SOUTHPORT U.K.
LONDON OFFICE
X SYSTEMS LTD

APPLICATION NO:
F/2000/0347

LOCATION:
68 - 70 Wargrave Road Reading.

APPLICANT:
Mr Ridout & Mr Tunali C/O The Edwards Irish Partnership

PROPOSAL:
Proposed erection of two dwellings with garages and demolition of 70 Wargrave Road and erection of replacement dwelling and garage.

EARLIEST DATE FOR DECISION: **17/02/2000**

APPLICATION EXPIRY DATE: **06/03/2000**

CASE OFFICER: **Nicola Lake**

Appeal Decision

Site visit made on 13 November 2000

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

by R W N Grantham BSc(Hons) C.Chem MRSC MCIWEM
an Inspector appointed by the Secretary of State for the Environment, Transport and the Regions

Date
28 NOV 2000

Appeal Ref: APP/X0360/A/00/1048679
68-70 Wargrave Road, Twyford

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a failure to give notice within the prescribed period of a decision on an application for planning permission.
- The appeal is made by R Ridout and ATunali against Wokingham District Council.
- The application (ref: F/2000/0347), is dated 6 January 2000.
- The development proposed is the demolition of no 70 Wargrave Road, replacement house and 2 new bungalows to rear, new access.

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

Procedural Matters

1. I consider that the proposed development is more accurately described as the demolition of no 70 Wargrave Road, the erection of a replacement dwelling with garage, the erection of 2 dwellings with garages at the rear of nos 68 and 70 Wargrave Road and the formation of a new access. I shall therefore determine the appeal on that basis.

2. Details of the proposed scheme are provided in drawings numbered 1278/10, 11, 12 and 14. Drawing no 1278/20 was submitted to the Council as supporting information.

Background

3. This application revises proposals that were refused permission and dismissed at appeal (T/APP/X0360/A/99/1024451/P4) last year. In determining that appeal, the Inspector decided that the proposals would not be unduly harmful to residents' living conditions, but found that the 2 houses proposed at the rear of the site would not maintain or enhance the character and appearance of the locality. In particular, he believed that the height of those houses would result in obtrusive and incongruous development that would be inappropriate in scale and impact close to the well landscaped edge of King George's Field, a public open space to the rear.

4. I understand that the replacement dwelling, now proposed, is broadly unchanged from that considered at the last appeal. As the previous Inspector noted, the replacement would have no material impact on the street scene. Indeed the Council raise no objection in principle to this aspect of the current appeal scheme or to the proposed access and parking arrangements.

5. It would appear that the proposals now before me differ from the earlier scheme in the following main respects. The dwellings at the rear would now be single storey and 1.7m lower than the houses that were previously proposed. Also they would be set further back from the edge of King George's Field, thereby allowing a 15m deep band of trees to be

planted inside the existing boundary trees and hedgerow. The 1.8m high boundary fence, that is shown on the plans, has already been erected.

6. In addition, living conditions for occupants and neighbours would be better protected by the current proposals. The rear bungalows would be sited further in from the side boundaries and separated from the dwellings at nos 68 and 70 by garages. Opportunities for additional landscaping remain and I am satisfied that, subject to appropriate conditions, there would be no undue overlooking between the various properties; a view that is apparently shared by the Council.

Main Issue

7. In my opinion the main issue in this appeal is the impact of the proposed development on the character and appearance of the area.

Planning Policy and Guidance

8. The development plan for the area includes the Berkshire Structure Plan (SP), for the period 1991-2006, and the Loddon Area Local Plan (LP), both of which were adopted in 1995. SP Policy EN1 indicates that the character and quality of the environment in built-up areas will be protected and enhanced; development in these areas must be appropriate in scale, form, impact, character and siting to its location. LP policies take a similar line; Policy LBE2 is generally opposed to inappropriately designed proposals, while Policy LBE1 highlights the need for high standards in this respect. I shall determine the appeal in accordance with the development plan's requirements unless material considerations indicate otherwise.

9. The Wokingham District Local Plan is now at a fairly advanced stage of preparation and therefore attracts considerable weight. Following publication (1997) of the deposit draft, a public inquiry into objections opened in 1998. A consolidated version of its emerging requirements was published in November of last year. Policy WOS3 outlines development control principles that are applicable to all proposals. Policy WBE1 requires good contemporary design which respects the local context.

10. Revised Planning Policy Guidance on Housing (PPG3) has been published since the previous appeal was determined. This encourages sustainable patterns of development by making efficient use of land within built-up areas that are well served by public transport and local facilities. The re-use of previously developed sites, including garden areas, should be maximised, but developers should seek to avoid compromising the quality of the environment.

Reasons

11. The bungalows now proposed at the rear would be the same height (6m) as the existing dwelling at no 68. They would be barely visible from Wargrave Road. A new access would be created to serve all 4 dwellings and shrubs would be planted behind the visibility splay to protect the site's frontage appearance.

12. Properties on this side of Wargrave Road have long gardens, with mature and semi-mature trees, leading down to a tall hedge that runs along the King George's Field boundary and is maintained by the Parish Council. Together these landscape features provide a buffer and soft edge to development, when seen from the public open space. Nevertheless some of the

existing dwellings are visible from here.

13. Parts of the proposed bungalows would also be visible from certain places within this large recreational area. However the views would be mostly limited to areas of roofscape and the impact of this would be substantially reduced by the additional planting that is now proposed. The development would certainly not appear prominent and, in the circumstances, I do not regard its visual impact as sufficiently detrimental to warrant dismissing the appeal.

14. I accept that the proposals would be out of keeping with the established pattern of development in the area. Arguably the loss of back garden areas would fail to maintain the character of the locality and, as such, the proposals would conflict with the development plan policies that I have identified in paragraph 8. However any conflict in this particular case is minimal, in my view, and outweighed by the benefits of securing additional housing on previously developed land at a sustainable location. Shops, schools and a main line railway station are all within 800m of the site.

15. It has also been suggested that, if I were to allow the appeal, a precedent would be set for further development of garden areas backing onto the Field. However each case falls to be considered on its own merits. I am led to conclude on this main issue that the proposed development would not be unduly harmful to the character and appearance of the area.

Conditions

16. I have considered the Council's list of proposed conditions in the light of advice contained in DOE Circular 11/95 on the Use of Conditions in Planning Permissions. In the interests of the appearance of the area, external materials, finished floor levels and landscaping measures all need to be agreed, as inadequate detail is provided in the application. In this particular case I also consider it reasonable to restrict certain permitted development rights given the limited space available, the proximity of dwellings to each other and the sensitivity of the development in views from King George's Field. Highway safety considerations necessitate suitable arrangements being made for construction traffic, refuse collection and the completion of access and parking arrangements prior to occupation.

17. Unreasonable disturbance to neighbours can be overcome by limiting the hours of construction and, as I have already indicated, care is needed over boundary treatment if undue overlooking between the properties is to be avoided.

18. The Environment Agency has identified the presence of a former landfill site within 250m of the site. This may not have been used for the past 68 years, but there remains the possibility of gas escaping if the development were to proceed. In the circumstances, an assessment of the likely risks and possible mitigation measures is a necessary precaution, but I consider it unreasonable and inappropriate to specify the full details of any assessment that may ultimately be required in advance of the preliminary findings becoming available.

Conclusion

19. For the reasons given above and having regard to all other matters raised, I conclude that the appeal should be allowed.

Formal Decision

20. In exercise of the powers transferred to me, I allow the appeal and grant planning permission for the demolition of no 70 Wargrave Road, the erection of a replacement dwelling with garage, the erection of 2 dwellings with garages at the rear of nos 68 and 70 Wargrave Road and the formation of a new access, all at 68-70 Wargrave Road, Twyford in accordance with the terms of the application No: F/2000/0347 dated 6 January 2000, and the plans submitted therewith, subject to the following conditions:

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

2) No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

3) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), the buildings hereby permitted shall not be extended, their roofs shall not be altered and no windows shall be constructed other than those expressly authorised by this permission.

4) No development shall take place until details of the finished floor levels of the buildings hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

5) The dwellings hereby permitted shall not be occupied until space has been laid out within the site, in accordance with drawing no 1278/11, for cars to be parked and garaged and for vehicles to turn so that they may enter and leave the site in forward gear. That space shall not thereafter be used for any purpose other than the parking and manoeuvring of vehicles.

6) The dwellings hereby permitted shall not be occupied until the vehicular access and visibility splays have been formed, in accordance with drawing no 1278/11. Thereafter the land within the splays shall be kept clear of any obstruction to visibility at heights greater than 0.6m above ground level.

7) Arrangements shall be made to accommodate construction traffic within the site and to prevent that traffic from depositing mud and debris, from the site, onto the highway. No development shall take place until details of those arrangements have been submitted to and approved in writing by the local planning authority.

8) Construction of the development hereby permitted shall not take place on Sundays or bank holidays or outside the periods of 0800-1800 hours on Mondays to Fridays and 0800-1330 hours on Saturdays.

9) Prior to the occupation of any of the dwellings hereby permitted, the existing vehicular accesses to numbers 68 and 70 Wargrave Road shall be stopped up and permanently abandoned, and the footway and verge crossings shall be reinstated in accordance with details to be submitted to and approved in writing by the local planning authority before the development commences.

10) No development shall take place until full details of both hard and soft landscape works, together with a programme for their implementation, have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include proposed finished levels or contours; boundary treatment and other means of enclosure; hard surfacing materials; refuse storage units; planting, seeding or turfing plans; indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection to be used in the course of development. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation.

11) No development shall take place until an assessment has been made of the risks from landfill gas, in accordance with a scheme of assessment that has been submitted to and approved in writing by the local planning authority. That assessment shall identify whether measures need to be taken to mitigate the effects of gas and, if so, the details of those measures, together with a timetable for their implementation. Those measures shall be carried out in accordance with the approved details.

Information

21. Particulars of the right of appeal against this decision to the High Court are enclosed for those concerned.

22. This decision does not convey any approval or consent that may be required under any enactment, byelaw, order or regulation other than section 57 of the Town and Country Planning Act 1990.

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

24. Attention is drawn to the enclosed note relating to the requirements of the Chronically Sick and Disabled Persons Act 1970, as amended.

INSPECTOR

F/a

Appeal Decision

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

Site visit held on Tuesday 01 February 2000

by Shelagh C Bussey DipTP DipEM MA PhD MRTPI

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

- 2 MAR 2000

Appeal: T/APP/X0360/A/99/1032302/P9

- The appeal is made under Section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is brought by Mr J Challis against Wokingham District Council.
- The site is located at 72 Wargrave Road, Twyford.
- The application (ref: 99/69768/F), dated 18 May 1999, was refused on 13 July 1999.
- The development proposed is the demolition of garage and carport and the erection of a garage.

Decision: The appeal is dismissed.

The main issue

1. The main issue is the effect of the development on the character and appearance of the street scene.

Inspector's reasons

The Development Plan and other policy considerations.

2. The Development Plan for the area includes the Loddon Area Local Plan adopted in 1995. Policy LBE2 advises that development that is inappropriate in terms of its relationship with adjoining sites and buildings, or which would adversely affect the character of an area, by virtue of its siting, scale, form, massing, materials, colour or texture will not normally be permitted.

3. In addition, the Wokingham District Local Plan (Deposit Draft October 1997) as amended in April 1999 has formed the basis for development control decisions since 1997. Policy WOS3 carries forward the development control principles given in Policy LBE2 of the adopted Local Plan. Policy WBE1 provides design guidance for development and requires that it respects its local context regarding b) visual impact, e) local townscape and f) layout, form, scale, massing and materials. The emerging Local Plan has been the subject of a Public Local Plan Inquiry and has reached an advanced stage towards its adoption by the Council. I afford these policies substantial weight in accordance with advice contained in paragraph 48 of Planning Policy Guidance: General Policy and Principles (PPG1).

The effect on the character and appearance of the street scene.

4. The appeal site is located on the eastern side of the A321. The area in the vicinity of the site is residential in character. The dwellings are varied in style and design, but their large plots and a formal building line, which is set well back from the highway provide visual cohesion to the street scene. Mature hedgerows growing along the western boundaries of the plots give the area a pleasant suburban appearance.

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

APPEAL BY: R Ridout & A Tunali
SITE: Land to rear of 68-70 Wargrave Rd, Twyford
APPLICATION NO.: 0347
PROPOSAL: Erection of 2 dwellings with garages & demolition of 70 Wargrave Rd & erection of replacement dwelling & garage

LIST OF PERSONS CIRCULATED WITH NOTICE OF APPEAL

District Councillor(s) for Twyford

Mr S R Conway

Mrs D D Tomlin

Mrs C A Ferris

Clerk(s) of Parish / Town Council of Twyford

Mrs A Jacobs, 6 Wessex Gdns, Twyford, Berks RG10 0AY

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

Environmental Design- Trees
- Landscape

ENVIRONMENT AGENCY
Ref: SU 77NE/9/30
SWIFT HOUSE
FRIMLEY
SURREY
GU16 5SQ.

applicationo	Name and address
F/2000/0347	Mr & Mrs R Huckle 64 Wargrave Road Twyford Berks RG10 9PH
F/2000/0347	Mr & Mrs Herbertson 62 Wargrave Road Twyford Berks RG10 9PH
F/2000/0347	Mr Harris 60 Wargrave Road Twyford Berks RG10 9PH
F/2000/0347	J Challis 72 Wargrave Road Twyford Berks RG10 9PH
F/2000/0347	Mr RC Sanderson 66 Wargrave Road Twyford Berks RG10 9PH

Obs received from above.
Other neighbours notified:

Owner/Occupiers:
61, 63, 65, 67, 69 & 74 Wargrave Rd, Twyford

Our ref: SP\2000\001878\001
Your ref: F/2000/0347

Date: 15th June 2000

ENVIRONMENT AGENCY

PLANNING SERVICES	HPT
POL	BLS
DC	CHF
APP	
CS	30830
21 JUN 2000	
COPIES TO:	ACK:
	FILE:

District Planning Officer
Wokingham District Council
Council Offices
Shute End
Po Box 157
Wokingham
Berkshire RG11 1BN

Attention: Nicola Lake

Dear Madam

ERECTION OF 2 NO. DWELLINGS WITH GARAGES AND DEMOLITION OF 70 WARGRAVE ROAD AND ERECTION OF REPLACEMENT DWELLING & GARAGE AT 68-70 WARGRAVE RD, TWYFORD

Thank you for your letter dated 8 June 2000 which was received on 12 June 2000. You are asked to quote the following reference in any correspondence: SU77NE/9/30. The Environment Agency has the following comments:

The Environment Agency has no objection, in principle, to the proposed development provided that the following condition is imposed on any planning permission granted:

PLANNING CONDITION

CONDITION: No development approved by this permission shall be commenced until a landfill gas risk assessment has been submitted to and approved in writing by the Local Planning Authority. Where a risk from migrating gas is identified, appropriate works to mitigate the effects of gas shall be incorporated in detailed plans to be approved by the Local Planning Authority.
REASON: To protect people on or close to the site from the risks associated with migrating landfill gas.

WASTE REGULATION: CONTACT MIRANDA WYCHERLEY ON 01276 454384

According to our records, there is one landfill site within 250 metres of the site, as follows:

Grid reference	*Distance from site*	*Landfill name*	*Details*
SU 788 765	0 m	King George's Field	Household in the 1950's

In view of the proximity, there is a risk that gases from the landfill site could have an impact on the proposed development. For that reason, the condition stated above is required

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 5SQ
Telephone : 01276 454300 Fax : 01276 454301

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 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully

Sarah Paxman
Development Planning Officer

cc. The Edwards Irish Partnership, 36 Langborough Road, Wokingham, Berks RG40 1BT

Nicky

Mr Ridout phoned at 3 pm re. F/2000/0347 : 68-70 Wargrave Road, Twyford.

He said this application was deferred at the last DC Committee because of a landfill issue. Not heard anything from his agent since. Wants to know when it is going to Committee as it's now taken 7 months.

I read him the attached letter which John is sending out tonight. He said Mr Irish has received a letter from the Environment Agency which has also been sent to you which says they have no objections to development in this area.

He wants to know when and how this is going to proceed?
I had a quick word with John and told Mr Ridout that if everthing is OK once we've looked at the letter from the Environment Agency this item will probably go to the 19th July Committee.

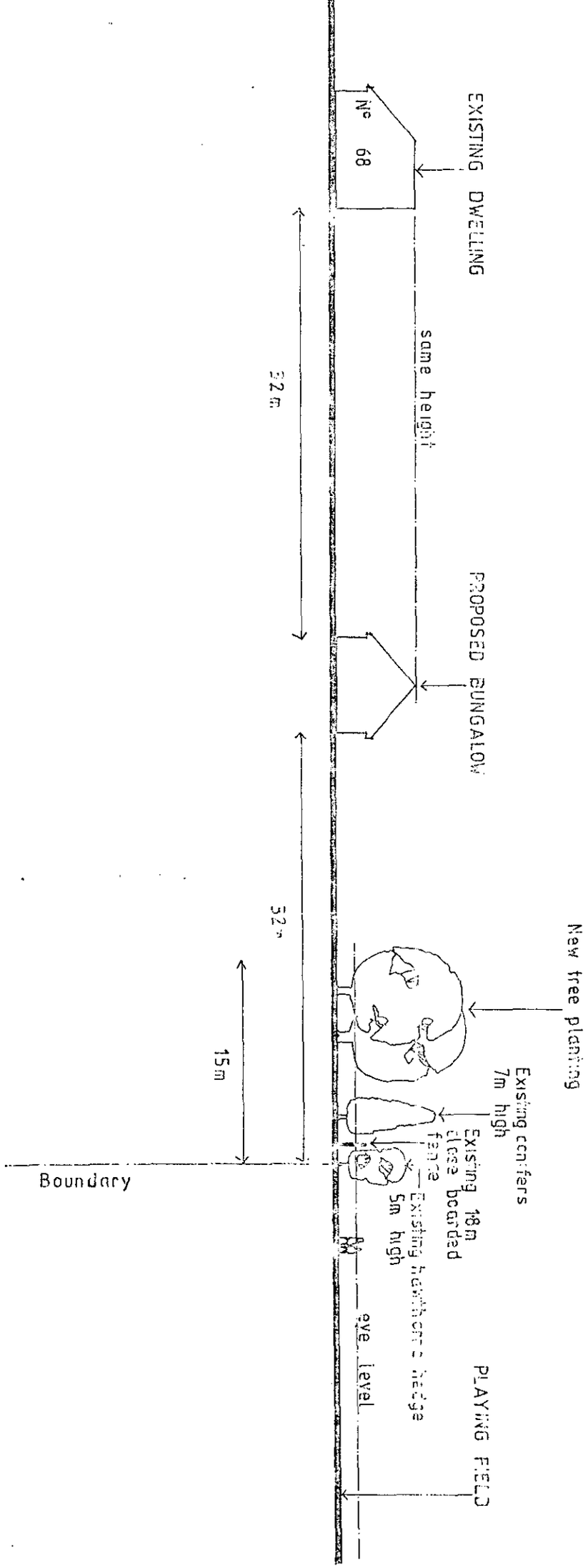
I told him I'd let you know he's called and that you'll look into this on your return.

Sandra
22.6.00

Notes

All dimensions and levels on site are to be checked prior to commencement of work

This drawing is the copyright of The Edwards Irish Partnership.





Project

LAND TO REAR OF
68-70 WARGRAVE ROAD
TWYFORD

Client

R RIDOUT AND A TUNALI

Drawing

SECTION THROUGH SITE

Scale 1 200 Date 21/02/00

The Edwards Irish Partnership
Architects & Surveyors
36 Loughborough Road, Wokingham, Berks. RG40 2EE
Tel: 0118 980 4403 Fax: 0118 989 1383 E-mail: the.eip@virgin.net

Job 1278 Dwg. 20

For Reference

NICOLA

Appeal Decision

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

Hearing held on 29/09/1999

By Wm C Cunningham BSc(Hons) MA MCP MRTPI

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

28 OCT 1999

Appeal: T/APP/X0360/A/99/1024451/P4

- The appeal is made under Section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is brought by Messrs R Ridout and T Tunali against Wokingham District Council.
- The site is located at 68 – 70 Wargrave Road, Twyford, Berks.
- The application (ref: 99/69262/F), dated 3 March 1999, was refused on 7 June 1999.
- The development proposed is the demolition of No 70 Wargrave Road and the erection of a replacement dwelling, together with the erection of two new dwellings to the rear and a new access.

Decision: The appeal is dismissed.

Procedural matters

1. In a letter dated 20 August 1999 the Council withdrew reason for refusal No 2 which related to the lack of provision of a mix of dwelling types. The appeal will be considered on that basis.

The main issues

2. There are two main issues in this appeal. The first is the effect the proposal would have on the character and appearance of the surrounding urban locality. The second is the effect of the proposal on the living conditions of proposed and existing adjoining occupiers, with particular reference to privacy, and noise and disturbance.

Policies

3. The Development Plan for the area comprises the approved Berkshire Structure Plan, incorporating alterations (1998), and the adopted Loddon Area Local Plan (1995). Policy EN1 of the Structure Plan sets out a number of criteria to ensure development is appropriate to its location, including that it should at least maintain the character of its surroundings. Policy LH1 of the Local Plan states that the principle of residential development within identified settlements will be considered favourably subject to satisfying local environmental constraints. Further to that objective the policy contains a number of criteria including that development would have no significant adverse effect on the character of the area. Similarly, Policy LBE2 indicates that development that would be inappropriate in terms of its relationship with adjoining sites and buildings or which would adversely affect the character of an area will not normally be permitted.

4. Reference has also been made to the emerging Wokingham District Local Plan (deposit draft amended in 1999). Objections to this Plan are being considered at a Public Inquiry that commenced in October 1998. Policies WOS3 and WBE1 of this Plan contain a number

of development control and design principles respectively. These include that development is appropriate in character to the area, is not detrimental to the amenities of adjoining occupiers and is of a design that respects the local context.

Inspector's reasons

Character and Appearance

5. The appeal site is close to the middle of a group of 10 dwellings (Nos 58 – 76 Wargrave Road) on the east side of Wargrave Road. These properties are on plots about 100m long that back onto the King George's Field, a public open space used for ball games and other recreational activities. With the exceptions of two storey houses at Nos 76 and 60, the remaining eight properties comprise bungalows and chalet bungalows. With two storey houses fronting the west side of the road, the overall street scene along this part of Wargrave Road comprises well-landscaped front gardens with houses and bungalows visible, but not conspicuous, on both sides of the road. For the most part the rear gardens to Nos 58 - 76 are well landscaped and have a dense hedge between 3m and 5m high on the eastern boundary with the open space. When viewed from the east these properties and the dwellings on the west side of Wargrave Road are for the most part fully screened, with only glimpses of parts of some of them obtained over and around the trees and other vegetation. The character and appearance of the appeal site locality when viewed from the east is therefore of low, detached, unobtrusive dwellings in large gardens with mature landscaping.

6. The appeal proposals would involve the replacement of No 70 with a two-storey house about 7.7m high to the ridge, together with the erection of two similar sized houses within what are currently the rear gardens of the appeal properties. These houses would be materially higher than the existing dwellings on the appeal site and adjoining. The main rear wall of the two houses within the rear gardens would be between 20m and 25m from the rear boundary with the open space. Based on the submitted written material, that presented at the Hearing and my site inspection, I consider the roofs and parts of the upper floors of the proposed houses would be visible above and around the hedges and other vegetation on the appeal site and along its front and rear boundaries. Retention and where appropriate reinforcement of the hedges and other vegetation on and close to the boundaries of the appeal site could be controlled by condition.

7. So far as the street scene is concerned, I do not consider the proposed houses, and in particular the replacement house for No 70 (plot 1), would be materially more conspicuous than the existing houses on both sides of the road. Referring to views from the east however, the two houses proposed close to the rear boundary of the appeal site would be substantially more visible than the existing houses on the site and in the near vicinity and would not maintain or enhance the character and appearance of the locality. They would represent a height of built development that in my view would appear obtrusive and incongruous and would not be appropriate in scale and impact close to this otherwise well landscaped edge to the open space. In this respect the proposed development would not comply with Policies EN1(i), LH1(B), LBE2, the relevant parts of WOS3(A) and (F), and WBE1(b) and (f).

Living Conditions

8. The proposed house on plot No 1 would replace, on a similar siting, a chalet bungalow. This existing dwelling has first floor dormer windows on the front and rear elevations. In terms of overlooking therefore, the proposed house would have an impact on the adjoining

premises comparable to the existing situation and would be consistent with the normal situation that prevails between adjoining properties.

9. There would be a degree of intervisibility between the fronts of the houses proposed on plots No 2 and 3 and the rear of No 68 and of the house proposed on plot No 1. I consider the intervening distances of about 40m, together with the opportunities to reinforce the existing on-site landscaping, would ensure that overlooking between these properties was maintained at a level that would not unduly affect the level of privacy of residents of these existing and proposed dwellings.

10. Parts of the dwellings that are proposed on plots No 2 and 3 would be visible from neighbouring premises to the south and north of the appeal site. The distances proposed between these dwellings, together with the intervening boundary planting that comprises high beech and evergreen hedges and includes semi mature trees, would however ensure these neighbouring properties and their respective gardens were adequately screened from the proposed houses and their gardens. In reaching this view I have taken into account that parts of the intervening hedges and other vegetation are within the control of the adjoining landowners. In addition, a condition requiring suitable boundary treatment to minimise visibility between adjoining garden areas could be imposed.

11. The appeal proposal would involve the erection of two dwellings within what is currently a rear garden area. This would introduce vehicular movements and increase the intensity of domestic activity carried out within this area. As a result the status quo in terms of noise and disturbance experienced by residents of existing nearby properties and users of the adjoining open space would be changed, but not in my view to an extent that would justify refusing the proposed development.

12. In the light of the above assessment I consider the proposed development would not lead to an unacceptable level of overlooking and subsequent loss of privacy, either within the proposed scheme or with neighbouring premises. Nor would it intensify the use of the rear garden area to an extent that would materially increase the general noise and disturbance experienced within the adjoining private and public areas. In these respects the appeal proposals would comply with Policy WBE1(h) and the relevant part of Policy WOS3(A).

Other Matters

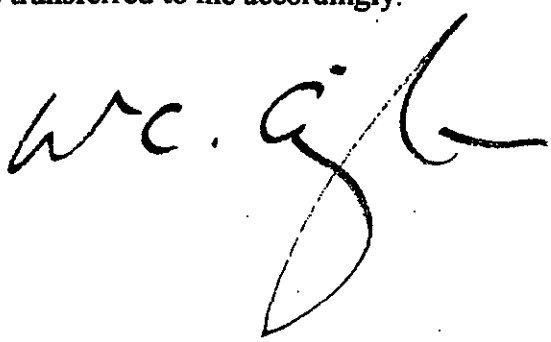
13. All other matters raised in the written representations and at the Hearing have been considered including reference made on behalf of the appellants to Policies LWE4 and WLL9 of the Local Plan and emerging District Plan respectively. These policies provide protection for defined sites of urban landscape value. It was pointed out that the appeal site and the adjoining open space are not included in the defined list of sites and as such are not subject to these policies. As stated in paragraph 2.3.34 of the Local Plan, the defined sites are particularly important to be retained. These two policies and the fact that they do not apply to the appeal site do not therefore reduce or otherwise change the need for the proposed development to comply with the more general provisions of the policies set out in paragraphs 3 and 4 above.

14. I have also considered references made on behalf of the appellants to a number of 'backland' developments in the locality. It was submitted that these establish local precedents and illustrate that such development is appropriate in this area. In addition, the Council expressed concerns regarding precedence and what it considers to be the piecemeal nature of the appeal proposals. It is a planning principle that every application is considered on its

merits. In any event I consider the circumstances surrounding the appeal site, and in particular its relationship to the adjoining open space, sets it apart from these other sites. As this appeal is to be dismissed the Council's concerns do not apply. These other matters do not outweigh the main considerations that have led to my decision.

Conclusions

15. For the reasons given above I conclude that the harm the proposed development would have on the character and appearance of the area would be sufficient, in itself, to justify refusing the application. The appeal should not therefore, on balance, succeed and I shall exercise the powers transferred to me accordingly.



WORK SHEET FOR : Nicola Lake

Application Number : F/2000/0347

Applicant : Mr Ridout & Mr Tunali C/O The Edwards Irish Partnership.

Location : 68 - 70 Wargrave Road Twyford.
Proposal : Proposed erection of two dwellings with garages and demolition of 70 Wargrave Road and erection of replacement dwelling and garage.

Site Notice Displayed ? :	YES	NO	DATE
	✓		3·2·2000

Date of Neighbour Notifications : .....

Date of Site Visit : .....3.2.2000.....

Date Registered : 10/01/2000

Earliest Date for Decision : 17/02/2000

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

Application Expiry Date: 06/03/2000

Consultation Responses :

Twyford P.C - 6 concerns about the proposed development
Highways - no objection subject to conditions
Landscaping - no objection subject to condition
Letters - 5 letters of objection

Planning Issues :

Site Description - within the Identified Settlement

1.) Impact upon the amenity of the neighbouring dwellings

2.) Impact upon the Street Scene

Application Number: F/2000/0347

Appraisal :

1.) Impact upon the neighbouring dwellings.

The proposed development is for a replacement dwelling for No 70, with a shared drive access to the South Side of the dwelling to provide access to the rear area of No 68 & 70, where it is proposed to erect two Bungalows. The proposed bungalows would have a height of 6m and would be set 3m in from the boundary with No 66 and No 72.

The proposed development will not overlook, overshadow or overbear upon, there will be no detrimental impact upon the residential amenity of the neighbouring dwellings.

2.) Impact upon the Street Scene and the character of the Surrounding Area.

The proposed development would result in the loss of one drive way onto Wargrave road, with the creation of the single access for all the Dwellings. The replacement dwelling is in keeping with the character of the Surrounding area (supported at appeal). The two rear dwellings, would have a height of 6m and would be located at a minimum 23m from the rear boundary. The applicant suggested that the landscaping to the rear to a height of between 3-5m. They have also proposed a Second row of Screening set 3m in from the first row.

As such, the proposed development will be Significantly removed from the playing/recreation area to the rear and there will be no detrimental impact upon the amenity of or character of the wider area.

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

(tick appropriate box)

Application Number F/2000/0347
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02	
2	SC52	SR12	
3	→	SR05	Notwithstanding the provisions of the Town + Country Planning (General Permitted Development) Order 1995. (or any order revoking and re-enacting that order) no buildings, extensions, alterations or hard surfaces permitted by classes A, B, C, D and E of Schedule 2, Part 1 of the 1995 Order shall be carried out without the prior written permission of the Local Planning Authority.
4	SC18	SR05	Delete 'By more than 300mm'.
5	SC23	SR06	Parking, Garaging + Turning.
6	SC28	SR13	"dwellings hereby permitted"
7	SC30	SR13	"Drawing Number 1278/11
8	SC33	SR14	
9	SC34	SR18	
10	→	SR13	The existing access to the site shall be stopped up and permanently abandoned and footway and verge crossings shall be reinstated to the satisfaction of the LPA, immediately after completion of the new access.
3.11	→		The Bin Store is to be located not more than 25m from the Highway Boundary.
		16.00m	In order to provide adequate carry distance for refuse collection in the interests of amenity.

Prior to the occupation of any of the dwellings hereby permitted the existing access vehicular access to no. 68 Wargrave Road shall be stopped up and permanently abandoned, and the footway and verge crossings shall be reinstated in accordance with a scheme which will have been submitted to and approved by the LPA in writing prior to the commencement of the development hereby approved. The new access shall be completed prior to the occupation of any of the dwellings hereby approved permitted

Application Number :

Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
12	SC40	SR17	Include - finished levels of roadways, all means of enclosure, car parking layout and hard surfacing materials, existing trees not are to be retained and any that are to be removed.
13	SC41	SR17	
14	SC42	SR17	
15	SC47	SR18	5 years
16	SC49	SR18	
17	→	SR18	Full Details of protective fencing for the trees which are to be retained shall be submitted to and approved in writing by the Local Planning Authority, prior to any development works being carried out. These details shall be erected and maintained on site for the entire period of construction from the commencement of development.
		SC44	
18	SC50	SR17	
19	→	SR05	No construction work of any sort shall take place other than between the hours of 8:00am and 6:00pm Mondays to Fridays and 8:00am and 1:30pm Saturdays and no works shall take place on Sundays and Bank Holidays.

RECORD OF SITE VISIT

SITE ADDRESS: 68 - 70 Wargrave Road Reading.

APPLICATION NUMBER: F/2000/0347

OFFICER: Nicola Lake

DATE OF SITE VISIT: 3.2.2000

1 SITE/STATUTORY NOTICE DISPLAYED ? YES - Gate post .

2. DESCRIPTION OF SURROUNDINGS

Residential .

3. DESCRIPTION OF SITE/BUILDING Rear garden areas to the rear of No 68+70 . No 70 is a single storey bungalow with ext .

4. RELATIONSHIP TO ADJOINING PROPERTIES Site notes as detailed on previous application and appeal

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Tel: (0118) 974 6481

Date: 2 May 2000

My ref: F/2000/0347

WOKINGHAM DISTRICT COUNCIL
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: 33505 – Wokingham

CONFIDENTIAL

Councillor D Tomlin
3 Swanscourt
Twyford
Berks
RG10 0AZ

Dear Councillor

Application Number: F/2000/0347
68 - 70 Wargrave Road Reading.
Proposed erection of two dwellings with garages and demolition of 70 Wargrave Road and erection of replacement dwelling and garage..

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 Nicola Lake on **(0118) 974 6481**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

John Mitchell pp

Head of Planning and Transportation

Tel: (0118) 974 6481

Date: 2 May 2000

My ref: F/2000/0347

CONFIDENTIAL

Councillor C A Ferris
The Corner House
Station Road
Twyford
RG10 9NG

WOKINGHAM DISTRICT COUNCIL
Environmental Services Department
Planning Services
P.O. Box 157
Shute End Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
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If you have any questions please do not hesitate to contact Nicola Lake on **(0118) 974 6481**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

John Mitchell pp

Head of Planning and Transportation

Tel: (0118) 974 6481

Date: 2 Nov 2000

My ref: F/2000/0347

CONFIDENTIAL

Councillor S Conway
20 Arnside Close
Twyford
RG10 9BS

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: 33505 – Wokingham

Dear Councillor

Application Number: F/2000/0347
68 - 70 Wargrave Road Twyford.
Proposed erection of two dwellings with garages and demolition of 70 Wargrave Road and erection of replacement dwelling and garage.

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 Nicola Lake on **(0118) 974 6481**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than ~~12 Nov 2000~~

Yours faithfully

John Mitchell pp

Head of Planning and Transportation

LISTING FORM
Case officer: **Nicola Lake** Application Number: **F/2000/0347**
68 - 70 Wargrave Road Reading.
Proposed erection of two dwellings with garages and demolition of 70 Wargrave Road and erection of replacement dwelling and garage.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Print Name: _____

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

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F/2000/0347

John Mitchell

The Corner House
Station Road
Twyford
Berkshire
RG10 9NG

Mr Ridout & Mr Tunali
68 & 70 Wargrave Road Twyford

25th July 2000

BY HAND

Dear Mr Ridout and Mr Tunali

Thank you for your letter dated 24th July 2000. I understand that you have sent the same letter to Councillor Dee Tomlin with whom I have discussed this reply. You should not therefore expect to receive a separate response from her.

Most District Council Wards have one of their three Members who specialises in dealing with Planning matters and develops the necessary expertise and familiarity with Planning guidelines to enable them to do so effectively. Stephen Conway has been performing this role since he was elected in 1994 and Dee Tomlin and myself do not therefore become involved in the detail of individual planning applications and do not sit on the Development Control Committee.

This is a committee where politics does not determine how individual Members vote. Each Member is free to vote in whatever way he or she considers to be appropriate after consideration of the planning issues involved.

Stephen Conway is away on holiday which is why he was not at the last Development Control Meeting when the other Members present decided to defer your application. He will therefore be unaware of the decision made and will not be able to respond to your letter within 48 hours as you request.

The best person for you to speak to in Stephen Conway's absence is Linda Dane who is Chairman of the Planning Committee of Twyford Parish Council who own the King George V Playing Field. Her contact details appear on the Parish Notice Boards.

It would be quite inappropriate, and serve no useful purpose, for Dee and I to become involved at this stage. Neither of us have any prior knowledge of your application or the negotiations with regard, for instance, to the reduction of the Ridge Height which it appears from your letter have yet to reach a conclusion.

It is for you to decide whether you wish to carry out the required soil tests and engage in further discussion with the Local Planning Authority with a view to your application being considered again at a future meeting of the Development Control Committee or go straight to appeal which you have been correctly advised that you are quite entitled to do.

Yours Sincerely

Christine Ferris

Cllr Christine Ferris

July 24, 2000

Christine Ferris,
Twyford, Berkshire

Dear Cllr Ferris,

Thank You for your letter dated 25th July, we appreciate your early reply to our obvious concerns and frustrations. However, although at this stage you and your colleague find it difficult to comment on our application, we are still interested in getting answers from you on different issues we raised:

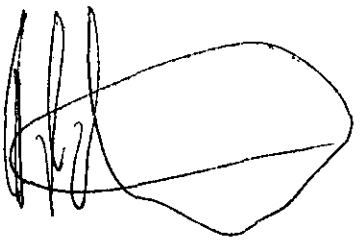
When you dropped of the letter, you emphasized what an "honourable" man Stephen Conway was. If this is the case, why has he persistently been trying to have our application refused against all recommendations from qualified planning professionals? If as you claim, "he has developed the necessary expertise and familiarity with planning guidelines", what then is his motive in going against the planning recommendation given? Why is he consistently applying double standards to development in this area? Why is he using his influence on the committee to make three deferrals. How can you explain that our application was not even discussed in the last committee meeting after a site visit that was agreed?

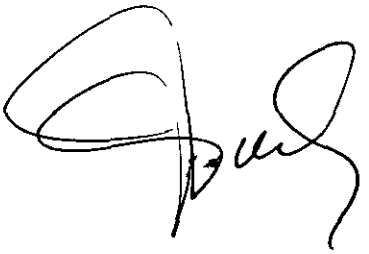
The very committee where according to you, "politics does not determine how individual members vote", were specifically advised by the planning officer John Mitchell, not to refuse our application on terms of throwing anything they can stick. All the above convinces us that the decisions they make are based on politics rather than planning guidelines. In his statement read in the committee meeting, he recommended our application to be refused on grounds of "possible" contamination. If he is as qualified as you say he is, he would certainly know that planning permission is given under such circumstances conditional on the outcome of a soil test to be carried out.

In your letter, we see that you are passing the buck on the issue of Stephen Conway's claim on King George V's filed being possibly contaminated. You are our elected councillors and will certainly be expected to give us straight answer on such an important public safety issue. We expect you to understand our concerns, instead of defending something that has far less evidence than obvious irregularities surrounding our planning application. This can not overstated enough in the face of the late involvement of the Environmental Health Dept., in views of all the other developments already having taken place.

With reference to the ridge height; in light of the recent shambles of the third deferral, why should we go into discussions on reducing the ridge height any further? This second objection is again so obviously a politically manoeuvre and not a genuine planning concern. Please understand that we are fed up with being fobbed off, and will take all necessary steps

to let the public know that our civil rights are being violated. Our application has now been in consultation for EIGHT MONTHS, where it should have taken eight weeks to resolve. This is not acceptable, when will someone realise this and say that this is indeed wrong, and do something about it? This application has received approval from the planning authority and has been redesigned within the appeal inspectors guidelines. Please revisit your first response, read our letters again in this light and give us a real answer.





R. J. RIDOUT

68 Wargrave Road, Twyford

TOM TUNALI

70 Wargrave Road, Twyford

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: Joanne Ellis, Environmental Health — My Ref: JPE/68wr

To: Nicola Lake, Development Control — Your Ref: F/2000/0347

Date: 07 June 2000

PROPOSAL: DEMOLITION OF 70 WARGRAVE ROAD AND ERECTION OF A REPLACEMENT DWELLING AND GARAGE WITH THE ERECTION OF TWO DWELLINGS WITH GARAGES AT THE REAR OF NUMBER 68 AND 70. ADDRESS: 68 & 70 WARGRAVE ROAD, TWYFORD

The above proposal is located within 50 metres of a landfill site. Waste Management Paper 27 – Landfill Gas (A technical memorandum providing guidance on the monitoring and control of landfill gas) produced by the Department of the Environment recommends that no housing should be built within 50 metres of any landfill site with gas concentrations in excess of given limits or that still have a potential to produce large quantities of gas. As no contaminated land investigation has been carried out to assess the actual and potential gas production from this landfill site it can not yet be determined whether or not the site will be suitable for residential development.

As the site is within 250 metres of a landfill site the Environment Agency should also be consulted as a statutory consultee.

Hence I would recommend refusal of this application due to insufficient information being available to make a determination and in order to carry out the necessary statutory consultations.

If any clarification on these comments is needed, please do not hesitate to contact me on extension 6361.

Joanne Ellis

Application No **68-70 Wargrave Road**
F/2000/0347 **Twyford.**

There is one additional conditional proposed as follows:

No development approved by this permission shall be commenced prior to a contaminated land assessment and associated remedial strategy being submitted to and approved in writing by the Local Planning Authority. The scheme should comprise a contaminated land assessment and associated remedial strategy and works, together with a timetable of works, and should include the following:

(a) i). The contaminated land assessment shall include a desk study to be submitted to the Local Planning Authority for approval. The desk study shall detail the history of the site uses and propose a site investigation strategy based on the relevant information discovered by the desk study.

ii).The site investigation, including relevant soil, soil gas, surface and groundwater sampling, shall be carried out by a suitably qualified and accredited consultant/contractor in accordance with a Quality Assured sampling and analysis methodology.

iii). A site investigation report detailing all investigative works and sampling on site, together with the results of analysis, risk assessment to any receptors and a proposed remediation strategy shall be submitted to the Local Planning Authority . The Local Planning Authority shall approve such remedial works as required prior to any remediation commencing on site. The works shall be of such a nature so as to render harmless the identified contamination given the proposed end-use of the site and surrounding environment.

iv). Approved remediation works shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance. If during any works contamination is encountered which has not previously been identified then the additional contamination shall be fully assessed and an appropriate remediation scheme agreed with the Local Planning Authority.

(b) Except as otherwise agreed in wring by the Local Planning Authority, all works comprised within the scheme which are not within buildings shall be carried out before the commencement of any development approved by this permission, and all works within buildings shall be carried out before the occupation of any part of the building to which such internal works relate.

(c) Upon completion of the works, this condition shall not be discharged until a closure report has been submitted to and approved by the LPA. The closure report shall include details of the proposed remediation works and the quality assurance certificates to show that the works have been carried out in full in accordance with the approved methodology. Details of any post

remediation sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure report together with the necessary documentation detailing what waste materials have been removed from the site.

Reason.

1. To safeguard the amenities of existing and approved dwellings.

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WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: Joanne Ellis, Environmental Health — My Ref: JPE/68wr3

To: Nicola Lake, Development Control — Your Ref: F/2000/0347

Date: 15 June 2000

PROPOSAL: DEMOLITION OF 70 WARGRAVE ROAD AND ERECTION OF A REPLACEMENT DWELLING AND GARAGE WITH THE ERECTION OF TWO DWELLINGS WITH GARAGES AT THE REAR OF NUMBER 68 AND 70.
ADDRESS: 68 & 70 WARGRAVE ROAD, TWYFORD

The above proposal is located within 50 metres of a landfill site therefore a contaminated land investigation needs to be carried out to determine if the site will be suitable for residential development. Waste Management Paper 27 – Landfill Gas (A technical memorandum providing guidance on the monitoring and control of landfill gas) produced by the Department of the Environment recommends that no housing should be built within 50 metres of any landfill site with gas concentrations in excess of given limits or that still have a potential to produce large quantities of gas.

The investigation should include a risk assessment of actual and potential gas production as well as an investigation of any soil contamination. If the site is considered suitable for residential use the report should detail what soil remediation and/or gas protection measures are proposed.

As the site is within 250 metres of a landfill site the Environment Agency should also be consulted as a statutory consultee.

Hence I would recommend refusal of this application due to insufficient information being available to make a determination.

However, should this application be granted planning consent I recommend that the following conditions be imposed:

1. No development approved by this permission shall be commenced prior to a contaminated land assessment and associated remedial strategy being submitted to and approved in writing by the Local Planning Authority. The scheme should comprise a contaminated land assessment and associated remedial strategy and works, together with a timetable of works, and should include the following:
   (a) i). The contaminated land assessment shall include a desk study to be submitted to the Local Planning Authority for approval. The desk study shall detail the history of the site uses and propose a site investigation strategy based on the relevant information discovered by the desk study.

ii)The site investigation, including relevant soil, soil gas, surface and groundwater sampling, shall be carried out by a suitably qualified and accredited consultant/contractor in accordance with a Quality Assured sampling and analysis methodology.

iii). A site investigation report detailing all investigative works and sampling on site, together with the results of analysis, risk assessment to any receptors and a proposed remediation strategy shall be submitted to the Local Planning Authority. The Local Planning Authority shall approve such remedial works as required prior to any remediation commencing on site. The works shall be of such a nature so as to render harmless the identified contamination given the proposed end-use of the site and surrounding environment.

iv). Approved remediation works shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance. If during any works contamination is encountered which has not previously been identified then the additional contamination shall be fully assessed and an appropriate remediation scheme agreed with the Local Planning Authority.

(b) Except as otherwise agreed in wring by the Local Planning Authority, all works comprised within the scheme which are not within buildings shall be carried out before the commencement of any development approved by this permission, and all works within buildings shall be carried out before the occupation of any part of the building to which such internal works relate.

(c) Upon completion of the works, this condition shall not be discharged until a closure report has been submitted to and approved by the LPA. The closure report shall include details of the proposed remediation works and the quality assurance certificates to show that the works have been carried out in full in accordance with the approved methodology. Details of any post remediation sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure report together with the necessary documentation detailing what waste materials have been removed from the site.

2. All reasonable steps, including damping down site roads, shall be taken to minimise dust and litter emissions from the site whilst works of construction and demolition are in progress.

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

Should the proposal be refused wholly or partly on grounds given above, I would be grateful to be consulted on the wording of the decision notice relating to my comments.

Please forward these comments to the applicants for their information and should you or the applicant have any queries regarding these points please do not hesitate to contact me to discuss them.



Joanne Ellis

Tel. (0118) 974 6487 (Direct Line)
Fax. (0118) 974 6484
Email. John.Mitchell@wokingham.gov.uk
Date 17 August 2000
My ref. JRM/SB/F/2000/0694, F/2000/1650, F/2000/1703, F/2000/0347
Your ref.

31621
33164

Councillor F D Browne
Rose Cottage
Bird Place
REMENHAM
RG9 2LN

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

Dear Mr Browne

VARIOUS MATTERS IN WARGRAVE AND REMENHAM

I refer to your letters of 1 August 2000 and 10 July regarding various planning matters. I will deal with them individually.

Ivy Cottage, Wargrave Road (F/2000/0694)

A planning application was submitted in March for the closure of the existing access and the formation of a new vehicular access. This stretch of road is extremely busy and the existing access was considered to be dangerous in highway safety terms. The revised access was deemed to be considerably safer being located on a relatively straight stretch of road and while this has inevitably resulted in the loss of some trees the majority have been retained and on balance it was considered that the new access was acceptable. The application was approved on 4 April 2000. I attach a copy of the approved plan.

64 High Street, Wargrave (F/2000/1650)

This application was for a change of use from retail to A3 (Sale of Hot Food and Drink) restaurant. The amendment explained that the premises would be used for a restaurant with a takeaway element. I think it unlikely that any future proposal for an A3 use on this site would be acceptable unless there is a considerable change in circumstances.

Yewgate (F/2000/1703)

This planning application has recently been refused to the great discontent of the applicant. The proposal was over 100% in excess of the existing dwelling and quite clearly contrary to all our policies and practices.

Councillor F D Browne

17 August 2000

68-70 Wargrave Road (F/2000/0347)

I explained the position with regard to this planning application to you over the telephone recently. I understand that the applicants do not wish to amend the application and it will go to the next meeting of the Development Control Committee on 6 September with the recommendation for approval as previously.

Finally, I enclose various plans to encompass the full length of Heath Ride, Finchampstead.

I hope you find this information helpful.

Yours sincerely

JOHN MITCHELL
Development Control Manager

Encls

Rose Cottage
Bird Place, Remenham,
Berkshire, RG9 2LN
Telephone: 01491 579012

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John Mitchell,
Head of Development Control,
Wokingham District Council

1st August 2000

REPLY REQUIRED
17/8

Dear John,

I would be grateful for your assistance on the following issues:

Could I please have the details of the highways changes made for Ivy Cottage on the Wargrave Road. Substantial work has taken place near this property including considerable changes to the landscape. I would be grateful for a copy of the original plans and would request that an officer goes out to check that all the activity is in accordance with the permission that was granted.

I recently received your notice of refusal for 64 High Street, Wargrave. I understand there has been an amendment to the original application. Could I please have details of the amendment, but also may I give notice that if the amendment is significantly different to the original application and if the officers are considering approval, I am still minded to list this.

Please find enclosed some notes made by the Parish Council regarding the Leander car park application. I fully support their comments and if permission is to be granted which does not include the points made in Anthony West's letter, I am minded again to list it for Committee consideration.

I understand Yew Gate has submitted another application and, as I mentioned to you in my letter of 10th July, I would be grateful for an indication as to the percentage increase. As I said then, just as a matter of precaution, I am minded to list this for committee if the officers are minded to recommend approval for this application.

I have recently been contacted by Mr. Ridout and Mr. Tunali of 68 and 70 Wargrave Road, Twyford. I would be grateful for an up-date on this application as a matter of urgency, as I believe it has been with the Council for some eight months and that their three requests for a meeting have not yet been accommodated.

Finally, please may I have a detailed map of Heath Ride, Finchampstead, that shows the individual plots and house names. This is in response to a recent request from a resident of that ward.

Yours sincerely,

Frank Browne

Frank Browne,
Member for Remenham & Wargrave,
Wokingham District Council

Enc.

HENLEY ROYAL REGATTA - LEANDER CLUB CAR PARK
CONDITIONS SUGGESTED BY REMENHAM PARISH COUNCIL TO BE ATTACHED TO PLANNING PERMISSION

1. No all day parking.

2. Parking restricted to members of, and bona fide visitors to, Regatta Office, Leander Club and (so far as any licence is relevant) Thames Bridge House.

3. An effective Entry system to be installed at the Entrance to the Car Park.

4. No more area to be brought into car parking use.

5. Parking on the 'Goplar' area to be restricted to boat trailers, not private cars.

6. The post and wire fence on the southern side of the site to be extended to the eastern boundary and no vehicles to be parked on the area to the south of the fence, which should remain a mown area.

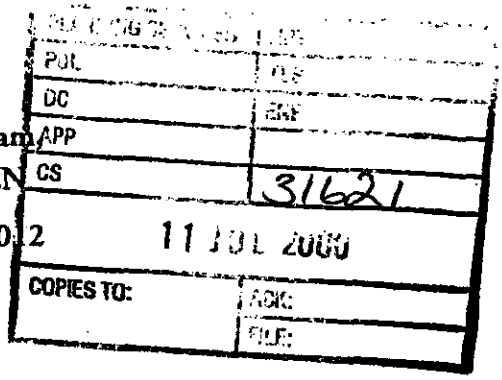
7. Retain grass verges round the northern boundary of the site.

8. Restrict access to the northern boundary of the shingled area to boat trailers, ie do not create a further entrance to the site for private vehicles and keep it secure when not actually in use.

19.7.00

REPLY REQUIRED
25/7

Rose Cottage
Bird Place, Remenham
Berkshire, RG9 2LN
Telephone: 01491 5790 2



John Mitchell,
Head of Development Control
Wokingham District Council

10th July 2000

Dear John,

- I am writing to object to the application relating to 64 The High Street, Wargrave, where the proposal is to turn the retail outlet into yet another restaurant. I believe it is essential that we retain the existing retail properties within the village centre to try and keep Wargrave High Street as vibrant as possible. A restaurant would be a retrograde step and, if the officers were minded to recommend it for approval, I would be grateful if it could be listed so that it is decided by committee.

- I would also be grateful for your assistance on some clarification regarding the new entrance on to the Wargrave Road just past Conways Bridge on the left hand side as you go towards Henley. I do not remember seeing an application for this change. Please could you investigate and let me know whether or not there has been an application or if enforcement action is going to be taken.

- May I also have some clarification regarding Unit 2, White Hill Farm, Remenham Church Lane. The details on the letter sent to me on 27th June do not make it clear whether we are simply changing the named user to a new organisation or whether we are recommending that this condition be discarded totally. I know the Parish Council have significant concerns on this application and I would be grateful for a copy of your response to the various issues that they raise. Once I have that information, I may be minded again to ask for it to be listed, but will contact you in due course.

- Please may I also have an indication as to the percentage increase of the most recent application for Yew Gate, Remenham Hill, Remenham. If it significantly exceeds the 40% guideline, again I am minded to ask for it to be listed for committee.

- Finally, Wargrave Parish Council responded very favourably to the suggestion of you coming to a future meeting. They will be supplying me with possible dates which, as soon as I have them, I will forward to you.

I look forward to hearing from you soon.

Yours sincerely,

Frank Browne

Frank Browne,
Member for Remenham & Wargrave,
Wokingham District Council

Yellow file copy

32367

Tel. (0118) 974 6487 (Direct Line)
E-Mail John.Mitchell@wokingham.gov.uk
Date. 8 August, 2000
My ref. JM/TAB /F/2000/0347
Your ref.

The Edwards Irish Partnership
36 Langborough Road
WOKINGHAM
Berkshire
RG40 2BT

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 Sirs

68-70 WARGRAVE ROAD, TWYFORD

Thank you for your letter of the 24th July 2000.

Unfortunately the next meeting of the Development Control Committee scheduled for the 9th August has been cancelled. The application will therefore go forward to the meeting on the 6th September with the recommendation remaining the same.

Yours faithfully

JOHN MITCHELL
Development Control Manager

Tel. (0118) 974 6487 (Direct Line)
Fax. (0118) 974 6484
Email. John.Mitchell@wokingham.gov.uk
Date 27 July 2000
My ref. JRM/SB/F/2000/0347
Your ref.

32367

Mr J Irish
The Edwards Irish Partnership
36 Langborough Road
WOKINGHAM
Berkshire
RG40 2BT

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

Dear Mr Irish

68 - 70 WARGRAVE ROAD, TWYFORD

Thank you for your letter of 24 July regarding the above.

I am looking into this matter and will come back to you with a full reply as soon as possible.

Yours sincerely

SB

pp JOHN MITCHELL
Development Control Manager

REPLY REQUIRED
9/8

The Edwards Irish Partnership

Architects & Surveyors

36 Langborough Road, Wokingham, Berks. RG40 2BT
Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: the-eip@virgin.net

PLANNING SERVICES
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32367

John Mitchell
Planning Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks

24 July 2000

Dear Mr Mitchell

68 - 70 Wargrave Road Twyford

I have been instructed by my joint clients to seek confirmation from you in writing by 9 August 2000 that the current application will have a decision at the next committee. If I do not receive such a response then the application will be taken to appeal.

Two points that need emphasising to the committee are that A) a planning permission condition would cover the need for a soil contamination survey which is a standard nationwide condition used by your council on numerous recent examples that this practice has dealt with, and B) the ridge height of the proposed two dwellings to the rear of the site are 1.7m lower than the previous application and exactly the same as the ridge height of number 68 Wargrave Road. A further deferral is not acceptable.

Yours sincerely

John Irish

CC R Ridout and A Tunali

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Development Control Section, Environmental Services, Wokingham District Council.

23 May 2000

Scale: 1 : 1250

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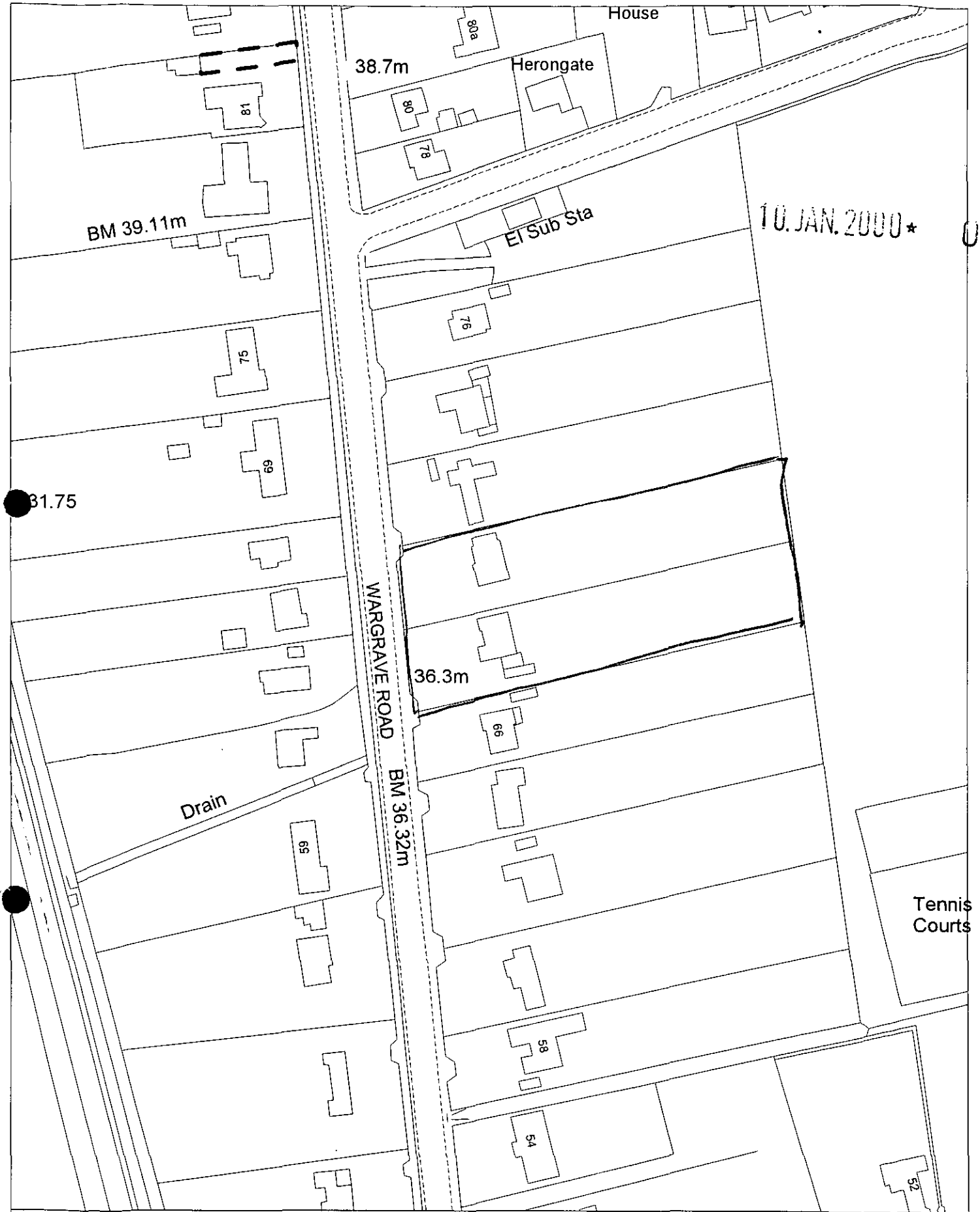

Site Plan, Scale: 1 to 1250

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Date: 14 January 2000

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Application No	Received	Twyford	Listed By
F/2000/0347	10.01.00		Cllr Conway.

Applicant: Mr Ridout & Mr Tunali
Location : 68 & 70 Wargrave Road, Twyford.
Proposal : **Proposed demolition of 70 Wargrave Road and erection of a replacement dwelling and garage together with the erection of two new dwellings with garages at the rear of number 68 and 70.**

1. This application was deferred at the Development Control Committee on the 23 May 2000, to allow Members to carry out a site visit. The site visit took place on the 31 May 2000.

2. **Recommendation** – To GRANT planning permission subject to the conditions as set out on the attached report, plus the five following landscaping conditions:

Conditions.

13. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas and hard surfacing materials.

14. Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed number/densities where appropriate; implementation and maintenance programme.

15. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed with the Local Planning Authority.

16. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons (1 November - 31 March) following the first occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become dangerous, damaged or diseased shall be replaced in the next planting season with others of similar size and species.

17. The development shall not commence until details of all boundary treatment has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the Local Planning Authority and thereafter maintained as such.

Reasons.

13, 14, 15, 16 & 17. – In the interests of the character and amenities of the locality

Nicola Lake.

PLANNING SERVICES DIV
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COPIES TO:

WOKINGHAM DISTRICT COUNCIL

PARISH COUNCIL OBSERVATION SHEET

PLANNING APPLICATION APPLICATION NO. F/2000/0347

Parish: TWYFORD

Proposal: Erection of 2 dwellings with garages and demolition of 70 Wargrave Rd and erection of a replacement dwelling and garage.

Officer: Nicola Lake

Address: 68 - 70 Wargrave Road, Twyford

Applicant: Mr Ridout and Mr Tunali c/o The Edwards Irish Partnership

The Parish Council would like to make the following comments:-

i) As the front property is shown as a house and the adjacent properties are bungalows it will be out of keeping with the rest of that section properties.
ii) The footprint of number 68 now appears to have changed is this an error?
iii) The rear garden of plot 1 is sub standard
iv) Are any trees to be felled?
v) The Council is concerned that the usage of the recreation ground immediately behind the rear properties may be affected. In particular the Annual bonfire carnival may not be permitted.
vi) This development may set a precedent for the rest of that section of Wargrave Road.

Mrs A Jacobs
Clerk
07.02.00

564 963

Reasons.

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

2. To ensure a satisfactory external appearance.

3 & 4. To safeguard the amenities of neighbouring residents and the locality.

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

6 & 7. In the interests of highway safety.

8. In the interests of highway safety and convenience.

9 & 10. In the interests of highway safety.

11. In order to provide adequate carrying distances for refuse collection in the interests of amenity.

Nicola Lake.

3. Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that order) no building, extensions, alterations, or additional windows permitted by classes A, B, C, D or E of schedule 2, Part 1 of the 1995 Order shall be carried out without the prior written permission of the Local Planning Authority.

4. Prior to the commencement of development details of the proposed slab levels of the proposed dwellings shall be submitted to and approved in writing by the Local Planning Authority. The constructed development shall not vary from the approved levels.

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

6. The dwelling hereby permitted shall not be occupied until space has been provided within the curtilage for vehicles to turn so that they may enter and leave the site in a forward gear and this space shall thereafter be maintained at all times for this purpose.

7. Before the development hereby permitted is commenced the vehicular access proposed shall be formed and provided with visibility splays shown on the approved drawing number 1273/11 The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height and so maintained at all times.

8. Provision shall be made to accommodate all site operatives' visitors' and construction vehicles loading, off-loading, parking and turning within the site during the construction period in accordance with details to be submitted to and agreed in writing by the Local Planning Authority.

9 Adequate precautions shall be taken during the construction period to prevent the deposit of mud and similar debris on the adjacent public highways in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

10. Prior to the occupation of any of the dwellings hereby approved the existing vehicle access to number 68 Wargrave Road Shall be stopped up and permanently abandoned, and the footway and verge crossing shall be reinstated in accordance with a scheme which will be submitted to and approved in writing by the Local Planning Authority, prior to the commencement of the development hereby approved. The new access shall be completed prior to the occupation of any of the dwellings hereby permitted.

11. The bin store is to be located not more than 25m from the highway boundary.

12. No construction work of any sort shall take place other than between the hours of 8.00 am and 6.00 pm Monday to Fridays and 8.00 am to 1.30 pm Saturdays and no work shall take place on Sundays or Bank Holidays.

would not be appropriate in scale and impact close to this otherwise well landscaped edge to the open space.

The current proposal for the new dwellings to the rear of the site, have been revised to have a ridge height of 6m. This is a 1.7m reduction over the previously refused application. The dwellings would be set a minimum of 23.5m from the rear boundary of the site. This distance increases to 27.5m at the furthest point. The applicants have also proposed a second row of screening set 15m in from the existing rear landscaping, which is currently of a height between 3 to 5m. This will still result in a rear garden distance of 15m from the main rear building line of the proposed dwellings to the closest new tree.

The proposed development will have a new dwelling density of only 9.3 house per hectare; this is well below the new standards as set out in PPG3. However, this is an increase in the existing density and by virtue of its backland nature and its close proximity to the recreation area, it would be difficult to attain a higher density in an acceptable manner.

As such, the proposed development would have no significant detrimental impact upon the character and appearance of the surrounding area and as such is in accordance with the policies of the local plan.

C. Impact upon highway safety.
The proposed development will be accesses off a single shared driveway which will serve all four dwellings. The Highway Authority is satisfied that the proposed development will have meet the district's vehicle parking and access requirements, subject to the imposition of relevant conditions. As such the proposed development will have no detrimental impact upon the highway safety.

D. Concerns of the Parish Council and local residents.
The concerns of the Parish Council and the local residents have been noted and considered in the above appraisal. However, a local resident and the Parish Council have both raised the issues of precedent and piecemeal development. The planning inspector considered both of these issues during the recent appeal. He stated that every planning application must be considered on its own merits.

5. **Conclusion** – The proposed development will have no detrimental impact upon the residential amenity of the neighbouring dwellings and is both in keeping with the character and appearance of the surrounding area.

6. **Recommendation** – To GRANT planning permission subjection to the following conditions:

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

2. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

Application No	Received	Twyford	Listed By
F/2000/0347	10.01.00		Cllr Conway.

Applicant: Mr Ridout & Mr Tunali
Location : 68 & 70 Wargrave Road, Twyford.
Proposal : **Proposed demolition of 70 Wargrave Road and erection of a replacement dwelling and garage together with the erection of two dwellings with garages at the rear of number 68 and 70.**

1. **Planning History** – The site for the two new dwellings is located to the rear of numbers 68 and 70. The area to the rear of the application site is King George's Field, which is an open recreation area. A previous application for two, 2-storey dwellings and a similar replacement dwelling for number 70 was refused planning permission in June 1999 and was dismissed on appeal in October 1999, due to the detrimental impact the proposal would have upon the character and appearance of the surrounding area.

2. **Proposal** – The proposed development is for a replacement dwelling for number 70, and for two new, single storey, detached dwelling with garages, to the rear of the existing dwellings. The properties will be accessed off a central shared drive which will run between the new dwelling on number 70 and the existing dwelling on number 68.

   The application has been listed for determination by the Development Control Sub-Committee by Cllr Conway, who is concerned that the proposed development would have a detrimental impact upon the character and appearance of the site area.

3. **Consultations** -
   - ***Twyford Parish Council:*** Object (see attached comments).
   - ***Highways:*** No Objection subject to conditions.
   - ***Landscaping:*** No Objection subject to conditions.
   - ***Letters:*** 5 letters of objection from Neighbouring dwellings. The objections are as follows:
     1. Overlooking and loss of privacy of the neighbouring dwellings.
     2. Overshadowing of adjacent dwellings.
     3. Impact upon highway safety.
     4. Out of character with the surrounding properties.
     5. Would set a precedent for further such development.
     6. Overcrowding of the site.
     7. It would be piecemeal development.
     8. Impact on the character and appearance of the surrounding urban locality.

4. **Appraisal** – The main issues are:

   A. Impact upon the residential amenity of the neighbouring dwellings. (LBE1 and LBE2 of the Loddon Area Local Plan; Policies WOS3 and WBE1 of the Wokingham District Local Plan).

B. Impact upon the character and appearance of the surrounding area. (LBE1 and LBE2 of the Loddon Area Local Plan; WOS3 and WBE1 of the Wokingham District Local Plan).
C. Impact upon highway safety. (LT5 of the Loddon Area Local Plan and WT6 and WT7 of the Wokingham District Local Plan).
D. Concerns of the Parish Council and local residents.

A. Impact upon the residential amenity of the neighbouring dwellings.
The proposed development is for a replacement two storey dwelling at number 70 Wargrave Road, with two new, single storey, detached dwellings within the rear garden area of both numbers 68 and 70. The proposed new dwellings would have a ridge height of 6m and would be set 5m in from the application site's boundaries. The dwellings are single storey with no first floor accommodation or windows.

The proposed development will not overlook, overshadow or overbear the adjacent dwellings. The planning inspector, when considering the previously refused application, stated that he considered that:

"..the proposed development would not lead to an unacceptable level of overlooking and subsequent loss of privacy, either within the scheme or with neighbouring premises."

These comment were made during consideration of a scheme which was for two storey dwellings with a ridge heights of 7.7m.

Given this context it is considered that, the proposed development will have no significant detrimental impact upon the residential amenity of the neighbouring properties and is in accordance with the policies of the local plan.

B. Impact upon the character and appearance of the surrounding area.
The proposed replacement dwelling is a two storey chalet style property, with front and rear dormer windows. The design and scale of the proposed dwelling is in keeping with the character of the wider area and will have no detrimental impact upon the street scene. It is a similar design to that of the replacement dwelling on the previous application and appeal. The planning inspector in his statement of that appeal said:

"So far as the street scene is concerned, I do not consider the proposed houses and in particular the replacement house for number 70, would be materially more conspicuous than the existing houses on both sides of the road."

In his assessment of the previous application, the inspector focused upon the impact of the proposed development upon the open recreation area to the rear of the site. He considered that the roof and upper parts of the previously refused dwellings would have been visible above and around the hedge and vegetation at the rear of the site. He stated that the two houses proposed close to the rear boundary would be substantially more visible than the existing houses and would not maintain or enhance the character or appearance of the locality. He continued on to stated that, they would represent a height of built development that in his view would appear obtrusive and incongruous and

Notes

All dimensions and levels on site are to be checked prior to commencement of work.

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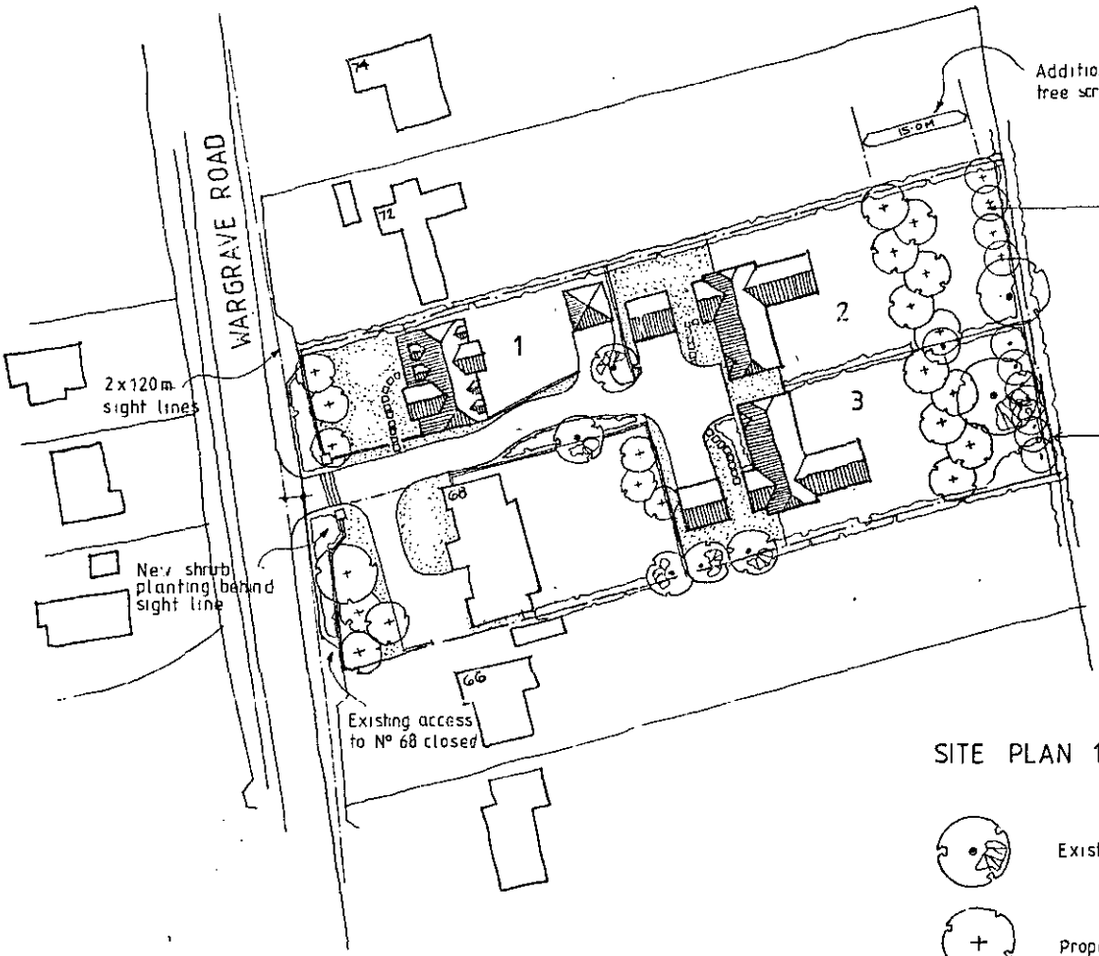

SITE PLAN 1:500

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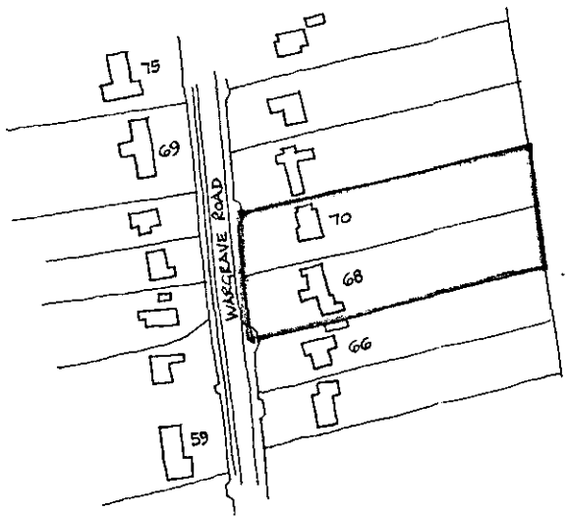
16 JAN 2000 0547

Existing tree retained

Proposed new tree

Existing hedge retained



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LOCATION PLAN 1:1250

Project

LAND TO REAR OF
68-70 WARGRAVE ROAD
TWYFORD

Client

R RIDOUT AND A TUNALI

Drawing

SITE PLAN

Scale 1:500 Date 12/99

The Edwards Irish Partnership
Architects & Surveyors
36 Loughborough Road, Wokingham, Berks. RG40 2ST
Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: the.eip@virgin.net

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MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 19 JULY 2000 FROM 7 00 PM TO 9.55 PM

Present: Mrs D.C. Beatty, Mr. M.J Bryant, Mr. T.P Dredge, Mr. J.L. Earnshaw, Mrs J.A Lissaman, Mrs M.A. Long, Mr. K.A. Malvern, Mrs. M. Robertson, and Fiona Rolls.

Also present under Standing Order 39: Mr. F.D Browne, Mr. G. Cowan, Simon. Etheridge and Mr. A.J.Ross

64. CHAIRMAN

RESOLVED: That Mr. K.A Malvern be elected Chairman of the Committee for the 2000/2001 Municipal Year.

65. VICE-CHAIRMAN

RESOLVED: That Mrs J.A Lissaman be elected Vice-Chairman of the Committee for the 2000/2001 Municipal Year.

66. ORDER OF BUSINESS

With the agreement of the Committee, the order of business was varied so that those applications where members of the public had indicated a wish to speak could be dealt with first.

67. MINUTES

The Minutes of the meeting of the Committee held on 28 June 2000 were confirmed as a correct record and signed by the Chairman.

68. APOLOGIES FOR ABSENCE

Apologies for absence were received from Mr. S.J.Conway, Mr. R.F.N.Eke and Mr. B.J.S Patman.

74. APPLICATION NO. 2000/0347, PROPOSED DEMOLITION OF 70 WARGRAVE ROAD AND ERECTION OF REPLACEMENT DWELLING AND GARAGE TOGETHER WITH THE ERECTION, 68 & 70 WARGRAVE ROAD, TWYFORD, FOR MR RIDOUT & MRS TUNALI

The Committee considered a report about this application set out on Agenda pages 551 to 558.

Members were reminded that consideration of this application had been deferred at the Committee meeting held on 23rd May 2000, to allow Members to carry out a site visit.

Linda Dane, Twyford Parish Council attended the meeting and spoke in opposition to the proposal.

The Chairman of the Committee read out a statement from Mr.S.Conway a local Member, objecting to the application.

In considering the application Members expressed concerns about the amount of shielding provided by deciduous trees on site, the ridge heights of the proposed dwelling, and the need for further investigation into possible contamination of the land.

RESOLVED: That Application No. 2000/0347 be deferred for further negotiations with the Applicant relating to the deciduous trees, the ridge heights of the dwellings and on the need for further investigation into possible land contamination.

Re -
no action

July 24, 2000

Christine Ferris,
Twyford, Berkshire

Dear Cllr Ferris,

Thank You for your letter dated 25th July, we appreciate your early reply to our obvious concerns and frustrations. However, although at this stage you and your colleague find it difficult to comment on our application, we are still interested in getting answers from you on different issues we raised:

When you dropped of the letter, you emphasized what an "honourable" man Stephen Conway was. If this is the case, why has he persistently been trying to have our application refused against all recommendations from qualified planning professionals? If as you claim, "he has developed the necessary expertise and familiarity with planning guidelines", what then is his motive in going against the planning recommendation given? Why is he consistently applying double standards to development in this area? Why is he using his influence on the committee to make three deferrals. How can you explain that our application was not even discussed in the last committee meeting after a site visit that was agreed?

The very committee where according to you, "politics does not determine how individual members vote", were specifically advised by the planning officer John Mitchell, not to refuse our application on terms of throwing anything they can stick. All the above convinces us that the decisions they make are based on politics rather than planning guidelines. In his statement read in the committee meeting, he recommended our application to be refused on grounds of "possible" contamination. If he is as qualified as you say he is, he would certainly know that planning permission is given under such circumstances conditional on the outcome of a soil test to be carried out.

In your letter, we see that you are passing the buck on the issue of Stephen Conway's claim on King George V's filed being possibly contaminated. You are our elected councillors and will certainly be expected to give us straight answer on such an important public safety issue. We expect you to understand our concerns, instead of defending something that has far less evidence than obvious irregularities surrounding our planning application. This can not overstated enough in the face of the late involvement of the Environmental Health Dept., in views of all the other developments already having taken place.

With reference to the ridge height; in light of the recent shambles of the third deferral, why should we go into discussions on reducing the ridge height any further? This second objection is again so obviously a politically manoeuvre and not a genuine planning concern. Please understand that we are fed up with being fobbed off, and will take all necessary steps

to let the public know that our civil rights are being violated. Our application has now been in consultation for EIGHT MONTHS, where it should have taken eight weeks to resolve. This is not acceptable, when will someone realise this and say that this is indeed wrong, and do something about it? This application has received approval from the planning authority and has been redesigned within the appeal inspectors guidelines. Please revisit your first response, read our letters again in this light and give us a real answer.

R. J. RIDOUT

68 Wargrave Road, Twyford

TOM TUNALI

70 Wargrave Road, Twyford

The Corner House
Station Road
Twyford
Berkshire
RG10 9NG

Mr Ridout & Mr Tunali
68 & 70 Wargrave Road Twyford

25th July 2000

BY HAND

Dear Mr Ridout and Mr Tunali

Thank you for your letter dated 24th July 2000. I understand that you have sent the same letter to Councillor Dee Tomlin with whom I have discussed this reply. You should not therefore expect to receive a separate response from her.

Most District Council Wards have one of their three Members who specialises in dealing with Planning matters and develops the necessary expertise and familiarity with Planning guidelines to enable them to do so effectively. Stephen Conway has been performing this role since he was elected in 1994 and Dee Tomlin and myself do not therefore become involved in the detail of individual planning applications and do not sit on the Development Control Committee.

This is a committee where politics does not determine how individual Members vote. Each Member is free to vote in whatever way he or she considers to be appropriate after consideration of the planning issues involved.

Stephen Conway is away on holiday which is why he was not at the last Development Control Meeting when the other Members present decided to defer your application. He will therefore be unaware of the decision made and will not be able to respond to your letter within 48 hours as you request.

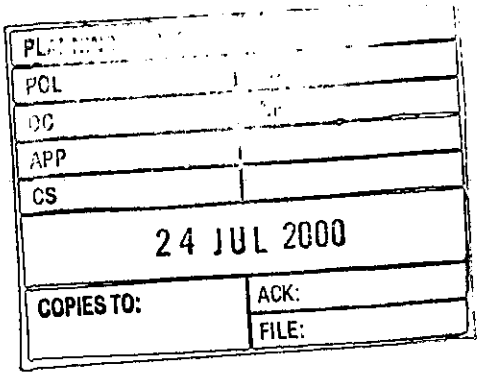
The best person for you to speak to in Stephen Conway's absence is Linda Dane who is Chairman of the Planning Committee of Twyford Parish Council who own the King George V Playing Field. Her contact details appear on the Parish Notice Boards.

It would be quite inappropriate, and serve no useful purpose, for Dee and I to become involved at this stage. Neither of us have any prior knowledge of your application or the negotiations with regard, for instance, to the reduction of the Ridge Height which it appears from your letter have yet to reach a conclusion.

It is for you to decide whether you wish to carry out the required soil tests and engage in further discussion with the Local Planning Authority with a view to your application being considered again at a future meeting of the Development Control Committee or go straight to appeal which you have been correctly advised that you are quite entitled to do.

Yours Sincerely

Cllr Christine Ferris



July 24, 2000

John Mitchell,
Wokingham District Council,
Wokingham, Berkshire

To the attention of Mr John Mitchell,

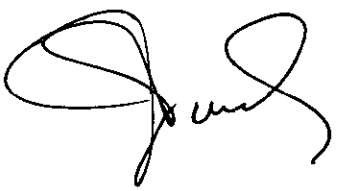
Dear Mr Mitchell,

We appreciate your help in trying to finalise our application. We enclose for your attention copies of letters we sent to Councillor Conway and his colleagues stating our concerns on issues on the handling of our application. There are a few other issues we would like you to clarify whilst our application is determined either by immediate discussions or imminent appeal proceedings for non-determination. We would first like to know what happens to all existing developments either in progress or in planning consultation? Logic and common sense dictates they be put on hold until the latest objection to our application is resolved; i.e. the soil tests are conducted. Especially one development in progress is right next to our properties at 72 Wargrave Rd. where digging is just about to start. We are very concerned as is Councillor Conway as to the " possible contamination" of the site and the safety risks it poses to our families and therefore request that it to be stopped immediately.

We hope you appreciate our frustration and concerns and would grant us an earliest response as this is now a most urgent public safety matter..

Yours Sincerely,





R. J. RIDOUT

68 Wargrave Road, Twyford

TOM TUNALI

70 Wargrave Road, Twyford

July 24, 2000

Stephen Conway
20 Arnside Close,
Twyford, Berkshire

To the attention of Councillor Conway,

We are writing with reference to our application for the demolition of 70 Wargrave Road and the erection of a replacement house plus two new single storey houses to the rear of 68-70 Wargrave Road.

As you are the councillor that listed the application, we would like you to explain the following issues. We realise not everyone likes development and everyone has a right to their opinion, provided opinions do not determine applications as only planning guidelines should do so. In this respect, we are increasingly frustrated at your efforts to defer our applications at all costs (three times so far), which clearly is based on political and personal motivation. We have followed all of the appeal inspectors directions stated in his decision against our original application. Our second application has reflected all his recommendations with which the local planning authority and their case officer agreed as acceptable, and therefore gave recommendation for approval to the application. The proposed site is also within the latest Berkshire Structural Plan targeted as future development land.

Having agreed to a site visit from the deferred first committee, we were surprised as were the planning department, that the environmental Health Dept had been alerted to the allegation that our site was within 250m of a possible landfill site, i.e. the King George V's playing field. It is a fact that such a condition even if it is known to exist, is dealt with by placing a condition on the acceptance based on the outcome of a soil test. This point was substantiated by the Environment Agency that wrote to all parties expressing they had no objection to a planning approval subject to such a condition. It seems strange that the Environmental Health Dept which had asked the agency for a report, still decided to recommend refusal on grounds of "possible contamination" with no proof or evidence whatsoever. This all seems very strange in the face of all the recent developments already taken place within 250m of the field; one of these being a bungalow built on the same western boundary with a basement. It also seems very strange that this issue is being raised now, after the playing field has been there for more than eighty years.

This brings us to your involvement in seeking the refusal of our application. In the planning committee meeting on 19/7/2000, you arranged for someone to stand up on your behalf and read a statement, stating that you wanted the application refused on grounds of the Environmental Health Department's concerns of possible contamination which is clearly against the planning officers recommendation.

We hope you realise what your actions will lead to now:

1. What will happen to the bonfire carnival that the council is so concerned about losing? This carnival has been taking place for the past 27 years where fireworks were used right against our rear boundary on the so-called contaminated land. We obviously would expect measures will be taken to cancel this event altogether until the local council can prove that the site is safe.

2. Is it also safe that you allow children and adults alike to play on a possibly "contaminated" playing field? We would again expect you to support your claim by closing the playing field until it is proven safe for public access.

3. What will happen to the public buildings on this field, i.e. the community centre, the Scout Hut, Youth Centre and a Junior school built on this land? We take it that you and your party for which the Twyford residents voted for would sort this out by suggesting the closure of all these amenities until soil tests are completed.

It also concerns us that you are prepared to allow your children to go to a school built within 250m of a site "contaminated" enough for you to so rigorously defend to refuse planning permission. We hope that you can appreciate our concerns to your stand on these matters and feel it necessary that you should somehow notify people of Twyford of your concerns for their safety. However we find that unlikely, as you do not seem that concerned about the safety of your own family as your children are still attending a school within 250m of the "contaminated" field.

On a political and also personal note, we are wondering how people will be confident voting for a party and person of such obvious double standards? Let us remind you that you are voted to serve professionally not to be biased or self-opinionated. Your actions are forcefully inhibiting and restricting the civil rights of private families (not developers) against all recommendations from qualified planning professionals.

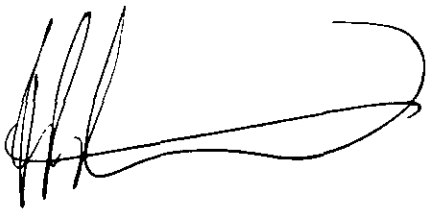
To summarise what we expect from you and your committee immediately is the following;

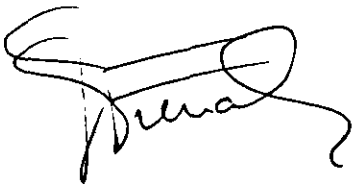
The first reason for the third deferral is for us to undertake a soil test. For all the reasons stated above, we expect you as the council to prove that the subject land is safe, and we therefore refuse to do the soil test ourselves. We will only accept it if this is put forward as a condition on the acceptance of our application. If you continue your stance on refusal on grounds of possible contamination; we will expect you to undertake immediate closure of the playing field and all the facilities on it as stated above. Otherwise, we will not hesitate to alert the local public of your double standards by any means necessary.

Secondly, we will not agree to negotiate on the reduction of the ridge height any lower, as we feel this is yet another item in the long list of excuses to refuse our application at all costs, against the recommended approval from the planning authority.

After taking legal advice and unless this issue is resolved immediately we will go to appeal for non-determination exposing all the "irregularities" surrounding our application. We also want you to know that we will be claiming full costs.

If you wish to reconsider your stance on these issues, we suggest you reply to us in writing within 48 hours as we will be submitting our appeal imminently.





R. J. Ridout

68 Wargrave Road,

Twyford,

Tom Tunali

70 Wargrave Road

Twyford,

July 24, 2000

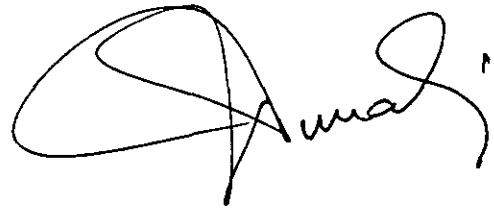
Dee Tomlin,
3 Swanscourt,
Twyford, Berkshire

To the attention of Councillor Tomlin,

Please find enclosed a copy of our letter addressed and delivered to your colleague councillor Conway. As one of our local councillors, we would like to receive your comments on Stephen Conway's involvement and stance against our planning application. As stated in our letter, we appreciate that he may not like the prospect of our proposed development, but what puzzles and bewilders us is his relentless efforts to refuse our second application in the face of the recommended approval of the planning authority.

Our application has been deferred three times thanks to S. Conway's efforts, and after hearing his recent statement read in the committee meeting recommending refusal on grounds of "possible contamination" of the King George's playing field; we are now convinced that there is a conspiracy against our application.. You will read our concerns about his statement and its obvious consequences on public safety. We hope you share our concerns about S Conway's obvious double standards, bearing in mind all previous developments, including a similar bungalow being built already along the western boundary of the said playing field. If you decide to stand by S. Conway's position on this matter, we would then expect you to take steps to implement the closure of the King George's playing field until it is proven to be a safe area. We have mentioned in our letter to S. Conway our concerns of his motivation to refuse our application at all costs against all recommendations. We also felt to bring this issue to your attention as we believe his actions could damage you, your colleagues' and your party's reputation.





R. J. RIDOUT

68 Wargrave Road, Twyford

TOM TUNALI

70 Wargrave Road, Twyford

Tel. (0118) 974 6487 (Direct Line)
E-Mail John.Mitchell@wokingham.gov.uk
Date. 8 August, 2000
My ref. JM/TAB
Your ref.

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RG40 2BT

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 Sirs

68-70 WARGRAVE ROAD, TWYFORD

Thank you for your letter of the 24th July 2000.

Unfortunately the next meeting of the Development Control Committee scheduled for the 9th August has been cancelled. The application will therefore go forward to the meeting on the 6th September with the recommendation remaining the same.

Yours faithfully

JOHN MITCHELL
Development Control Manager

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 6 SEPTEMBER 2000 FROM 7.00 PM TO 10.25PM

Present: Mr K.A Malvern, (Chairman) Mrs J.A Lissaman, (Vice-Chairman), Mrs D.C Beatty, Mr M.J Bryant, Mr T.P Dredge, Mr J.L Earnshaw, Mr R.F.N Eke, Mrs M.A Long, Mrs M Robertson and Fiona Rolls.

Also present under Standing Order 39: Mr G. Cowan, Mrs A.N.M.C Drake, Simon Etheridge, Mrs E.L.M Siggery and Mr A.W Spratling.

91. ORDER OF BUSINESS

With the agreement of the Committee, the order of business was varied so that those applications where members of the public had indicated a wish to speak could be dealt with first.

92. MINUTES

The Minutes of the meeting of the Committee held on 19 July 2000 were confirmed as a correct record and signed by the Chairman.

93. APOLOGIES FOR ABSENCE

Apologies for absence were received from Mr S.R Conway and Mr B.J.S Patman.

115. APPLICATION NO: 2000/0347 68 & 70 WARGRAVE ROAD TWYFORD

The Committee considered a report on this Application as set out on Agenda pages 949 to 969.

In explaining the report, the Head of Planning and Transportation reminded Members that;

1) the application had been deferred on the 19th July 2000, to allow further negotiations with the applicant to take place.

2) the Council was being asked to consider what action it would have taken had an appeal against non-determination not been submitted.

RESOLVED: That had application No. 2000/0347 been before the Committee for determination, it would have been refused on the grounds;

1) That the appearance of the proposal was out of character of the area
2) The impact of the proposal on the area.

WARD: Twyford.

4.00 PLANNING PERMISSION FOR THE DEMOLITION OF 70 WARGRAVE ROAD AND THE ERECTION OF A REPLACEMENT DWELLING AND GARAGE TOGETHER WITH THE ERECTION OF TWO ADDITIONAL DWELLINGS WITH GARAGES AT THE REAR OF NUMBER 68 AND 70.

Purpose of the Report.

4.01 To inform Members of an appeal against non-determination in respect of the demolition of 68-70 Wargrave Road and the erection of a replacement dwelling and garage together with the erection of two additional dwellings with garages at the rear of number 68 and 70, and so that they may resolve how they would have determined the application, if they had been so empowered.

Suggested Action

4.02 The Committee resolves that had the appeal against non-determination not been lodged at the Planning Inspectorate, the application would have been GRANTED planning permission subject to conditions as set down in the attached reported.

Supporting Information

4.03 See attached reports.

Financial Implications

4.04 No financial contributions would be required as the proposed development is for only two additional dwellings.

Environmental Implications

4.05 See attached report from the Committee agenda of the 19 July 2000.

Consultation with Parish Council/Voluntary Sector Organisations

4.06 See section 3 of the attached Committee agenda report of the 23 May 2000.

Equal Opportunities Implications.

4.07 The site is for two additional dwellings. This is below the level where there would be a requirement for the provision of social housing.

Time Constraints

4.08 If the Council wishes to make representations concerning this appeal, they must arrive at the Planning Inspectorate no later than 3 October 2000.

Background Papers.	Department Where Held.
Planning application F/2000/0347	Environmental Services

Nicola Lake.
24.08.00.

Application No	Received	Twyford	Listed by
F/2000/0347	10.01.00		Cllr Conway.

Applicant: Mr Ridout & Mr Tunali
Location : 68 & 70 Wargrave Road, Twyford.
Proposal : Proposed demolition of 70 Wargrave road and erection of a replacement dwelling and garage together with the erection

1. This application was deferred at the Development Control Sub-committee of the 23 May 2000, to allow Members to carry out a site visit. The site visit took place on the 31 May 2000. The application was then return to the Development control Committee of the 7 June with a recommendation to again grant planning permission subject to the original recommended conditions plus an additional five conditions. However, it was drawn to officers' attention that the application was within 50m of a former land-fill site, on King George's Field. The Environment Agency had not been consulted. Therefore Members deferred the application for a second time to allow officers to seek the observations of the Environment Agency and Environmental Health staff.

2. **Environment Agency.** The Environment Agency have stated that they have no objection to the principle of the development, subject to the imposition of a condition which would require the applicants to carry out a Landfill gas risk assessment. The condition would also have to propose a scheme to deal with an mitigating effects of any migrating gas found to be on the site.

3. **Environmental Health.** The Environmental Health section also recommend that a contaminated land investigation is carried out on the site. They suggest that the test would have to assess the risk of actual and potential gas production and soil contamination. If the site is considered suitable for residential use the report should detail what soil remediation or gas protection measures would be required. However, the Environmental Health section recommends that the application be refused, as they feel that this information should be available prior to the application being determined.

4. Given the previous on the history of this site and the views of the Environment Agency, it is considered that a refusal on the grounds of lack of information, regarding the possible presence of gas on the site, could not be substantiated.

6. **Recommendation** – To GRANT planning permission subject to the conditions as set out on the attached report, plus the condition recommended by the Environmental Health section below:

   18. No development approved by this permission shall be commenced prior to a contaminated land assessment and associated remedial strategy being submitted to and approved in writing by the Local Planning Authority. The scheme should comprise a contaminated land assessment and associated remedial strategy and works, together with a timetable of works, and should include the following:

       (a) i) The contaminated land assessment shall include a desk study to

be submitted to the Local Planning Authority for approval. The desk study shall detail the history of the site uses and propose a site investigation strategy based on the relevant information discovered by the desk study.

ii) The site investigation, including relevant soil, soil gas, surface and groundwater sampling, shall be carried out by a suitably qualified and accredited consultant/contractor in accordance with a Quality Assured sampling and analysis methodology.

iii) A site investigation report detailing all investigative works and sampling on site, together with the results of analysis, risk assessment to any receptors and a proposed remediation strategy shall be submitted to the Local Planning Authority. The Local Planning Authority shall approve such remedial works as required prior to any remediation commencing on site. The works shall be of such a nature so as to render harmless the identified contamination given the proposed end-use of the site and surrounding environment.

iv)Approved remediation works shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance. If during any works contamination is encountered which has not previously been identified then the additional contamination shall be fully assessed and an appropriate remediation scheme agreed with the Local Planning Authority.

(B) Except as otherwise agreed in wring by the Local Planning Authority, all works comprised within the scheme which are not within buildings shall be carried out before the commencement of any development approved by this permission, and all works within buildings shall be carried out before the occupation of any part of the building to which such internal works relate.

(C) Upon completion of the works, this condition shall not be discharged until a closure report has been submitted to and approved by the LPA. The closure report shall include details of the proposed remediation works and the quality assurance certificates to show that the works have been carried out in full in accordance with the approved methodology. Details of any post remediation sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure report together with the necessary documentation detailing what waste materials have been removed from the site.

Nicola Lake.

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

Appeal Decision

Hearing held on 29/09/1999

By Wm C Cunningham BSc(Hons) MA MCP MRTPI

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

28 OCT 1999

Appeal: T/APP/X0360/A/99/1024451/P4

- The appeal is made under Section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is brought by Messrs R Ridout and T Tunali against Wokingham District Council.
- The site is located at 68 - 70 Wargrave Road, Twyford, Berks.
- The application (ref: 99/69262/F), dated 3 March 1999, was refused on 7 June 1999.
- The development proposed is the demolition of No 70 Wargrave Road and the erection of a replacement dwelling, together with the erection of two new dwellings to the rear and a new access.

Decision: The appeal is dismissed.

Procedural matters

1. In a letter dated 20 August 1999 the Council withdrew reason for refusal No 2 which related to the lack of provision of a mix of dwelling types. The appeal will be considered on that basis.

The main issues

2. There are two main issues in this appeal. The first is the effect the proposal would have on the character and appearance of the surrounding urban locality. The second is the effect of the proposal on the living conditions of proposed and existing adjoining occupiers, with particular reference to privacy, and noise and disturbance.

Policies

3. The Development Plan for the area comprises the approved Berkshire Structure Plan, incorporating alterations (1998), and the adopted Loddon Area Local Plan (1995). Policy EN1 of the Structure Plan sets out a number of criteria to ensure development is appropriate to its location, including that it should at least maintain the character of its surroundings. Policy LH1 of the Local Plan states that the principle of residential development within identified settlements will be considered favourably subject to satisfying local environmental constraints. Further to that objective the policy contains a number of criteria including that development would have no significant adverse effect on the character of the area. Similarly, Policy LBE2 indicates that development that would be inappropriate in terms of its relationship with adjoining sites and buildings or which would adversely affect the character of an area will not normally be permitted.

4. Reference has also been made to the emerging Wokingham District Local Plan (deposit draft amended in 1999). Objections to this Plan are being considered at a Public Inquiry that commenced in October 1998. Policies WOS3 and WBE1 of this Plan contain a number

of development control and design principles respectively. These include that development is appropriate in character to the area, is not detrimental to the amenities of adjoining occupiers and is of a design that respects the local context.

Inspector's reasons

Character and Appearance

5. The appeal site is close to the middle of a group of 10 dwellings (Nos 58 – 76 Wargrave Road) on the east side of Wargrave Road. These properties are on plots about 100m long that back onto the King George's Field, a public open space used for ball games and other recreational activities. With the exceptions of two storey houses at Nos 76 and 60, the remaining eight properties comprise bungalows and chalet bungalows. With two storey houses fronting the west side of the road, the overall street scene along this part of Wargrave Road comprises well-landscaped front gardens with houses and bungalows visible, but not conspicuous, on both sides of the road. For the most part the rear gardens to Nos 58 - 76 are well landscaped and have a dense hedge between 3m and 5m high on the eastern boundary with the open space. When viewed from the east these properties and dwellings on the west side of Wargrave Road are for the most part fully screened, with only glimpses of parts of some of them obtained over and around the trees and other vegetation. The character and appearance of the appeal site locality when viewed from the east is therefore of low, detached, unobtrusive dwellings in large gardens with mature landscaping.

6. The appeal proposals would involve the replacement of No 70 with a two-storey house about 7.7m high to the ridge, together with the erection of two similar sized houses within what are currently the rear gardens of the appeal properties. These houses would be materially higher than the existing dwellings on the appeal site and adjoining. The main rear wall of the two houses within the rear gardens would be between 20m and 25m from the rear boundary with the open space. Based on the submitted written material, that presented at the Hearing and my site inspection, I consider the roofs and parts of the upper floors of the proposed houses would be visible above and around the hedges and other vegetation on the appeal site and along its front and rear boundaries. Retention and where appropriate reinforcement of the hedges and other vegetation on and close to the boundaries of the appeal site could be controlled by condition.

7. So far as the street scene is concerned, I do not consider the proposed houses, and in particular the replacement house for No 70 (plot 1), would be materially more conspicuous than the existing houses on both sides of the road. Referring to views from the east however, the two houses proposed close to the rear boundary of the appeal site would be substantially more visible than the existing houses on the site and in the near vicinity and would not maintain or enhance the character and appearance of the locality. They would represent a height of built development that in my view would appear obtrusive and incongruous and would not be appropriate in scale and impact close to this otherwise well landscaped edge to the open space. In this respect the proposed development would not comply with Policies EN1(i), LH1(B), LBE2, the relevant parts of WOS3(A) and (F), and WBE1(b) and (f).

Living Conditions

8. The proposed house on plot No 1 would replace, on a similar siting, a chalet bungalow. This existing dwelling has first floor dormer windows on the front and rear elevations. In terms of overlooking therefore, the proposed house would have an impact on the adjoining

premises comparable to the existing situation and would be consistent with the normal situation that prevails between adjoining properties.

9. There would be a degree of intervisibility between the fronts of the houses proposed on plots No 2 and 3 and the rear of No 68 and of the house proposed on plot No 1. I consider the intervening distances of about 40m, together with the opportunities to reinforce the existing on-site landscaping, would ensure that overlooking between these properties was maintained at a level that would not unduly affect the level of privacy of residents of these existing and proposed dwellings.

10. Parts of the dwellings that are proposed on plots No 2 and 3 would be visible from neighbouring premises to the south and north of the appeal site. The distances proposed between these dwellings, together with the intervening boundary planting that comprises high beech and evergreen hedges and includes semi mature trees, would however ensure these neighbouring properties and their respective gardens were adequately screened from the proposed houses and their gardens. In reaching this view I have taken into account that parts of the intervening hedges and other vegetation are within the control of the adjoining landowners. In addition, a condition requiring suitable boundary treatment to minimise visibility between adjoining garden areas could be imposed.

11. The appeal proposal would involve the erection of two dwellings within what is currently a rear garden area. This would introduce vehicular movements and increase the intensity of domestic activity carried out within this area. As a result the status quo in terms of noise and disturbance experienced by residents of existing nearby properties and users of the adjoining open space would be changed, but not in my view to an extent that would justify refusing the proposed development.

12. In the light of the above assessment I consider the proposed development would not lead to an unacceptable level of overlooking and subsequent loss of privacy, either within the proposed scheme or with neighbouring premises. Nor would it intensify the use of the rear garden area to an extent that would materially increase the general noise and disturbance experienced within the adjoining private and public areas. In these respects the appeal proposals would comply with Policy WBE1(h) and the relevant part of Policy WOS3(A).

Other Matters

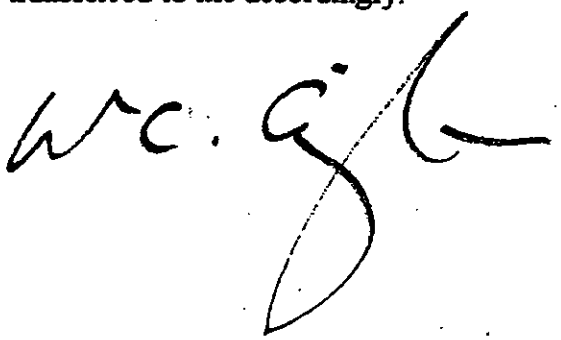
13. All other matters raised in the written representations and at the Hearing have been considered including reference made on behalf of the appellants to Policies LWE4 and WLL9 of the Local Plan and emerging District Plan respectively. These policies provide protection for defined sites of urban landscape value. It was pointed out that the appeal site and the adjoining open space are not included in the defined list of sites and as such are not subject to these policies. As stated in paragraph 2.3.34 of the Local Plan, the defined sites are particularly important to be retained. These two policies and the fact that they do not apply to the appeal site do not therefore reduce or otherwise change the need for the proposed development to comply with the more general provisions of the policies set out in paragraphs 3 and 4 above.

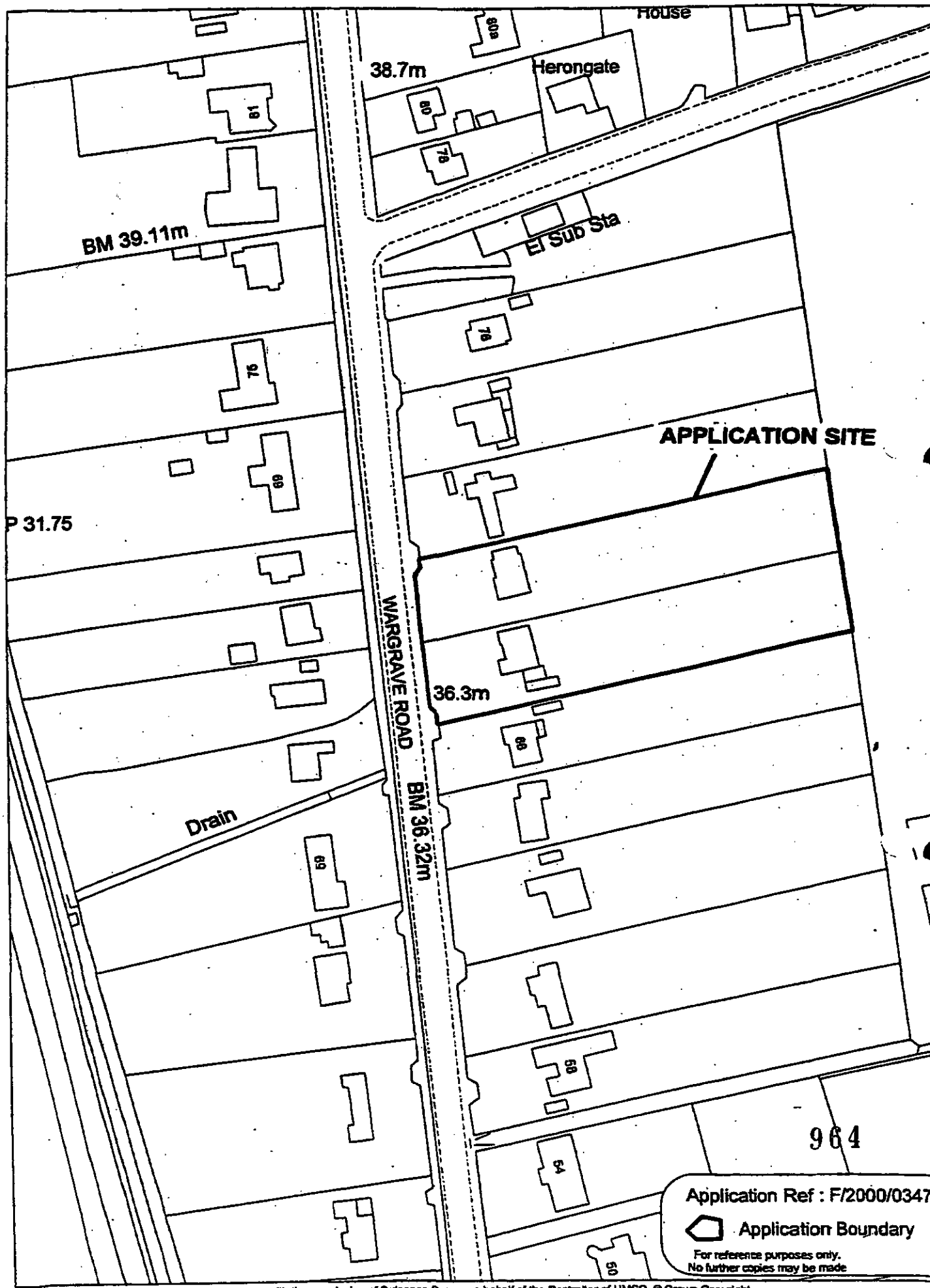
14. I have also considered references made on behalf of the appellants to a number of 'backland' developments in the locality. It was submitted that these establish local precedents and illustrate that such development is appropriate in this area. In addition, the Council expressed concerns regarding precedence and what it considers to be the piecemeal nature of the appeal proposals. It is a planning principle that every application is considered on its

merits. In any event I consider the circumstances surrounding the appeal site, and in particular its relationship to the adjoining open space, sets it apart from these other sites. As this appeal is to be dismissed the Council's concerns do not apply. These other matters do not outweigh the main considerations that have led to my decision.

Conclusions

15. For the reasons given above I conclude that the harm the proposed development would have on the character and appearance of the area would be sufficient, in itself, to justify refusing the application. The appeal should not therefore, on balance, succeed and I shall exercise the powers transferred to me accordingly.





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Development Control Section, Environmental Services, Wokingham District Council.

Scale: 1 : 1250

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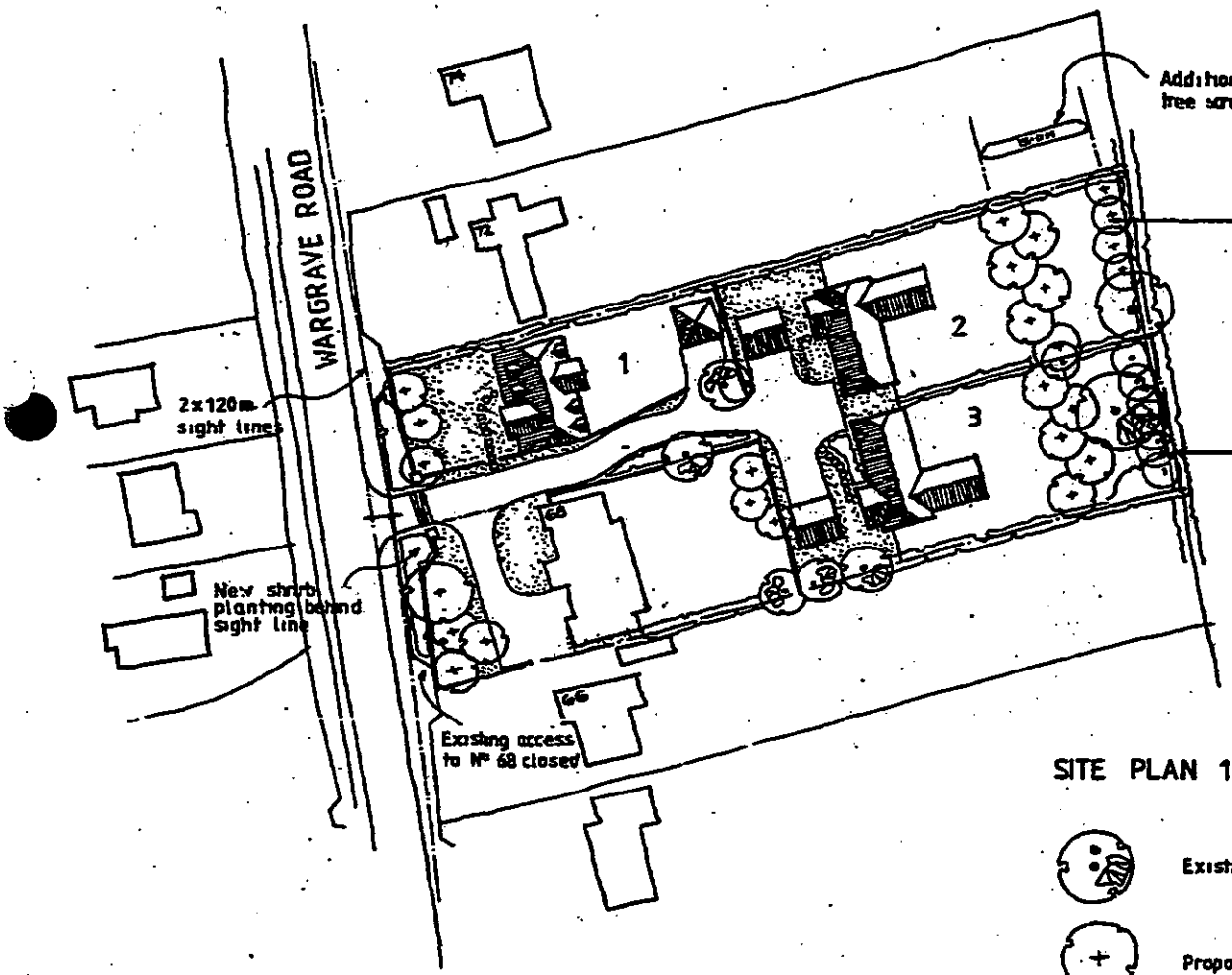


SITE PLAN 1:500

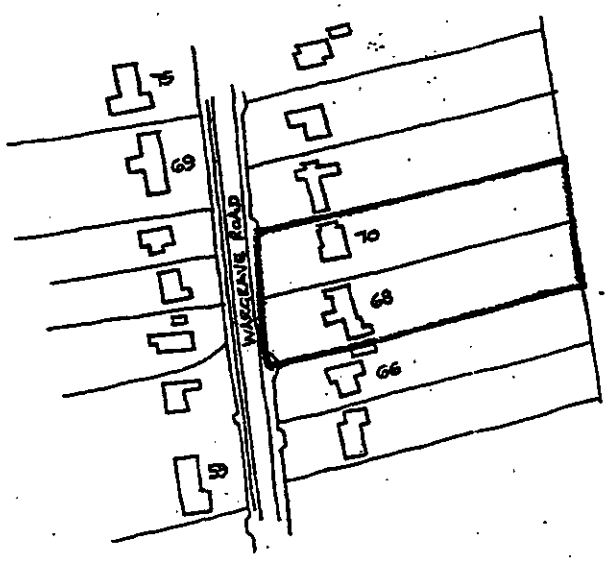
N

10 JAN 2000

Existing tree retained

Proposed new

Existing hedge retained



LOCATION PLAN 1:1250

N

LAND TO REAR OF
68-70 WARGRAVE ROA
TWYFORD

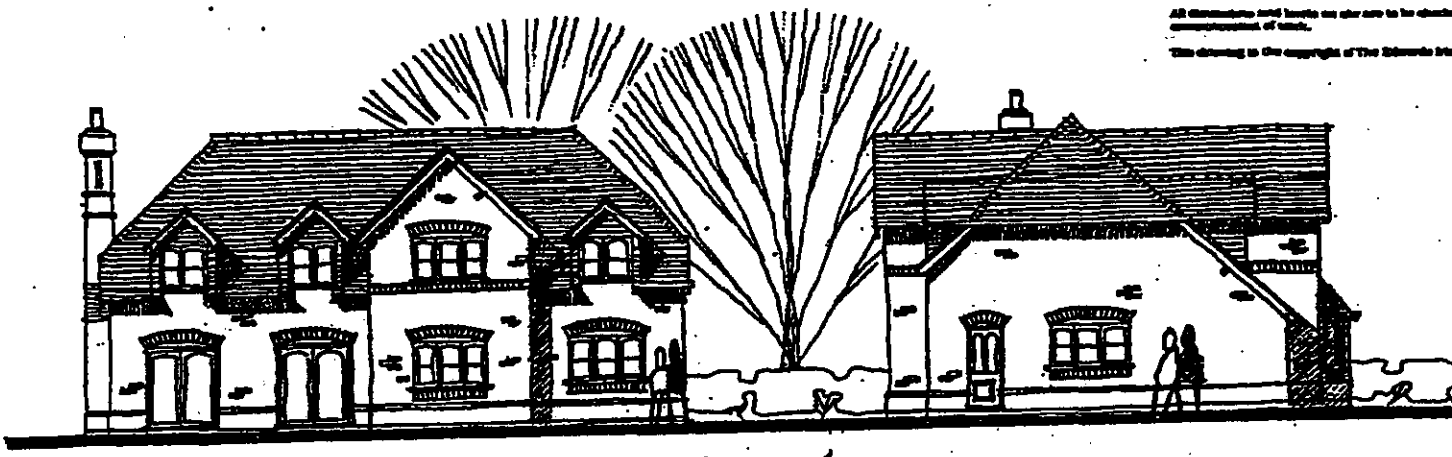
R RIDOUT AND A TUNA

SITE PLAN

1:500

12/9

965 The Edwards Irish Partner
Architects & Surveyors
36 Langborough Road, Wokingham, Berks. R
Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: th



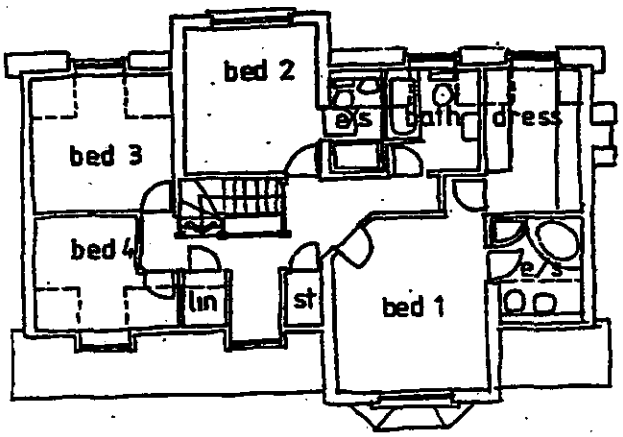
REAR ELEVATION

SIDE ELEVATION

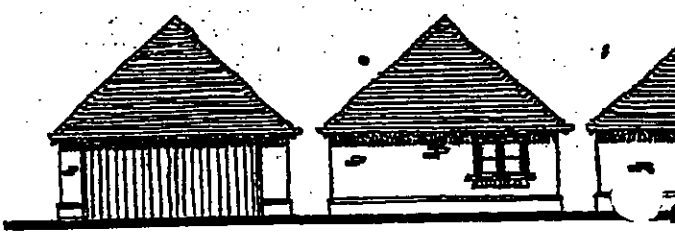


FRONT ELEVATION

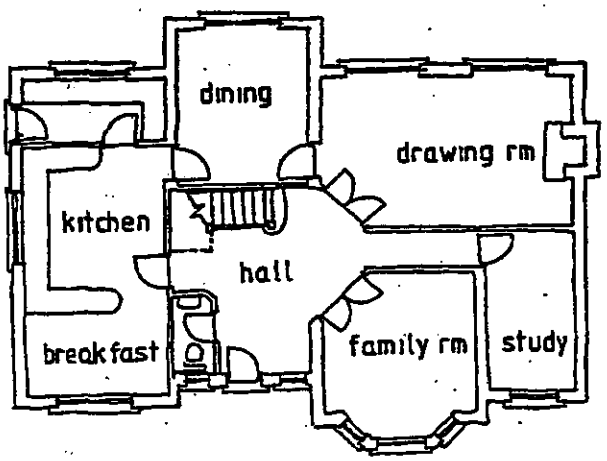
SIDE ELEVATION



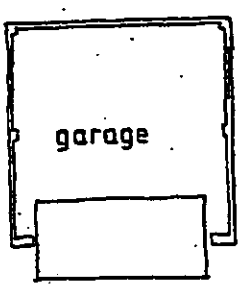
FIRST FLOOR PLAN 1:100



GARAGE ELEVATIONS
front side side



GROUND FLOOR PLAN 1:100



567
966 GARAGE PLAN

LAND TO REAR OF
68-70 WARGRAVE
TWYFORD

R RIDOUT & A TUN

PLOT 1

1:100 2

The Edwards Irish Par
Architects & Survey

Job 1278 Dwg.

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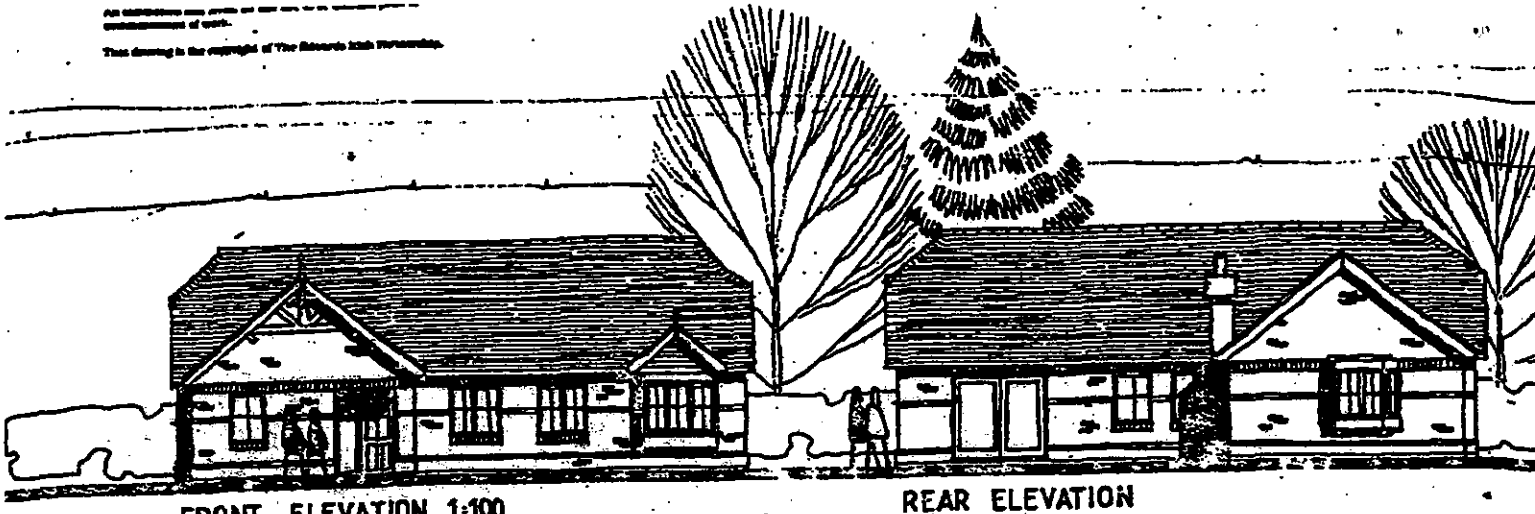


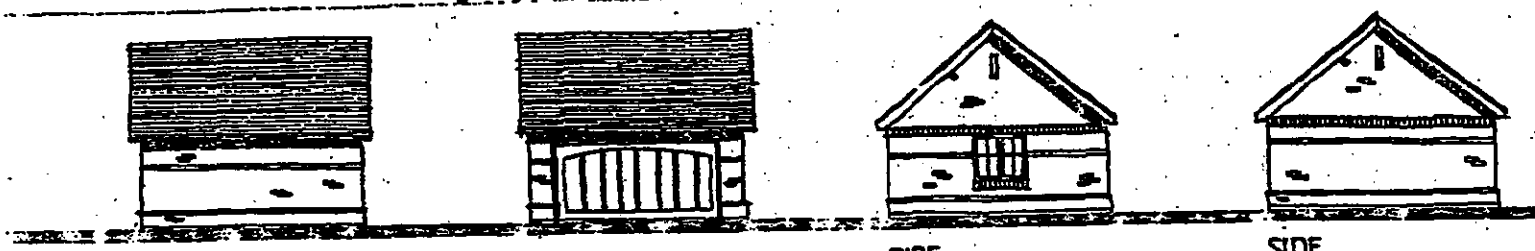
FRONT ELEVATION 1:100

REAR ELEVATION



SIDE ELEVATION

SIDE ELEVATION

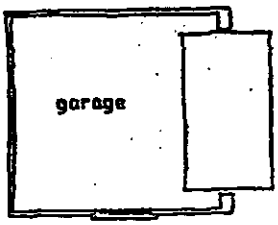


GARAGE REAR ELEVATION

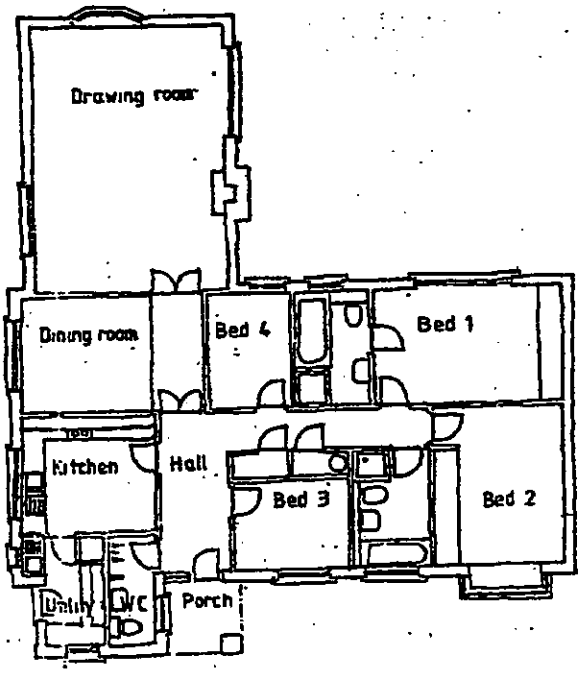
FRONT

SIDE

SIDE



GARAGE PLAN



LAND TO REAR OF
68-70 WARGRAVE ROAD
TWYFORD

R RIDOUT AND A TUNALI

PLOT 2 HOUSE

1:100 12/99

The Edwards Irish Partnership
Architects & Surveyors
35 Lough Road, Wokingham, Berks. RG40 2ST
Tel: 01189894403 Fax: 01189894383 E-mail: theirishpartnership.net

Job 1278 Dwg. 14

568

BUNGALOW PLAN 1:100

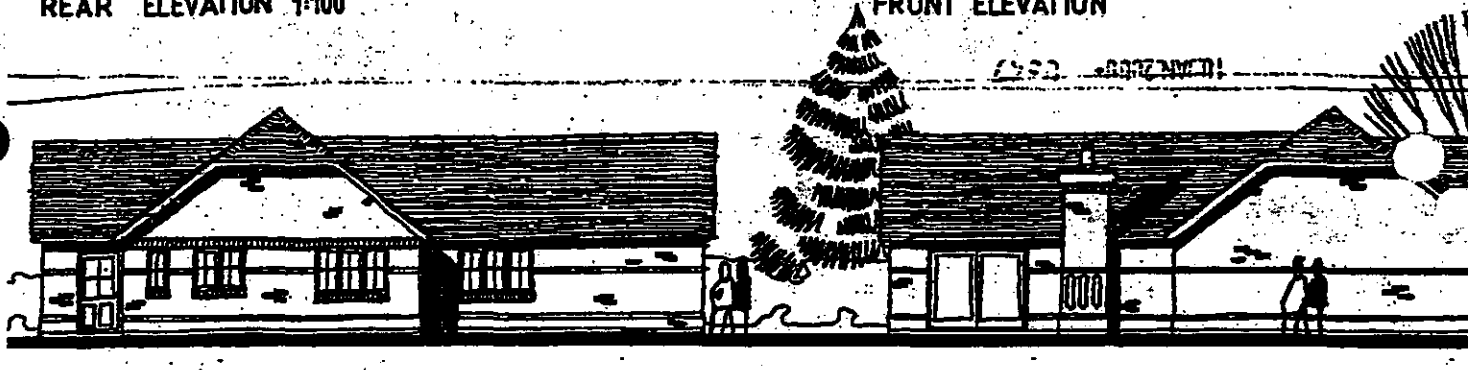
967

Notes



REAR ELEVATION 1:100

FRONT ELEVATION



SIDE ELEVATION

SIDE ELEVATION

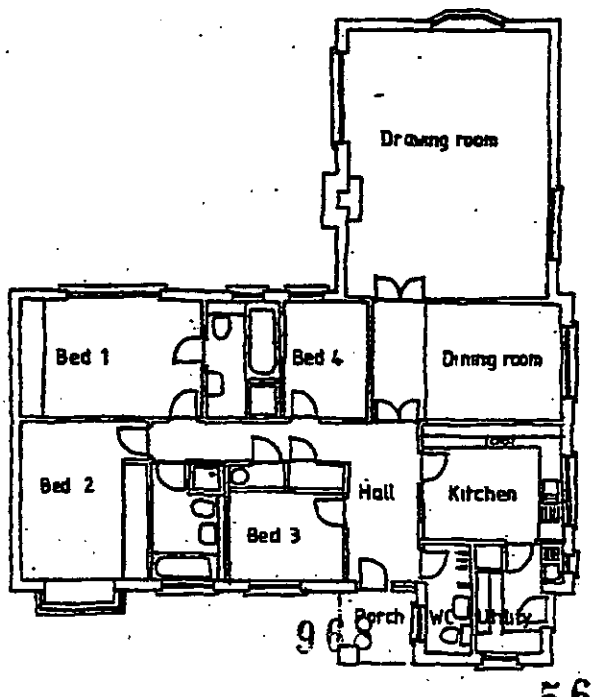


GARAGE SIDE 1:100

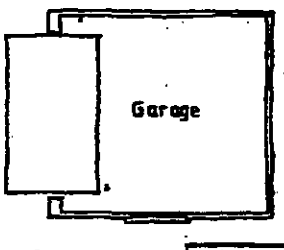
SIDE

FRONT

REAR



BUNGALOW PLAN 1:100



GARAGE PLAN

LAND TO REAR OF
68-70 WARGRAVE R
TWYFORD

R RIDOUT AND. A TU

PLOT 3 HOUSE

1:100

The Edwards Irish Part
Architects & Surveyo

Notes

LAND TO REAR OF
68-70 WARGRAVE ROAD
TWYFORD

R RIDOUT AND A TUNALI

SECTION THROUGH SITE

1 200 | 21/02/0

The Edwards Irish Partnership
Architects & Surveyors

969

67

Application No	Received	Twyford	Listed by
F/2000/0347	10.01.00		Cllr Conway.

Applicant: Mr Ridout & Mr Tunali
Location : 68 & 70 Wargrave Road, Twyford.
Proposal : Proposed demolition of 70 Wargrave road and erection of a replacement dwelling and garage together with the erection

1. This application was deferred at the Development Control Sub-committee of the 23 May 2000, to allow Members to carry out a site visit. The site visit took place on the 31 May 2000. The application was then return to the Development control Committee of the 7 June with a recommendation to again grant planning permission subject to the original recommended conditions plus an additional five conditions. However, it was drawn to officers' attention that the application was within 50m of a former land-fill site, on King George's Field. The Environment Agency had not been consulted. Therefore Members deferred the application for a second time to allow officers to seek the observations of the Environment Agency and Environmental Health staff.

2. **Environment Agency.** The Environment Agency have stated that they have no objection to the principle of the development, subject to the imposition of a condition which would require the applicants to carry out a Landfill gas risk assessment. The condition would also have to propose a scheme to deal with an mitigating effects of any migrating gas found to be on the site.

3. **Environmental Health.** The Environmental Health section also recommend that a contaminated land investigation is carried out on the site. They suggest that the test would have to assess the risk of actual and potential gas production and soil contamination. If the site is considered suitable for residential use the report should detail what soil remediation or gas protection measures would be required. However, the Environmental Health section recommends that the application be refused, as they feel that this information should be available prior to the application being determined.

4. Given the previous on the history of this site and the views of the Environment Agency, it is considered that a refusal on the grounds of lack of information, regarding the possible presence of gas on the site, could not be substantiated.

6. **Recommendation** – To GRANT planning permission subject to the conditions as set out on the attached report, plus the condition recommended by the Environmental Health section below:

   18. No development approved by this permission shall be commenced prior to a contaminated land assessment and associated remedial strategy being submitted to and approved in writing by the Local Planning Authority. The scheme should comprise a contaminated land assessment and associated remedial strategy and works, together with a timetable of works, and should include the following:

       (a) i) The contaminated land assessment shall include a desk study to

be submitted to the Local Planning Authority for approval. The desk study shall detail the history of the site uses and propose a site investigation strategy based on the relevant information discovered by the desk study.

ii) The site investigation, including relevant soil, soil gas, surface and groundwater sampling, shall be carried out by a suitably qualified and accredited consultant/contractor in accordance with a Quality Assured sampling and analysis methodology.

iii) A site investigation report detailing all investigative works and sampling on site, together with the results of analysis, risk assessment to any receptors and a proposed remediation strategy shall be submitted to the Local Planning Authority. The Local Planning Authority shall approve such remedial works as required prior to any remediation commencing on site. The works shall be of such a nature so as to render harmless the identified contamination given the proposed end-use of the site and surrounding environment.

iv)Approved remediation works shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance. If during any works contamination is encountered which has not previously been identified then the additional contamination shall be fully assessed and an appropriate remediation scheme agreed with the Local Planning Authority.

(B) Except as otherwise agreed in wring by the Local Planning Authority, all works comprised within the scheme which are not within buildings shall be carried out before the commencement of any development approved by this permission, and all works within buildings shall be carried out before the occupation of any part of the building to which such internal works relate.

(C) Upon completion of the works, this condition shall not be discharged until a closure report has been submitted to and approved by the LPA. The closure report shall include details of the proposed remediation works and the quality assurance certificates to show that the works have been carried out in full in accordance with the approved methodology. Details of any post remediation sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure report together with the necessary documentation detailing what waste materials have been removed from the site.

Nicola Lake.

Application No	Received	Twyford	Listed By
F/2000/0347	10.01.00		Cllr Conway.

Applicant: Mr Ridout & Mr Tunali
Location : 68 & 70 Wargrave Road, Twyford.
Proposal : Proposed demolition of 70 Wargrave Road and erection of a replacement dwelling and garage together with the erection of two new dwellings with garages at the rear of number 68 and 70.

1. This application was deferred at the Development Control Committee on the 23 May 2000, to allow Members to carry out a site visit. The site visit took place on the 31 May 2000.

2. **Recommendation** – To GRANT planning permission subject to the conditions as set out on the attached report, plus the five following landscaping conditions:

Conditions.

13. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas and hard surfacing materials.

14. Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed number/densities where appropriate; implementation and maintenance programme.

15. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed with the Local Planning Authority.

16. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons (1 November - 31 March) following the first occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become dangerous, damaged or diseased shall be replaced in the next planting season with others of similar size and species.

17. The development shall not commence until details of all boundary treatment has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the Local Planning Authority and thereafter maintained as such.

Reasons.

13, 14, 15, 16 & 17. – In the interests of the character and amenities of the locality

Nicola Lake.

NICOLA

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

Appeal Decision

Hearing held on 29/09/1999

By Wm C Cunningham BSc(Hons) MA MCP MRTPI

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

28 OCT 1999

Appeal: T/APP/X0360/A/99/1024451/P4

- The appeal is made under Section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is brought by Messrs R Ridout and T Tunali against Wokingham District Council.
- The site is located at 68 – 70 Wargrave Road, Twyford, Berks.
- The application (ref: 99/69262/F), dated 3 March 1999, was refused on 7 June 1999.
- The development proposed is the demolition of No 70 Wargrave Road and the erection of a replacement dwelling, together with the erection of two new dwellings to the rear and a new access.

Decision: The appeal is dismissed.

Procedural matters

1. In a letter dated 20 August 1999 the Council withdrew reason for refusal No 2 which related to the lack of provision of a mix of dwelling types. The appeal will be considered on that basis.

The main issues

2. There are two main issues in this appeal. The first is the effect the proposal would have on the character and appearance of the surrounding urban locality. The second is the effect of the proposal on the living conditions of proposed and existing adjoining occupiers, with particular reference to privacy, and noise and disturbance.

Policies

3. The Development Plan for the area comprises the approved Berkshire Structure Plan, incorporating alterations (1998), and the adopted Loddon Area Local Plan (1995). Policy EN1 of the Structure Plan sets out a number of criteria to ensure development is appropriate to its location, including that it should at least maintain the character of its surroundings. Policy LH1 of the Local Plan states that the principle of residential development within identified settlements will be considered favourably subject to satisfying local environmental constraints. Further to that objective the policy contains a number of criteria including that development would have no significant adverse effect on the character of the area. Similarly, Policy LBE2 indicates that development that would be inappropriate in terms of its relationship with adjoining sites and buildings or which would adversely affect the character of an area will not normally be permitted.

4. Reference has also been made to the emerging Wokingham District Local Plan (deposit draft amended in 1999). Objections to this Plan are being considered at a Public Inquiry that commenced in October 1998. Policies WOS3 and WBE1 of this Plan contain a number

of development control and design principles respectively. These include that development is appropriate in character to the area, is not detrimental to the amenities of adjoining occupiers and is of a design that respects the local context.

Inspector's reasons

Character and Appearance

5. The appeal site is close to the middle of a group of 10 dwellings (Nos 58 – 76 Wargrave Road) on the east side of Wargrave Road. These properties are on plots about 100m long that back onto the King George's Field, a public open space used for ball games and other recreational activities. With the exceptions of two storey houses at Nos 76 and 60, the remaining eight properties comprise bungalows and chalet bungalows. With two storey houses fronting the west side of the road, the overall street scene along this part of Wargrave Road comprises well-landscaped front gardens with houses and bungalows visible, but not conspicuous, on both sides of the road. For the most part the rear gardens to Nos 58 - 76 are well landscaped and have a dense hedge between 3m and 5m high on the eastern boundary with the open space. When viewed from the east these properties and the dwellings on the west side of Wargrave Road are for the most part fully screened, with only glimpses of parts of some of them obtained over and around the trees and other vegetation. The character and appearance of the appeal site locality when viewed from the east is therefore of low, detached, unobtrusive dwellings in large gardens with mature landscaping.

6. The appeal proposals would involve the replacement of No 70 with a two-storey house about 7.7m high to the ridge, together with the erection of two similar sized houses within what are currently the rear gardens of the appeal properties. These houses would be materially higher than the existing dwellings on the appeal site and adjoining. The main rear wall of the two houses within the rear gardens would be between 20m and 25m from the rear boundary with the open space. Based on the submitted written material, that presented at the Hearing and my site inspection, I consider the roofs and parts of the upper floors of the proposed houses would be visible above and around the hedges and other vegetation on the appeal site and along its front and rear boundaries. Retention and where appropriate reinforcement of the hedges and other vegetation on and close to the boundaries of the appeal site could be controlled by condition.

7. So far as the street scene is concerned, I do not consider the proposed houses, and in particular the replacement house for No 70 (plot 1), would be materially more conspicuous than the existing houses on both sides of the road. Referring to views from the east however, the two houses proposed close to the rear boundary of the appeal site would be substantially more visible than the existing houses on the site and in the near vicinity and would not maintain or enhance the character and appearance of the locality. They would represent a height of built development that in my view would appear obtrusive and incongruous and would not be appropriate in scale and impact close to this otherwise well landscaped edge to the open space. In this respect the proposed development would not comply with Policies EN1(i), LH1(B), LBE2, the relevant parts of WOS3(A) and (F), and WBE1(b) and (f).

Living Conditions

8. The proposed house on plot No 1 would replace, on a similar siting, a chalet bungalow. This existing dwelling has first floor dormer windows on the front and rear elevations. In terms of overlooking therefore, the proposed house would have an impact on the adjoining

premises comparable to the existing situation and would be consistent with the norma situation that prevails between adjoining properties.

9. There would be a degree of intervisibility between the fronts of the houses proposed on plot No 2 and 3 and the rear of No 68 and of the house proposed on plot No 1. I consider the intervening distances of about 40m, together with the opportunities to reinforce the existing on-site landscaping, would ensure that overlooking between these properties was maintained at a level that would not unduly affect the level of privacy of residents of these existing and proposed dwellings.

10. Parts of the dwellings that are proposed on plots No 2 and 3 would be visible from neighbouring premises to the south and north of the appeal site. The distances proposed between these dwellings, together with the intervening boundary planting that comprises high beech and evergreen hedges and includes semi mature trees, would however ensure these neighbouring properties and their respective gardens were adequately screened from the proposed houses and their gardens. In reaching this view I have taken into account that parts of the intervening hedges and other vegetation are within the control of the adjoining landowners. In addition, a condition requiring suitable boundary treatment to minimise e visibility between adjoining garden areas could be imposed.

11. The appeal proposal would involve the erection of two dwellings within what is currently a rear garden area. This would introduce vehicular movements and increase the intensity of domestic activity carried out within this area. As a result the status quo in terms of noise and disturbance experienced by residents of existing nearby properties and users of the adjoining open space would be changed, but not in my view to an extent that would justify refusing the proposed development.

12. In the light of the above assessment I consider the proposed development would not lead to an unacceptable level of overlooking and subsequent loss of privacy, either within the proposed scheme or with neighbouring premises. Nor would it intensify the use of the rear garden area to an extent that would materially increase the general noise and disturbance experienced within the adjoining private and public areas. In these respects the appeal proposals would comply with Policy WBE1(h) and the relevant part of Policy WOS3(A).

Other Matters

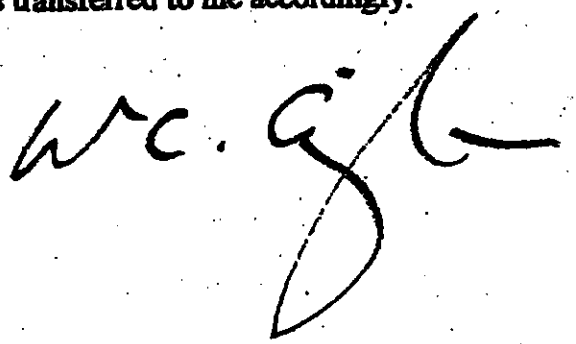
13. All other matters raised in the written representations and at the Hearing have been considered including reference made on behalf of the appellants to Policies LWE4 and WLL9 of the Local Plan and emerging District Plan respectively. These policies provide protection for defined sites of urban landscape value. It was pointed out that the appeal site and the adjoining open space are not included in the defined list of sites and as such are not subject to these policies. As stated in paragraph 2.3.34 of the Local Plan, the defined sites are particularly important to be retained. These two policies and the fact that they do not apply to the appeal site do not therefore reduce or otherwise change the need for the proposed development to comply with the more general provisions of the policies set out in paragraphs 3 and 4 above.

14. I have also considered references made on behalf of the appellants to a number of 'backland' developments in the locality. It was submitted that these establish local precedents and illustrate that such development is appropriate in this area. In addition, the Council expressed concerns regarding precedence and what it considers to be the piecemeal nature of the appeal proposals. It is a planning principle that every application is considered on its

merits. In any event I consider the circumstances surrounding the appeal site, and in particular its relationship to the adjoining open space, sets it apart from these other sites. As this appeal is to be dismissed the Council's concerns do not apply. These other matters do not outweigh the main considerations that have led to my decision.

Conclusions

15. For the reasons given above I conclude that the harm the proposed development would have on the character and appearance of the area would be sufficient, in itself, to justify refusing the application. The appeal should not therefore, on balance, succeed and I shall exercise the powers transferred to me accordingly.



Application No	Received	Twyford	Listed By
F/2000/0347	10.01.00		Cllr Conway.

Applicant: Mr Ridout & Mr Tunali
Location : 68 & 70 Wargrave Road, Twyford.
Proposal : **Proposed demolition of 70 Wargrave Road and erection of a replacement dwelling and garage together with the erection of two dwellings with garages at the rear of number 68 and 70.**

1. **Planning History** – The site for the two new dwellings is located to the rear of numbers 68 and 70. The area to the rear of the application site is King George's Field, which is an open recreation area. A previous application for two, 2-storey dwellings and a similar replacement dwelling for number 70 was refused planning permission in June 1999 and was dismissed on appeal in October 1999, due to the detrimental impact the proposal would have upon the character and appearance of the surrounding area.

2. **Proposal** – The proposed development is for a replacement dwelling for number 70, and for two new, single storey, detached dwelling with garages, to the rear of the existing dwellings. The properties will be accessed off a central shared drive which will run between the new dwelling on number 70 and the existing dwelling on number 68.

   The application has been listed for determination by the Development Control Sub-Committee by Cllr Conway, who is concerned that the proposed development would have a detrimental impact upon the character and appearance of the site area.

3. **Consultations** -
   - ***Twyford Parish Council:*** Object (see attached comments).
   - ***Highways:*** No Objection subject to conditions.
   - ***Landscaping:*** No Objection subject to conditions.
   - ***Letters:*** 5 letters of objection from Neighbouring dwellings. The objections are as follows:
     1. Overlooking and loss of privacy of the neighbouring dwellings.
     2. Overshadowing of adjacent dwellings.
     3. Impact upon highway safety.
     4. Out of character with the surrounding properties.
     5. Would set a precedent for further such development.
     6. Overcrowding of the site.
     7. It would be piecemeal development.
     8. Impact on the character and appearance of the surrounding urban locality.

4. **Appraisal** – The main issues are:

   A. Impact upon the residential amenity of the neighbouring dwellings. (LBE1 and LBE2 of the Loddon Area Local Plan; Policies WOS3 and WBE1 of the Wokingham District Local Plan).

B. Impact upon the character and appearance of the surrounding area. (LBE1 and LBE2 of the Loddon Area Local Plan; WOS3 and WBE1 of the Wokingham District Local Plan).
C. Impact upon highway safety. (LT5 of the Loddon Area Local Plan and WT6 and WT7 of the Wokingham District Local Plan).
D. Concerns of the Parish Council and local residents.

A. Impact upon the residential amenity of the neighbouring dwellings.
The proposed development is for a replacement two storey dwelling at number 70 Wargrave Road, with two new, single storey, detached dwellings within the rear garden area of both numbers 68 and 70. The proposed new dwellings would have a ridge height of 6m and would be set 5m in from the application site's boundaries. The dwellings are single storey with no first floor accommodation or windows.

The proposed development will not overlook, overshadow or overbear the adjacent dwellings. The planning inspector, when considering the previously refused application, stated that he considered that:

"..the proposed development would not lead to an unacceptable level of overlooking and subsequent loss of privacy, either within the scheme or with neighbouring premises."

These comment were made during consideration of a scheme which was for two storey dwellings with a ridge heights of 7.7m.

Given this context it is considered that, the proposed development will have no significant detrimental impact upon the residential amenity of the neighbouring properties and is in accordance with the policies of the local plan.

B. Impact upon the character and appearance of the surrounding area.
The proposed replacement dwelling is a two storey chalet style property, with front and rear dormer windows. The design and scale of the proposed dwelling is in keeping with the character of the wider area and will have no detrimental impact upon the street scene. It is a similar design to that of the replacement dwelling on the previous application and appeal. The planning inspector in his statement of that appeal said:

"So far as the street scene is concerned, I do not consider the proposed houses and in particular the replacement house for number 70, would be materially more conspicuous than the existing houses on both sides of the road."

In his assessment of the previous application, the inspector focused upon the impact of the proposed development upon the open recreation area to the rear of the site. He considered that the roof and upper parts of the previously refused dwellings would have been visible above and around the hedge and vegetation at the rear of the site. He stated that the two houses proposed close to the rear boundary would be substantially more visible than the existing houses and would not maintain or enhance the character or appearance of the locality. He continued on to stated that, they would represent a height of built development that in his view would appear obtrusive and incongruous and

would not be appropriate in scale and impact close to this otherwise well landscaped edge to the open space.

The current proposal for the new dwellings to the rear of the site, have been revised to have a ridge height of 6m. This is a 1.7m reduction over the previously refused application. The dwellings would be set a minimum of 23.5m from the rear boundary of the site. This distance increases to 27.5m at the furthest point. The applicants have also proposed a second row of screening set 15m in from the existing rear landscaping, which is currently of a height between 3 to 5m. This will still result in a rear garden distance of 15m from the main rear building line of the proposed dwellings to the closest new tree.

The proposed development will have a new dwelling density of only 9.3 house per hectare; this is well below the new standards as set out in PPG3. However, this is an increase in the existing density and by virtue of its backland nature and its close proximity to the recreation area, it would b difficult to attain a higher density in an acceptable manner.

As such, the proposed development would have no significant detrimental impact upon the character and appearance of the surrounding area and as such is in accordance with the policies of the local plan.

C. Impact upon highway safety.
The proposed development will be accesses off a single shared driveway which will serve all four dwellings. The Highway Authority is satisfied that the proposed development will have meet the district's vehicle parking and access requirements, subject to the imposition of relevant conditions. As such the proposed development will have no detrimental impact upon the highway safety.

D. Concerns of the Parish Council and local residents.
The concerns of the Parish Council and the local residents have been noted and considered in the above appraisal. However, a local resident and t Parish Council have both raised the issues of precedent and piecemeal development. The planning inspector considered both of these issues during the recent appeal. He stated that every planning application must be considered on its own merits.

5. **Conclusion** – The proposed development will have no detrimental impact upon the residential amenity of the neighbouring dwellings and is both in keeping with the character and appearance of the surrounding area.

6. **Recommendation** – To GRANT planning permission subjection to the following conditions:

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

2. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

3. Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that order) no building, extensions, alterations, or additional windows permitted by classes A, B, C, D or E of schedule 2, Part 1 of the 1995 Order shall be carried out without the prior written permission of the Local Planning Authority.

4. Prior to the commencement of development details of the proposed slab levels of the proposed dwellings shall be submitted to and approved in writing by the Local Planning Authority. The constructed development shall not vary from the approved levels.

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

6. The dwelling hereby permitted shall not be occupied until space has been provided within the curtilage for vehicles to turn so that they may enter and leave the site in a forward gear and this space shall thereafter be maintained at all times for this purpose.

7. Before the development hereby permitted is commenced the vehicular access proposed shall be formed and provided with visibility splays shown on the approved drawing number 1273/11 The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height and so maintained at all times.

8. Provision shall be made to accommodate all site operatives' visitors' and construction vehicles loading, off-loading, parking and turning within the site during the construction period in accordance with details to be submitted to and agreed in writing by the Local Planning Authority.

9 Adequate precautions shall be taken during the construction period to prevent the deposit of mud and similar debris on the adjacent public highways in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

10. Prior to the occupation of any of the dwellings hereby approved the existing vehicle access to number 68 Wargrave Road Shall be stopped up and permanently abandoned, and the footway and verge crossing shall be reinstated in accordance with a scheme which will be submitted to and approved in writing by the Local Planning Authority, prior to the commencement of the development hereby approved. The new access shall be completed prior to the occupation of any of the dwellings hereby permitted.

11. The bin store is to be located not more than 25m from the highway boundary.

12. No construction work of any sort shall take place other than between the hours of 8.00 am and 6.00 pm Monday to Fridays and 8.00 am to 1.30 pm Saturdays and no work shall take place on Sundays or Bank Holidays.

Reasons.

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

2. To ensure a satisfactory external appearance.

3 & 4. To safeguard the amenities of neighbouring residents and the locality.

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

6 & 7. In the interests of highway safety.

8. In the interests of highway safety and convenience.

9 & 10. In the interests of highway safety.

11. In order to provide adequate carrying distances for refuse collection in the interests of amenity.

Nicola Lake.

WOKINGHAM DISTRICT COUNCIL

PARISH COUNCIL OBSERVATION SHEET

PLANNING SERVICES
POL
DC
APP
GS
COPIES TO:

PLANNING APPLICATION APPLICATION NO. F/2000/0347

Parish: TWYFORD

Proposal: Erection of 2 dwellings with garages and demolition of 70 Wargrave Rd and erection of a replacement dwelling and garage.

Officer: Nicola Lake

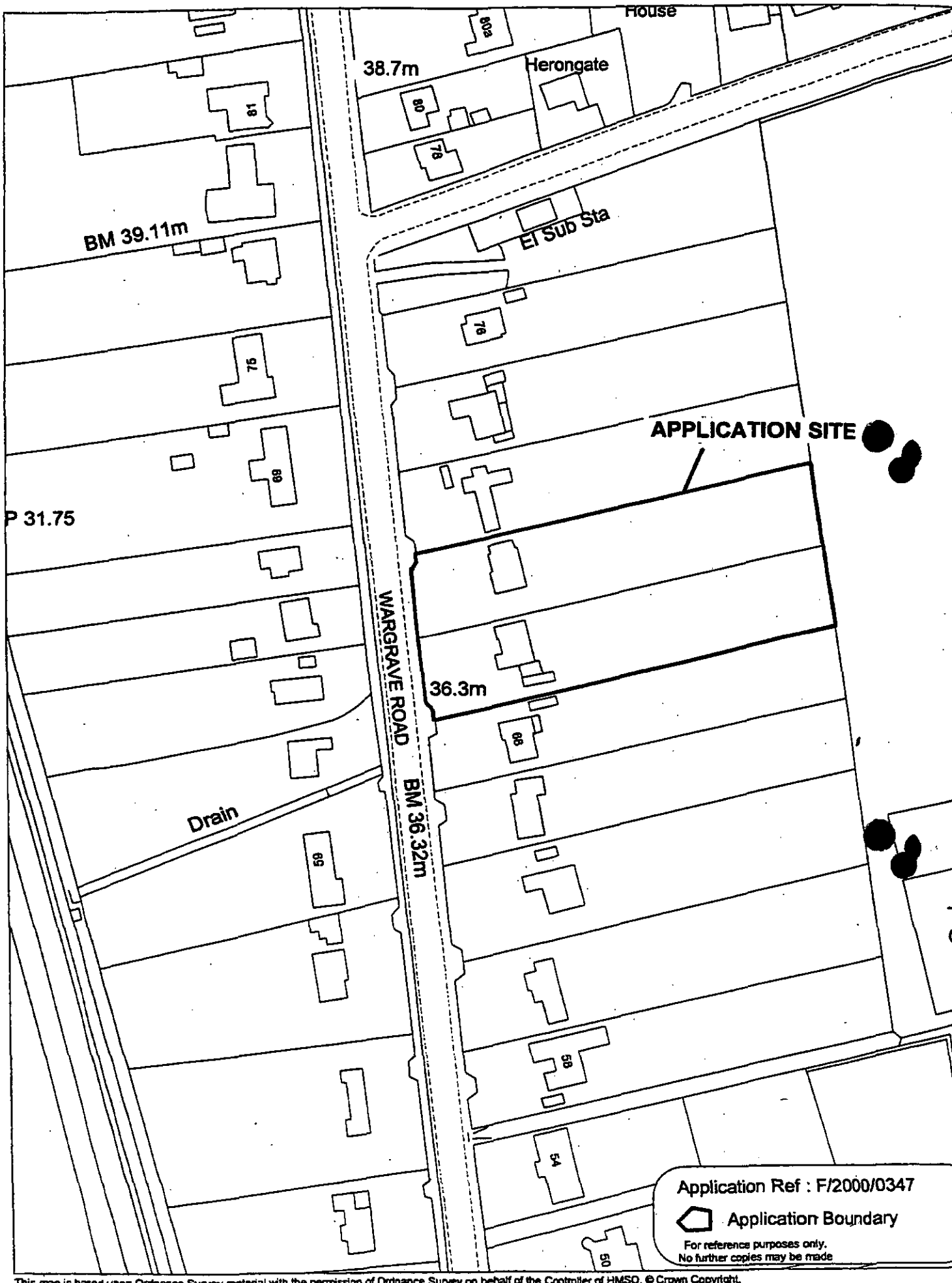
Address: 68 - 70 Wargrave Road, Twyford

Applicant: Mr Ridout and Mr Tunali c/o The Edwards Irish Partnership

The Parish Council would like to make the following comments:-

i) As the front property is shown as a house and the adjacent properties are bungalows it will be out of keeping with the rest of that section properties.
ii) The footprint of number 68 now appears to have changed is this an error?
iii) The rear garden of plot 1 is sub standard
iv) Are any trees to be felled?
v) The Council is concerned that the usage of the recreation ground immediately behind the rear properties may be affected. In particular the Annual bonfire carnival may not be permitted.
vi) This development may set a precedent for the rest of that section of Wargrave Road.

Mrs A Jacobs
Clerk
07.02.00



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Development Control Section, Environmental Services, Wokingham District Council.

23 May 2000

Scale: 1 : 1250

Notes

All dimensions and levels on site are to be checked prior to commencement of work.

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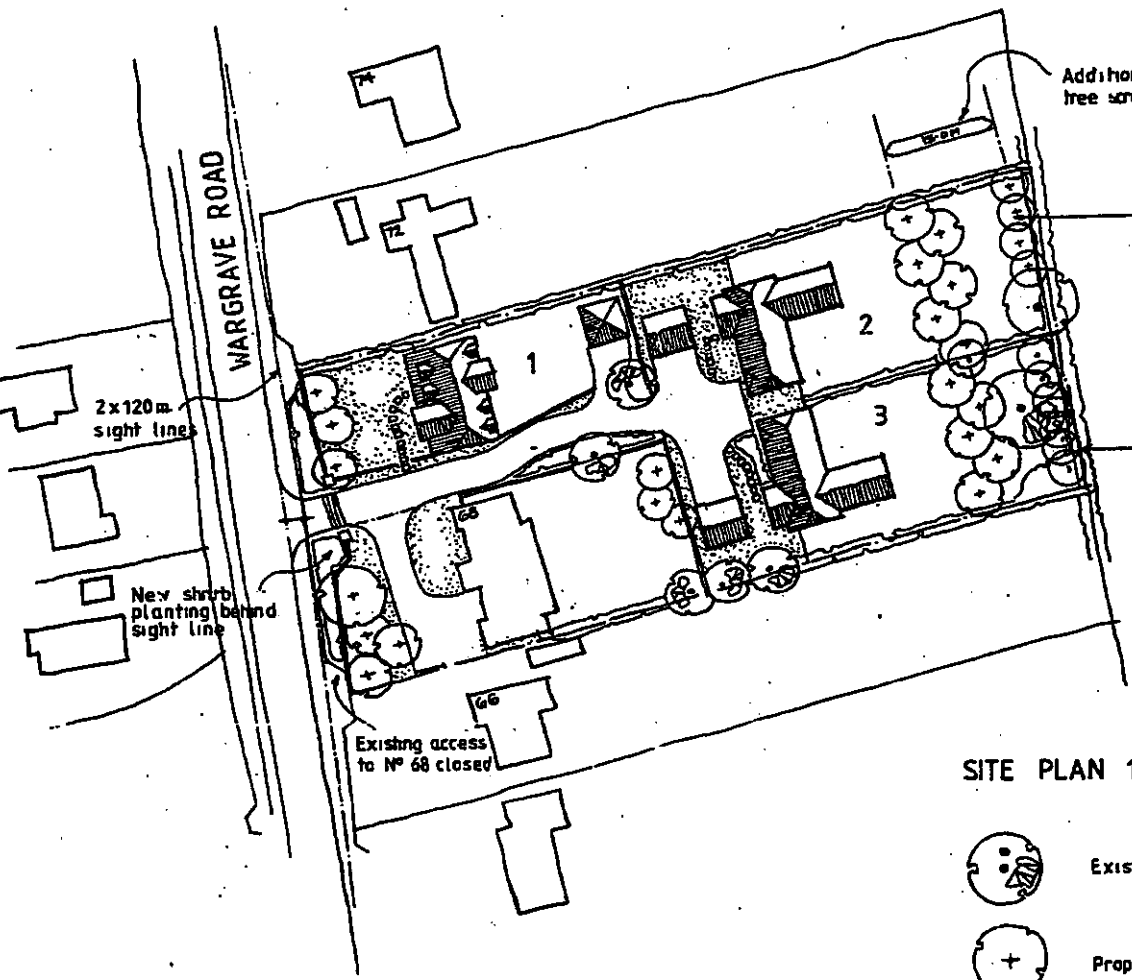

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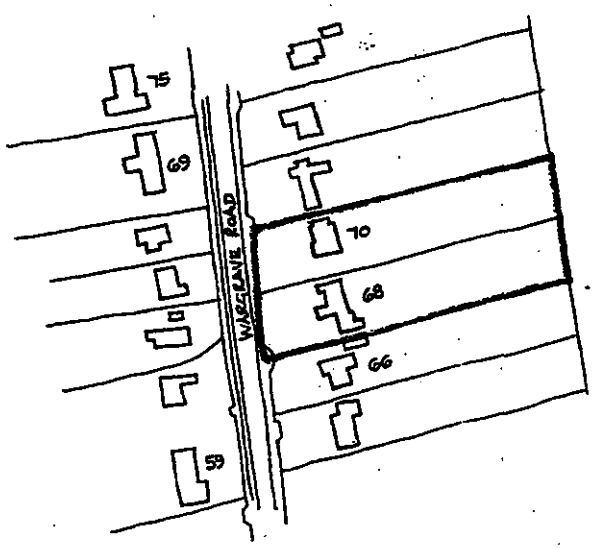
SITE PLAN 1:500

10 JAN 2000

Existing tree retained

Proposed new tree

Existing hedge retained



N

LOCATION PLAN 1:1250

Project

LAND TO REAR OF
68-70 WARGRAVE ROAD
TWYFORD

Client

R RIDOUT AND A TUNALI

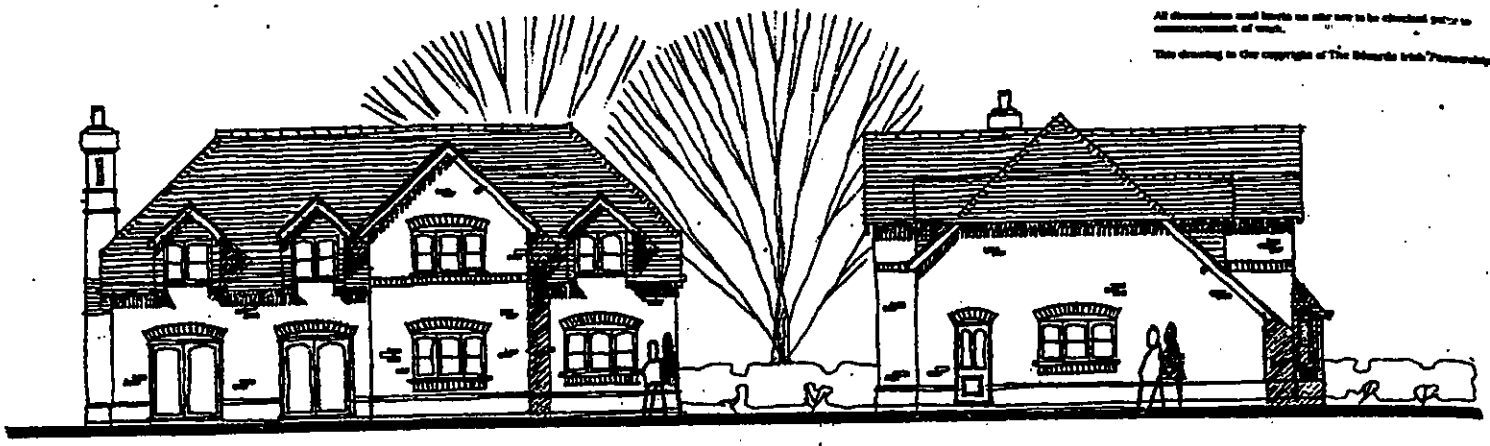
Drawing

SITE PLAN

Scale 1:500 Date 12/99

The Edwards Irish Partnership
Architects & Surveyors
36 Loughborough Road, Wokingham, Berks. RG40 2EF
Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: tiw.eip@virg

Job 1278 Dwg. 11



REAR ELEVATION

SIDE ELEVATION



FRONT ELEVATION

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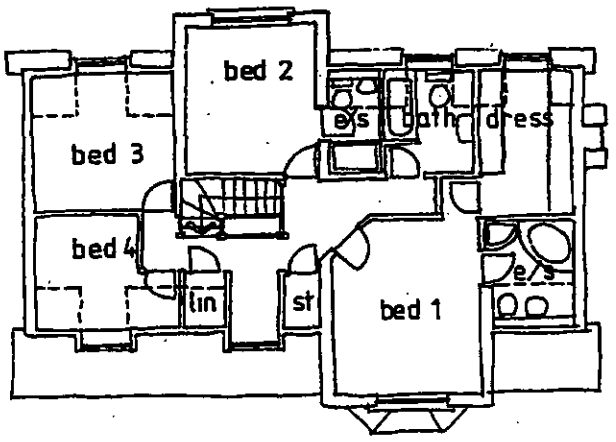

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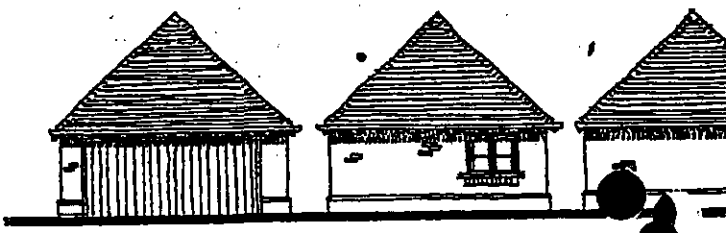

GARAGE ELEVATIONS
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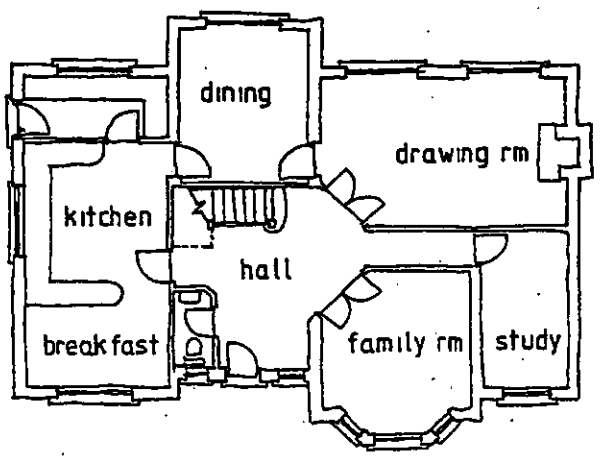

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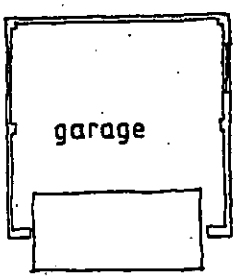

567

GARAGE PLAN

LAND TO REAR OF
68-70 WARGRAVE ROAD
TWYFORD

R RIDOUT & A TUNALI

PLOT 1

1:100 2/99

The Edwards Irish Partnership
Architects & Surveyors

Job 1278 Dwg. 12

All dimensions must be checked on site prior to the commencement of work.

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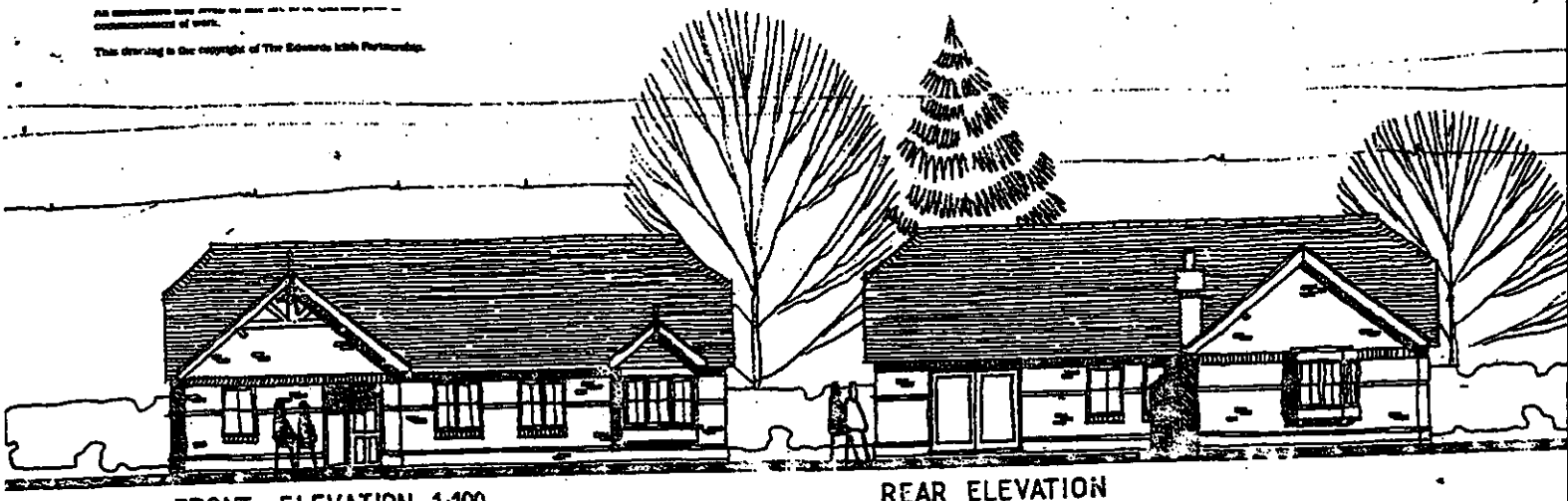


FRONT ELEVATION 1:100

REAR ELEVATION



SIDE ELEVATION

SIDE ELEVATION

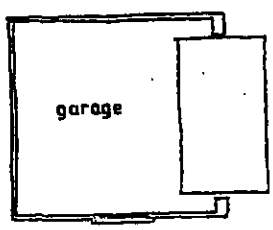


GARAGE REAR ELEVATION

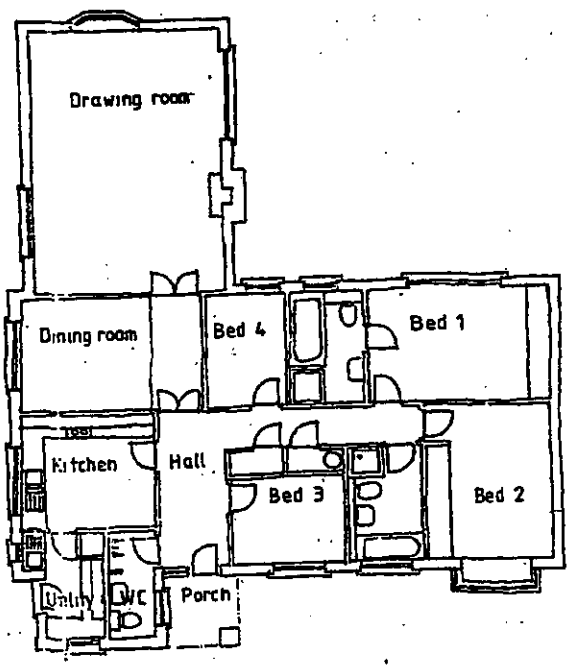
FRONT

SIDE

SIDE



GARAGE PLAN



16 JAN 2000 U547

Project
LAND TO REAR OF
68-70 WARGRAVE ROAD
TWYFORD

Client
R RIDOUT AND A TUNALI

Drawing
PLOT 2 HOUSE

Scale 1:100 Date 12/99

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Job 1278 Dwg. 14

568 BUNGALOW PLAN 1:100

Notes

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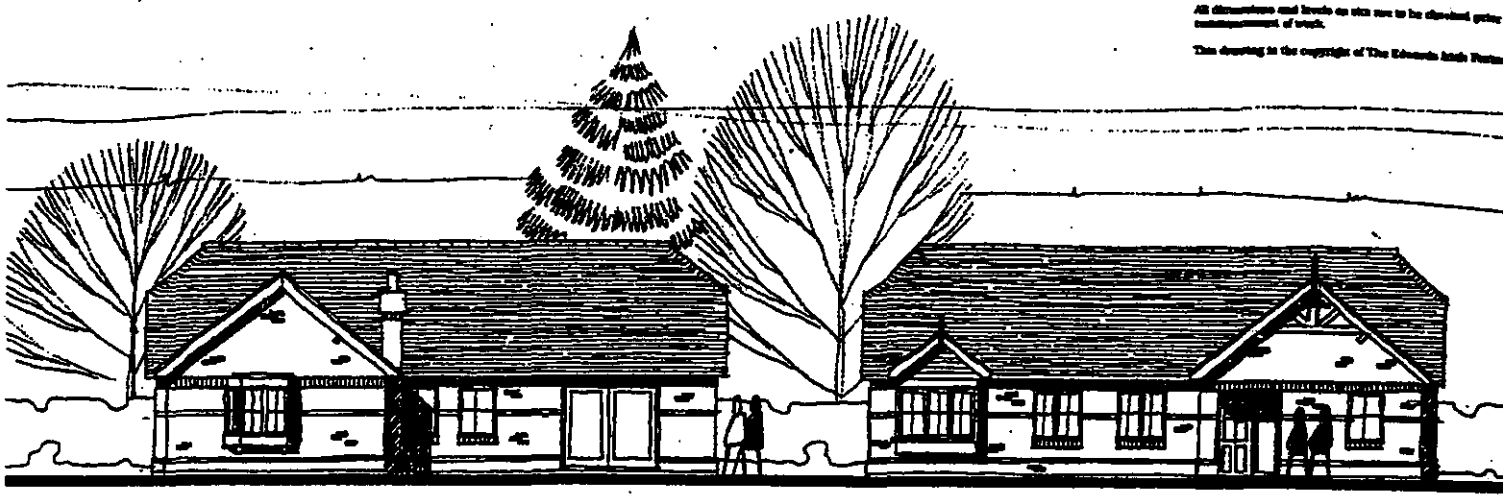
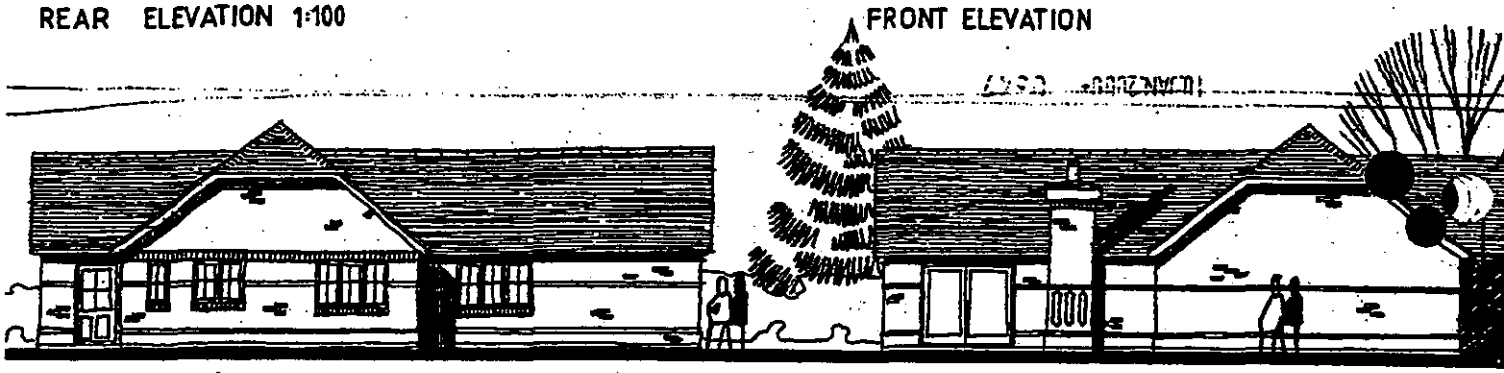


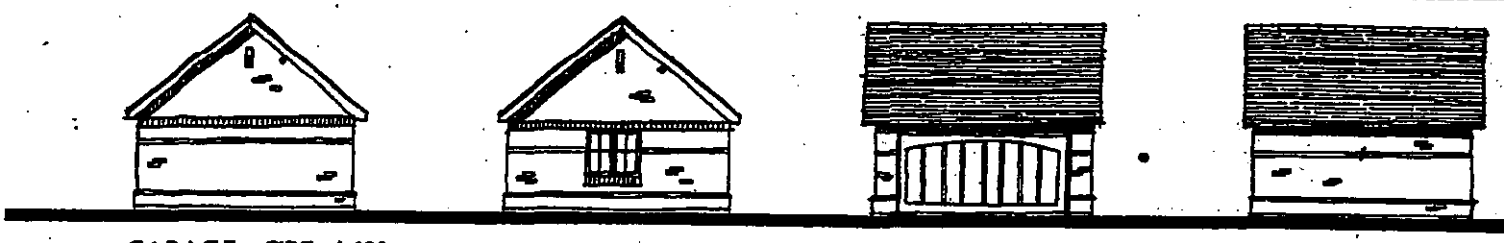
REAR ELEVATION 1:100

FRONT ELEVATION



SIDE ELEVATION

SIDE ELEVATION

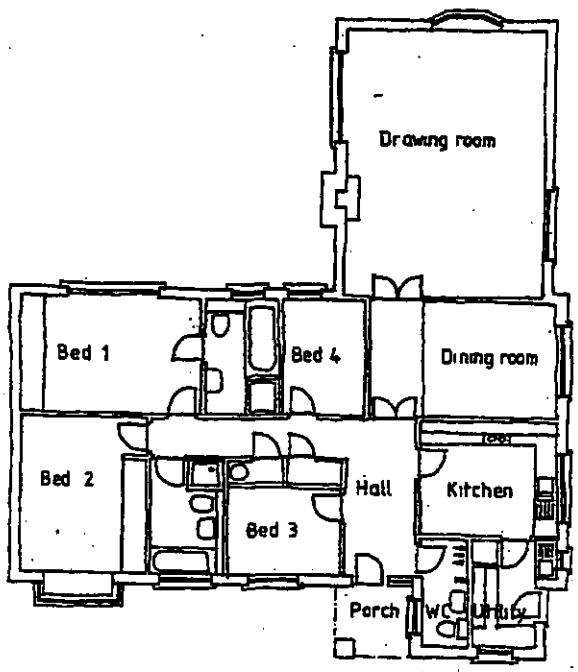


GARAGE SIDE 1:100

SIDE

FRONT

REAR



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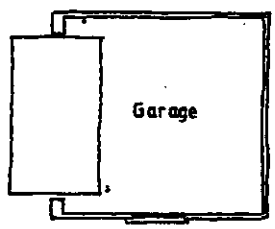

GARAGE PLAN

Project
LAND TO REAR OF
68-70 WARGRAVE ROAD
TWYFORD

Client
R RIDOUT AND A TUNALI

Drawing
PLOT 3 HOUSE

Scale 1:100 Date 12/99

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Notes

All dimensions and levels on site are to be checked prior to commencement of work.

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LAND TO REAR OF
68-70 WARGRAVE ROAD
TWYFORD

R RIDOUT AND A TUNALI

SECTION THROUGH SITE

1 200 | 21/02/00

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Job 1278 Dwg. 20

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 7 JUNE 2000 FROM 7.00 PM TO 9.15 PM

Present: Mr M J Bryant, Mr S R Conway, Mrs A N M C Drake, Mr T P Dredge, Mr J L Earnshaw, Mrs J A Lissaman, Mrs M A Long, Mr K A Malvern, Mrs M Robertson, Fiona Rolls and Mr A J Ross.

Also present under Standing Order 39: Simon Etheridge, Mr N D Rose and Mrs E L M Siggery.

24. CHAIRMAN

RESOLVED: That Mrs A N M C Drake be elected Chairman for the meeting.

25. ORDER OF BUSINESS

With the agreement of the Committee, the order of business was varied so that those applications where members of the public had indicated a wish to speak could be dealt with first.

26. MINUTES

The Minutes of the meeting of the Committee held on 23 May 2000 were confirmed as a correct record and signed by the Chairman.

27. APOLOGIES FOR ABSENCE

An apology for absence was submitted from Mrs D C Beatty.

33. APPLICATION NO.2000/0347 PROPOSED DEMOLITION OF 70 WARGRAVE ROAD AND ERECTION OF A REPLACEMENT DWELLING AND GARAGE TOGETHER WITH THE ERECTION OF TWO DWELLINGS WITH GARAGES AT THE REAR OF NUMBER 68 AND 70, 68 AND 70 WARGRAVE ROAD, TWYFORD FOR MR.RIDOUT AND MR TUNALI.

The Head of Planning and Transportation informed the Committee that, since the Agenda had been despatched, information had come to light that land adjoining the site might be contaminated and that, in the circumstances, it would appropriate to defer this item to assess the implications of this information.

RESOLVED: That consideration of Application No.2000/0347 be deferred for further investigation.

Application No	Received	Twyford	Listed By
F/2000/0347	10.01.00		Cllr Conway.

Applicant: Mr Ridout & Mr Tunali
Location : 68 & 70 Wargrave Road, Twyford.
Proposal : Proposed demolition of 70 Wargrave Road and erection of a replacement dwelling and garage together with the erection of two new dwellings with garages at the rear of number 68 and 70.

1. This application was deferred at the Development Control Committee on the 23 May 2000, to allow Members to carry out a site visit. The site visit took place on the 31 May 2000.

2. **Recommendation** – To GRANT planning permission subject to the conditions as set out on the attached report, plus the five following landscaping conditions:

Conditions.

13. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas and hard surfacing materials.

14. Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed number/densities where appropriate; implementation and maintenance programme.

15. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed with the Local Planning Authority.

16. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons (1 November - 31 March) following the first occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become dangerous, damaged or diseased shall be replaced in the next planting season with others of similar size and species.

17. The development shall not commence until details of all boundary treatment has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the Local Planning Authority and thereafter maintained as such.

NICOLE

Appeal Decision

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

Hearing held on 29/09/1999

By Wm C Cunningham BSc(Hons) MA MCP MRTPI

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

28 OCT 1999

Appeal: T/APP/X0360/A/99/1024451/P4

- The appeal is made under Section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is brought by Messrs R Ridout and T Tunali against Wokingham District Council.
- The site is located at 68 – 70 Wargrave Road, Twyford, Berks.
- The application (ref: 99/69262/F), dated 3 March 1999, was refused on 7 June 1999.
- The development proposed is the demolition of No 70 Wargrave Road and the erection of a replacement dwelling, together with the erection of two new dwellings to the rear and a new access.

Decision: The appeal is dismissed.

Procedural matters

1. In a letter dated 20 August 1999 the Council withdrew reason for refusal No 2 which related to the lack of provision of a mix of dwelling types. The appeal will be considered on that basis.

The main issues

2. There are two main issues in this appeal. The first is the effect the proposal would have on the character and appearance of the surrounding urban locality. The second is the effect of the proposal on the living conditions of proposed and existing adjoining occupiers, with particular reference to privacy, and noise and disturbance.

Policies

3. The Development Plan for the area comprises the approved Berkshire Structure Plan, incorporating alterations (1998), and the adopted Loddon Area Local Plan (1995). Policy EN1 of the Structure Plan sets out a number of criteria to ensure development is appropriate to its location, including that it should at least maintain the character of its surroundings. Policy LH1 of the Local Plan states that the principle of residential development within identified settlements will be considered favourably subject to satisfying local environmental constraints. Further to that objective the policy contains a number of criteria including that development would have no significant adverse effect on the character of the area. Similarly, Policy LBE2 indicates that development that would be inappropriate in terms of its relationship with adjoining sites and buildings or which would adversely affect the character of an area will not normally be permitted.

4. Reference has also been made to the emerging Wokingham District Local Plan (deposit draft amended in 1999). Objections to this Plan are being considered at a Public Inquiry that commenced in October 1998. Policies WOS3 and WBE1 of this Plan contain a number

of development control and design principles respectively. These include that development is appropriate in character to the area, is not detrimental to the amenities of adjoining occupiers and is of a design that respects the local context.

Inspector's reasons

Character and Appearance

5. The appeal site is close to the middle of a group of 10 dwellings (Nos 58 – 76 Wargrave Road) on the east side of Wargrave Road. These properties are on plots about 100m long that back onto the King George's Field, a public open space used for ball games and other recreational activities. With the exceptions of two storey houses at Nos 76 and 60, the remaining eight properties comprise bungalows and chalet bungalows. With two storey houses fronting the west side of the road, the overall street scene along this part of Wargrave Road comprises well-landscaped front gardens with houses and bungalows visible, but not conspicuous, on both sides of the road. For the most part the rear gardens to Nos 58 - 76 are well landscaped and have a dense hedge between 3m and 5m high on the eastern boundary with the open space. When viewed from the east these properties and the dwellings on the west side of Wargrave Road are for the most part fully screened, with only glimpses of parts of some of them obtained over and around the trees and other vegetation. The character and appearance of the appeal site locality when viewed from the east is therefore of low, detached, unobtrusive dwellings in large gardens with mature landscaping.

6. The appeal proposals would involve the replacement of No 70 with a two-storey house about 7.7m high to the ridge, together with the erection of two similar sized houses within what are currently the rear gardens of the appeal properties. These houses would be materially higher than the existing dwellings on the appeal site and adjoining. The main rear wall of the two houses within the rear gardens would be between 20m and 25m from the rear boundary with the open space. Based on the submitted written material, that presented at the Hearing and my site inspection, I consider the roofs and parts of the upper floors of the proposed houses would be visible above and around the hedges and other vegetation on the appeal site and along its front and rear boundaries. Retention and where appropriate reinforcement of the hedges and other vegetation on and close to the boundaries of the appeal site could be controlled by condition.

7. So far as the street scene is concerned, I do not consider the proposed houses, and in particular the replacement house for No 70 (plot 1), would be materially more conspicuous than the existing houses on both sides of the road. Referring to views from the east however, the two houses proposed close to the rear boundary of the appeal site would be substantially more visible than the existing houses on the site and in the near vicinity and would not maintain or enhance the character and appearance of the locality. They would represent a height of built development that in my view would appear obtrusive and incongruous and would not be appropriate in scale and impact close to this otherwise well landscaped edge to the open space. In this respect the proposed development would not comply with Policies EN1(i), LH1(B), LBE2, the relevant parts of WOS3(A) and (F), and WBE1(b) and (f).

Living Conditions

8. The proposed house on plot No 1 would replace, on a similar siting, a chalet bungalow. This existing dwelling has first floor dormer windows on the front and rear elevations. In terms of overlooking therefore, the proposed house would have an impact on the adjoining

premises comparable to the existing situation and would be consistent with the normal situation that prevails between adjoining properties.

9. There would be a degree of intervisibility between the fronts of the houses proposed on plots No 2 and 3 and the rear of No 68 and of the house proposed on plot No 1. I consider the intervening distances of about 40m, together with the opportunities to reinforce the existing on-site landscaping, would ensure that overlooking between these properties was maintained at a level that would not unduly affect the level of privacy of residents of these existing and proposed dwellings.

10. Parts of the dwellings that are proposed on plots No 2 and 3 would be visible from neighbouring premises to the south and north of the appeal site. The distances proposed between these dwellings, together with the intervening boundary planting that comprises high beech and evergreen hedges and includes semi mature trees, would however ensure these neighbouring properties and their respective gardens were adequately screened from the proposed houses and their gardens. In reaching this view I have taken into account that parts of the intervening hedges and other vegetation are within the control of the adjoining landowners. In addition, a condition requiring suitable boundary treatment to minimise visibility between adjoining garden areas could be imposed.

11. The appeal proposal would involve the erection of two dwellings within what is currently a rear garden area. This would introduce vehicular movements and increase the intensity of domestic activity carried out within this area. As a result the status quo in terms of noise and disturbance experienced by residents of existing nearby properties and users of the adjoining open space would be changed, but not in my view to an extent that would justify refusing the proposed development.

12. In the light of the above assessment I consider the proposed development would not lead to an unacceptable level of overlooking and subsequent loss of privacy, either within the proposed scheme or with neighbouring premises. Nor would it intensify the use of the rear garden area to an extent that would materially increase the general noise and disturbance experienced within the adjoining private and public areas. In these respects the appeal proposals would comply with Policy WBE1(h) and the relevant part of Policy WOS3(A).

Other Matters

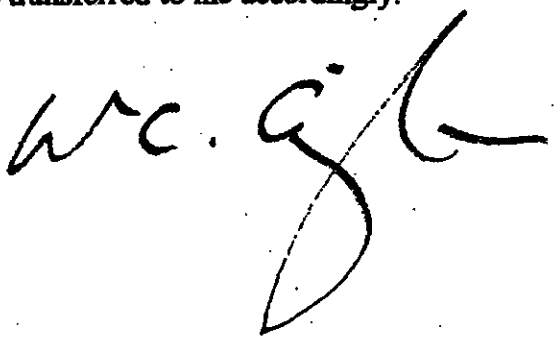
13. All other matters raised in the written representations and at the Hearing have been considered including reference made on behalf of the appellants to Policies LWE4 and WLL9 of the Local Plan and emerging District Plan respectively. These policies provide protection for defined sites of urban landscape value. It was pointed out that the appeal site and the adjoining open space are not included in the defined list of sites and as such are not subject to these policies. As stated in paragraph 2.3.34 of the Local Plan, the defined sites are particularly important to be retained. These two policies and the fact that they do not apply to the appeal site do not therefore reduce or otherwise change the need for the proposed development to comply with the more general provisions of the policies set out in paragraphs 3 and 4 above.

14. I have also considered references made on behalf of the appellants to a number of 'backland' developments in the locality. It was submitted that these establish local precedents and illustrate that such development is appropriate in this area. In addition, the Council expressed concerns regarding precedence and what it considers to be the piecemeal nature of the appeal proposals. It is a planning principle that every application is considered on its

merits. In any event I consider the circumstances surrounding the appeal site, and in particular its relationship to the adjoining open space, sets it apart from these other sites. As this appeal is to be dismissed the Council's concerns do not apply. These other matters do not outweigh the main considerations that have led to my decision.

Conclusions

15. For the reasons given above I conclude that the harm the proposed development would have on the character and appearance of the area would be sufficient, in itself, to justify refusing the application. The appeal should not therefore, on balance, succeed and I shall exercise the powers transferred to me accordingly.



Application No	Received	Twyford	Listed By
F/2000/0347	10.01.00		Cllr Conway.

Applicant: Mr Ridout & Mr Tunali
Location : 68 & 70 Wargrave Road, Twyford.
Proposal : Proposed demolition of 70 Wargrave Road and erection of a replacement dwelling and garage together with the erection of two dwellings with garages at the rear of number 68 and 70.

1. **Planning History** – The site for the two new dwellings is located to the rear of numbers 68 and 70. The area to the rear of the application site is King George's Field, which is an open recreation area. A previous application for two, 2-storey dwellings and a similar replacement dwelling for number 70 was refused planning permission in June 1999 and was dismissed on appeal in October 1999, due to the detrimental impact the proposal would have upon the character and appearance of the surrounding area.

2. **Proposal** – The proposed development is for a replacement dwelling for number 70, and for two new, single storey, detached dwelling with garages, to the rear of the existing dwellings. The properties will be accessed off a central shared drive which will run between the new dwelling on number 70 and the existing dwelling on number 68.

   The application has been listed for determination by the Development Control Sub-Committee by Cllr Conway, who is concerned that the proposed development would have a detrimental impact upon the character and appearance of the site area.

3. **Consultations** -
   - ***Twyford Parish Council:*** Object (see attached comments).
   - ***Highways:*** No Objection subject to conditions.
   - ***Landscaping:*** No Objection subject to conditions.
   - ***Letters:*** 5 letters of objection from Neighbouring dwellings. The objections are as follows:
     1. Overlooking and loss of privacy of the neighbouring dwellings.
     2. Overshadowing of adjacent dwellings.
     3. Impact upon highway safety.
     4. Out of character with the surrounding properties.
     5. Would set a precedent for further such development.
     6. Overcrowding of the site.
     7. It would be piecemeal development.
     8. Impact on the character and appearance of the surrounding urban locality.

4. **Appraisal** – The main issues are:

   A. Impact upon the residential amenity of the neighbouring dwellings. (LBE1 and LBE2 of the Loddon Area Local Plan; Policies WOS3 and WBE1 of the Wokingham District Local Plan).

B. Impact upon the character and appearance of the surrounding area. (LBE1 and LBE2 of the Loddon Area Local Plan; WOS3 and WBE1 of the Wokingham District Local Plan).
C. Impact upon highway safety. (LT5 of the Loddon Area Local Plan and WT6 and WT7 of the Wokingham District Local Plan).
D. Concerns of the Parish Council and local residents.

A. Impact upon the residential amenity of the neighbouring dwellings.
The proposed development is for a replacement two storey dwelling at number 70 Wargrave Road, with two new, single storey, detached dwellings within the rear garden area of both numbers 68 and 70. The proposed new dwellings would have a ridge height of 6m and would be set 5m in from the application site's boundaries. The dwellings are single storey with no first floor accommodation or windows.

The proposed development will not overlook, overshadow or overbear the adjacent dwellings. The planning inspector, when considering the previously refused application, stated that he considered that:

"..the proposed development would not lead to an unacceptable level of overlooking and subsequent loss of privacy, either within the scheme or with neighbouring premises."

These comment were made during consideration of a scheme which was for two storey dwellings with a ridge heights of 7.7m.

Given this context it is considered that, the proposed development will have no significant detrimental impact upon the residential amenity of the neighbouring properties and is in accordance with the policies of the local plan.

B. Impact upon the character and appearance of the surrounding area.
The proposed replacement dwelling is a two storey chalet style property, with front and rear dormer windows. The design and scale of the proposed dwelling is in keeping with the character of the wider area and will have no detrimental impact upon the street scene. It is a similar design to that of the replacement dwelling on the previous application and appeal. The planning inspector in his statement of that appeal said:

"So far as the street scene is concerned, I do not consider the proposed houses and in particular the replacement house for number 70, would be materially more conspicuous than the existing houses on both sides of the road."

In his assessment of the previous application, the inspector focused upon the impact of the proposed development upon the open recreation area to the rear of the site. He considered that the roof and upper parts of the previously refused dwellings would have been visible above and around the hedge and vegetation at the rear of the site. He stated that the two houses proposed close to the rear boundary would be substantially more visible than the existing houses and would not maintain or enhance the character or appearance of the locality. He continued on to stated that, they would represent a height of built development that in his view would appear obtrusive and incongruous and

would not be appropriate in scale and impact close to this otherwise well landscaped edge to the open space.

The current proposal for the new dwellings to the rear of the site, have been revised to have a ridge height of 6m. This is a 1.7m reduction over the previously refused application. The dwellings would be set a minimum of 23.5m from the rear boundary of the site. This distance increases to 27.5m at the furthest point. The applicants have also proposed a second row of screening set 15m in from the existing rear landscaping, which is currently of a height between 3 to 5m. This will still result in a rear garden distance of 15m from the main rear building line of the proposed dwellings to the closest new tree.

The proposed development will have a new dwelling density of only 9.3 house per hectare; this is well below the new standards as set out in PPG3. However, this is an increase in the existing density and by virtue of its backland nature and its close proximity to the recreation area, it would be difficult to attain a higher density in an acceptable manner.

As such, the proposed development would have no significant detrimental impact upon the character and appearance of the surrounding area and as such is in accordance with the policies of the local plan.

C. Impact upon highway safety.
The proposed development will be accesses off a single shared driveway which will serve all four dwellings. The Highway Authority is satisfied that the proposed development will have meet the district's vehicle parking and access requirements, subject to the imposition of relevant conditions. As such the proposed development will have no detrimental impact upon the highway safety.

D. Concerns of the Parish Council and local residents.
The concerns of the Parish Council and the local residents have been noted and considered in the above appraisal. However, a local resident and the Parish Council have both raised the issues of precedent and piecemeal development. The planning inspector considered both of these issues during the recent appeal. He stated that every planning application must be considered on its own merits.

5. **Conclusion** – The proposed development will have no detrimental impact upon the residential amenity of the neighbouring dwellings and is both in keeping with the character and appearance of the surrounding area.

6. **Recommendation** – To GRANT planning permission subjection to the following conditions:

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

2. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

3. Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that order) no building, extensions, alterations, or additional windows permitted by classes A, B, C, D or E of schedule 2, Part 1 of the 1995 Order shall be carried out without the prior written permission of the Local Planning Authority.

4. Prior to the commencement of development details of the proposed slab levels of the proposed dwellings shall be submitted to and approved in writing by the Local Planning Authority. The constructed development shall not vary from the approved levels.

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

6. The dwelling hereby permitted shall not be occupied until space has been provided within the curtilage for vehicles to turn so that they may enter and leave the site in a forward gear and this space shall thereafter be maintained at all times for this purpose.

7. Before the development hereby permitted is commenced the vehicular access proposed shall be formed and provided with visibility splays shown on the approved drawing number 1273/11 The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height and so maintained at all times.

8. Provision shall be made to accommodate all site operatives' visitors' and construction vehicles loading, off-loading, parking and turning within the site during the construction period in accordance with details to be submitted to and agreed in writing by the Local Planning Authority.

9 Adequate precautions shall be taken during the construction period to prevent the deposit of mud and similar debris on the adjacent public highways in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

10. Prior to the occupation of any of the dwellings hereby approved the existing vehicle access to number 68 Wargrave Road Shall be stopped up and permanently abandoned, and the footway and verge crossing shall be reinstated in accordance with a scheme which will be submitted to and approved in writing by the Local Planning Authority, prior to the commencement of the development hereby approved. The new access shall be completed prior to the occupation of any of the dwellings hereby permitted.

11. The bin store is to be located not more than 25m from the highway boundary.

12. No construction work of any sort shall take place other than between the hours of 8.00 am and 6.00 pm Monday to Fridays and 8.00 am to 1.30 pm Saturdays and no work shall take place on Sundays or Bank Holidays.

Reasons.

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

2. To ensure a satisfactory external appearance.

3 & 4. To safeguard the amenities of neighbouring residents and the locality.

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

6 & 7. In the interests of highway safety.

8. In the interests of highway safety and convenience.

9 & 10. In the interests of highway safety.

11. In order to provide adequate carrying distances for refuse collection in the interests of amenity.

Nicola Lake.

PLANNING SERVICES
POL
DC
APP
GS
COPIES TO:

WOKINGHAM DISTRICT COUNCIL

PARISH COUNCIL OBSERVATION SHEET

PLANNING APPLICATION APPLICATION NO. F/2000/0347

Parish: TWYFORD

Proposal: Erection of 2 dwellings with garages and demolition of 70 Wargrave Rd and erection of a replacement dwelling and garage.

Officer: Nicola Lake

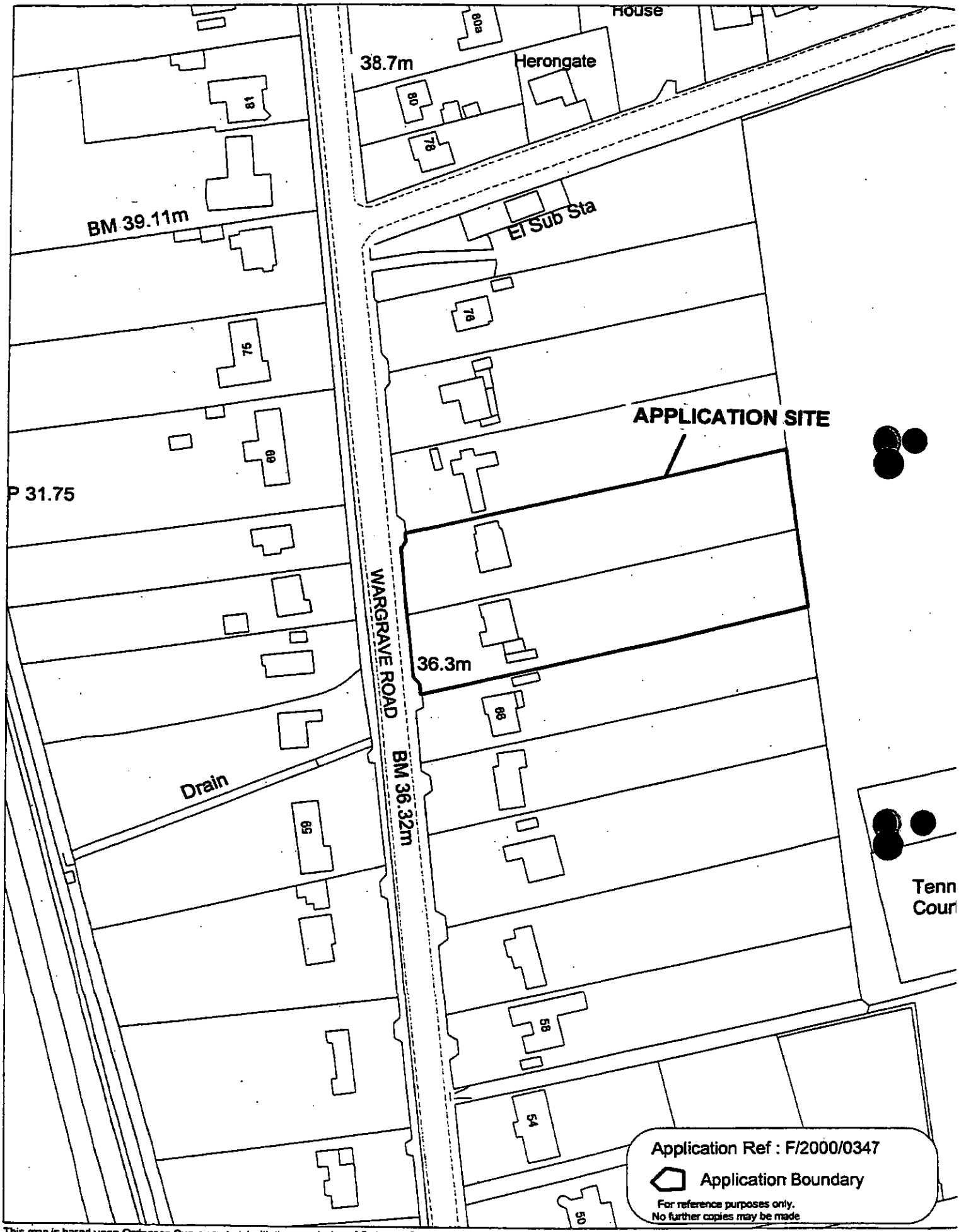
Address: 68 - 70 Wargrave Road, Twyford

Applicant: Mr Ridout and Mr Tunali c/o The Edwards Irish Partnership

The Parish Council would like to make the following comments:-

i) As the front property is shown as a house and the adjacent properties are bungalows it will be out of keeping with the rest of that section properties.
ii) The footprint of number 68 now appears to have changed is this an error?
iii) The rear garden of plot 1 is sub standard
iv) Are any trees to be felled?
v) The Council is concerned that the usage of the recreation ground immediately behind the rear properties may be affected. In particular the Annual bonfire carnival may not be permitted.
vi) This development may set a precedent for the rest of that section of Wargrave Road.

Mrs A Jacobs
Clerk
07.02.00



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Development Control Section, Environmental Services, Wokingham District Council.

23 May 2000

Scale: 1 : 1250

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24162

Notes

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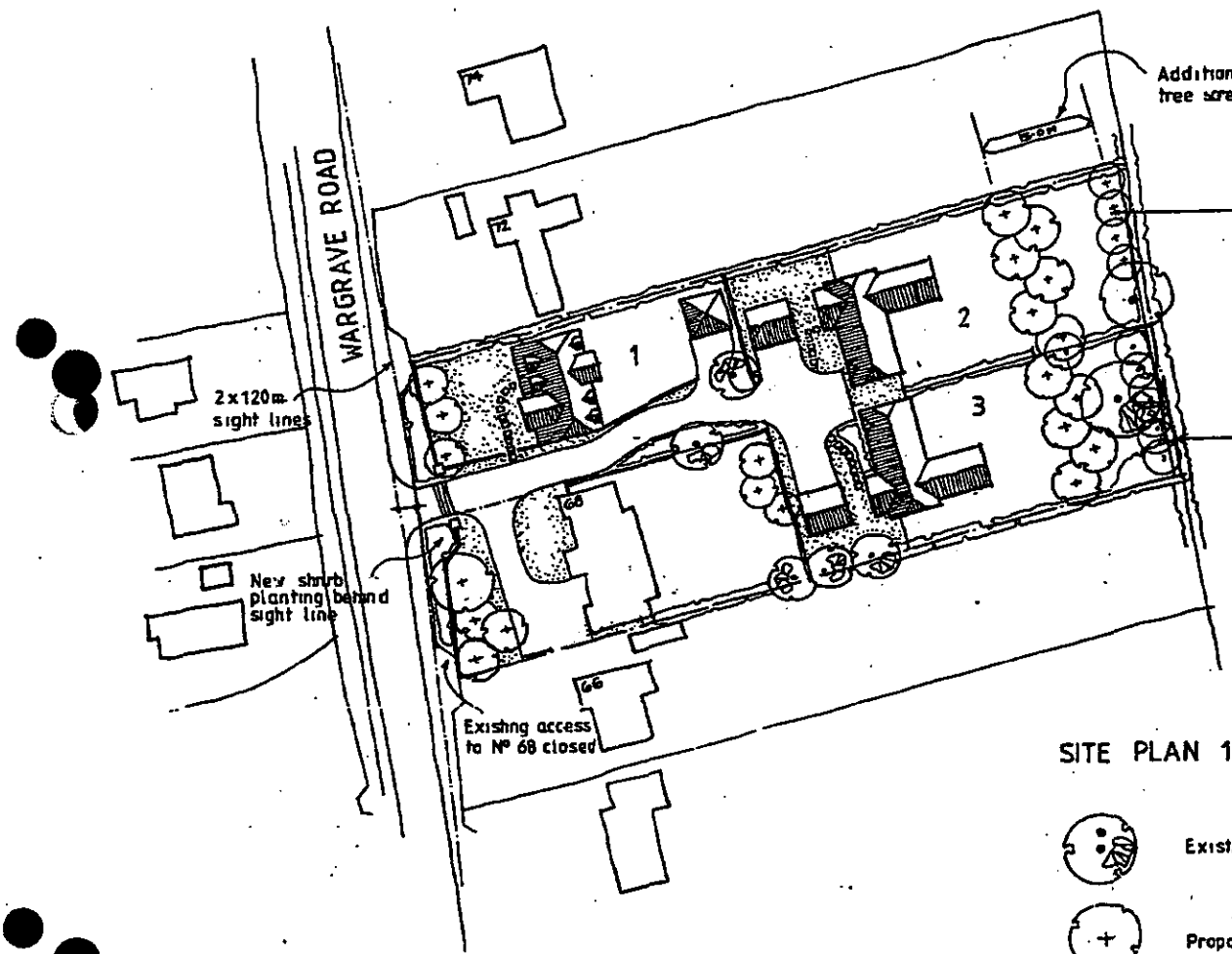


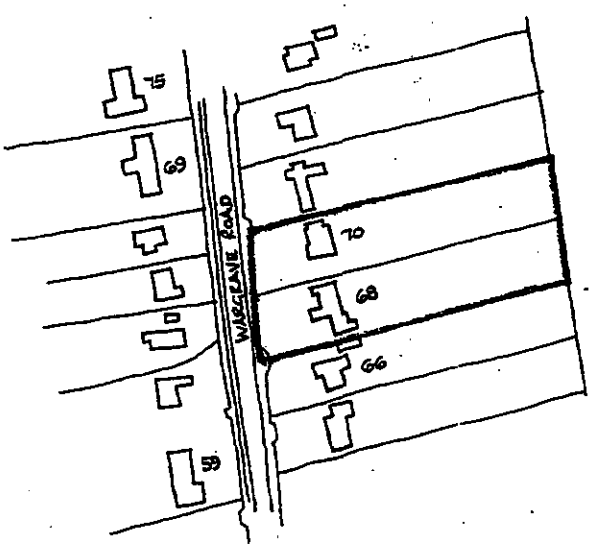
SITE PLAN 1:500

10 JAN 2000 0547

Existing tree retained

Proposed new tree

Existing hedge retained



LOCATION PLAN 1:1250

Project

LAND TO REAR OF
68-70 WARGRAVE ROAD
TWYFORD

Client

R RIDOUT AND A TUNALI

Drawing

SITE PLAN

Scale 1:500 Date 12/99

The Edwards Irish Partnership
Architects & Surveyors
36 Langborough Road, Wokingham, Berks. RG40 2BT
Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: the.eip@virgin

Job 1278 Dwg. 11

242

63

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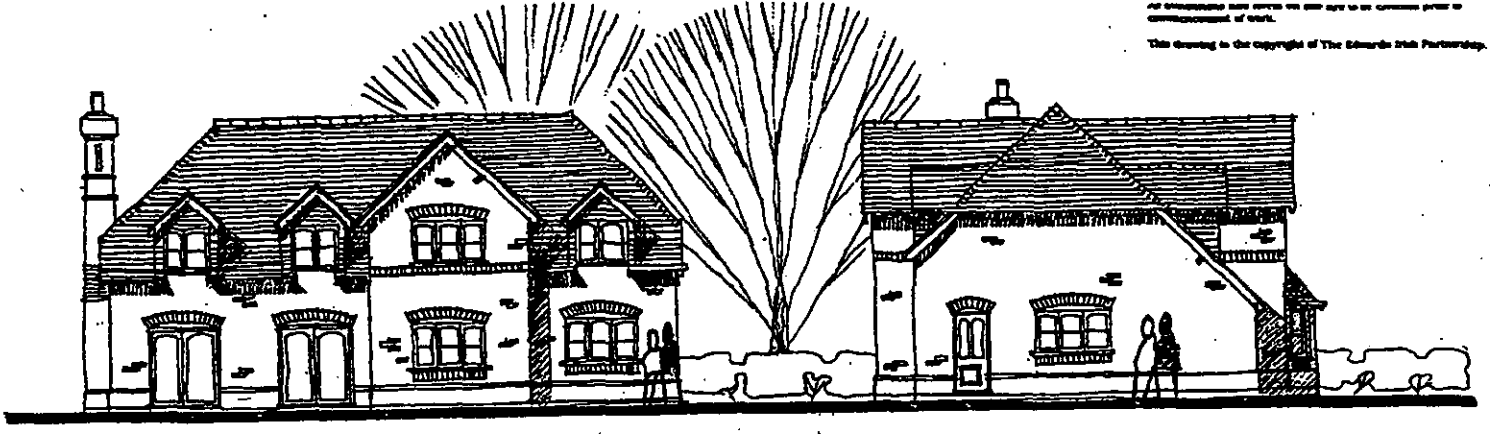
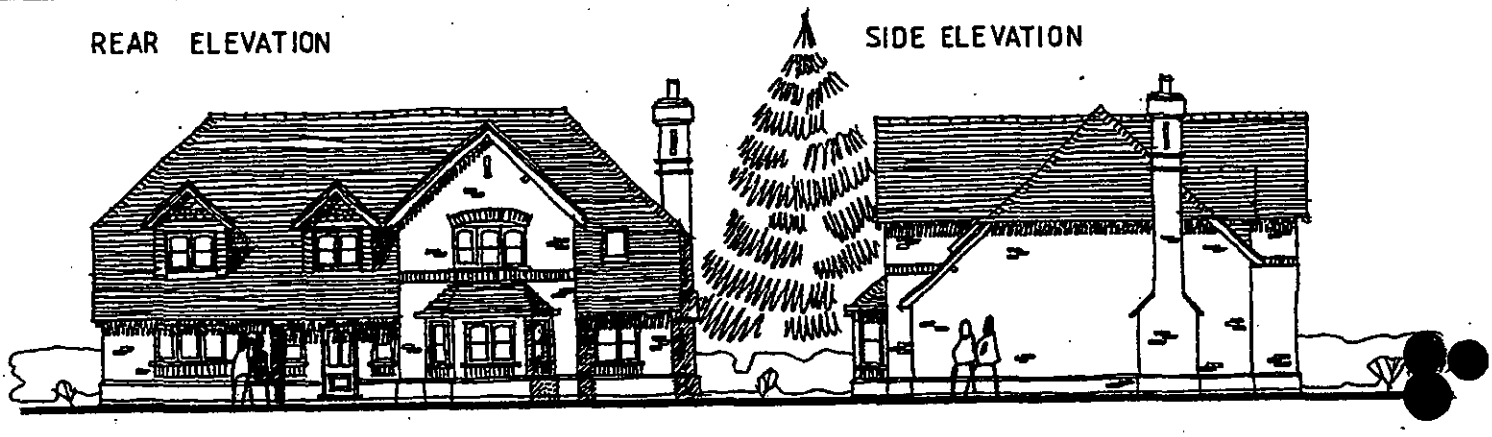


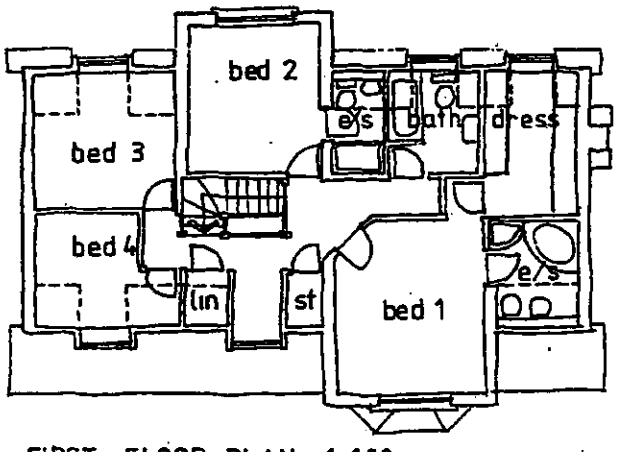
REAR ELEVATION

SIDE ELEVATION

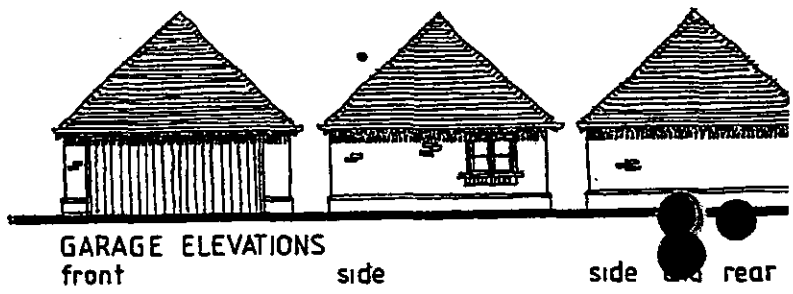


FRONT ELEVATION

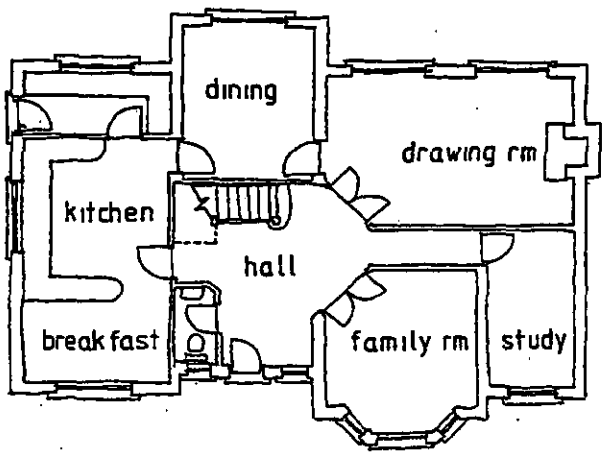
SIDE ELEVATION



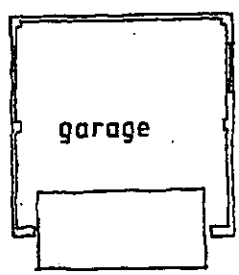
FIRST FLOOR PLAN 1:100



GARAGE ELEVATIONS
front side side and rear



GROUND FLOOR PLAN 1:100



GARAGE PLAN

24364

Project
LAND TO REAR OF
68-70 WARGRAVE ROAD
TWYFORD

Client
R RIDOUT & A TUNALI

Drawing
PLOT 1

Scale 1:100 Date 2/99

The Edwards Irish Partnership
Architects & Surveyors
Ground Floor Offices, 19 Milton Road, Wokingham, Berks, RG40 1DE
Tel: 0118 9894403 Fax: 0118 9894583

Job 1278 Dwg. 12

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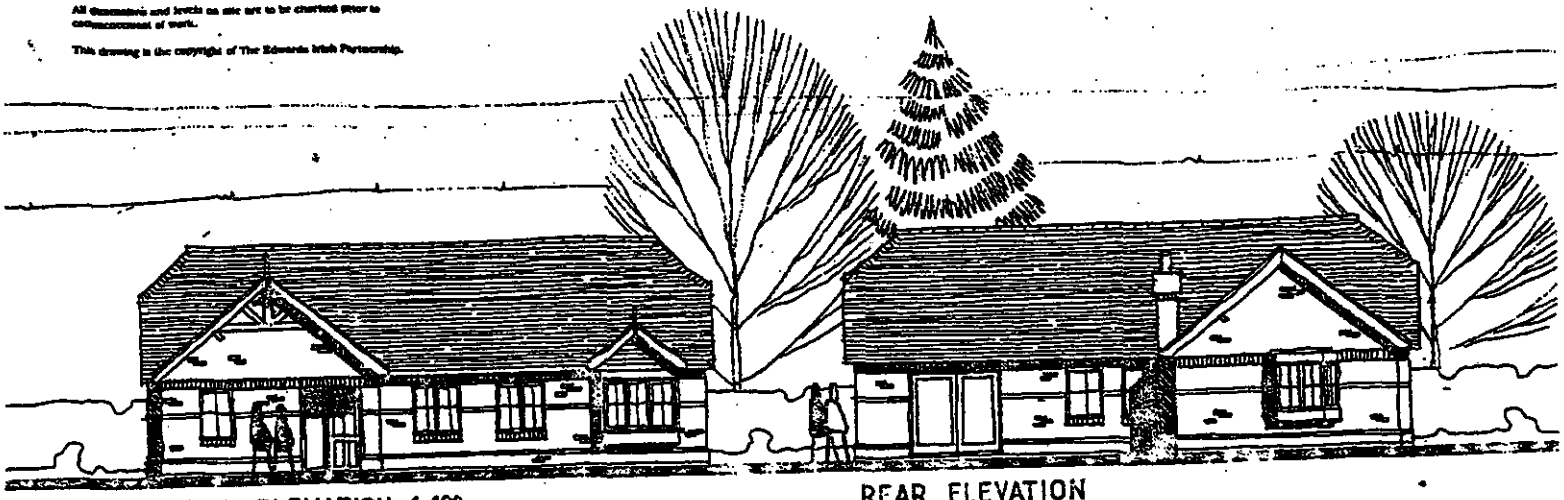


FRONT ELEVATION 1:100

REAR ELEVATION



SIDE ELEVATION

SIDE ELEVATION

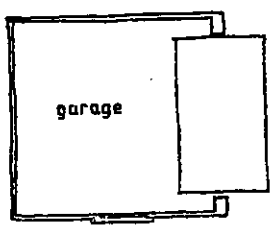


GARAGE REAR ELEVATION

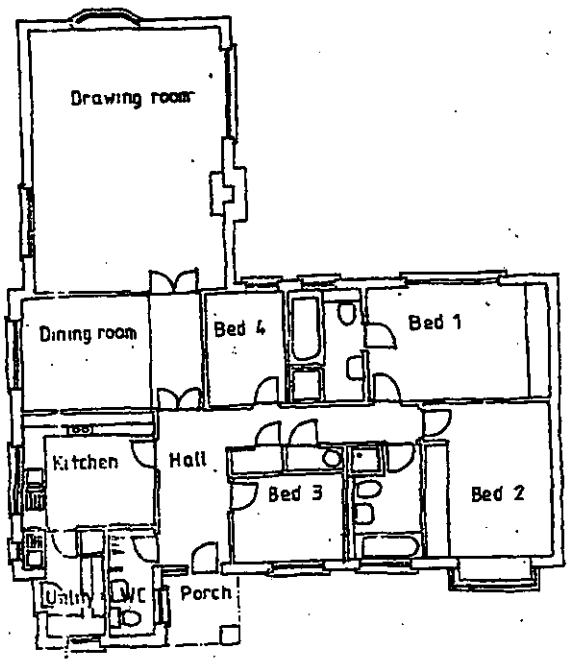
FRONT

SIDE

SIDE



GARAGE PLAN



BUNGALOW PLAN 1:100

LAND TO REAR OF
68-70 WARGRAVE ROAD
TWYFORD

R RIDOUT AND A TUNALI

PLOT 2 HOUSE

1:100 | 12/99

The Edwards Irish Partnership
Architects & Surveyors
35 Langl... High Road, Wokingham, Berks. RG40 2BT
Tel: 0118-989-4403 Fax: 0118-989-4363 E-mail: th...@virgin.net

Job 1278 Dwg. 14

10 JAN 2000 U547

Notes

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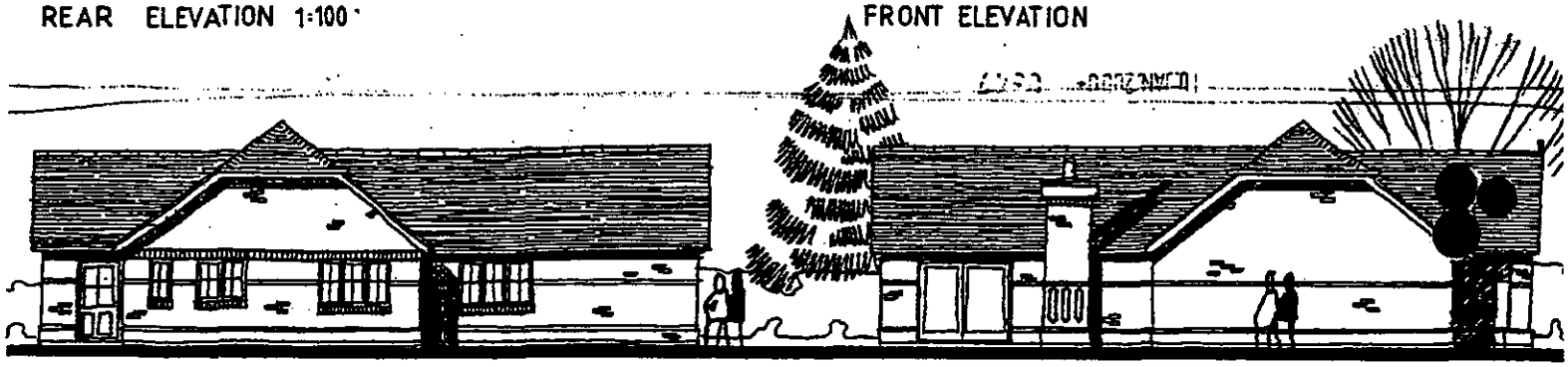
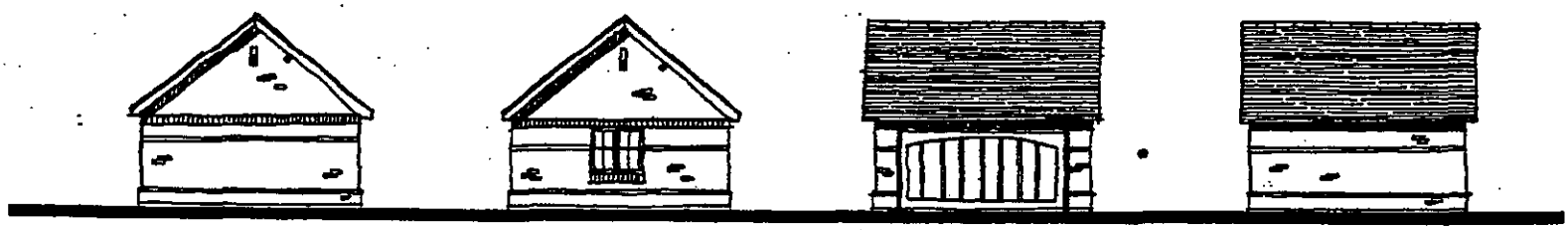
REAR ELEVATION 1:100

FRONT ELEVATION



SIDE ELEVATION

SIDE ELEVATION

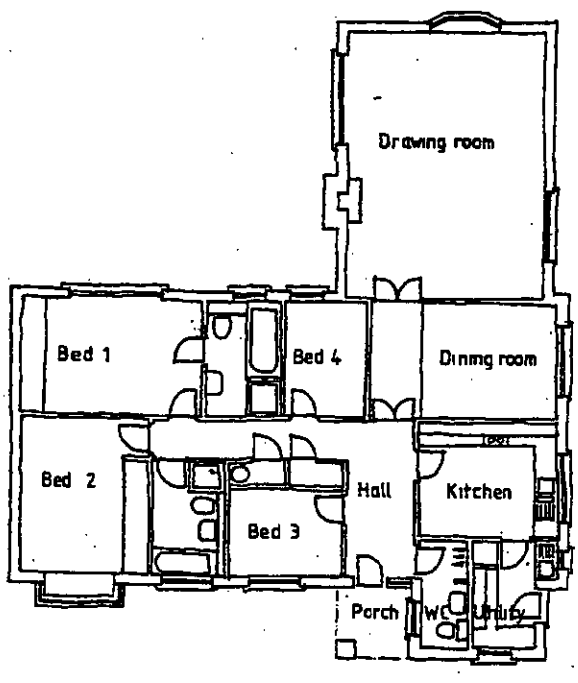


GARAGE SIDE 1:100

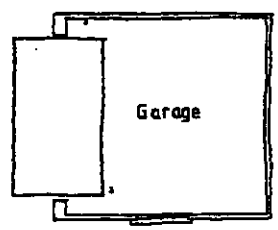
SIDE

FRONT

REAR



BUNGALOW PLAN 1:100



GARAGE PLAN

Project
LAND TO REAR OF
68-70 WARGRAVE ROAD
TWYFORD

Client
R RIDOUT AND A TUNALI

Drawing
PLOT 3 HOUSE

Scale 1:100 Date 12/99

The Edwards Irish Partnership
Architects & Surveyors
36 Loughborough Road, Wokingham, Berks. RG40 2ST
Tel: 0118-989-4403 Fax: 0118-989-4283 E-mail: tie.ep@virgin.net

Notes

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LAND TO REAR OF
66-70 WARGRAVE ROAD
TWYFORD

R RIDOUT AND A TUNALI

SECTION THROUGH SITE

1 200 | 21/02/00

The Edwards Irish Partnership
Architects & Surveyors
35 Loughborough Road, Wokingham, Berks. RG40 2RT
Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: the.eip@virgin.net

Job 1278 Dwg. 20

246

67

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON TUESDAY 23 MAY 2000 FROM 7.00 PM TO 10.20 PM

Present:- Mr S Conway (Chairman), Mr M J Bryant, Mrs A N M C Drake, Mr T P Dredge, Mr J L Earnshaw, Mrs J A Lissaman, Mr .K A Malvern, Mrs M Robertson, Fiona Rolls and Mr A J Ross.

Also present under Standing Order 38:- Mr F D Browne, Simon Etheridge and Mr C Preston.

3. MINUTES

The Minutes of the meeting of the Sub-Committee held on 22 May 2000 were confirmed as a correct record and signed by the Chairman.

4. APOLOGIES FOR ABSENCE

Apologies for absence were submitted from Mrs D C Beatty and Mrs M A Long.

5. ORDER OF BUSINESS

With the agreement of the Committee, the order of business was varied so that those applications where members of the public and representatives of Parish and Town Councils had indicated a wish to speak could be dealt with first.

9. APPLICATION NO.2000/0347 PROPOSED DEMOLITION OF 70 WARGRAVE ROAD AND ERECTION OF A REPLACEMENT DWELLING AND GARAGE TOGETHER WITH THE ERECTION OF TWO DWELLINGS WITH GARAGES AT THE REAR OF NUMBER 68 AND 70, 68 AND 70 WARGRAVE ROAD, TWYFORD FOR MR.RIDOUT AND MR TUNALI.

The Committee considered a report about this application set out on Agenda pages 56 to 67.

Mr.J.Challis, a local resident, attended the meeting and spoke in opposition to the proposal.

RESOLVED: That consideration of Application No.2000/0347 be deferred to enable a site visit to be carried out to assess the character of the area.

Application No	Received	Twyford	Listed By
F/2000/0347	10.01.00		Cllr Conway.

Applicant: Mr Ridout & Mr Tunali
Location : 68 & 70 Wargrave Road, Twyford.
Proposal : **Proposed demolition of 70 Wargrave Road and erection of a replacement dwelling and garage together with the erection of two dwellings with garages at the rear of number 68 and 70.**

1. **Planning History** – The site for the two new dwellings is located to the rear of numbers 68 and 70. The area to the rear of the application site is King George's Field, which is an open recreation area. A previous application for two, 2-storey dwellings and a similar replacement dwelling for number 70 was refused planning permission in June 1999 and was dismissed on appeal in October 1999, due to the detrimental impact the proposal would have upon the character and appearance of the surrounding area.

2. **Proposal** – The proposed development is for a replacement dwelling for number 70, and for two new, single storey, detached dwelling with garages, to the rear of the existing dwellings. The properties will be accessed off a central shared drive which will run between the new dwelling on number 70 and the existing dwelling on number 68.

   The application has been listed for determination by the Development Control Sub-Committee by Cllr Conway, who is concerned that the proposed development would have a detrimental impact upon the character and appearance of the site area.

3. **Consultations** -
   - ***Twyford Parish Council:*** Object (see attached comments).
   - ***Highways:*** No Objection subject to conditions.
   - ***Landscaping:*** No Objection subject to conditions.
   - ***Letters:*** 5 letters of objection from Neighbouring dwellings. The objections are as follows:
     1. Overlooking and loss of privacy of the neighbouring dwellings.
     2. Overshadowing of adjacent dwellings.
     3. Impact upon highway safety.
     4. Out of character with the surrounding properties.
     5. Would set a precedent for further such development.
     6. Overcrowding of the site.
     7. It would be piecemeal development.
     8. Impact on the character and appearance of the surrounding urban locality.

4. **Appraisal** – The main issues are:

   A. Impact upon the residential amenity of the neighbouring dwellings. (LBE1 and LBE2 of the Loddon Area Local Plan; Policies WOS3 and WBE1 of the Wokingham District Local Plan).

B. Impact upon the character and appearance of the surrounding area. (LBE1 and LBE2 of the Loddon Area Local Plan; WOS3 and WBE1 of the Wokingham District Local Plan).
C. Impact upon highway safety. (LT5 of the Loddon Area Local Plan and WT6 and WT7 of the Wokingham District Local Plan).
D. Concerns of the Parish Council and local residents.

A. Impact upon the residential amenity of the neighbouring dwellings.
The proposed development is for a replacement two storey dwelling at number 70 Wargrave Road, with two new, single storey, detached dwellings within the rear garden area of both numbers 68 and 70. The proposed new dwellings would have a ridge height of 6m and would be set 5m in from the application site's boundaries. The dwellings are single storey with no first floor accommodation or windows.

The proposed development will not overlook, overshadow or overbear the adjacent dwellings. The planning inspector, when considering the previously refused application, stated that he considered that:

"..the proposed development would not lead to an unacceptable level of overlooking and subsequent loss of privacy, either within the scheme or with neighbouring premises."

These comment were made during consideration of a scheme which was for two storey dwellings with a ridge heights of 7.7m.

Given this context it is considered that, the proposed development will have no significant detrimental impact upon the residential amenity of the neighbouring properties and is in accordance with the policies of the local plan.

B. Impact upon the character and appearance of the surrounding area.
The proposed replacement dwelling is a two storey chalet style property, with front and rear dormer windows. The design and scale of the proposed dwelling is in keeping with the character of the wider area and will have no detrimental impact upon the street scene. It is a similar design to that of the replacement dwelling on the previous application and appeal. The planning inspector in his statement of that appeal said:

"So far as the street scene is concerned, I do not consider the proposed houses and in particular the replacement house for number 70, would be materially more conspicuous than the existing houses on both sides of the road."

In his assessment of the previous application, the inspector focused upon the impact of the proposed development upon the open recreation area to the rear of the site. He considered that the roof and upper parts of the previously refused dwellings would have been visible above and around the hedge and vegetation at the rear of the site. He stated that the two houses proposed close to the rear boundary would be substantially more visible than the existing houses and would not maintain or enhance the character or appearance of the locality. He continued on to stated that, they would represent a height of built development that in his view would appear obtrusive and incongruous and

would not be appropriate in scale and impact close to this otherwise well landscaped edge to the open space.

The current proposal for the new dwellings to the rear of the site, have been revised to have a ridge height of 6m. This is a 1.7m reduction over the previously refused application. The dwellings would be set a minimum of 23.5m from the rear boundary of the site. This distance increases to 27.5m at the furthest point. The applicants have also proposed a second row of screening set 15m in from the existing rear landscaping, which is currently of a height between 3 to 5m. This will still result in a rear garden distance of 15m from the main rear building line of the proposed dwellings to the closest new tree.

The proposed development will have a new dwelling density of only 9.3 house per hectare; this is well below the new standards as set out in PPG3. However, this is an increase in the existing density and by virtue of its backland nature and its close proximity to the recreation area, it would be difficult to attain a higher density in an acceptable manner.

As such, the proposed development would have no significant detrimental impact upon the character and appearance of the surrounding area and as such is in accordance with the policies of the local plan.

C. Impact upon highway safety.
The proposed development will be accesses off a single shared driveway which will serve all four dwellings. The Highway Authority is satisfied that the proposed development will have meet the district's vehicle parking and access requirements, subject to the imposition of relevant conditions. As such the proposed development will have no detrimental impact upon the highway safety.

D. Concerns of the Parish Council and local residents.
The concerns of the Parish Council and the local residents have been noted and considered in the above appraisal. However, a local resident and the Parish Council have both raised the issues of precedent and piecemeal development. The planning inspector considered both of these issues during the recent appeal. He stated that every planning application must be considered on its own merits.

5. **Conclusion** – The proposed development will have no detrimental impact upon the residential amenity of the neighbouring dwellings and is both in keeping with the character and appearance of the surrounding area.

6. **Recommendation** – To GRANT planning permission subjection to the following conditions:

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

2. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

3. Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that order) no building, extensions, alterations, or additional windows permitted by classes A, B, C, D or E of schedule 2, Part 1 of the 1995 Order shall be carried out without the prior written permission of the Local Planning Authority.

4. Prior to the commencement of development details of the proposed slab levels of the proposed dwellings shall be submitted to and approved in writing by the Local Planning Authority. The constructed development shall not vary from the approved levels.

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

6. The dwelling hereby permitted shall not be occupied until space has been provided within the curtilage for vehicles to turn so that they may enter and leave the site in a forward gear and this space shall thereafter be maintained at all times for this purpose.

7. Before the development hereby permitted is commenced the vehicular access proposed shall be formed and provided with visibility splays shown on the approved drawing number 1273/11 The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height and so maintained at all times.

8. Provision shall be made to accommodate all site operatives' visitors' and construction vehicles loading, off-loading, parking and turning within the site during the construction period in accordance with details to be submitted to and agreed in writing by the Local Planning Authority.

9 Adequate precautions shall be taken during the construction period to prevent the deposit of mud and similar debris on the adjacent public highways in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

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11. The bin store is to be located not more than 25m from the highway boundary.

12. No construction work of any sort shall take place other than between the hours of 8.00 am and 6.00 pm Monday to Fridays and 8.00 am to 1.30 pm Saturdays and no work shall take place on Sundays or Bank Holidays.

Reasons.

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

2. To ensure a satisfactory external appearance.

3 & 4. To safeguard the amenities of neighbouring residents and the locality.

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

6 & 7. In the interests of highway safety.

8. In the interests of highway safety and convenience.

9 & 10. In the interests of highway safety.

11. In order to provide adequate carrying distances for refuse collection in the interests of amenity.

Nicola Lake.

WOKINGHAM DISTRICT COUNCIL

PARISH COUNCIL OBSERVATION SHEET

PLANNING APPLICATION APPLICATION NO. F/2000/0347

Parish: TWYFORD

Proposal: Erection of 2 dwellings with garages and demolition of 70 Wargrave Rd and erection of a replacement dwelling and garage.

Officer: Nicola Lake

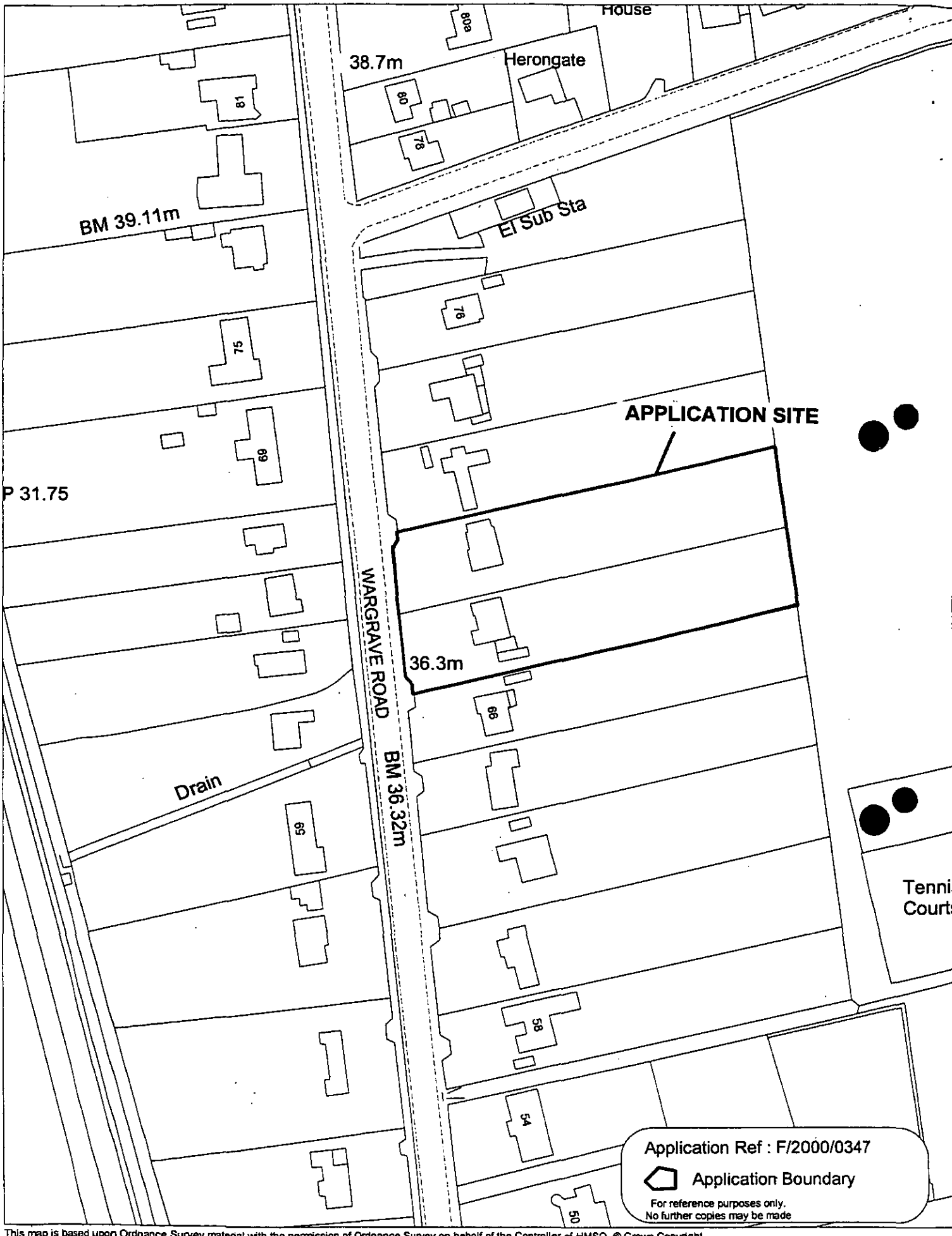
Address: 68 - 70 Wargrave Road, Twyford

Applicant: Mr Ridout and Mr Tunali c/o The Edwards Irish Partnership

The Parish Council would like to make the following comments:-

i) As the front property is shown as a house and the adjacent properties are bungalows it will be out of keeping with the rest of that section properties.
ii) The footprint of number 68 now appears to have changed is this an error?
iii) The rear garden of plot 1 is sub standard
iv) Are any trees to be felled?
v) The Council is concerned that the usage of the recreation ground immediately behind the rear properties may be affected. In particular the Annual bonfire carnival may not be permitted.
vi) This development may set a precedent for the rest of that section of Wargrave Road.

Mrs A Jacobs
Clerk
07.02.00



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Development Control Section, Environmental Services, Wokingham District Council.
23 May 2000

Scale: 1 : 1250

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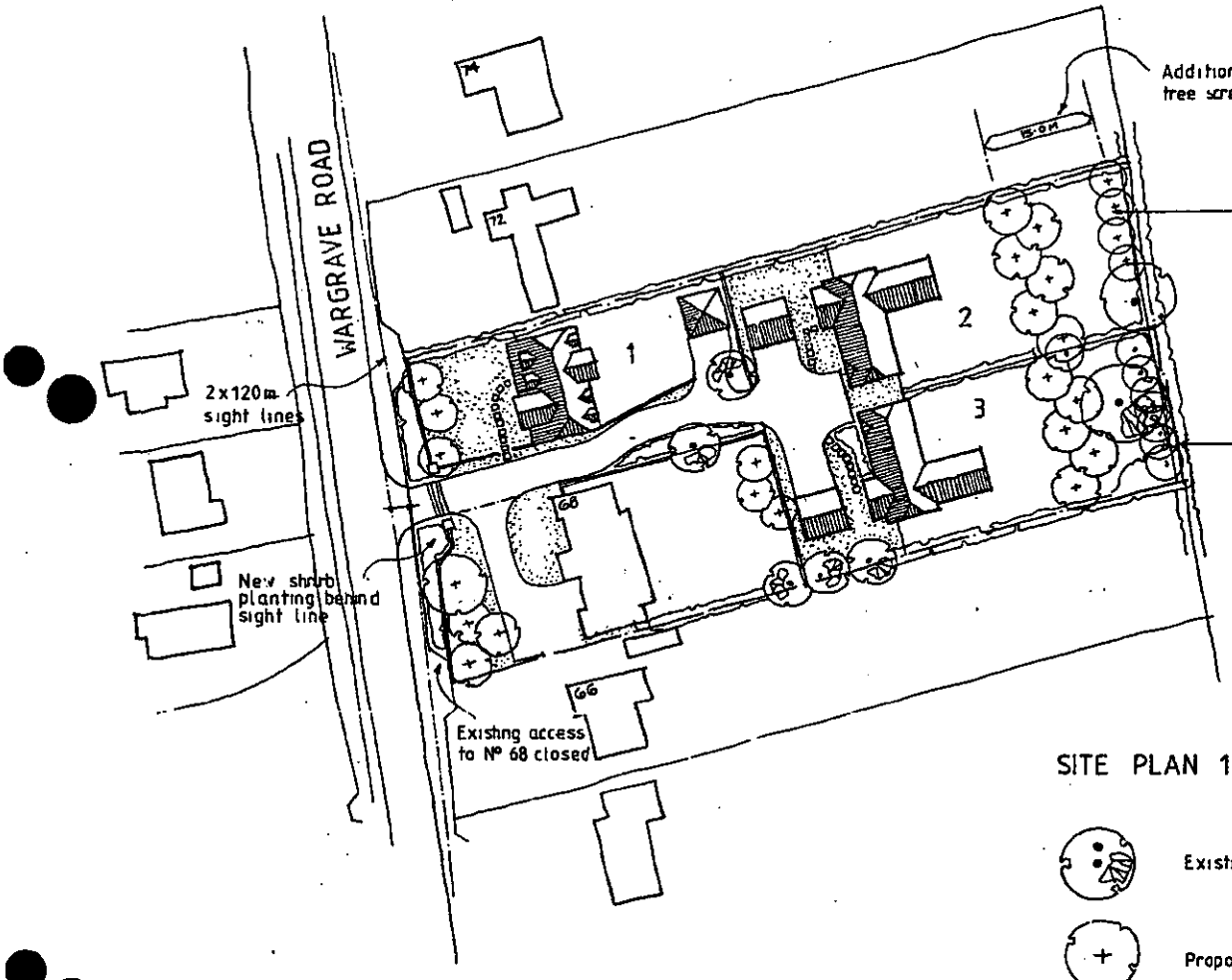


SITE PLAN 1:500

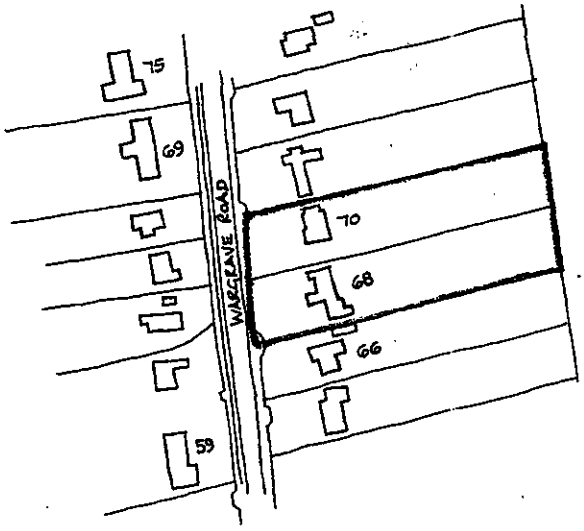
N

16 JAN 2000 0547

Existing tree retained

Proposed new tree

Existing hedge retained



LOCATION PLAN 1:1250

N

Project

LAND TO REAR OF
68-70 WARGRAVE ROAD
TWYFORD

Client

R RIDOUT AND A TUNALI

Drawing

SITE PLAN

Scale 1:500 Date 12/99

The Edwards Irish Partnership
Architects & Surveyors
36 Lansborough Road, Wokingham, Berks. RG40 2BT
Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: the.eip@virgin.net

Job 1278 Dwg. 11

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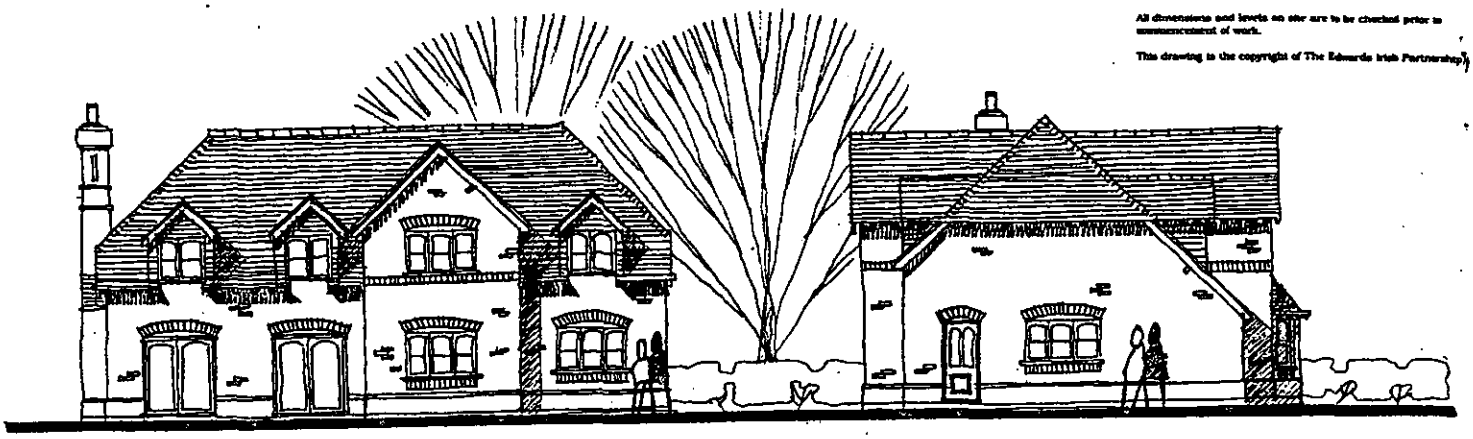


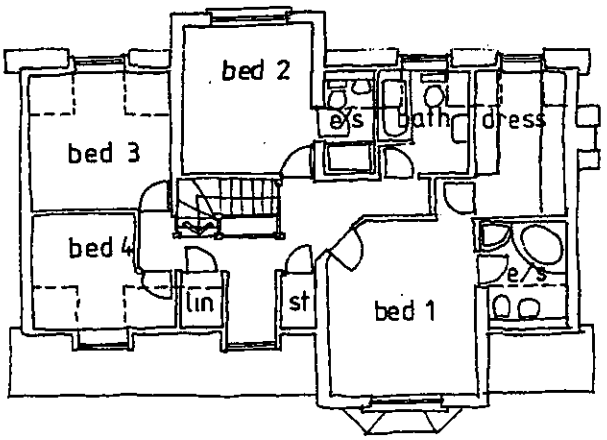
REAR ELEVATION

SIDE ELEVATION

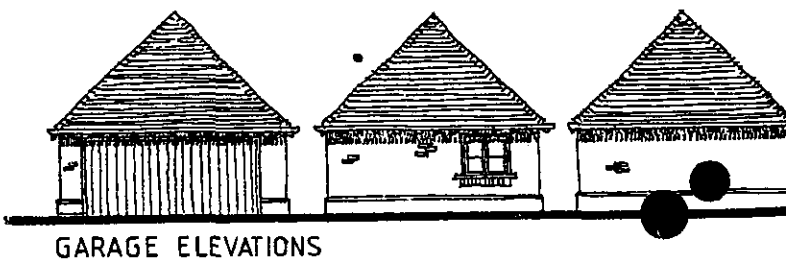


FRONT ELEVATION

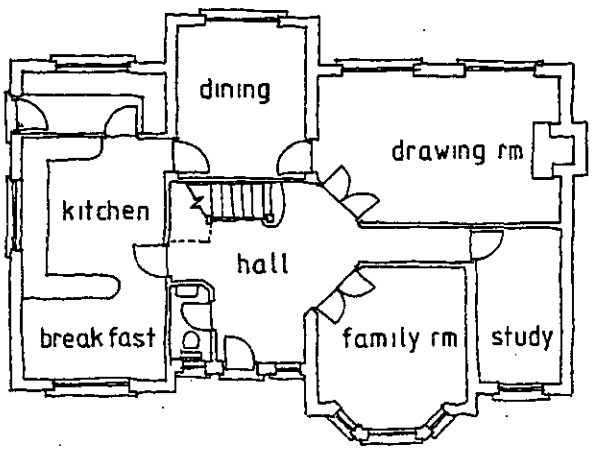
SIDE ELEVATION



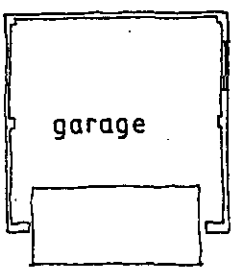
FIRST FLOOR PLAN 1:100



GARAGE ELEVATIONS
front side side and rear



GROUND FLOOR PLAN 1:100



GARAGE PLAN

Project
LAND TO REAR OF
68-70 WARGRAVE ROAD
TWYFORD

Client
R RIDOUT & A TUNALI

Drawing
PLOT 1

Scale 1:100 Date 2/99

The Edwards Irish Partnership
Architects & Surveyors
Ground Floor Offices, 19 Milton Road, Wokingham, Berks. RG40 1DE
Tel: (0118) 9894403 Fax: (0118) 9894383

Job 1278 Dwg. 12

All dimensions and levels on site are to be checked prior to commencement of work.

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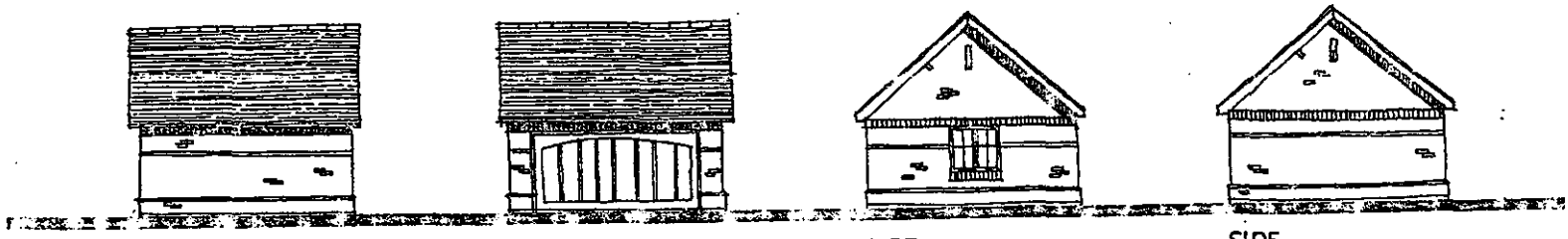
FRONT ELEVATION 1:100

REAR ELEVATION



SIDE ELEVATION

SIDE ELEVATION

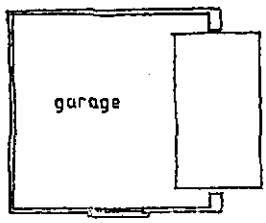


GARAGE REAR ELEVATION

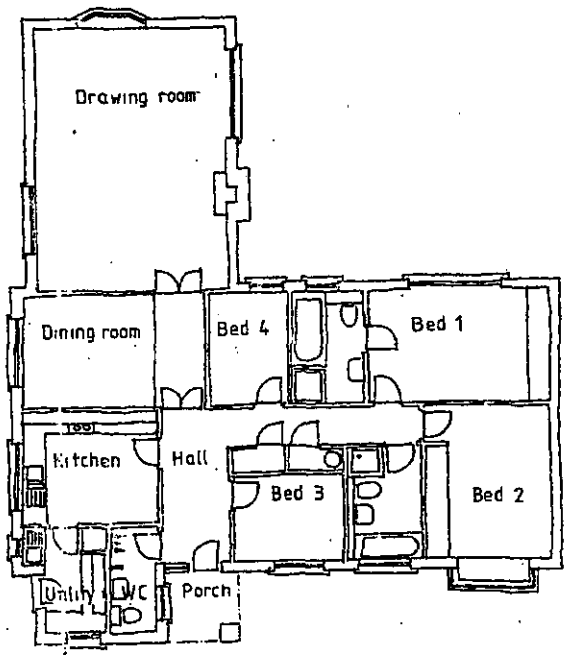
FRONT

SIDE

SIDE



GARAGE PLAN



BUNGALOW PLAN 1:100

16 JAN 2000* 0547

Project
LAND TO REAR OF
68-70 WARGRAVE ROAD
TWYFORD

Client
R RIDOUT AND A TUNALI

Drawing
PLOT 2 HOUSE

Scale 1:100 Date 12/99

The Edwards Irish Partnership
Architects & Surveyors
35 Langl...ough Road, Woldingham, Berks. RG40 2DT
Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: the.eip@virgin.net

Job 1278 Dwg. 14

Notes

All dimensions and levels on site are to be checked prior to commencement of work.

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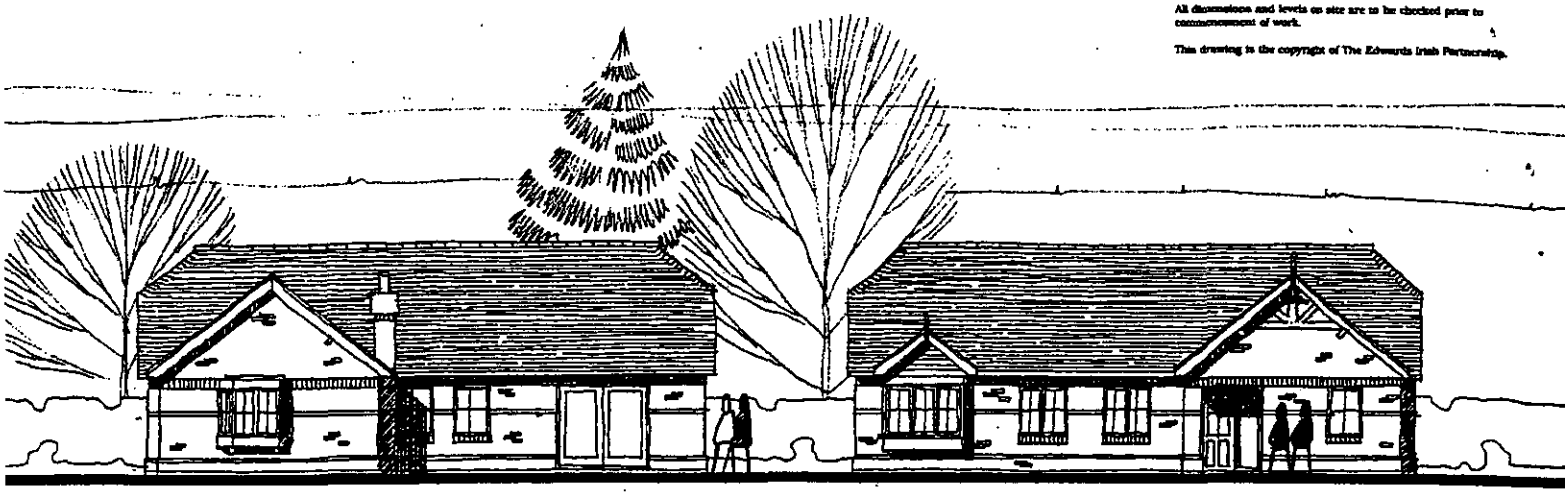
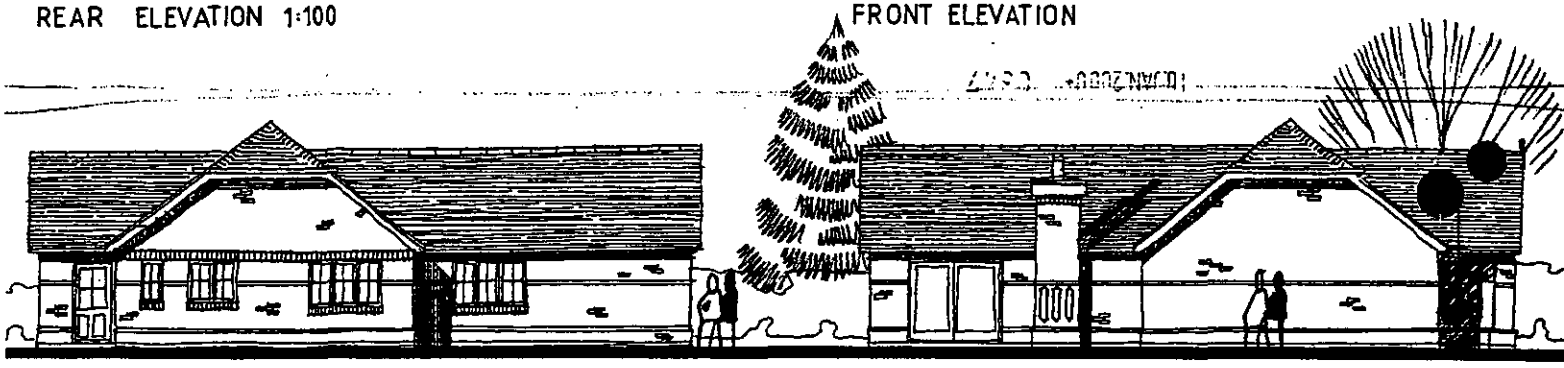


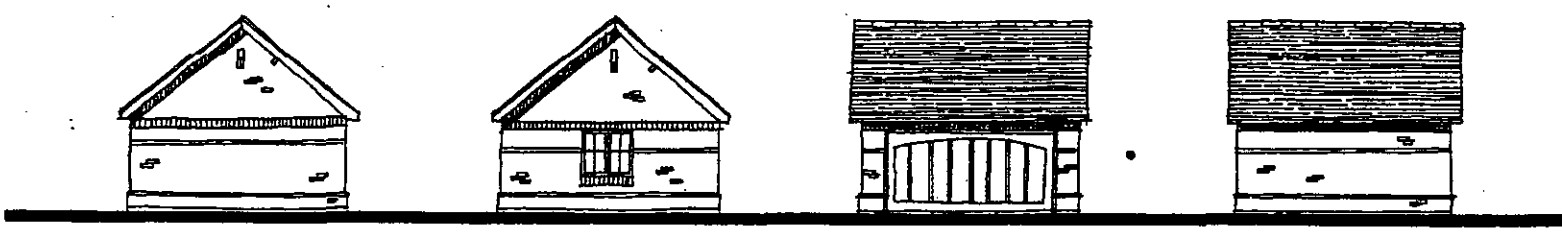
REAR ELEVATION 1:100

FRONT ELEVATION



SIDE ELEVATION

SIDE ELEVATION

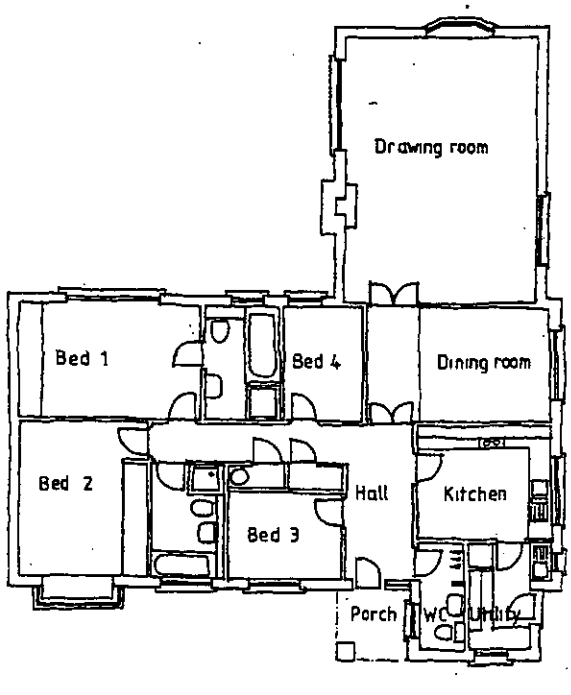


GARAGE SIDE 1:100

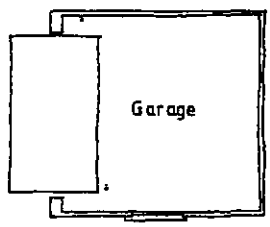
SIDE

FRONT

REAR



BUNGALOW PLAN 1:100



GARAGE PLAN

Project
LAND TO REAR OF
68-70 WARGRAVE ROAD
TWYFORD

Client
R RIDOUT AND A TUNALI

Drawing
PLOT 3 HOUSE

Scale 1:100 Date 12/99

The Edwards Irish Partnership
Architects & Surveyors
35 Langborough Road, Wokingham, Berks. RG40 2BT
Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: the.eip@virgin.net

Notes

All dimensions and levels on site are to be checked prior to commencement of work.

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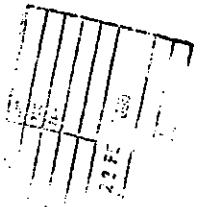


Project: LAND TO REAR OF 66-70 WARGRAVE ROAD TWYFORD

Client: R RIDOUT AND A TUNALI

Drawing: SECTION THROUGH SITE

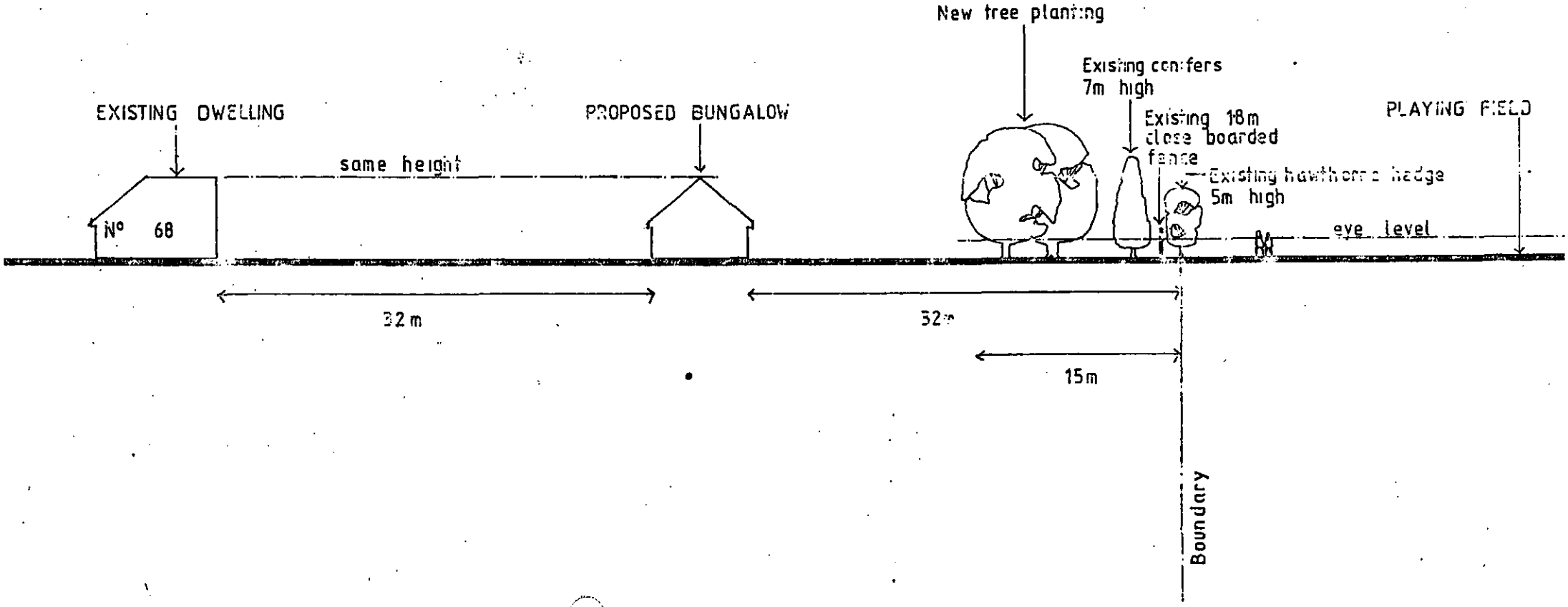
Scale: 1 200

Date: 21/02/00

The Edwards Irish Partnership
Architects & Surveyors
35 Lyndhurst Road, Wokingham, Berks. RG40 2TT
Tel: 0118-989-4103 Fax: 0118-989-1383 E-mail: tim.ei@virgin.net

Job 1278 Dwg. 20

67



Our ref: SP\2000\001878\001
Your ref: F/2000/0347

Date: 15th June 2000

ENVIRONMENT AGENCY

PLL
DC
CPP
CS 30830
21 JUN 2000
COPIES TO: ACK:
FILE:

District Planning Officer
Wokingham District Council
Council Offices
Shute End
Po Box 157
Wokingham
Berkshire RG11 1BN

Attention: Nicola Lake

Dear Madam

ERECTION OF 2 NO. DWELLINGS WITH GARAGES AND DEMOLITION OF 70 WARGRAVE ROAD AND ERECTION OF REPLACEMENT DWELLING & GARAGE AT 68-70 WARGRAVE RD, TWYFORD

Thank you for your letter dated 8 June 2000 which was received on 12 June 2000. You are asked to quote the following reference in any correspondence: SU77NE/9/30. The Environment Agency has the following comments:

The Environment Agency has no objection, in principle, to the proposed development provided that the following condition is imposed on any planning permission granted:

PLANNING CONDITION

CONDITION: No development approved by this permission shall be commenced until a landfill gas risk assessment has been submitted to and approved in writing by the Local Planning Authority. Where a risk from migrating gas is identified, appropriate works to mitigate the effects of gas shall be incorporated in detailed plans to be approved by the Local Planning Authority.
REASON: To protect people on or close to the site from the risks associated with migrating landfill gas.

WASTE REGULATION: CONTACT MIRANDA WYCHERLEY ON 01276 454384

According to our records, there is one landfill site within 250 metres of the site, as follows:

Grid reference	*Distance from site*	*Landfill name*	*Details*
SU 788 765	0 m	King George's Field	Household in the 1950's

In view of the proximity, there is a risk that gases from the landfill site could have an impact on the proposed development. For that reason, the condition stated above is required

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 5SQ
Telephone : 01276 454300 Fax : 01276 454301

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 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully

Sarah Paxman
Development Planning Officer

cc. The Edwards Irish Partnership, 36 Langborough Road, Wokingham, Berks RG40 1BT

The Edwards Irish Partnership

Architects & Surveyors

36 Langborough Road, Wokingham, Berks. RG40 2BT
Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: the.eip@virgin.net

307746

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
20 JUN 2000	
COPIES TO:	ACK:
	FILE:

The Planning Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks

16 June 2000

For the attention of John Mitchell

68 - 70 Wargrave Road Twyford

Dear Sirs

I refer to my recent faxed letter concerning the possible soil contamination at the above site and note that I do not have the response promised by the middle of this week.

Whilst my joint clients remain very disappointed at not having a committee date until 19 July 2000 I have discussed the matter further with them and would suggest that the following planning condition could be added to a consent which would expedite matters. It is a condition that has been used in your authority on similar sites and has been advised to us by a Planning Consultant.

"Before the development is commenced a detailed investigation shall be carried out to determine the present and likely future impact of landfill gas on the site. The method and extent of this investigation shall be agreed in writing by the Local Authority prior to the commencement of works. Details of appropriate measures to control ingress of landfill gas into habitable areas, including monitoring, shall be submitted to and approved by the Local Authority before the development commences. The development shall then proceed in strict accordance with the measures approved."

Yours sincerely

John Irish

CC R Ridout
A Tunali

To:
Highways

From: Nicola Lake

Date: 24 January 2000

Application Number: F/2000/0347

Proposal: Proposed erection of two dwellings with garages and demolition of 70 Wargrave Road and erection of replacement dwelling and garage..

Site Address:
68 - 70, Wargrave Road, Twyford.

Applicant:
Mr Ridout & Mr Tunali C/O The Edwards Irish Partnership.

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

CONDITIONAL APPROVAL

1. SC 23 - PARKING, GARAGING & TURNING (SR 06)
2. SC 28 - TURNING (SR13)
3. SC 30 - VISIBILITY SPLAYS
   INSERT "DRG NO. 1278/11" (SR 13)
4. SC 33 - CONSTRUCTION VEHICLES - PARKING (SR 14)
5. SC 34 - " " - MUD (SR 13)
6. THE EXISTING ACCESS TO THE SITE SHALL BE STOPPED UP & PERMANENTLY ABANDONED AND FOOTWAY AND VERGE CROSSINGS SHALL BE REINSTATED TO THE SATISFACTION OF THE LPA, IMMEDIATELY AFTER COMPLETION OF THE NEW ACCESS. (SR 13)

INOB.

7. BIN STORE TO BE LOCATED NOT MORE THAN 25m FROM THE HIGHWAY BOUNDARY, IN ORDER TO PROVIDE ~~AN~~ ADEQUATE CARRY DISTANCE FOR REFUSE COLLECTION.

N.S. Fotter

22/2/00

PLANNING SERVICES	HPT
POL	NLS
DC	CNF
APP	
CS	
COPIES TO:	

TO: DEVELOPMENT CONTROL FROM: Environmental Design

Nicola Lake

DATE: 7th March 2000

26968

Location:	68-70, Wargrave Road, Twyford
Proposal:	PROPOSED ERECTION OF TWO DWELINGS WITH GARAGES, DEMOLITION OF 70 WARGRAVE ROAD, ERECTION OF REPLACEMENT DWELING AND GARAGE
Application Number:	F/2000/0347

In response to your consultation dated 24th January 2000 for the above application, the tree and landscape comments are as follows:

I have no objections to the proposal in principle.

Although the proposals lies adjacent to a Green Route (Wargrave Road, A321) the proposals would not significantly detract from the visual quality of the route. However, and the applicant should submit an appropriate detailed landscape scheme in accordance with Policy WBW10. This should show existing planting to be retained and a high quality planting scheme adjacent to the Green Route. The applicant should be encouraged to retain as much of the existing planting as is possible allowing for sight lines etc. All new planting should be identified on a separate plan indicating species, size of plant at time of planting and planting densities.

The Planning Proposals indicated on drawing Job 1278 Dwg. 11. Does not satisfactorily show the existing trees to be retained and new landscape proposals.

A detailed tree survey should be submitted to BS 5837 showing trees to be removed, retained, any tree surgery works and protective fencing for those trees to be retained during construction works.

A detailed landscape scheme should be submitted by the applicant showing proposed planting. All new planting should be identified on a separate plan indicating species, size of plant at time of planting and planting densities.

A Landscape Management Plan should also be submitted detailing landscape objectives, prescriptions and a five year maintenance schedule.

ROBERT PETROW
Consultant Landscape Architect

To:
Neil Etherington
Senior Arboricultural Officer

26 JAN 2000

From: Nicola Lake

Date: 24 January 2000

Application Number: F/2000/0347

Proposal: Proposed erection of two dwellings with garages and demolition of 70 Wargrave Road and erection of replacement dwelling and garage..

Site Address: 2.
68 - 70, Wargrave Road, Twyford.

Applicant:
Mr Ridout & Mr Tunali C/O The Edwards Irish Partnership.

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

No objection.
No on trees on site. Same proposal to retain hedges, planting plan.

PLANNING SERVICES | HPT
POL | TLS
DC | ENF
APP |
CS |
15 MAR 2000
COPIES TO: | ACK:
FILE:

TO: DEVELOPMENT CONTROL FROM: Environmental Design

Nicola Lake DATE: 7th March 2000

Location:	68-70, Wargrave Road, Twyford
Proposal:	PROPOSED ERECTION OF TWO DWELLINGS WITH GARAGES, DEMOLITION OF 70 WARGRAVE ROAD, ERECTION OF REPLACEMENT DWELING AND GARAGE
Application Number:	F/2000/0347

In response to your consultation dated 24th January 2000 for the above application, the tree and landscape comments are as follows:

I have no objections to the proposal in principle.

Although the proposals lies adjacent to a Green Route (Wargrave Road, A321) the proposals would not significantly detract from the visual quality of the route. However, and the applicant should submit an appropriate detailed landscape scheme in accordance with Policy WBW10. This should show existing planting to be retained and a high quality planting scheme adjacent to the Green Route. The applicant should be encouraged to retain as much of the existing planting as is possible allowing for sight lines etc. All new planting should be identified on a separate plan indicating species, size of plant at time of planting and planting densities.

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A detailed landscape scheme should be submitted by the applicant showing proposed planting. All new planting should be identified on a separate plan indicating species, size of plant at time of planting and planting densities.

A Landscape Management Plan should also be submitted detailing landscape objectives, prescriptions and a five year maintenance schedule.

ROBERT PETROW
Consultant Landscape Architect

WOKINGHAM DISTRICT COUNCIL

PLANNING SERVICES
POL
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APP
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COPIES TO:

PARISH COUNCIL OBSERVATION SHEET

PLANNING APPLICATION APPLICATION NO. F/2000/0347

Parish: TWYFORD

Proposal: Erection of 2 dwellings with garages and demolition of 70 Wargrave Rd and erection of a replacement dwelling and garage.

Officer: Nicola Lake

Address: 68 - 70 Wargrave Road, Twyford

Applicant: Mr Ridout and Mr Tunali c/o The Edwards Irish Partnership

The Parish Council would like to make the following comments:-

i) As the front property is shown as a house and the adjacent properties are bungalows it will be out of keeping with the rest of that section properties.
ii) The footprint of number 68 now appears to have changed is this an error?
iii) The rear garden of plot 1 is sub standard
iv) Are any trees to be felled?
v) The Council is concerned that the usage of the recreation ground immediately behind the rear properties may be affected. In particular the Annual bonfire carnival may not be permitted.
vi) This development may set a precedent for the rest of that section of Wargrave Road.

Mrs A Jacobs
Clerk
07.02.00

PLANNING SERVICES	RPT
POL	TLS
DC ODS	PT NL
APP	
CS	

14 FEB 20..

COPIES TO

66 Wargrave Road.
TWYFORD. Reading.
Berks., RG10 9PH.
11th February 2000.

Dear Miss Nicola Lake.

Re:- PROPOSED ERECTION OF TWO DWELLINGS WITH GARAGES AND DEMOLITION OF 70 WARGRAVE ROAD AND ERECTION OF REPLACEMENT DWELLING AND GARAGE AT 68 - 70 WARGRAVE ROAD TWYFORD. (APPLICATION F/2000/0347).

I have to hand your letter dated the 24th January 00 in connection with the above Application, and would wish to reply as follows.

I am the Owner of Number 66 Wargrave Road Twyford and bought this Property during September 1986, mainly owing to the large and secluded rear Garden. Since that date I have retired and my principal Hobby is working in my Garden, and of course keeping my Bungalow in good order.

I am quite surprised to be told that yet another Application has been made to erect Dwellings within the Back Gardens of Nos 68 & 70 Wargrave Road, especially when taking into account the main Objections for the previous Application, and the result of the subsequent Meeting at your Offices. These Objections still being applicable.

I am unable to appreciate how this revised Proposal differs all that much from that first submitted, the Dwelling facing onto Wargrave Road being much the same as first proposed, but that the two proposed Dwellings within the Back Gardens of Nos 68 & 70 Wargrave Road are now shown as Bungalows, these being it seems less in height than those first indicated by 1½ meters, but do take up quite an area of the site when taking into account the separate Garages, resulting in a closely built-up area. Regarding the now proposed Tree Planting to the rear of the site, it would be some years before such Trees would be mature enough to form an effective Barrier between the Proposed Dwellings and the Recreation Ground.

When looking at the Drawings submitted these it seems have been prepared in Free-hand and therefore cannot be relied upon as to accuracy no dimensions being indicated. The Hawthorne Hedge to the rear of my Garden is in fact 10feet-4 inches in height and seems to be at a constant height for much of the length of the Recreation Ground.

The proposed Bungalows have several windows looking into my property, this I am very unhappy about as this would remove the privacy I at the present enjoy. Also the proposed Access Road shown within the Back Gardens could be extended into Adjoining Properties as these may become available for sale, thus permitting possible access for a total of five properties.

Some concern can also be made as to the position of the Access Road in relation to Wargrave Road, this being situated where an extended dip occures in the Wargrave Road and where the traffic tends to move fast, even at present there has been some close instances of accidents hearing the screaching of brakes. Regarding the suggested Sight Lines these it seems may be difficult to be achieved. May I state quite clearly that I am not prepared to make any part of my Property available to accommodate such Sight Lines.

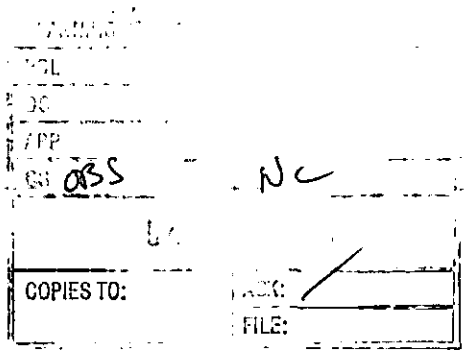
Concern could also be raised about the Parking of Cars within the limited area of the proposed site, and could lead to Parking within Wargrave Road, thus causing problems as Wargrave Road experiences heavy traffic, also considering the number of School Pedestrians and Cyclists.

This part of Twyford has over the years developed into a very pleasant area, and I am sure that most of the Residents like myself would wish for it to be retained. May I therefore ask that this present undesirable proposal which is mainly backland tandem type Development be rejected.

Yours faithfully,

R.C. Sanderson

R.C.Sanderson.(Mr).



62 Wargrave Road
Twyford
Berkshire
RG10 9PH

Miss Nicola Lake
Planning Officer
Environmental Services Dept
Wokingham District Council
P.O.Box 155
Shute End
Wokingham
RG40 1WW

3 January 2000

Dear Miss Lake

Planning Application –F/2000/0347 68 – 70 Wargrave Road, Twyford

We would like to formally object to the above planned development on the following grounds:-

1. The reason given for the refusal of the previous planning application for this site (99/96262/F) by yourself, on behalf of Wokingham District Council ie that it represented "piecemeal development", still stands. The reason cited for the refusal of the previous planning application by the Independent Planning Inspector at appeal ie that it would have a detrimental impact on "the character and appearance of the surrounding urban locality" ie the gardens of neighbouring properties and the amenity space of the adjacent playing field, still stands.
2. This further application represents yet another illustration of an attempt by applicants to persist in wearing down the Planning Authority until their application is successful. In this case, the Planning Authority have refused a previous similar application, a decision upheld by an independent inspector. The Planning Process should reflect the wishes of local people not just the bureaucratic enforcement of a set of rules which do not always ensure that local democracy prevails. The objections of the neighbouring residents and the Parish Council should be pre-eminent in the decision.

We would also like to draw your attention to a discrepancy in the plans submitted. The hawthorn hedge at the rear of the site is approx 9 feet high and not 15 metres high as cited in the application.

This new application represents a reduction in the ridge height of the two rear bungalows of 1.7 metres. This is the only relevant material change in the revised plans. Trees can always be removed at a later date.

Yours sincerely

B. Herberton

B. HERBERTSON

J M HERBERTSON

PLANNING SERVICES
POL
DC
APP
CS 085
NC
04 FEB 2000
COPIES TO:
ACK:
FILE:

Mr R & Mrs L Huckle
64 Wargrave Road
Twyford
Berkshire
RG10 9PH
Home: 01189 341 090
Mobile: 07775 573 128

31st January 2000

Nicola Lake
Wokingham District Council
Environmental Services Department
Planning Services
P.O.Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Your ref: Nicola Lake/F/2000/0347

Dear Ms Lake

Site Address: 68 - 70 Wargrave Road, Twyford.

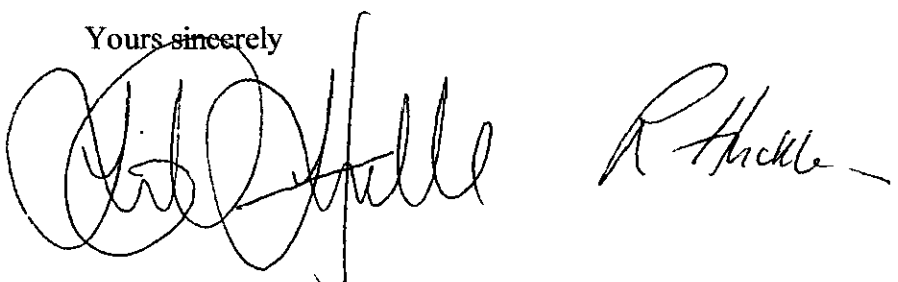
My husband and I object totally to this planning permission being granted. The reason for this is because we believe that it will:

Spoil the character of Wargrave Road by over crowding the land
Take away privacy from neighbouring gardens
Set a precedent for other residents with large gardens to build houses on their plots.

We have recently moved to Wargrave Road and the reasons we bought the house was because of the character of the Road and the privacy of the gardens. I know that the plans show the planting of many trees, however, how can we be sure they won't be chopped down once they grow large and take away light from the new properties.

Please consider our wishes of not to over crowd the area and destroy peoples privacy.

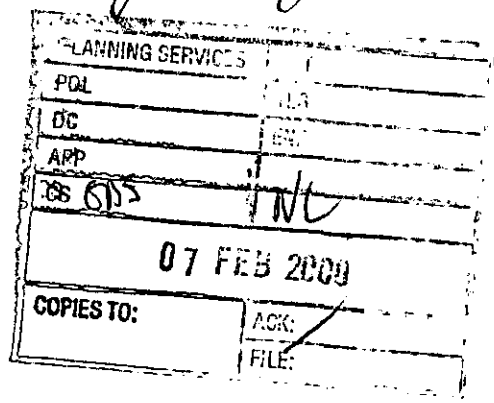
Yours sincerely



Lita Huckle (Mrs)
Robert Huckle

60 Wargrave Road, Twyford, Berkshire. RG10 9PH
01189 341575

3rd January 2000



Mr. C. Wood,
Planning Services Dept.,
Wokingham District Council,
Shute End, Wokingham.

Dear Sir,

Application no. F/2000/0347
68-70 Wargrave Road, Twyford.

Last year when application no. 99/60262/F was submitted for the above site address I wrote to you setting out my objections and wrote again on the 8th May 1999 following the amended application which I now quote in part as follows.

"The minor alterations incorporated do not in any way affect my strong objections to the proposed development.....

It is the usual ploy adopted by professional developers – a process of submitting a series of altered plans in the hope of wearing down the objections of Planning services departments, and in so doing achieve their selfish aims"

The above and the objections in my

original letter in respect of application no. 99/69262/F remain my view of the new application.

I trust it will be given as short a shrift as the first.

Yours faithfully.

K.H. Harris.

PLANNING SERVICES | HPT
POL | TLS
DC | [illegible]
APP
CS 0155 + NC
COPIES TO

JOHN CHALLIS
CHARTERED ARCHITECT

72 WARGRAVE ROAD,
TWYFORD,
BERKSHIRE.
RG10 9PH.

TEL: 01189342236
FAX: 01189342236
MOB: 0860141627

WOKINGHAM DISTRICT COUNCIL,
PO BOX 157.
COUNCIL OFFICES,
SHUTE END,
WOKINGHAM.
RG40 1WR.

For the attention of Miss N Lake.

Re: 68/70 Wargrave Road, Twyford. Appn. No. F/2000/0347.

I refer to the above application as the owner and resident of 72 Wargrave Road, Twyford.

The proposal, as shown on the site plan, is grossly inaccurate with regards to the existing vegetation on the plots numbered 1 & 2.

There is no hedge running down the boundary between 70 and 72 Wargrave Road, apart from a section in the existing front garden area. There is some coniferous hedging on my plot adjacent to the boundary, but even this is discontinuous. Furthermore there are several mature trees in the current garden of 70 Wargrave Road, which have conveniently been omitted, presumably because they would infringe on the areas proposed for erection of buildings.

With the foregoing in mind the kitchen window of the house shown on plot 1 looks directly onto our property and the drawing room, dining room and kitchen/utility room windows of the bungalow shown on plot 2 also do the same.

The hedge which borders the recreation ground to the east of the site is shown as being 5 metres in height when in fact it is only just 3.1ms measured at its highest point adjacent to my property. The proposed dwellings shown on plots 2 and 3, drawn freehand with no dimensions given, will in my opinion, be clearly visible from the recreation ground by having a ridge height which I estimate will be in excess of 5ms and therefore protrude above the existing hedge by over 2ms.

The proposal is un-neighbourly and represents a severe curtailment of the privacy we currently enjoy exacerbated by an overshadowing of our south boundary by both garage blocks and especially the proposed house shown on plot 1.

This proposal is still a blatant attempt at tandem development which has always been unacceptable under any planning policies.

The proposed access and egress to Wargrave Road is just below the brow of a hill, on a part of the road where traffic moves at its fastest and also close to the junction with Longfield Road. I do not believe the sight lines shown on the drawings can be achieved without part of our property and part of number 66 Wargrave Road, both of which will not be made available to Tunali and Ridout. It must be noted that the traffic movements in Wargrave Road are particularly high with rush hour peaks at a level considered excessive, when boosted by the large number of pedestrian and cycle journeys to Wargrave Piggot School.

All the properties from number 62 to 76 Wargrave Road are bungalows and to permit a substantial house to be erected within this run of single storey height buildings would destroy this unique to Twyford street scene. The proposals to erect three dwellings on what currently amounts to one and a half plots is out of character for this area and the visual intrusion both into the street scene and the recreation ground should be resisted.

If this unsuitable proposal were to be granted, it would set an undesirable precedent for the future piecemeal redevelopment of this charming area and the Local Authority would be unable to reject any such applications.

In the light of the foregoing, may I respectfully request that this proposal be rejected.

Yours faithfully,

John Challis.
02 February 2000.

Tel. (0118) 974 6487 (Direct Line)
Fax. (0118) 974 6484
Email. John.Mitchell@wokingham.gov.uk
Date 21 June 2000
My ref. JM/SB/F/2000/0347
Your ref.

30504

Mr J Irish
The Edwards Irish Partnership
36 Langborough Road
WOKINGHAM
Berkshire
RG40 2BT

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

Dear Mr Irish

68-70 WARGRAVE ROAD, TWYFORD

Thank you for your letter of 12 June 2000 regarding the above. I appreciate the frustration your clients must feel about this last minute delay but I hope you will agree with me that it is in the interests of everybody to ensure that if the development does go ahead it can go ahead in a safe manner. I am at present involved in discussions with both the Environment Agency and our own Environmental Health staff with a view to seeking the best way forward and I will get back to you as soon as possible.

I appreciate that it may be possible to impose a condition requiring remediation measures but I would not wish to do this if the cost of doing so was not acceptable to your clients. I am therefore waiting to see exactly what is going to be required before coming back to you.

I hope you find this information helpful and again I apologise for the unexpected delay in handling this matter.

Yours sincerely

JOHN MITCHELL
Development Control Manager

The Edwards Irish Partnership

Architects & Surveyors

36 Langborough Road, Wokingham, Berks. RG40 2BT

Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: the.eip@virgin.net

REPLY REQUIRED 27/6

Planning Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks

PLANNING SERVICES	HPT
POL	LS
DC	
APP	
CS	30504
COPIES TO:	

12 June 2000

BY FAX

F/2000/0847

For the attention of J Mitchell

68 - 70 Wargrave Road Twyford.

Dear Sirs

I refer to our telephone conversation with Mr Mitchell on the afternoon of the last planning committee concerning the "late discovery" of possible land fill within 250m of the application site. I have had several consultations with my clients since that date and have been requested to write to you on this matter.

The application has been with your authority for some considerable time and my clients are now completely frustrated at what they see as the last in a series of attempts to refuse this application at all costs.

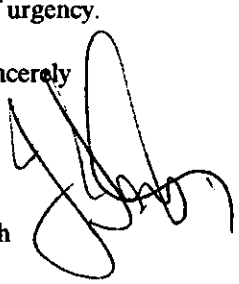
To my certain knowledge there has been considerable development within 250m and 50m of the King George playing fields within the last three years or so including development that this practice has been responsible for. Not once was the matter of landfill ever raised at any of these recent approved applications or indeed in any local land searches raised during the purchase of my clients present homes. The playing fields at present are occupied by a scout hut, community centre and youth club which must now raise the subject of the continued use of these amenities, a fact that my client may now consider taking to the local press.

My client has consulted local historians and public records and can state that the site, in 1891, was open agricultural fields. In 1914 a series of gravel pits interspersed with allotments were recorded ranging from Longfield Lane to Hermitage Drive, by 1932 the current playing fields were in existence. The land was therefore filled sometime between 1914 and 1932, at the very least 68 years ago ! In our experience any methane present would by now have vented naturally and any possible contaminants would have migrated downwards in this area of permeable sub soil. We are aware that planning permission can be granted subject to conditions concerning the investigation and remedial action required concerning contaminated land. A standard "investigation" condition could be added to the permission. My client is also determined that a refusal on the grounds of being within 50m of landfill will be taken to a local enquiry.

Continued.....

In view of the time that this application has taken, i.e., original application, refusal, appeal, new application, deferral, site visits and now another deferral, I would ask that this matter be resolved as a matter of urgency.

Yours sincerely



John Irish

CC R Ridout
T Tunali

PLANNING SERVICES	HPT
POL	TLS
DC	EMF
APP	
CS OBS	WL
COPIES TO:	ACK: ✓
	FILE:

Mr R & Mrs L Huckle
64 Wargrave Road
Twyford
Berkshire
RG10 9PH
Home: 01189 341 090

4th June 2000

Mr I Jordan
Wokingham District Council
Environmental Services Department
Planning Services
P.O.Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Your ref: F/2000/0347

Dear Mr Jordan

Site Address: 68 - 70 Wargrave Road, Twyford.

We wrote to you in January stressing our concerns on this application. Once again we must stress how important it is, that this application, is not approved.

The reasons for this is because we believe that it will:

- Spoil the character of Wargrave Road by over crowding the land
- Take away privacy from neighbouring gardens
- Set a precedent for other residents with large gardens to build houses on their plots.
- Reduce the value of our homes
- Encourage sale of the plots as development land and not as family homes.

Please do not approve this scheme.

Yours sincerely

Lita Huckle (Mrs)
Robert Huckle

Tel. 0118 974 6051

Date: 12 May 2000

Your Ref:

My Ref: **Nicola Lake - F/2000/0347**

Mr Ridout & Mr Tunali
C/O The Edwards Irish Partnership
36
Langborough Road
Wokingham
Berkshire
RG40 2BT

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

Dear Sir/Madam

Application Number: F/2000/0347

Site Address: 68 - 70, Wargrave Road, Twyford, Reading.

Proposal: Proposed erection of two dwellings with garages and demolition of 70 Wargrave Road and erection of replacement dwelling and garage.

Your application relating to the above is to be presented to the Development Control Sub-Committee on the 23/05/2000 with a recommendation that it should be approved .

You may attend the meeting and speak if you wish and a leaflet is enclosed explaining the process.

All requests to speak must be received no later than 5.00pm on the last working day prior to the meeting.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

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

Appeal Decision

Hearing held on 29/09/1999

By Wm C Cunningham BSc(Hons) MA MCP MRTPI

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

28 OCT 1999

Appeal: T/APP/X0360/A/99/1024451/P4

- The appeal is made under Section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is brought by Messrs R Ridout and T Tunali against Wokingham District Council.
- The site is located at 68 – 70 Wargrave Road, Twyford, Berks.
- The application (ref: 99/69262/F), dated 3 March 1999, was refused on 7 June 1999.
- The development proposed is the demolition of No 70 Wargrave Road and the erection of a replacement dwelling, together with the erection of two new dwellings to the rear and a new access.

Decision: The appeal is dismissed.

Procedural matters

1. In a letter dated 20 August 1999 the Council withdrew reason for refusal No 2 which related to the lack of provision of a mix of dwelling types. The appeal will be considered on that basis.

The main issues

2. There are two main issues in this appeal. The first is the effect the proposal would have on the character and appearance of the surrounding urban locality. The second is the effect of the proposal on the living conditions of proposed and existing adjoining occupiers, with particular reference to privacy, and noise and disturbance.

Policies

3. The Development Plan for the area comprises the approved Berkshire Structure Plan, incorporating alterations (1998), and the adopted Loddon Area Local Plan (1995). Policy EN1 of the Structure Plan sets out a number of criteria to ensure development is appropriate to its location, including that it should at least maintain the character of its surroundings. Policy LH1 of the Local Plan states that the principle of residential development within identified settlements will be considered favourably subject to satisfying local environmental constraints. Further to that objective the policy contains a number of criteria including that development would have no significant adverse effect on the character of the area. Similarly, Policy LBE2 indicates that development that would be inappropriate in terms of its relationship with adjoining sites and buildings or which would adversely affect the character of an area will not normally be permitted.

4. Reference has also been made to the emerging Wokingham District Local Plan (deposit draft amended in 1999). Objections to this Plan are being considered at a Public Inquiry that commenced in October 1998. Policies WOS3 and WBE1 of this Plan contain a number

of development control and design principles respectively. These include that development is appropriate in character to the area, is not detrimental to the amenities of adjoining occupiers and is of a design that respects the local context.

Inspector's reasons

Character and Appearance

5. The appeal site is close to the middle of a group of 10 dwellings (Nos 58 – 76 Wargrave Road) on the east side of Wargrave Road. These properties are on plots about 100m long that back onto the King George's Field, a public open space used for ball games and other recreational activities. With the exceptions of two storey houses at Nos 76 and 60, the remaining eight properties comprise bungalows and chalet bungalows. With two storey houses fronting the west side of the road, the overall street scene along this part of Wargrave Road comprises well-landscaped front gardens with houses and bungalows visible, but not conspicuous, on both sides of the road. For the most part the rear gardens to Nos 58 - 76 are well landscaped and have a dense hedge between 3m and 5m high on the eastern boundary with the open space. When viewed from the east these properties and the dwellings on the west side of Wargrave Road are for the most part fully screened, with only glimpses of parts of some of them obtained over and around the trees and other vegetation. The character and appearance of the appeal site locality when viewed from the east is therefore of low, detached, unobtrusive dwellings in large gardens with mature landscaping.

6. The appeal proposals would involve the replacement of No 70 with a two-storey house about 7.7m high to the ridge, together with the erection of two similar sized houses within what are currently the rear gardens of the appeal properties. These houses would be materially higher than the existing dwellings on the appeal site and adjoining. The main rear wall of the two houses within the rear gardens would be between 20m and 25m from the rear boundary with the open space. Based on the submitted written material, that presented at the Hearing and my site inspection, I consider the roofs and parts of the upper floors of the proposed houses would be visible above and around the hedges and other vegetation on the appeal site and along its front and rear boundaries. Retention and where appropriate reinforcement of the hedges and other vegetation on and close to the boundaries of the appeal site could be controlled by condition.

7. So far as the street scene is concerned, I do not consider the proposed houses, and in particular the replacement house for No 70 (plot 1), would be materially more conspicuous than the existing houses on both sides of the road. Referring to views from the east however, the two houses proposed close to the rear boundary of the appeal site would be substantially more visible than the existing houses on the site and in the near vicinity and would not maintain or enhance the character and appearance of the locality. They would represent a height of built development that in my view would appear obtrusive and incongruous and would not be appropriate in scale and impact close to this otherwise well landscaped edge to the open space. In this respect the proposed development would not comply with Policies EN1(i), LH1(B), LBE2, the relevant parts of WOS3(A) and (F), and WBE1(b) and (f).

Living Conditions

8. The proposed house on plot No 1 would replace, on a similar siting, a chalet bungalow. This existing dwelling has first floor dormer windows on the front and rear elevations. In terms of overlooking therefore, the proposed house would have an impact on the adjoining

premises comparable to the existing situation and would be consistent with the normal situation that prevails between adjoining properties.

9. There would be a degree of intervisibility between the fronts of the houses proposed on plots No 2 and 3 and the rear of No 68 and of the house proposed on plot No 1. I consider the intervening distances of about 40m, together with the opportunities to reinforce the existing on-site landscaping, would ensure that overlooking between these properties was maintained at a level that would not unduly affect the level of privacy of residents of these existing and proposed dwellings.

10. Parts of the dwellings that are proposed on plots No 2 and 3 would be visible from neighbouring premises to the south and north of the appeal site. The distances proposed between these dwellings, together with the intervening boundary planting that comprises high beech and evergreen hedges and includes semi mature trees, would however ensure these neighbouring properties and their respective gardens were adequately screened from the proposed houses and their gardens. In reaching this view I have taken into account that parts of the intervening hedges and other vegetation are within the control of the adjoining landowners. In addition, a condition requiring suitable boundary treatment to minimise visibility between adjoining garden areas could be imposed.

11. The appeal proposal would involve the erection of two dwellings within what is currently a rear garden area. This would introduce vehicular movements and increase the intensity of domestic activity carried out within this area. As a result the status quo in terms of noise and disturbance experienced by residents of existing nearby properties and users of the adjoining open space would be changed, but not in my view to an extent that would justify refusing the proposed development.

12. In the light of the above assessment I consider the proposed development would not lead to an unacceptable level of overlooking and subsequent loss of privacy, either within the proposed scheme or with neighbouring premises. Nor would it intensify the use of the rear garden area to an extent that would materially increase the general noise and disturbance experienced within the adjoining private and public areas. In these respects the appeal proposals would comply with Policy WBE1(h) and the relevant part of Policy WOS3(A).

Other Matters

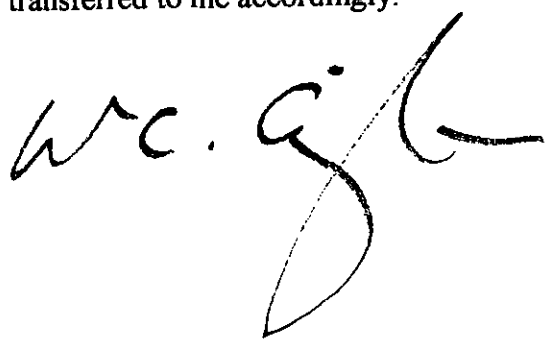
13. All other matters raised in the written representations and at the Hearing have been considered including reference made on behalf of the appellants to Policies LWE4 and WLL9 of the Local Plan and emerging District Plan respectively. These policies provide protection for defined sites of urban landscape value. It was pointed out that the appeal site and the adjoining open space are not included in the defined list of sites and as such are not subject to these policies. As stated in paragraph 2.3.34 of the Local Plan, the defined sites are particularly important to be retained. These two policies and the fact that they do not apply to the appeal site do not therefore reduce or otherwise change the need for the proposed development to comply with the more general provisions of the policies set out in paragraphs 3 and 4 above.

14. I have also considered references made on behalf of the appellants to a number of 'backland' developments in the locality. It was submitted that these establish local precedents and illustrate that such development is appropriate in this area. In addition, the Council expressed concerns regarding precedence and what it considers to be the piecemeal nature of the appeal proposals. It is a planning principle that every application is considered on its

merits. In any event I consider the circumstances surrounding the appeal site, and in particular its relationship to the adjoining open space, sets it apart from these other sites. As this appeal is to be dismissed the Council's concerns do not apply. These other matters do not outweigh the main considerations that have led to my decision.

Conclusions

15. For the reasons given above I conclude that the harm the proposed development would have on the character and appearance of the area would be sufficient, in itself, to justify refusing the application. The appeal should not therefore, on balance, succeed and I shall exercise the powers transferred to me accordingly.



The Edwards Irish Partnership
Architects & Surveyors

36 Langborough Road, Wokingham, Berks. RG40 2BT
Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: the.eip@virgin.net

PLANNING SERVICES	HPT 26219
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CS	WC
22 FEB 2000	
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The District Planning Officer
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks

21 February 2000

For the attention of Mr Thorp

Land To Rear Of 68 - 70 Wargrave Road Twyford.

Dear Sirs

I refer to our application covering letter and now enclose six copies of drawing number 1278/20 showing a 1:200 section through the site.

Our interpretation of the appeal decision on the previous application was that the only issue thought not to be acceptable by the inspector was the view of the then proposed two storey properties from the playing field to the rear.

The section clearly shows that the proposed bungalows, being the same ridge height as the existing road frontage properties, would be well screened from the playing field with an existing 5m high hawthorn hedge on the party boundary, an 1800mm close boarded fence some 1m inside the boundary, an existing 7m high conifer screen some 3m into the site and a proposed belt of new trees extending 15m into each rear garden. The recently constructed bungalow to the south of the application site does not have the advantage of the current applications existing and proposed screen cover. It is hard to see that the two proposed bungalows should be dealt with in any different way from the recently approved bungalows. The principle of development on this rear garden site appears to us to have been agreed by the inspector in terms of overlooking, access and loss of amenity.

I would be pleased if you would consider the enclosed drawing as part of the formal application and I would welcome a discussion with your department should you not share our interpretation of the inspectors report as I am sure that we all wish to avoid a further appeal.

Yours sincerely

John Irish

R Ridout and A Tunali (Encs)

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	18 JAN 2000
Officer: NL	Application No. F/2000/0347

Map No. 29 ... Site ... 0140 ...
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) PROPOSED ERECTION OF TWO DWELLINGS WITH GARAGES AND DEMOLITION OF 70 WARGRAVE ROAD AND ERECTION OF REPLACEMENT DWELLING & GARAGE

Location: 68-70 WARGRAVE ROAD

Parish: TWYFORD Ward: Ruscombe & Twyford
24.1.2000

Applicant: MR RIDOUT & MR TUNALI
Re submission - 99/69262 - refused

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

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

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

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

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

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

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

HERITAGE BODIES

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

OTHERS:

.....

.....

No pre-apps

NEIGHBOURS:

S/N+ 60, 62, 64, 66, 72, 74 } Wargrave Road.
61, 63, 65, 67, 69 }

The Edwards Irish Partnership
Architects & Surveyors

36 Langborough Road, Wokingham, Berks. RG40 2BT
Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: the.eip@virgin.net

JAN. 2000 0647

The District Planning Officer
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks

5 January 2000

For the attention of Mr Thorp

Proposed Redevelopment of 68 – 70, Wargrave Road, Twyford, Berks.

Dear Sirs

Please find enclosed a revised detailed planning application for the demolition of number 70 Wargrave Road and its replacement with a new chalet bungalow together with two new 4 bedroom bungalows to the rear gardens of numbers 68 and 70 Wargrave Road.

The application follows within 12 months of the original refusal dated 7 June 1999 (ref: 99/69262/F) and as such attracts no application fee.

The application consists of the following documentation.

1. Six copies of drawing numbers 1278/10, 11, 12 and 14

2. Six copies of the application form.

2. Certificate A

As you are aware the original application was the subject of an unsuccessful appeal with the decision being made on 28 October 1999 ref: T/APP/X0360/A/99/1024451/P4. However on examining the inspectors decision certain facts have been established and confirmed by the inspector.

1. The replacement house on the site of number 70 Wargrave Road was accepted as being in character with the existing houses and bungalows on this part of Wargrave Road and did not feature in the reasons for dismissal. You will note that the current application repeats the original house design for this plot but further enhances the landscape to the front, in keeping with the character of Wargrave Road.

2. The issues of overlooking and loss of amenity to numbers 66, 68 and 72 Wargrave Road, as reasons for refusal, were also dismissed by the inspector both in terms of noise, vehicular movements and overlooking distances.

   The current application does not change these aspects but enhances the situation by increasing the distance between the side of the proposed bungalows to plots 2 and 3 and their respective shared boundaries with numbers 66 and 72 Wargrave Road. In addition the garages to plots 2 and 3 are

16.JAN.2000* 0347

Continued.....

located to afford additional screening and of course additional screening landscaping has been provided between the shared boundaries of plots 2 and 3 and numbers 68 and 70 Wargrave Road.

3. The site and the rear King George Playing fields are not included in the defined Urban Landscape Value sites schedule. The house on the site of number 70 Wargrave Road has been accepted by the inspector as a suitable replacement dwelling in character with the area. The proposed houses on plots 2 and 3 are now exactly the same height as number 68 Wargrave Road (6m) and are true bungalows with no first floor rooms or windows. Their design therefore accurately reflects the predominant building form in this part of Wargrave Road.

4. The street scene from Wargrave Road has been accepted by the inspector as being within character.

5. The rear boundary of the proposed plots 2 and 3 now comprises an 1800mm close boarded fence (already in place on plot 3) sandwiched between a mature Hawthorne hedge on the playing field side, of some 5m in height, and a row of evergreen conifers some 7m in height i.e. higher than the proposed plots 2 and 3's roof line. This profile is repeated on plot 2. In addition the plots have been moved further away from the playing field boundary and an additional belt of tree planting is proposed. Two large trees, (one evergreen), some 17m in height also exist close to the rear boundaries of plots 2 and 3. The net result is of a landscaped interface far greater in depth than any existing between the rear gardens of this side of Wargrave Road and the playing field. I therefore believe that with this landscape improvement, the lower ridge height, the substitution of true bungalows and the relocation of plots 2 and 3, the inspectors sole reason for dismissal has been overcome. The recently approved single bungalow to the south of the site has less screening to the playing field.

6. A section drawing showing the whole site and the playing field will be produced as supporting information in due course and at this point I would welcome the opportunity of discussing our current application further as it does seem that the inspectors sole reason for his decision has, to my mind, been addressed and it would seem pointless to end up with another appeal situation.

7. I would quote the inspectors paragraph 5 and suggest that the current application addresses the issue 100%. " ..... The character and appearance of the appeal site locality when viewed from the East is therefore of low, detached, unobtrusive dwellings in large gardens with mature landscaping"

I trust that the enclosed application will meet with your approval but should you require any further information please do not hesitate to contact this office.

Yours sincerely

John Irish

CC R Ridout and A Tunali (Encs)

1789/a

SECTION 66 CERTIFICATE

WOKINGHAM DISTRICT COUNCIL

10 JAN. 19[illegible] 347

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:

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) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

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

on (d) . . . . . ●

ALL APPLICANTS MUST COMPLETE THIS SECTION

Agricultural Holdings Certificate

One or other section must be crossed through as not applicable.

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.

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 . . J Tonks . . . . . .

On behalf of . . J R Rickard & A Tunali . . . . . .

Date . . 6 . Jan . 2000 . . . . . .

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

ADDRESS 68 WARGRAVE ROAD PARISH TWYFORD

PLOT No. BRYNHOLM ORD. SHEET No. SU 7876 29

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision	
480/SD	TWYFORD P.C.	EXTEND & PLAYING FIELDS	12.12.50	N/A	APP
718/53	MR. A. BROOK	BUNGALOW & GARAGE	10.11.53	APP	APP
PD/607/68	MR. D. FOX	LIVING ROOM EXTENSION	28.11.68	APP	N/A
PD/724/73	MR. S.W. PRICE	ROOF CONVERSION	12.2.74	APP	N/A
97/66315/A	Mr. R. Ridout	2 St. S. & R. Exts.	24.10.97		C/A
FP97/7133	"	2 St. S. Ext + Alts.	23.01.98	APP	
98/67306/F	"	2 St/S+R Exts	8.7.98		C/A
FP98/7200	"	2/St/R Ext.	12.3.98	C/A	
99/69262/F	R Ridout & T Tunali	Demolish 70 W.R.& Erect 3 Dwellings	7.6.99		REF

DATE OF COMPLETION

MINISTRY DECISION 69262 - APPEAL DISMISSED - 28.10.99

SPECIAL ORDERS PD Enq - 2 St/S+R Exts. - Mr. R. Ridout - 26/8/98

DRAINAGE

091074

ADDRESS 70 WARGRAVE ROAD PARISH TWYFORD

PLOT No. PENDENNIS ORD. SHEET No. SU 7876 29

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision	
480/SD	TWYFORD P.C.	EXTEND & PLAYING FIELDS	12.12.50	N/A	APP
344/54	MR. T. GILBERT	BUNGALOW & GARAGE	11.5.54	APP	C/A
368/72	MR. H. HOLDKINSON	CONVERSION & EXTENSION	16.3.72	APP	REF
391/72	"	ADDITIONS	11.5.72	APP	APP
BR 16259	"	1/STOREY EXTENSION	26.2.81	REF	N/A
15022	"	"	12.3.81	N/A	C/A
BR 16462	"	"	6.4.81	APP	N/A
99/69262/F	R. Ridout + T. Tunali	Demolish 70 & Erect 3 Dwellings	7.6.99		REF

DATE OF COMPLETION

MINISTRY DECISION 69262 - APPEAL DISMISSED - 28.10.99

SPECIAL ORDERS

DRAINAGE

091074

1769A

PLANNING APPLICATION PART I

Please answer all questions in CAPITAL letters. If any question is not applicable, put N/A in the space.
Please submit 6 copies of the completed form and your plans to:- Planning Dept., Wokingham District Council, PO Box No. 157, Shute End, Wokingham, Berkshire, RG40 1WR.
If you are a new applicant, notes to help you fill in the form are attached.
If you still have any questions, about the form, please call Ian Jordan on 0118 974 6428.

WOKINGHAM DISTRICT COUNCIL

16 JAN 98

For office use only
Application No.

1.	YOUR NAME	R. RIDOUT & A TUNALI
	ADDRESS	C/O 68 WARGRAVE ROAD
		TWYFORD BERKS.
	POST CODE	Tel. No.
2. If you have an agent and want all correspondence to be sent to them.	AGENT'S NAME	THE EDWARDS IRISH PARTNERSHIP
	ADDRESS	36 LANGBOROUGH ROAD
		WOKINGHAM BERKS
	POST CODE	RG40 1BT Tel. No. 0118/9894403
3. On the plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE.	SITE LOCATION	68-70 WARGRAVE ROAD
		TWYFORD
4. Give the area of the application site in hectares, if appropriate, or part of a hectare	SITE AREA	0.43hA.
5. Give brief details of the proposal.	ABOUT THE APPLICATION	DEMOLITION OF N° 70 WARGRAVE ROAD
		REPLACEMENT HOUSE AND 2 NEW
		BUNGALOWS TO REAR. NEW ACCESS.
6. What is your interest in the application site, e.g. owner, prospective purchaser, a tenant with a lease.	OWNERSHIP	OWNERS — JOINT

7. We need plans to be able to assess the application. Please list the plans and drawings you have submitted.

PLANS/DRAWINGS

1:25000 Location Plan	✓	1:100 Floor Plan	✓
1:500 Block Plan	✓	Other	
1:100 Elevations	✓		

8. Does the application involve any of the following

Please tick relevant boxes. If you tick OTHER, please explain on this form.

CHANGE OF USE		ALTERATION or EXTENSION	
CONSTRUCTION OF NEW BUILDING	✓	DEMOLITION	✓
OTHER			

9. What type of Planning application are you applying for?

RESERVED MATTERS		Go to Question 10.
OUTLINE PERMISSION		State relevant outline permission No. Go to Question 10.
FULL PERMISSION	✓	Go to Question 11.
TEMPORARY PERMISSION		State period required. Go to Question 11.
RENEWAL OF TEMPORARY PERMISSION		State previous permission No. Go to Question 11.
VARIATION/RELAXATION OF CONDITIONS		State relevant application No. Details of conditions to be relaxed. Go to Question 11.

10. IF THIS IS AN OUTLINE APPLICATION OR FOR THE APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of your application. N/A.

EXTERNAL APPEARANCE		SITING	
MEANS OF ACCESS		DESIGN	
		LANDSCAPING	

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDINGS ON THE APPLICATION SITE, e.g. residential, industrial, etc. If the site is vacant say so, and if possible give last known use.

RESIDENTIAL

12. ARE THERE ANY TREES ON THE SITE?
If YES, please show their positions, spread, and species of the trees on the plans. Indicate any which are to be felled.

YES / NO

13. PLEASE LIST THE EXTERNAL MATERIALS TO BE USED.

TO BE AGREED

14. WILL SURFACE WATER BE DRAINED INTO THE EXISTING DRAINAGE SYSTEM?
If NO, please give details of any new system to be constructed.

YES / NO

15. WILL FOUL SEWAGE BE DISPOSED OF INTO THE EXISTING SEWAGE SYSTEM?
If NO, please give details of any new system to be constructed.

YES / NO

16. WILL PEDESTRIANS/VEHICLES ACCESS THE SITE?
Please show details of the existing access and any proposed changes on the plans.

YES / NO

17. WILL THE CAR PARKING PROVISION AT THIS SITE BE CHANGED?
If, YES, please show details of any changes on the plans.

YES / NO

18. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE?
If YES, please show the route and any proposed alternative on the plans.

YES / NO

19. DOES THE PROPOSAL INVOLVE NEW RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS? If YES, please complete the following table.

YES / NO

	No. of Bedrooms	Dwellings
Proposed new development	1	
	2	
	3	
	4	3
	5 or more	
	TOTAL	3
Nos. of residential units lost through demolition or conversion		1
	NET CHANGE	+2

20. HAS PROVISION BEEN MADE FOR THE DISABLED?
If YES, please show on the submitted plans what is to be provided.

YES / NO

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL DEVELOPMENT?
If YES, please complete PART 2 of the form.

YES / NO

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 (INCLUDING SCRAP YARDS)?
If YES, complete PART 3 of the form and submit whole application to Wokingham District Council.

YES / NO

23. THE FEE ENCLOSED IS £ N/A

The current scale of fees is attached. If you believe a reduced fee or no fee is payable please say why below.

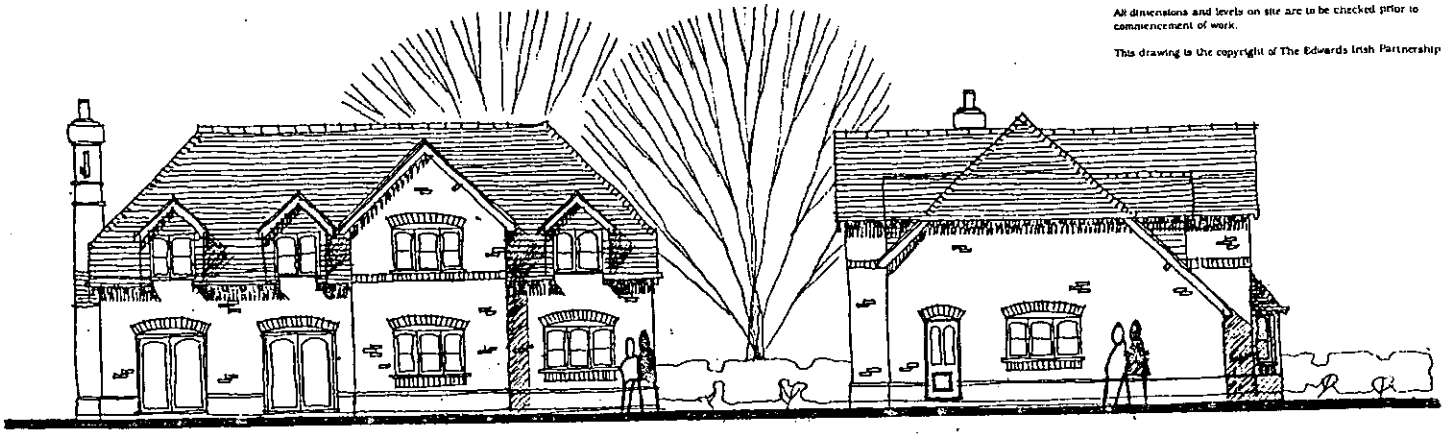
SIGNED [signature] ON BEHALF OF A. Lovett & A. Tunalin DATE 6 Jan 2000

Before submitting this application check that you have answered all the relevant questions 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.

Notes

All dimensions and levels on site are to be checked prior to commencement of work.

This drawing is the copyright of The Edwards Irish Partnership



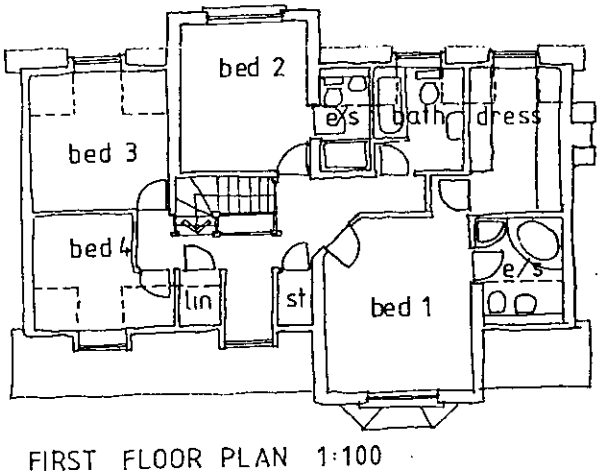
REAR ELEVATION

SIDE ELEVATION

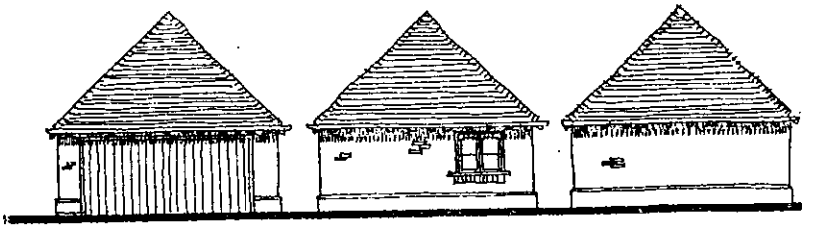


FRONT ELEVATION

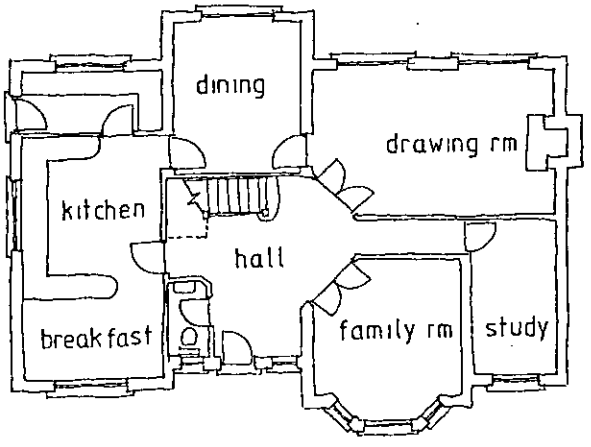
SIDE ELEVATION



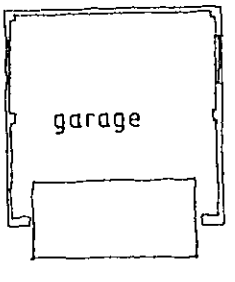
FIRST FLOOR PLAN 1:100



GARAGE ELEVATIONS
front side side and rear



GROUND FLOOR PLAN 1:100



GARAGE PLAN

Project
LAND TO REAR OF
68-70 WARGRAVE ROAD
TWYFORD

Client
R RIDOUT & A TUNALI

Drawing
PLOT 1

Scale 1:100 Date 2/99

The Edwards Irish Partnership
Architects & Surveyors
Ground Floor Offices, 19 Milton Road, Wokingham, Berks. RG40 1DE
Tel: (0118) 9894403 Fax: (0118) 9894383

Job 1278 Dwg. 12

Notes

All dimensions and levels on site are to be checked prior to commencement of work.

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Project

LAND TO REAR OF
68-70 WARGRAVE ROAD
TWYFORD

Client

R RIDOUT AND A TUNALI

Drawing

SITE PLAN

Scale 1:500 Date 12/99

The Edwards Irish Partnership
Architects & Surveyors
36 Langborough Road, Wokingham, Berks, RG40 2BT
Tel: 0118-989-4103 Fax: 0118-989-4383 E-mail: the.eip@virgin.net

Job 1278 Dwg 11

Notes

All dimensions and levels on site are to be checked prior to commencement of work.

This drawing is the copyright of The Edwards Irish Partnership

REAR ELEVATION 1:100

FRONT ELEVATION

SIDE ELEVATION

SIDE ELEVATION

GARAGE SIDE 1:100

SIDE

FRONT

REAR

GARAGE PLAN

BUNGALOW PLAN 1:100

Project

LAND TO REAR OF
68-70 WARGRAVE ROAD
TWYFORD

Client

R RIDOUT AND A TUNALI

Drawing

PLOT 3 HOUSE

Scale 1:100 Date 12/99

The Edwards Irish Partnership
Architects & Surveyors
36 Langley Broom Road, Wokingham, Berks. RG40 2RF
Tel: 0118-989-4100 Fax: 0118-989-4383 E-mail: the.epdm

Job 1278 Dwg. 10

F - 08





F - 58 front



All dimensions and levels on site are to be checked prior to commencement of work

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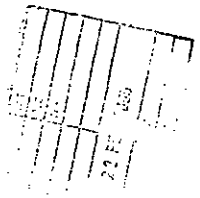


Project: LAND TO REAR OF 68-70 WARGRAVE ROAD TWYFORD

Client: R RIDOUT AND A TUNALI

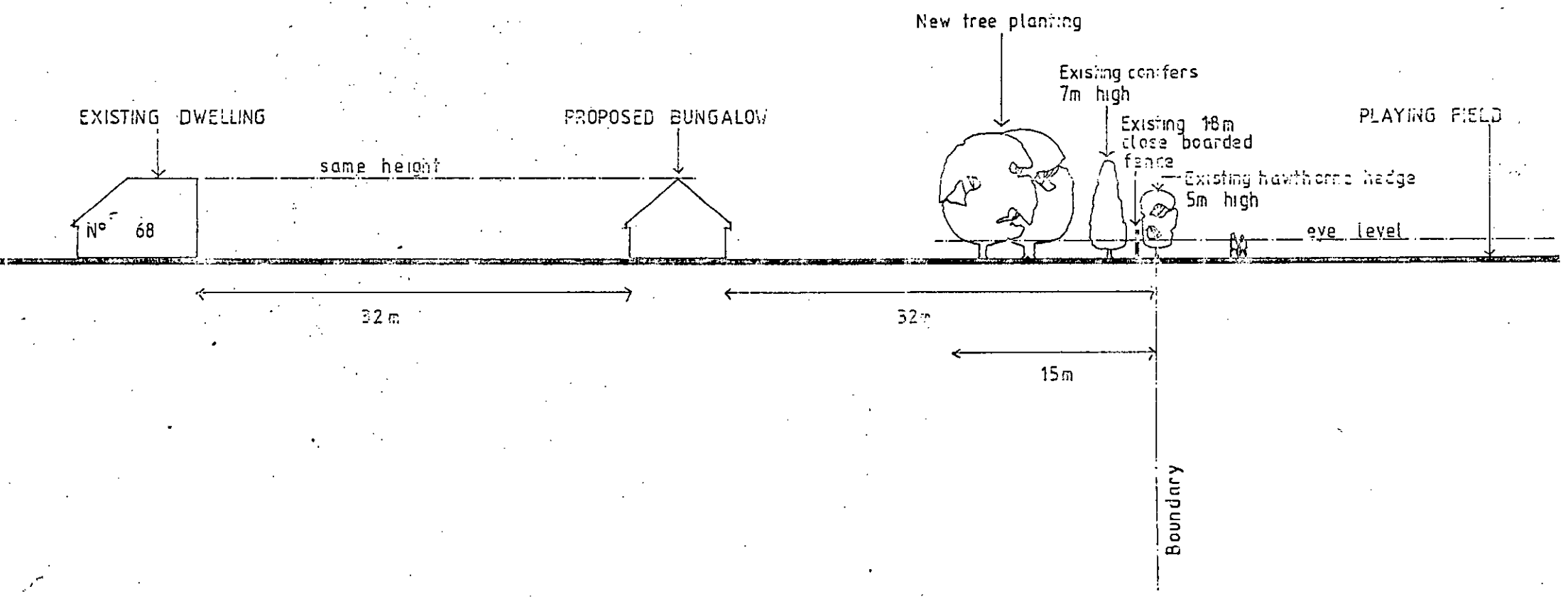
Drawing: SECTION THROUGH SITE

Scale: 1 200

Date: 21/02/00

The Edwards Irish Partnership
Architects & Surveyors
36 Lindenwood Road, Wokingham, Berks, RG40 2PT
Tel: 01189 894103 Fax: 01189 893363 E-mail: tep@tepbgm.com

Job 1278 Dwg. 20



All dimensions and levels on site are to be checked prior to commencement of work.

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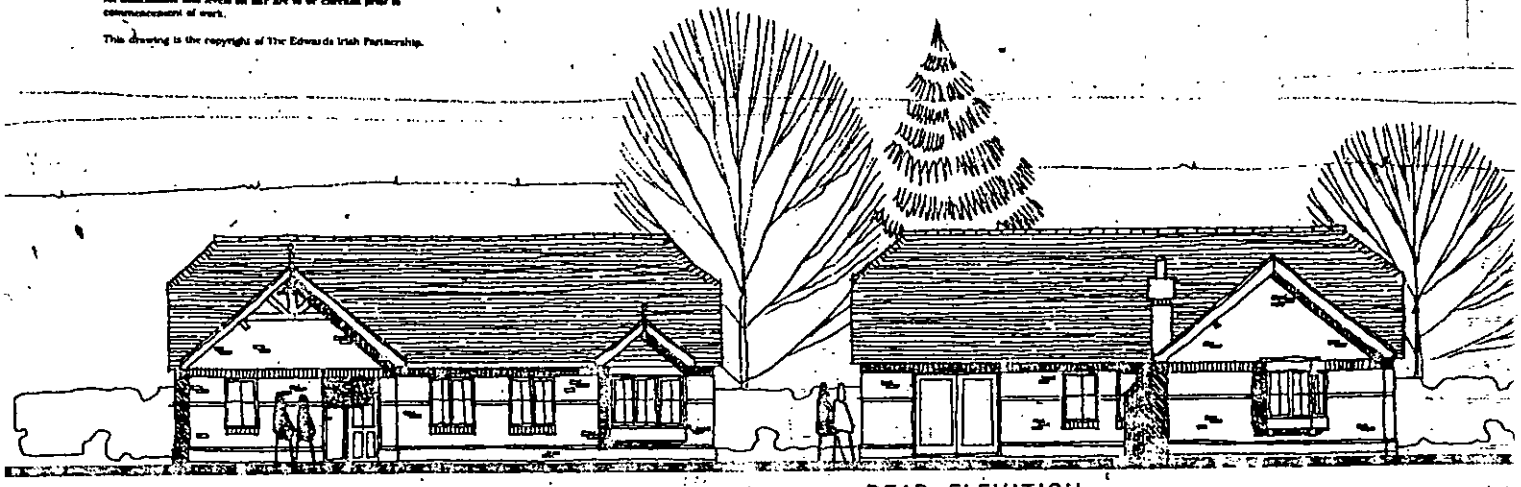


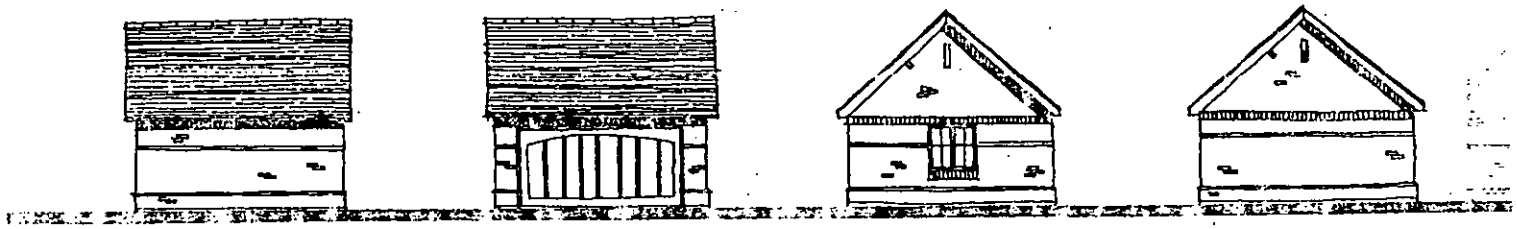
FRONT ELEVATION 1:100

REAR ELEVATION



SIDE ELEVATION

SIDE ELEVATION

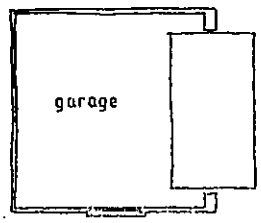


GARAGE REAR ELEVATION

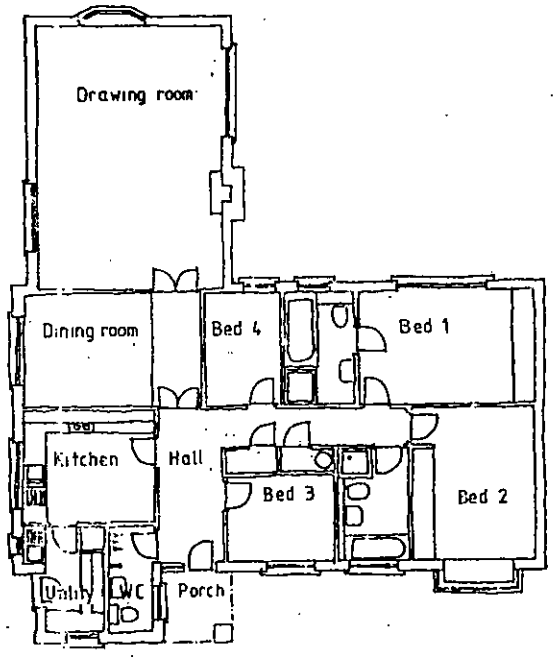
FRONT

SIDE

SIDE



GARAGE PLAN



BUNGALOW PLAN 1:100

16 JAN 2000 U547

Project
LAND TO REAR OF
68-70 WARGRAVE ROAD
TWYFORD

Client
R RIDOUT AND A TUNALI

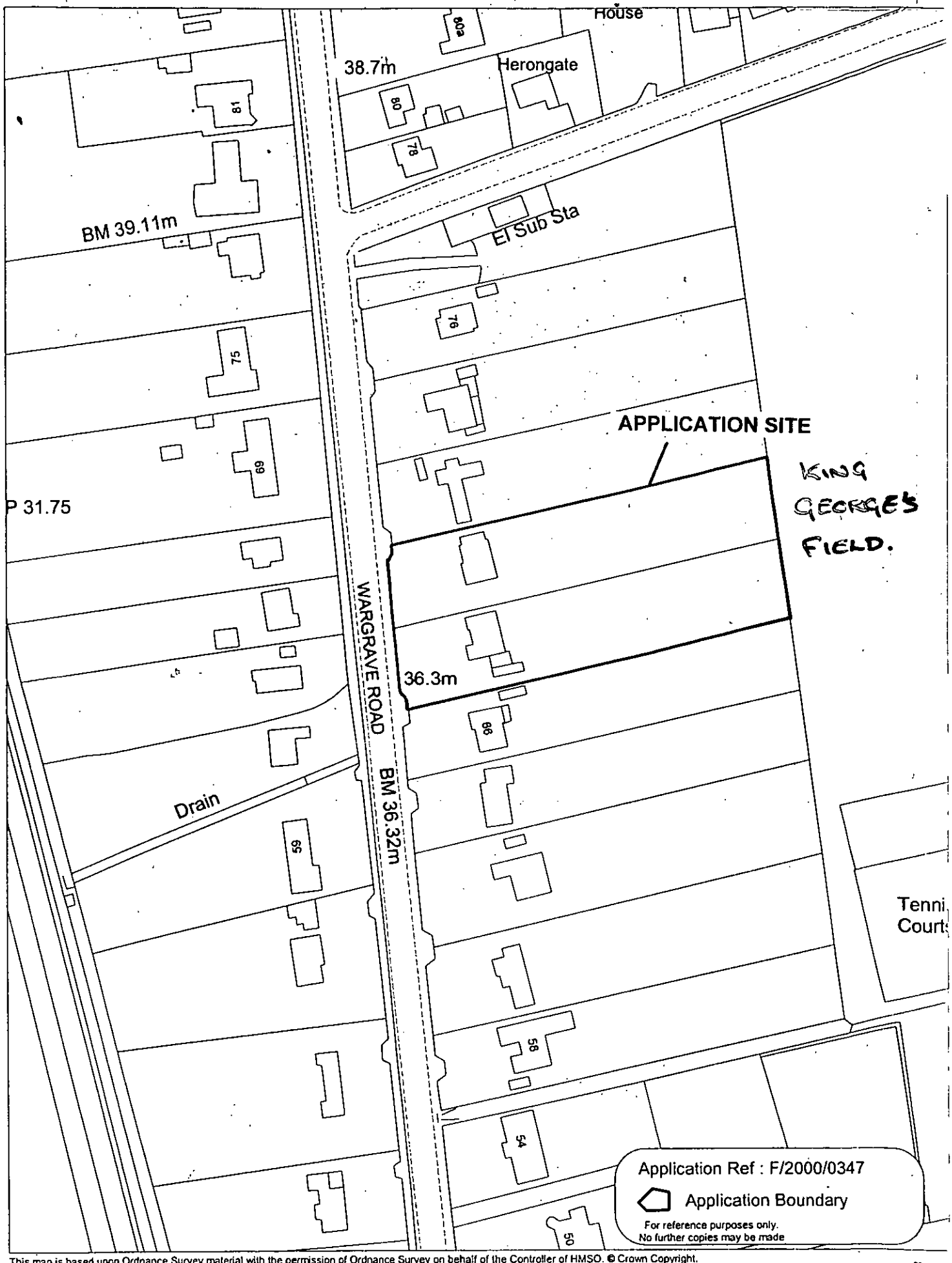
Drawing
PLOT 2 HOUSE

Scale 1:100 Date 12/99

The Edwards Irish Partnership
Architects & Surveyors
36 Langl[illegible]ough Road, Wokingham, Berks. RG40 2BT
Tel: 0118 989 4405 Fax: 0118 989 4383 E-mail: th: eip@virgin.net

Job 1278 Dwg. 14

F



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Development Control Section, Environmental Services, Wokingham District Council.

23 May 2000 Scale: 1 : 1250

F

SOUTHPORT U.K.
LONDON OFFICE
EX SYSTEMS LTD

APPLICATION NO.0347

Name of appellant:
R Ridout & A Tunali

Site address:
Land to rear of 68-70 Wargrave Rd

Proposal:Erection of 2 dwellings with garages & demolition of 70 Wargrave Rd & erection of replacement dwelling & garage

Case Officer:NL

Application f

Rooms in roo
at 14 Melks
Earley Berks

District
Allocated
Date Regis

Vetting D

5 Week D
Extended

EOT Agreed

Decision
Date 24-5-95

Date Commenced

Date Completed

J:\...\RELEF.DOC - VER2 - 03/04/95

APPROVED

Appeal Decision

Site visit made on 13 November 2000

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

by R W N Grantham BSc(Hons) C.Chem MRSC MCIWEM
an Inspector appointed by the Secretary of State for the Environment, Transport and the Regions

Date
28 NOV 2000

Appeal Ref: APP/X0360/A/00/1048679
68-70 Wargrave Road, Twyford

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a failure to give notice within the prescribed period of a decision on an application for planning permission.
- The appeal is made by R Ridout and ATunali against Wokingham District Council.
- The application (ref: F/2000/0347), is dated 6 January 2000.
- The development proposed is the demolition of no 70 Wargrave Road, replacement house and 2 new bungalows to rear, new access.

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

Procedural Matters

1. I consider that the proposed development is more accurately described as the demolition of no 70 Wargrave Road, the erection of a replacement dwelling with garage, the erection of 2 dwellings with garages at the rear of nos 68 and 70 Wargrave Road and the formation of a new access. I shall therefore determine the appeal on that basis.

2. Details of the proposed scheme are provided in drawings numbered 1278/10, 11, 12 and 14. Drawing no 1278/20 was submitted to the Council as supporting information.

Background

3. This application revises proposals that were refused permission and dismissed at appeal (T/APP/X0360/A/99/1024451/P4) last year. In determining that appeal, the Inspector decided that the proposals would not be unduly harmful to residents' living conditions, but found that the 2 houses proposed at the rear of the site would not maintain or enhance the character and appearance of the locality. In particular, he believed that the height of those houses would result in obtrusive and incongruous development that would be inappropriate in scale and impact close to the well landscaped edge of King George's Field, a public open space to the rear.

4. I understand that the replacement dwelling, now proposed, is broadly unchanged from that considered at the last appeal. As the previous Inspector noted, the replacement would have no material impact on the street scene. Indeed the Council raise no objection in principle to this aspect of the current appeal scheme or to the proposed access and parking arrangements.

5. It would appear that the proposals now before me differ from the earlier scheme in the following main respects. The dwellings at the rear would now be single storey and 1.7m lower than the houses that were previously proposed. Also they would be set further back from the edge of King George's Field, thereby allowing a 15m deep band of trees to be

planted inside the existing boundary trees and hedgerow. The 1.8m high boundary fence, that is shown on the plans, has already been erected.

6. In addition, living conditions for occupants and neighbours would be better protected by the current proposals. The rear bungalows would be sited further in from the side boundaries and separated from the dwellings at nos 68 and 70 by garages. Opportunities for additional landscaping remain and I am satisfied that, subject to appropriate conditions, there would be no undue overlooking between the various properties; a view that is apparently shared by the Council.

Main Issue

7. In my opinion the main issue in this appeal is the impact of the proposed development on the character and appearance of the area.

Planning Policy and Guidance

8. The development plan for the area includes the Berkshire Structure Plan (SP), for the period 1991-2006, and the Loddon Area Local Plan (LP), both of which were adopted in 1995. SP Policy EN1 indicates that the character and quality of the environment in built-up areas will be protected and enhanced; development in these areas must be appropriate in scale, form, impact, character and siting to its location. LP policies take a similar line; Policy LBE2 is generally opposed to inappropriately designed proposals, while Policy LBE1 highlights the need for high standards in this respect. I shall determine the appeal in accordance with the development plan's requirements unless material considerations indicate otherwise.

9. The Wokingham District Local Plan is now at a fairly advanced stage of preparation and therefore attracts considerable weight. Following publication (1997) of the deposit draft, a public inquiry into objections opened in 1998. A consolidated version of its emerging requirements was published in November of last year. Policy WOS3 outlines development control principles that are applicable to all proposals. Policy WBE1 requires good contemporary design which respects the local context.

10. Revised Planning Policy Guidance on Housing (PPG3) has been published since the previous appeal was determined. This encourages sustainable patterns of development by making efficient use of land within built-up areas that are well served by public transport and local facilities. The re-use of previously developed sites, including garden areas, should be maximised, but developers should seek to avoid compromising the quality of the environment.

Reasons

11. The bungalows now proposed at the rear would be the same height (6m) as the existing dwelling at no 68. They would be barely visible from Wargrave Road. A new access would be created to serve all 4 dwellings and shrubs would be planted behind the visibility splay to protect the site's frontage appearance.

12. Properties on this side of Wargrave Road have long gardens, with mature and semi-mature trees, leading down to a tall hedge that runs along the King George's Field boundary and is maintained by the Parish Council. Together these landscape features provide a buffer and soft edge to development, when seen from the public open space. Nevertheless some of the

existing dwellings are visible from here.

13. Parts of the proposed bungalows would also be visible from certain places within this large recreational area. However the views would be mostly limited to areas of roofscape and the impact of this would be substantially reduced by the additional planting that is now proposed. The development would certainly not appear prominent and, in the circumstances, I do not regard its visual impact as sufficiently detrimental to warrant dismissing the appeal.

14. I accept that the proposals would be out of keeping with the established pattern of development in the area. Arguably the loss of back garden areas would fail to maintain the character of the locality and, as such, the proposals would conflict with the development plan policies that I have identified in paragraph 8. However any conflict in this particular case is minimal, in my view, and outweighed by the benefits of securing additional housing on previously developed land at a sustainable location. Shops, schools and a main line railway station are all within 800m of the site.

15. It has also been suggested that, if I were to allow the appeal, a precedent would be set for further development of garden areas backing onto the Field. However each case falls to be considered on its own merits. I am led to conclude on this main issue that the proposed development would not be unduly harmful to the character and appearance of the area.

Conditions

16. I have considered the Council's list of proposed conditions in the light of advice contained in DOE Circular 11/95 on the Use of Conditions in Planning Permissions. In the interests of the appearance of the area, external materials, finished floor levels and landscaping measures all need to be agreed, as inadequate detail is provided in the application. In this particular case I also consider it reasonable to restrict certain permitted development rights given the limited space available, the proximity of dwellings to each other and the sensitivity of the development in views from King George's Field. Highway safety considerations necessitate suitable arrangements being made for construction traffic, refuse collection and the completion of access and parking arrangements prior to occupation.

17. Unreasonable disturbance to neighbours can be overcome by limiting the hours of construction and, as I have already indicated, care is needed over boundary treatment if undue overlooking between the properties is to be avoided.

18. The Environment Agency has identified the presence of a former landfill site within 250m of the site. This may not have been used for the past 68 years, but there remains the possibility of gas escaping if the development were to proceed. In the circumstances, an assessment of the likely risks and possible mitigation measures is a necessary precaution, but I consider it unreasonable and inappropriate to specify the full details of any assessment that may ultimately be required in advance of the preliminary findings becoming available.

Conclusion

19. For the reasons given above and having regard to all other matters raised, I conclude that the appeal should be allowed.

Formal Decision

20. In exercise of the powers transferred to me, I allow the appeal and grant planning permission for the demolition of no 70 Wargrave Road, the erection of a replacement dwelling with garage, the erection of 2 dwellings with garages at the rear of nos 68 and 70 Wargrave Road and the formation of a new access, all at 68-70 Wargrave Road, Twyford in accordance with the terms of the application No: F/2000/0347 dated 6 January 2000, and the plans submitted therewith, subject to the following conditions:

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

2) No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

3) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), the buildings hereby permitted shall not be extended, their roofs shall not be altered and no windows shall be constructed other than those expressly authorised by this permission.

4) No development shall take place until details of the finished floor levels of the buildings hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

5) The dwellings hereby permitted shall not be occupied until space has been laid out within the site, in accordance with drawing no 1278/11, for cars to be parked and garaged and for vehicles to turn so that they may enter and leave the site in forward gear. That space shall not thereafter be used for any purpose other than the parking and manoeuvring of vehicles.

6) The dwellings hereby permitted shall not be occupied until the vehicular access and visibility splays have been formed, in accordance with drawing no 1278/11. Thereafter the land within the splays shall be kept clear of any obstruction to visibility at heights greater than 0.6m above ground level.

7) Arrangements shall be made to accommodate construction traffic within the site and to prevent that traffic from depositing mud and debris, from the site, onto the highway. No development shall take place until details of those arrangements have been submitted to and approved in writing by the local planning authority.

8) Construction of the development hereby permitted shall not take place on Sundays or bank holidays or outside the periods of 0800-1800 hours on Mondays to Fridays and 0800-1330 hours on Saturdays.

9) Prior to the occupation of any of the dwellings hereby permitted, the existing vehicular accesses to numbers 68 and 70 Wargrave Road shall be stopped up and permanently abandoned, and the footway and verge crossings shall be reinstated in accordance with details to be submitted to and approved in writing by the local planning authority before the development commences.

10) No development shall take place until full details of both hard and soft landscape works, together with a programme for their implementation, have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include proposed finished levels or contours; boundary treatment and other means of enclosure; hard surfacing materials; refuse storage units; planting, seeding or turfing plans; indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection to be used in the course of development. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation.

11) No development shall take place until an assessment has been made of the risks from landfill gas, in accordance with a scheme of assessment that has been submitted to and approved in writing by the local planning authority. That assessment shall identify whether measures need to be taken to mitigate the effects of gas and, if so, the details of those measures, together with a timetable for their implementation. Those measures shall be carried out in accordance with the approved details.

Information

21. Particulars of the right of appeal against this decision to the High Court are enclosed for those concerned.

22. This decision does not convey any approval or consent that may be required under any enactment, byelaw, order or regulation other than section 57 of the Town and Country Planning Act 1990.

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

24. Attention is drawn to the enclosed note relating to the requirements of the Chronically Sick and Disabled Persons Act 1970, as amended.

INSPECTOR

The Planning Inspectorate

Room 1004
Tollgate House
Houlton Street
Bristol BS2 9DJ
http://www.planning-inspectorate.gov.uk

Direct Line 0117-9876079
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28 NOV 2000
COPIES TO: ACK:
FILE:

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

Your Ref: F/2000/0347

Our Ref: APP/X0360/A/00/1048679

Date: 28 November 2000

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY R RIDOUT & A TUNALI
SITE AT 68-70 WARGRAVE ROAD, TWYFORD, BERKS

I enclose a copy of our Inspector's decision on the above appeal.

If you have any queries relating to the decision please send them to:

The Complaints Officer
The Planning Inspectorate
Room 14/04
Tollgate House
Houlton Street
Bristol
BS2 9DJ

Phone No. 0117 987 8927 Fax No. 0117 987 6219

Yours faithfully

Miss A Groves

COVERDL1

TOWN AND COUNTRY PLANNING ACT 1990

SECTION 78 APPEAL

APPELLANT:	R Ridout & T Tunali
APPEAL SITE:	68 – 70 Wargrave Road, Twyford
REASON FOR APPEAL:	Non-determination of planning permission for the proposed erection of 2 new dwellings and 1 replacement dwelling.

LOCAL PLANNING AUTHORITY REFERENCE : *F/2000/0347*

DEPARTMENT OF THE ENVIRONMENT
TRANSPORT & THE REGIONS REFERENCE : APP/XO360/A/00/1048679

1.00 LOCATION AND SITE DESCRIPTION.

1.01 The site is situated within the central section of a row of 10 existing dwellings which back on to King George's Field, which is a large open area with recreational land.

1.02 This row of houses front onto Wargrave Road (A321); approximately 550m North of the Twyford crossroads, which mark the centre of Twyford's commercial centre. Wargrave Road is one of the main routes north from Twyford onto the A4, through to Wargrave and Henley. To the south, the A321 leads to Wokingham and onto Camberley.

1.03 The site currently houses two dwellings. Both dwellings were granted permission during the mid 1950's and were originally built as bungalows. They have since been extensively altered to provide accommodation in the roof areas and to create additional ground floor accommodation. These alterations are typical of the extensions which have been added to some of the 10 existing dwellings in this stretch of the Wargrave Road.

1.04 A further characteristic of these properties are the long rear gardens, approximately 73m long, which extend back with semi-mature landscaping to adjoin onto the open area of King George's Field to the rear.

2.00 RELEVANT PLANNING HISTORY.

2.01 Both the existing dwelling's were granted planning permission during the 1950's and have been subject to a number of applications to extend their living accommodation.

2.02 No.68 Wargrave Road

Application No.	Description	Decision	Date
718/53	Bungalow and Garage	Conditional Approval	10.11.53
97/66315/F	Two storey side and rear extensions	Conditional Approval	24.10.97
98/67306/F	Two storey side and rear extension	Conditional Approval	08.07.98
99/69262/F	Two additional	Refused (Dismissed	07.06.99

	dwelling and one replacement dwelling.	at appeal)	28.10.99
F/2000/0347	Two additional dwellings and one replacement dwelling	Subject of this appeal	

2.03 No.70 Wargrave Road

Application No.	Description	Decision	Date
344/54	Bungalow and garage	Conditional Approval	11.05.54
368/72	Conversion and extension	Refused	16.03.72
691/72	Additions	Conditional Approval	11.05.72
15022	Single storey extension	Conditional Approval	12.03.81
99/69262/F	Two additional dwelling and one replacement dwelling.	Refused (Dismissed at appeal)	07.06.99 28.10.99
F/2000/0347	Two additional dwellings and one replacement dwelling	Subject of this appeal	

3.00 RELEVANT PLANNING POLICY.

3.01 The appeal needs to be considered in the context of policy EN1 – 'Protection and Enhancement of the Environment of Built-Up Areas' of the Berkshire Structure Plan which was adopted on the 4 November 1995.

3.02 Policy LBE2 – 'Inappropriate Design' of the Loddon Area Local Plan which was adopted on the 5th April 1995. However Policies LBE1 – 'Design of new development' and LT5 – 'Road Safety', were also considered.

3.03 Material considerations must also be given to the emerging Wokingham District Local Plan (Deposit Draft October 1997) and as amended in April 1999. The public enquiry for which commenced on the 6th October 1998. However, this document has formed the basis of development control decisions since 21 October 1997. Policies WOS3

– 'Development Control Principals' and WBE1 – 'Development and its Local Context' should be considered. Policies WT6 – 'Parking Provision' and WT7 – 'Road Safety' were also considered.

4.00 THE APPLICATIONS.

4.01 The application which is the subject of this appeal, was registered by the Council on the 10th Jan 2000.

4.02 During the consultation period 6 letters of objection were received from local residents. The application was listed by a local Council Member for determination at committee. It first attended the Development Control Committee on the 23 May 2000. It was subsequently deferred on three occasions to allow Members to carry out a site visit and for further negotiations with the applicant.

4.03 The appeal against the non-determination of the application was received by the Council on the 18 Aug 2000. A report was submitted to the Development Control Committee on the 6 Sept 2000 informing the Members of the appeal and asking them what the determination of the application would have been had the appeal not been lodged. The committee resolved that the application would have been refused on the following grounds:

The proposed development by reason of its height, massing and location would form an obtrusive feature to the detriment of the character and appearance of the surrounding area. Therefore, the proposal is considered to be contrary to policy EN1 of the Berkshire Structure Plan; Policy LBE2 of the Loddon Area Local Plan and policies WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft).

5.00 THE CASE FOR THE LOCAL PLANNING AUTHORITY.

5.01 The application was for the Demolition of No.70 Wargrave Road and the erection of a replacement dwelling with the construction of a new shared access for this dwelling; No.68, and two additional new dwellings sited in the rear garden area of No.68 and 70. The proposed development has been revised since the previous refusal and dismissed appeal by the replacement of the previously proposed two

storey rear dwellings with two bungalows, each with a ridge height of 6m.

5.02 The character of the area is one of large bungalows or chalet dwellings, with substantial gardens which stretch approx. 73m back. The gardens are largely landscaped with semi-mature and mature trees and shrubs and adjoining King George's Field at the rear.

5.03 It is the view of the Local planning Authority that the main issues in the consideration of this appeal in the impact of the proposed development upon the character and amenity of the surrounding area.

5.04 The proposed development is located in the central section of this row of 10 dwellings. The proposal would result in the redevelopment of only two of the rear garden areas, at this initial stage. This redevelopment of a centrally located private open garden areas would introduced a form of development which does not relate to the pattern of development within the immediate area. As such, the proposal would form an obtrusive feature to the detriment of the character and appearance of the public open amenity space to the rear of the proposed dwellings.

5.04 The previous application (99/69262/F) was refused planning permission due to its detrimental impact upon the character and amenity of the surrounding area. The appeal against the refusal of that application was dismissed at appeal as the inspector concluded, in paragraph 15 of his statement, that the harm the proposed development would have on the character and appearance of the area would be sufficient in itself to justify refusing the application.

5.05 The current application, which is the subject of this appeal, has reduced the height of the proposed new dwellings (to the rear of the site) from the previous refusal by only 1.6m. The dwellings have also been change from two storey dwellings, to single storey bungalows. However, the bungalow would still have a height of 6m, which would allow enough height to convert the roof space into living accommodation, once the bungalows had been built. While a reduction of 1.6m would be likely to reduce some of the impact that the proposed development would have upon the public open space to the east, it is not great enough to reduce the proposal detrimental impact to an acceptable level.

5.06 The large, long gardens of these 10 dwellings, which back onto King George's Field are central to the character and setting of the public open amenity space. The rear section of these gardens is less likely to be intensively used by the residents, than the areas closer to the dwellings, which helps to make the break between private and public open space and development.

5.07 The sub-division and development of these gardens would intensify their use. At present when these house are viewed from the King George's field, the existing dwellings are largely screen. The existing hedge to the rear of 68 and 70 varies in height from between 3m to 5m. The majority of this hedging is not under the control of the applicants and is owned and maintained by Twyford Parish Council.

5.08 The proposed new bungalows would still be substantially more visible than the existing dwelling on the site and would not maintain or enhance the character and appearance of the locality. The buildings would still be of a height that would result in the formation of an obtrusive and incongruous feature.

5.09 Approval of this type of development, would set the precedent for the redevelopment of other rear garden areas in this row of 10 dwellings, in a continued piecemeal manner. Such a redevelopment of this area would result in the doubling of the number of dwellings gain access onto this stretch of Wargrave Road, via domestic accesses, and the creation of a piecemeal development with no clear, comprehensive pattern or form of development.

5.10 There have been a number of small scale backland developments along the Wargrave Road between the Twyford A4 roundabout (to the north of the site) and the Twyford Village crossroads (to the south). However, the character of these areas were significantly different or the development itself was the strategic redevelopment of a more substantial area than the current appeal site.

5.11 This proposal would introduce development into the central section of the undeveloped rear garden space which would be adjoined in the east by the public open space of King George's Field and to the south and north by large landscaped gardens. The proposal would insert development into this open undeveloped area which will have a

significant detrimental impact upon the character and amenity of the area, creating a precedent for further such individual piecemeal development of the remaining 8 rear garden areas.

6.00 CONCLUSION.

6.01 The proposed development raises one fundamental issue; the impact of the proposed development upon the character and amenity of the surrounding area.

6.02 The dwellings would intrude into the currently substantial undeveloped garden areas which are a characteristic of this row of dwellings and would form an obtrusive feature to be detriment of the character and amenity of the surrounding area, setting a precedent for further such development along the rest of the houses which back onto King George's field.

6.03 Such backland, piecemeal development would result in an unacceptable detrimental impact upon the character and appearance of the surrounding public area.

6.05 It is therefore, respectfully requested that the present appeal be DISMISSED.

PROPOSED CONDITIONS IN THE EVENT OF THE APPEAL BEING ALLOWED WITHOUT PREJUDICE TO THE COUNCIL'S CASE.

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

2. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

3. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order) no buildings, extension, alterations or additional windows permitted by Classes A, B, C, D or E of Schedule 2, Part 1 of the 1995 Order shall be carried out without the prior written permission of the Local Planning Authority.

4. Prior to the commencement of development details of the proposed slab levels of the proposed dwellings shall be submitted to and approved in writing by the Local Planning Authority. The constructed development shall not vary from the approved levels.

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

6. The dwelling hereby permitted shall not be occupied until space has been provided within the curtilage for vehicles to turn so that they may enter and leave the site in a forward gear and this space shall thereafter be maintained at all times for this purpose.

7. Before the development hereby permitted is commenced, the vehicular access proposed shall be formed and provided with visibility splays of shown on the approved drawing number 1273/11. The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height and so maintained at all times.

8. Provision shall be made to accommodate all site operatives' visitors' and construction vehicles loading, off-loading, parking and turning within the site during the construction period in accordance with details to be submitted to and agreed in writing by the Local Planning Authority.

9. Adequate precautions shall be taken during the construction period to prevent the deposit of mud and similar debris on the adjacent public highways in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

10. Prior to the occupation of any of the dwellings hereby approved the existing vehicle access to number 68 Wargrave Road shall be stopped up and permanently abandoned, and the footway and verge crossing shall be reinstated in accordance with a scheme which will be submitted to and approved in writing by the Local Planning Authority, prior to the commencement of the development hereby approved. The new access shall be completed prior to the occupation of any of the dwellings hereby permitted.

11. The bin store is to be located not more than 25m from the highway boundary.

12. No construction work of any sort shall take place other than between the hours of 8.00 am and 6.00 pm Monday to Fridays and 8.00 am to 1.30 pm Saturdays and no work shall take place on Sundays or Bank Holidays.

13. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas and hard surfacing materials.

14. Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed number/densities where appropriate; implementation and maintenance programme.

15. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed with the Local Planning Authority.

16. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons (1 November - 31 March) following the first occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become dangerous, damaged or diseased shall be replaced in the next planting season with others of similar size and species.

17. The development shall not commence until details of all boundary treatment has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the Local Planning Authority and thereafter maintained as such.

18. No development approved by this permission shall be commenced prior to a contaminated land assessment and associated remedial strategy being submitted to and approved in writing by the Local Planning Authority. The scheme should comprise a contaminated land assessment and associated

remedial strategy and works, together with a timetable of works, and should include the following:

(A) i) The contaminated land assessment shall include a desk study to be submitted to the Local Planning Authority for approval. The desk study shall detail the history of the sites uses and propose a site investigation strategy based on the relevant information discovered by the desk.

ii) The site investigation, including relevant soil, soil gas, surface and groundwater sampling, shall be carried out by a suitably qualified and accredited consultant/contractor in accordance with a Quality Assured sampling and analysis methodology.

iii) A site investigation report detailing all investigative works and sampling on site, together with the results of analysis, risk assessment to any receptors and a proposed remediation strategy shall be submitted to the Local Planning Authority. The Local Planning Authority shall approve such remedial works as required prior to any remediation commencing on site. The works shall be of such a nature so as to render harmless the identified contamination given the proposed end-use of the site and surrounding environment.

iv) Approved remediation works shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance. If during any works contamination is encountered which has not previously been identified then the additional contamination shall be fully assessed and an appropriate remediation scheme agreed with the Local Planning Authority.

(B) Except as otherwise agreed in writing by the Local Planning Authority, all works comprised with the scheme which are not within buildings shall be carried out before the commencement of any development approved by this permission, and all works within buildings shall be carried out before the occupation of any part of the building to which such internal works relate.

(C) Upon the completion of the works, this condition shall not be discharged until a closure report has been submitted to and approved by the Local Planning Authority. The closure report shall include details of the proposed remediation works and the quality assurance certificates with the approved methodology. Details of any post remediation sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure report together with the necessary documentation detailing what waste materials have been removed from the site.

REASONS

1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.
2. To ensure a satisfactory external appearance.
3. To safeguard the amenities of neighbouring residents and the locality.
4. To safeguard the amenities of neighbouring residents and the locality.
5. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.
6. In the interests of highway safety.
7. In the interests of highway safety.
8. In the interests of highway safety and convenience.
9. In the interests of highway safety.
10. In the interests of highway safety.
11. In order to provide adequate carrying distances for refuse collection in the interests of amenity.
12. To safeguard the amenities of the neighbouring residents and the locality.
13. In the interests of the character and amenities of the locality.
14. In the interests of the character and amenities of the locality.
15. In the interests of the character and amenities of the locality.
16. In the interests of the character and amenities of the locality.
17. In the interests of the character and amenities of the locality.
18. In the interest of the future health and safety of the future occupiers of the approved dwellings.

APPENDICES.

1. Location plans 1:2500 and 1:500.
2. Policy EN1 of the Berkshire Structure Plan 1991-2006.
3. Policy LBE2 of the Loddon Area Local Plan.
4. Policies WOS3 and WBE1 of the Wokingham District Local Plan.
5. A copy of the inspector's statement on application 99/69262/F.



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Development Control Section, Environmental Services, Wokingham District Council.

25 September 2000

Scale: 1 : 500

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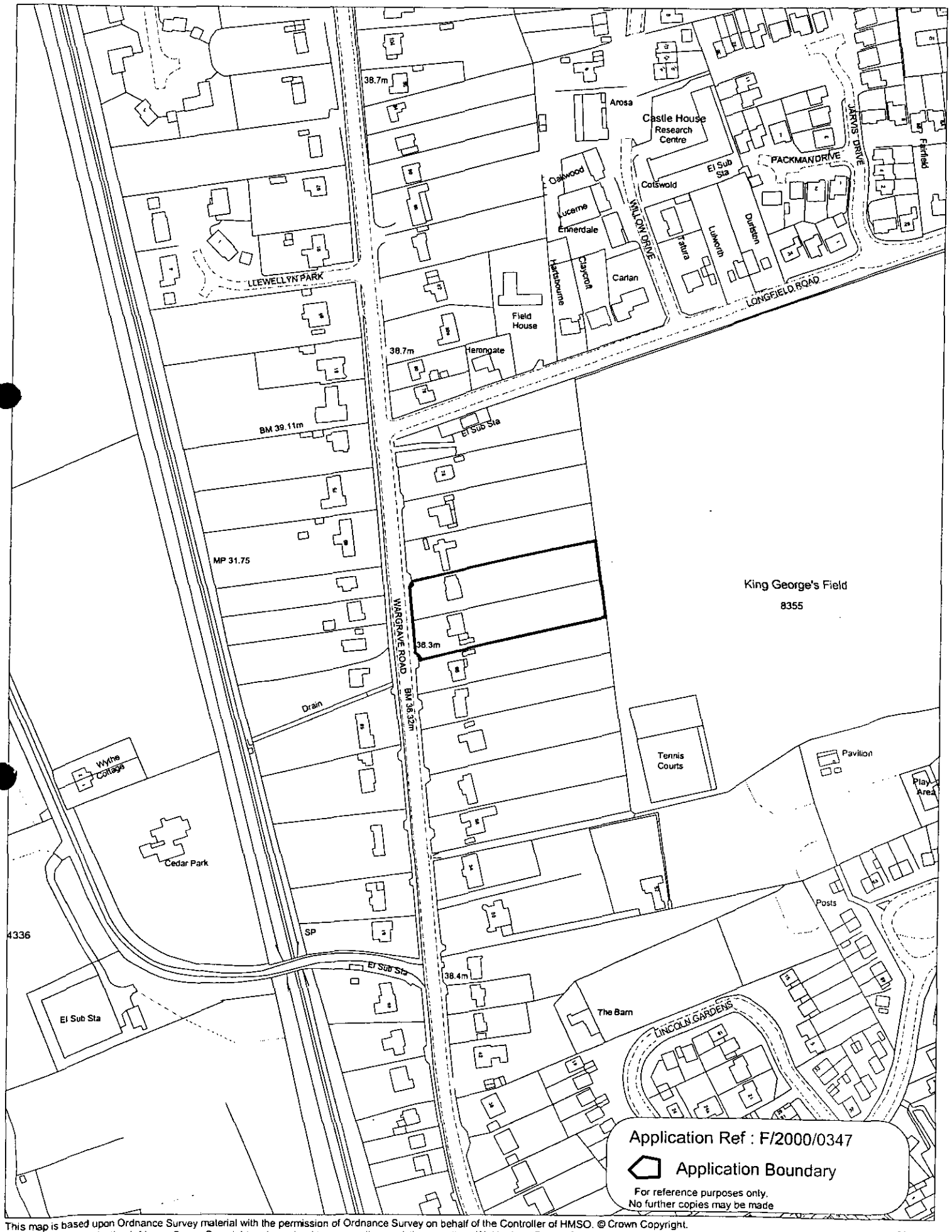

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Development Control Section, Environmental Services, Wokingham District Council.

25 September 2000

Scale: 1 : 2500

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BERKSHIRE STRUCTURE PLAN 1991-2006

Adopted by Berkshire County Council 4 November 1995

December 1995
Price: £15.00

ISBN 1 85163 059 7

6 ENVIRONMENT AND CONSERVATION

MAINTAINING ENVIRONMENTAL QUALITY

6.1 The quality of the County's environment relates to its character, identifiable 'sense of place', and people's living conditions. These depend partly on care for its environment as a whole, including the countryside (dealt with in Chapter 5) and towns, villages and built-up areas which are considered in this chapter. It also concerns : safeguarding and enhancing a number of specific environmental interests, which together contribute to the character of the County; curbing and controlling a number of specific threats to pleasant living conditions; and the conservation of natural resources.

The Environment of the Built-up Areas

6.2 The density, form and quality of buildings, landscape and other elements of the environment in towns, villages and built-up areas have an important bearing on the overall quality of life in the County, especially as the majority of the population live and work in such areas.

Protection and Enhancement of the Environment of Built-Up Areas

Policy EN1 **The character and quality of the environment in the towns, villages and other built-up areas will be protected and enhanced. Within these areas development must be appropriate in scale, form, impact, character and siting to its location. In particular :**

(i) development should embody a high standard of design, layout and landscaping, and help maintain and, where possible, enhance the character of its surroundings;

(ii) town and village greens and all open land important to the character of settlements will be protected from development and where necessary enhanced;

(iii) the existing tree cover, important areas of vegetation and wildlife habitats will be conserved, and additions to them encouraged;

(iv) special attention will be paid to the maintenance and improvement of the character of town and village centres.

Where appropriate, to achieve optimum use of land and buildings in built-up areas, the re-use of vacant buildings and redevelopment of derelict or genuinely under-used urban land will be supported.

6.3 In order to secure improvements in the environment of built-up areas, local plans will need to include guidelines on a wide range of matters raised in the policy. Particular public concerns have been raised about the quality of design in new development and about increased densities in the built-up areas. While the latter may help reduce the need for travel and minimise the loss of open countryside, it may also lead to problems of congestion, loss of tree cover and open land, and deterioration in environmental quality in established neighbourhoods.

6.4 Policy EN1 is intended positively to encourage appropriate regeneration in line with Government guidance. It is not proposed that appropriate changes of use of buildings should be restricted whether they are currently vacant or not. Derelict land which has been the subject of contamination may be appropriate for redevelopment, but only if there is no danger created for the new use of the site or through the transport and re-deposit of contaminated matter on a site elsewhere.

Environmental Nuisance

6.5 Certain kinds of development can give rise to nuisance which can affect occupiers of buildings, passers-by or those using outdoor space. There is a need to prevent new problems from arising, and to limit or reduce the nuisance from existing sources. The impact of nuisance may in some circumstances be limited by curbing development in areas affected, and this is appropriate where (as is the case for aircraft noise) little can be done to reduce the nuisance in the short term.

Protection from Environmental Nuisance

Policy EN2 **Development should not give rise to unacceptable levels of noise, smell, dust, fumes, light or noxious emissions affecting areas beyond the site boundary, or to unacceptable levels of air or water pollution. In addition, uses sensitive to disturbance such as new houses, schools and hospitals, should not be located in areas already subject to unacceptable levels of these environmental nuisances.**

6.6 In areas affected by high levels of noise, development should be designed to minimise the nuisance caused to future occupants. Unacceptable levels of environmental nuisance will be defined through the local plan process and by building upon studies such as the County Council's State of the Environment Report. The County Council has also recently published environmental noise planning guidelines to assist with the implementation of Policy EN2 and to help co-ordinate a standardised approach across the County.

Flooding

6.7 Most of Berkshire's rivers have an associated floodplain which is essential for both flood flow and storage. Development within the floodplain would reduce the storage capacity and impede the flow of water, thereby increasing the risk of flooding elsewhere. Therefore in areas at risk from flooding new development or the intensification of existing development will be resisted. It is also necessary to ensure that the surface water run-off from any new development does not exacerbate flooding or drainage problems elsewhere.

LODDON AREA LOCAL PLAN

Adopted 5 May 1995

Published by: Wokingham District Council
Planning Department
Shute End
Wokingham
Berkshire
RG40 1WR
Telephone: (01734) 778798

1.4 QUALITY AND CONSERVATION OF THE BUILT ENVIRONMENT



NEW DEVELOPMENT, REDEVELOPMENT AND REFURBISHMENT

1.4.01 The most attractive and successful urban environments are those where all the component parts (e.g. buildings, trees, roads, spaces, people, traffic) have been satisfactorily accommodated to create interesting, lively and pleasant places. In order to maintain and enhance the character of the built environment, the design of new buildings or extensions to existing buildings and the creation of new spaces within that environment, are very important.

1.4.02 The District Council is particularly concerned to promote a high standard of design in new development, and to ensure that new buildings are responsive to their location. This means that new buildings need to be appropriate in terms of their function, siting, scale, form, massing, materials, colour and texture in their relationship with adjoining buildings and sites. Accordingly, new buildings will be expected to make an acceptable and positive contribution to the built environment. For particularly sensitive areas, design briefs will be prepared to provide a framework for design to guide prospective developers. In addition, developments that incorporate public access should accommodate sculptures or other works of art to provide visual interest, where this is considered appropriate by the local planning authority. For the particularly sensitive areas, design briefs will be prepared to provide a framework for design to guide prospective developers.

1.4.03 In the case of schemes proposing more than one building, regard will be paid to the impact of the development over a wider area, involving an assessment of criteria additional to those referred to in paragraph 1.4.02 above. Accordingly, schemes should relate to the 'grain' of the area, and take account of their effect on the skyline, pedestrian and vehicular movements in the area, vistas, safety and environmental constraints. Where large sites exist which would significantly affect the urban fabric urban design briefs/appraisals will be prepared or required to establish the wider context within which applications will be considered.

❖ *LBE1 DESIGN OF NEW DEVELOPMENT*

NEW DEVELOPMENT SHALL BE OF A HIGH STANDARD OF DESIGN APPROPRIATE TO THE CHARACTER OF THE AREA IN WHICH IT IS TO BE SITUATED. IT SHOULD:

(A) MAKE A POSITIVE CONTRIBUTION TO ITS SETTING AND THE CHARACTER OF THE AREA;

B) CONTRIBUTE TO THE CREATION OF A SAFE AND ATTRACTIVE ENVIRONMENT IN WHICH TO LIVE AND WORK;

(C) RETAIN IMPORTANT NATURAL, MAN-MADE OR LANDSCAPE FEATURES OF THE SITE COMPATIBLE WITH GOOD DESIGN.

❖ LBE2 INAPPROPRIATE DESIGN

PROPOSALS FOR DEVELOPMENT THAT IS INAPPROPRIATE IN TERMS OF ITS RELATIONSHIP WITH ADJOINING SITES AND BUILDINGS, OR WHICH WOULD ADVERSELY AFFECT THE CHARACTER OF AN AREA, BY VIRTUE OF ITS ING, SCALE, FORM, MASSING, MATERIALS, COLOUR OR TEXTURE, WILL NOT NORMALLY BE PERMITTED.

ENVIRONMENTAL IMPROVEMENT

1.4.04 Within the built environment it is important not only to safeguard those buildings, undeveloped areas and special features which contribute to the character and attractive qualities of the area but also to seek opportunities to enhance the quality of the built environment.

1.4.05 Often the more attractive and successful ban environments have evolved organically over a period of many years and incorporate a variety of architectural styles. In more recent years development in some parts of the District has taken place more comprehensively with little variety in design. In other areas particularly since the war and up to the early 1970's some development has been inserted into an existing area to the detriment of the older urban fabric.

1.4.06 In some areas, district and local shopping centres in particular, where large scale redevelopment has taken place, the opportunity may arise for comprehensive refurbishment since a large part of the urban fabric will tend to age and decay simultaneously. In other areas environmental enhancement of the urban fabric surrounding the buildings may be sufficient to rejuvenate the area as a whole.

❖ LBE3 REFURBISHMENT AND REDEVELOPMENT

ENCOURAGEMENT WILL BE GIVEN TO THE REFURBISHMENT OR PARTIAL REDEVELOPMENT OF AREAS OR INDIVIDUAL SCHEMES WHERE A SIGNIFICANT ENVIRONMENTAL ENHANCEMENT WILL RESULT TO THE BENEFIT OF THE COMMUNITY.

❖ LBE4 ENVIRONMENTAL ENHANCEMENT SCHEMES

ENVIRONMENTAL ENHANCEMENT SCHEMES WILL BE ENCOURAGED WITHIN THE PLAN AREA AS OPPORTUNITIES ARISE AND WILL INCLUDE THE AREAS AS SHOWN ON THE PROPOSALS MAP AND AS SET OUT IN PART TWO OF THE PLAN.

SUNLIGHT, DAYLIGHT AND NOISE

1.4.07 Daylight penetration into new buildings, and existing buildings affected by new development, is an important amenity consideration as is sunlight penetration of spaces outside windows. In this respect it should always be the intention to maximise penetration of new development and minimise the impact of new development on old as far as is possible. The orientation of rooms, gardens and both public and private spaces is therefore critical since together the two aspects can provide warmth, comfort and pleasant living and working conditions. They can also have some impact on energy consumption by reducing the dependence on artificial lighting and heating. Further guidance on this matter can be found in the District Council's Development Control Guidelines.

❖ LBE5 SUNLIGHT AND DAYLIGHT

IN CONSIDERING PROPOSALS FOR NEW DEVELOPMENT, REDEVELOPMENT AND REFURBISHMENT THE DISTRICT COUNCIL WILL

REQUIRED AS A RESULT OF NEW DEVELOPMENTS, SUBJECT TO THERE BEING NO SIGNIFICANT ADVERSE ENVIRONMENTAL EFFECT. ELSEWHERE IN THE PLAN AREA THE DISTRICT COUNCIL WILL SUPPORT ROAD AND JUNCTION IMPROVEMENTS WHERE CONSIDERED NECESSARY, AND WHERE LOCALISED OR RESULTANT ADVERSE ENVIRONMENTAL EFFECTS WILL NOT OCCUR.

THE FOLLOWING MAY BE SUBJECT TO IMPROVEMENT WORKS:

A329/FOREST ROAD: Junction improvement
BETCHWORTH ROAD/WILDERNESS ROAD, EARLEY: Junction improvement
LODDON BRIDGE ROAD/CROCKHAMWELL ROAD, WOODLEY: Junction improvement
LODDON BRIDGE ROAD/HEADLEY ROAD: Modification to roundabout
A329 WOKINGHAM ROAD/WILDERNESS ROAD: Junction improvement
SONNING LANE/A4 BATH ROAD: Junction improvement
WINNERSH CROSSROADS: Improvement
ARBORFIELD CROSS: Junction improvements with A327
BUTTS HILL ROAD BRIDGE OVER RAILWAY: Provision of footbridge
B3349 BARKHAM BRIDGE: New bridge with road realignment
ELM ROAD, EARLEY: Realignment
ELM ROAD/PEPPER LANE: Roundabout improvement
A327 GREENSWARD LANE: Improved alignment.

❖ *LT5 ROAD SAFETY*

THE DISTRICT COUNCIL WILL URGE THE HIGHWAY AUTHORITY TO TAKE APPROPRIATE MEASURES TO PROMOTE ROAD SAFETY FOR ALL ROAD USERS INCLUDING :

A) MONITORING OF ACCIDENT STATISTICS TO IDENTIFY BLACKSPOTS;

B) GIVING HIGH PRIORITY TO HIGHWAY IMPROVEMENTS THAT WILL REDUCE ACCIDENTS;

C) ENSURING THAT ALL HIGHWAY INVESTMENT CONFORMS TO BEST PRACTICE IN RESPECT OF ROAD SAFETY;

D) EXAMINING THE ROAD SAFETY IMPLICATIONS OF ALL PROPOSALS FOR DEVELOPMENT.

CAR AND MOTORCYCLE PARKING

1.8.10 The increase in the number of cars in the area through growth and high car ownership rates has lead to an increase in demand for parking spaces in shopping centres in the area placing existing facilities under pressure. The District Council recognises the need for car parking in order to maintain the viability of some centres. However new public car parking has environmental implications and may not be acceptable in some more sensitive areas particularly if it is decked.



❖ *LT6 PARKING PROVISION*

THE DISTRICT COUNCIL WILL SEEK THE PROVISION OF APPROPRIATELY LOCATED PARKING FACILITIES AND CAR PARKING IN ACCORDANCE WITH THE DISTRICT COUNCIL'S ADOPTED STANDARDS, TO BE PROVIDED EITHER IN CONJUNCTION WITH NEW DEVELOPMENT OR BY OBTAINING AN APPROPRIATE LEVEL OF COMMUTED PAYMENT WHERE THERE IS AN INTENTION TO PROVIDE, OR AN IDENTIFIED NEED FOR, PUBLIC PROVISION.

Note 1: The sum required per parking space by way of a commuted payment will be regularly reviewed.



Wokingham District Local Plan

Deposit Draft 1997

Consolidated Document

November 1999

November 1

1.9 For the purposes of this plan the identified settlements are:

ARBORFIELD CROSS
BARKHAM HILL
CHARVIL
EARLEY/SONNING/WOODLEY
FINCHAMPSTEAD
FINCHAMPSTEAD NORTH
HURST
PINEWOOD
RISELEY
SHINFIELD
SINDLESHAM
SPENCERS WOOD
SWALLOWFIELD
THREE MILE CROSS
TWYFORD
WARGRAVE
WINNERSH
WOKINGHAM.

1.10 Areas of sporadic development exist within the plan area which involve very few properties and/or are dominated by areas of undeveloped rural land either between, or to the rear and in front of properties causing them to be characterised by a loose settlement pattern, or to form a narrow strip of development in what is a distinctly rural area. These areas of development have not been included within the identified settlements.

POLICY WOS2: GENERAL DEVELOPMENT PRINCIPLES

SUBJECT TO THE DETAILED PROVISIONS OF OTHER POLICIES CONTAINED IN THIS PLAN, DEVELOPMENT WILL BE ALLOWED WITHIN THE BOUNDARIES OF THE IDENTIFIED SETTLEMENTS SHOWN ON THE PROPOSALS MAP AND LISTED IN THE TEXT.

OUTSIDE THESE SETTLEMENTS DEVELOPMENT WILL ONLY BE ALLOWED IN EXCEPTIONAL CIRCUMSTANCES AND WILL BE STRICTLY CONTROLLED THROUGH THE APPLICATION OF THE DETAILED POLICIES AND PROVISIONS OF THIS PLAN AND STRUCTURE PLAN POLICIES C2 (DEVELOPMENT OUTSIDE BUILT UP AREAS AND SETTLEMENTS) AND C4 (CONTROL OF DEVELOPMENT IN THE GREEN BELT).

Implementation: Through the development control process.

Monitoring: Planning applications determined.

1.11 The most attractive and successful urban environments are those where all the component parts (e.g. buildings, trees, roads, spaces, people, traffic) have been satisfactorily accommodated to create interesting, lively and pleasant places. In order to maintain and enhance the character of the built environment, the appropriateness of the use of existing buildings and the design of new buildings or extensions to existing buildings, are very important.

1.12 The Council is particularly concerned to promote a high standard of design in new buildings, to ensure that new buildings are responsive to their location and to their potential occupants' and/or users' needs. New development needs to be appropriate in terms of function, siting, scale, form, massing, materials, colour and texture in its relationship with adjoining buildings and sites. Accordingly, new development will be expected to make an acceptable and positive contribution to the built environment. In addition new development should be appropriately located so as to reduce the need to travel and to encourage alternative modes of transport to the car.

1.12a Landscaping schemes should be comprised predominantly, if not wholly, of locally native species.

POLICY WOS3: DEVELOPMENT CONTROL PRINCIPLES

THE COUNCIL WILL REQUIRE ALL DEVELOPMENT PROPOSALS THAT ARE ACCEPTABLE IN PRINCIPLE WHEN ASSESSED AGAINST OTHER POLICIES OF THIS PLAN TO:

A) BE APPROPRIATE IN SCALE OF ACTIVITY AND CHARACTER TO THE AREA IN WHICH THEY ARE LOCATED AND BE INTEGRATED INTO THEIR LOCAL CONTEXT WITHOUT DETRIMENT TO THE AMENITIES OF ADJOINING LAND USES AND OCCUPIERS

B) HAVE NO SIGNIFICANT DETRIMENTAL IMPACT UPON IMPORTANT MAN-MADE, LANDSCAPE AND NATURE CONSERVATION FEATURES AND PROVIDE FOR FURTHER LANDSCAPE TREATMENT WHERE RELEVANT TO THE TYPE OF DEVELOPMENT AND/OR THE PROTECTION OF LOCAL VISUAL AMENITY

C) BE BOTH LOCATED AND DESIGNED SO AS TO REDUCE THE NEED TO TRAVEL AND ENCOURAGE THE USE OF WALKING, CYCLING AND PUBLIC TRANSPORT AS ALTERNATIVES TO THE CAR

D) HAVE NO SIGNIFICANT EFFECT ON ROAD SAFETY OR CAUSE HIGHWAY, TRAFFIC GENERATION OR TRAFFIC RELATED ENVIRONMENTAL PROBLEMS

E) PROVIDE BUILDINGS, FACILITIES AND SPACES THAT ARE CAPABLE OF USE BY PEOPLE WHO HAVE MOBILITY OR SENSORY IMPAIRMENT

F) BE OF HIGH QUALITY OF DESIGN THAT RESPECTS THE LOCAL CONTEXT BY VIRTUE OF SITING, LAYOUT, MASSING, MATERIALS, COLOUR AND TEXTURE.

Implementation: Through the development control process.

Monitoring: Planning applications determined.

Services, Amenities and Infrastructure

1.13 It is a principle of good planning that new development should provide the necessary infrastructure, including services and amenities, needed to support the development. This is a material consideration in considering planning applications (as set out in Circular 1/97, *Planning Obligations*). An explicit assessment must be made of infrastructure requirements arising from the development and how these should be met. Such provision is a key element in the quality of life or new and existing residents. Supplementary planning guidance has been produced setting out the implementation of Policy WOS4 below.

POLICY WOS4: SERVICE, AMENITIES AND INFRASTRUCTURE REQUIREMENTS FOR NEW DEVELOPMENT

WHERE DEVELOPMENT IS ACCEPTABLE IN PRINCIPLE, UNDER THE POLICIES OF THIS PLAN, DEVELOPMENT PROPOSALS WILL BE EXPECTED TO HAVE

Cont.

POLICY FRAMEWORK

National Policy

4.5 Advice on design at the national level is limited. There is no Planning Policy Guidance Note purely on design considerations. Paras 13 - 20 and Annex A (paras A1 - A7) of PPG1 refer specifically to the issue of design. Paras 4 - 7 of Planning Policy Guidance Note 3 (PPG 3) *Housing* look at good design in the context of housing development.

4.6 Comprehensive guidance on heritage issues is given in Planning Policy Guidance Note 15 (PPG 15) *Planning and the Historic Environment*. Planning Policy Guidance Note 16 (PPG 16) *Archaeology and Planning* gives advice on archaeology and planning.

Strategic Policy

4.7 The *Berkshire Structure Plan 1991 - 2006* acknowledges that the quality of the County's environment relates to its character, identifiable 'sense of place', and people's living conditions. The plan recognises that these depend partly on care for the built environment, but that also of importance are the maintenance and improvement of interests that have a bearing on the County's character, the limitation and control of specific threats to pleasant living conditions, and the conservation of natural resources.

Supplementary Planning Guidance

4.8 The environmental policies in this plan are augmented by additional guidance in the form of Planning Guidelines, Development Briefs, Design Guides, and Conservation Area Studies. This additional guidance includes detailed advice that is not appropriate for inclusion in the plan. The policies of the plan take precedence over the supplementary planning guidance, and provide the main thrust for environmental policy in the plan area.

THE BUILT ENVIRONMENT

DESIGN PRINCIPLES

4.9 Proposed development should be considered in the context of the surrounding area. This will allow vernacular style and any good features to be interpreted in the new development, helping to contribute to its sense of place.

POLICY WBE1: DEVELOPMENT IN ITS LOCAL CONTEXT

THE COUNCIL WILL REQUIRE GOOD CONTEMPORARY DESIGN THROUGHOUT THE PLAN AREA, WHICH RESPECTS ITS LOCAL CONTEXT. WHEN CONSIDERING ANY APPLICATION FOR DEVELOPMENT THE COUNCIL WILL HAVE REGARD TO THE FOLLOWING CONSIDERATIONS:

a) ITS ENVIRONMENTAL IMPACT

b) ITS VISUAL IMPACT

c) ACCESSIBILITY

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d) LANDFORM AND ANY NATURAL FEATURES, INCLUDING LANDSCAPE TREATMENT AND ENVIRONMENTAL WORKS

e) THE LOCAL TOWNSCAPE

f) THE LAYOUT, FORM, SCALE, MASSING, AND MATERIALS OF DEVELOPMENT

g) SAFETY AND SECURITY

h) THE PRIVACY AND AMENITY OF THE EXISTING ENVIRONMENT

i) SUPPLEMENTARY PLANNING DESIGN GUIDANCE ADOPTED BY THE COUNCIL.

Implementation: Use of design guidance in the development control process.

Monitoring: Consider quality of development on the ground, including through design awards.

4.10 Not all of the plan area is of the same visual quality. Some parts of it could benefit from environmental improvement, and in some circumstances, this may be achievable through redevelopment opportunities.

POLICY WBE2: IMPROVING ON THE LOCAL CONTEXT

IN AREAS WHERE THE EXISTING ENVIRONMENT DOES NOT EXHIBIT ESPECIALLY PRONOUNCED OR HISTORIC ARCHITECTURAL STYLES, ANY PROPOSALS FOR INFILL DEVELOPMENT SHOULD BE USED AS AN OPPORTUNITY TO CREATE ADDED VISUAL INTEREST AND RAISE THE AREA'S ARCHITECTURAL QUALITY.

Implementation: Through the development control process.

Monitoring: Check quality of development on the ground.

4.11 Because of their extent, large developments are likely to have a greater impact on the environment than smaller scale ones. It is therefore particularly important to ensure a high quality of development within such proposals. Large development areas are probably best considered in terms of a series or pattern of smaller areas, each with its own layout and form of development, and hence its own distinctive character. This should lead to the avoidance of extensive areas of characterless development that bear no relationship to features on the ground.

POLICY WBE3: CHARACTER OF LARGE SCALE DEVELOPMENT

ANY PROPOSALS FOR LARGE SCALE DEVELOPMENT SHOULD PROVIDE A CLEAR AND COHERENT LAYOUT THAT CREATES AREAS OF IDENTIFIABLE CHARACTER WITHIN THE DEVELOPMENT. WHERE DEVELOPMENT IS TO BE CARRIED OUT IN PHASES, THE COUNCIL WILL REQUIRE THE SUBMISSION OF A INDICATIVE LAYOUT FOR THE ENTIRE SITE PRIOR TO THE APPROVAL OF ANY

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POLICY WT5: ACCESS TO TOWN CENTRES

THE CURRENT LEVELS OF OVERALL ACCESSIBILITY TO TOWN CENTRES, PARTICULARLY BY ENVIRONMENTALLY FRIENDLY MODES OF TRANSPORT, WILL BE ENHANCED IN ORDER TO SUPPORT THE LOCAL ECONOMY AND TO MAINTAIN THE VIABILITY AND VITALITY OF THE CENTRES.

THE COUNCIL WILL SEEK TO ENSURE THAT THERE IS GOOD ACCESS TO TOWN CENTRES BY ALL MODES OF TRANSPORT.

PEDESTRIAN ACCESS PLANS WILL BE DEVELOPED FOR THE CENTRES OF WOKINGHAM, WOODLEY, EARLEY AND TWYFORD.

Implementation: Through the annual capital programme of transport investment.

Monitoring: Through *Travel in Berkshire*, other transport statistics and surveys.

Parking

10.32 In applying the parking standards, set out at Appendix 7, the District Council will have regard to whether a public transport alternative is available, and if so, its quality in terms of frequency and range of destinations served. In some cases, rather than to make provision on site, e.g. where it would lead to a multiplicity of crossings over heavily used footways or where it could only be used for a single purpose such as staff parking in connection with offices, it would be better to make communal provision. Thus in the centres of Wokingham, Woodley, Earley and Twyford, as defined on the inset maps, parking will be provided in communal areas and on-site parking will be restricted to that required for operational purposes only.

10.33 The provision of parking is seen as an important way to control the growth in the use of the private car. Therefore parking standards will treated as maxima and provision in excess of the standard will not be permitted.

10.34 There is already concern about on-street parking, particularly as an impediment to the movement of emergency vehicles. Control of on-street parking is needed in congested areas and in particular in residential areas close to town centres. Also, the space used for on-street parking could be used to increase the width of pavements and other pedestrian areas. However, the policies do not restrict the availability of on-street parking where this is appropriate, for example, for casual visitors to residential properties or for short term parking in shopping areas.

10.35 In making suitable provision for parking, the needs of disabled people require special consideration.

10.36 The quality of car parking is as much a matter of concern as the quantity. If car parking is to be used and thus meet the purpose of the standard, the spaces must be appropriately located. Studies have shown that there is a lack of communal parking close to dwellings for visitors even when quantitative standards have been met. There is also an under use of garages and hardstandings due to poor layout and dwelling design. Within residential areas proper provision will be sought for visitors. Thus some of the parking to meet the standard can be provided by means of communal spaces rather than exclusively within the curtilage. This will be by means of designated spaces rather than simple on-street provision.

10.37 As well as cars, it is essential that proper provision is made for cycles, motorcycles and lorries. Cy parking facilities should be well related to cycle tracks. The provision of such facilities will prev obstruction of footways and assist security. Such facilities should be provided in connection with retail, business, leisure and educational development.

POLICY WT6: PARKING PROVISION

IN THE CENTRES OF WOKINGHAM, WOODLEY, EARLEY AND TWYFORD ON-SI PARKING WILL BE LIMITED TO THAT REQUIRED FOR OPERATIONAL NEEI ELSEWHERE THE COUNCIL WILL SEEK THE PROVISION IN APPROPRIATE LOCATIOI WITHIN THE DEVELOPMENT FOR CAR, CYCLE, MOTORCYCLE AND LORRY PARKING ACCORDANCE WITH THE COUNCIL'S ADOPTED STANDARDS.

THE COUNCIL WILL SEEK THE PROVISION OF COVERED, WELL LIT AND SECURE CYCI PARKING WITHIN CAR PARKS AND IN OTHER LOCATIONS WHERE IT IS LIKELY TO I NEEDED SUCH AS SHOPPING CENTRES, RAILWAY STATIONS, SCHOOLS, LIBRARIE DOCTORS' SURGERIES, COUNTRY PARKS AND LEISURE FACILITIES. CYCLE STANI FOR INDIVIDUAL OR PAIRS OF CYCLES WILL BE SITED WHERE LARGER CYCLE PARI ARE NOT APPROPRIATE.

THE COUNCIL WILL REVIEW THE NUMBER AND LOCATION OF DISABLED PARKIN SPACES AND SEEK TO MEET ANY SHORTFALL IN AVAILABILITY OR LOCATIONA CONSIDERATIONS, AND INCREASE PROVISION WHERE APPROPRIATE.

WHERE APPROPRIATE, IN ORDER TO PROMOTE ROAD SAFETY, ON-STREET PARKIN WILL BE RESTRICTED.

Implementation: Through development control and the annual capital programme of transport investment and environmental improvement.

Monitoring: Through surveys of need including problems caused by vehicles parked on-street, restricting access particularly by the emergency services, and problems of cycle parking on the pavement and obstruction.

Safety

10.38 The Council considers it important to meet the government's targets in relation to safety and th reduction in accidents. Measures to improve safety will have a high priority, particularly in the vicinit of schools. In recent years many improvements for road safety reasons have been implemented.

10.39 For safety and for environmental reasons a number of traffic calming schemes have been implemente in the District. Traffic calming measures aimed at reducing the speed and penetration of traffi particularly in residential areas, combined with environmental improvements can improve road safet and make the streets a more pleasant place in which to be. There is, however, concern about the detail c some of the traffic calming schemes that have been implemented. Speed humps have been opposed b the emergency services who consider that they increase response times; they are a problem for patient in ambulances. The bus operators have also opposed speed humps for reasons of passenger comfort an safety. Concern has been expressed about the effect of traffic calming measures on roads that are use as an alternative to avoid such measures, particularly road humps, and the lack of alternative approache to traffic calming. Offset parking areas, for example can reduce the speed of traffic. Other approache include footway widening, width restrictions and variation in surface treatments. Traffic calmin schemes, however modest, do incur a cost. In view of this, and the fact that schemes can arous opposition, they will only be undertaken where clearly justified.

10.40 Although there has been opposition to traffic calming, the issue of excessive speed is a matter of great public concern, although generally resolution of the problem is outside the scope of land-use planning. Speed is a major influence on the severity of accidents.

POLICY WT7: ROAD SAFETY

THE COUNCIL WILL TAKE APPROPRIATE MEASURES TO PROMOTE ROAD SAFETY FOR ALL ROAD USERS INCLUDING:

a) MONITORING OF ACCIDENT STATISTICS TO IDENTIFY BLACKSPOTS

b) GIVING HIGH PRIORITY TO IMPROVEMENTS THAT WILL REDUCE ACCIDENTS INCLUDING THOSE INVOLVING PEDESTRIANS AND CYCLISTS

c) ENSURING THAT ALL RELEVANT INVESTMENT CONFORMS TO BEST PRACTICE IN RESPECT OF ROAD SAFETY

d) EXAMINING THE ROAD SAFETY IMPLICATIONS OF ALL PROPOSALS FOR DEVELOPMENT, AND

e) THE IMPLEMENTATION OF TRAFFIC CALMING SCHEMES WHERE JUSTIFIED.

Implementation: Through the annual capital programme of transport investment and environmental improvement.

Monitoring: Through road safety and accident monitoring and the *Road Safety Plan*.

Street Lighting

10.41 The provision of street lighting is an important aid to safety at night and promotes security and a feeling of well being. It is, however, an extremely sensitive issue in rural areas. There can be strong opposition to the introduction of street lighting into presently unlit rural areas. In considering whether to introduce street lighting it is important to consult the local community and its representatives.

10.42 Any lighting scheme must be well designed taking into account the character of the location. This is particularly necessary in areas of environmental quality and conservation areas. In a number of places street lighting is not continuous leading to problems for motorists arising from the alternation of lit and unlit areas.

POLICY WT8: STREET LIGHTING

THE PROVISION OF STREET LIGHTING IN PRESENTLY UNLIT AREAS WILL BE SOUGHT WHERE JUSTIFIED FOR SAFETY AND SECURITY REASONS HAVING REGARD TO:

a) THE VOLUME OF PEDESTRIAN AND VEHICULAR FLOWS

b) THE EFFECT ON THE CHARACTER OF THE LOCATION, PARTICULARLY IN RURAL AREAS

Cont.

The Planning Inspectorate
Tollgate House,
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Appeal Decision

Hearing held on 29/09/1999

By Wm C Cunningham BSc(Hons) MA MCP MRTPI

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

28 OCT 1999

Appeal: T/APP/X0360/A/99/1024451/P4

- The appeal is made under Section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is brought by Messrs R Ridout and T Tunali against Wokingham District Council.
- The site is located at 68 – 70 Wargrave Road, Twyford, Berks.
- The application (ref: 99/69262/F), dated 3 March 1999, was refused on 7 June 1999.
- The development proposed is the demolition of No 70 Wargrave Road and the erection of a replacement dwelling, together with the erection of two new dwellings to the rear and a new access.

Decision: The appeal is dismissed.

Procedural matters

1. In a letter dated 20 August 1999 the Council withdrew reason for refusal No 2 which related to the lack of provision of a mix of dwelling types. The appeal will be considered on that basis.

The main issues

2. There are two main issues in this appeal. The first is the effect the proposal would have on the character and appearance of the surrounding urban locality. The second is the effect of the proposal on the living conditions of proposed and existing adjoining occupiers, with particular reference to privacy, and noise and disturbance.

Policies

3. The Development Plan for the area comprises the approved Berkshire Structure Plan, incorporating alterations (1998), and the adopted Loddon Area Local Plan (1995). Policy EN1 of the Structure Plan sets out a number of criteria to ensure development is appropriate to its location, including that it should at least maintain the character of its surroundings. Policy LH1 of the Local Plan states that the principle of residential development within identified settlements will be considered favourably subject to satisfying local environmental constraints. Further to that objective the policy contains a number of criteria including that development would have no significant adverse effect on the character of the area. Similarly, Policy LBE2 indicates that development that would be inappropriate in terms of its relationship with adjoining sites and buildings or which would adversely affect the character of an area will not normally be permitted.

4. Reference has also been made to the emerging Wokingham District Local Plan (deposit draft amended in 1999). Objections to this Plan are being considered at a Public Inquiry that commenced in October 1998. Policies WOS3 and WBE1 of this Plan contain a number

of development control and design principles respectively. These include that development is appropriate in character to the area, is not detrimental to the amenities of adjoining occupiers and is of a design that respects the local context.

Inspector's reasons

Character and Appearance

5. The appeal site is close to the middle of a group of 10 dwellings (Nos 58 – 76 Wargrave Road) on the east side of Wargrave Road. These properties are on plots about 100m long that back onto the King George's Field, a public open space used for ball games and other recreational activities. With the exceptions of two storey houses at Nos 76 and 60, the remaining eight properties comprise bungalows and chalet bungalows. With two storey houses fronting the west side of the road, the overall street scene along this part of Wargrave Road comprises well-landscaped front gardens with houses and bungalows visible, but not conspicuous, on both sides of the road. For the most part the rear gardens to Nos 58 - 76 are well landscaped and have a dense hedge between 3m and 5m high on the eastern boundary with the open space. When viewed from the east these properties and the dwellings on the west side of Wargrave Road are for the most part fully screened, with only glimpses of parts of some of them obtained over and around the trees and other vegetation. The character and appearance of the appeal site locality when viewed from the east is therefore of low, detached, unobtrusive dwellings in large gardens with mature landscaping.

6. The appeal proposals would involve the replacement of No 70 with a two-storey house about 7.7m high to the ridge, together with the erection of two similar sized houses within what are currently the rear gardens of the appeal properties. These houses would be materially higher than the existing dwellings on the appeal site and adjoining. The main rear wall of the two houses within the rear gardens would be between 20m and 25m from the rear boundary with the open space. Based on the submitted written material, that presented at the Hearing and my site inspection, I consider the roofs and parts of the upper floors of the proposed houses would be visible above and around the hedges and other vegetation on the appeal site and along its front and rear boundaries. Retention and where appropriate reinforcement of the hedges and other vegetation on and close to the boundaries of the appeal site could be controlled by condition.

7. So far as the street scene is concerned, I do not consider the proposed houses, and in particular the replacement house for No 70 (plot 1), would be materially more conspicuous than the existing houses on both sides of the road. Referring to views from the east however, the two houses proposed close to the rear boundary of the appeal site would be substantially more visible than the existing houses on the site and in the near vicinity and would not maintain or enhance the character and appearance of the locality. They would represent a height of built development that in my view would appear obtrusive and incongruous and would not be appropriate in scale and impact close to this otherwise well landscaped edge to the open space. In this respect the proposed development would not comply with Policies EN1(i), LH1(B), LBE2, the relevant parts of WOS3(A) and (F), and WBE1(b) and (f).

Living Conditions

8. The proposed house on plot No 1 would replace, on a similar siting, a chalet bungalow. This existing dwelling has first floor dormer windows on the front and rear elevations. In terms of overlooking therefore, the proposed house would have an impact on the adjoining

premises comparable to the existing situation and would be consistent with the normal situation that prevails between adjoining properties.

9. There would be a degree of intervisibility between the fronts of the houses proposed on plots No 2 and 3 and the rear of No 68 and of the house proposed on plot No 1. I consider the intervening distances of about 40m, together with the opportunities to reinforce the existing on-site landscaping, would ensure that overlooking between these properties was maintained at a level that would not unduly affect the level of privacy of residents of these existing and proposed dwellings.

10. Parts of the dwellings that are proposed on plots No 2 and 3 would be visible from neighbouring premises to the south and north of the appeal site. The distances proposed between these dwellings, together with the intervening boundary planting that comprises high beech and evergreen hedges and includes semi mature trees, would however ensure these neighbouring properties and their respective gardens were adequately screened from the proposed houses and their gardens. In reaching this view I have taken into account that parts of the intervening hedges and other vegetation are within the control of the adjoining landowners. In addition, a condition requiring suitable boundary treatment to minimise visibility between adjoining garden areas could be imposed.

11. The appeal proposal would involve the erection of two dwellings within what is currently a rear garden area. This would introduce vehicular movements and increase the intensity of domestic activity carried out within this area. As a result the status quo in terms of noise and disturbance experienced by residents of existing nearby properties and users of the adjoining open space would be changed, but not in my view to an extent that would justify refusing the proposed development.

12. In the light of the above assessment I consider the proposed development would not lead to an unacceptable level of overlooking and subsequent loss of privacy, either within the proposed scheme or with neighbouring premises. Nor would it intensify the use of the rear garden area to an extent that would materially increase the general noise and disturbance experienced within the adjoining private and public areas. In these respects the appeal proposals would comply with Policy WBE1(h) and the relevant part of Policy WOS3(A).

Other Matters

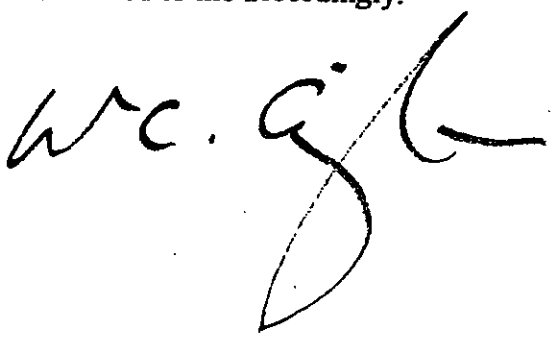
13. All other matters raised in the written representations and at the Hearing have been considered including reference made on behalf of the appellants to Policies LWE4 and WLL9 of the Local Plan and emerging District Plan respectively. These policies provide protection for defined sites of urban landscape value. It was pointed out that the appeal site and the adjoining open space are not included in the defined list of sites and as such are not subject to these policies. As stated in paragraph 2.3.34 of the Local Plan, the defined sites are particularly important to be retained. These two policies and the fact that they do not apply to the appeal site do not therefore reduce or otherwise change the need for the proposed development to comply with the more general provisions of the policies set out in paragraphs 3 and 4 above.

14. I have also considered references made on behalf of the appellants to a number of 'backland' developments in the locality. It was submitted that these establish local precedents and illustrate that such development is appropriate in this area. In addition, the Council expressed concerns regarding precedence and what it considers to be the piecemeal nature of the appeal proposals. It is a planning principle that every application is considered on its

merits. In any event I consider the circumstances surrounding the appeal site, and in particular its relationship to the adjoining open space, sets it apart from these other sites. As this appeal is to be dismissed the Council's concerns do not apply. These other matters do not outweigh the main considerations that have led to my decision.

Conclusions

15. For the reasons given above I conclude that the harm the proposed development would have on the character and appearance of the area would be sufficient, in itself, to justify refusing the application. The appeal should not therefore, on balance, succeed and I shall exercise the powers transferred to me accordingly.



APPEARANCES

FOR THE APPELLANT:

Mr Jim Bailey BA(Hons) MRTPI	Director, Development Land & Planning Consultants Ltd.
Mr T Tunali	Appellant.
Mr R Ridout	Appellant.

FOR THE LOCAL PLANNING AUTHORITY:

Miss Nicola Lake BA(Hons) DipTP	Wokingham District Council.

INTERESTED PERSONS:

Mr John Challis (Chartered Architect)	Resident, 72 Wargrave Road, Twyford, Berks, RG10 9PH.
Mr F J Buckle	Resident, 74 Wargrave Road, Twyford, Berks, RG10 9PH.

DOCUMENTS

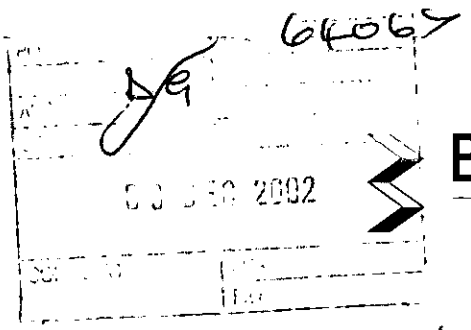
Document	1.	List of persons present at the Hearing.
Document	2.	Extracts from the Loddon Area Local Plan – Policy LWE4 and that part of the Proposals Map showing the appeal site. – Submitted by Mr Bailey.
Document	3.	Extracts from the emerging Wokingham District Local Plan – Policy WLL9 and that part of the Proposals Map showing the appeal site. – Submitted by Mr Bailey.
Document	4.	Suggested conditions No 1 – 14 submitted by the Council.

PLANS

Plan A	Job No 1278 – Drawing No 01A – Details of proposed replacement dwelling on Plot 1.
Plan B	Job No 1278 – Drawing No 02A – Location Plan and details of the proposed dwelling on plot 2.
Plan C	Job No 1278 – Drawing No 03 – Side elevation to the proposed dwelling on plot 2.
Plan D	Job No 1278 – Drawing No 04A – Site Plan and side elevations to the proposed dwelling on plot 3.
Plan E	Job No 1278 – Drawing No 05A – Details of the proposed dwelling on plot 3.

Copy from

The Barton Willmore Planning Partnership - Reading
Beansheaf Farmhouse, Bourne Close, Calcot,
Reading, RG31 7BW.
Tel 0118 943 0000 Fax 0118 943 0002
e-mail: planning@reading.bartonwillmore.co.uk



Barton Willmore
Planning

F/2000/0347

Mrs M Pocock,
The Planning Inspectorate,
3/03 Kite Wing,
Temple Quay House,
2 The Square,
Temple Quay,
Bristol,
BS1 6PN

BY RECORDED DELIVERY

11393/A3/JW

5th December 2002

Dear Mrs Pocock

APPEAL BY RED LINE DEVELOPMENTS LIMITED
LAND AT 68-74 WARGRAVE ROAD, TWYFORD, READING, RG10 9PH
APPEAL REFS: APP/X0360/A/02/1093764 and APP/X0360/A/02/1101523

Please find enclosed two copies of our comments on the LPA's Statement and third party correspondence in respect of the above appeals.

We also write to advise that unfortunately, at the time of writing, we are still not able to provide the finalised Unilateral Undertaking as the Agreement is still with the Mortgage Companies. The Inspector, at the site visit on Tuesday 3rd December, agreed to an extension of the deadline for submission of the Agreement to Friday 6th December. However, despite every effort to ensure that the document is finalised within this timescale, this has not been possible due to processes beyond our control. We therefore hope that the finalised Agreement, which has been amended to reflect the Inspector's comments on the draft Agreement, can be forwarded to you very shortly. We apologise for the delay but confirm that we have every intention of forwarding the completed Agreement to you as soon as it is available.

Given this position, we respectfully request a further extension to the deadline for submission of the finalised Agreement, or alternatively that the Inspector determines the appeal and, if he is minded to grant planning permission, does so subject to the completed Unilateral Undertaking.

Certificate No. FS 29637

Town Planners • Environmental Consultants
Architects • Master Planners • Project Services

Contact: Gareth Capner, Ian Tant, Roger Turnbull, Mark Sitch, Angela Doone

A list of partners can be inspected here and at our associated offices in:
Bristol Cambridge Edinburgh Leeds London West Malling (Kent)

We look forward to hearing from you in respect of this matter. If in the meantime you have any queries, please do not hesitate to contact me.

Yours sincerely

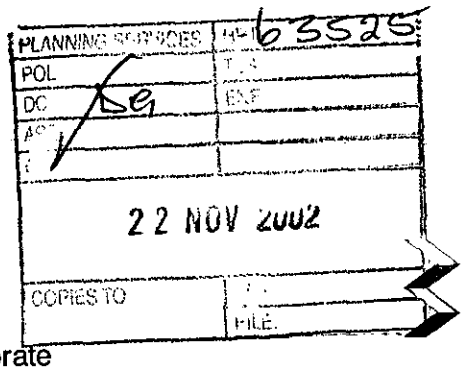
JENNIFER WALTERS
Associate

Encs (2 copies of Comments on WDC's Statement and Third Party Correspondence)

cc Nicola Lake - Environmental Services, Wokingham DC (w/out encs)

Copy from

The Barton Willmore Planning Partnership - Reading
Beansheaf Farmhouse, Bourne Close, Calcot,
Reading, RG31 7BW.
Tel 0118 943 0000 Fax 0118 943 0002
e-mail: planning@reading.bartonwillmore.co.uk



Barton Willmore
Planning

The Planning Inspectorate
3/03 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN

BY GUARANTEED DELIVERY

FOR THE ATTENTION OF MRS M POCOCK

11393/A3/JW/jav

21st November 2002

Dear Mrs Pocock

LAND AT 68-74 WARGRAVE ROAD, TWFORD
APPEALS BY RED LINE DEVELOPMENTS LIMITED
APPEALS REFS: APP/X0360/A/02/1093764 and APP/X0360/A/02/1101523

Please find enclosed two copies of the Written Statement that we submit on behalf of Red Line Developments Limited in respect of the above appeals.

We also enclose a draft Unilateral Undertaking that has been prepared in order to secure the retention of the proposed landscaping scheme in perpetuity, in respect of appeal ref. APP/X0360/A/02/1101523. Please note that the Agreement has been signed by the Owners and is currently being signed by the Mortgage Companies. We will forward the finalised version to you as soon as possible, and certainly before the Inspector's Site Visit on 3rd December.

Please do not hesitate to contact me if you have any queries or require any further information.

Yours sincerely

JENNIFER WALTERS
Associate

Encs. (2 copies of Hearing Statement and Appendices ref: 11393/P3a/A5/JW/mr)

cc Nicola Lake - Environmental Services, Wokingham District Council (enc. draft Unilateral Undertaking only)

DATED 2002

ROBERT JOHN RIDOUT and LISA JAYNE RIDOUT
TANSU TUNALI and SIBEL TUNALI
JOHN CHALLIS and KAREN JANE CHALLIS
FRANK JOHN BUCKLE and MARJORIE BUCKLE

- and -

CHELTENHAM & GLOUCESTER plc
LLOYDS TSB plc
WOOLWICH plc

- and -

RED LINE DEVELOPMENTS LIMITED
REDBOURNE PROPERTIES LIMITED

- to -

WOKINGHAM DISTRICT COUNCIL

PLANNING OBLIGATION

(Given by way of Unilateral Undertaking)

Under Section 106 of the Town and Country
Planning Act 1990 relating to
Land at 68-74 Wargrave Road
Twyford
Berkshire

RAWLISON BUTLER
Griffin House
135 High Street
Crawley
West Sussex
RH10 1DQ

Tel: 01293 527744
Fax: 01293 534590
Ref: JB.PAP.RED052.28

THIS PLANNING OBLIGATION is made the day of Two Thousand and and is given in the form of a unilateral undertaking **BY ROBERT JOHN RIDOUT** and **LISA JAYNE RIDOUT** both of 68 Wargrave Road Twyford ("the First Owner") **TANSU TUNALI** and **SIBEL TUNALI** both of 70 Wargrave Road Twyford ("the Second Owner") **JOHN CHALLIS** and **KAREN JANE CHALLIS** both of 72 Wargrave Road Twyford ("the Third Owner") **FRANK JOHN BUCKLE** and **MARJORIE BUCKLE** both of 74 Wargrave Road Twyford ("the Fourth Owner") (all hereinafter together called "the Owner") and **CHELTENHAM and GLOUCESTER plc** of Barnett Way Gloucester GL4 3RL ("the First Mortgagee") and **LLOYDS TSB plc** of [ ] ("the Second Mortgagee") and **WOOLWICH plc** of Watling Street Bexleyheath Kent DA6 7RR ("the Third Mortgagee") (all hereinafter together called "the Mortgagee") and **RED LINE DEVELOPMENTS LIMITED** whose registered office is at Westbury House 14 Bellevue Road Southampton SO15 2AY (Company Registration Number 4140537) ("the Applicant") and **REDBOURNE PROPERTIES LIMITED** whose registered office is at Westbury House 14 Bellevue Road Southampton SO15 2AY (Company Registration Number 4503131) ("the Developer") to **WOKINGHAM DISTRICT COUNCIL** of ("the Council")

1 **DEFINITIONS**

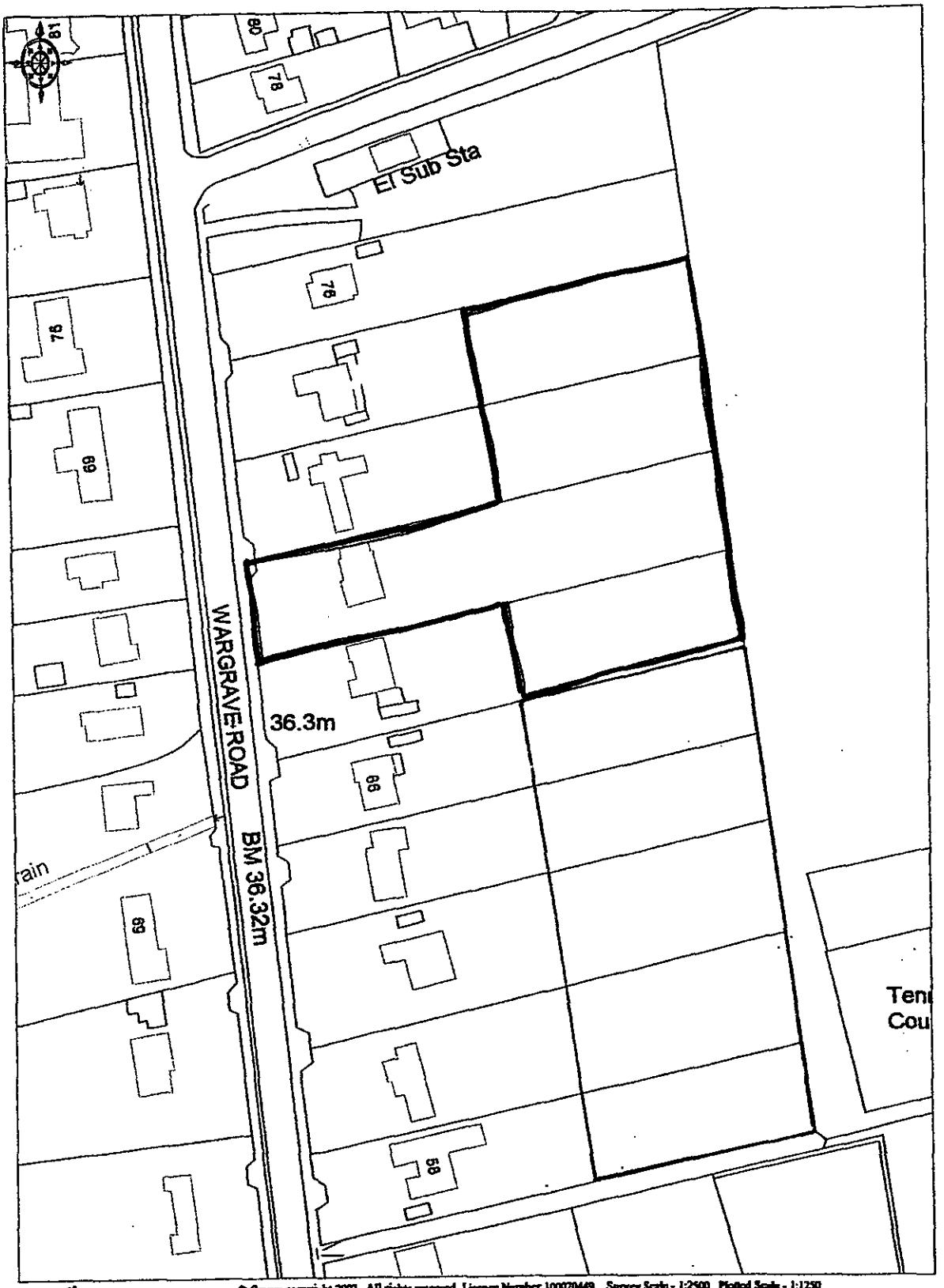
In this Planning Obligation the following words and expressions shall where the context so requires or admits have the following meanings:

1.1	**"the Act"**	means the Town and Country Planning Act 1990 as amended
1.2	**"the Council"**	shall include its successors-in-title
1.3	**"the First Planning Application"**	means the planning application dated 16 January 2002 and submitted by the Applicant to the Council under reference F/2002/5695 to demolish number 70 Wargrave Road and construct 7 detached dwellings on the Property as more particularly described therein

1.4	**"the Landscaping Plan"**	means the planning drawing reference 11393/L1 Rev B annexed hereto
1.5	**"the Mortgagee"**	shall include its successors in title
1.6	**"the Owner"**	shall include its successors-in-title and assigns
1.7	**"the Plan"**	means the plan annexed hereto
1.8	**"the Planning Applications"**	means the First Planning Application and the Second Planning Application collectively
1.9	**"the Planning Permission"**	means the grant of planning permission for the Proposed Development granted by the Secretary of State for the Environment Food and Rural Affairs on appeal
1.10	**"the Property"**	means the land at numbers 68-74 Wargrave Road Twyford comprising and shown for the purposes of identification only edged red on the Plan
1.11	**"the Proposed Development"**	means the development described in the Planning Applications
1.12	**"the Second Planning Application"**	means the planning application dated 25 June 2002 submitted by the Applicant to the Council under reference F/2002/6969

2 RECITALS

2.1 The Owner is the freehold owner of the Property subject to mortgages in favour of the Mortgagee



Ordnance Survey
© Crown copyright 2002. All rights reserved. Licence Number 100020449. Survey Scale - 1:2500 Plotted Scale - 1:1250

2.2 The Applicant agreed to purchase the Property by virtue of the Agreements recited in Schedule 2

2.3 The Applicant assigned the benefit of the Agreements to the Developer by a Deed dated 31 October 2002

2.4 The Property is situated within the administrative District of Wokingham in which the Council is the Local Planning Authority for the purposes of the Act

2.5 On the 16 January 2002 the Applicant submitted the First Planning Application to the Council for the Proposed Development

2.6 The First Planning Application was refused by the Council by way of a decision notice dated 15 March 2002

2.7 On 25 June 2002 the Applicant submitted the Second Planning Application to the Council for the Proposed Development

2.8 The Council have failed to determine the Second Planning Application

2.9 The Applicant has submitted an appeal to the Secretary of State for the ~~Environment Food and Rural Affairs~~ Department of Transport Local Government + Regions against the Council's refusal of the First Planning Application and conjoined this with an appeal against the Council's non-determination of the Second Planning Application and such appeal is due to be heard by way of written representations

2.10 The Owner the Mortgagee the Applicant and the Developer are willing to give this unilateral undertaking to the Council in the terms and subject to the conditions hereinafter appearing

3 **STATUTORY PROVISIONS**

This Deed constitutes a Planning Obligation for the purposes of Section 106 of the Act and is given by the Owner the Mortgagee the Applicant and the Developer to the Council pursuant to the provisions thereof with the intention of binding the Owner's freehold interest in the Property

4 **ENFORCING AUTHORITY**

The Council is the Local Planning Authority by which the provisions of this Planning Obligation are intended to be enforceable

5 **CONDITIONS**

5.1 Clause 5 and the Schedule to this Planning Obligation are strictly conditional upon the following:

5.1.1 The grant of the Planning Permission and

5.1.2 The Planning Permission being implemented by the carrying out of a material operation as defined by Section 56(4) of the Act and for the purposes of this Planning Obligation "material operation" shall not include any operation in connection with site clearance demolition diversion and laying of services and the erection of means of enclosure for site security

5.2 The Owner hereby undertakes to the Council to serve written notice upon the Council advising the Council within one month of the date that the aforementioned condition has been fulfilled

6 **OBLIGATIONS**

Subject to the provisions of this Planning Obligation the Owner hereby covenants with the Council in the terms of the Schedule hereto

7 **REVOCATION**

In the event that the Planning Permission is quashed lapses or is revoked or otherwise withdrawn or modified this Planning Obligation will cease to have any further force or effect unless otherwise agreed in writing with the Council

8 **SUBSEQUENT PERMISSIONS**

In the event that a subsequent planning permission is granted and development thereunder is commenced for development which would be incompatible with all or any of the covenants hereinbefore contained the said covenants shall cease to have any effect on the date that such subsequent planning permission is granted

9 **CURRENT OWNER**

This Planning Obligation shall only bind the Owner and its successors in title to the Property or any part thereof so long as it shall have an interest in the Property or part thereof

10 **DECLARATION**

It is hereby declared that in the event that the Developer does not complete its acquisition of the Property then it shall not be bound by any of the terms of this Planning Obligation and this Planning Obligation shall remain in full force and effect as if the Developer were not a party hereto

11 **MORTGAGEE'S CONSENT**

The Mortgagee hereby consents to the Owner entering into this Planning Obligation and agrees to be bound by the provisions hereof

12 **NOTICES**

12.1 Any notice consent or approval required to be given under this Planning Obligation shall be in writing and shall be delivered personally or sent by pre-paid first class recorded delivery post tested telex or facsimile transmission

12.2 The address for service of any such notice consent or approval as aforesaid shall be the addresses given in the definition of the parties hereto or such other address for service as shall have been previously notified to the other party

12.3 A notice consent or approval under this Planning Obligation shall be deemed to have been served as follows:

12.3.1 if personally delivered at the time of delivery;

12.3.2 if posted at the expiration of 48 hours after the envelope containing the same was delivered into the custody of the postal authority within the United Kingdom;

12.3.3 if sent by facsimile transmission at the time of successful transmission

and in proving such service it shall be sufficient to prove that personal delivery was made or that the envelope containing such notice consent or approval was properly addressed and delivered into the custody of the postal authority in a pre-paid first class or recorded delivery envelope (as appropriate) or that the facsimile was successfully transmitted on a tested line as the case may be

13 **REGISTRATION**

The Owner acknowledges that this Planning Obligation may be registered as a local land charge in the Register of Local Land Charges maintained by the Council

14 **INTERPRETATION**

In this Agreement:

14.1 words importing the masculine gender include the feminine and the neuter and vice versa

14.2 words importing the singular include the plural and vice versa

14.3 references to persons include bodies corporate and vice versa

14.4 save where the context otherwise requires all obligations given or undertaken by more than one person in the same capacity are given or undertaken by them jointly and severally so as to apply and be enforceable against all both or any of such persons and their and each of their personal representatives

14.5 the clause headings shall not affect the construction of this Agreement

14.6 save where otherwise stated any reference to a numbered clause or schedule means the clause or schedule in this Agreement which is so numbered

14.7 every reference to any statute or any section of any statute shall be read and construed as including a reference to any statutory amendment modification or re-enactment thereof for the time being in force and to every instrument order direction regulation bye-law permission licence consent condition scheme or other such matter made in pursuance of such statute

14.8 where any expiry date falls on a Saturday Sunday or public holiday then the period concerned shall expire on the next normal working day

15 **CONTRACTS (RIGHTS OF THIRD PARTIES) ACT 1999**

Unless the right of enforcement is expressly provided in this Agreement it is not intended that a third party should have the right to enforce a provision of this Agreement pursuant to the Contracts (Rights of Third Parties) Act 1999

IN WITNESS whereof the Owner the Mortgagee the Applicant and the Developer have set their hands or caused their Common Seals to be hereunto affixed the day and year first above written

SCHEDULE 1

(Planning Obligations)

The Owner shall undertake the landscaping of the Property in accordance with the Landscape Plan and once completed all landscaping trees hedges and shrubs shall be maintained and if any tree or hedge is removed uprooted destroyed or dies it shall be replaced within one of the same species and appropriate size within the first suitable planting season following its loss

SCHEDULE 2

(The Agreements)

1. An Option Agreement dated 3 January 2002 made between the First Owner and the Applicant relating to land at the rear of 68 Wargrave Road Twyford as varied by a Supplemental Agreement dated 19 August 2002 and a Second Supplemental Agreement dated November 2002

2. A Contract dated 2 January 2002 made between the Second Owner and the Applicant relating to 70 Wargrave Road Twyford

3. An Option Agreement dated 2 January 2002 made between the Third Owner and the Applicant relating to land forming part of 72 Wargrave Road Twyford as varied by a Supplemental Agreement dated 30 July 2002 and a Second Supplemental Agreement dated 21 August 2002

4. An Option Agreement dated 2 January 2002 made between the Fourth Owner and the Applicant relating to land at the rear of 74 Wargrave Road Twyford

SIGNED as a Deed by the said **ROBERT JOHN RIDOUT** in the presence of:-

Witness:

Signature .....

Name .....

Address .....

.....

.....

Occupation .....

SIGNED as a Deed by the said **LISA JAYNE RIDOUT** in the presence of:-

Witness:

Signature .....

Name .....

Address .....

.....

.....

Occupation .....

SIGNED as a Deed by the said **TANSU TUNALI** in the presence of:-

Witness:

Signature .....

Name .....

Address .....

.....

.....

Occupation .....

SIGNED as a Deed by the said **SIBEL TUNALI** in the presence of:-

Witness:

Signature .....

Name .....

Address .....

.....

.....

Occupation .....

SIGNED as a Deed by the said **JOHN CHALLIS** in the presence of:-

Witness:

Signature .....

Name .....

Address .....

.....

.....

Occupation .....

SIGNED as a Deed by the said **KAREN JANE CHALLIS** in the presence of:-

Witness:

Signature .....

Name .....

Address .....

.....

.....

Occupation .....

SIGNED as a Deed by the said **FRANK JOHN BUCKLE** in the presence of:-

Witness:

Signature .....

Name .....

Address .....

.....

.....

Occupation .....

SIGNED as a Deed by the said **MARJORIE BUCKLE** n the presence of:-

Witness:

Signature .....

Name .....

Address .....

.....

.....

Occupation .....

THE COMMON SEAL of
CHELTENHAM & GLOUCESTER plc
was hereunto affixed in the presence of:

Authorised Signatory

THE COMMON SEAL of
LLOYDS TSB plc was
hereunto affixed in the
presence of:

Authorised Signatory

THE COMMON SEAL of
WOOLWICH plc
was hereunto affixed in the
presence of:

Authorised Signatory

SIGNED as a Deed by RED LINE DEVELOPMENTS LIMITED acting by two Directors or one Director and the Company Secretary:-

Director

Director/Secretary

SIGNED as a Deed by REDBOURNE PROPERTIES LIMITED acting by two Directors or one Director and the Company Secretary:-

Director

Director/Secretary

Appeal under section 78 of the Town and Country Planning Act 1990 (as amended)
By Mr.Ridout and A.Tunali against Wokingham District Councils refusal to grant a detailed planning permission within eight weeks (non determination) for a replacement dwelling and two new dwellings at 68-70, Wargrave Road, Twyford, Berks.

Local Authority Ref: F/2000/0347

Appeal Ref: APP/X0360/A/00/1048679

Our Ref: JI/FJ/1278

The Edwards Irish Partnership
36 Langborough Road
Wokingham
Berks
RG40 2BT

RECEIVED IN PINS AA
29 SEP 2000

Dated: 25th September 2000

1.0 INTRODUCTION

This statement is submitted in support of an appeal against the failure of Wokingham District Council to determinate a detailed planning application for the demolition of No. 70 Wargrave Road and its replacement with a new dwelling and the erection of two new bungalows to the rear of Nos. 68 and 70 Wargrave Road.

Drawing Nos. 1278/10,11,12 and 14 inclusive formed the application and it is these drawings that the appeal relates to. A further drawing No. 1278/20 was issued as supportive information.

2.0 HISTORY – PREVIOUS APPLICATION

A detailed planning application was made in March 1999 for the demolition of No. 70 Wargrave Road and its replacement with a new dwelling and the erection of two new houses to the rear of Nos. 68 and 70 Wargrave Road. The application comprised drawing Nos. 1278/01A, 02A, 03,04A, and 05A and was registered by Wokingham District Council as ref: 99/69262/F.

The application was refused on 7th June 1999.
The application was subsequently taken to approval and registered under ref: T/APP/X0360/A/99/1024451/P4.
The appeal was heard under the local enquiry procedures.
The original application was refused for two reasons,

01. The proposed development by reason of its location and the scale of the proposal would represent a piecemeal back land development. As such the proposal would form an obtrusive feature to the detriment of the character and amenity of the surrounding area and dwellings. Therefore the proposal is considered to be contrary to policy EN1 of the Berkshire Structure Plan, Policy LBE2 of the Loddon Area Local Plan and Policies WDS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft).

02. The proposal fails to incorporate an appropriate mix of dwelling sizes in that only four bedroom units are proposed. As such the proposed development is considered to be contrary to Policy H9 of the Berkshire Structure Plan, and Policy WH6 of the Wokingham District Local Plan (Deposit Draft) as amended in April 1999.

However, reason 02. Was withdrawn by the Local Authority under cover of their letter dated 20th August 1999.

The subsequent approval was thus determined on reason 01 only.
The appeal was dismissed on 28th October 1999.
The inspector decided that there were two issues that required consideration.

1) The effect the proposal would have on the character and appearance of the surrounding urban locality.
2) The effect of the proposal on the living conditions of proposal and existing adjoining occupiers, with particular reference to privacy, noise and disturbances.

The Inspector found that in the case of 2) above, the proposals were acceptable and that there would be no loss of privacy or noise or disturbances. I quote from paragraph 12 of the appeal decision,

"In light of the above assessment I consider that the proposed development would not lead to an unacceptable level of overlooking and subsequent loss of privacy, either within the proposed scheme or with neighbouring premises. Nor would it intensify the use of the rear garden area to an extent that would materially increase the general noise and disturbance experienced within the adjoining private and public area. In these respects the proposals would comply with Policy WBE1 (n) and the relevant part of Policy WDS3 (a)".

The Inspector found that in the case of 1) above, the proposed replacement dwelling to No. 70 Wargrave Road was acceptable. However the Inspectors opinion was that the two storey rear houses with a ridge height of 7.7m would be materially higher than the average height of dwellings along Wargrave Road and Nos. 68-70 in particular. The Inspector found that the upper floors and the roof of the two rear dwellings would be visible from the King George playing field to the rear of the site. The height of the two rear houses was found to be "materially higher than the existing dwellings on the appeal site and adjoining".
The two rear houses would "represent a height of built development that in my view would appear obtrusive and incongruous and would not be appropriate in scale and impact close to this otherwise well landscaped edge to the open space".

See appendix for appeal decision, and application documentation.

3.0 HISTORY – CURRENT APPEAL

In view of the previous Inspectors decision a new application was made (the subject of this appeal), addressing the only concern of the previous Inspector, ie." The effect the proposal would have on the character and appearance of the surrounding urban locality". The replacement house proposed for No. 70 Wargrave Road, acceptable to the previous Inspector, was retained but the two rear dwellings were reduced from two storey houses to bungalows, reduced in footprint area and moved further away from the playing field. The ridge heights were reduced from 7.7m to 6m, exactly the same ridge height as 68 Wargrave Road. Additional rear boundary landscaping extending to 15m and an 1800m close-boarded fence were also proposed. The rear fence is now in place.

The local authority recommended approval for the appeal proposals and would have granted approval under delegated powers, but for Councillor S. Conway listing the proposal for discussion at committee.

The Committee, held on 23rd May 2000, were recommended to approve the appeal proposals but deferred a decision in favour of a site visit. The following committee held on 19th June 2000, attempted to refuse the application on the grounds of possible site contamination, although other applications relating to sites within 250m of the King George playing field (once a tip) were approved subject to a planning condition relating to soil analysis and testing (see approval for Heronsgate, Longfield Road, attached). The appellants wrote to the local authority and requested that the possible contamination issue should be left as a planning condition, like all other applications.

At its meeting of 19th June 2000, the committee went through a whole series of reasons for refusal, which the Borough Planning Office and Solicitor all advised against bearing in mind the previous Inspectors conclusion. At one point the committee asked under what grounds the application could be refused! The committee requested that the appellants undertake a soil analysis and report prior to a decision being made and that the ridge height be reduced.

The following committee due to be held on 9th August 2000 was cancelled and the application was due to go back to committee on 6th September 2000 with the same recommendation for approval.

Attempts were made to meet with the Development Control Manager initially at his suggestion, to discuss the possible contamination issue, but no meeting was forthcoming.

In view of the fact that the appeal sites proposals addressed the concerns in the previous Inspectors decision, a view shared by the Planning Authority, it was felt that no more could be offered to the committee and the current appeal was made on the grounds of non determination, bearing in mind the initial application was made in March 1999.

See appendix for relevant documentation (committee report, correspondence).

4.0 CURRENT APPEAL

At the Development Control Sub Committee held on 6th September 2000, the committee decided that it had been given the opportunity to consider the application; it would have refused planning permission fro the following reason,

"The proposed development by reason of its height, massing and location would form an obtrusive feature to the detriment of the character and appearance of the surrounding area. As such the proposal is contrary to Policy EN1 of the Berkshire Structure Plan, Policy LBE2 of the Lodden Area Local Plan and policies WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft).

See appendix.

5.0 APPEAL STATEMENT

The policies mentioned in the reason for refusal are as follows:

Policy ENI – Berkshire Structure Plan.

"The character and quality of the environment in the towns, villages and other built up areas will be protected and enhanced. Within these areas development must be appropriate in scale, form, impact, character and siting to its location. In particular;

i) Development should embody a high standard of design, layout and landscaping and help maintain and where possible enhance the character of its surroundings.

ii) Town and Village Greens and all open land important to the character of settlements will be protected from development and where necessary enhanced.

iii) The existing tree covered important areas of vegetation and wildlife habitats will be conserved, and additions to them encouraged.

iv) Special attention will be paid to the maintenance and improvement of the character of town and village centres.

Where appropriate, to achieve optimum use of land and buildings in built up areas, to re-use of vacant buildings and redevelopment of derelict or generally under-used urban land will be well supported."

Policy LBE2 – Loddon Area Local Plan.

"Proposals for development that is inappropriate in terms of its relationship with adjoining sites and buildings, or which would adversely affect the character of an area, by virtue of its siting, scale, form, massing, materials, colour or texture, will not normally be permitted".

Policy WOS3 – Wokingham District Local Plan (Deposit Draft).

"The council will require all development proposals that are acceptable in principle when assessed against other policies of this plan to: -

a) Be appropriate in scale of activity and character into their local context without detriment to the amenities of adjoining land uses and occupiers.

b) Retain important man-made, landscape and nature conservation features and provide for further landscape treatment where relevant to the type of development and/or the protection of local visual amenity.

c) Be both located and designed so as to reduce the need to travel and encourage the use of walking, cycling and public transport as alternatives to the car.

d) Have no significant effect on road safety or cause highway, traffic generation or traffic related environmental problems.

e) Provide buildings, facilities and spaces that are capable of use by people who have mobility or sensory impairment.

f) Be of high quality design that respects the local context by virtue of siting, layout, massing, materials, colour and texture".

Policy WBE1 – Wokingham District Local Plan (Deposit Draft).

"The council will require good contemporary design throughout the plan area, which represents its local context. When considering any application for development the council will have regard for the following considerations:

a) Its environmental impact.

b) Its visual impact.

c) Accessibility.

d) Landform and any natural features, including landscape treatment and environmental works.

e) The local townscape.

f) The layout, form, scale, massing and materials of the development.

g) Safety and security.

h) The privacy and amenity of the existing environment.

i) Supplementary planning design guidance adopted by the council.

APPEAL STATEMENT.

Other Relevant Policies and Publications.

A. PPG3, (March 2000).

States that the Governments aims are *"To promote more sustainable patterns of development and make better use of previously developed land, the focus for additional housing should be towns and cities"*. And *"To avoid housing development which makes inefficient use of land and provide for more intensive housing development in and around existing centres and close to public transport nodes"*.

The Government is committed to promoting more sustainable patterns of development by *"concentrating most additional housing development within urban areas"* and *"The national target is that by 2008, 60% of additional housing should be provided on previously developed land"*.

B. RPG 9 – Regional Guidance for the South East – (March 1994)

In March 1994, a replacement for RPGP was issued. It covers the period 1991-2011. The objectives as regional guidance are towards, *"Enhanced economic performance, sustainable development and environmental improvement, opportunity and choice*" with an appropriate balance between factors (para.1.6). Sustainable development seeks to provide for development without damage to the environment (para.1.8)".

"New development must be sustainable and the immediate priority is for it to be market driven".

"Sufficient housing appropriate in size, quality, type and location should be provided within the region to meet the needs of its population and household growth without putting excessive pressure on adjacent regions", also *"The fullest possible use should be made of opportunities for redevelopment and recycling of urban land"*. Whilst ensuring a good environment and preventing loss of valuable open space. See paragraph 1.10 (i) to (iv) inclusive.

In addition, important natural features and the Green Belt and countryside will be protected. Specifically in relation to land, paragraph 4.1 states, *"Urban development on Greenfield sites is generally an irreversible change and emphasis should therefore be place on achieving alternative solutions, in particular the re-use of redevelopment of urban land without compromising environmental quality"*.

C. Household Growth – Where Shall We Live? – HMSO 1996.

In his forward, the then Secretary of State for the Environment, examines social change including the growing number of households and recommends, *"One thing has to be taken as read. That is we should seek to provide as many as possible of these new units on land, which has already been used, particularly that land which is found within our Towns and Cities. The principle of sustainable development which lies behind all that the Government seeks to do, demands that we use every opportunity to protect green field sites (see page ii)".*

Chapter 4 repeats guidance on sustainable development and requires that development "ensures that the maximum is made of urban sites for housing and other development.

It would seem obvious from the previous Inspectors report that the appeal scheme does not pose a problem with regards to noise, vehicular movements or privacy, a fact agreed by the Planning Authority in their committee agenda report. "Backland" development is not an issue.

SITE DESCRIPTION.

Location.

The appeal site lies on the eastern side of Wargrave Road, which is the A321, linking New Bath Road, some 400 metres to the north of the site, with the High Street/London Road crossroads in the centre of Twyford, some 400 metres to the south of the site.

Twyford is situated on the London to South Wales railway line. There are 3 services an hour to London, Paddington and Reading. The station is about 700 metres south of the appeal site.

The village centre, around the High Street/London Road crossroads offers a wide variety of shops, restaurants, public houses, a library, services and offices, with a new Waitrose store.

Twyford has 3 primary schools, the nearest to the site is Polehampton Junior school, about 500 metres to the east of the site. The local secondary school is The Pigott School, on the Wargrave Road, some 800 metres to the north of the site.

Bus services run from the centre of Twyford to Reading and High Wycombe (328), Maidenhead (127) and Wokingham (125,126 and 128). Local shops (supermarket, hairdressers and chemist) are located in Hilltop Road, about 500 metres northeast of the site.
Local employment is available in the village centre and the Ruscombe Business Park, some 1-kilometre southeast of the site.

A wide variety of services lie within walking distance in the settlement of Twyford.

Further afield the major employment, shopping and leisure centre of Reading lies about 8 kilometres to the west and is easily accessible by bus or train.

The site is therefore sustainable.

SITE CHARACTERISTICS

The appeal site has a 43-metre wide frontage to Wargrave Road and is about 100 metres deep. The site is rectangular and has an area of 4,3000 square metres or 0.43 hectare.

Two dwellings, 68 and 70 Wargrave Road, currently occupy the site. 68 Is the southernmost of the two and 70 the northernmost. Currently, both dwellings have their own accesses off Wargrave Road and a hedgerow and trees separate the plots. As part of the appeal scheme, it is proposed that both existing accesses will be closed off and a new central access created to serve all 4 dwellings.

The boundaries of the site are made up of hedges and trees of varying height and density.

72 Wargrave Road adjoins the appeal site to the north, which is a bungalow. To the south, 66 Wargrave Road adjoins the site, which is a chalet bungalow. To the west is Wargrave Road, with predominantly 2-storey detached residential properties beyond. To the east is King George's Field, which is an area of public open space.

The appeal site is adjoined on 3 out of 4 sides by existing dwellings and urban features. The overall character of the area surrounding the appeal site is one of medium-density residential development

Comparing the previous appeal scheme with the current one provides the following facts:

1) The house on plot 1 is a chalet bungalow, which is in character with the remainder of Wargrave Road, which apart from 2 houses is predominantly, on the eastern side, comprised of bungalows and chalet bungalows. The house is in scale and character with this side of Wargrave Road. The previous Inspector and Local Authority Planning Officers also agreed that plot 1 is in character with the area.

2) The principle concern of the previous Inspector was the height of the roof and the upper floor of plots 2 and 3, when viewed from the rear playing field. The current appeal proposals address this concern by,

a) Removing the second floor element completely.

b) Reducing the ridge height by 1.7m from the previous scheme to 6m. This is exactly the same height as No. 68, which is a chalet bungalow (see paragraph in appendix).

c) Moving plots 2 and 3 further into the site.

d) Providing an additional 15m deep tree-planting band between the proposed bungalows and the playing field.

e) Providing an 1800m close-boarded fence to the rear boundary with the playing field (now built).

f) The existing Hawthorne hedge to the boundary is within the ownership of the Local Authority, existing screening is between 3 and 5m high.

g) Reducing the bulk and mass of the proposed dwelling on plots 2 and 3 from chalet bungalows with a two-storey element to a true single storey bungalow with no rooms in the roof void.

h) The distances between plots 1 and 2 and the existing No. 68 and replacement No. 70 Wargrave Road are well in excess of the Local Authorities minimum of 21m. The rear gardens from the main element of the bungalows to the playing field are 32m in depth.

These points are graphically illustrated on drawing No.1278/20 Provided as supportive information to the appeal application. There exists a recent bungalow, built to the rear of No. 50 Wargrave Road, which is of similar ridge height and distance from the playing field boundary. The Inspector is respectfully requested to view this bungalow. Approved plans are included in the appendix.

The character of the playing field is one of a large flat playing field surrounded on all four sides by residential properties, some visible, some benefiting from mature/recent perimeter planting. The appeal proposal being entirely in character with the majority of surrounding properties and benefiting from one of the best perimeter screening in existence cannot be seen as materially effecting the character of the area. The appellant would agree that the previous proposal would have been more visible and obtrusive, but it is maintained that the current proposal, being smaller in scale and similar to the bungalow to the rear of No. 50, would not be obtrusive in the landscape.

The bungalow at the rear of No. 50 Wargrave Road was originally refused by the Local Authority but was successful at appeal. The Inspector found the proposal in character with the area (see appendix reference T/APP/H0330/A/93/223852/P2 dated 12th August 1995).

The Inspector is requested to note the existing properties to the eastern boundary of the playing field where 16 properties back onto the field all with shorter back gardens than that proposed for plots 2 and 3. The Inspector is requested to note that the bungalow to the rear of No. 50 was built recently under the same planning policies.

The Inspector is requested to examine the ordnance survey map of the area, attached to the appendix, to determine the density of the housing in the immediate area, all far higher than the proposals density of 9.3 units per hectare, which in itself is well below that recommended for sustainable sites in PPG3 (March 2000).

The site is sustainable as it is within walking distance of Twyford railway station, on a bus route and well served by the local shops in Twyford centre, 5 minutes walk to the south. The main A4 trunk road is within 1000 metres of the appeal site.

CONCLUSION

The main thrust for the committees reason for refusal can be summed up as to wether or not the proposal materially effects the character of the area due to the scale, mass, height and location of the 3 proposed houses.

1. It is contended that plot 1 respects the character of the area, as it is a chalet bungalow replacing a chalet bungalow, which is prevalent house type together with bungalows along this side of Wargrave Road.

2. No highway objections were raised.

3. The proposals by common agreement do not represent piecemeal backland development.

4. The scale, mass and height of the proposed bungalows on plots 2 and 3 are congruent with existing bungalows. The height of the proposed bungalows being identical to existing properties, No. 68 in particular. The character of the area is predominantly bungalows and chalet bungalows. The current proposals are single storey; the upper floor and ridge height of the previous scheme have all been omitted and the ridge height reduced by 1.7m. The proposed ridge height is 6m, the same as existing on No. 68, itself a chalet bungalow.

5. The view from the playing field is fully screened by an 1800m close-boarded fence (erected since the last appeal), a mature Hawthorne hedge in the Local Authorities ownership, an evergreen row of conifers and additional proposed tree and shrub screen planting. The two proposed bungalows cannot be said to be obtrusive in thee landscape when compared to the north eastern and south boundaries of the playing field and the bungalow built to the rear of No.50 Wargrave Road.

6. The Local Authority Planning Officers recommended the scheme for approval (see agenda report). Quote..."As such the proposed development would have no significant detrimental impact upon the character and appearance of the surrounding area and as such is in accordance with the policies and the local plan".

7. The character of the playing field is one of a large open space, within an urban area, surrounded by housing, some more visible than others. It is an urban space (see paragraphs in appendix).
Even the western boundary properties, taller than the appeal proposals, can be seen, some from the other side of Wargrave Road itself. In the southwestern corner, a full two-storey house has

been built within 2-3 metres of the playing field. In the northwest corner two, two-storey houses have been built to replace a previous bungalow.
The existing vegetation to the eastern boundary of the appeal site is arguably the most dense along this boundary.
The Inspector will note from his site visit that the appellants have pegged out the proposed bungalows on site and also erected a pole to the same height as the proposed bungalows ridge.
The Inspector can then view the ridge height from vantage points within The King George Playing Fields.

8. PPG3 (March 2000) specifically targets the intensification of existing residential areas such as the appeal site. Even so a proposed density of 9.93 dwellings per hectare hardly infringes on PPG3's guidance figure of between 30-50 dwellings per hectare and cannot therefore be said to materially impinge the density character of the area.

In view of the above written statement, the Inspector is respectfully to allow this appeal.

APPENDIX A

Previous appeal decision and plans.

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

Appeal Decision

Hearing held on 29/09/1999

By Wm C Cunningham BSc(Hons) MA MCP MRTPI

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

28 OCT 1999

Appeal: T/APP/X0360/A/99/1024451/P4

- The appeal is made under Section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is brought by Messrs R Ridout and T Tunali against Wokingham District Council.
- The site is located at 68 – 70 Wargrave Road, Twyford, Berks.
- The application (ref: 99/69262/F), dated 3 March 1999, was refused on 7 June 1999.
- The development proposed is the demolition of No 70 Wargrave Road and the erection of a replacement dwelling, together with the erection of two new dwellings to the rear and a new access.

Decision: The appeal is dismissed.

Procedural matters

1. In a letter dated 20 August 1999 the Council withdrew reason for refusal No 2 which related to the lack of provision of a mix of dwelling types. The appeal will be considered on that basis.

The main issues

2. There are two main issues in this appeal. The first is the effect the proposal would have on the character and appearance of the surrounding urban locality. The second is the effect of the proposal on the living conditions of proposed and existing adjoining occupiers, with particular reference to privacy, and noise and disturbance.

Policies

3. The Development Plan for the area comprises the approved Berkshire Structure Plan, incorporating alterations (1998), and the adopted Loddon Area Local Plan (1995). Policy EN1 of the Structure Plan sets out a number of criteria to ensure development is appropriate to its location, including that it should at least maintain the character of its surroundings. Policy LH1 of the Local Plan states that the principle of residential development within identified settlements will be considered favourably subject to satisfying local environmental constraints. Further to that objective the policy contains a number of criteria including that development would have no significant adverse effect on the character of the area. Similarly, Policy LBE2 indicates that development that would be inappropriate in terms of its relationship with adjoining sites and buildings or which would adversely affect the character of an area will not normally be permitted.

4. Reference has also been made to the emerging Wokingham District Local Plan (deposit draft amended in 1999). Objections to this Plan are being considered at a Public Inquiry that commenced in October 1998. Policies WOS3 and WBE1 of this Plan contain a number

of development control and design principles respectively. These include that development is appropriate in character to the area, is not detrimental to the amenities of adjoining occupiers and is of a design that respects the local context.

Inspector's reasons

Character and Appearance

5. The appeal site is close to the middle of a group of 10 dwellings (Nos 58 – 76 Wargrave Road) on the east side of Wargrave Road. These properties are on plots about 100m long that back onto the King George's Field, a public open space used for ball games and other recreational activities. With the exceptions of two storey houses at Nos 76 and 60, the remaining eight properties comprise bungalows and chalet bungalows. With two storey houses fronting the west side of the road, the overall street scene along this part of Wargrave Road comprises well-landscaped front gardens with houses and bungalows visible, but not conspicuous, on both sides of the road. For the most part the rear gardens to Nos 58 - 76 are well landscaped and have a dense hedge between 3m and 5m high on the eastern boundary with the open space. When viewed from the east these properties and the dwellings on the west side of Wargrave Road are for the most part fully screened, with only glimpses of parts of some of them obtained over and around the trees and other vegetation. The character and appearance of the appeal site locality when viewed from the east is therefore of low, detached, unobtrusive dwellings in large gardens with mature landscaping.

6. The appeal proposals would involve the replacement of No 70 with a two-storey house about 7.7m high to the ridge, together with the erection of two similar sized houses within what are currently the rear gardens of the appeal properties. These houses would be materially higher than the existing dwellings on the appeal site and adjoining. The main rear wall of the two houses within the rear gardens would be between 20m and 25m from the rear boundary with the open space. Based on the submitted written material, that presented at the Hearing and my site inspection, I consider the roofs and parts of the upper floors of the proposed houses would be visible above and around the hedges and other vegetation on the appeal site and along its front and rear boundaries. Retention and where appropriate reinforcement of the hedges and other vegetation on and close to the boundaries of the appeal site could be controlled by condition.

7. So far as the street scene is concerned, I do not consider the proposed houses, and in particular the replacement house for No 70 (plot 1), would be materially more conspicuous than the existing houses on both sides of the road. Referring to views from the east however, the two houses proposed close to the rear boundary of the appeal site would be substantially more visible than the existing houses on the site and in the near vicinity and would not maintain or enhance the character and appearance of the locality. They would represent a height of built development that in my view would appear obtrusive and incongruous and would not be appropriate in scale and impact close to this otherwise well landscaped edge to the open space. In this respect the proposed development would not comply with Policies EN1(i), LH1(B), LBE2, the relevant parts of WOS3(A) and (F), and WBE1(b) and (f).

Living Conditions

8. The proposed house on plot No 1 would replace, on a similar siting, a chalet bungalow. This existing dwelling has first floor dormer windows on the front and rear elevations. In terms of overlooking therefore, the proposed house would have an impact on the adjoining

premises comparable to the existing situation and would be consistent with the normal situation that prevails between adjoining properties.

9. There would be a degree of intervisibility between the fronts of the houses proposed on plots No 2 and 3 and the rear of No 68 and of the house proposed on plot No 1. I consider the intervening distances of about 40m, together with the opportunities to reinforce the existing on-site landscaping, would ensure that overlooking between these properties was maintained at a level that would not unduly affect the level of privacy of residents of these existing and proposed dwellings.

10. Parts of the dwellings that are proposed on plots No 2 and 3 would be visible from neighbouring premises to the south and north of the appeal site. The distances proposed between these dwellings, together with the intervening boundary planting that comprises high beech and evergreen hedges and includes semi mature trees, would however ensure these neighbouring properties and their respective gardens were adequately screened from the proposed houses and their gardens. In reaching this view I have taken into account that parts of the intervening hedges and other vegetation are within the control of the adjoining landowners. In addition, a condition requiring suitable boundary treatment to minimise visibility between adjoining garden areas could be imposed.

11. The appeal proposal would involve the erection of two dwellings within what is currently a rear garden area. This would introduce vehicular movements and increase the intensity of domestic activity carried out within this area. As a result the status quo in terms of noise and disturbance experienced by residents of existing nearby properties and users of the adjoining open space would be changed, but not in my view to an extent that would justify refusing the proposed development.

12. In the light of the above assessment I consider the proposed development would not lead to an unacceptable level of overlooking and subsequent loss of privacy, either within the proposed scheme or with neighbouring premises. Nor would it intensify the use of the rear garden area to an extent that would materially increase the general noise and disturbance experienced within the adjoining private and public areas. In these respects the appeal proposals would comply with Policy WBE1(h) and the relevant part of Policy WOS3(A).

Other Matters

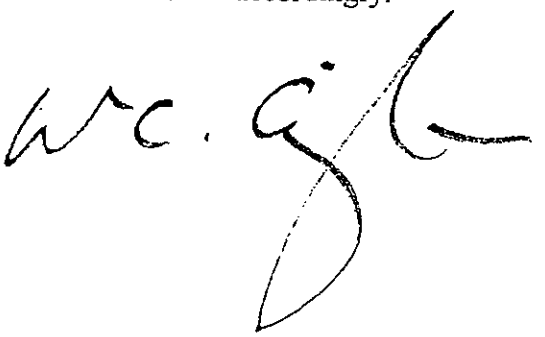
13. All other matters raised in the written representations and at the Hearing have been considered including reference made on behalf of the appellants to Policies LWE4 and WLL9 of the Local Plan and emerging District Plan respectively. These policies provide protection for defined sites of urban landscape value. It was pointed out that the appeal site and the adjoining open space are not included in the defined list of sites and as such are not subject to these policies. As stated in paragraph 2.3.34 of the Local Plan, the defined sites are particularly important to be retained. These two policies and the fact that they do not apply to the appeal site do not therefore reduce or otherwise change the need for the proposed development to comply with the more general provisions of the policies set out in paragraphs 3 and 4 above.

14. I have also considered references made on behalf of the appellants to a number of 'backland' developments in the locality. It was submitted that these establish local precedents and illustrate that such development is appropriate in this area. In addition, the Council expressed concerns regarding precedence and what it considers to be the piecemeal nature of the appeal proposals. It is a planning principle that every application is considered on its

merits. In any event I consider the circumstances surrounding the appeal site, and in particular its relationship to the adjoining open space, sets it apart from these other sites. As this appeal is to be dismissed the Council's concerns do not apply. These other matters do not outweigh the main considerations that have led to my decision.

Conclusions

15. For the reasons given above I conclude that the harm the proposed development would have on the character and appearance of the area would be sufficient, in itself, to justify refusing the application. The appeal should not therefore, on balance, succeed and I shall exercise the powers transferred to me accordingly.



APPEARANCES

FOR THE APPELLANT:

Mr Jim Bailey BA(Hons) MRTPI	Director, Development Land & Planning Consultants Ltd.
Mr T Tunali	Appellant.
Mr R Ridout	Appellant.

FOR THE LOCAL PLANNING AUTHORITY:

Miss Nicola Lake BA(Hons) DipTP	Wokingham District Council.

INTERESTED PERSONS:

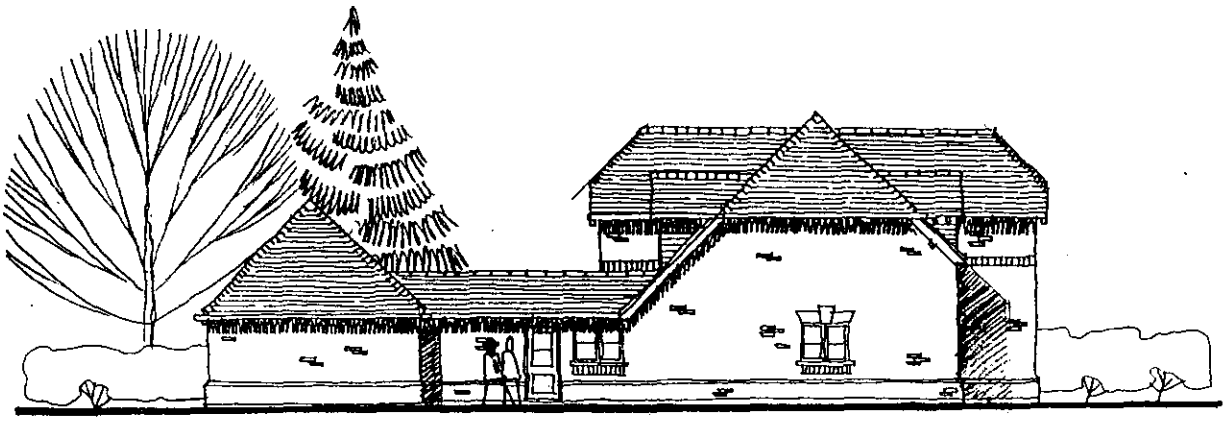
Mr John Challis (Chartered Architect)	Resident, 72 Wargrave Road, Twyford, Berks, RG10 9PH.
Mr F J Buckle	Resident, 74 Wargrave Road, Twyford, Berks, RG10 9PH.

DOCUMENTS

Document	1.	List of persons present at the Hearing.
Document	2.	Extracts from the Loddon Area Local Plan – Policy LWE4 and that part of the Proposals Map showing the appeal site. – Submitted by Mr Bailey.
Document	3.	Extracts from the emerging Wokingham District Local Plan – Policy WLL9 and that part of the Proposals Map showing the appeal site. – Submitted by Mr Bailey.
Document	4.	Suggested conditions No 1 – 14 submitted by the Council.

PLANS

Plan A	Job No 1278 – Drawing No 01A – Details of proposed replacement dwelling on Plot 1.
Plan B	Job No 1278 – Drawing No 02A – Location Plan and details of the proposed dwelling on plot 2.
Plan C	Job No 1278 – Drawing No 03 – Side elevation to the proposed dwelling on plot 2.
Plan D	Job No 1278 – Drawing No 04A – Site Plan and side elevations to the proposed dwelling on plot 3.
Plan E	Job No 1278 – Drawing No 05A – Details of the proposed dwelling on plot 3.



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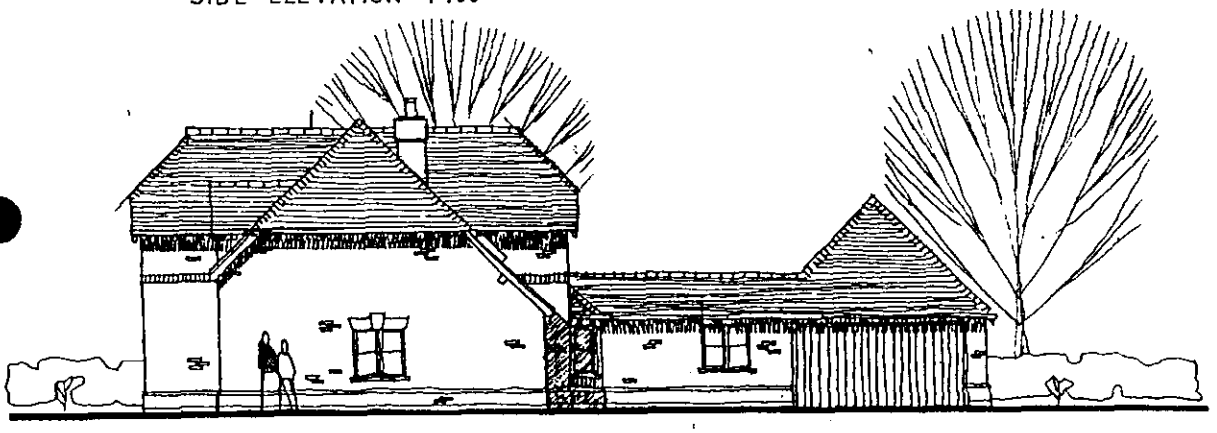

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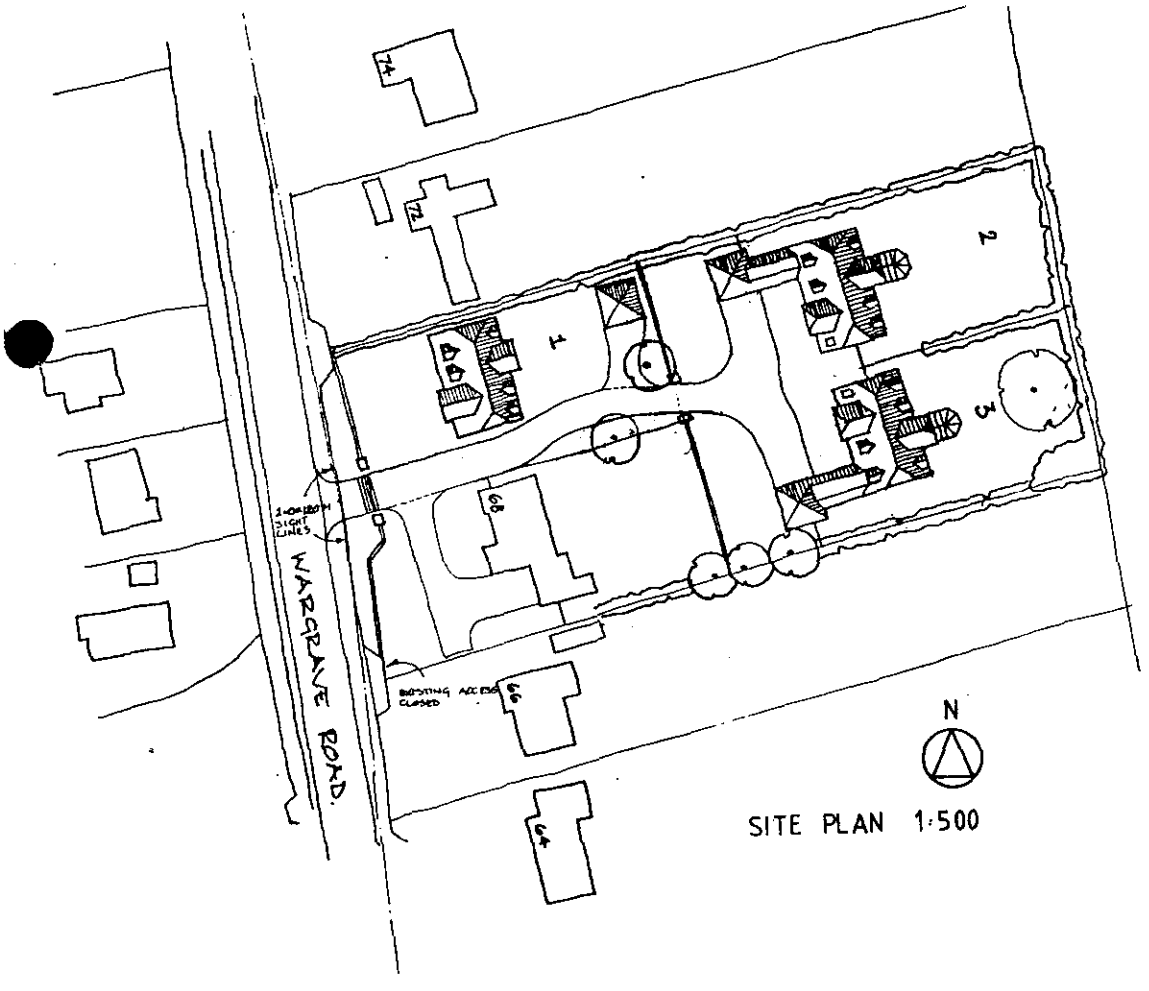

SITE PLAN 1:500

REV A. SIGHT LINES, GARAGE MOVED, ACCESS ALTERED 26/4/99

Project
LAND TO REAR OF
68-70 WARGRAVE ROAD
TWYFORD

Client
R RIDOUT & A TUNALI

Drawing
PLOT 3 AND SITE PLAN

Scale 1:100 1:1250 Date 2/99

The Edwards Irish Partnership
Architects & Surveyors
Ground Floor Offices, 19 Milton Road, Wokingham, Berks. RG40 1
Tel: (0118) 9894403 Fax: (0118) 9894383

Job 1278 Dwg. 04A

Notes

All dimensions and levels on site are to be checked prior to commencement of work

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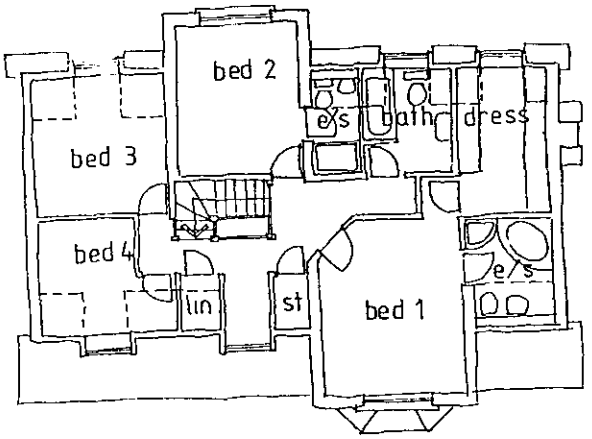
REAR ELEVATION

SIDE ELEVATION

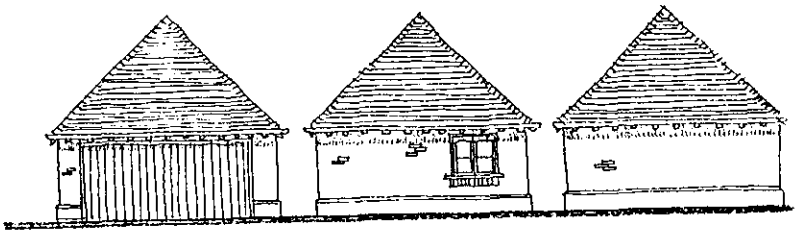


FRONT ELEVATION

SIDE ELEVATION

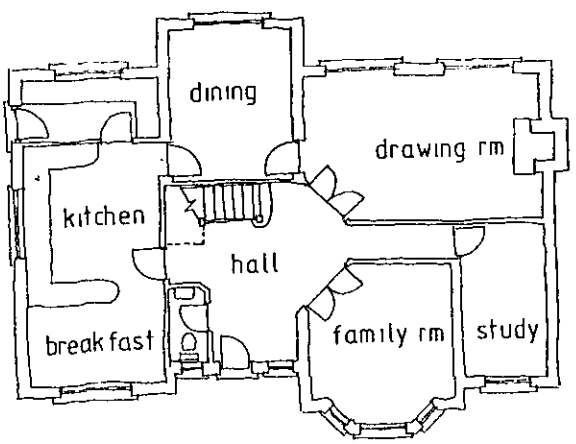


FIRST FLOOR PLAN 1:100

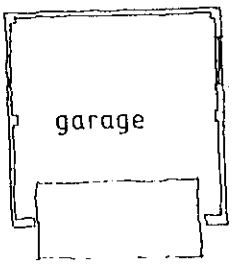


GARAGE ELEVATIONS

front side side and rear



GROUND FLOOR PLAN 1:100



GARAGE PLAN

Project

LAND TO REAR OF
68-70 WARGRAVE ROAD
TWYFORD

Client

R RIDOUT & A TUNALI

Drawing

PLOT 1

Scale 1:100 Date 2/99

The Edwards Irish Partnership
Architects & Surveyors
General Base Offices 19 Milton Road Wokingham Berks RG40 1DB
tel [illegible] fax [illegible]

Notes

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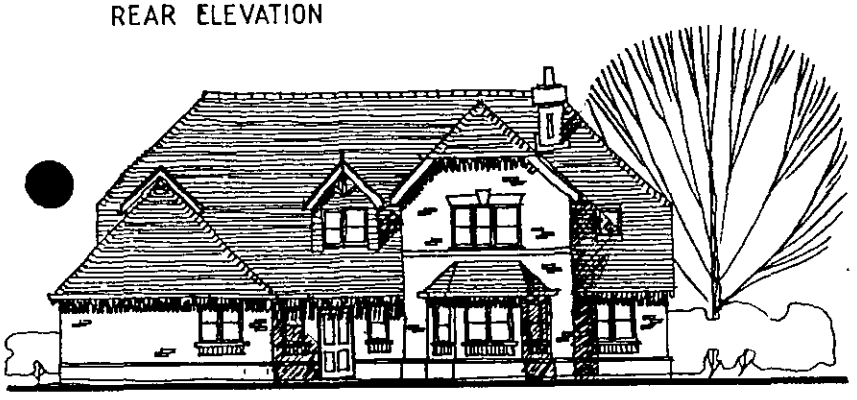
REAR ELEVATION



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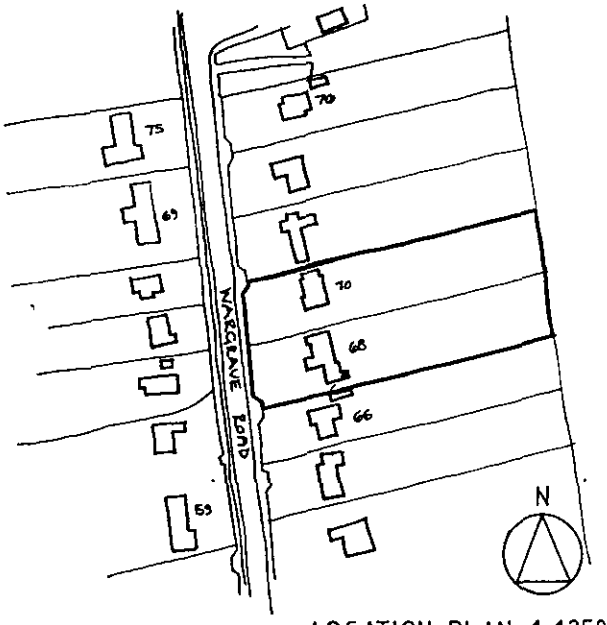
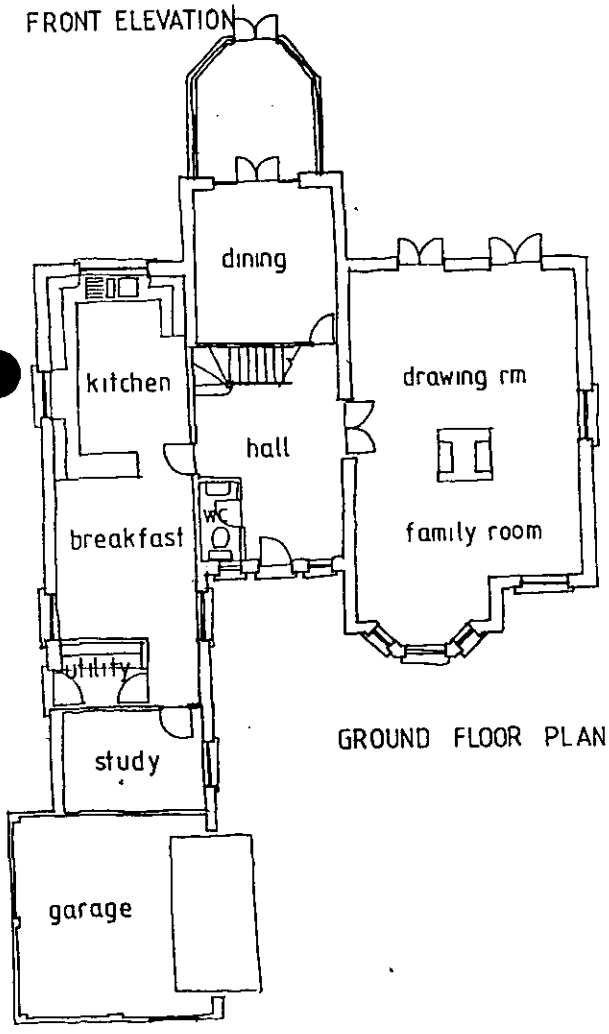
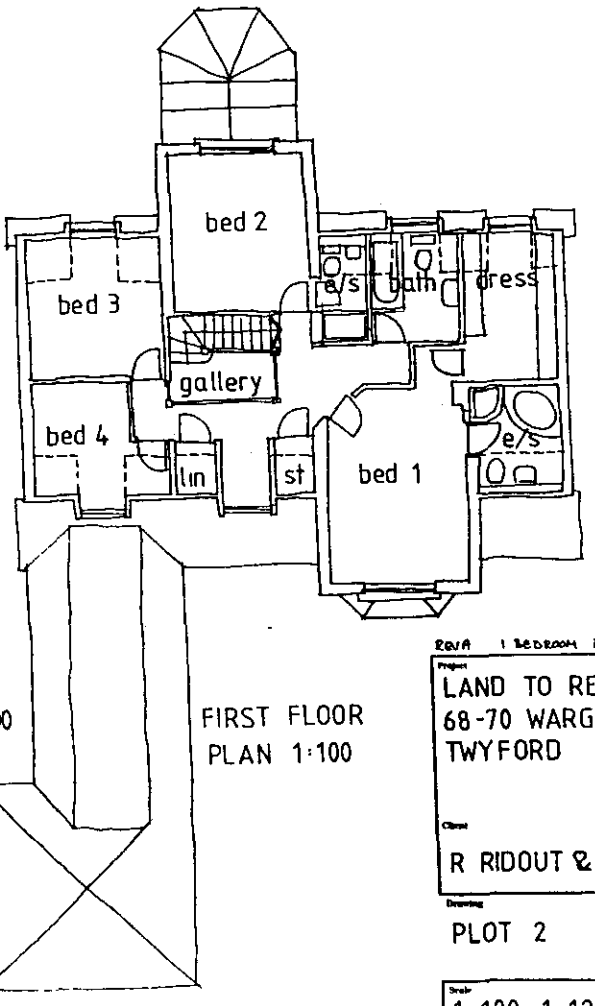


LOCATION PLAN 1:1250



GROUND FLOOR PLAN 1:100



FIRST FLOOR PLAN 1:100

REVA 1 BEDROOM DELETED 26/4/99

Project
LAND TO REAR OF
68-70 WARGRAVE ROAD
TWYFORD

Client
R RIDOUT & A TUNALI

Drawing
PLOT 2

Scale		Date
1:100	1:1250	2/99

Notes

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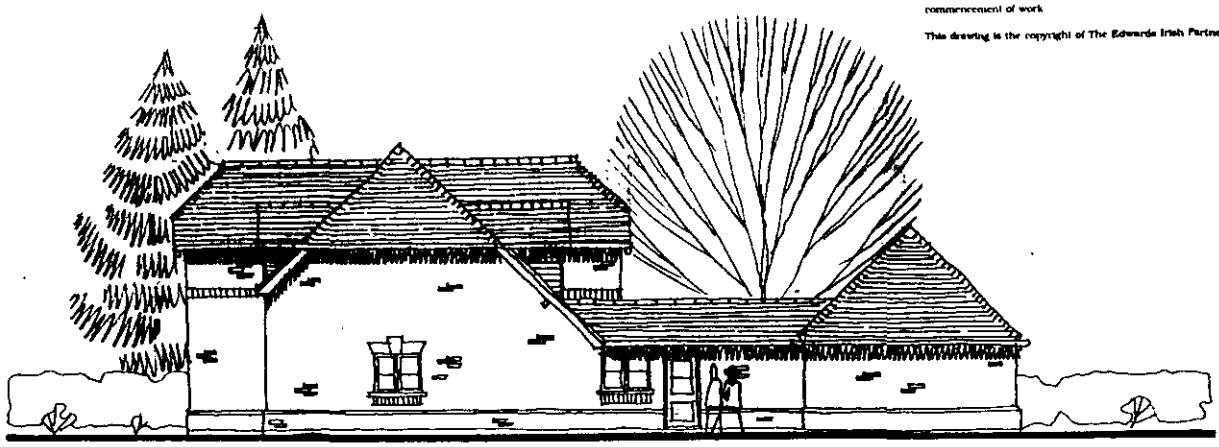
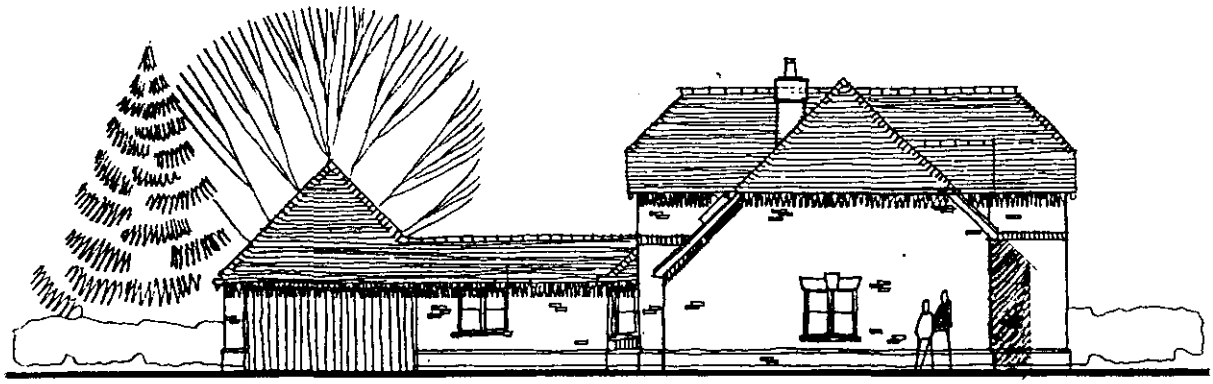


SIDE ELEVATION 1:100



SIDE ELEVATION 1:100

Project

LAND TO REAR OF
68-70 WARGRAVE ROAD
TWYFORD

Client

R RIDOUT & A TUNALI

Drawing

PLOT 2

Scale 1:100 1:500 Date 2/99

The Edwards Irish Partnership
Architects & Surveyors
Ground Floor Offices, 19 Milton Road, Wokingham, Berks. RG40 1DE
Tel: (0118) 9894403 Fax: (0118) 9894563

Job 1278 Dwg. 03

MATERIALS SCHEDULE

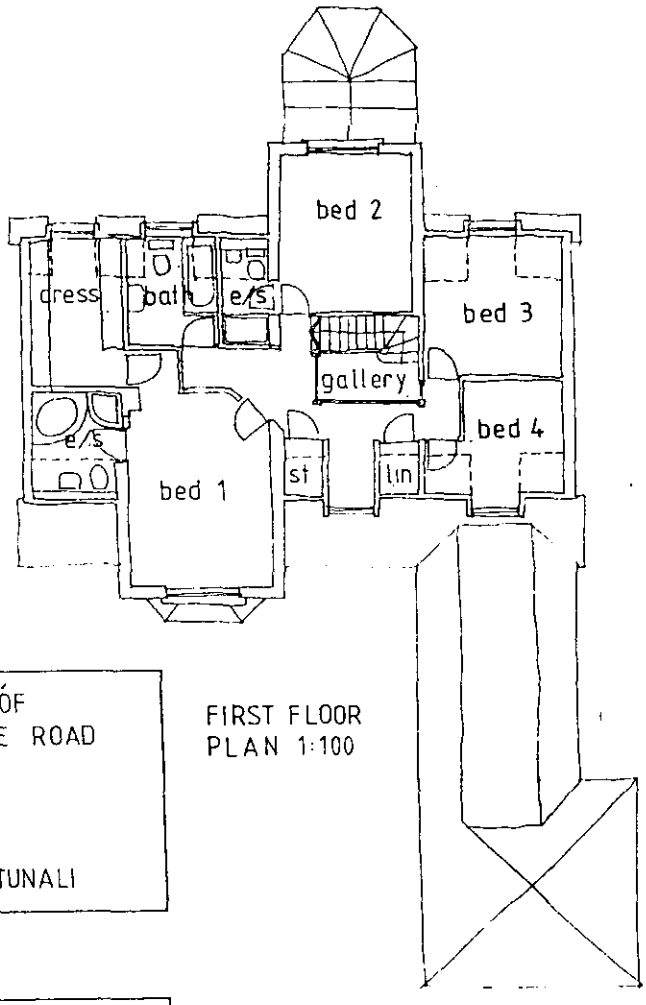
ROOFS	Plain conc tiles red/brown
WALLS	Red stock bricks red detail brick
JOINERY	White p.v.c.



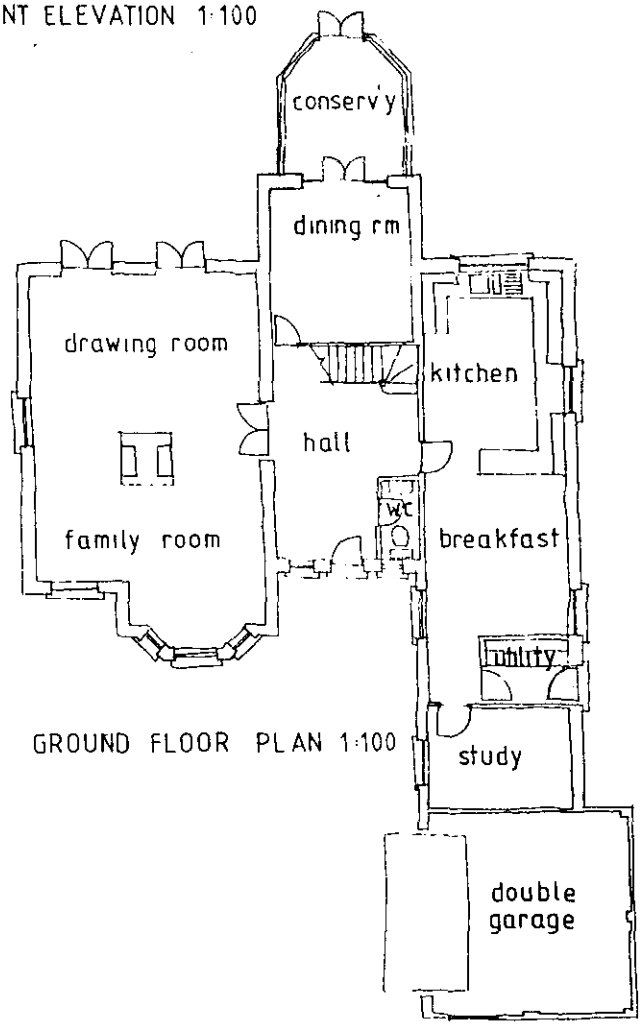
REAR ELEVATION 1:100



FRONT ELEVATION 1:100



FIRST FLOOR PLAN 1:100



GROUND FLOOR PLAN 1:100

Rev A : 1 BED DELETED

Project
LAND TO REAR OF
68-70 WARGRAVE ROAD
TWYFORD

Client
R RIDOUT & A TUNALI

Drawing
PLOT 3

Scale 1:100 1:1250 Date 2/99

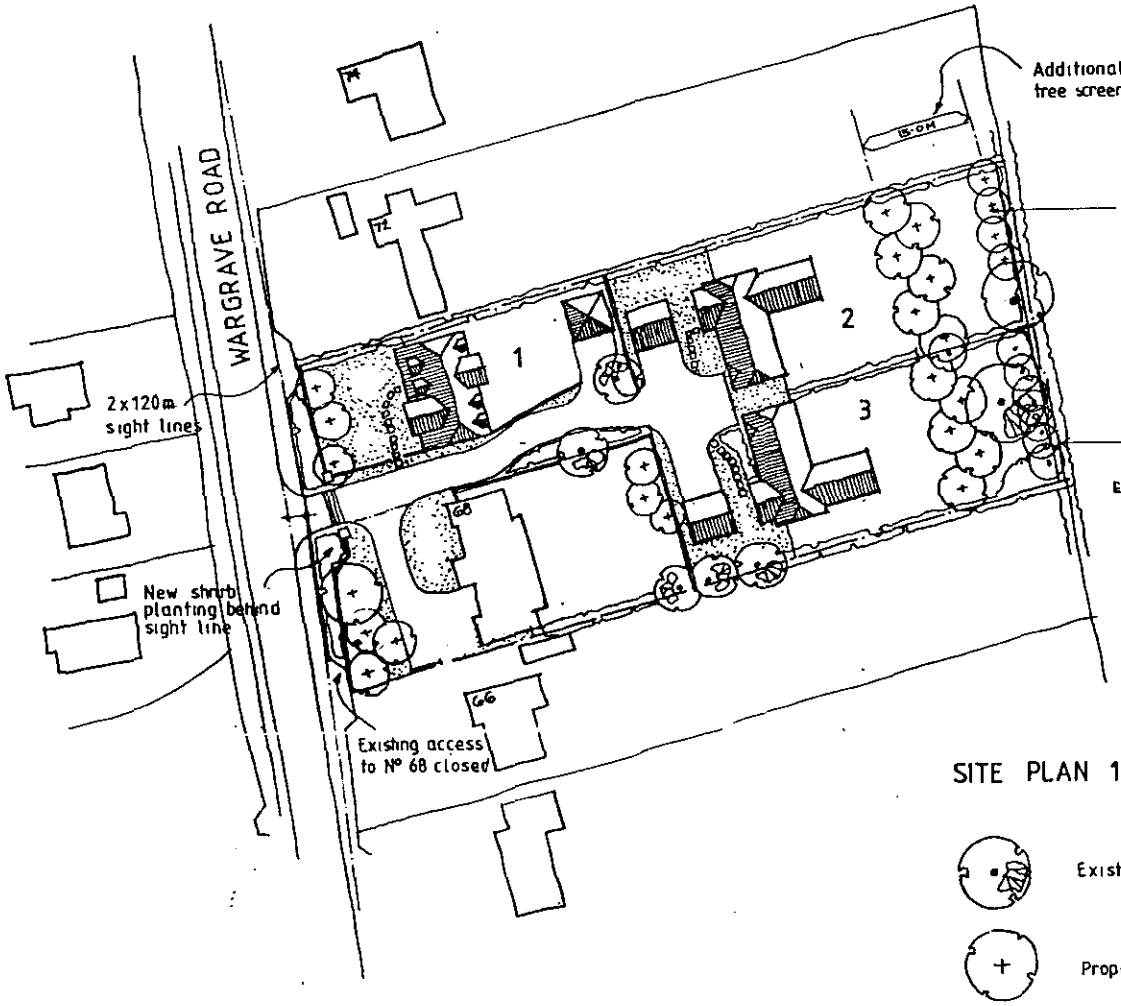
APPENDIX B

Appeal site plan and Planning Officers Committee report.

Notes

All dimensions and levels on site are to be checked prior to commencement of work

This drawing is the copyright of The Edwards Irish Partnership.

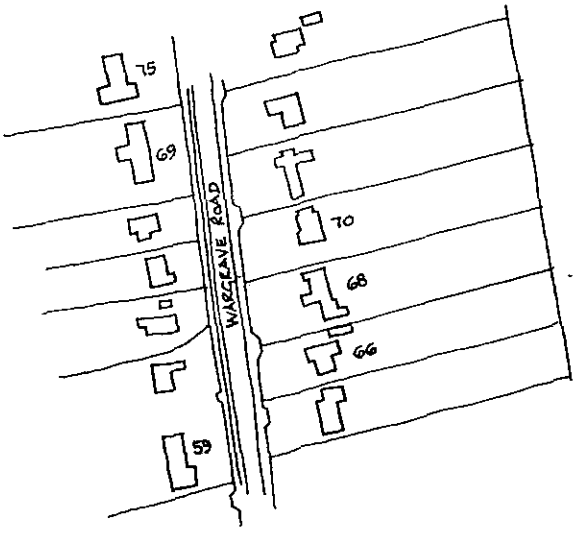


SITE PLAN 1:500

Existing tree retained

Proposed new tree

Existing hedge retained



LOCATION PLAN 1:1250

REV A FENCE ADDED AS EXISTING 03/00

Project

LAND TO REAR OF
68-70 WARGRAVE ROAD
TWYFORD

Client

R RIDOUT AND A TUNALI

Drawing

SITE PLAN

Scale 1:500 Date 12/99

The Edwards Irish Partnership
Architects & Surveyors
38 Langborough Road, Wokingham, Berks. RG40 2BT
Tel. 0118-989-4403 Fax: 0118-989-4383 E-mail: the.eip@virgin.net

Job 1278 Dwg. 11A

Application No	Received	Twyford	Listed By
F/2000/0347	10.01.00		Cllr Conway.

Applicant: Mr Ridout & Mr Tunali
Location : 68 & 70 Wargrave Road, Twyford.
Proposal : **Proposed demolition of 70 Wargrave Road and erection of a replacement dwelling and garage together with the erection of two dwellings with garages at the rear of number 68 and 70.**

1. **Planning History** – The site for the two new dwellings is located to the rear of numbers 68 and 70. The area to the rear of the application site is King George's Field, which is an open recreation area. A previous application for two, 2-storey dwellings and a similar replacement dwelling for number 70 was refused planning permission in June 1999 and was dismissed on appeal in October 1999, due to the detrimental impact the proposal would have upon the character and appearance of the surrounding area.

2. **Proposal** – The proposed development is for a replacement dwelling for number 70, and for two new, single storey, detached dwelling with garages, to the rear of the existing dwellings. The properties will be accessed off a central shared drive which will run between the new dwelling on number 70 and the existing dwelling on number 68.

   The application has been listed for determination by the Development Control Sub-Committee by Cllr Conway, who is concerned that the proposed development would have a detrimental impact upon the character and appearance of the site area.

3. **Consultations** -
   - ***Twyford Parish Council:*** Object (see attached comments).
   - ***Highways:*** No Objection subject to conditions.
   - ***Landscaping:*** No Objection subject to conditions.
   - ***Letters:*** 5 letters of objection from Neighbouring dwellings. The objections are as follows:
     1. Overlooking and loss of privacy of the neighbouring dwellings.
     2. Overshadowing of adjacent dwellings.
     3. Impact upon highway safety.
     4. Out of character with the surrounding properties.
     5. Would set a precedent for further such development.
     6. Overcrowding of the site.
     7. It would be piecemeal development.
     8. Impact on the character and appearance of the surrounding urban locality.

4. **Appraisal** – The main issues are:

   A. Impact upon the residential amenity of the neighbouring dwellings. (LBE1 and LBE2 of the Loddon Area Local Plan; Policies WOS3 and WBE1 of the Wokingham District Local Plan).

B. Impact upon the character and appearance of the surrounding area. (LBE1 and LBE2 of the Loddon Area Local Plan; WOS3 and WBE1 of the Wokingham District Local Plan).
C. Impact upon highway safety. (LT5 of the Loddon Area Local Plan and WT6 and WT7 of the Wokingham District Local Plan).
D. Concerns of the Parish Council and local residents.

A. Impact upon the residential amenity of the neighbouring dwellings.
The proposed development is for a replacement two storey dwelling at number 70 Wargrave Road, with two new, single storey, detached dwellings within the rear garden area of both numbers 68 and 70. The proposed new dwellings would have a ridge height of 6m and would be set 5m in from the application site's boundaries. The dwellings are single storey with no first floor accommodation or windows.

The proposed development will not overlook, overshadow or overbear the adjacent dwellings. The planning inspector, when considering the previously refused application, stated that he considered that:

"..the proposed development would not lead to an unacceptable level of overlooking and subsequent loss of privacy, either within the scheme or with neighbouring premises."

These comment were made during consideration of a scheme which was for two storey dwellings with a ridge heights of 7.7m.

Given this context it is considered that, the proposed development will have no significant detrimental impact upon the residential amenity of the neighbouring properties and is in accordance with the policies of the local plan.

B. Impact upon the character and appearance of the surrounding area.
The proposed replacement dwelling is a two storey chalet style property, with front and rear dormer windows. The design and scale of the proposed dwelling is in keeping with the character of the wider area and will have no detrimental impact upon the street scene. It is a similar design to that of the replacement dwelling on the previous application and appeal. The planning inspector in his statement of that appeal said:

"So far as the street scene is concerned, I do not consider the proposed houses and in particular the replacement house for number 70, would be materially more conspicuous than the existing houses on both sides of the road."

In his assessment of the previous application, the inspector focused upon the impact of the proposed development upon the open recreation area to the rear of the site. He considered that the roof and upper parts of the previously refused dwellings would have been visible above and around the hedge and vegetation at the rear of the site. He stated that the two houses proposed close to the rear boundary would be substantially more visible than the existing houses and would not maintain or enhance the character or appearance of the locality. He continued on to stated that, they would represent a height of built development that in his view would appear obtrusive and incongruous and

would not be appropriate in scale and impact close to this otherwise well landscaped edge to the open space.

The current proposal for the new dwellings to the rear of the site, have been revised to have a ridge height of 6m. This is a 1.7m reduction over the previously refused application. The dwellings would be set a minimum of 23.5m from the rear boundary of the site. This distance increases to 27.5m at the furthest point. The applicants have also proposed a second row of screening set 15m in from the existing rear landscaping, which is currently of a height between 3 to 5m. This will still result in a rear garden distance of 15m from the main rear building line of the proposed dwellings to the closest new tree.

The proposed development will have a new dwelling density of only 9.3 house per hectare; this is well below the new standards as set out in PPG3. However, this is an increase in the existing density and by virtue of its backland nature and its close proximity to the recreation area, it would be difficult to attain a higher density in an acceptable manner.

As such, the proposed development would have no significant detrimental impact upon the character and appearance of the surrounding area and as such is in accordance with the policies of the local plan.

C. Impact upon highway safety.
The proposed development will be accesses off a single shared driveway which will serve all four dwellings. The Highway Authority is satisfied that the proposed development will have meet the district's vehicle parking and access requirements, subject to the imposition of relevant conditions. As such the proposed development will have no detrimental impact upon the highway safety.

D. Concerns of the Parish Council and local residents.
The concerns of the Parish Council and the local residents have been noted and considered in the above appraisal. However, a local resident and the Parish Council have both raised the issues of precedent and piecemeal development. The planning inspector considered both of these issues during the recent appeal. He stated that every planning application must be considered on its own merits.

5. **Conclusion** – The proposed development will have no detrimental impact upon the residential amenity of the neighbouring dwellings and is both in keeping with the character and appearance of the surrounding area.

6. **Recommendation** – To GRANT planning permission subjection to the following conditions:

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

2. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

3. Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that order) no building, extensions, alterations, or additional windows permitted by classes A, B, C, D or E of schedule 2, Part 1 of the 1995 Order shall be carried out without the prior written permission of the Local Planning Authority.

4. Prior to the commencement of development details of the proposed slab levels of the proposed dwellings shall be submitted to and approved in writing by the Local Planning Authority. The constructed development shall not vary from the approved levels.

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

6. The dwelling hereby permitted shall not be occupied until space has been provided within the curtilage for vehicles to turn so that they may enter and leave the site in a forward gear and this space shall thereafter be maintained at all times for this purpose.

7. Before the development hereby permitted is commenced the vehicular access proposed shall be formed and provided with visibility splays shown on the approved drawing number 1273/11 The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height and so maintained at all times.

8. Provision shall be made to accommodate all site operatives' visitors' and construction vehicles loading, off-loading, parking and turning within the site during the construction period in accordance with details to be submitted to and agreed in writing by the Local Planning Authority.

9 Adequate precautions shall be taken during the construction period to prevent the deposit of mud and similar debris on the adjacent public highways in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

10. Prior to the occupation of any of the dwellings hereby approved the existing vehicle access to number 68 Wargrave Road Shall be stopped up and permanently abandoned, and the footway and verge crossing shall be reinstated in accordance with a scheme which will be submitted to and approved in writing by the Local Planning Authority, prior to the commencement of the development hereby approved. The new access shall be completed prior to the occupation of any of the dwellings hereby permitted.

11. The bin store is to be located not more than 25m from the highway boundary.

12. No construction work of any sort shall take place other than between the hours of 8.00 am and 6.00 pm Monday to Fridays and 8.00 am to 1.30 pm Saturdays and no work shall take place on Sundays or Bank Holidays.

Reasons.

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

2. To ensure a satisfactory external appearance.

3 & 4. To safeguard the amenities of neighbouring residents and the locality.

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

6 & 7. In the interests of highway safety.

8. In the interests of highway safety and convenience.

9 & 10. In the interests of highway safety.

11. In order to provide adequate carrying distances for refuse collection in the interests of amenity.

Nicola Lake.

Project: LAND TO REAR OF 68-70 WAKGRAVE ROAD TWYFORD

Client: R RIDOUT AND A TUNALI

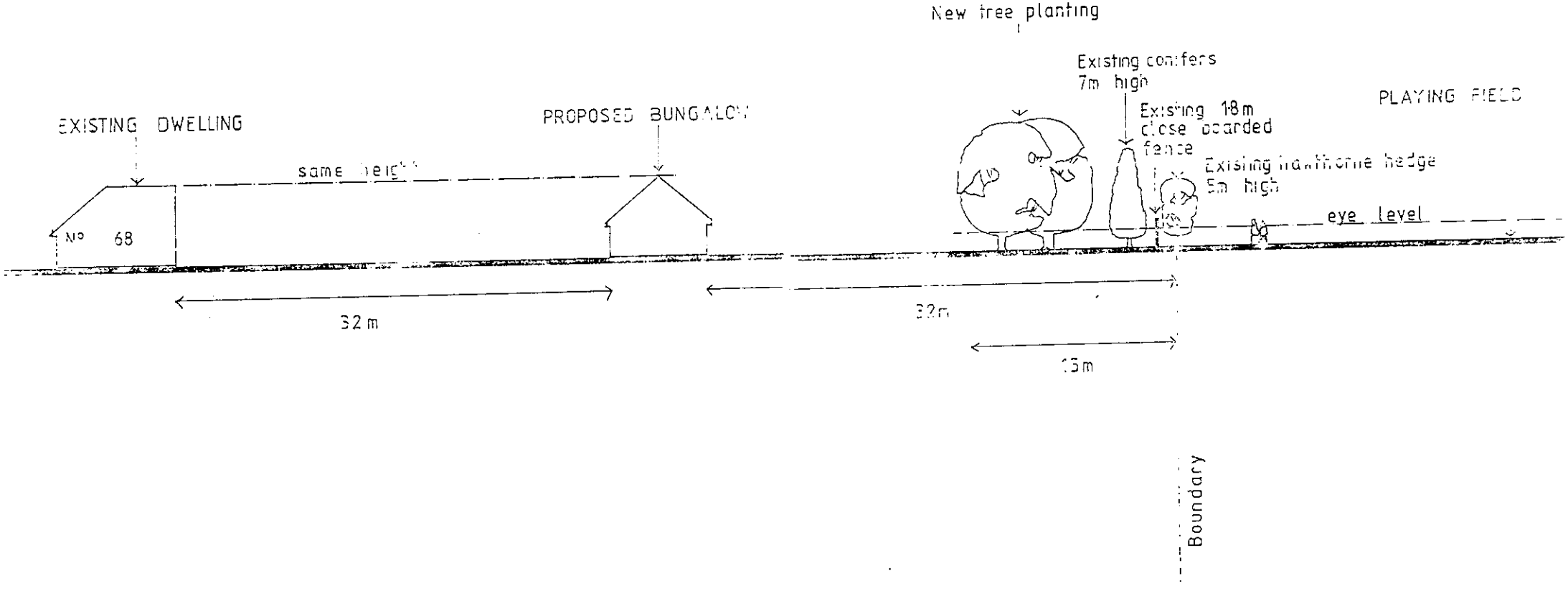
Drawing: SECTION THROUGH SITE

Scale: 1 200

Date: 21/02/00

The Edwards Irish Partnership
Architects & Surveyors

Job 1278 Dwg. 20



Tel: (0118) 974 6481 (Direct Line)
E-mail: Nicola.Lake@wokingham.gov.uk
Date: 19 Sept 2000
My ref: NL/F/2000/0347
Your ref: APP/X0360/A/00/1048679

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

Mr Irish
The Edwards Irish Partnership
36 Langborough Road
Wokingham
Berkshire
RG40 2BT

RECEIVED
2 [illegible] 2000

Dear Mr Irish,

APPEAL AGAINST NON-DETERMINATION OF PLANNING PERMISSION FOR THE PROPOSED ERECTION OF TWO DWELLINGS WITH GARAGES AND DEMOLITION OF 70 WARGRAVE ROAD AND THE ERECTION OF A REPLACEMENT DWELLING, AT 68-70 WARGRAVE ROAD, TWYFORD.

I write to confirm that the Development Control Committee of the 6 September 2000, resolved that should they have determined the application, they would have refused planning permission for the above stated development on the following reason:

> The proposed development by reason of its height, massing and location would form an obtrusive feature to the detriment of the character and appearance of the surrounding area. As such the proposal is contrary to policy EN1 of the Berkshire Structure Plan; policy LBE2 of the Loddon Area Local Plan and policies WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft).

The Council's statement of case on this appeal will be following shortly.

I hope this information is of assistance to you.

Yours sincerely,

NICOLA LAKE.
Senior Planning Officer.

APPENDIX C

Bungalow to the rear of 50 Wargrave Road.

APPENDIX 9

The Planning Inspectorate

B/728/JL/

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

Room 1404
Tollgate House
Houlton Street
Bristol BS2 9DJ

Direct Line 0272-218 927
Switchboard 0272-218811
Fax No 0272-218769
GTN 1374

Stratton Associates
Independent Surveyors and
Planning Consultants
7a Burkes Court
Burkes Road
BEACONSFIELD
Bucks HP9 1NZ

Your Ref:
Mr G A Tier
Our Ref:
T/APP/H0330/A/93/223853/P2

Date: 12 AUG 93

Dear Sir

TOWN AND COUNTRY PLANNING ACT 1990, SECTION 78 AND SCHEDULE 6
APPEAL BY MR AND MRS M C EMBLETON
APPLICATION NO: 40820(F)

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 3 bedroom single storey dwelling with detached double garage on land rear of 50 Wargrave Road, Twyford. I have considered the written representations made by you and by the Council and also those made by the Twyford Parish Council and interested persons including those made directly to the Council and forwarded to me. I inspected the site on 19 July 1993.

2. The appeal site is a large detached house within a curtilage of some 0.73 acres, fronting the eastern side of the A321 a short distance to the north of the village core. Residential properties adjoin along the same and opposite frontages. Immediately at the rear is a further residential property with shared access to the road along the southern side of the site. The eastern part of the site extends to the rear of No 54 Wargrave Road which adjoins to the north.

3. The Loddon Area Local Plan has been subject to modifications following the Inspector's report on objections and a public local inquiry. Bearing in mind the stage reached by this plan I accord its policies considerable weight as material considerations in this case. While recognising the valuable contribution to be made to housing supply from small sites within settlements the policies of this plan also require that development on these does not adversely affect the character of an area by virtue of its siting and density. PPG3, in paragraph 26, also refers to the need for proper access and the avoidance of overlooking in proposals to develop parts of long rear gardens.

4. From my inspection of the appeal site and the surrounding area and from the representations I have concluded that the main issues in this case are whether the proposal would:

i. cause an unacceptable level of noise disturbance to the occupiers of adjoining residential properties;

ii. have an adverse effect on the present character of the surrounding area through a loss of trees and its present spacious nature;

iii. prejudice the future development of nearby vacant or underused land.

5. On the first issue the Council and others draw my attention to the possible effects of the use of the proposed access drive on the occupiers of the adjoining house No 54 Wargrave Road, and the house on the appeal site, No 50 Wargrave Road.

6. The proposed drive would be some 4 m wide and at minimum distances of 3.2 m and 2.6 m from the main flank walls of Nos 54 and 50. The respective minimum distances separating these houses from the proposed garage and forecourt/ manoeuvring area would be about 30 m and 24 m. There is a slight fall in ground levels between the proposed drive and the rear garden to No 54.

7. In my view given these relationships and the noise attenuating effects of the existing and indicated new fences, the noise created by the vehicle movements generated by a single dwelling would not prove disturbing to the occupiers of either of these houses. In coming to this conclusion I have taken account of the existing drive serving No 52 Wargrave Road on the southern side of the appeal property.

8. The principal matters in the second issue are the effects of the loss of trees as a result of the proposed access, the effects of the garage and bungalow on the future health and vitality of the pine trees inside part of the northern boundary of the site, and the impact of building on the pleasant open area at the rear.

9. On the first matter I saw that the position of the proposed drive would mean the loss of many shrubs and smaller trees now growing inside the northern site boundary adjoining No 54. In addition a large sycamore close to the front boundary would have to be felled. However the front garden to the appeal property would still have tree and other planting comparing favourably with that of other properties in this well treed frontage. For this reason I consider that the loss would make little impression on the character of the road.

10. The pine trees at the rear form part of a long row of similar tall mature trees extending beyond the site. These trees are to my mind a particularly attractive landscape feature of the locality. The likely effects of the construction of the 2 buildings on the root systems of several

of these trees is the subject of dispute between you and the Council. However I place considerable weight on the view of the Council's expert arboriculturist that disturbance would be caused to ground within the root system of these trees. In order to remove any risk to these I consider that both buildings should be resited a minimum of 2 m further to the south. In this connection I note your preparedness to accept such a resiting which I am satisfied could be achieved without giving rise to new objections. I propose therefore to make siting a reserved matter.

11. It was apparent that existing tall mature evergreen hedges and trees along most of the site boundaries would almost entirely screen the single storey dwelling from view from other than the rear of Nos 50 and 54 Wargrave Road. Taking into account this and that the bungalow would be a minimum of 45 m from No 54 and 37 m from No 50 I do not consider that the proposal would detract from the present pleasant leafy character of the site and surrounding area. For this reason it follows that it would not create a precedent damaging to the character and amenity of the area.

12. Turning to the third issue I saw that the site, No 52 Wargrave Road, and much larger areas of underused gardens between these and Lincoln Gardens is an area clearly capable of being developed comprehensively with access from the latter road. In this situation the development of the appeal site in isolation could be described as 'piecemeal'. However the appeal site is in the extreme northern part of this larger area and I am satisfied that the present proposal would not prevent the rest of this area being eventually developed or impose avoidable additional costs on such development.

13. The Council has suggested a number of conditions that it would wish to see imposed in the event of my deciding to allow the appeal. You have raised no objection to these. With the exception of the second and fifth suggested conditions, which in my view are unnecessary given the details included on the plans, these conditions are required in the interests of the visual amenities of the area and highway safety.

14. For the above reasons and in exercise of the powers transferred to me I hereby allow this appeal and grant outline planning permission for the erection of a 3-bedroom single storey dwelling with detached double garage on land rear of No 50 Wargrave Road, Twyford in accordance with the terms of the application No 40820 F) dated 5 March 1993 and the plans submitted therewith, but subject to my comments in paragraph 10 above and subject to the following conditions:

1. a. approval of the details of the siting of the buildings (hereinafter called 'the reserved matter') shall be obtained from the local planning authority;

   b. application for approval of the reserved matter shall be made to the local planning authority before the expiration of 3 years from the date of this letter;

2. the development hereby permitted shall be begun either before the expiration of 5 years from the date of this letter, or before the expiration of 2 years from the date of approval of the reserved matter to be approved, whichever is the later;

3. no development of the site shall commence until the access has been constructed in compliance with the requirements of the Highway Authority for works carried out within the public highway;

4. the dwelling shall not be occupied until space for vehicle parking and turning has been provided and this space shall thereafter be kept available for parking and turning at all times;

5. all the existing trees shown for retention on the approved layout shall be retained and shall not be removed, lopped or topped and no other thing shall be done on the land likely to harm or damage the trees, unless the District Planning Authority have so agreed in writing. Each tree felled, destroyed or severely damaged without such approval shall within the next planting season be replaced by another healthy, semi-mature tree of similar species. If, within a period of 5 years, any replacement tree dies, is removed or becomes seriously damaged or diseased, it shall be further replaced with another healthy tree of such size and species as may first be approved by the District Planning Authority;

6. the trees shown to be retained on the approved plans shall be marked with a clearly visible identification tape or tag before any work on the site including demolition and site clearance is commenced and in carrying out the development the applicants shall conform with the recommendations in BS5837: 1991 "Guide for Trees in Relation to Construction";

7. no development shall take place until there has been submitted to and approved in writing by the District Planning Authority a detailed scheme of landscaping, which shall include indications of:-

a. species, height/sizes, densities per metre square of proposed planting, together with their distribution on site, preferably on a 1:200 scale plan;

b. types and details of all fencing, walling, screening and means of enclosure;

8. all planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the 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 similar size and species, unless the District Planning Authority gives written consent to any variation.

15. An applicant for any consent, agreement or approval required by a condition of this permission and for approval of the reserved matter referred to in 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.

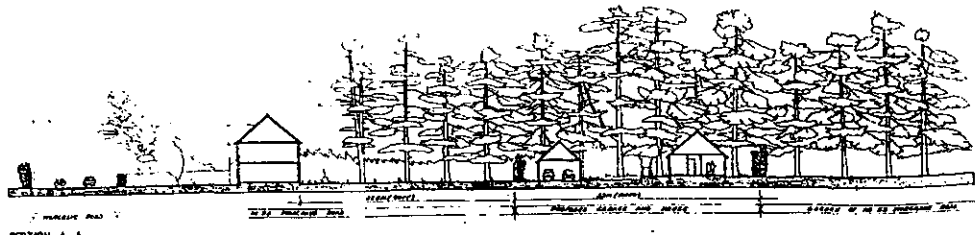
16. This letter does not convey any approval or consent which may be required under any enactment, byelaw, order or regulation other than Section 57 of the Town and Country Planning Act 1990.

Yours faithfully

G CHAPMAN
Inspector

ENC

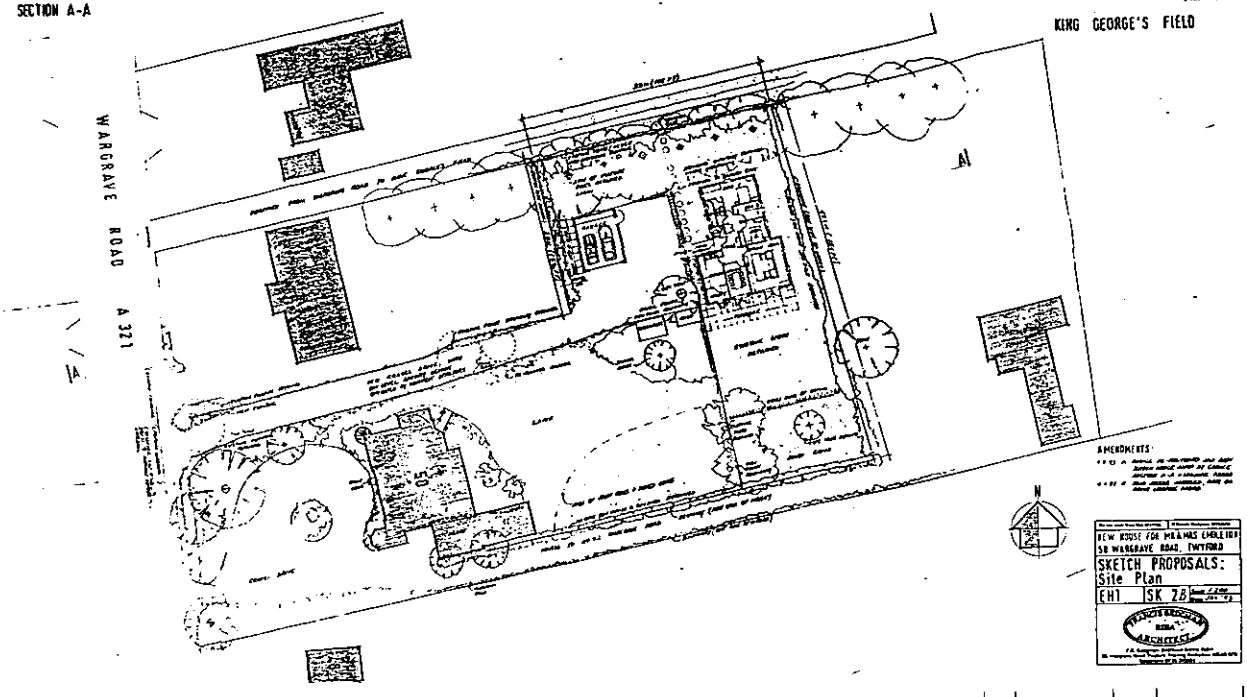
PLAN G



SECTION A-A

408 20

KING GEORGE'S FIELD



AMENDMENTS

NEW HOUSE FOR MR & MRS CHELLIER
58 WARGRAVE ROAD TWYFORD

SKETCH PROPOSALS:
Site Plan

EH1 SK 28

ARCHITECT

APPENDIX D

Heronsgate, Longfield Road. Planning Permission.

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

RECEIVED
21 AUG 2000

Lovejoy Homes Ltd
C/O The Edwards Irish Partnership
36 Langborough Road
WOKINGHAM
Berkshire
RG40 2BT

Application Number: F/2000/1028

Parish:	**TWYFORD**
Location:	**Heron Gate, Longfield Road, Twyford, Reading**
Proposal:	**Proposed demolition of existing dwelling and erection of replacement dwelling and detached double garage**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

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

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

Condition
3. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order) no additional windows or similar openings shall be constructed in the first floor and above elevations of the dwelling.

Condition
4. No construction or demolition works of any sort shall take place other than between the hours of 7.30am and 6.00pm Mondays to Fridays and 7.30am to 1.30pm Saturdays and no work shall take place on Sundays or Bank Holidays.

Condition
5. Prior to the commencement of development details of the proposed slab levels of the proposed dwellings shall be submitted to and approved in writing by the Local Planning Authority. The constructed development shall not vary from the approved levels.

Condition
6. The first floor bathroom windows in the east and west elevations of the proposed development shall not at any time be glazed other than with obscure glass.

Condition
7. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include proposed finished levels, means of enclosure, car parking area and hard surfacing materials.

Condition
8. Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed number/densities where appropriate; implementation and maintenance programme.

Condition
9. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed with the Local Planning Authority.

Condition
10. Existing trees, hedgerows and shrubs identified on the approved plans for retention shall not be damaged or destroyed, nor shall they be uprooted, felled or pruned for a period of 5 years after completion of the permitted development. Any trees, shrubs or hedgerows removed or which die or become dangerous, damaged or diseased before the end of that period shall be replaced with new trees, shrubs or hedging species of such size, species and in such number and position as may be agreed in writing by the Local Planning Authority before the end of the first available planting season following their loss or removal (November - March inclusive).

Condition
11. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

Condition
12. No development approved by this permission shall be commenced prior to a contaminated land assessment and associated remedial strategy being submitted to and approved in writing by the Local Planning Authority. The scheme should comprise a contaminated land assessment and associated remedial strategy and works, together with a timetable of works, and should include the following:

(a) i) The contaminated land assessment shall include a desk study to be submitted to the Local Planning Authority for approval. The desk study shall detail the history of the site uses and propose a site investigation strategy based on the relevant information discovered by the desk study.

ii) The site investigation, including relevant soil, soil gas, surface and groundwater sampling, shall be carried out by a suitably qualified and acrredited consultant/contractor in accordance with a Quality Assured sampling and analysis methodology.

iii) A site investigation report detailing all investigative works and sampling on site, together with the results of analysis, risk assessment to any receptors and a proposed remediation strategy shall be submitted to the Local Planning Authority. The Local Planning Authority shall approve such remedial works as required prior to any remediation commencing on site. The works shall be of such a nature so as to render harmless the identified contamination given the proposed end-use of the site and surrounding environment.

iv) Approved remediation works shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance. If during any works contamination is encountered which has not previously been identified then the additional contamination shall be fully assessed and an appropriate remediation scheme agreed with the Local Planning Authority.

(b) Except as otherwise agreed in writing by the Local Planning Authority, all works comprised within the scheme which are not within buildings shall be carried out before the commencement of any development approved by this permission, and all works within buildings shall be carried out before the occupation of any part of the building to which such internal works relate.

(c) Upon completion of the works, this condition shall not be discharged until a closure report has been submitted to and approved by the Local Planning Authority. The closure report shall include details of the proposed

remediation works and the quality assurance certificates to show that the works have been carried out in full in accordance with the approved methodology. Details of any post remediation sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure report together with the necessary documentation detailing what waste materials have been removed from the site.

Condition
13. Adequate precautions shall be taken during the construction period to prevent the deposit of mud and similar debris on the adjacent public highways in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

Condition
14. Surface water source control measures shall be carried out in accordance with details which shall be submitted to and approved in writing by the Local Planning Authority before development commences.

Condition
15. No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3m in depth below existing ground level.

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

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

Reason
3. To safeguard the amenities of neighbouring residents and the locality.

Reason
4. To safeguard the amenities of neighbouring residents and the locality.

Reason
5. To safeguard the amenities of neighbouring residents and the locality.

Reason
6. To safeguard the amenities of neighbouring residents and the locality.

Reason
7. In the interests of the character and amenities of the locality.

Reason
8. In the interests of the character and amenities of the locality.

Reason
9. In the interests of the character and amenities of the locality.

Reason
10. In the interests of the character and amenities of the locality.

Reason
11. To ensure a satisfactory external appearance.

Reason
12. To safeguard the future safety of the occupiers.

Reason
13. In the interests of highway safety.

Reason
14. To prevent the increased risk of flooding and to improve water quality.

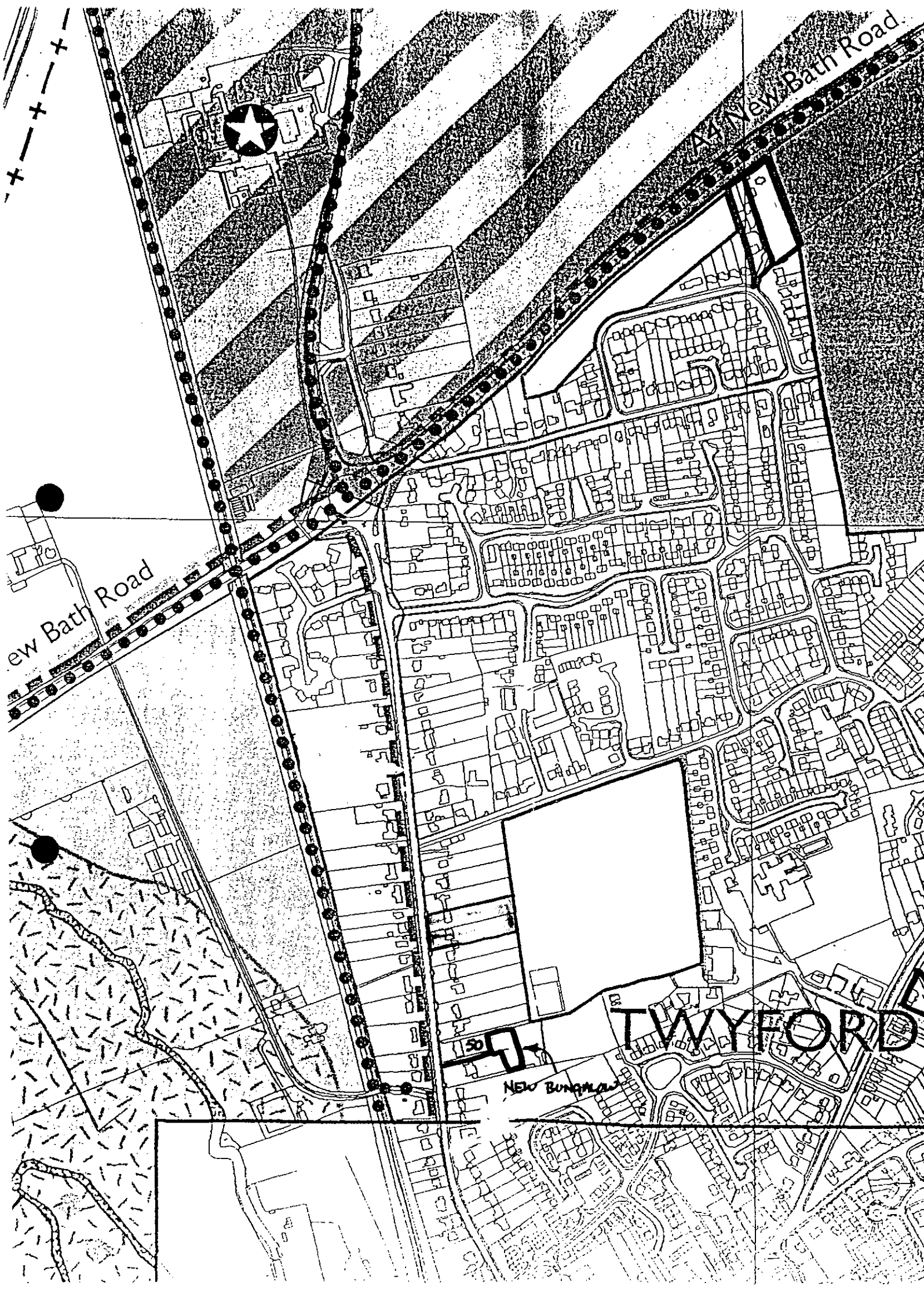
Reason
15. To prevent pollution of ground water.

John Mitchell
Development Control Manager
Date: 17/08/2000

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

APPENDIX E

Site photographs and location map.

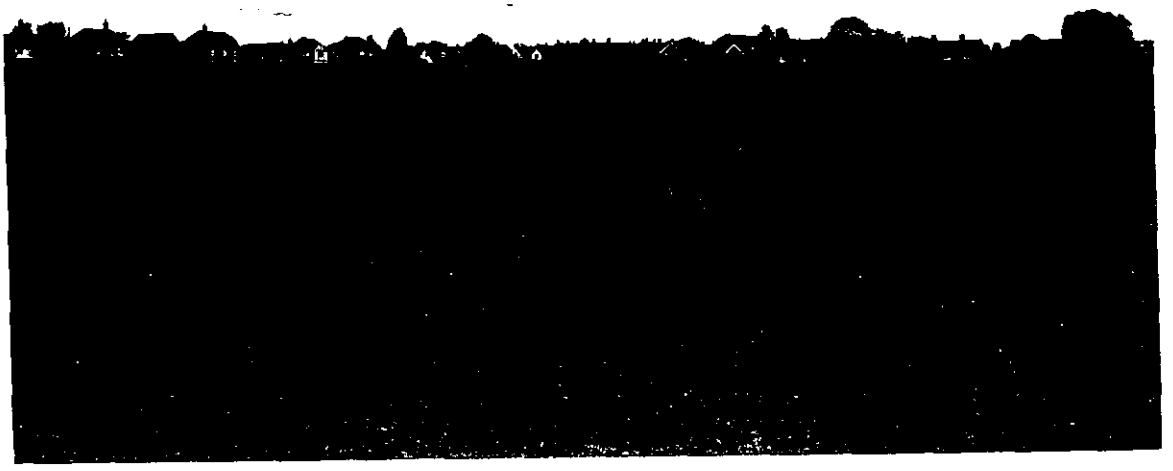

A4 New Bath Road
ew Bath Road
TWYFORD
150
NEW BUNGALOW



View of house in SW corner of playing field



Rear site boundary



View of NE corner of playing field

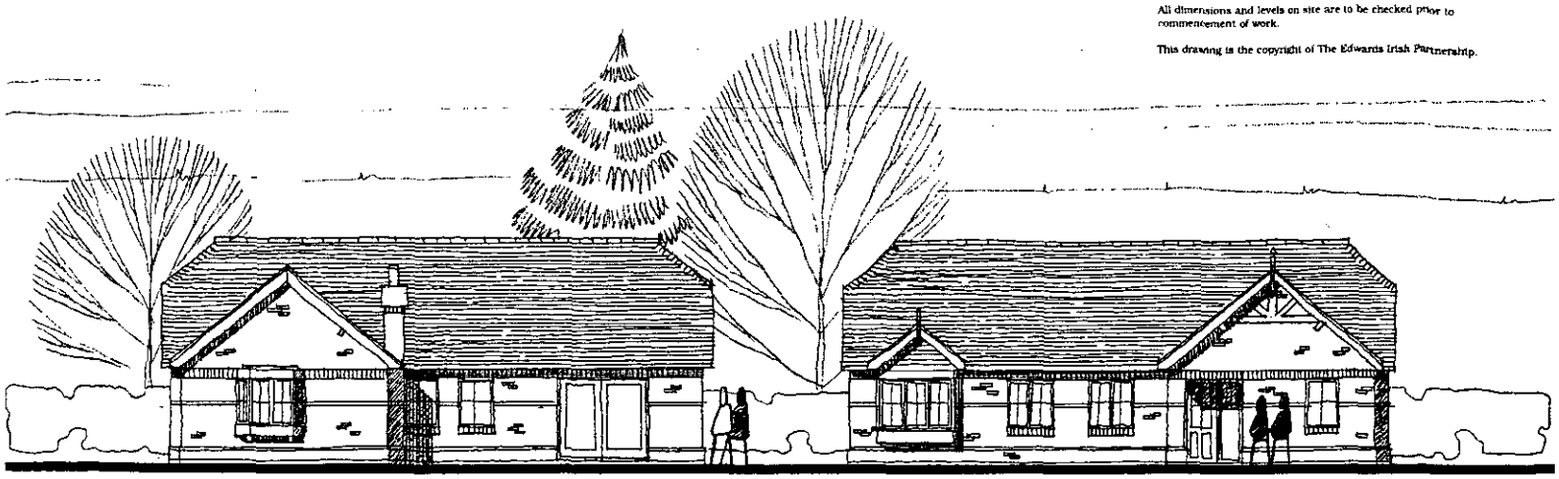


View of NW corner of playing field

Notes

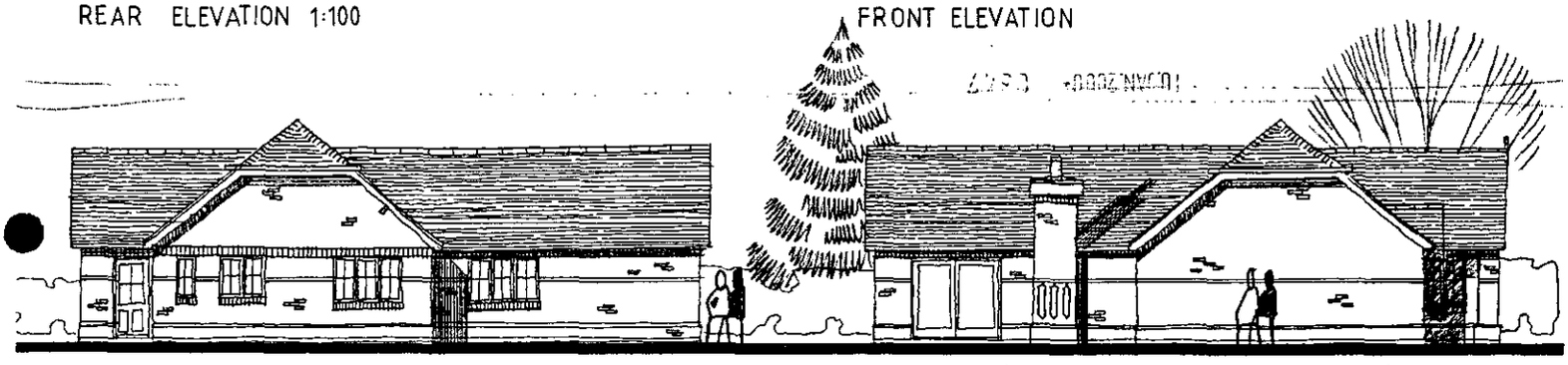
All dimensions and levels on site are to be checked prior to commencement of work.

This drawing is the copyright of The Edwards Irish Partnership.



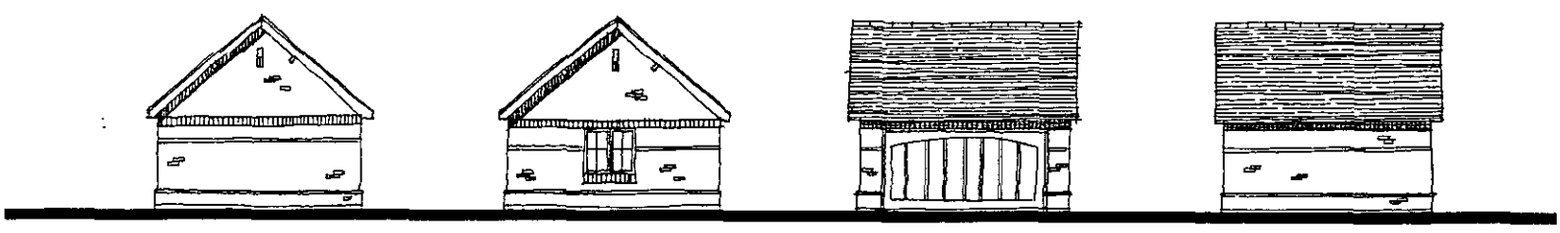
REAR ELEVATION 1:100

FRONT ELEVATION



SIDE ELEVATION

SIDE ELEVATION

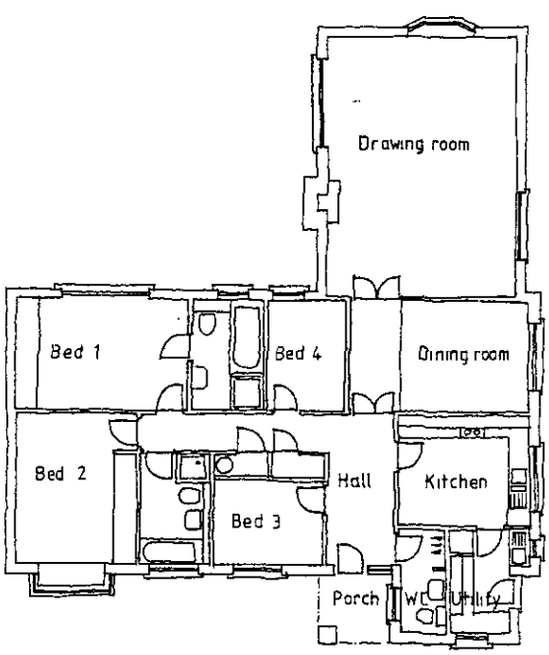


GARAGE SIDE 1:100

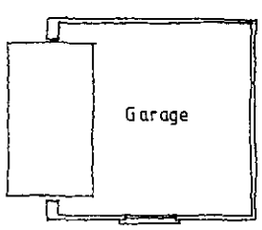
SIDE

FRONT

REAR



BUNGALOW PLAN 1:100



GARAGE PLAN

Project

LAND TO REAR OF
68-70 WARGRAVE ROAD
TWYFORD

Client

R RIDOUT AND A TUNALI

Drawing

PLOT 3 HOUSE

Scale	Date
1:100	12/99

The Edwards Irish Partnership
Architects & Surveyors
36 Langborough Road, Wokingham, Berks. RG40 2BT
Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: the.eip@virgin.net

Job 1278	Dwg. 10

Notes

All dimensions and levels on site are to be checked prior to commencement of work.

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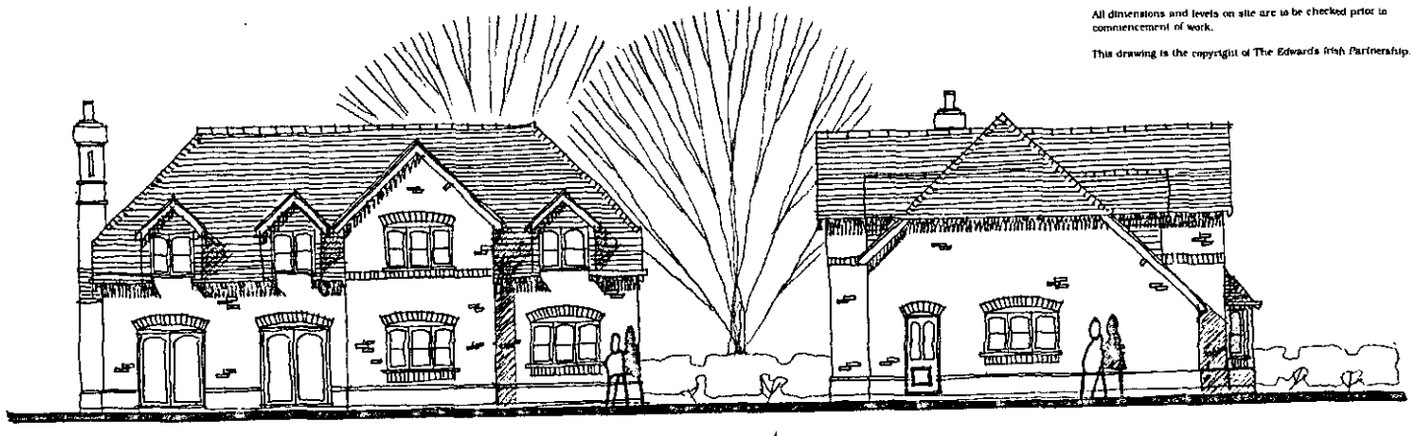


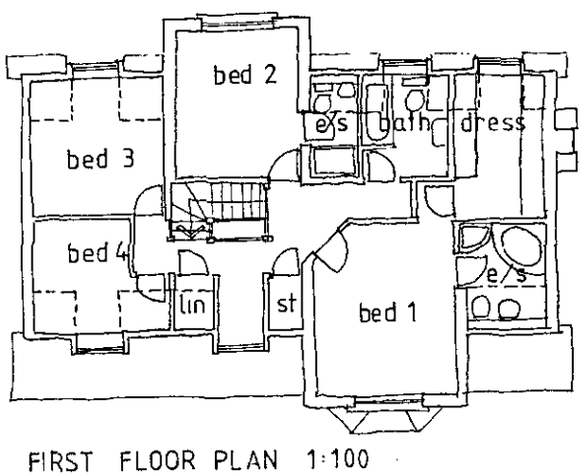
REAR ELEVATION

SIDE ELEVATION

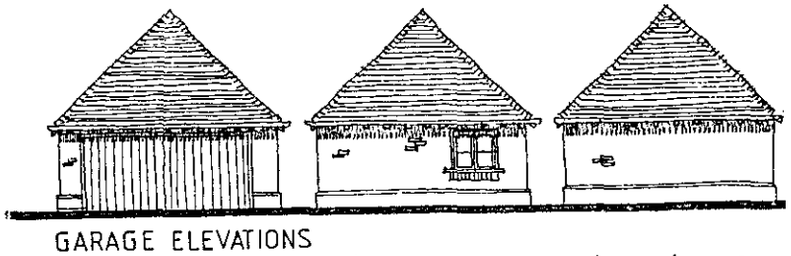


FRONT ELEVATION

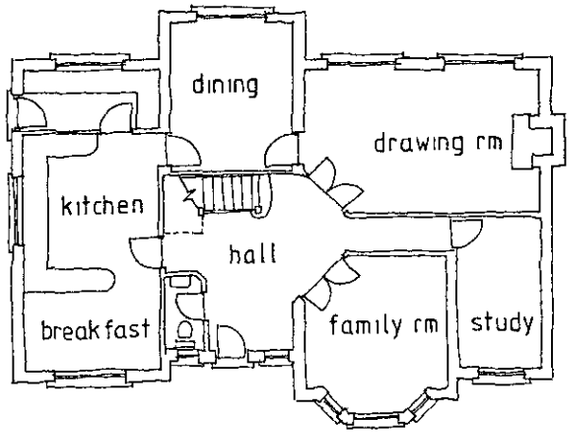
SIDE ELEVATION



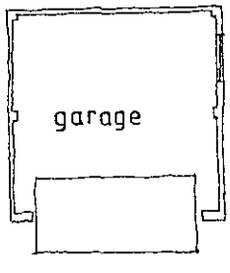
FIRST FLOOR PLAN 1:100



GARAGE ELEVATIONS
front side side and rear



GROUND FLOOR PLAN 1:100



GARAGE PLAN

Project
LAND TO REAR OF
68-70 WARGRAVE ROAD
TWYFORD

Client
R RIDOUT & A TUNALI

Drawing
PLOT 1

Scale 1:100 Date 2/99

The Edwards Irish Partnership
Architects & Surveyors
Ground Floor Offices, 19 Milton Road, Wokingham, Berks. RG40 1DE
Tel: (0118) 9894403 Fax: (0118) 9894383

Job 1278 Dwg. 12

Notes

All dimensions and levels on site are to be checked prior to commencement of work.

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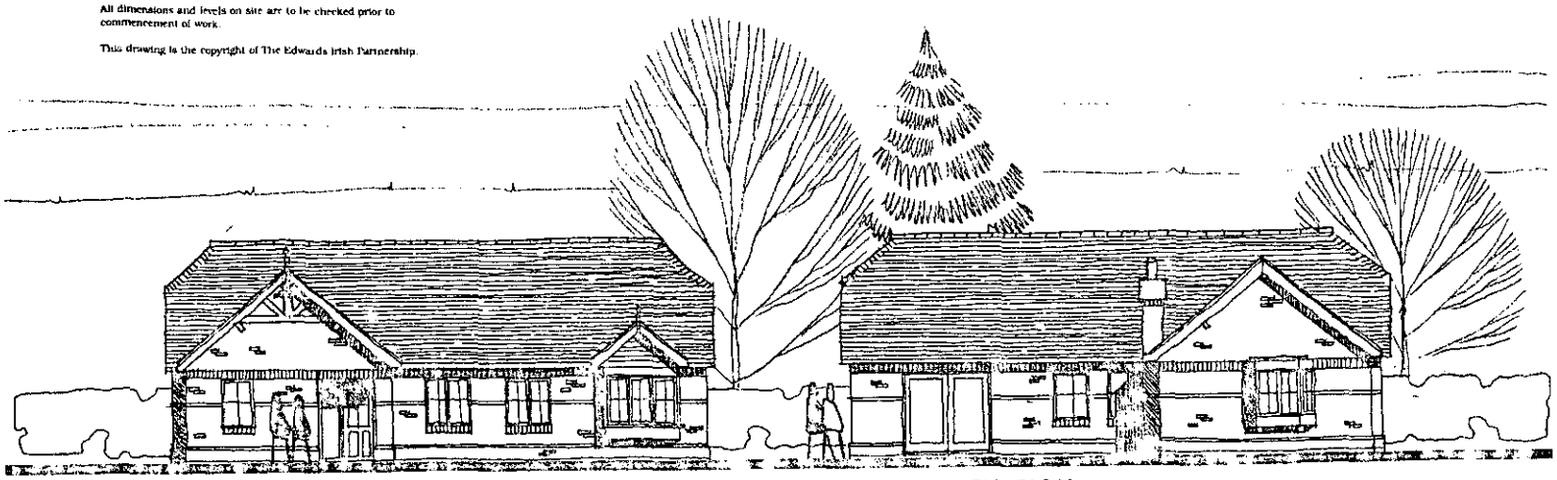
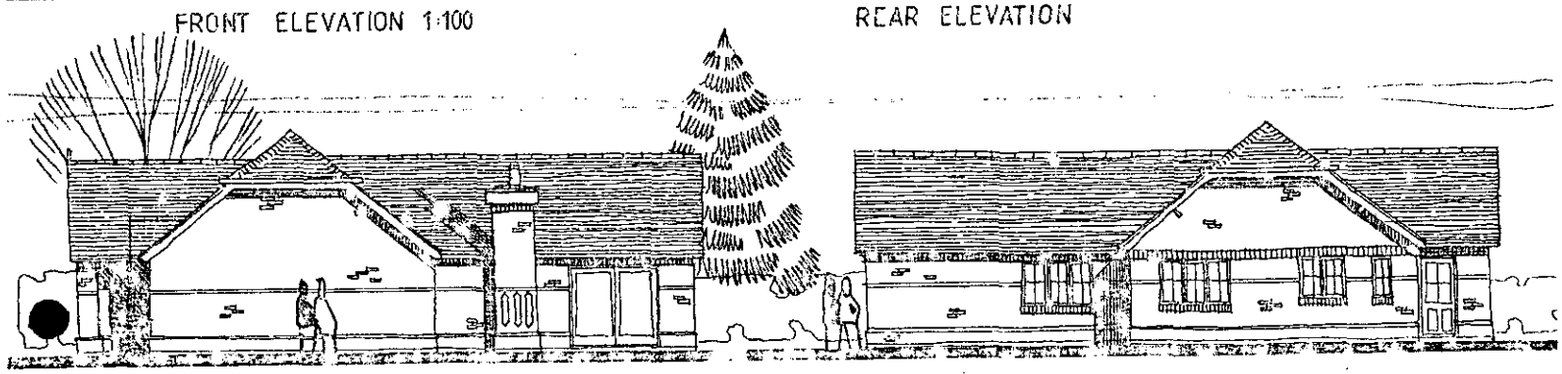


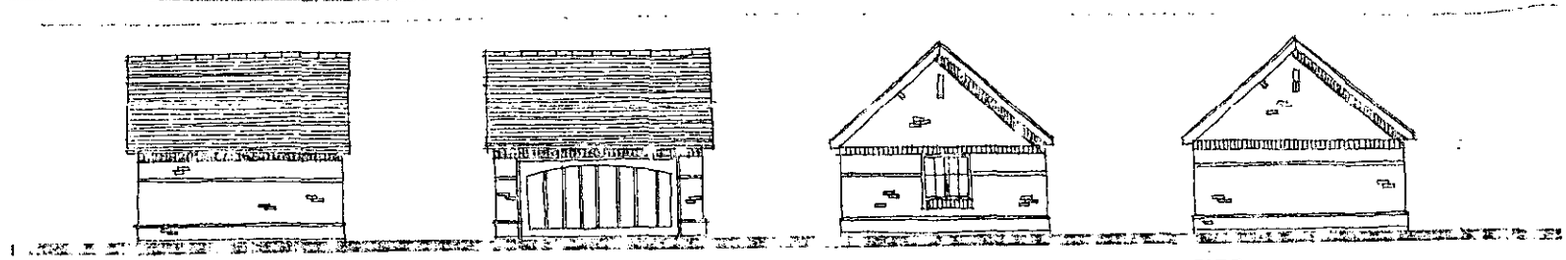
FRONT ELEVATION 1:100

REAR ELEVATION



SIDE ELEVATION

SIDE ELEVATION

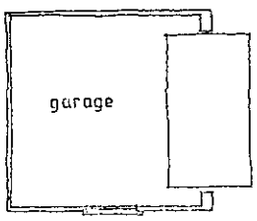


GARAGE REAR ELEVATION

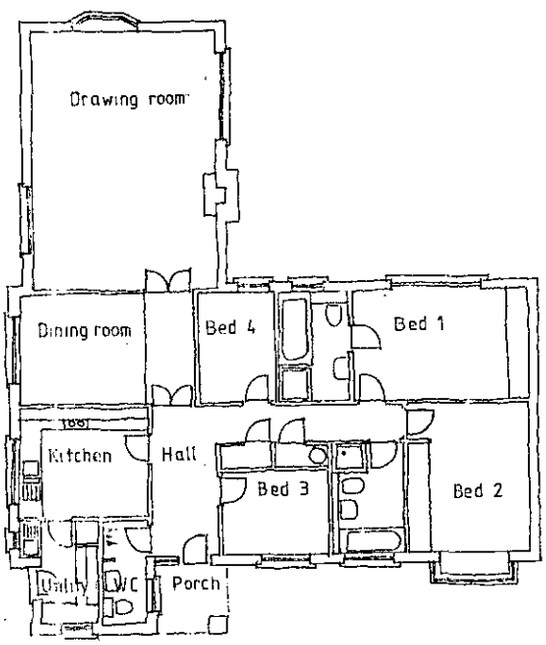
FRONT

SIDE

SIDE



GARAGE PLAN



BUNGALOW PLAN 1:100

16 JAN 2000 U547

Project
LAND TO REAR OF
68-70 WARGRAVE ROAD
TWYFORD

Client
R RIDOUT AND A TUNALI

Drawing
PLOT 2 HOUSE

Scale 1:100 Date 12/99

The Edwards Irish Partnership
Architects & Surveyors
36 Langley Broom Road, Wokingham, Berks. RG40 2BT
Tel: 0118-989-4403 Fax: 0118-989 4383 E-mail: the.eip@virgin.net

Job 1278 Dwg. 14

To:
Highways

From: Nicola Lake

Date: 24 January 2000

Application Number: F/2000/0347

Proposal: Proposed erection of two dwellings with garages and demolition of 70 Wargrave Road and erection of replacement dwelling and garage..

Site Address:
68 - 70, Wargrave Road, Twyford.

Applicant:
Mr Ridout & Mr Tunali C/O The Edwards Irish Partnership.

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

CONDITIONAL APPROVAL

1. SC 23 - PARKING, GARAGING & TURNING (SR 06)
2. SC 28 - TURNING (SR13)
3. SC 30 - VISIBILITY SPLAYS
   INSERT "DRG NO. 1278/11" (SR 13)
4. SC 33 - CONSTRUCTION VEHICLES - PARKING (SR 14)
5. SC 34 - " " - MUD (SR 13)
6. THE EXISTING ACCESS TO THE SITE SHALL BE STOPPED UP & PERMANENTLY ABANDONED AND FOOTWAY AND VERGE CROSSINGS SHALL BE REINSTATED TO THE SATISFACTION OF THE LPA, IMMEDIATELY AFTER COMPLETION OF THE NEW ACCESS. (SR13)

INOB.

7. BIN STORE TO BE LOCATED NOT MORE THAN 25m FROM THE HIGHWAY BOUNDARY, IN ORDER TO PROVIDE ~~ADEQUATE~~ ADEQUATE CARRY DISTANCE FOR REFUSE COLLECTION.

N.S. Foster

22/2/00

WOKINGHAM DISTRICT COUNCIL

PARISH COUNCIL OBSERVATION SHEET

PLANNING SERVICES
RSL
DC
APP
CS
COPIES TO:

PLANNING APPLICATION APPLICATION NO. F/2000/0347

Parish: TWYFORD

Proposal: Erection of 2 dwellings with garages and demolition of 70 Wargrave Rd and erection of a replacement dwelling and garage.

Officer: Nicola Lake

Address: 68 - 70 Wargrave Road, Twyford

Applicant: Mr Ridout and Mr Tunali c/o The Edwards Irish Partnership

The Parish Council would like to make the following comments:-

i) As the front property is shown as a house and the adjacent properties are bungalows it will be out of keeping with the rest of that section properties.
ii) The footprint of number 68 now appears to have changed is this an error?
iii) The rear garden of plot 1 is sub standard
iv) Are any trees to be felled?
v) The Council is concerned that the usage of the recreation ground immediately behind the rear properties may be affected. In particular the Annual bonfire carnival may not be permitted.
vi) This development may set a precedent for the rest of that section of Wargrave Road.

Mrs A Jacobs
Clerk
07.02.00

PLANNING SERVICES | HPT
POL | TLS
DC | ENF
APP |
CS |
15 MAR 2000
COPIES TO: | ACK:
FILE:

TO: DEVELOPMENT CONTROL FROM: Environmental Design

Nicola Lake DATE: 7th March 2000

Location:	68-70, Wargrave Road, Twyford
Proposal:	PROPOSED ERECTION OF TWO DWELINGS WITH GARAGES, DEMOLITION OF 70 WARGRAVE ROAD, ERECTION OF REPLACEMENT DWELING AND GARAGE
Application Number:	F/2000/0347

In response to your consultation dated 24th January 2000 for the above application, the tree and landscape comments are as follows:

I have no objections to the proposal in principle.

Although the proposals lies adjacent to a Green Route (Wargrave Road, A321) the proposals would not significantly detract from the visual quality of the route. However, and the applicant should submit an appropriate detailed landscape scheme in accordance with Policy WBW10. This should show existing planting to be retained and a high quality planting scheme adjacent to the Green Route. The applicant should be encouraged to retain as much of the existing planting as is possible allowing for sight lines etc. All new planting should be identified on a separate plan indicating species, size of plant at time of planting and planting densities.

The Planning Proposals indicated on drawing Job 1278 Dwg. 11. Does not satisfactorily show the existing trees to be retained and new landscape proposals.

A detailed tree survey should be submitted to BS 5837 showing trees to be removed, retained, any tree surgery works and protective fencing for those trees to be retained during construction works.

A detailed landscape scheme should be submitted by the applicant showing proposed planting. All new planting should be identified on a separate plan indicating species, size of plant at time of planting and planting densities.

A Landscape Management Plan should also be submitted detailing landscape objectives, prescriptions and a five year maintenance schedule.

ROBERT PETROW
Consultant Landscape Architect

To:
Neil Etherington
Senior Arboricultural Officer

26 JAN 2000

From: Nicola Lake

Date: *24 January 2000*

Application Number: F/2000/0347

Proposal: Proposed erection of two dwellings with garages and demolition of 70 Wargrave Road and erection of replacement dwelling and garage..

Site Address: 2.
68 - 70, Wargrave Road, Twyford.

Applicant:
Mr Ridout & Mr Tunali C/O The Edwards Irish Partnership.

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

No objection
[illegible]
[illegible]
[illegible]

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
COPIES TO:	ACK:
	FILE:

TO: DEVELOPMENT CONTROL FROM: Environmental Design

Nicola Lake

DATE: 7th March 2000

26968

Location:	68-70, Wargrave Road, Twyford
Proposal:	PROPOSED ERECTION OF TWO DWELINGS WITH GARAGES, DEMOLITION OF 70 WARGRAVE ROAD, ERECTION OF REPLACEMENT DWELING AND GARAGE
Application Number:	F/2000/0347

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ROBERT PETROW
Consultant Landscape Architect

PLANNING SERVICES | RPT
POL | TLS
DC ODS | ENF NL
APP |
CS |
14 FEB 2000
COPIES TO

66 Wargrave Road.
TWYFORD. Reading.
Berks., RG10 9PH.
11th February 2000.

Dear Miss Nicola Lake.

Re:- PROPOSED ERECTION OF TWO DWELLINGS WITH GARAGES AND DEMOLITION OF 70 WARGRAVE ROAD AND ERECTION OF REPLACEMENT DWELLING AND GARAGE AT 68 - 70 WARGRAVE ROAD TWYFORD. (APPLICATION F/2000/0347).

I have to hand your letter dated the 24th January 00 in connection with the above Application, and would wish to reply as follows.

I am the Owner of Number 66 Wargrave Road Twyford and bought this Property during September 1986, mainly owing to the large and secluded rear Garden. Since that date I have retired and my principal Hobby is working in my Garden, and of course keeping my Bungalow in good order.

I am quite surprised to be told that yet another Application has been made to erect Dwellings within the Back Gardens of Nos 68 & 70 Wargrave Road, especially when taking into account the main Objections for the previous Application, and the result of the subsequent Meeting at your Offices. These Objections still being applicable.

I am unable to appreciate how this revised Proposal differs all that much from that first submitted, the Dwelling facing onto Wargrave Road being much the same as first proposed, but that the two proposed Dwellings within the Back Gardens of Nos 68 & 70 Wargrave Road are now shown as Bungalows, these being it seems less in height than those first indicated by 1½ meters, but do take up quite an area of the site when taking into account the separate Garages, resulting in a closely built-up area. Regarding the now proposed Tree Planting to the rear of the site, it would be some years before such Trees would be mature enough to form an effective Barrier between the Proposed Dwellings and the Recreation Ground.

When looking at the Drawings submitted these it seems have been prepared in Free-hand and therefore cannot be relied upon as to accuracy no dimensions being indicated. The Hawthorne Hedge to the rear of my Garden is in fact 10feet-4 inches in height and seems to be at a constant height for much of the length of the Recreation Ground.

The proposed Bungalows have several windows looking into my property, this I am very unhappy about as this would remove the privacy I at the present enjoy. Also the proposed Access Road shown within the Back Gardens could be extended into Adjoining Properties as these may become available for sale, thus permitting possible access for a total of five properties.

Some concern can also be made as to the position of the Access Road in relation to Wargrave Road, this being situated where an extended dip occures in the Wargrave Road and where the traffic tends to move fast, even at present there has been some close instances of accidents hearing the screaching of brakes. Regarding the suggested Sight Lines these it seems may be difficult to be achieved. May I state quite clearly that I am not prepared to make any part of my Property available to accommodate such Sight Lines.

Concern could also be raised about the Parking of Cars within the limited area of the proposed site, and could lead to Parking within Wargrave Road, thus causing problems as Wargrave Road experiences heavy traffic, also considering the number of School Pedestrians and Cyclists.

This part of Twyford has over the years developed into a very pleasant area, and I am sure that most of the Residents like myself would wish for it to be retained. May I therefore ask that this present undesirable proposal which is mainly backland tandem type Development be rejected.

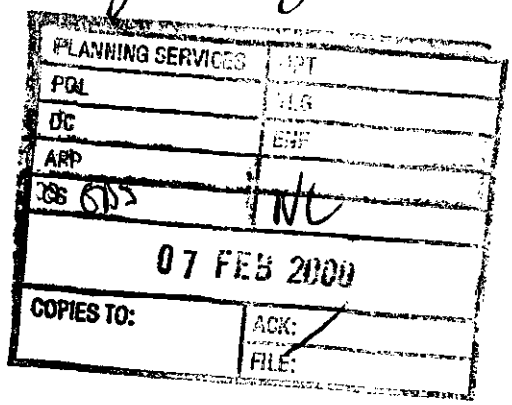
Yours faithfully,

R.C. Sanderson

R.C.Sanderson.(Mr).

60 Wargrave Road, Twyford, Berkshire. RG10 9PH
0118 9341575

3rd January 2000



Mr. C. Wood,
Planning Services Dept.,
Wokingham District Council,
Shute End, Wokingham.

Dear Sir,

Application no. F/2000/0347
68-70 Wargrave Road, Twyford.

Last year when application no. 99/69262/F was submitted for the above site address I wrote to you setting out my objections and wrote again on the 8th May 1999 following the amended application which I now quote in part as follows.

"The minor alterations incorporated do not in any way affect my strong objections to the proposed development.....

It is the usual ploy adopted by professional developers – a process of submitting a series of altered plans in the hope of wearing down the objections of planning services departments, and in so doing achieve their selfish aims"

The above and the objections in my

original letter in respect of application no. 99/69262/F remain my view of the new application.

I trust it will be given as short a shrift as the first.

Yours faithfully,

R.H. Harris.

JOHN CHALLIS
CHARTERED ARCHITECT

PLANNING SERVICES	HPT
POL	
DC	
APP	
CS 0155	NC
	17
COPIES TO	

72 WARGRAVE ROAD,
TWYFORD,
BERKSHIRE.
RG10 9PH.

TEL: 01189342236
FAX: 01189342236
MOB: 0860141627

WOKINGHAM DISTRICT COUNCIL,
PO BOX 157.
COUNCIL OFFICES,
SHUTE END,
WOKINGHAM.
RG40 1WR.

For the attention of Miss N Lake.

Re: 68/70 Wargrave Road, Twyford. Appn. No. F/2000/0347.

I refer to the above application as the owner and resident of 72 Wargrave Road, Twyford.

The proposal, as shown on the site plan, is grossly inaccurate with regards to the existing vegetation on the plots numbered 1 & 2.

There is no hedge running down the boundary between 70 and 72 Wargrave Road, apart from a section in the existing front garden area. There is some coniferous hedging on my plot adjacent to the boundary, but even this is discontinuous. Furthermore there are several mature trees in the current garden of 70 Wargrave Road, which have conveniently been omitted, presumably because they would infringe on the areas proposed for erection of buildings.

With the foregoing in mind the kitchen window of the house shown on plot 1 looks directly onto our property and the drawing room, dining room and kitchen/utility room windows of the bungalow shown on plot 2 also do the same.

The hedge which borders the recreation ground to the east of the site is shown as being 5 metres in height when in fact it is only just 3.1ms measured at its highest point adjacent to my property. The proposed dwellings shown on plots 2 and 3, drawn freehand with no dimensions given, will in my opinion, be clearly visible from the recreation ground by having a ridge height which I estimate will be in excess of 5ms and therefore protrude above the existing hedge by over 2ms.

The proposal is un-neighbourly and represents a severe curtailment of the privacy we currently enjoy exacerbated by an overshadowing of our south boundary by both garage blocks and especially the proposed house shown on plot 1.

This proposal is still a blatant attempt at tandem development which has always been unacceptable under any planning policies.

The proposed access and egress to Wargrave Road is just below the brow of a hill, on a part of the road where traffic moves at its fastest and also close to the junction with Longfield Road. I do not believe the sight lines shown on the drawings can be achieved without part of our property and part of number 66 Wargrave Road, both of which will not be made available to Tunali and Ridout. It must be noted that the traffic movements in Wargrave Road are particularly high with rush hour peaks at a level considered excessive, when boosted by the large number of pedestrian and cycle journeys to Wargrave Piggot School.

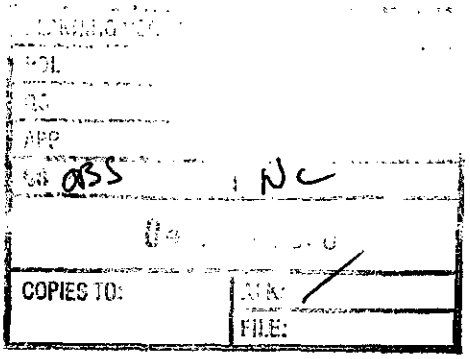
All the properties from number 62 to 76 Wargrave Road are bungalows and to permit a substantial house to be erected within this run of single storey height buildings would destroy this unique to Twyford street scene. The proposals to erect three dwellings on what currently amounts to one and a half plots is out of character for this area and the visual intrusion both into the street scene and the recreation ground should be resisted.

If this unsuitable proposal were to be granted, it would set an undesirable precedent for the future piecemeal redevelopment of this charming area and the Local Authority would be unable to reject any such applications.

In the light of the foregoing, may I respectfully request that this proposal be rejected.

Yours faithfully,

John Challis.
02 February 2000.



62 Wargrave Road
Twyford
Berkshire
RG10 9PH

Miss Nicola Lake
Planning Officer
Environmental Services Dept
Wokingham District Council
P.O.Box 155
Shute End
Wokingham
RG40 1WW

3 January 2000

Dear Miss Lake

Planning Application –F/2000/0347 68 – 70 Wargrave Road, Twyford

We would like to formally object to the above planned development on the following grounds:-

1. The reason given for the refusal of the previous planning application for this site (99/96262/F) by yourself, on behalf of Wokingham District Council ie that it represented "piecemeal development", still stands. The reason cited for the refusal of the previous planning application by the Independent Planning Inspector at appeal ie that it would have a detrimental impact on "the character and appearance of the surrounding urban locality" ie the gardens of neighbouring properties and the amenity space of the adjacent playing field, still stands.
2. This further application represents yet another illustration of an attempt by applicants to persist in wearing down the Planning Authority until their application is successful. In this case, the Planning Authority have refused a previous similar application, a decision upheld by an independent inspector. The Planning Process should reflect the wishes of local people not just the bureaucratic enforcement of a set of rules which do not always ensure that local democracy prevails. The objections of the neighbouring residents and the Parish Council should be pre-eminent in the decision.

We would also like to draw your attention to a discrepancy in the plans submitted. The hawthorn hedge at the rear of the site is approx 9 feet high and not 15 metres high as cited in the application.

This new application represents a reduction in the ridge height of the two rear bungalows of 1.7 metres. This is the only relevant material change in the revised plans. Trees can always be removed at a later date.

Yours sincerely

J M HERBERTSON

B. HERBERTSON

B. HERBERTSON

PLANNING SERVICES	HPT
POL	TLB
DC	EMF
APP	
CS 055	WJ
06 JUN 2000	
COPIES TO:	ACK:
	FILE:

Mr R & Mrs L Huckle
64 Wargrave Road
Twyford
Berkshire
RG10 9PH
Home: 01189 341 090

4th June 2000
Mr I Jordan
Wokingham District Council
Environmental Services Department
Planning Services
P.O.Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Your ref: F/2000/0347

Dear Mr Jordan

Site Address: 68 - 70 Wargrave Road, Twyford.

We wrote to you in January stressing our concerns on this application. Once again we must stress how important it is, that this application, is not approved.

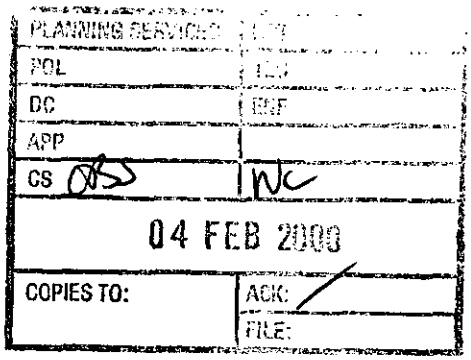
The reasons for this is because we believe that it will:

- Spoil the character of Wargrave Road by over crowding the land
- Take away privacy from neighbouring gardens
- Set a precedent for other residents with large gardens to build houses on their plots.
- Reduce the value of our homes
- Encourage sale of the plots as development land and not as family homes.

Please do not approve this scheme.

Yours sincerely

Lita Huckle (Mrs)
Robert Huckle



Mr R & Mrs L Huckle
64 Wargrave Road
Twyford
Berkshire
RG10 9PH
Home: 01189 341 090
Mobile: 07775 573 128

31st January 2000

Nicola Lake
Wokingham District Council
Environmental Services Department
Planning Services
P.O.Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Your ref: Nicola Lake/F/2000/0347

Dear Ms Lake

Site Address: 68 - 70 Wargrave Road, Twyford.

My husband and I object totally to this planning permission being granted. The reason for this is because we believe that it will:

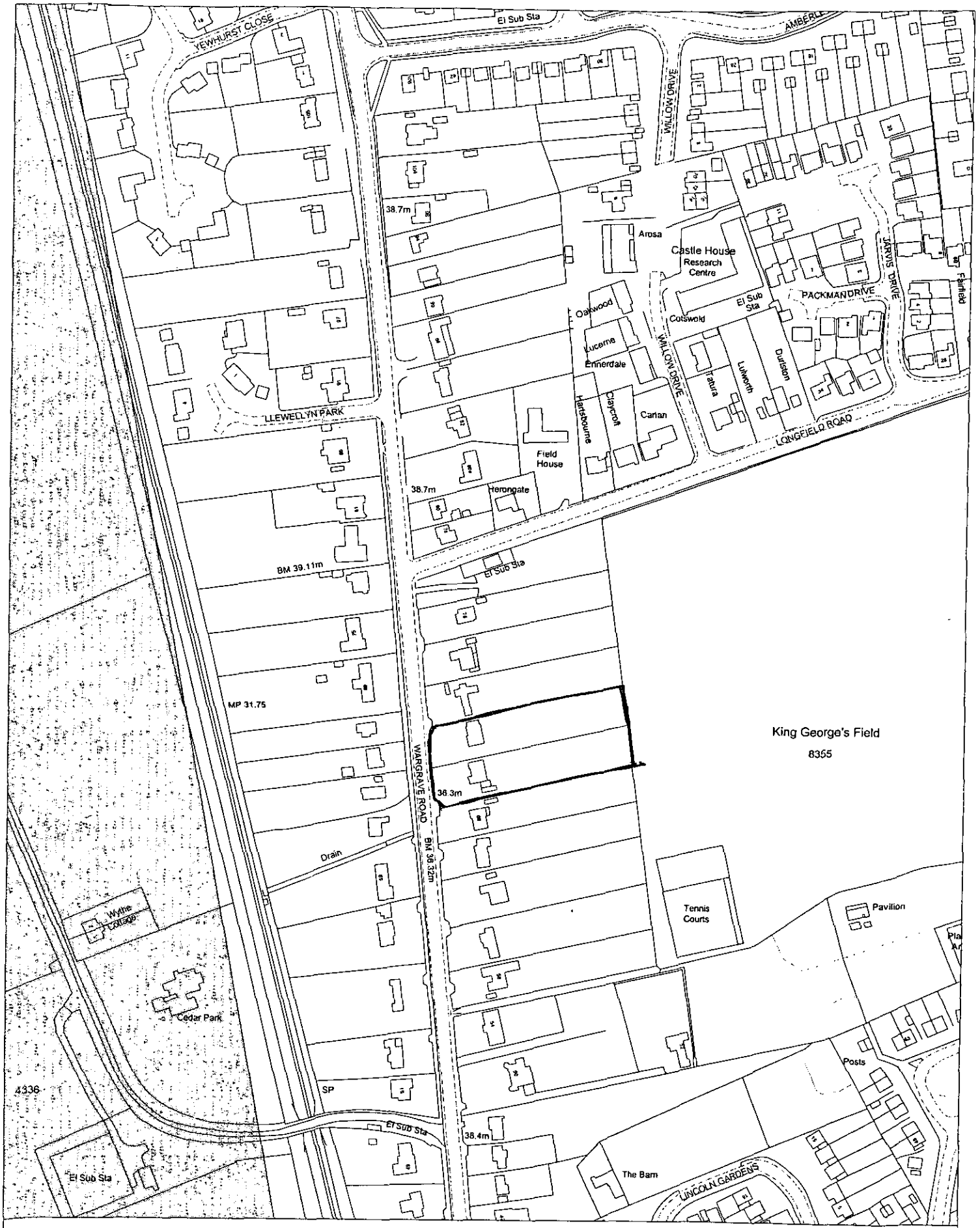
Spoil the character of Wargrave Road by over crowding the land
Take away privacy from neighbouring gardens
Set a precedent for other residents with large gardens to build houses on their plots.

We have recently moved to Wargrave Road and the reasons we bought the house was because of the character of the Road and the privacy of the gardens. I know that the plans show the planting of many trees, however, how can we be sure they won't be chopped down once they grow large and take away light from the new properties.

Please consider our wishes of not to over crowd the area and destroy peoples privacy.

Yours sincerely

Lita Huckle (Mrs)
Robert Huckle



Site Plan, Scale: 1 to 2500

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Date: 24 August 2000

N
W E
S

APPEAL QUESTIONNAIRE

To be used for all appeals relating to applications made on or after 14 March 1990

APPEAL REF: APP/X0360/A/00/1048679 **GRID REF:** SU7876

APPEAL BY: R. Ridout + A. Tunali

SITE: Land to rear of 68-70 Wargrave Rd. Twyford

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

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

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

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

	YES/NO	Number of Documents Enclosed
a. Is the development in Schedule 1 or column one of Schedule2 of the Town & Country Planning (Environmental Impact Assessment)(England & Wales) Regulations 1999? If so, please indicate which Schedule.	Sch 1 Sch 2 col 1	N/A
b. Is the development within a 'sensitive area' as defined by regulation 2 of the Town & Country Planning (Environmental Impact Assessment)(England & Wales) Regulations 1999?	YES/NO	
c. Has a screening opinion been placed on Part 1of the planning register? If yes, please attach a copy.	YES/NO	
d. Any comments or directions received from the Secretary of State, other Government Departments or statutory agencies / undertakers whether or not as a result of consultations under the GDPO;		2
e. Any representations received as a result of an Article 7 (or Regulation 6) notice;		✓
f. Copy of any notice published under Article 8 and/ Buildings and Conservation Areas) Act 1990 and/or Regulation 5;or Section 73 of the Planning (Listed Buildings and Conservation Areas)Act 1990 and/or Regulation 5;		✓
g. Any representations received as a result of a notice published under Article 8 and/or Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (or Regulation 5);		✓
h. Details of any other applications or matters currently before the Council relating to the same site;		✓
i. In the case of appeals against non-determination, details of considerations likely to have been relevant to the Council's decision; TO follow		
j. A list of any conditions or limitations the Council would favour if the appeal were to be allowed; TO follow with statement		
k. Any other relevant information or correspondence the Council consider the Inspectorate should be aware of.		✓

FOR APPEALS BEING DECIDED BY THE WRITTEN REPRESENTATIONS PROCEDURE

	YES /NO	Number of documents enclosed	N/A
16. a Please confirm that, in accordance with Regulation 5(1), you have notified details of the appeal to authorities and other persons who made representations to you about the application.	YES		
b On what date did you give those notified at 16a for the submission of their representations?	3/10/00		
c Copies of the following documents must, if appropriate, be enclosed with this questionnaire.			
i representations received from interested parties about the original application		10	
ii the planning officer's report to committee		✓	
iii any relevant committee minute		✓	

17. Relevant plans and policies - please enclose extracts of relevant policies and plans and explanations of these. Each extract should include the front page, showing the title of the plan and date of approval or adoption. Where plans and policies have not been approved or adopted, the stage and status of the plan should be given. 2

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

Council's reference: F/2000/0347

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

Signature: _____ on behalf of Woking Town District Council

Date of despatch: 24/8/00

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

The Planning Inspectorate

Room 1202E
Tollgate House
Houlton Street
Bristol BS2 9DJ
http://www.planning-inspectorate.gov.uk

Direct Line 0117-9878808
Switchboard 0117-9878000
Fax No 0117-9878804
GTN 1374-8808

PLANNING
CUPBOARD
ACK:
FILE:

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

Your Ref: F/2000/0347

Our Ref: APP/X0360/A/00/1048679

Date: 23 October 2000

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY R RIDOUT & A TUNALI
SITE AT 68-70 WARGRAVE ROAD, TWYFORD, BERKS

I am writing to inform you that the inspector appointed by the Secretary of State to determine the above appeal in accordance with the provisions of Schedule 6 of the act is

Mr R W N Grantham BSc CChem MRSC MCIWEM

With reference to the above appeal the Secretary of State has arranged for the inspector to visit the appeal site at 15:45 on Monday 13/11/2000 and you are requested to arrange for the inspector to be met at the site at 15:45 to enable the inspection to be made.

The inspector will expect to be accompanied by representatives of both parties. If one of the parties fails to arrive, the inspector will determine the most suitable course of action, which could mean that he will conduct the visit unaccompanied. In other circumstances, the visit might have to be aborted.

At the commencement of the site inspection the Inspector will make it clear that the purpose of the visit is not to discuss the merits of the appeal or to listen to arguments from any of the parties.

The Inspector will ask the parties to draw attention to any physical features on the site and in its vicinity. In turn the inspector may wish to confirm particular features referred to by interested parties in their written representations.

In general, decision letters are issued within 5 weeks of the inspector's site visit, although we cannot be precise about individual cases. If despatch of the letter is likely to be significantly delayed, due for example to the receipt of late representations, we will let you know.

Yours faithfully

L. M. Hutton

Miss L Hutton

NB: All further correspondence should be addressed to the case officer mentioned in the initial letter.

209D

The Planning Inspectorate

Room 1004
Tollgate House
Houlton Street
Bristol BS2 9DJ
http://www.planning-inspectorate.gov.uk

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

POL
DC DG
APP
CS
25 OCT 2000
COPIES TO:
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FILE:

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

Your Ref: F/2000/0347

Our Ref: APP/X0360/A/00/1048679

Date: 24 October 2000

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY R RIDOUT & A TUNALI
SITE AT 68-70 WARGRAVE ROAD, TWYFORD, BERKS

I enclose for your information a copy of the appellant's final comments on the above appeal. Normally, no further comments, from any party, will now be taken into consideration.

Yours faithfully

Miss A Bibi

217L(BPR)

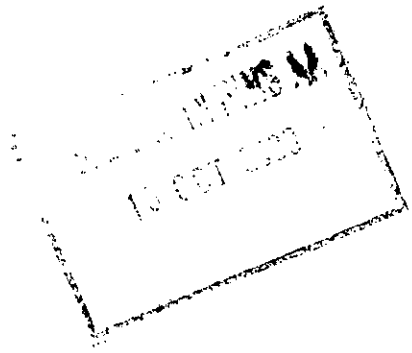
The Edwards Irish Partnership

Architects & Surveyors

36 Langborough Road, Wokingham, Berks. RG40 2BT

Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: the.eip@virgin.net

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



18 October 2000

Ref: JI/FJ/1278

For the attention of Miss. A.Bibi.

Dear Sirs,

RE: 68-70 WARGRAVE ROAD – TWYFORD
APP/X0360/A/00/1048679

I refer to the local authorities statement on the above appeal site and comment as follows:
-

5.05 The previous Inspectors conclusion was that the proposal to erect two new dwellings on land to the rear of 68-70 Wargrave Road was not piecemeal development.

5.05 The reduction in height is 1.7m as agreed in the Planning Officers committee report. The proposed ridge height is now 6.0m, which is exactly the same as the ridge height to No. 68 Wargrave Road.

In addition a) the two rear plots benefit from being moved further into the site and away from the playing field boundary and b) additional tree/shrubs screening is proposed.

There is no proposal to build rooms within the roof space. Any possibility could be the subject of a planning condition, which the appellant would accept.

5.06 No. 50 Wargrave Road has a bungalow built nearer to the playing field boundary than the current proposals.

5.07 The Hawthorne hedge is in the control of the local authority hence the appellants can never remove this screen.

5.08 The Inspector is requested to note that from the playing field several houses on the western side of Wargrave Road are clearly visible as are several houses and bungalows on the eastern side of Wargrave Road. The ridge height of the proposed bungalows is represented by the pole erected on site for the Inspectors view.

5.09 The previous Inspector did not agree that the proposal was piecemeal in nature. There are no highway objections to the proposals, visibility being increased and the number of access points onto Wargrave Road being reduced.

5.10 There exists a new bungalow to the rear of No. 50 Wargrave Road which the Inspector is requested to view, Llewelyn Park is a similar recent small development to the rear of No. 97 Wargrave Road which backs onto Greenbelt where the impact upon the area could be argued to be greater, the playing field not being Greenbelt but an urban playing field. The density of the two sites being similar.

5.11 The proposal has been recognised by the previous Inspector as not being Piecemeal.

PPG3 gives clear guidance as to the need to increase the use of existing residential areas such as the appeal site. The redevelopment of bungalows within an area of similar dwellings cannot be argued to be out of character.

Yours faithfully

John Irish
Partner

Cc. R.Ridout & A.Tunali

The Planning Inspectorate

Room 1004
Tollgate House
Houlton Street
Bristol BS2 9DJ
http://www.planning-inspectorate.gov.uk

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

FILE:

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

Your Ref: F/2000/0347

Our Ref: APP/X0360/A/00/1048679

Date: 3 October 2000

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY R RIDOUT & A TUNALI
SITE AT 68-70 WARGRAVE ROAD, TWYFORD, BERKS

I enclose a copy of the appellants statement and interested persons correspondence relating to the above appeal.

24/10/00

If you have any comments on the points raised, please send them to me no later than 9 weeks from the starting date. Comments received after that deadline may not be seen by the Inspector.

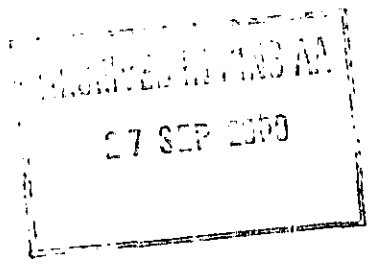
Yours faithfully

pp Miss A Bibi

211AL(BPR)

72 Wargrave Road, Twyford,Berkshire. RG10 9PH.

Miss A Bibi,
The Planning Inspectorate,
Room 1004,
Tollgate House,
Houlton Street,
Bristol.
BS2 9DJ.



APP/X0360/A/00/1048679.

Dear Sir,

I am John Challis, a Chartered Architect by profession, I live at 72 Wargrave Road, which adjoins the appeal site on the northern boundary.

I would like to draw the Inspector's attention to the following misrepresentations on the submitted drawings:

Drg. 11 shows unbroken vegetation spanning the boundary between 70 & 72, which does not exist. There are several areas where there is no vegetation either side.

Mature trees, Willow, Beech, Silver Birches, Rhus and a number of conifers have conveniently been omitted from the drawings and should therefore be considered to suffer the same fate as the mature trees felled by the applicants the weekend before the submission of the original application.

Drg. 20 shows a section through No. 68 not 70 where there is no line of existing conifers.

The hedge to the recreation ground is noted as being 5ms high, when it is cut by the council to 3.1ms high.

On the subject of overlooking the windows of the drawing room, dining room, utility room and kitchen of the dwelling on Plot 2 look directly over my garden, similarly the kitchen window from Plot 1 does the same.

The Planning officer's appraisal states " the house on plot 1 is in keeping with the wider area and has no detrimental impact upon the street scene". This is incorrect as the properties between 62 and 76 were all built as bungalows and the properties on the West side are all conventional 2 storey houses.

The planning officer wrote in her appraisal of the previous application that

" The proposed development by reason of its location and the scale of the proposal would represent a piecemeal backland development. As such, the proposal would form an obtrusive feature to the detriment of the character and amenity of the surrounding area and dwellings. Therefore the proposal is considered contrary to policy etc."

Of this she writes " The proposed development will have no detrimental impact upon the residential amenity of the neighbouring dwellings and is both in keeping with the character and appearance of the surrounding area."

This proposal is identical to the previous application with the exception of the ridge heights of the dwellings on plots 2 & 3, it is inconceivable that the current views of this application/appeal can be totally opposite to those expressed previously.

The Planning Inspector in his judgement before stated " the two houses proposed close to the rear boundary of the appeal site would be substantially more visible than the existing houses on the site and in the near vicinity and would not maintain or enhance the character and appearance of the locality. They would represent a height of built development that in my view would appear obtrusive and incongruous and would not be appropriate in scale and impact close to this otherwise well landscaped edge to the open space".

Whilst one could readily accept planting between the development and the recreation ground could mask the development, the inspector should be aware of the cavalier attitude to planting exhibited by the appellants when, the weekend before making their application, they felled all the trees that would prevent the development being built and therefore one could not guarantee that similar actions would not occur in the future. It should be noted that the recreation ground rises in all directions from the site and forms what could best be described as a natural amphitheatre which exacerbates the overlooking of this area and, despite the proposed planting, the development would still be clearly visible from anything but level with the sites 68 and 70, furthermore with the ridge heights exceeding the hedge height by 2.9ms the development would have the same impact described previously and rejected.

In the light of the foregoing I respectfully request the Inspector refuse this appeal. I would like to be informed of the result of this appeal.

Yours faithfully,

John Challis.

29 SEP 2000

TWYFORD PARISH COUNCIL

Clerk: Mrs A Jacobs Address: 6 Wessex Gardens, Twyford, Berkshire RG10 0AY
Telephone Number: *Twyford 9345444*

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

25th September 2000

Dear Miss Bibi

APPEAL BY: R RIDOUT AND A TUNALI
SITE: LAND TO REAR OF 68-70 WARGRAVE ROAD, TWYFORD
REF APP/X0360/A/00 1048679

With reference to your letter dated 24th August, please find attached a copy of our original comments objecting to this application. The Council cannot see that the applicant has put forward a case to change our previous views and we request that this appeal be dismissed.

Please let us know the outcome of this appeal. Many thanks for your assistance in this matter.

Yours sincerely

MRS ANN JACOBS
PARISH CLERK

WOKINGHAM DISTRICT COUNCIL

PARISH COUNCIL OBSERVATION SHEET

PLANNING APPLICATION APPLICATION NO. F/2000/0347

Parish: TWYFORD

Proposal: Erection of 2 dwellings with garages and demolition of 70 Wargrave Rd and erection of a replacement dwelling and garage.

Officer: Nicola Lake

Address: 68 - 70 Wargrave Road, Twyford

Applicant: Mr Ridout and Mr Tunali c/o The Edwards Irish Partnership

The Parish Council would like to make the following comments:-

i) As the front property is shown as a house and the adjacent properties are bungalows it will be out of keeping with the rest of that section properties.
ii) The footprint of number 68 now appears to have changed is this an error?
iii) The rear garden of plot 1 is sub standard
iv) Are any trees to be felled?
v) The Council is concerned that the usage of the recreation ground immediately behind the rear properties may be affected. In particular the Annual bonfire carnival may not be permitted.
vi) This development may set a precedent for the rest of that section of Wargrave Road.

Mrs A Jacobs
Clerk
07.02.00

Tel. (0118) 974 6448 (Direct Line)
Date: September 25, 2000
My ref:F/2000/0347
Your ref: APP/X0360/A/00/1048679

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

Miss A Bibi
The Planning Inspectorate
Room 1004
Tollgate House
Houlton Street
BRISTOL
BS2 9DJ

Dear Miss Bibi

APPEAL BY: R Ridout & T Tunali
SITE: 68-70 Wargrave Rd, Twyford

With reference to this appeal, I enclose 2 copies of the Council's statement of the case.

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

TWYFORD PARISH COUNCIL

Clerk: Mrs A Jacobs Address: 6 Wessex Gardens, Twyford, Berkshire RG10 0AY
Telephone Number: Twyford 9345444

COPIES TO: ACK: FILE:

for the attention of Mrs D Grumbell
Planning
Wokingham District Council
P O Box 157
Shute End
Wokingham RG40 1 WL

15th September, 2000

Dear Mr Grumbell

APPEAL 0347 LAND REAR OF 68-70 WARGRAVE ROAD, TWYFORD
& APPEAL 70784 LAND ADJOINING 29 BROOK STREET, TWYFORD

Thank you for your letters dated 24th and 21st August concerning the above. Could you please copy to us urgently the appellants grounds for appeal on each of the above cases.

Many thanks for your assistance in this matter.

Yours sincerely

MRS ANN JACOBS
PARISH CLERK

phoned Mrs Jacobs 18/9/00.
She has grounds of appeal for 70784 on appeal form.
0347 says 'Statement to follow' + we have not had it yet.

Tel: (0118) 974 6481 (Direct Line)
E-mail: Nicola.Lake@wokingham.gov.uk
Date: 19 Sept 2000
My ref: NL/F/2000/0347
Your ref: APP/X0360/A/00/1048679

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

Miss A Bibi
The Planning Inspectorate
Room 1004
Tollgate House
Houlton House
BRISTOL
BS2 9DJ

Dear Miss Bibi,

APPEAL AGAINST NON-DETERMINATION OF PLANNING PERMISSION FOR THE PROPOSED ERECTION OF TWO DWELLINGS WITH GARAGES AND DEMOLITION OF 70 WARGRAVE ROAD AND THE ERECTION OF A REPLACEMENT DWELLING, AT 68- 70 WARGRAVE ROAD, TWYFORD.

I write to confirm that the Development Control Committee of the 6 September 2000, resolved that should they have determined the application, they would have refused planning permission for the above stated development on the following reason:

> The proposed development by reason of its height, massing and location would form an obtrusive feature to the detriment of the character and appearance of the surrounding area. As such the proposal is contrary to policy EN1 of the Berkshire Structure Plan; policy LBE2 of the Loddon Area Local Plan and policies WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft).

The Council's statement of case on this appeal will be following shortly.

I hope this information is of assistance to you.

Yours sincerely,

NICOLA LAKE.
Senior Planning Officer.

Tel: (0118) 974 6481 (Direct Line)
E-mail: Nicola.Lake@wokingham.gov.uk
Date: 19 Sept 2000
My ref: NL/F/2000/0347
Your ref: APP/X0360/A/00/1048679

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

Mr Irish
The Edwards Irish Partnership
36 Langborough Road
Wokingham
Berkshire
RG40 2BT

Dear Mr Irish,

APPEAL AGAINST NON-DETERMINATION OF PLANNING PERMISSION FOR THE PROPOSED ERECTION OF TWO DWELLINGS WITH GARAGES AND DEMOLITION OF 70 WARGRAVE ROAD AND THE ERECTION OF A REPLACEMENT DWELLING, AT 68-70 WARGRAVE ROAD, TWYFORD.

I write to confirm that the Development Control Committee of the 6 September 2000, resolved that should they have determined the application, they would have refused planning permission for the above stated development on the following reason:

> The proposed development by reason of its height, massing and location would form an obtrusive feature to the detriment of the character and appearance of the surrounding area. As such the proposal is contrary to policy EN1 of the Berkshire Structure Plan; policy LBE2 of the Loddon Area Local Plan and policies WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft).

The Council's statement of case on this appeal will be following shortly.

I hope this information is of assistance to you.

Yours sincerely,

NICOLA LAKE.
Senior Planning Officer.

68-70 WARGRAVE ROAD
PLANNING HISTORY

1. First application made in March 1999.

2. Refused in June 1999.

3. Appeal made and refused in October 1999.

4. Second application made on January 5th 2000, based on previous appeal decision. The Inspector found that the proposal did not constitute backland development and did not cause loss of privacy, noise or overlooking to adjacent properties. The replacement house on the road frontage was found to be acceptable. The two houses to the rear however were found to be obtrusive when viewed from the public playing field to the rear. The second application replaced the two rear houses with bungalows with the same ridge height as the chalet bungalow fronting the main road.

5. The second application was recommended for approval but listed by Councillor Conway for the planning committee on May 23rd 2000.

6. The application has been deferred and/or committee dates cancelled on three occasions.

7. The last minute request for a soil contamination report prior to approval is unreasonable as a recent approval for Heronsgate on our adjacent site dealt with the need for a contamination report as a planning condition.

8. There exists a recently built bungalow to the rear of existing properties in Wargrave Road which can also be seen from the playing fields. The proposal before you locates the two proposed bungalows further away from the playing field boundary than this bungalow, with additional tree planting and an 1800m high close boarded fence.

9. In March 2000 the Government issued PPG 3. This document actively encourages the residential development of sites such as this.

10. An appeal has been lodged on non-determination due to the seven months that the application has been with your authority.

11. A new planning application has been made which repeats the content of the current application but reduces the ridge height by 0.6 m.

PROPOSED CONDITIONS IN THE EVENT OF THE APPEAL BEING ALLOWED WITHOUT PREJUDICE TO THE COUNCILS CASE

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

2. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

3. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order) no buildings, extension, alterations or additional windows permitted by Classes A, B, C, D or E of Schedule 2, Part 1 of the 1995 Order shall be carried out without the prior written permission of the Local Planning Authority.

4. Prior to the commencement of development details of the proposed slab levels of the proposed dwellings shall be submitted to and approved in writing by the Local Planning Authority. The constructed development shall not vary from the approved levels.

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

6. The dwelling hereby permitted shall not be occupied until space has been provided within the curtilage for vehicles to turn so that they may enter and leave the site in a forward gear and this space shall thereafter be maintained at all times for this purpose.

7. Before the development hereby permitted is commenced, the vehicular access proposed shall be formed and provided with visibility splays of shown on the approved drawing number 1273/11. The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height and so maintained at all times.

8. Provision shall be made to accommodate all site operatives' visitors' and construction vehicles loading, off-loading, parking and turning within the site during the construction period in accordance with details to be submitted to and agreed in writing by the Local Planning Authority.

9. Adequate precautions shall be taken during the construction period to prevent the deposit of mud and similar debris on the adjacent public highways in accordance with details to be submitted to and approved in

writing by the Local Planning Authority prior to the commencement of development.

10. Prior to the occupation of any of the dwellings hereby approved the existing vehicle access to number 68 Wargrave Road shall be stopped up and permanently abandoned, and the footway and verge crossing shall be reinstated in accordance with a scheme which will be submitted to and approved in writing by the Local Planning Authority, prior to the commencement of the development hereby approved. The new access shall be completed prior to the occupation of any of the dwellings hereby permitted.

11. The bin store is to be located not more than 25m from the highway boundary.

12. No construction work of any sort shall take place other than between the hours of 8.00 am and 6.00 pm Monday to Fridays and 8.00 am to 1.30 pm Saturdays and no work shall take place on Sundays or Bank Holidays.

13. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas and hard surfacing materials.

14. Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed number/densities where appropriate; implementation and maintenance programme.

15. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed with the Local Planning Authority.

16. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons (1 November - 31 March) following the first occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become dangerous, damaged or diseased shall be replaced in the next planting season with others of similar size and species.

17. The development shall not commence until details of all boundary treatment has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to

the first occupation of the development or phased as agreed in writing by the Local Planning Authority and thereafter maintained as such.

18. No development approved by this permission shall be commenced prior to a contaminated land assessment and associated remedial strategy being submitted to and approved in writing by the Local Planning Authority. The scheme should comprise a contaminated land assessment and associated remedial strategy and works, together with a timetable of works, and should include the following:

(A) i) The contaminated land assessment shall include a desk study to be submitted to the Local Planning Authority for approval. The desk study shall detail the history of the sites uses and propose a site investigation strategy based on the relevant information discovered by the desk.

ii) The site investigation, including relevant soil, soil gas, surface and groundwater sampling, shall be carried out by a suitably qualified and accredited consultant/contractor in accordance with a Quality Assured sampling and analysis methodology.

iii) A site investigation report detailing all investigative works and sampling on site, together with the results of analysis, risk assessment to any receptors and a proposed remediation strategy shall be submitted to the Local Planning Authority. The Local Planning Authority shall approve such remedial works as required prior to any remediation commencing on site. The works shall be of such a nature so as to render harmless the identified contamination given the proposed end-use of the site and surrounding environment.

iv) Approved remediation works shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance. If during any works contamination is encountered which has not previously been identified then the additional contamination shall be fully assessed and an appropriate remediation scheme agreed with the Local Planning Authority.

(B) Except as otherwise agreed in writing by the Local Planning Authority, all works comprised with the scheme which are not within buildings shall be carried out before the commencement of any development approved by this permission, and all works within buildings shall be carried out before the occupation of any part of the building to which such internal works relate.

(C) Upon the completion of the works, this condition shall not be discharged until a closure report has been submitted to and approved by the Local Planning Authority. The closure report

shall include details of the proposed remediation works and the quality assurance certificates with the approved methodology. Details of any post remediation sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure report together with the necessary documentation detailing what waste materials have been removed from the site.

REASONS

1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.
2. To ensure a satisfactory external appearance.
3. To safeguard the amenities of neighbouring residents and the locality.
4. To safeguard the amenities of neighbouring residents and the locality.
5. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.
6. In the interests of highway safety.
7. In the interests of highway safety.
8. In the interests of highway safety and convenience.
9. In the interests of highway safety.
10. In the interests of highway safety.
11. In order to provide adequate carrying distances for refuse collection in the interests of amenity.
12. To safeguard the amenities of the neighbouring residents and the locality.
13. In the interests of the character and amenities of the locality.
14. In the interests of the character and amenities of the locality.
15. In the interests of the character and amenities of the locality.
16. In the interests of the character and amenities of the locality.
17. In the interests of the character and amenities of the locality.
18. In the interest of the future health and safety of the future occupiers of the approved dwellings.

Nicola Lake
Wokingham District Council

Appeal by: Mr R Ridout and Mr A Tunali
Site: Land to the rear of 68-70 Wargrave Road, Twyford

Appeal Ref: APP/X0360/A/00/1048679
Application No. F/2000/0347

Tel. (0118) 974 6448 (Direct Line)
Date: September 14, 2000
My ref: F/2000/0347
Your ref: APP/X0360/A/00/1048679

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

Miss A Bibi
The Planning Inspectorate
Room 1004
Tollgate House
Houlton Street
BRISTOL
BS2 9DJ

Dear Miss Bibi

APPEAL BY: R Ridout & A Tunali
SITE: 68-70 Wargrave Rd, Twyford

With reference to this appeal, I enclose a copy of the conditions to be associated with the questionnaire sent on 24th August 2000.

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc
cc The Edwards Irish Partnership

Tel. (0118) 974 6448 (Direct Line)
Date. August 24, 2000
My ref: F/2000/0347
Your ref:

File Copy

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

The Edwards Irish Partnership
36 Langborough Rd
Wokingham
Berks
RG40 2BT

Dear Sirs

APPEAL BY: **R Ridout & A Tunali**
SITE: **68-70 Wargrave Rd, Twyford**

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

I have also sent copies to The Planning Inspectorate.

Yours faithfully

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date: August 24, 2000
My ref: F/2000/0347
Your ref: APP/X0360/A/00/1048679

file copy

Environmental Services Department
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P.O. Box 157
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Miss A Bibi
The Planning Inspectorate
Room 1004
Tollgate House
Houlton Street
BRISTOL
BS2 9DJ

Dear Miss Bibi

APPEAL BY: R Ridout & A Tunali
SITE: 68-70 Wargrave Rd, Twyford

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

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date. August 24, 2000
My ref. F/2000/0347
Your ref.

file copy.

The Owner /Occupier
74 Wargrave Rd
Twyford
Berks
RG10 9PH

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

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990
APPEAL BY: R Ridout & A Tunali
SITE: Land to rear of 68- 70 Wargrave Rd, Twyford

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

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

As your interests may be affected, you can give your views on the appeal in writing to Miss A Bibi, The Planning Inspectorate, Room 1004, Tollgate House, Houlton Street, Bristol, BS2 9DJ. You should send three copies quoting reference APP/X0360/A/00/1048679. Comments received after 3rd October 2000 may be disregarded.

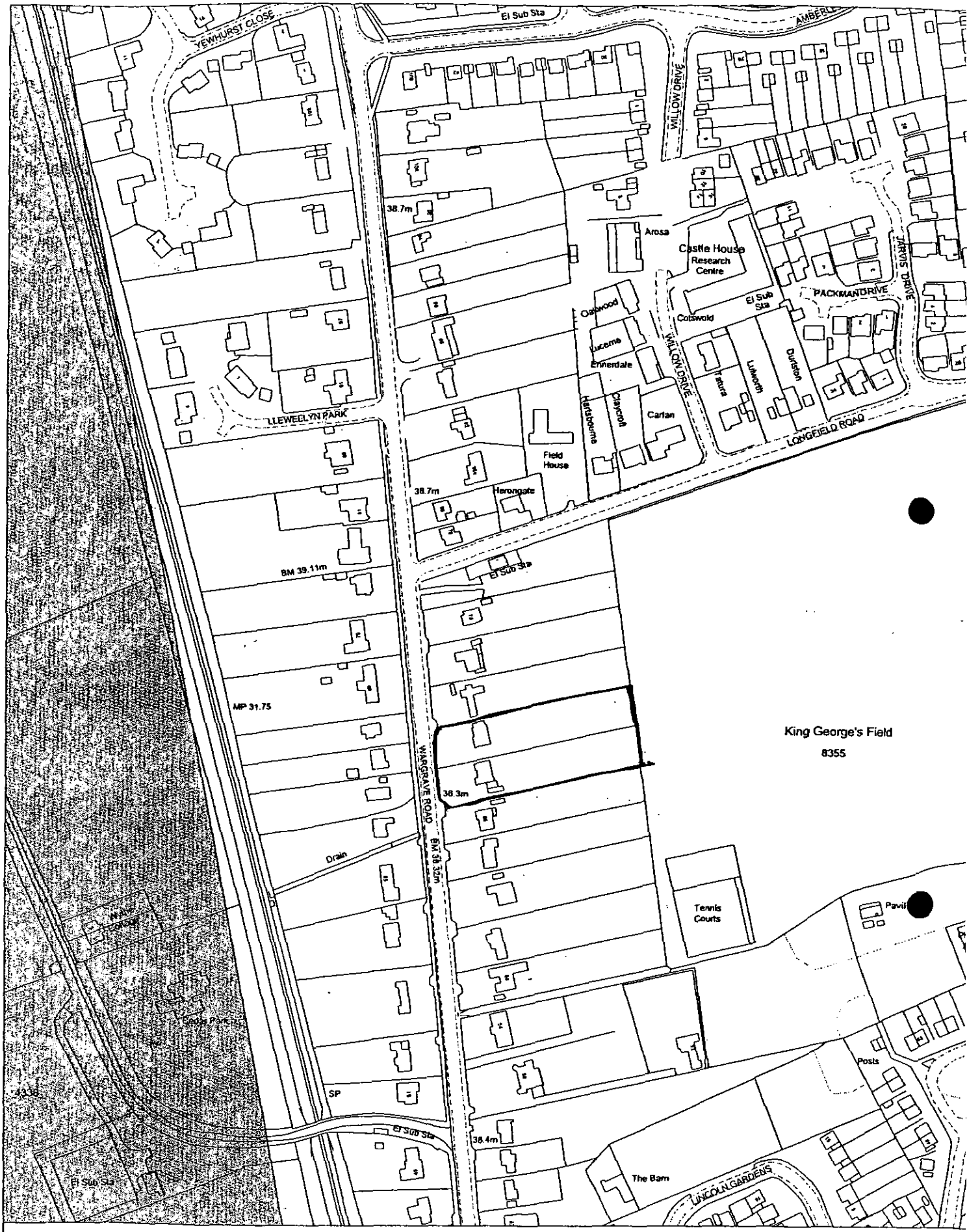
The application, decision notice, and the appellant's grounds of appeal may be inspected in the Environmental Services Department (Planning) at the Civic Offices, Shute End, Wokingham, Berkshire during normal office hours (08.30 to 17.00 on Mondays to Thursdays, 4.00pm on Fridays).

A free booklet, Guide to taking part in Planning Appeals, is available from this office.

If you wish to be notified of the result of the appeal, you should write to the Planning Inspectorate requesting a copy of the decision.

Yours faithfully

Denise Gumbrell
Appeals Assistant



Site Plan, Scale: 1 to 2500

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Date: 24 August 2000

N
W E
S

The Planning Inspectorate

Room 1004
Tollgate House
Houlton Street
Bristol BS2 9DJ
http://www.planning-inspectorate.gov.uk

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

PJL | TLS
DC | ENF
APP
CS
23 AUG 2000
ACK:
FILE:

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

Your Ref: F/2000/0347

Our Ref: APP/X0360/A/00/1048679

Date: 22 August 2000

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY R RIDOUT & A TUNALI
SITE AT 68-70 WARGRAVE ROAD, TWYFORD, BERKS

I have received an appeal form and accompanying documents for this site. I am the case officer. If you have any questions please contact me. Apart from the questionnaire, please always send **2 copies** of all further correspondence to me, giving the full appeal reference number which is shown at the top of this letter.

I have checked the papers and confirm that the appeal is valid. If it appears at a later stage, following further information, that this may not be the case, I will write to you again.

The appellant has requested the written procedure. Unless you tell me otherwise, I will assume that you do not want an inquiry. The date of this letter is the **starting date** for the appeal.

I must **receive** the following documents within this timetable:

Within the next 2 weeks

You must notify interested persons who were consulted at application stage and those who made comments that the appeal has been made. You should tell them that: -

i) any comments they made at application stage will be sent to me and if they want to make any additional comments I must receive 3 copies within **6 weeks of the starting date.** If we receive representations after the deadline, they will not normally be seen by the Inspector and they will be returned.
ii) they can get a copy of our booklet 'Guide to taking part in planning appeals' free of charge from you, and
iii) if they want to receive a copy of the appeal decision they must write to me asking for one.

You must make sure that the appellant and I receive a copy of a completed appeal questionnaire and supporting documents (including relevant development plan policies when appeals are against non-determination).

Within the next 6 weeks

You and the appellant must make sure that I receive 2 copies of any statement. I will send a copy of your statement to the appellant and send you a copy of their statement. Please keep your statement concise, *as recommended in Annex 1(i) of DETR Circular 05/2000.*

Within the next 9 weeks

You and the appellant must make sure that I receive 2 copies of any comments on each other's statement and any comments on any representations received from interested parties. I will forward the appellant's to you at the appropriate time.

Site visit arrangements

We will arrange for our Inspector to visit the appeal site and we will send you the details. In most cases the visit will be arranged within 12 weeks of the **starting date**.

You **must keep to the timetable** set out above and ensure that I receive your representations within the deadlines. If I do not, your representations will not normally be seen by the Inspector and they will be returned to you. Inspectors will not accept representations at the site visit, nor will they delay the issue of their decision to wait for them. As I have given details of the timetable, I will not send you reminders.

Planning obligations - Section 106 agreements

A planning obligation, often referred to as a 'section 106 agreement', is either a legal agreement made between the LPA and a person 'interested in the land', or a legally binding undertaking signed unilaterally by a person 'interested in the land'.

If you intend to rely on an obligation, we must receive a completed, signed and dated copy before the date of the site visit. An Inspector will not normally delay the issue of a decision to wait for the completion of an obligation.

Yours faithfully

Miss A Bibi

102(BPR)

The Edwards Irish Partnership

Architects & Surveyors

36 Langborough Road, Wokingham, Berks. RG40 2BT

Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: the.eip@virgin.net

PLA...

APP

C3

18 AUG 2000

COPIES TO: | ACK: | FILE:

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

17 August 2000

Dear Sirs

68 - 70 Wargrave Road, Twyford, Berks

Please find enclosed a written representations appeal against the failure of Wokingham District Council to issue a decision within eight weeks on the above application ref: F/2000/0347.

A full supporting statement will be issued early next week.

The appeal documentation comprises.

1. The appeal form duly completed.
2. Drawing numbers 1278/10, 11,12 and 14
3. The location plan
4. Certificate A
5. The application covering letter dated 5 January 2000
6. Correspondence dated 12, 16 and 21 June 2000 and the committee agenda dated 23 May 2000

I have forwarded a copy of the appeal form to the local authority.

Yours sincerely

John Irish

CC R Ridout and A Tunali
Wokingham District Council - Planning Dept

The Planning Inspectorate

FOR OFFICIAL USE ONLY
Date received

PLANNING SU	
PDL	
DC	
APP	
CS	

10 AUG 2000

COPIES TO: ACK: FILE:

PLANNING APPEAL

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

A. INFORMATION ABOUT THE APPELLANT(S)

Full Name: R. RIDOUT AND A TUNALI

c/o

Address: 68 WARGRAVE ROAD, TWYFORD, BERKS

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

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

Agent's Name (if appropriate): THE EDWARDS IRISH PARTNERSHIP

Agent's Address: 36 LANGBOROUGH ROAD

WOKINGHAM BERKS

Postcode: RG40 2BT Reference: .....
Failure to provide the postcode may cause delay in processing your appeal.

Daytime Telephone No: 0118 - 9894403 Fax No: 0118 - 9894383

B. DETAILS OF THE APPEAL

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

Description of the Development:

PROPOSED ERECTION OF TWO DWELLINGS WITH GARAGES AND DEMOLITION OF 70 WARGRAVE ROAD AND ERECTION OF REPLACEMENT DWELLING AND GARAGE

Address of the Site:

LAND TO REAR OF 68-70 WARGRAVE ROAD, TWYFORD, BERKS

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

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

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

APPLICATION DATE 5 JAN 2000 REF: F/2000/0347

Date of LPA notice of decision (if any):

NO DECISION.

Are there any outstanding appeals for this site eg Enforcement, Lawful Development Certificate etc? If so please give details and any Planning Inspectorate reference number here:

NONE

C. REASON FOR THE APPEAL

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

1. to *refuse/grant subject to conditions, planning permission for the development described in Section B. ☐
2. to *refuse/grant subject to conditions, approval of the matters reserved under an outline planning permission. ☐
3. to refuse to approve any matter (other than those mentioned in 2 above) required by a condition on a planning permission. ☐

Or the failure of the LPA:-

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

D. CHOICE OF PROCEDURE

CHOOSE ONE OF THE FOLLOWING TYPES OF PROCEDURES - Appeals decided by written representations are normally decided much quicker than by the hearing/inquiry method. For further information see the booklet "Making your planning appeal" which accompanied this form.

1. WRITTEN REPRESENTATIONS ☑

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

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

.....

3. HEARING Although you may prefer a hearing, the Inspectorate must consider your appeal suitable. ☐

E. ESSENTIAL SUPPORTING DOCUMENTS

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

1. The application submitted to the LPA; ☑
2. The site ownership details (Article 7 certificate) submitted to the LPA at application stage; ☑
3. Plans, drawings and documents forming part of the application submitted to the LPA; ☑
4. The LPA's decision notice (if any); ☐
5. Other relevant correspondence with the LPA; please identify the correspondence by date or otherwise: COMMITTEE AGENDA 23 MAY 2000 LETTERS DATED 12, 16 21 JUNE 2000 ☐
6. A plan showing the site in red, in relation to two named roads (preferably on an extract from the relevant 1:10,000 OS map). **(Failure to submit this can delay your appeal).** ☑

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

7. If the appeal concerns reserved matters, the relevant outline application, plans submitted and the permission; ☐
8. Any plans, drawings and documents sent to LPA but which do not form part of the submitted application (eg drawings for illustrative purposes); ☐
9. Additional plans or drawings relating to the application but not previously seen by the LPA. Please number them clearly and list the numbers here: ..... ☐

F. APPEAL SITE OWNERSHIP DETAILS

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

SITE OWNERSHIP CERTIFICATES

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

CERTIFICATE A

I certify that:

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

OR

~~**CERTIFICATE B**~~

~~I certify that:~~

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

~~Owner's Name Address at which notice was served Date on which notice was served~~

I further certify that:

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

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

OR

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

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

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

Signed ..... (on behalf of) R. RIDOUT AND A. TUNALI

Name (in capitals) J. IRISH Date 17 August 2000

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

NON DETERMINATION — STATEMENT TO FOLLOW

PLEASE SIGN BELOW

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

Signed ..... (on behalf of) R RIDOUT AND A. TUNAY

Name (in capitals) J. IRISH Date 17 August 2000

The Planning Inspectorate is registered under the Data Protection Act 1984, so that we may hold information supplied by you on our computer system for the purpose of processing this appeal.

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

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

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

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

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

♦ **3RD COPY: For you to keep**