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:MENT OFFICER WHEN
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L.O. ✓

APPLICATION NO:
F/2000/0372

LOCATION:
17 Wargrave Motors High Street Reading.

APPLICANT:
Mr A Jarvis C/O Andesign

PROPOSAL:
Proposed change of use of area under canopy from petrol to car sales.

EARLIEST DATE FOR DECISION: **18/02/2000**

APPLICATION EXPIRY DATE: **10/03/2000**

CASE OFFICER: **Heather Morgan**

REFUSED

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr A Jarvis
C/O Andesign
9 Perkins Way
Wokingham
Berkshire
RG41 2TN

Application Number: F/2000/0372

Parish: **WARGRAVE**

Location: **Wargrave Motors 17 High Street, Wargrave, Reading.**

Proposal: **Proposed change of use of area under canopy from petrol to car sales.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Refuse Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Reason

1. The development, by reason of the introduction of car sales and extension of a commercial activity, would be visually intrusive, and would fail to preserve or enhance the character and appearance of Wargrave Village Conservation Area. As such, the proposal is contrary to Policy EN4 of the Berkshire Structure Plan, Policies LBE14 and LBE15 of Loddon Area Local Plan and Policies WOS3, WOS10, WBE1 and WHE4 of the Wokingham District Local Plan (Deposit Draft) as modified.

John Mitchell

John Mitchell
Development Control Manager
Date: 20/10/2000

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.

0372

33626

Tel. (0118) 974 6487 (Direct Line)
Fax. (0118) 974 6484
Email. John.Mitchell@wokingham.gov.uk
Date 20 October 2000
My ref. JRM/SB/2000/0372 & 2000/0592
Your ref.

Mr A Hester
Andesign
9 Perkins Way
WOKINGHAM
Berkshire
RG41 2TN

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 Hester

OUTSTANDING APPLICATIONS

I refer to your letter of 3 August 2000 and subsequent correspondence.

Planning application 2000/0372 : 17-27 High Street, Wargrave is being dealt with under separate correspondence.

Planning application 2000/0592 : 422 Finchampstead Road was approved at the Development Control Committee meeting on 18 October.

I apologise for the delay in dealing with these matters.

On a quite separate matter I am keen to start up the Agents Panel again and would be interested to know if you would be prepared to attend.

Yours sincerely

JOHN MITCHELL
Development Control Manager

ANDESIGN
BUILDING PLANS

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

RECEIVED
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file
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Mr J. Mitchell
Head of Development Control
Wokingham District Council
P.O. Box 157
Shute End
Wokingham
Berks RG40 1WR

n/a.

3rd August 2000

Dear Mr Mitchell,

re: **Outstanding applications**

Amongst the many applications that we have currently running with your authority,two are causing particular concern and I would be obliged if you could personally intervene on these two items.

The first one is application number 2000/0372 in the name of Mr A. Jarvis, Julians, 17 - 27 High Street, Wargrave which is being handled by Ms. Morgan and was due for a decision on 10th March 2000.

The second is application number 2000/0592 in the name of P. & J. Edgington 422 Finchampstead Road, Wokingham. The Planning Officer is Ms. Connor and this was due for a decision by 7th April 2000.

The excessive delays are causing our clients considerable inconvenience and our own practice some embarrassment. Perhaps you could let me know what action you are taking as a matter of some urgency.

Yours faithfully,

A. Hester

Appeal Decision

Site visit made on 22 March 2001

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

by Gerry Hollington MA, BPhil, MRTPI

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

PLANNING SERVICES | HPT
POL | Date | Tue 22 MAY 2001
DC | ENF
APP
CS
23 MAY 2001
ACK
FILE

Appeal Ref: APP/X0360/A/01/1056371
Julians, 17/27 High Street, Wargrave, Berkshire

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr A Jarvis against the decision of Wokingham District Council.
- The application (ref: F/2000/0372), dated 13 January 2000, was refused by notice dated 20 October 2000.
- The development proposed is change of use of area under canopy from petrol to car sales.

Summary of Decision: The appeal is dismissed.

Procedural Matters

1. The change of use the subject of this appeal has taken place and so I shall treat the application as one made under Section 73A of the Act for the retention of development already carried out.

2. Varying addresses for the appeal property are used by the appellant and the Council. I consider that the address given on the application form suitably identifies the property and so I shall determine the appeal on this basis.

Main Issue

3. I consider the main issue in this appeal to be the effect of the proposed development on the character and appearance of the Wargrave Conservation Area.

Planning Policy

4. The development plan includes the Berkshire Structure Plan 1991-2006 and the Loddon Area Local Plan (1995), the most relevant policies of which I consider to be as follows.

5. The appeal site lies within the Wargrave Conservation Area. Structure Plan Policy EN4 protects listed buildings and buildings in conservation areas from demolition, inappropriate alteration and other adverse change. Proposals affecting such buildings should meet a number of requirements, including preserving or enhancing their settings.

6. In the Local Plan, Policy LBE14 resists proposals for development which would be detrimental to the character of a conservation area.

7. There is an emerging local plan, the Wokingham District Local Plan. Its deposit draft and subsequent amendments have been published and the Inspector's report of the public local inquiry into most of the objections is expected in summer 2001. As the plan's policies are

liable to change, I shall give them moderate weight. I consider 3 policies to be of most relevance.

8. In the emerging plan, Policy WOS3 sets out development control principles. Among the requirements for all development proposals are that they should be appropriate in scale of activity and character to the area in which they are located, and they should have no significant detrimental impact on important man-made, landscape or nature conservation features. The value of the District's historic environment is recognised by Policy WOS10, which includes the aim of preserving and enhancing the character of conservation areas. Policy WBE1 seeks to ensure that development respects its local context; the Council will have regard to the environmental impact, visual impact and accessibility of any application for development.

9. As required by Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, I shall pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area.

Reasons

10. The conservation area is extensive and encompasses a variety of open and built up areas, including river frontages and low density housing. At the core of the area is the High Street, in the southern part of which there are many commercial premises which stand close to the road. The part of the conservation area where the appeal premises are located, at the northern end of the High Street, has a predominantly residential character. Its appearance is urban, with a mixture of terraced, semi-detached and detached houses, some of the detached dwellings being substantial in size and set in spacious grounds. High brick or flint walls are often found on road frontages.

11. The appeal site is a garage premises which formerly offered petrol and car sales and workshop facilities. Petrol sales have ceased, but the canopy over the former petrol forecourt remains. I saw that the site stands in a prominent position at the junction of the High Street with Wargrave Hill. Much of the longer, High Street frontage is marked by a low brick wall. Alongside Wargrave Hill, a brick wall is stepped up in height to join one of the garage buildings.

12. The appellant states that the perimeter of the site was always used for car sales, and I saw that the canopy area and the part of the site to its south is now used for the display of cars for sale. Nevertheless, the appeal application relates only to the change of use of the area under the canopy.

13. The effect of the change of use is to increase the area of cars parked for sale, which I consider to be a discordant feature in the street scene, set among mainly residential properties. The position of the additional area is given increased prominence by the site's position at a slight bend in the High Street, so that it is particularly noticeable as one approaches from the north. Although the area the subject of this appeal is covered by the former petrol sales canopy, the height of this structure means that it does not assist in diminishing the visual impact of the cars parked underneath. Consequently, in my opinion the parking of cars for sale in the canopy area is visually intrusive and out of keeping with the conservation area's character and appearance.

14. I cannot accept the appellant's contention that a static display of good quality cars for sale is

preferable to a flow of all types of vehicle past petrol pumps. The latter would have the benefit of leaving the area free of customers' cars at times, including outside business hours, and in my view the quality of a car, either static or passing, does not make a significant difference to its appearance as a motor vehicle.

15. I have considered whether my concerns could be overcome by conditions regarding matters such as paving, walling and landscaping. However, paving would not affect the appearance of cars on site. I am not satisfied that walling or landscaping would be effective, given the position of the site and the need to retain access to it, or reasonable, bearing in mind the need to display sale cars.

16. I conclude, therefore, that the proposed development would cause unacceptable harm to the character and appearance of the Wargrave Conservation Area, rather than preserving or enhancing its character or appearance. It would thus be contrary to Structure Plan Policy EN4 and Local Plan Policy LBE14, as well as conflicting with policies WOS3, WOS10 and WBE1 of the emerging local plan.

Other Matters

17. I have considered all the other matters raised in the written representations, including the appellant's references to the reduced traffic movements, air pollution and smells which would result from the change of use. However, in the context of the site's position alongside the A321 road, which appears to be well used, I do not regard these as material benefits. Neither this nor any of the other matters are, therefore, of such significance as to outweigh the considerations which have led to my conclusion on the main issue.

Conclusions

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

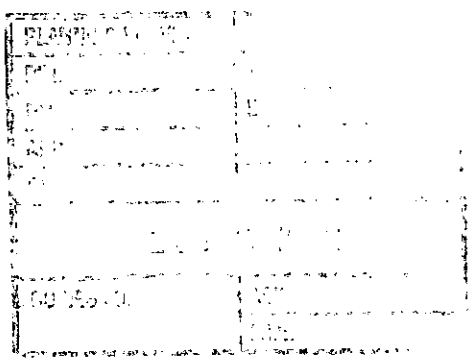
Formal Decision

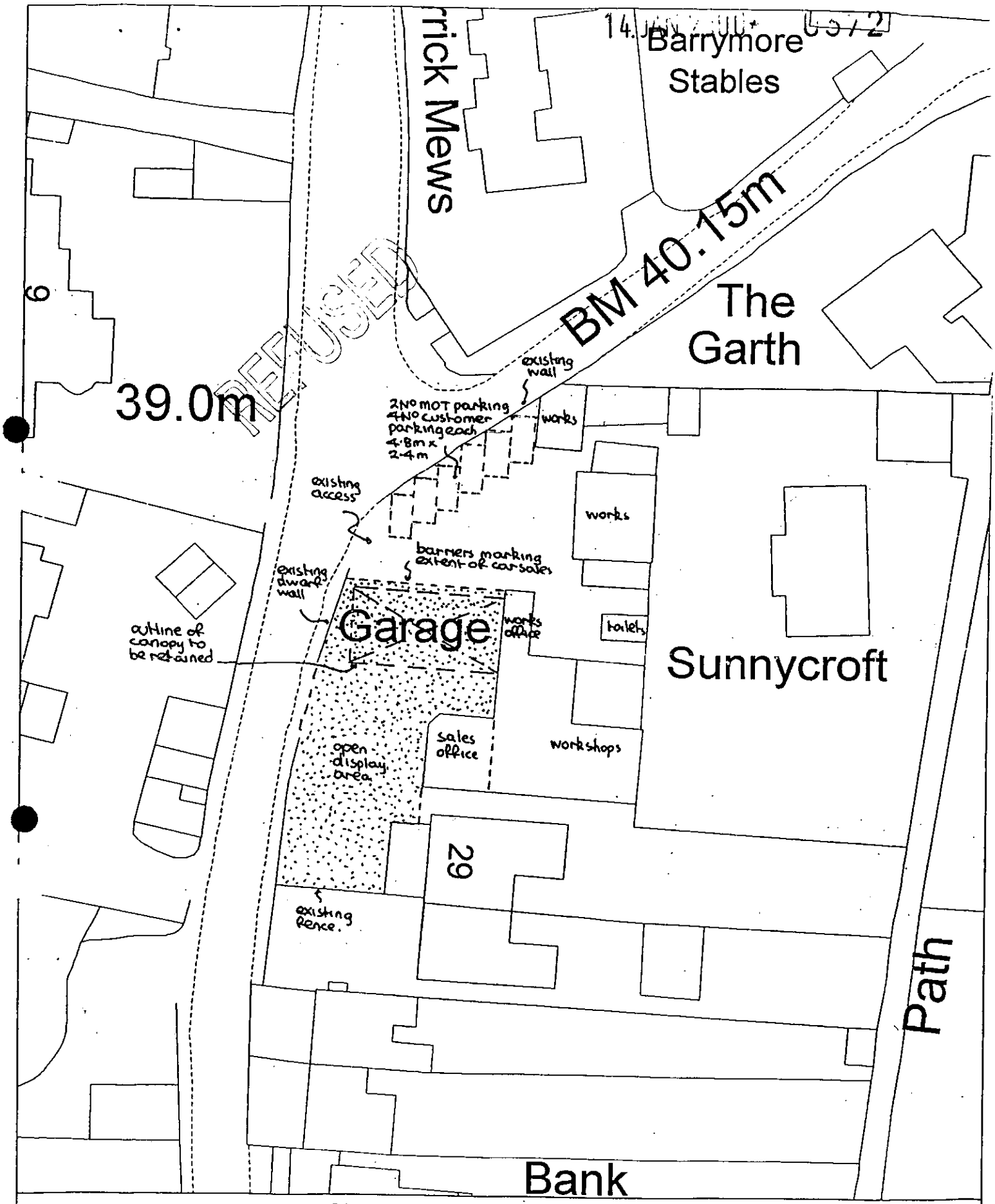
19. In exercise of the powers transferred to me, I dismiss the appeal.

Information

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

INSPECTOR





Site Plan, Scale: 1 to 500

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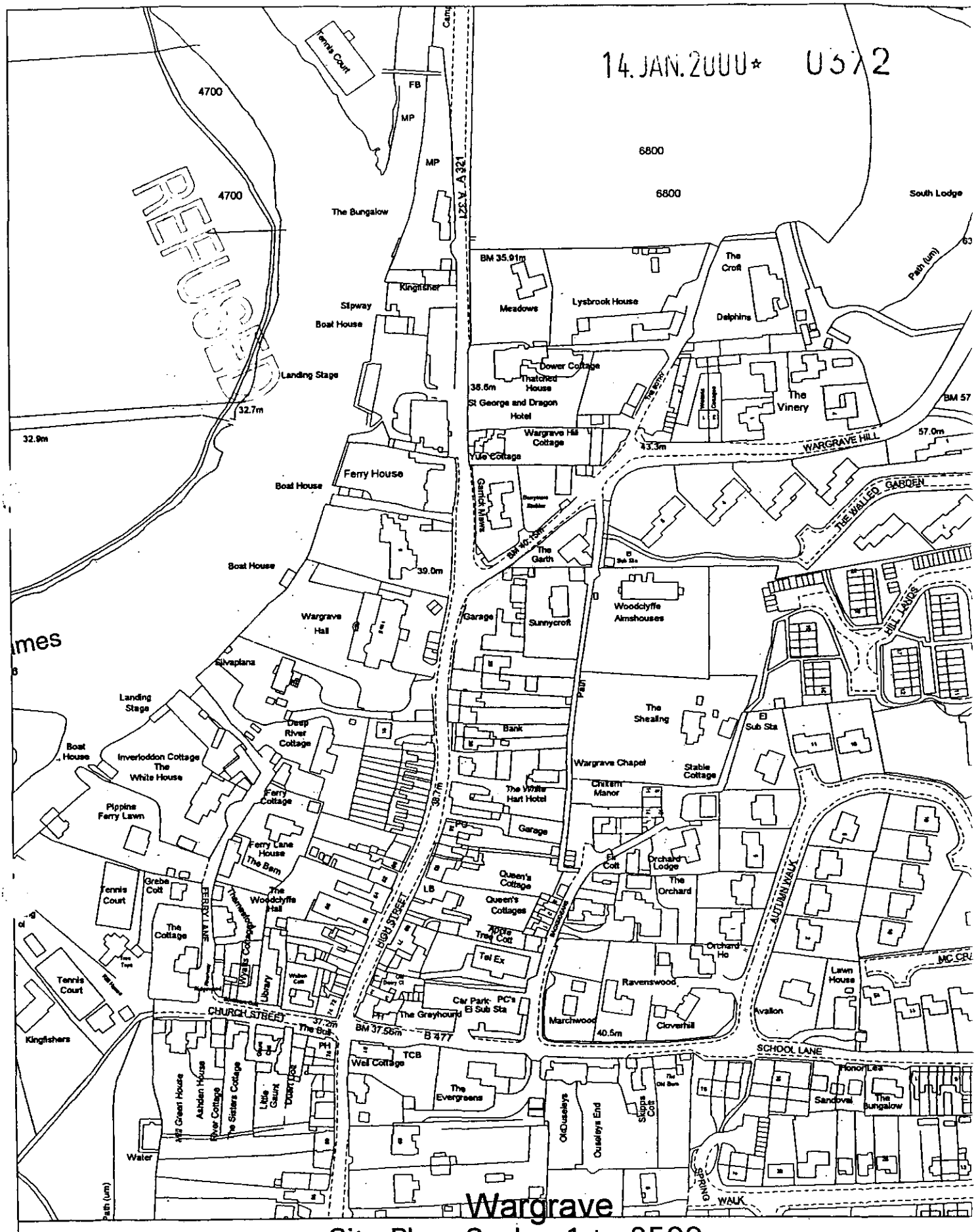
Date: 20 August 1999

14. JAN. 2000* 0512



Site Plan, Scale: 1 to 2500

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Date: 20 August 1999

1832

DEVELOPMENT CONTROL

REQUEST FOR SERVICE

Ref No. RFS/~~95/~~ 00/3915

Name and Address of Enquirer

Site Address
Wargrave motors. 17, High street, Wargrave, Reading.
Name of owner (if known)

REQUEST FOR SERVICE
Refusal for the permission of proposed change of use of area under canopy from petrol to car sales.
Received By : Jackie Received Date : 8.11.00

ACTION REQUIRED
Letter to Wargrave motors - Requesting removal of all cars ~~for sale~~ under canopy within 21 days.

Relevant File Reference(s)
F/2050/0372. (ENF 2640 (N))

ACTION TAKEN
Letter out. Mr. Andrew Jarvis phone on 8th June at 4.10 he stated that his agent (Andesign) is currently on holiday & that he would get back to me concerning my letter dated 4.6.01
OFFICER : A.S.A.P. Date :

Gone to Appeal.

SITE VISIT NOTES

OFFICER : DATE :

FURTHER ACTION

Mr Garvis phoned 16.11.00 - he stated that he was appealing to the decision & would write back to me confirming this

OFFICER : JCoates DATE : 16.11.00

RESPONSE TO ENQUIRER

OFFICER : DATE :

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr A Jarvis
C/O Andesign
9 Perkins Way
Wokingham
Berkshire
RG41 2TN

Application Number: F/2000/0372

Parish: **WARGRAVE**

Location: **Wargrave Motors 17 High Street, Wargrave, Reading.**

Proposal: **Proposed change of use of area under canopy from petrol to car sales.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Refuse Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Reason

1. The development, by reason of the introduction of car sales and extension of a commercial activity, would be visually intrusive, and would fail to preserve or enhance the character and appearance of Wargrave Village Conservation Area. As such, the proposal is contrary to Policy EN4 of the Berkshire Structure Plan, Policies LBE14 and LBE15 of Loddon Area Local Plan and Policies WOS3, WOS10, WBE1 and WHE4 of the Wokingham District Local Plan (Deposit Draft) as modified.

John Mitchell

John Mitchell
Development Control Manager
Date: 20/10/2000

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.

21 Days for renewal.

Tel: (0118) 974 6449 (Direct Line)
Fax: (0118) 974 6484
E-mail Jackie.Emmett@wokingham.gov.uk
Date: November 8, 2000
My ref: JE/RFS/2/3915
Your ref:

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 A Jarvis
17 Wargrave Motors
High Street
Reading
RG10 8BU

Dear Mr Jarvis

WARGRAVE MOTORS 17 HIGH STREET, WARGRAVE, READING. APPLICATION NO. F/2000/0372.

I am writing with reference to the refusal of the above application for the proposed change of use of area under canopy from petrol to car sales.

Please cease the storage of motor vehicles from the above site within 21 days as failure to do so could result in formal enforcement action being taken against you.

Yours sincerely

J. Emmett
Planning Enforcement Officer

Byrnd 17.11.

ANDESIGN
BUILDING PLANS

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

36668
JE

Ms.J.Emmett
Enforcement Officer
Wokingham District Council
P.O. Box 157
Shute End
Wokingham
Berks RG40 1WR

ref:3690

17th November 2000

Dear Ms.Emmett,

re: **Application No.F/2000/0372 - 17/27 High Street, Wargrave**

Further to your letter dated 8th November 2000, addressed to my Client,Mr A. Jarvis and our subsequent telephone conversation on 16th November. I can confirm that I have received instructions to proceed with an appeal to the Department of the Environment as soon as possible. Bearing in mind that your Council took from 27th August 1999, when we originally submitted the requested Planning application until 20th October 2000, to process the application, and that the handling of this application by the Planning Department is the subject of an official complaint to the Chief Executive. It would be in everybodies interest if all suggestion of Enforcement action was put on hold until such times as the outcome of the appeal is decided. If you have any further queries please do not hesitate to contact my office.

Yours faithfully,

A. Hester

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

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

Your Ref: F/2000/0372

Our Ref: APP/X0360/A/01/1056371

Date: 20 March 2001

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR A JARVIS
SITE AT WARGRAVE MOTORS, 17 HIGH STREET, WARGRAVE, READING

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.

411443

Yours faithfully

OK

Miss A Groves

217L(BPR)

ANDESIGN
BUILDING PLANS

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

Miss A. Groves

ref:3690

The Planning Inspectorate
Department of the Environment
Room 1004
Tollgate House
Houlton Street
Bristol BS2 9DJ

26th February 2001

Dear Miss Groves,

re: **reference APP/X0360/A /01/1056371 - Wargrave Motors**
17 High Street, Wargrave

Further to your letter dated 21st February 2001, it is not normally our practice to comment on the Councils statement, but on this occasion we feel there are three glaring errors within the statement which should be drawn to your attention. The first is that the area which is subject to the Change of Use is the area underneath the former Petrol Sales canopy. The perimeter of the site was always used for Car Sales. The second point is that the Car Sales area has always included the area in front of 29. The final point is that my clients refused to re-surface the area as there would be little point if this is then covered up with cars and for the same reason could not see justification of raising the height of the existing dwarf wall.

I trust this clarifies the situation so that there will be no misunderstanding in the consideration of this appeal.

Yours faithfully,

Andrew Hester

c.c. Wokingham District Council

Tel: (0118) 974 6449 (Direct Line)
Fax: (0118) 974 6484
E-mail Jackie.Emmett@wokingham.gov.uk
Date: June 4, 2001
My ref: JE/RFS/3915
Your ref:

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 A Jarvis
17 Wargrave Motors
High Street
Reading
RG10 8UB

Dear Mr Jarvis

WARGRAVE MOTORS 17 HIGH STREET, WARGRAVE, READING. APPLICATION NO. F/2000/0372. APPEAL DECISION APP/X0360/A/01/1056371.

I am writing with reference to the dismissal of Appeal Ref: APP/X0360/01/1056371.

As you are aware the storage of motor vehicles on the above related site must cease.

Please would you inform me, in writing, within the next 14 days as to how long you require for the removal of the vehicles. Failure to do so may result in formal enforcement action

Yours sincerely

J. Emmett
Planning Enforcement Officer

Tel: (0118) 974 6449 (Direct Line)
Fax: (0118) 974 6484
E-mail Jackie.Emmett@wokingham.gov.uk
Date: July 4, 2001
My ref: JE/RFS/3915
Your ref:

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 A Jarvis
17 Wargrave Motors
High Street
Reading
Berks
RG10 8UB

Dear Mr Jarvis

WARGRAVE MOTORS 17 HIGH STREET, WARGRAVE, READING. APPLICATION NO. F/2000/0372. APPEAL DECISION APP/X0360/A/01/1056371.

I am writing with reference to the above and also my previous letter dated 4th June 2001, to which I have received no response.

As you are ware the storage of motor vehicles on the above related site must cease.

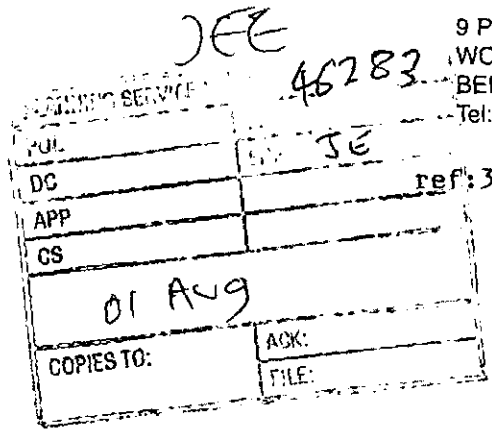
Please would you inform me, in writing, within the next 14 days as to how long you require for the removal of the vehicles. Failure to do so may result in formal enforcement action

Yours sincerely

J. Emmett
Planning Enforcement Officer

ANDESIGN
BUILDING PLANS

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



Ms J. Emmett
Enforcement Officer
Wokingham District Council
P.O. Box 157
Shute End
Wokingham
Berks RG40 1WR

30th July 2001

Dear Ms. Emmett,

re: **Julians, 17/27 High Street, Wargrave**

Further to our telephone conversation on 27th July, I can confirm that my Client has instructed me to commence negotiations with your Planning Department following the dismissal of the recent appeal on the above site. I have today made contact with the Planning Officer, Ms. Lake and I have copied this letter to her for your Councils records. My Client has now verbally requested the Councils confirmation as to what they would require in the form of an application in order to add their support to the retention of vehicles in the area currently under the canopy. This may involve the complete removal of the canopy which has always been the intention of the original objector and the Parish Council.In order that Ms Lake has time to consider this matter, and we are able to presumably to submit a subsequent application I would ask you to delay any Enforcement action in order that my Clients business can continue to trade in the interim period whilst this matter is being sorted out. If you have any queries please do not hesitate to contact my office, and I thank you for your assistance in this matter.

Yours faithfully,

A. Hester

c.c. Ms.N.Lake Planning officer

WORK SHEET FOR : Heather Morgan

Application Number : F/2000/0372

Applicant : Mr A Jarvis C/O Andesign.

Location : Wargrave Motors 17 High Street Wargrave.
Proposal : Proposed change of use of area under canopy from petrol to car sales.

Site Notice Displayed ? :

YES	NO	DATE
		28/01/00

Date of Neighbour Notifications : .....

Date of Site Visit : 4/3/00

Date Registered : 14/01/2000

Earliest Date for Decision : 18/02/2000

Latest Consultation Date/Site Notice Expiry Date : 18/02/2000

Application Expiry Date: 10/03/2000

Consultation Responses :

1) Highways — Conditional approval.
SC23 parking & turning SR08

2) Conservation — No 17 is one of the most visually sensitive locations in High Street and Conservation Area. It would appear the C-of-U is an endeavour to formalize an existing arrangement. The commercial frontage is disproportionate to adjoining cottage gardens which reflect the scale and character of the Con. Area. If it is acceptable in planning terms Landscaping should be provided to co-ordinate the various disparate surfaces and boundary treatments.

3) Wargrave PC - There is a need to ensure there is adequate parking as cars have obstructed the pavement. Is it necessary to retain the canopy and have the fuel tanks been de-commissioned?

4) One letter - no objection as long as vehicles for sale are inside the cars.

Planning History

8/49 - Garage and workshop (original) 8/2/49

~~[illegible]~~ - Conversion of 3 lock up garages to double
1425/71 lubrication bay 30/12/71. (Approved)

18384 - Redevelopment of existing shop area, new storage tank and canopy 18/12/82 (Refused)

99/70410/F - Change of use of PFS for car sales. (Withdrawn).

Issues

Highways and parking

The garage comprises car sales, MOT and car repairs. The works at the northern end of the site have consent for repairs and are excluded from this application. The site is accessed from a wide dropped kerb at the junction of the High Street and Wargrave Hill. Highways have raised no objection to the continued use of this access. There is an emergency access directly onto the High Street - The applicants have confirmed that this is used infrequently and would be prepared to have a restrictive condition to this effect.

6 parking spaces are to be provided on site, 2 for the MOT bays and 4 for the car sales. The Highways Department have stated they have no objection subject to provision of these spaces.

Impact on Conservation Area

It is accepted that the garage site is a well established feature in the Conservation Area and no objection is raised to its impact of this upon the commercial nature and character of the Conservation Area. However, there is a difference between a petrol filling station with cars which come and go and car sales where vehicles are permanently on show. The consent for redevelopment of the PFS included a showroom, but excluded the external areas. As such, the current proposal has a materially greater visual impact on the appearance of Wargrave Village Conservation Area.

The application site is in an extremely sensitive location on the main road into the village. The site is therefore critical in terms of the overall appearance of the Conservation Area.

The applicants were requested to improve the

Application Number: F/2000/0372

Appraisal :

visual appearance of the site through the introduction of new paving materials across the whole site, plus a higher brick boundary wall and soft landscaping. These amendments would have assisted significantly in mitigating the visual appearance of the development and ensuring the proposal does not have an adverse impact upon the appearance of the Conservation Area.
The applicants do not wish to provide any visual or environmental improvements to the scheme, on the basis there is no justification for them.
PPG15 on 'The Historic Environment' requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area.
The change of use of the premises to the sales of cars would have an adverse visual impact, which would fail to leave the appearance unharmed. As such, the proposal would have a detrimental impact upon the appearance of Wargrave Village Conservation Area.
The visual impact is compounded by the extension of the car sales into the gardens of the residential properties beyond eg No 29 High Street. This has the impact of introducing a substantially larger car sales area than the previous Rebod filling Station. It therefore represents an extension of a commercial activity which is substantially larger in scale than the surrounding area, which is predominantly residential in nature. As such, the extension of the commercial area is considered to fail to preserve the character of Wargrave Village Conservation Area.

Other Issues

The Parish Council have raised concerns regarding the PFS canopy and its retention. The applicants have advised that they do not wish to remove the canopy. The Rebod forecourt are to remain 'in situ' and it is possible that at some stage in the future the use would revert to a PFS. The canopy has been in existence for 18 years and is therefore part of the appearance of the Conservation Area. Whilst it would be preferable to have this element removed, it is not considered its retention could be refused on these grounds.
The location of for sale signs is now something which can be covered under planning legislation. PTO

Application Number F/2000/0372
~~Conditions~~/Reasons for Refusal

No	Std Con	Std Reas	~~Non-Std Conditions~~/ Reasons for Refusal
(1)			The development, by reason of the introduction of car sales [redacted] and extension of a commercial activity, would be visually intrusive, and would fail to preserve the character and appearance of Wargrave Village Conservation Area. As such, the proposal is contrary to policy ENV4 of the Berkshire Structure Plan, policies LBE14 and LBE15 of London Area Local Plan and policies WOS3, WOS10, WRE1, and WRE4 of the Wokingham District Local Plan (Deposit Draft) as modified.

or enhance

20/10/00

RECORD OF SITE VISIT

SITE ADDRESS: 17 Wargrave Motors High Street Reading. **APPLICATION NUMBER: F/2000/0372**	**OFFICER: Heather Morgan** **DATE OF SITE VISIT:** 7/3/00

1 SITE/STATUTORY NOTICE DISPLAYED ? YES on forecourt post within the site

2. DESCRIPTION OF SURROUNDINGS Garage on the corner Residential on 3 sides. Conservation Area

3. DESCRIPTION OF SITE/BUILDING Existing PFS being used for car sales. Petrol forecourt canopy and office built in existence. Car sales on the forecourt and area to the site

4. RELATIONSHIP TO ADJOINING PROPERTIES Car parking in front of some residential properties

5. SITE CONSTRAINTS

TREES N/A

ACCESS/PARKING One bollarded access onto High Street. Main access on the junction

LEVELS N/A

BOUNDARY TREATMENT 0.5m high wall.

OTHERS Most of concrete and tarmac on forecourt

applicationo	Name and address
F/2000/0372	Mr & Mrs R W Jackson 4 Wargrave Hall Wargrave Reading Berks RG10 8DA

App refused
Letter sent
08/11/00

Received by Wokingham District Council

Application No: F/2000/0372

Proposal:

Proposed change of use of area under canopy from petrol to car sales.

Location:

Wargrave Motors 17 High Street Wargrave.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Heather Morgan P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 18/02/2000. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

Tel: (0118) 974 6446

Date: 20/10/00

My ref: F/2000/0372

CONFIDENTIAL

Councillor F Browne
Rose Cottage
Bird Place
Remenham
RG9 2LN

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

Dear Councillor

Application Number: F/2000/0372
Wargrave Motors 17 High Street Wargrave.
Proposed change of use of area under canopy from petrol to car sales.

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 Heather Morgan on **(0118) 974 6446**. 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 30/10/00

Yours faithfully

J C Nutten pp

Head of Planning and Transportation

PLANNING SERVICES	
POL	T S
DC	F
APP	
CS	

LISTING FORM
Case officer: **Heather Morgan** Application Number: **F/2000/0372** COPIES TO: ACK: FILE:
17 Wargrave Motors High Street Reading.
Proposed change of use of area under canopy from petrol to car sales.

Transfer: Yes ☐ No ☑
Reason for Transfer:

Signed: _____ Date: 26-X-2000

Print Name: T. D. Brown

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

Tel: (0118) 974 6446

Date: 20/10/00

My ref: F/2000/0372

Environmental Services Department
Planning Services
P.O. Box 157
Shute End Wokingham
Berkshire RG40 1WR
Tel: (0118) 9746000
Fax: (0118) 9746484
Minicom No: (0118) 9746991
DX: 33506 - Wokingham

CONFIDENTIAL

Councillor F Browne
Rose Cottage
Bird Place
Remenham
RG9 2LN

Dear Councillor

Application Number: F/2000/0372
Wargrave Motors 17 High Street Wargrave.
Proposed change of use of area under canopy from petrol to car sales.

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 Heather Morgan on **(0118) 974 6446**. 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 30/10/00

Yours faithfully

J C Mutlow pp

Head of Planning and Transportation

LISTING FORM

Case officer: **Heather Morgan** Application Number: **F/2000/0372**
17 Wargrave Motors High Street Reading.
Proposed change of use of area under canopy from petrol to car sales.

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.

Tel: (0118) 974 6446

Date: 20/10/00

My ref: F/2000/0372

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 S Etheridge
7 Chackfield Drive
Wokingham
RG41 5PH

Dear Councillor

Application Number: F/2000/0372
17 Wargrave Motors High Street Reading.
Proposed change of use of area under canopy from petrol to car sales..

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 Heather Morgan on **(0118) 974 6446**. 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

Head of Planning and Transportation

Wokingham District Council
Planning Application

Town and Country Planning (General Development Procedure) Order 1995 – Notice under Article 8

AND/OR

Planning (Listed Buildings and Conservation Areas) Regulations 1990 and Planning (Listed Buildings and Conservation Areas) Act 1990

Application No: F/2000/0372

Proposal:
Proposed change of use of area under canopy from petrol to car sales.

Location:
Wargrave Motors 17 High Street Wargrave.

This application is being advertised in the Henley Standard newspaper on the 18.2.2000 for the following reason(s);

SITE IS WITHIN A CONSERVATION AREA

The application can be inspected at Wokingham District Council's offices during the following times:

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Heather Morgan P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before the expiry of 21 days from the date of this notice. Written comments submitted will become available for public inspection.

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

Date: 18.2.2000

Erected on lamp post
7/3/00
JEPM

ANDESIGN
BUILDING PLANS

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

PLANNING SERVICES	HPT 35506
POL	TLS
DC HM	ENF
APP	
CS	
19 OCT 2000	
COPIES TO:	

Ms. H. Morgan
Planning Officer
Wokingham District Council
P.O. Box 157
Shute end
Wokingham
Berks RG40 1WR

ref:3690

Reply Req No pl. app.

18th October 2000

Dear Ms. Morgan,

re:**Application No. 2000/0372 - 17 -27 High Street, Wargrave**

Further to your letter dated 12th October 2000, you will be aware that this latest application was deposited with your Council on 13th January 2000, and that as a result of the severe delays we were left with no alternative but to send an official complaint to your Chief Executive on 12th October 2000, having pre-warned your office that it was out intention to do so. It is therefore with some surprise that I received your letter dated 12th October asking for further work to be carried out on this project in order to gain your support to the application. You will recall that your request for further works in May were firmly refused by our Client who feels there is no justification whatsoever for any further works to be carried out to the property in order to justify a simple change of use from the Petrol Filling Station to Car Sales to the area now the subject of the current application. No doubt you will wish to consult with the Chief Executive before reaching your decision, but my Client urges you to issue a formal retrospective Planning consent without further delay.

Yours faithfully,

A. Hester

Tel. 0118 974 6446 (Direct Line)
E-mail: Heather.Morgan@wokingham.gov.uk
Date. 12 October, 2000
My ref. HPM/2000/0372
Your ref.

Mr. A. Hester,
Andesign,
9 Perkins Way,
Wokingham,
Berks.
RG41 2TW.

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

Dear Mr. Hester,

PROPOSED CHANGE OF USE OF AREA UNDER CANOPY FROM PETROL TO CAR SALES
17-127 HIGH STREET, WARGRAVE

I refer to the current application for the above which has been outstanding for some considerable time. I apologise for the inordinate delay in the determining of the application, which has unfortunately been due to the very high levels of workload.

As you are aware from my correspondence dated 22 May, concerns were expressed regarding the visual impact of the proposal upon this sensitive entrance into the village of Wargrave. I note that your client has indicated he is not willing the make revisions as set out in my letter. I have discussed the matter with my Principal Planning Officer who considers that some from of more appropriate treatment is necessary. An alternative would be to increase the height of the wall to a maximum of 1m. This will still enable the sales information to be clearly visible, but also improve the visual context of the site.

Please could you advise whether your client would be willing to make these amendments and provide plans within the next 14 days, otherwise the application will be determined as it stands.

Yours sincerely,

HPM

HEATHER MORGAN
Senior Planning Officer

ANDESIGN
BUILDING PLANS

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

29948

✓HM

Reply Req

Ms.H. Morgan
Planning Officer
Wokingham District Council
P.O. Box 157
Shute end
Wokingham
Berks RG40 1WR

ref:3690

26th May 2000

Dear Mr. Morgan,

Application No.2000/0372 - 17-27 High Street, Wargrave

Further to your letter dated 22nd May 2000, I have now consulted with my clients over the contents of your letter. You will recall that the original application on this project was deposited with your Council on 27th August 1999, at the Councils request and after months of processing this you finally decided to request a new application which was deposited with you on 13th January 2000. Again at at very late time in the processing of the application you contrived for further works to be carried out, presumably in order to get your support to the scheme. My Clients strongly condemn the inefficiencies in the handling of these applications by your Council and can confirm that they have no intention of carrying out the works to which you refer. It is unbelieveable that you should consider that the present use for which the application is being sought retrospectively is visually less acceptable than the previous use which had a long standing consent. The residents of Wargrave consider the present the situation to be a great improvement and many people have remarked on this fact to our Clients. We trust that you will reconsider this unreasonable request and bring the matter to a formal conclusion by granting a retrospective consent. My Clients have been extremely patient over this matter but there is a limit to how far they can be pushed before they make a more formal complaint to the Chief Executive.

Yours faithfully,

A. Hester

NOTICE OF REFUSAL

WOKINGHAM DISTRICT COUNCIL

LOCAL GOVERNMENT ACT, 1972

GAF/CPW TOWN AND COUNTRY PLANNING ACT, 1971

To: Wargrave Motors Ltd.,
c/o B B Associates
Upton Lodge
Upton
Nr Didcot, Oxon

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

Application No. 18384

Proposal: Redevelopment of existing petrol sales forecourt with extended shop area for self service facility and new 8000 gallon underground storage tank. New forecourt canopy at Wargrave Motors Ltd., 17-27 High Street, Wargrave

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

1. In the opinion of the District Planning Authority the proposed canopy is unacceptable by reason of its excessive size and unsatisfactory siting and design. It would thus constitute an alien and intrusive element in the street scene detracting from the quality and character of the Wargrave Conservation Area.

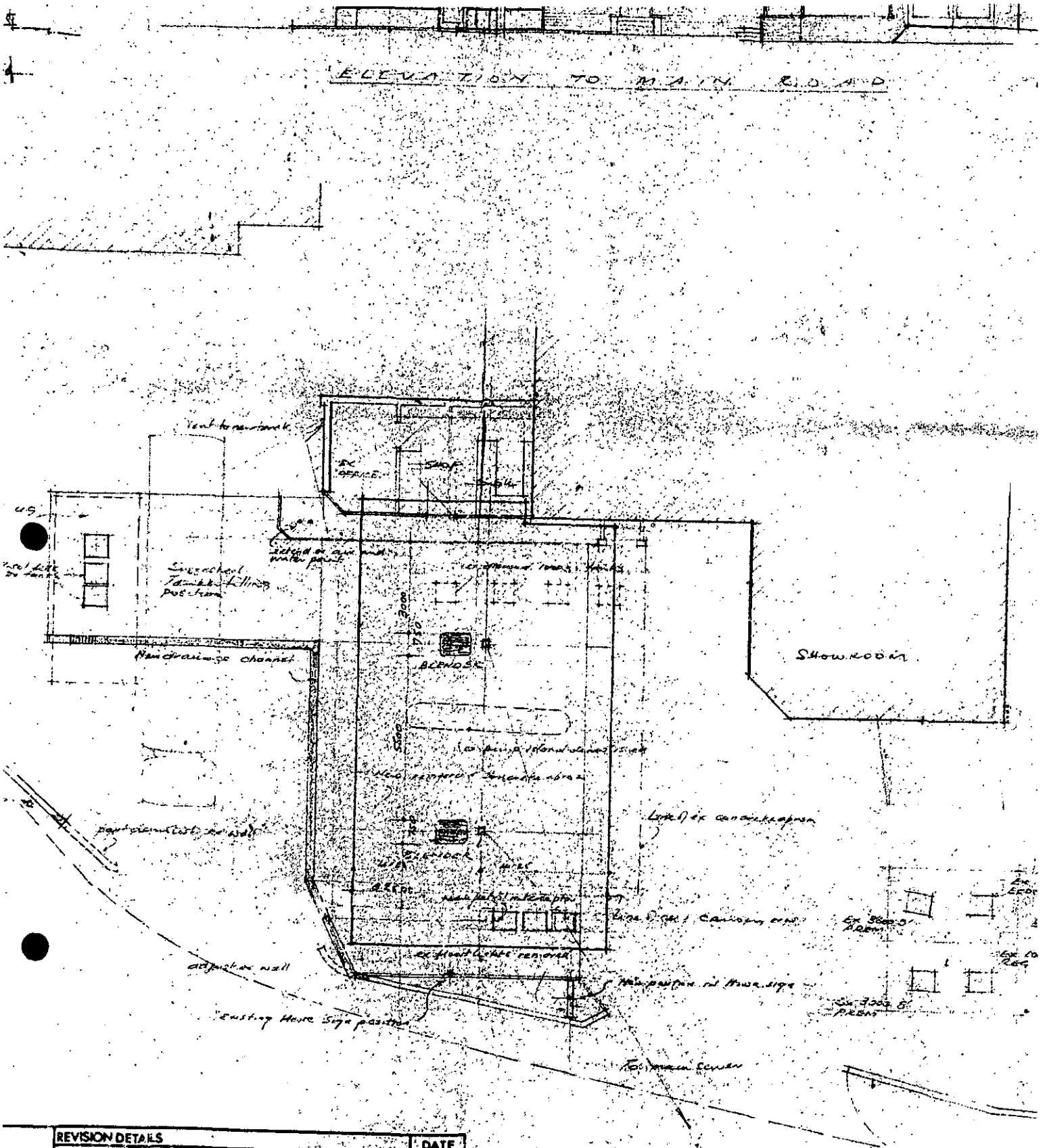
2. Approval of this application would be likely to create an unfortunate precedent for further similar applications which the District Planning Authority would then find difficult to resist. (R258)

20 DEC 1982

Date .....

.....
District Secretary

N.B. A statement of the applicant's rights is set out overleaf.



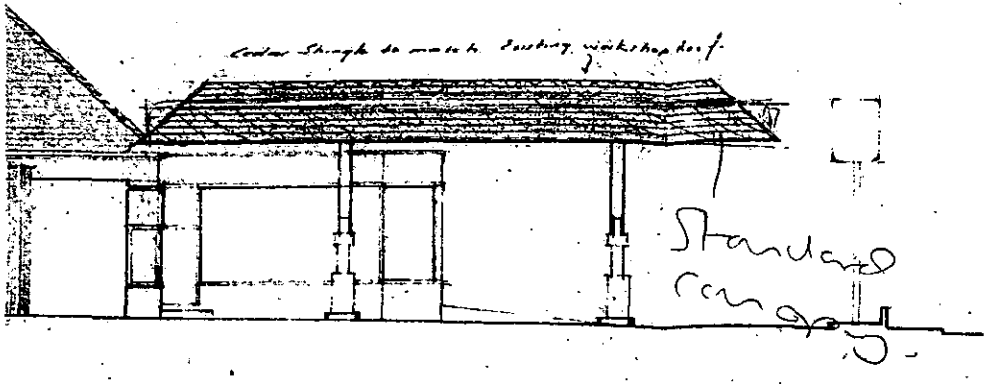
	REVISION DETAILS	DATE
A	Structural Amended	21/1/82
B		
C		
D		
E		
F		

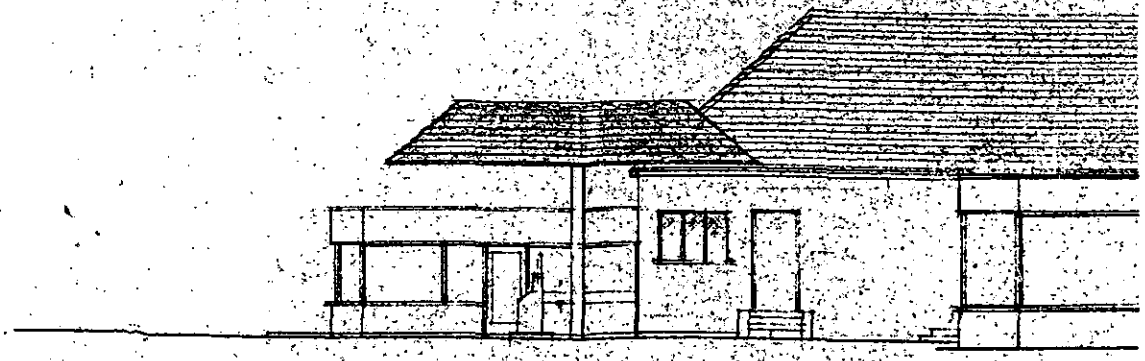
CMS Custom Microfilm Services ltd

Centimetres

TERNATIVE ELEVATIONS

Canopy fascia set at same pitch as Workshop Roof and clad with matching Cedar shingles





Canopy fascia Vertical and faced with Vertical Cedar boarding to match existing similar fascia cladding to Office area and S



NOTICE OF CONSENT

WOKINGHAM DISTRICT COUNCIL

GAF/CPW

LOCAL GOVERNMENT ACT, 1972

TOWN AND COUNTRY PLANNING ACT, 1971

To: Wargrave Motors Ltd
C/o B S Associates
Upton Lodge
Upton
Didcot, OX11 0BS

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

Application No. 18798 (F)

Proposal Redevelopment of existing petrol sales forecourt with extended shop area for self service facility and new 8,000 gallon underground spirit storage tank and new forecourt canopy at Wargrave Motors Ltd, 17-27 High Street, Wargrave

The Wokingham District Council under the above Acts hereby PERMIT the above development to be carried out in accordance with the application and the accompanying plans submitted by you to the Council subject to compliance with the following conditions the reasons for which are specified thereunder.

1. The development hereby permitted shall be commenced within five years from the date of this permission.

REASON This condition is deemed to be attached by virtue of Section 41(1) of the Town and Country Planning Act, 1971. (5)

2. Details and samples of all the materials to be used in the elevations of the proposed development shall be submitted to and approved in writing by the District Planning Authority before building work commences, and this condition shall apply notwithstanding any indications as to these matters which have been given in the current application.

REASON To ensure that the materials harmonise with the surroundings. (18)

3. No advertisement shall be displayed on the canopy or its supports without the prior written permission of the District Planning Authority on an application made for the purpose.

REASON In the interests of visual amenity. (311)

/...

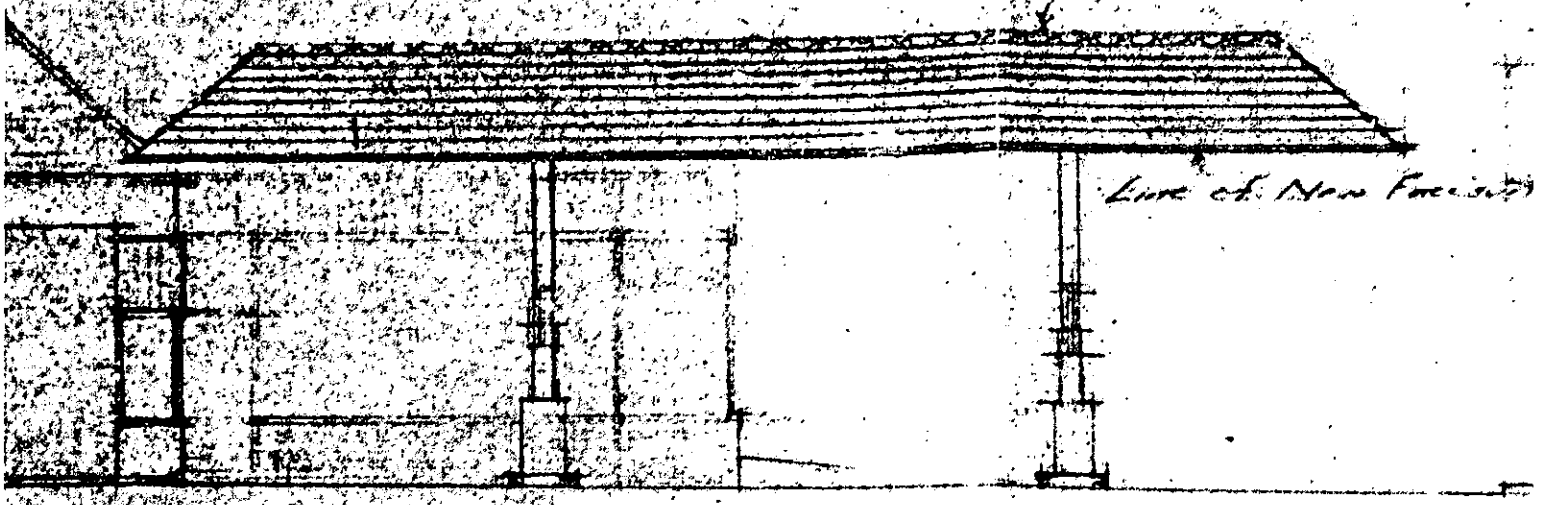
Date ..... - 1 MAR 1983

.....
District Secretary

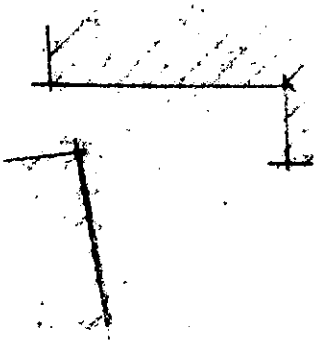
N.B. A statement of the applicant's rights is set out overleaf.

This permission or approval is for the purposes of the Town and Country Planning Act 1971 only. Approval may also be required under the Building Regulations.

Color shingle to match existing Asphalt Roof



FRONT ELEVATION FROM ALLEY



Get out 18384

and 99 | 70410 | F.

WARGRAVE PARISH COUNCIL

Email ~ wargraveparishcouncil@hotmail.com
Tel/Fax ~ 01628 788354

47 Halifax Road
Pinkneys Green
Maidenhead
Berkshire
SL6 5ES

16th June 2000

Heather Morgan
Wokingham District Council
PO 157, Shute End
Wokingham
RG40 1WR

Dear Heather

Car sales site, 17–27 High Street, Wargrave

I understand that the above-mentioned location has a current planning application with yourselves (F/2000/0372), and would like to ask if this is an opportune time to have the disused petrol sales canopy removed.

As stated in Councillor Mrs Hodgson's recent email to you, the Parish Council considers the surface treatment to be of less importance than that of the canopy. In general, the surface will probably be covered by cars, however the canopy's visual impact cannot be screened.

30958

If you have any questions regarding this, please do not hesitate to contact me.

PLANNING SERVICES	HPT
POL	
DC	INF
APP	
ES	
23 JUN	
COPIES TO:	FILE:

Yours sincerely

Stephen Hedges
Clerk & Proper Officer

Cc: Cllr Mrs Hodgson, (Chairman, Planning & Highways Committee)

Tel. 0118 974 6446 (Direct Line)
E-mail: Heather.Morgan@wokingham.gov.uk
Date. 22 May, 2000
My ref. HPM/F/2000/0372
Your ref.

Mr A Hester
Andesign
9 Perkins Way
Wokingham
Berkshire
RG41 2TW

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

Dear Mr Hester

PROPOSED CHANGE OF USE OF AREA UNDER CANOPY FROM PETROL TO CAR SALES.
17-27 HIGH STREET, WARGRAVE

I refer to the current application which seeks retrospective permission for the use of the petrol station forecourt as car sales. I apologise that the matter has not been dealt with to date, which is due to extreme pressure of work.

The site is located within Wargrave Conservation Area and is in a very dominant location, which acts as a main entrance into the village. It is accepted that the garage and petrol filling station form part of the character of Wargrave Village Conservation Area. However, there is concern that the appearance of the current site does little to preserve or enhance the appearance of the Conservation Area. The introduction of cars on the forecourt as a permanent feature has a significantly greater visual impact than a filling station. This is compounded by the prominence of the site on the route into the village.

As such, it is considered necessary to provide some visual improvement across the site to preserve and improve the appearance of the Conservation Area. The site has a number of different surface treatments which need to be rethought and co-ordinated as a whole. Soft landscaping could also be provided on the street frontage with hedging or low planting to provide a softened edge at the entrance to the village.

Please provide amended plans to incorporate the above elements. Do not hesitate to contact me should you wish to discuss the matter in more detail.

Yours sincerely

Heather Morgan

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

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

To: Heather Morgan, Planning — Your Ref:

Date: 2 February, 2000

APPLICATION NO F/2000/0372
PROPOSED CHANGE OF USE OF AREA UNDER CANOPY FROM PETROL TO CAR SALES
LOCATION: WARGRAVE MOTORS, 17 HIGH STREET, WARGRAVE

These proposals have been evaluated and I have no environmental health objections to the application.

Joanne Ellis
Senior Enironmental Health Officer

PLANNING SERVICES | HPT
POL | TLS
CC | CNR
CS

WARGRAVE PARISH COUNCIL

33 Ridgeway
Wargrave
Reading
RG10 8AS

Tel/Fax 0118 940 4983

WARGRAVE PARISH CONSULTATION SHEET

DELEGATED

CASE OFFICER:	Heather Morgan
APPLICATION NUMBER:	F/2000/0372
SITE	Wargrave Motors 17 High Street Wargrave.
PROPOSAL:	Proposed change of use of area under canopy from petrol to car sales.
COMMENTS:	There is a need to ensure there is adequate parking as cars have obstructed the pavement. Is it necessary to retain the canopy and have the fuel tanks been de-commissioned?

Norman Raybone.

Norman Raybone
Clerk to Wargrave Parish Council

Date: 11 February, 2000

Comments required by: **18/02/2000**
Fax to: 974 6484

HM

TO: DEVELOPMENT CONTROL FROM: **Harold Sanders**
DATE: 09/02/00

Location:

Wargrave Motors 17,High St Wargrave

Proposal:

Change of use of area under canopy from petrol to car sales

Application Number:

In response to your consultation for the above application, the conservation / design / listed building comments are as follows:

1 No 17, High Street is one of the most visually sensitive locations in High Street and conservation area.

2 It would appear that the proposed change of use is an endeavour to formalise an arrangement which exists on the frontage.

3 The commercial frontage is disproportionate to adjoining cottages gardens, which reflect the scale and character of the conservation area.

If the proposal is acceptable in planning terms then a landscape scheme [hard and soft] should be provided to co-ordinate the various disparate surfaces and boundary treatments

Harold Sanders

Harold Sanders
Conservation Architect

To:
Harold Sanders
Urban Design And Conservation Officer

From: Heather Morgan

Date: 25 January 2000

Application Number: F/2000/0372

Proposal: Proposed change of use of area under canopy from petrol to car sales..

Site Address:
Wargrave Motors 17, High Street, Wargrave.

Applicant:
Mr A Jarvis C/O Andesign.

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

To: [redacted]
Highways

From: Heather Morgan

Date: 25 January 2000

Application Number: F/2000/0372

Proposal: Proposed change of use of area under canopy from petrol to car sales..

Site Address:
Wargrave Motors 17, High Street, Wargrave.

Applicant:
Mr A Jarvis C/O Andesign.

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

CONDITIONAL APPROVAL

SC 23 - PARKING & TURNING (SR06)

N.S. Tadder
7-2-00

From:- MRMES R.W. JACKSON

4 WARGRAVE HALL, WARGRAVE, NR. READING, RG10 8DA
TEL. 01189 402437

PLANNING SERVICES
POL
DC
APP
CS 0055

4. 2 2000.

HM

Your Ref Heather Morgan
E/2000/0372

We have no objection to the proposed change of use from petrol to car sales as long as it remains in its present form ie. no rees for sale inside the cars & not displayed on the outside of the cars.

R.W. Jackson.

Ron Jackson

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	14 JAN 2000
Officer: HM	Application No. F/2000/0372

Map No 21 Site 011
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F.) PROPOSED CHANGE OF USE OF AREA UNDER CANOPY FROM PETROL TO CAR SALES

Location: 17 - 27 HIGH STREET

Parish: WARGRAVE Ward: Wargrave Rem. 25.1.2000

Applicant: MR A JARUS
re-submission 99/70410 w/drawn

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 ....Wargrave....

Listed Building 1 2 2*

Advertisement Required ....Conservation Area....

Date Site Notice Sent : 25:1:2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

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

HERITAGE BODIES

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

OTHERS: (Site of Archaeological Potential)

.....

.....

.....No pre-apps.....

NEIGHBOURS:

.....S/N + Sunnycroft ✓.....

.....The Garth.....

.....4 Wargrave Hall, Wargrave.....

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

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

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

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

FOR OFFICE USE ONLY

14 JAN 2000* U572

1.	APPLICANT'S NAME	MR A. JARVIS
	ADDRESS	JULIANS 17/27 HIGH STREET WARGRAVE, BERKS
	POST CODE	RG10 8BU PHONE 0118 9401188
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	ANDESIGN
	ADDRESS	9 PERKINS WAY WOKINGHAM, BERKS
	POST CODE	RG41 2TN PHONE 0118 9784165
3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.	SITE LOCATION	AS ABOVE
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		CHANGE OF USE OF AREA UNDER CANOPY FROM PETROL TO CAR SALES
5. Give the area in hectares or part of a hectare	AREA OF SITE	N/A
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	lessee
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	O. S SHEETS 1:2500 AND 1:500

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?
Tick the boxes(x)

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

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

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

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

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

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

GARAGE

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

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

14. STATE EXTERNAL MATERIALS TO BE USED.

N/A

15. HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.

EXISTING

16. HOW WILL SURFACE WATER BE DISPOSED OF?

N/A

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/NO

If no, please give details N/A

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

NO CHANGE

19. HAS PROVISION BEEN MADE FOR THE DISABLED? See notes for applicants

ALL AT GROUND LEVEL

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

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

* STATE No. OF HABITABLE ROOMS

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

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

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

NIL REPEAT APPLICATION

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

SIGNED (ANDESIGN) ON BEHALF OF MR A. JARVIS DATE 13/1/2000

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

1769c

PLANNING APPLICATION

PART 2

This part of the form need only be completed if the application involves non-residential development. Please answer all questions in print or block letters. If the answer is not applicable, write N/A in the space. You may wish to amplify your answers in a covering letter.

24. STATE THE GROSS FLOOR SPACE (by external measurement) OF ALL BUILDINGS TO WHICH THIS APPLICATION REFERS. Please give all floor areas in SQUARE METRES.

	USE CLASS	Existing floor space		Proposed additional floorspace created by	
		Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL		NOT APPLICABLE		

25. IF C1 OR C2 USE IS PROPOSED, PLEASE STATE NUMBER OF BED SPACES

WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	NO CHANGE	
Proposed		

27. DESCRIBE THE ACTIVITY OR PROCESSES TO BE CARRIED ON
Please provide details of any equipment, plant or machinery to be installed and any end products. You may wish to amplify your answers in a covering letter.

ADDITIONAL CAR SALES UNDER CANOPY FORMALLY USED FOR PETROL

28. WHO WILL OCCUPY THE PREMISES?
a) Give the name and current operating address of the proposed occupier
b) Will these premises be vacated?

JULIANS (ON SITE)

29. IF KNOWN, HOW MANY PEOPLE ARE LIKELY TO BE EMPLOYED ON SITE AFTER COMPLETION OF THE DEVELOPMENT?

Existing Staff	Transferred Staff	New Staff	Total
		NO CHANGE	

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES?
If so, state this material, the quantity and method of storage.

NO

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

New buildings, major alterations and enlargement of existing buildings, and many changes in the use of buildings and land need planning permission.
The Town and Country Planning Acts impose a duty on Local Authorities to control these changes, and this means that a balance has to be found between the need and pressure for change, and the desire to protect the character of settlements and the countryside.
The merits of each application are, therefore, carefully examined.

WHAT ELSE MAY YOU HAVE TO DO ?

Listed Building Consent:	for works to a Listed Building; or for demolition works on land within the curtilage of a Listed Building or within a Conservation Area.
Advertisement Consent:	for the display of advertisements or signs
Building Regulation Approval:	for most new building or construction work.

Special forms are available for these types of applications.

You should also check whether there are any other regulations with which you may need to comply.

WHAT HAPPENS TO THE APPLICATION ?

It will first be checked to see if it is complete and if it is, it will be registered.

Consultations will be carried out with public and other bodies, such as the Highway Authority, or Local Parish Councils.

Publicity may be given to allow local people the opportunity to comment on your proposals.

The application will be considered in relation to the Council's planning policies and guidelines, the past history of decisions on that site or in the locality, other standards (such as parking, or visibility at road junctions), and any other material considerations.

The site will be visited by a Planning Officer You may be asked to submit more information, or to amend your application.

The application will then be considered either by a Planning Committee or Sub Committee (made up of Councillors) or by the Chief Officer responsible for planning matters. Objections to an application will be taken into consideration by the Committee or the Chief Officer.

Shortly after the application has been determined, you will receive a Decision Notice.

HOW LONG WILL IT TAKE ?

An application will generally be determined within eight weeks although a longer period may sometimes be required for a complicated application.

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

Your application may be approved subject to certain conditions. These could impose restictions on the use of land or buildings, or require further details to be approved at a later stage, (e.g. materials or landscaping).
You may appeal against the conditions, but this opens the entire permission to review by the Secretary of State.

Your application may be refused. The reason will be listed on the Decision Notice.

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

You have the right to appeal against the refusal to the Secretary of State, but you have to do that within six months. Appeals can be dealt with by written representations by both sides, or by a Public Inquiry.
You may ask the Planning Officer whether an amended application would be more likely to receive planning permission.

DATA PROTECTION ACT 1984

'Information contained in this form is likely to be personal data within the terms of the Data Protection Act 1984, and as such will be held by the Council on computer (such as the PLANAPS applications processing system) and may be used by the Council only for purposes registered under the terms of the Data Protection Act.'

① WARGRAVE ~~MOTORS~~ COACHWORKS

ADDRESS 17-27 HIGH STREET PARISH WARGRAVE E

PLOT No. ORD. SHEET No. SU.7878 (21)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision	
8/49	MR. W.H. GILKES	GARAGE & WORKSHOP	8.2.49	APP.	C/A
67/50	"	LAVATORY ACCOMMODATION	14.3.50	APP.	APP
26/51	"	5 LOCK-UP GARAGES	13.2.51	APP.	APP.
796/52	"	RENEWAL OF PERMISSION FOR CONTINUED USE OF SHED	13.1.53	N/A	C/A
903/53	"	OIL & ACCESSORY STORE	12.1.54	APP.	APP
1007/57	"	SHOWROOM	10.12.57	APP.	APP.
A/5/64	"	ADVERTISEMENT SIGN	9.4.64	-	C/A
R/24/65	"	STORE ROOM	18.3.65	APP	REFUSE
1425/71	"	CONVERSION OF 3 LOCK-UP GARAGES TO DOUBLE LUBRICATION BAY	30.12.71	APP.	C/A
18384	WARGRAVE MOTORS LTD	RE-DEV 1-ELT. SHOP AREA - NEW STORAGE	18.11.82	N/A	REF
[illegible]798	"	TANK & CANOPY	10.2.83	N/A	C/A
[illegible]23886	MR. B. GILKES	CANOPY & DRAINAGE	19.12.84	APP	N/A

DATE OF COMPLETION

DECISION

L ORDERS

DRAINAGE

1933

② WARGRAVE COACHWORKS

ADDRESS 17-27 HIGH STREET PARISH WARGRAVE

PLOT No. ORD. SHEET No. SU-7878 (21)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
43513	WARGRAVE COACHWORKS	ILL. FORECOURT SIGN TO REPLACE EXISTING	6.12.94	REF
[illegible]4208	"	PARTIALLY ILL. SIGN	2.6.95	C/A
95/60297/A				
99/70410/F				

MINISTRY DECISION

SPECIAL ORDERS

1789/a

SECTION 66 CERTIFICATE

Application No.

14. JAN. 2000*

0572

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
B. GILKS	SILVAPHANA HIGH STREET WARGRAVE BERKS	13/1/2000

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

On behalf of . . . . A. JARVIS . . . . . .

Date . . . . 13/1/2000 . . . . . .

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

SOUTHPORT U.K. Tel.0704-26866 Fax.0704-25814
LONDON OFFICE Tel.071-877-1777 Fax.071-247-6181

EX SYSTEMS LTD

APPLICATION NO.0372

Name of appellant:
Mr A Jarvis

Site address:
17/27 High St

Proposal:Proposed change of use of area under canopy from petrol to car sales

Case Officer:JE

Date

Date Commenced

Date Completed

APPROVED

WRITTEN REPRESENTATION APPEAL

CASE OFFICER: JE

APPLICATION NUMBER: 0372

APPELLANT: Mr A Jarvis

SITE: 17/27 High St, Wargrave

APPEAL REF: APP/X0360/A/01/1056371

START DATE: 10/01/01

DATE OF SITE VISIT 22/03/01

Progress Record	Date Actioned	Initials
Appeal Logged:	11/01/01	
Entered on Access:	12/01/01	DG
Notification Letters Due:	**24/01/01**	
Notification Letters Sent:	12/01/01	DG
Questionnaire Due:	**24/01/01**	
Questionnaire Sent:	15/01/01	DG.
File received by Officer:	12/01/01	
Statement Due:	~~07/02/01~~ 21/02/01	
Checked by Team Leader:		
Statement Sent:	16/02/01	DG.
Comments on Statement Due	14/03/01	
Comments on Statement Sent		
Decision letter circulated:	24/05/01	DC
Decision entered on Access.	24/05/01	DC

Appeal Decision

Site visit made on 22 March 2001

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

by Gerry Hollington MA, BPhil, MRTPI

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

PLANNING SERVICE
Date

Appeal Ref: APP/X0360/A/01/1056371
Julians, 17/27 High Street, Wargrave, Berkshire

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr A Jarvis against the decision of Wokingham District Council.
- The application (ref: F/2000/0372), dated 13 January 2000, was refused by notice dated 20 October 2000.
- The development proposed is change of use of area under canopy from petrol to car sales.

Summary of Decision: The appeal is dismissed.

Procedural Matters

1. The change of use the subject of this appeal has taken place and so I shall treat the application as one made under Section 73A of the Act for the retention of development already carried out.

2. Varying addresses for the appeal property are used by the appellant and the Council. I consider that the address given on the application form suitably identifies the property and so I shall determine the appeal on this basis.

Main Issue

3. I consider the main issue in this appeal to be the effect of the proposed development on the character and appearance of the Wargrave Conservation Area.

Planning Policy

4. The development plan includes the Berkshire Structure Plan 1991-2006 and the Loddon Area Local Plan (1995), the most relevant policies of which I consider to be as follows.

5. The appeal site lies within the Wargrave Conservation Area. Structure Plan Policy EN4 protects listed buildings and buildings in conservation areas from demolition, inappropriate alteration and other adverse change. Proposals affecting such buildings should meet a number of requirements, including preserving or enhancing their settings.

6. In the Local Plan, Policy LBE14 resists proposals for development which would be detrimental to the character of a conservation area.

7. There is an emerging local plan, the Wokingham District Local Plan. Its deposit draft and subsequent amendments have been published and the Inspector's report of the public local inquiry into most of the objections is expected in summer 2001. As the plan's policies are

liable to change, I shall give them moderate weight. I consider 3 policies to be of most relevance.

8. In the emerging plan, Policy WOS3 sets out development control principles. Among the requirements for all development proposals are that they should be appropriate in scale of activity and character to the area in which they are located, and they should have no significant detrimental impact on important man-made, landscape or nature conservation features. The value of the District's historic environment is recognised by Policy WOS10, which includes the aim of preserving and enhancing the character of conservation areas. Policy WBE1 seeks to ensure that development respects its local context; the Council will have regard to the environmental impact, visual impact and accessibility of any application for development.

9. As required by Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, I shall pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area.

Reasons

10. The conservation area is extensive and encompasses a variety of open and built up areas, including river frontages and low density housing. At the core of the area is the High Street, in the southern part of which there are many commercial premises which stand close to the road. The part of the conservation area where the appeal premises are located, at the northern end of the High Street, has a predominantly residential character. Its appearance is urban, with a mixture of terraced, semi-detached and detached houses, some of the detached dwellings being substantial in size and set in spacious grounds. High brick or flint walls are often found on road frontages.

11. The appeal site is a garage premises which formerly offered petrol and car sales and workshop facilities. Petrol sales have ceased, but the canopy over the former petrol forecourt remains. I saw that the site stands in a prominent position at the junction of the High Street with Wargrave Hill. Much of the longer, High Street frontage is marked by a low brick wall. Alongside Wargrave Hill, a brick wall is stepped up in height to join one of the garage buildings.

12. The appellant states that the perimeter of the site was always used for car sales, and I saw that the canopy area and the part of the site to its south is now used for the display of cars for sale. Nevertheless, the appeal application relates only to the change of use of the area under the canopy.

13. The effect of the change of use is to increase the area of cars parked for sale, which I consider to be a discordant feature in the street scene, set among mainly residential properties. The position of the additional area is given increased prominence by the site's position at a slight bend in the High Street, so that it is particularly noticeable as one approaches from the north. Although the area the subject of this appeal is covered by the former petrol sales canopy, the height of this structure means that it does not assist in diminishing the visual impact of the cars parked underneath. Consequently, in my opinion the parking of cars for sale in the canopy area is visually intrusive and out of keeping with the conservation area's character and appearance.

14. I cannot accept the appellant's contention that a static display of good quality cars for sale is

preferable to a flow of all types of vehicle past petrol pumps. The latter would have the benefit of leaving the area free of customers' cars at times, including outside business hours, and in my view the quality of a car, either static or passing, does not make a significant difference to its appearance as a motor vehicle.

15. I have considered whether my concerns could be overcome by conditions regarding matters such as paving, walling and landscaping. However, paving would not affect the appearance of cars on site. I am not satisfied that walling or landscaping would be effective, given the position of the site and the need to retain access to it, or reasonable, bearing in mind the need to display sale cars.

16. I conclude, therefore, that the proposed development would cause unacceptable harm to the character and appearance of the Wargrave Conservation Area, rather than preserving or enhancing its character or appearance. It would thus be contrary to Structure Plan Policy EN4 and Local Plan Policy LBE14, as well as conflicting with policies WOS3, WOS10 and WBE1 of the emerging local plan.

Other Matters

17. I have considered all the other matters raised in the written representations, including the appellant's references to the reduced traffic movements, air pollution and smells which would result from the change of use. However, in the context of the site's position alongside the A321 road, which appears to be well used, I do not regard these as material benefits. Neither this nor any of the other matters are, therefore, of such significance as to outweigh the considerations which have led to my conclusion on the main issue.

Conclusions

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

Formal Decision

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

Information

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

INSPECTOR

The Planning Inspectorate

RIGHT TO CHALLENGE THE DECISION

The attached appeal decision is final unless it is successfully challenged in the Courts. If a challenge is successful, the appeal decision will be quashed and the case returned to the Secretary of State for redetermination. It does not follow necessarily that the original decision on the appeal will be reversed when it is redetermined.

You may wish to consider taking legal advice before embarking on a challenge. The following notes are provided for guidance only.

Under the provision of section 288 of the Town and Country Planning Act 1990, or section 63 of the Planning (Listed Buildings and Conservation Areas) Act 1990, a person who is aggrieved by a decision may seek to have it quashed by making an application to the High Court on the grounds:

1. that the decision is not within the powers of the Act; or

2. that any of the `relevant requirements' have not been complied with; (`relevant requirements' means any requirements of the 1990 Acts or of the Planning Tribunals Act 1992, or of any order, regulation or rule made under those Acts).

The two grounds noted above mean in effect that a decision cannot be challenged merely because someone does not agree with the Inspector's judgement. Those challenging a decision have to be able to show that a serious mistake was made by the Inspector when reaching his or her decision; or, for instance, that the inquiry, hearing or site visit was not handled correctly, or that the appeal procedures were not carried out properly. If a mistake has been made the Court has discretion not to quash the decision if it considers the interests of the person making the challenge have not been prejudiced.

It is important to note that such an application to the High Court must be lodged with the Crown Office <u>within 6 weeks</u> from the date of the decision. This time limit cannot be extended.

An appellant whose appeal has been allowed by an Inspector should note that `a person aggrieved' may include third parties as well as the local planning authority.

If you require further advice about making a High Court challenge you should consult a solicitor, or contact the Crown Office at the Royal Courts of Justice, Queens Bench Division, Strand, London WC2 2LL. Telephone: 020 794 76000.

INSPECTION OF DOCUMENTS

It is our policy to retain case files for a period of one year from the date of the Inspector's decision. Any person entitled to be notified of the decision in an inquiry case has a legal right to apply to inspect the listed documents, photographs and

plans within 6 weeks of the date of the decision. Other requests to see the appeal documents will not normally be refused. All requests should be made quoting our appeal reference and stating the day on which you wish to visit, to:

Room 4/09 Kite Wing,
Temple Quay House, 2 The Square,
Temple Quay,
Bristol BS1 6PN.

Please give at least 3 working days notice and include a daytime telephone number, if possible.

COMPLAINTS TO THE INSPECTORATE

Any complaints about the Inspector's decision, or about the way in which the Inspector has conducted the case, or any procedural aspect of the appeal should be made in writing and quoting our appeal reference, to:

The Complaints Officer,
Quality Assurance Unit,
Room 4/09 Kite Wing,
Temple Quay House, 2 The Square,
Temple Quay, Bristol BS1 6PN.

You should normally receive a reply within 15 days of our receipt of your letter. You should note however, we cannot reconsider an appeal on which a decision has been issued. This can be done following a successful High Court challenge as explained overleaf.

PARLIAMENTARY COMMISSIONER FOR ADMINISTRATION (THE OMBUDSMAN)

If you consider that you have been unfairly treated through maladministration by us you can ask the Ombudsman to investigate. The Ombudsman cannot be approached direct; reference can be made to him only by an MP. While this does not have to be your local MP (whose name and address will be in the local library) in most cases he or she will be the easiest person to approach. Although the Ombudsman can recommend various forms of redress he cannot alter the Inspector's decision in any way.

COUNCIL ON TRIBUNALS

If you feel there was something wrong with the basic procedure used for the appeal, a complaint can be made to the `Council on Tribunals', 22 Kingsway, London WC2B 6LE. The Council will take the matter up if they think it comes within their scope. They are not concerned with the merits and cannot change the outcome of the appeal decision.

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The Planning Inspectorate

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Switchboard 0117-3728000
Fax No 0117-3728443

GTN 1371-6079

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

Your Ref: F/2000/0372

Our Ref: APP/X0360/A/01/1056371

Date: 22 May 2001

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR A JARVIS
SITE AT WARGRAVE MOTORS, 17 HIGH STREET, WARGRAVE, READING

I enclose a copy of our Inspector's decision on the above appeal.

The attached leaflet explains the right of appeal to the High Court against the decision and how the documents can be inspected.

If you have any queries relating to the decision please send them to:

The Complaints Officer
The Planning Inspectorate
4/09 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 6PN

Phone No. 0117 372 8252 Fax No. 0117 372 6219

E-mail: Complaints@planning-inspectorate.gsi.gov.uk

Yours faithfully

Miss A Groves

COVERDL1

PLANNING SERVICES | HPT 43640
POL | TLS
DC | ENF
APP |
CS DG |
23 MAY 2001
COPIES TO: | ACK:
FILE:

Tel. (0118) 974 6448 (Direct Line)
Date: February 16, 2001
My ref: F/2000/0372
Your ref: APP/X0360/A/01/1056371

Miss A Groves
The Planning Inspectorate
Room 1004
Tollgate House
Houlton Street
BRISTOL
BS2 9DJ

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 Miss Groves

APPEAL BY: Andrew Jarvis
SITE: Wargrave Motors, 17 High St, Wargrave

With reference to this appeal, I enclose 2 copies of the Council's statement of case.

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date: January 15, 2001
My ref: F/2000/0372
Your ref: APP/X0360/A/00/1056371

Environmental Services Department
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Room 1004
Tollgate House
Houlton Street
BRISTOL
BS2 9DJ

Dear Miss Groves

APPEAL BY: Mr A Jarvis
SITE: 17 High St, Wargrave

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

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date: January 15, 2001
My ref: F/2000/0372
Your ref: APP/X0360/A/00/1056371

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Dear Miss Groves

APPEAL BY: Mr A Jarvis
SITE: 17 High St, Wargrave

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

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date. January 12, 2001
My ref.:F/2000/0372
Your ref.

Mr & Mrs R W Jackson
4 Wargrave Hall
Wargrave
Reading
RG10 8DA

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: Mr A Jarvis
SITE: Wargrave Motors, 17 High St, Wargrave

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 Groves, The Planning Inspectorate, Room 1004, Tollgate House, Houlton Street, Bristol, BS2 9DJ. You should, if possible, send three copies quoting reference APP/X0360/A/00/1056371. Comments received after 21 February 2001 will not normally be seen by the Inspector & will be returned.

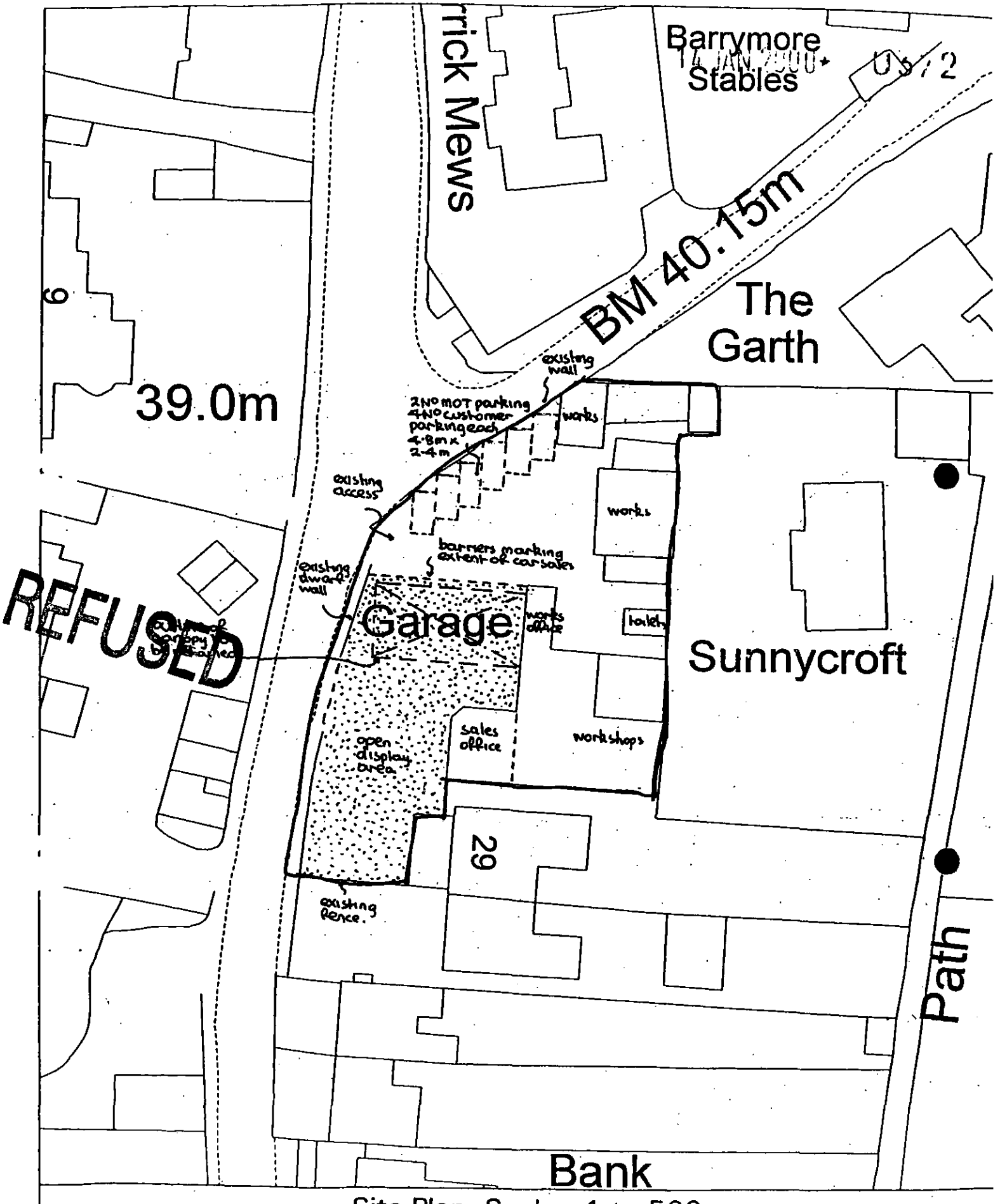
The application, decision notice, and the appellant's grounds of appeal may be inspected in the Environmental Services Department (Planning) at the Civic Offices, Shute End, Wokingham, Berkshire during normal office hours (08.30 to 17.00 on Mondays to Thursdays, 16.00 on Fridays).

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 500

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Date: 20 August 1999

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

FCL TLS GNF
COPIED TO: ACK: FILE:

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

Your Ref: F/2000/0372

Our Ref: APP/X0360/A/01/1056371

Date: 10 January 2001

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR A JARVIS
SITE AT WARGRAVE MOTORS, 17 HIGH STREET, WARGRAVE, READING

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.

You must **submit** the following documents within this timetable:

Within 2 weeks from the starting date -

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, wherever possible, they must submit 3 copies within **6 weeks of the starting date.** If representations are submitted 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 submit a copy of a completed appeal questionnaire and supporting documents to the appellant and me (including relevant development plan policies when appeals are against non-determination).

Within 6 weeks from the starting date -

You must submit 2 copies of your statement to me if the appeal questionnaire does not comprise the full details of your case. The appellant must submit 2 copies of any statement to me if it proves necessary to add to the full details of the case made in the grounds of appeal. 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.* I will send you and the appellant a copy of any comments submitted by interested parties.

Within 9 weeks from the starting date -

You and the appellant must submit 2 copies of any final comments on each other's statement and any representations from interested parties to me. Your final comments must not be submitted in place of, or to add to, your 6 week statement. I will forward the LPA's final comments 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 your representations are submitted within the deadlines. If 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'.

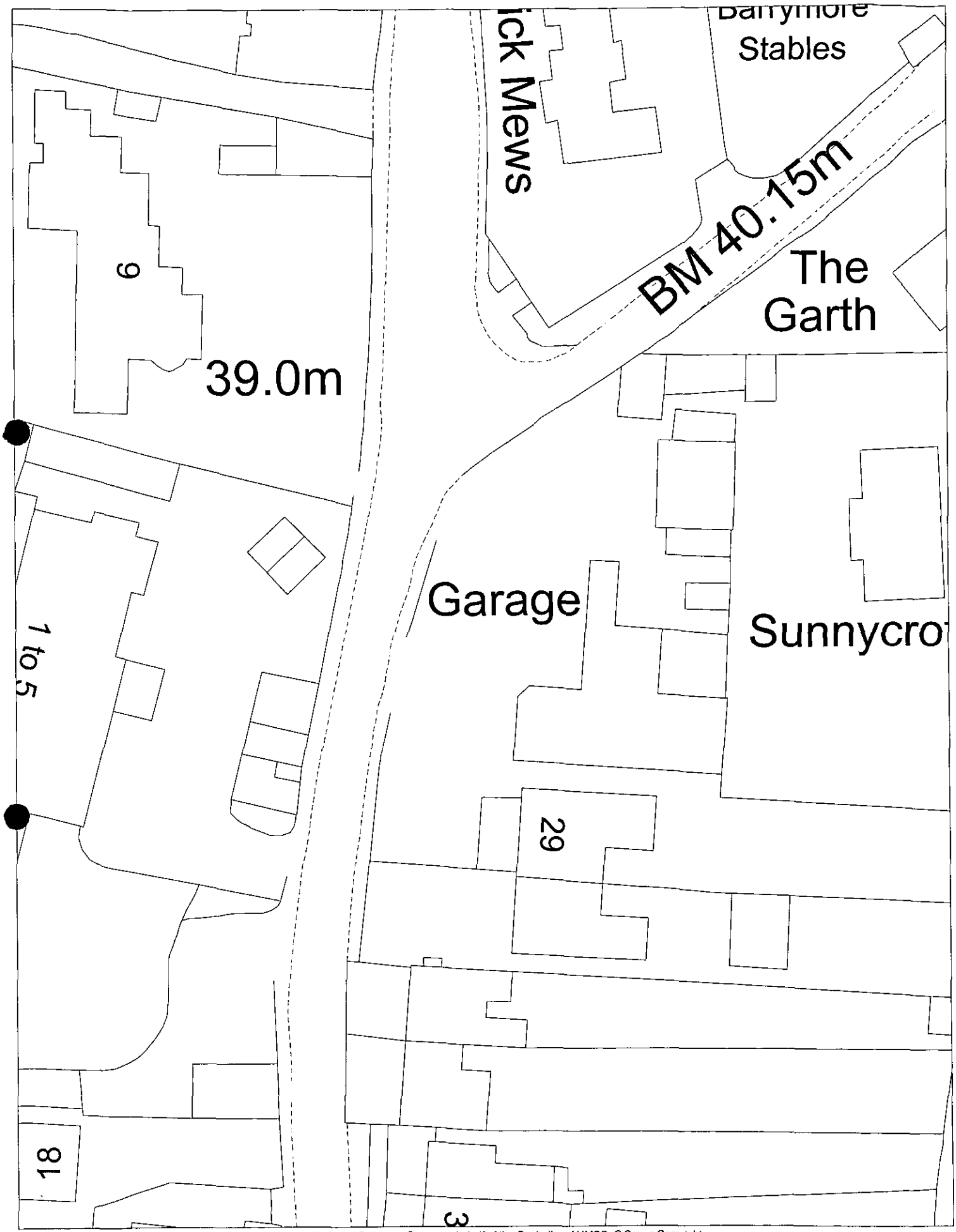
If you intend to rely on an obligation, you must submit a completed, signed and dated copy before the date of the site visit. An Inspector will not normally delay the issue of a decision to wait for the completion of an obligation.

Yours faithfully

G. Nall

Miss A Groves

102(BPR)



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Development Control Section, Environmental Services, Wokingham District Council.
15 February 2001

Scale: 1 : 500

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WOKINGHAM DISTRICT COUNCIL
STATEMENT OF CASE

TOWN AND COUNTRY PLANNING ACT 1990

SECTION 78 APPEAL

APPELLANT:	**ANDREW JARVIS**
APPEAL SITE:	**WARGRAVE MOTORS, 17 HIGH STREET, WARGRAVE, READING, BERKSHIRE**
REASON FOR APPEAL:	**REFUSAL OF CHANGE OF USE OF AREA UNDER CANOPY FROM PETROL TO CAR SALES**

LOCAL PLANNING AUTHORITY REFERENCE : F/2000/0372

DEPARTMENT OF THE ENVIRONMENT TRANSPORT & THE REGIONS REFERENCE : APP/XO360/A/01/1056371

1.00 LOCATION AND SITE DESCRIPTION

1.01 The appeal site is within the urban area of the village of Wargrave and is located at the northern end of the High Street in Wargrave, Berkshire. It is within the Wargrave conservation Area and is in a prominent location that is clearly visible from the A321 which runs through the centre of the village. The surrounding area in this part of the High Street is overwhelmingly residential in nature.

1.02 The site was originally a petrol filling station but is now used for car sales. It has a large petrol forecourt canopy and an office. The forecourt is now being used for the commercial purpose of car sales and has extended along the frontage of the neighbouring residential property (No. 29 High Street, Wargrave).
An ordinance survey location plan is contained in Appendix 1.

2.00 RELEVANT PLANNING HISTORY

2.01

Appn. No.	Description of Development	Decision
8/49	Garage and Workshop	Approved 8/2/49
1007/57	Showroom	Approved 10/12/57
1425/71	Conversion of 3 lockup garages to double lubrication bay	Conditional Approval 30/12/71
18384	Redevelopment of existing shop area	Refused 18/11/82

2.02 In October 2000, planning permission for change of use was refused for the following reason:

The development, by reason of the introduction of car sales and extension of a commercial activity, would be visually intrusive, and would fail to preserve or enhance the character and appearance of Wargrave Village Conservation Area. As such, the proposal is contrary to policy EN4 of the Berkshire Structure Plan, policies LBE14 and LBE15 of the Loddon Area Local Plan and policies WOS3, WOS10, WBE1 and WHE4 of the Wokingham District Local Plan (Deposit Draft) as modified.

2.03 This refusal of planning permission forms the subject of the present Appeal.

3.00 POLICY BACKGROUND

3.01 Berkshire Structure Plan (BSP) (1991-2006) was adopted on 4th November and is the statutory Structure Plan for the area. The following policy is relevant to this appeal:

EN4 – Development proposals related to buildings of special character and interest (see Appendix 2).

3.02 Loddon Area Local Plan (LALP) was adopted on 5th May 1995 and is the statutory local plan for the area in which the site is situated. The Planning and Transportation Committee at their meeting on 21st November 1996 resolved to "re-affirm the decisions of this Committee and the Council in relation to the current adopted local plans and to note that they will continue to carry weight as the most up to date adopted policies, except in relation to housing provision". The following policies are relevant to this appeal:

LBE14 – Inappropriate development in Conservation Areas.

LBE15 – New development in Conservation Areas (See Appendix 3).

3.03 Wokingham District Local Plan Deposit Draft (DDWDLP)

The Draft Wokingham District Local Plan was placed on deposit from 21st October to 2nd December 1997 and has formed the basis for Development Control decisions since 21st October 1997. The County Council issued a Statement of General Conformity with the Structure Plan in May 1997. The Public Local Inquiry into the plan commenced on 6th October 1998. The Inspector's report on the local plan inquiry is not expected until Summer 2001 (with exception of policy WSM1).

WOS3 –Development control principles

WOS10 –The Historic Environment

WBE1 – Development in it's local context (See Appendix 4).

4.00 THE CASE FOR THE LOCAL PLANNING AUTHORITY

4.01 In the view of the Council the main issue in the consideration of this appeal is the impact of this development on the character and appearance of the Wargrave Conservation Area.

4.02 The appeal proposal involves the parking of vehicles for sale across an area measuring a width of 32 metres, at its deepest it extends back 17 meters. This would provide a significant concentration of commercial activity with a large area of parked cars displayed for sale. The previous use of the area would have involved cars passing through the filling station. In contrast the permanent parking of cars have a much more detrimental impact. Under the filling station use there would be much fewer cars parked in this area.

4.03 The concentration of parked cars intensifies the contrast with the surrounding residential area. Furthermore the extension of the car sales across the frontage of 29 the High Street detracts from the residential character of that property.

4.04 All these factors are exacerbated by the prominence of the site in the street scene. It is open to view from the High Street on what is an extremely prominent location at the heart of the Conservation Area.

4.05 Policies EN4 of the BSP, LBE14 and LBE15 of the LALP and WOS10 of the DDWDLP seek to protect the character and appearance of Conservation Areas. As the BSP and LALP comprise the development plan for the area their policies carry full statutory weight. Policies WBE1 and WOS3 of the DDWDLP seek to protect areas from inappropriate development irrespective of their location.

4.06 Because of the inappropriate intensification of the commercial appearance of the site the proposal is contrary to all the above policies.

5.00 RESPONSE TO THE APPELLANT'S CASE

5.01 This statement contains a rebuttal of the main points raised by the appellant. The appellant in his statement quotes that "the garage has been situated on this site for living memory". The Council does not dispute that the garage has been established within Wargrave for some considerable time. However the garage has not always been used for the sale of cars, nor was the original boundary sited across the frontage of the neighbouring residential property (No. 29 High Street).

5.02 It is considered that car movement on a forecourt used for the selling of petrol is not as visually intrusive as is the static parking of a mass of vehicles parked permanently with the intention of sales.

5.03 It is also noteworthy that the appellant was given the option to improve the visual appearance of the site through the introduction of new paving materials across the whole site, plus a higher brick boundary wall and soft landscaping. The appellant did not wish to provide any visual or environmental improvements to the scheme on this basis, as he argued, that the proposal was acceptable in any case. These amendments could potentially have sufficiently reduced the impact of the proposal and improved the appearance of the site so that, on balance, the proposal was acceptable.

6.00 CONCLUSION

6.01 The proposal would unacceptably intensify the commercial appearance of the appeal site. The area of ground covered by cars for sale and the prominent location make the proposal particularly obtrusive in the streetscene.

6.02 The Conservation area location and conflicts with the policies designed to protect the character of such a location makes the proposal particularly unacceptable.

6.03 In respect of the issues pointed out in this report it is respectfully requested that this appeal be DISMISSED. If the Inspector is to allow the appeal, a list of suggested conditions is attached at Appendix 5.

LIST OF APPENDICES

1. SITE PLAN

2. EXTRACTS FROM THE BERKSHIRE STRUCTURE PLAN

3. EXTRACTS FROM THE LODDON AREA LOCAL PLAN

4. EXTRACTS FROM THE WOKINGHAM DISTRICT LOCAL PLAN (DEPOSIT DRAFT)

5. CONDITIONS FOR APPEAL, IF ALLOWED

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

APPEAL BY: Mr A Jarvis
SITE: 17/27 High St, Wargrave
APPLICATION NO.: 0372
PROPOSAL: Proposed change of use of area under canopy from petrol to car sales

LIST OF PERSONS CIRCULATED WITH NOTICE OF APPEAL

District Councillor(s) for Remenham & Wargrave

Mr F D Browne

Mr S E Etheridge

Mr M J Bryant

Clerk(s) of Parish / Town Council of Wargrave

Mr S Hedges, 47 Halifax Rd, Pinkneys Green, Maidenhead, Berks. SL6 5ES

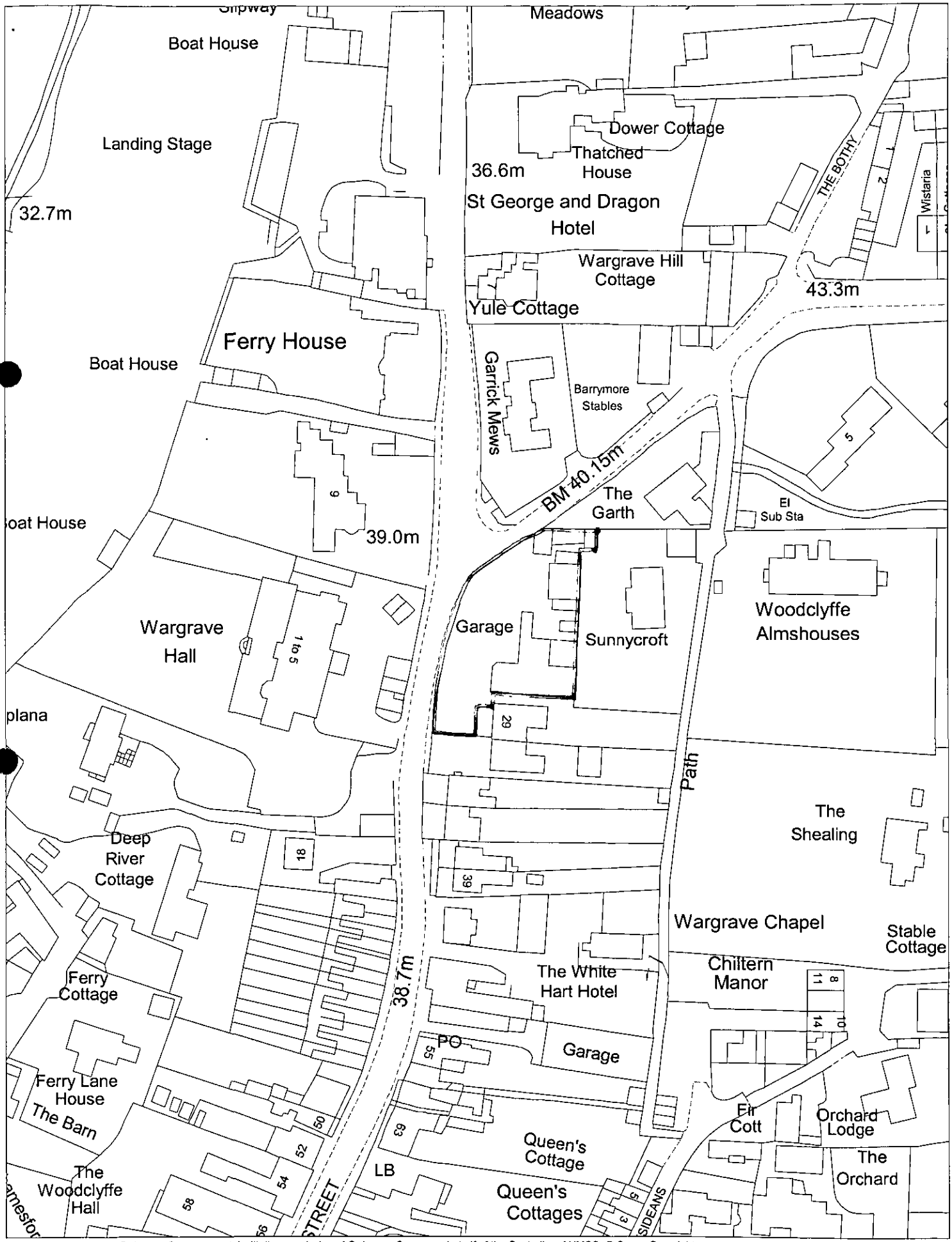
Environmental Services Department, Engineering Services, Wokingham District Council, PO Box 157, Council Offices, Shute End, WOKINGHAM, Berkshire, RG40 1WR

Conservation Officer- WDC

Environmental Health- WDC

MR. + MRS. R. W. JACKSON
4 Wargrave Hall
Wargrave
Reading RG10 8DA

APPENDIX 1



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Development Control Section, Environmental Services, Wokingham District Council.

15 February 2001

Scale: 1 : 1250

APPENDIX 2



BERKSHIRE STRUCTURE PLAN 1991-2006





Babtie

Reducing the Risk of Flooding

Policy EN3 **Development should not be located in areas liable to flood if it would be likely to:**

(i) inhibit the capacity of the flood plain to store flood water; or

(ii) impede the flow of flood water; or

(iii) increase the risks to life or property arising from flooding.

In addition, proposals which would increase flood risk elsewhere as a result of additional surface water run-off will be resisted unless adequate surface water balancing facilities are provided.

6.8 Areas liable to flood include those which have at any time been affected by flooding, or which form part of a river flood plain. At sites suspected of being at risk of flooding but for which precise recent flood risk information is unavailable, a technical assessment of the flood risk may be required to demonstrate compliance with the requirements of this policy. Policy EN3 covers intensification of existing development and the raising of land.

PROTECTING PARTICULAR ENVIRONMENTAL INTERESTS

6.9 The protection of special landscapes and the rural landscape at large is dealt with in Chapter 5. Other policies for protection and enhancement of specific environmental interests are set out below.

Buildings of Special Character and Interest

6.10 Legislation provides for the protection of statutorily listed historic buildings from demolition or unnecessary or over-radical change. Other buildings of local importance may also warrant retention as part of development schemes. There is a need to ensure that subject to other policies in this Plan, historic buildings can have a use which justifies or funds their upkeep.

Development Proposals Related to Buildings of Special Character and Interest

Policy EN4 **Listed buildings and buildings in conservation areas will be protected from demolition, inappropriate alteration and other adverse change. Proposals affecting these buildings and other buildings of special architectural or historic interest should conserve their historic fabric and character, preserve or enhance their settings, provide appropriate uses and ensure adequate standards of maintenance and repair.**

6.11 The use which best retains the character of an historic building will normally be that for which it was built. However, where this cannot reasonably be achieved, any new use should:

- be wholly compatible with maintenance of the special character of the building; and
- involve minimum alteration to that character, internally or externally; and
- not materially damage the setting of the building.

6.12 Should, in exceptional circumstances, the complete or partial demolition or the large scale alteration of an historic building be permitted, detailed prior recording of the building will be required.

6.13 The County Council maintains a record of buildings and other structures of special architectural and historic interest to ensure consistency of records throughout Berkshire.

Areas of Special Character

6.14 The designation of Conservation Areas allows areas to be selected for their special character and for the application of extra resources, publicity, attention and controls. There are other areas or attractive groups of buildings - for example nineteenth and early twentieth century areas with a recognisable and consistent period character - where Conservation Area designation may not be justified, but where measures are desirable to ensure that change does not harm the existing character.

Areas of Special Character Including Conservation Areas

Policy EN5 **Areas of special character, particularly designated Conservation Areas, common land and town and village greens, will be protected from change damaging to their character and appearance. Encouragement will be given to proposals which make a positive contribution to the enhancement of the character and appearance of such areas.**

6.15 In both designated Conservation Areas and other areas of special character, particular attention will be paid to ensuring that the form, materials, density and siting of new buildings reflect and enhance the character of the area.

Archaeological Remains and Evidence

6.16 Archaeological remains are irreplaceable. They are the evidence, in some instances the only evidence, of the past development of our civilisation. They comprise a varied resource, including buried objects and standing structures ranging in date from prehistory to the industrial era. Particular care must be taken to ensure that archaeological remains and evidence are not needlessly or thoughtlessly destroyed.

6.17 The positive management, enhancement and understanding of archaeological sites will be promoted. Where appropriate, sites will be made accessible to the public.

APPENDIX 3

LODDON AREA LOCAL PLAN

Adopted 5 May 1995

Published by: Wokingham District Council
Planning Department
Shute End
Wokingham
Berkshire
RG40 1WR

must be of a form, scale and height compatible with the character of the area and be constructed in materials sympathetic to the existing urban fabric. Proposals for new development that would be to the detriment of the local scene and character of these areas, by virtue of being badly designed in themselves, or when the use of poor and inappropriate materials is proposed, will not be acceptable. Proposals for development adjoining designated conservation areas will be expected to recognise the character of the area, and be supported by full details, to ensure that inappropriate forms of development do not take place in sensitive locations. In addition to policies earlier in this chapter, the following policies will apply in the control of development in conservation areas.

❖ LBE14 INAPPROPRIATE DEVELOPMENT IN CONSERVATION AREAS

PROPOSALS FOR NEW DEVELOPMENT WHICH WOULD BE DETRIMENTAL TO THE CHARACTER OF A CONSERVATION AREA WILL NORMALLY BE REFUSED.

❖ LBE15 NEW DEVELOPMENT IN CONSERVATION AREAS

IN CONSIDERING PROPOSALS FOR OTHERWISE ACCEPTABLE NEW DEVELOPMENT IN CONSERVATION AREAS THE DISTRICT COUNCIL WILL HAVE REGARD TO THE FOLLOWING:

(A) THE MASSING, SCALE, SITING AND DESIGN OF PROPOSED BUILDING(S);

(B) THE MATERIALS TO BE USED IN NEW BUILDING(S) (AND ANCILLARY FLOORSPACE TREATMENTS). THESE SHOULD BE APPROPRIATE TO THE AREA AND SYMPATHETIC TO ADJOINING BUILDINGS;

(C) THE CONTRIBUTION THE NEW BUILDING(S) WOULD MAKE TO THE CHARACTER OF THE AREA.

OTHER AREAS OF TRADITIONAL LOCAL CHARACTER

1.4.25 Links with the past are particularly important in an area which has experienced great change and high levels of growth. Equally important is the need to maintain the sense of place given by the use of traditional building materials and methods which is so often lost in modern development, leading to a sense of sameness.

1.4.26 Conservation areas will conserve the traditional local character of a few select areas. However, other areas and groups of buildings exist which, although not worthy of classification as Areas of Architectural, Historic or Townscape Character, nevertheless provide important links with the past and a sense of place. The Replacement Structure Plan, in Policy EN22, seeks to perpetuate areas of traditional local character by seeking, in any new development, designs and use of materials which take account of that character.

❖ LBE16 NEW DEVELOPMENT IN AREAS OF TRADITIONAL LOCAL CHARACTER

WITHIN AREAS OF TRADITIONAL LOCAL CHARACTER, AS IDENTIFIED IN PART TWO AND ON THE PROPOSALS MAP, OTHERWISE ACCEPTABLE NEW DEVELOPMENT SHOULD RESPECT THE EXISTING CHARACTER OF THE AREA. IN CONSIDERING PROPOSALS WITHIN SUCH AREAS THE DISTRICT COUNCIL WILL HAVE REGARD TO THE SCALE OF THE DEVELOPMENT, ITS RELATIONSHIP TO EXISTING BUILDING FORMS AND THE USE OF TRADITIONAL MATERIALS.

LISTED BUILDINGS

1.4.27 The plan area contains over 400 buildings which are included in the statutory list of buildings of architectural or historic interest and which are afforded special protection.

APPENDIX 4



Wokingham District Local Plan
Deposit Draft

With Proposed Amendments Highlighted

February 2000

- **Proposed Amendments April 1999**
- **Additional Proposed Amendments September 1999**
- **Proposed Transport Amendments February 2000**

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) ~~RETAIN~~ *HAVE NO SIGNIFICANT DETRIMENTAL IMPACT UPON (***PA 1/6)** 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.

1.18 It is also important that new development makes the best use of energy sources by ensuring that new buildings make best use of materials and design to facilitate energy efficiency.

POLICY WOS9: ENERGY EFFICIENCY IN THE DESIGN OF NEW DEVELOPMENT

THE COUNCIL WILL REQUIRE PROVISION TO BE MADE IN PROPOSALS FOR NEW DEVELOPMENT FOR APPROPRIATE DESIGN PRINCIPLES THAT FACILITATE ENERGY EFFICIENCY. THESE INCLUDE:

a) THE APPROPRIATE SITING, FORM, ORIENTATION AND LAYOUT OF BUILDINGS IN ORDER TO MAXIMISE THE BENEFITS OF SOLAR/NATURAL HEATING, LIGHTING AND VENTILATION; AND

b) THE USE OF SOFT LANDSCAPING INCLUDING TREE PLANTING, TO INCREASE SUMMER SHADING AND REDUCE HEAT LOSS IN WINTER; AND

c) THE USE OF ENERGY EFFICIENT TECHNOLOGY FOR HEATING AND LIGHTING WHERE APPROPRIATE; AND

d) THE USE OF APPROPRIATE INSULATING MATERIALS AND TECHNIQUES TO IMPROVE ENERGY EFFICIENCY.

Implementation: Through planning guidelines and establishing best practice.

Monitoring: Assessment of work completed.

The Historic Environment

1.19 PPG 15 *Planning and the Historic Environment* sets out the importance of environmental stewardship and the need to ensure effective protection for all aspects of the historic environment. It is important that the historic environment is properly respected for the contribution that it makes to our cultural heritage and identity. It is an irreplaceable resource, which contributes to our understanding of the present and past and which is also of great importance for leisure and recreation. It is therefore important that the need to protect the historic environment is recognised.

POLICY WOS10: THE HISTORICAL ENVIRONMENT

THE COUNCIL RECOGNISES THE VALUE OF THE DISTRICT'S HISTORICAL ENVIRONMENT AND WILL SEEK TO PROTECT LISTED BUILDINGS AND THEIR SETTINGS, PRESERVE AND ENHANCE THE CHARACTER OF THE CONSERVATION AREAS, AND PROTECT SCHEDULED MONUMENTS, AREAS OF ARCHAEOLOGICAL IMPORTANCE AND HISTORIC LANDSCAPES.

Implementation: Through the development control process, including the use of the Council's planning guidelines.

Monitoring: Quality of the built environment.

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

Cont.

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

Cont.

Implementation: Through the development control process.

Monitoring: Studies of conservation areas.

4.40 The area surrounding designated conservation areas is of significance. Inappropriate development, particularly on prominent sites, could detract from the amenity, character and value of such areas.

4.41 New building is not precluded in conservation areas, but must be treated with care. In order to ensure appropriate development solutions in conservation areas, the Council will require detailed design consideration of the design of new development proposals; outline planning applications for development in conservation areas will not be acceptable. The following policy gives a checklist of criteria that should be met to ensure that new development fits well within its context.

POLICY WHE4: NEW BUILDINGS IN CONSERVATION AREAS

DEVELOPMENT IN CONSERVATION AREAS AND DEVELOPMENT ADJACENT TO OR APPROACHING CONSERVATION AREAS SHOULD BE DESIGNED TO RESPECT THE LOCAL CONTEXT. WHEN CONSIDERING AN APPLICATION FOR DEVELOPMENT IN A CONSERVATION AREA THE COUNCIL WILL ASSESS THE APPLICATION AGAINST THE FOLLOWING PRINCIPLES:

A) THE DEVELOPMENT MUST RESPECT THE LANDFORM AND ANY NATURAL FEATURES

B) DEVELOPMENT MUST RESPECT THE HISTORIC LOCAL PLOT LAYOUT AND CHARACTERISTIC *BOUNDARY TREATMENTS* **(PA 4/14)** AND RELATIONSHIPS BETWEEN BUILDINGS

C) ROOF FORMS SHOULD REFLECT THE LOCAL TRADITION. THE USE OF THE APPROPRIATE LOCAL MATERIAL WILL NORMALLY DICTATE THE ROOF FORM

DEVELOPMENT MUST RESPECT THE HISTORIC MASSING AND SCALE

CONSERVATION AREAS OFTEN HAVE DISTINCT BUILDING RELATIONSHIPS. THESE SHOULD BE RESPECTED

DEVELOPMENT MUST RESPECT THE PROPORTIONS OF SURROUNDING BUILDINGS, INCLUDING HORIZONTAL/VERTICAL EMPHASIS, AND THE RATIO OF SOLID TO VOID (WINDOW TO WALL)

FENESTRATION PROPORTIONS SHOULD BE RESPECTED, INCLUDING HORIZONTAL/VERTICAL EMPHASIS, GLAZING DIVISIONS, AND SURROUNDS

LOCAL MATERIALS MUST BE RESPECTED. THE MATERIALS SHOULD BE A SIMILAR PROFILE, SCALE, COLOUR AND TEXTURE TO TRADITIONAL MATERIALS FOUND IN THE CONSERVATION AREA. THIS INCLUDES APPROPRIATE FINISHES FOR DRIVES/ROADS

Cont.

I) CONSIDERATION WILL BE GIVEN TO APPROPRIATE CONTEMPORARY DESIGN THAT PAYS REGARD TO THE ABOVE POINTS.

Implementation: Through the development control process.

Monitoring: Through detailed studies of conservation areas.

4.42 Listed buildings often have the most to contribute in a conservation area, but other traditional buildings play an important role as a backcloth. Careful control over traditional buildings is therefore important for the overall appearance of the conservation area.

POLICY WHE5: ALTERATIONS AND EXTENSIONS TO TRADITIONAL BUILDINGS IN CONSERVATION AREAS

ALTERATIONS OR EXTENSIONS TO TRADITIONAL BUILDINGS WITHIN CONSERVATION AREAS MUST HAVE REGARD TO THE FOLLOWING:

A) THE RE-USE OF MATERIALS

B) THE USE OF TRADITIONAL MATERIALS APPROPRIATE TO THE LOCALITY

C) THE FORM, PITCH, CLADDING AND ORNAMENT OF THE ROOF SHOULD BE RETAINED

D) NEW WINDOWS SHOULD BE CONSTRUCTED TO MATCH THE ORIGINAL USING THE SAME PATTERN, GLAZING DIVISIONS, FRAME, MOULDING AND MATERIALS

E) NEW WINDOW OPENINGS OR DORMERS SHOULD NOT DISTURB THE PROPORTIONS OF THE ORIGINAL BUILDING, AND SHOULD RESPECT THE SIZE AND STYLE OF EXISTING WINDOWS

F) EXTENSIONS TO BUILDINGS SHOULD BE SUBSERVIENT TO THE EXISTING BUILDING

G) THE SITING OF EXTENSIONS SHOULD NOT DETRACT FROM THE TRADITIONAL INTEGRITY OF THE BUILDING OR ITS RELATIONSHIP WITH OTHER BUILDINGS OR OPEN SPACES WITHIN CONSERVATION AREAS.

Implementation: Through the development control process.

Monitoring: Studies of conservation areas.

AREAS OF SPECIAL CHARACTER

4.43 There are some areas or attractive groups of buildings where there is a consistent period or character reflecting the area's past, but where a conservation area designation is not justified. It is desirable to protect these areas from development or change that may harm the particular character of that area. These areas are known as 'Areas of Special Character'.

APPENDIX 5

CONDITIONS IF APPEAL IS ALLOWED

1. Within three months from the date of this letter, a scheme for the hard and soft landscaping of the site shall be submitted to the Local Planning Authority for their approval.

2. The soft element of the landscaping shall be implemented in the first planting season following approval by the Local Planning Authority. Any trees or plants which within a period of three years from the completion of this scheme 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. The hard element of the landscaping scheme shall be implemented within 4 months of the date of this consent.

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The Planning Inspectorate

For official use only Date received

QUESTIONNAIRE

To be used for all appeals made on or after August 2000

PLANNING, LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT

APPEAL REF: APP/X0360/A/01/1056371 **GRID REF:** _____

APPEAL BY: MR. A. JARVIS

SITE: WARGRAVE MOTORS, 17/27, High St. Wargrave READING.

You must ensure that a copy of a completed questionnaire, together with any enclosures, is received by us and the appellant, within 2 weeks of the 'starting date' given in our letter. Please send our copy to the case officer. Their address is shown on our letter.

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 us within 6 weeks of the 'starting date'.

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

1.	Do you agree to the written representations procedure?	YES / [redacted]
OR	Do the you wish to be heard by an Inspector at: a. a local inquiry?	[redacted] / NO
	or b. a hearing?	[redacted] / NO
2. a.	If the written procedure is agreed, could the Inspector see the whole site clearly from a road or other public land?	[redacted] / NO
b.	From your knowledge of the issues, would our Inspector need to enter the site for any reason e.g. to view/measure any dimensions from within it?	YES / [redacted]
3.	Does the appeal relate to an application for approval of reserved matters?	[redacted] / NO
4.	Was an Article 7 (Regulation 6 for listed building or conservation area consent) certificate submitted with the application?	[redacted] / NO / [redacted]
5.	Was it necessary 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 / [redacted]

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 area still being considered by us or the Secretary of State? If YES, please attach details and, where necessary, give our reference numbers.	YES / NO
b. Would the development require the stopping up or diverting of a public right of way? If YES, 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	YES / NO
a Grade I / II* / II listed building?	Grade I/II*/II
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.a. Would the proposals affect an Ancient Monument (whether scheduled or not)?	YES / NO
b. If YES, was English Heritage consulted ? Please attach a copy of any comments	YES / NO
14.a. Is the appeal site in or adjacent to or likely to affect an SSSI? If YES, please attach the comments of English Nature.	YES / NO
b. Are any protected species likely to be affected by the proposals? If YES, please give details.	YES / NO

15.	Copies of the following documents must, if appropriate, be enclosed with this questionnaire:	
a	Is the development in Schedule 1 or column one of Schedule2 of the Town & Country Planning (Environmental Impact Assessment)(England & Wales)	~~YES~~/ NO
	Regulations 1999? If YES, please indicate which Schedule.	Sch 1 Sch 2 col 1
b.	Is the development within a 'sensitive area' as defined by regulation 2 of the Town & Country Planning (Environmental Impact Assessment)(England & Wales) Regulations 1999?	~~YES~~/ NO
c.	Has a screening opinion been placed on Part 1of the planning register? If YES, please send a copy to us.	~~YES~~/ NO

	Number of Documents Enclosed	N/A
d. Any comments or directions received from the Secretary of State, other Government Departments or statutory agencies / undertakers whether or not as a result of consultations under the GDPO;	1	
e. Any representations received as a result of an Article 7 (or Regulation 6) notice;		✓
f. A copy of any notice published under Article 8 of the GDPO 1995; and/or Section 73 of the Planning (Listed Buildings and Conservation Areas)Act 1990; and/or Regulation 5 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990;	1	
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 you are currently considering relating to the same site;		✓
i. For all appeals, including those against non determination, you must provide details of all relevant development plan policies. *Each extract must include the front page, the title and date of approval or adoption. Where plans & policies have not been approved or adopted, please give the stage or status of the plan.*	3	
j. Any supplementary planning guidance, together with its status, that you consider necessary.		✓
k. A list of any conditions or limitations you would agree to if the appeal were to be allowed;		✓
l. Any other relevant information or correspondence you consider we should be aware of.		✓

16.a. What is the date you told those you notified about the appeal that we must receive any further comments by?		21.02.01
b. Copies of the following documents must, if appropriate, be enclosed with this questionnaire.	Number of Documents Enclosed	N/A
i) representations received from interested parties about the original application	5	
ii) the planning officer's report to committee		✓
iii) any relevant committee minute		✓
17. FOR APPEALS DEALT WITH BY WRITTEN REPRESENTATIONS ONLY		
Do you intend to send another statement about this appeal? If NO, please send the following information:-		YES / [redacted]
a. In non-determination cases:		
i) what the decision notice would have said;		
ii) how the relevant development plan policies relate to the issues of this appeal.		
b. In all cases:		
i) the relevant planning history;		
ii) any supplementary reasons for the decision on the application;		
iii) matters which you want our Inspector to note at the site visit.		
18. THE MAYOR OF LONDON CASES ONLY		
a. Was it necessary to notify the Mayor of London about the application? If YES please attach a copy of that notification.		YES / NO
a. Did the Mayor of London issue a direction to refuse planning permission If YES, please attach a copy of that direction.		YES / NO

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

Signature: Dlyrell on behalf of WOKINGHAM DISTRICT Council

Date sent to us and the appellant 18/01/01 OUR REF: F/2000/0372

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Norwich NR3 1BQ

Tel. (0118) 974 6448 (Direct Line)
Date. January 15, 2001
My ref: F/2000/0372
Your ref:Andrew Hester

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

Andesign
9 Perkins Way
Wokingham
Berks
RG41 2TN

Dear Sirs

APPEAL BY: **Andrew Jarvis**
SITE: **17 High St, Wargrave**

With reference to this appeal, I enclose a copy of the 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: January 15, 2001
My ref: F/2000/0372
Your ref: APP/X0360/A/00/1056371

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

Dear Miss Groves

APPEAL BY: Mr A Jarvis
SITE: 17 High St, Wargrave

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

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

To:
Highways

From: Heather Morgan

Date: 25 January 2000

Application Number: F/2000/0372

Proposal: Proposed change of use of area under canopy from petrol to car sales..

Site Address:
Wargrave Motors 17, High Street, Wargrave.

Applicant:
Mr A Jarvis C/O Andesign.

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

CONDITIONAL APPROVAL

SC 23 - PARKING & TURNING (SR06)

N.S.Tadder
7-2-00

HM

TO: DEVELOPMENT CONTROL FROM: **Harold Sanders**
DATE: 09/02/00

Location:

Wargrave Motors 17,High St Wargrave

Proposal:

Change of use of area under canopy from petrol to car sales

Application Number:

In response to your consultation for the above application, the conservation / design / listed building comments are as follows:

1 No 17, High Street is one of the most visually sensitive locations in High Street and conservation area.

2 It would appear that the proposed change of use is an endeavour to formalise an arrangement which exists on the frontage.

3 The commercial frontage is disproportionate to adjoining cottages gardens, which reflect the scale and character of the conservation area.

If the proposal is acceptable in planning terms then a landscape scheme [hard and soft] should be provided to co-ordinate the various disparate surfaces and boundary treatments

Harold Sanders

Harold Sanders
Conservation Architect

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: Joanne Ellis, Environmental Health

My Ref: JPE/JS

To: Heather Morgan, Planning

Your Ref:

Date: 2 February, 2000

APPLICATION NO F/2000/0372
PROPOSED CHANGE OF USE OF AREA UNDER CANOPY FROM PETROL TO CAR SALES
LOCATION: WARGRAVE MOTORS, 17 HIGH STREET, WARGRAVE

These proposals have been evaluated and I have no environmental health objections to the application.

Joanne Ellis
Senior Enironmental Health Officer

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
[illegible]	
CS	

14 FEB

WARGRAVE PARISH COUNCIL

33 Ridgeway
Wargrave
Reading
RG10 8AS

Tel 0118 940 4983

WARGRAVE PARISH CONSULTATION SHEET

DELEGATED

CASE OFFICER:	Heather Morgan
APPLICATION NUMBER:	F/2000/0372
SITE:	Wargrave Motors 17 High Street Wargrave.
PROPOSAL:	Proposed change of use of area under canopy from petrol to car sales.
COMMENTS:	There is a need to ensure there is adequate parking as cars have obstructed the pavement. Is it necessary to retain the canopy and have the fuel tanks been de-commissioned?

Norman Raybone.

Norman Raybone
Clerk to Wargrave Parish Council

Date: 11 February, 2000

Comments required by	18/02/2000
Fax	974 6484

From:- Mr Myers R.W. Jackson

4 WARGRAVE HALL, WARGRAVE, NR. READING, RG10 8DA
TEL. 01189 402437

4. 2

PLANNING SERVICES
POL
DO 2000
APP
CS 0055 HM
07
COPIES TO:
FILE:

Your Ref Heather Morgan
E/2000/0372

We have no objection to the proposed change of use from Petrol to car sales as long as it remains in its present form ie. notices for sale inside the cars & not displayed on the outside of the cars.

R.M. Jackson.

Ron Jackson

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr A Jarvis
C/O Andesign
9 Perkins Way
Wokingham
Berkshire
RG41 2TN

Application Number: F/2000/0372

Parish: **WARGRAVE**

Location: **Wargrave Motors 17 High Street, Wargrave, Reading.**

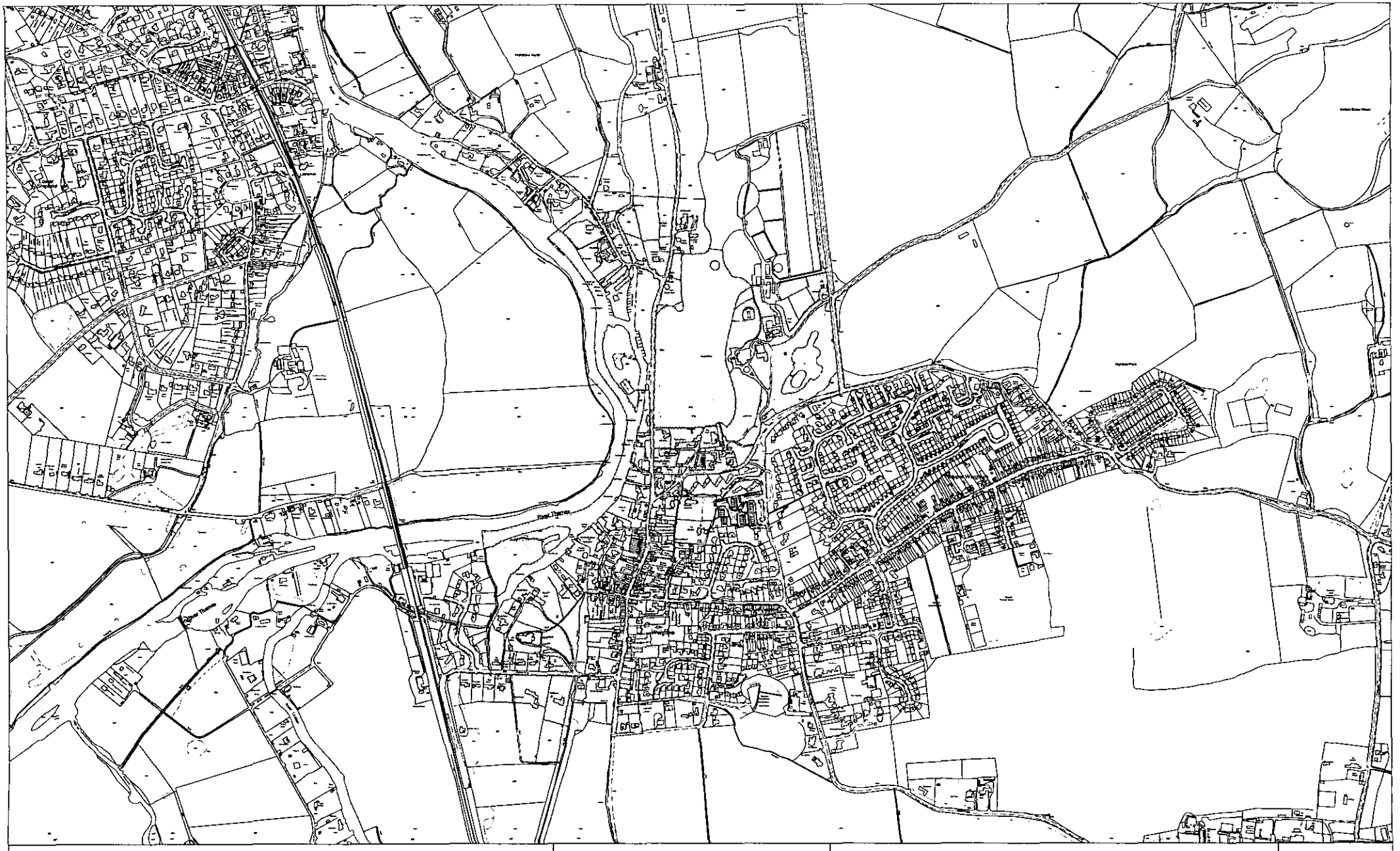
Proposal: **Proposed change of use of area under canopy from petrol to car sales.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Refuse Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Reason
1. The development, by reason of the introduction of car sales and extension of a commercial activity, would be visually intrusive, and would fail to preserve or enhance the character and appearance of Wargrave Village Conservation Area. As such, the proposal is contrary to Policy EN4 of the Berkshire Structure Plan, Policies LBE14 and LBE15 of Loddon Area Local Plan and Policies WOS3, WOS10, WBE1 and WHE4 of the Wokingham District Local Plan (Deposit Draft) as modified.

John Mitchell
Development Control Manager
Date: 20/10/2000

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.



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Site Plan
Scale: 1 to 12000
Date: 12 January 2001

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SHADED AREA = CONSERVATION AREA

Wokingham District Council
Planning Application

Town and Country Planning (General Development Procedure) Order 1995 – Notice under Article 8

AND/OR

Planning (Listed Buildings and Conservation Areas) Regulations 1990 and Planning (Listed Buildings and Conservation Areas) Act 1990

Application No: F/2000/0372

Proposal:
Proposed change of use of area under canopy from petrol to car sales.

Location:
Wargrave Motors 17 High Street Wargrave.

This application is being advertised in the Henley Standard newspaper on the 18.2.2000 for the following reason(s);

SITE IS WITHIN A CONSERVATION AREA

The application can be inspected at Wokingham District Council's offices during the following times:

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Heather Morgan P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before the expiry of 21 days from the date of this notice. Written comments submitted will become available for public inspection.

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

Date: 18.2.2000

Erected on lamp post 7/3/00



BERKSHIRE STRUCTURE PLAN 1991-2006





Babtie

Reducing the Risk of Flooding

Policy EN3 **Development should not be located in areas liable to flood if it would be likely to:**

(i) inhibit the capacity of the flood plain to store flood water; or

(ii) impede the flow of flood water; or

(iii) increase the risks to life or property arising from flooding.

In addition, proposals which would increase flood risk elsewhere as a result of additional surface water run-off will be resisted unless adequate surface water balancing facilities are provided.

6.8 Areas liable to flood include those which have at any time been affected by flooding, or which form part of a river flood plain. At sites suspected of being at risk of flooding but for which precise recent flood risk information is unavailable, a technical assessment of the flood risk may be required to demonstrate compliance with the requirements of this policy. Policy EN3 covers intensification of existing development and the raising of land.

PROTECTING PARTICULAR ENVIRONMENTAL INTERESTS

6.9 The protection of special landscapes and the rural landscape at large is dealt with in Chapter 5. Other policies for protection and enhancement of specific environmental interests are set out below.

Buildings of Special Character and Interest

6.10 Legislation provides for the protection of statutorily listed historic buildings from demolition or unnecessary or over-radical change. Other buildings of local importance may also warrant retention as part of development schemes. There is a need to ensure that subject to other policies in this Plan, historic buildings can have a use which justifies or funds their upkeep.

Development Proposals Related to Buildings of Special Character and Interest

Policy EN4 **Listed buildings and buildings in conservation areas will be protected from demolition, inappropriate alteration and other adverse change. Proposals affecting these buildings and other buildings of special architectural or historic interest should conserve their historic fabric and character, preserve or enhance their settings, provide appropriate uses and ensure adequate standards of maintenance and repair.**

6.11 The use which best retains the character of an historic building will normally be that for which it was built. However, where this cannot reasonably be achieved, any new use should:

- be wholly compatible with maintenance of the special character of the building; and
- involve minimum alteration to that character, internally or externally; and
- not materially damage the setting of the building.

6.12 Should, in exceptional circumstances, the complete or partial demolition or the large scale alteration of an historic building be permitted, detailed prior recording of the building will be required.

6.13 The County Council maintains a record of buildings and other structures of special architectural and historic interest to ensure consistency of records throughout Berkshire.

Areas of Special Character

6.14 The designation of Conservation Areas allows areas to be selected for their special character and for the application of extra resources, publicity, attention and controls. There are other areas or attractive groups of buildings - for example nineteenth and early twentieth century areas with a recognisable and consistent period character - where Conservation Area designation may not be justified, but where measures are desirable to ensure that change does not harm the existing character.

Areas of Special Character Including Conservation Areas

Policy EN5 **Areas of special character, particularly designated Conservation Areas, common land and town and village greens, will be protected from change damaging to their character and appearance. Encouragement will be given to proposals which make a positive contribution to the enhancement of the character and appearance of such areas.**

6.15 In both designated Conservation Areas and other areas of special character, particular attention will be paid to ensuring that the form, materials, density and siting of new buildings reflect and enhance the character of the area.

Archaeological Remains and Evidence

6.16 Archaeological remains are irreplaceable. They are the evidence, in some instances the only evidence, of the past development of our civilisation. They comprise a varied resource, including buried objects and standing structures ranging in date from prehistory to the industrial era. Particular care must be taken to ensure that archaeological remains and evidence are not needlessly or thoughtlessly destroyed.

6.17 The positive management, enhancement and understanding of archaeological sites will be promoted. Where appropriate, sites will be made accessible to the public.

LODDON AREA LOCAL PLAN

Adopted 5 May 1995

Published by: Wokingham District Council
Planning Department
Shute End
Wokingham
Berkshire
RG40 1WR
Telephone: (01734) 778798

must be of a form, scale and height compatible with the character of the area and be constructed in materials sympathetic to the existing urban fabric. Proposals for new development that would be to the detriment of the local scene and character of these areas, by virtue of being badly designed in themselves, or when the use of poor and inappropriate materials is proposed, will not be acceptable. Proposals for development adjoining designated conservation areas will be expected to recognise the character of the area, and be supported by full details, to ensure that inappropriate forms of development do not take place in sensitive locations. In addition to policies earlier in this chapter, the following policies will apply in the control of development in conservation areas.

❖ LBE14 INAPPROPRIATE DEVELOPMENT IN CONSERVATION AREAS

PROPOSALS FOR NEW DEVELOPMENT WHICH WOULD BE DETRIMENTAL TO THE CHARACTER OF A CONSERVATION AREA WILL NORMALLY BE REFUSED.

❖ LBE15 NEW DEVELOPMENT IN CONSERVATION AREAS

IN CONSIDERING PROPOSALS FOR OTHERWISE ACCEPTABLE NEW DEVELOPMENT IN CONSERVATION AREAS THE DISTRICT COUNCIL WILL HAVE REGARD TO THE FOLLOWING:

(A) THE MASSING, SCALE, SITING AND DESIGN OF PROPOSED BUILDING(S);

(B) THE MATERIALS TO BE USED IN NEW BUILDING(S) (AND ANCILLARY FLOORSPACE TREATMENTS). THESE SHOULD BE APPROPRIATE TO THE AREA AND SYMPATHETIC TO ADJOINING BUILDINGS;

(C) THE CONTRIBUTION THE NEW BUILDING(S) WOULD MAKE TO THE CHARACTER OF THE AREA.

OTHER AREAS OF TRADITIONAL LOCAL CHARACTER

1.4.25 Links with the past are particularly important in an area which has experienced great change and high levels of growth. Equally important is the need to maintain the sense of place given by the use of traditional building materials and methods which is so often lost in modern development, leading to a sense of sameness.

1.4.26 Conservation areas will conserve the traditional local character of a few select areas. However, other areas and groups of buildings exist which, although not worthy of classification as Areas of Architectural, Historic or Townscape Character, nevertheless provide important links with the past and a sense of place. The Replacement Structure Plan, in Policy EN22, seeks to perpetuate areas of traditional local character by seeking, in any new development, designs and use of materials which take account of that character.

❖ LBE16 NEW DEVELOPMENT IN AREAS OF TRADITIONAL LOCAL CHARACTER

WITHIN AREAS OF TRADITIONAL LOCAL CHARACTER, AS IDENTIFIED IN PART TWO AND ON THE PROPOSALS MAP, OTHERWISE ACCEPTABLE NEW DEVELOPMENT SHOULD RESPECT THE EXISTING CHARACTER OF THE AREA. IN CONSIDERING PROPOSALS WITHIN SUCH AREAS THE DISTRICT COUNCIL WILL HAVE REGARD TO THE SCALE OF THE DEVELOPMENT, ITS RELATIONSHIP TO EXISTING BUILDING FORMS AND THE USE OF TRADITIONAL MATERIALS.

LISTED BUILDINGS

1.4.27 The plan area contains over 400 buildings which are included in the statutory list of buildings of architectural or historic interest and which are afforded special protection.



Wokingham District Local Plan
Deposit Draft

With Proposed Amendments Highlighted

February 2000

- **Proposed Amendments April 1999**
- **Additional Proposed Amendments September 1999**
- **Proposed Transport Amendments February 2000**

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) ~~RETAIN~~ *HAVE NO SIGNIFICANT DETRIMENTAL IMPACT UPON (***PA 1/6***)* 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.

1.18 It is also important that new development makes the best use of energy sources by ensuring that new buildings make best use of materials and design to facilitate energy efficiency.

POLICY WOS9: ENERGY EFFICIENCY IN THE DESIGN OF NEW DEVELOPMENT

THE COUNCIL WILL REQUIRE PROVISION TO BE MADE IN PROPOSALS FOR NEW DEVELOPMENT FOR APPROPRIATE DESIGN PRINCIPLES THAT FACILITATE ENERGY EFFICIENCY. THESE INCLUDE:

a) THE APPROPRIATE SITING, FORM, ORIENTATION AND LAYOUT OF BUILDINGS IN ORDER TO MAXIMISE THE BENEFITS OF SOLAR/NATURAL HEATING, LIGHTING AND VENTILATION; AND

b) THE USE OF SOFT LANDSCAPING INCLUDING TREE PLANTING, TO INCREASE SUMMER SHADING AND REDUCE HEAT LOSS IN WINTER; AND

c) THE USE OF ENERGY EFFICIENT TECHNOLOGY FOR HEATING AND LIGHTING WHERE APPROPRIATE; AND

d) THE USE OF APPROPRIATE INSULATING MATERIALS AND TECHNIQUES TO IMPROVE ENERGY EFFICIENCY.

Implementation: Through planning guidelines and establishing best practice.

Monitoring: Assessment of work completed.

The Historic Environment

1.19 PPG 15 *Planning and the Historic Environment* sets out the importance of environmental stewardship and the need to ensure effective protection for all aspects of the historic environment. It is important that the historic environment is properly respected for the contribution that it makes to our cultural heritage and identity. It is an irreplaceable resource, which contributes to our understanding of the present and past and which is also of great importance for leisure and recreation. It is therefore important that the need to protect the historic environment is recognised.

POLICY WOS10: THE HISTORICAL ENVIRONMENT

THE COUNCIL RECOGNISES THE VALUE OF THE DISTRICT'S HISTORICAL ENVIRONMENT AND WILL SEEK TO PROTECT LISTED BUILDINGS AND THEIR SETTINGS, PRESERVE AND ENHANCE THE CHARACTER OF THE CONSERVATION AREAS, AND PROTECT SCHEDULED MONUMENTS, AREAS OF ARCHAEOLOGICAL IMPORTANCE AND HISTORIC LANDSCAPES.

Implementation: Through the development control process, including the use of the Council's planning guidelines.

Monitoring: Quality of the built environment.

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

Cont.

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

Cont.

Implementation: Through the development control process.

Monitoring: Studies of conservation areas.

4.40 The area surrounding designated conservation areas is of significance. Inappropriate development, particularly on prominent sites, could detract from the amenity, character and value of such areas.

4.41 New building is not precluded in conservation areas, but must be treated with care. In order to ensure appropriate development solutions in conservation areas, the Council will require detailed design consideration of the design of new development proposals; outline planning applications for development in conservation areas will not be acceptable. The following policy gives a checklist of criteria that should be met to ensure that new development fits well within its context.

POLICY WHE4: NEW BUILDINGS IN CONSERVATION AREAS

DEVELOPMENT IN CONSERVATION AREAS AND DEVELOPMENT ADJACENT TO OR APPROACHING CONSERVATION AREAS SHOULD BE DESIGNED TO RESPECT THE LOCAL CONTEXT. WHEN CONSIDERING AN APPLICATION FOR DEVELOPMENT IN A CONSERVATION AREA THE COUNCIL WILL ASSESS THE APPLICATION AGAINST THE FOLLOWING PRINCIPLES:

A) THE DEVELOPMENT MUST RESPECT THE LANDFORM AND ANY NATURAL FEATURES

B) DEVELOPMENT MUST RESPECT THE HISTORIC LOCAL PLOT LAYOUT AND CHARACTERISTIC *BOUNDARY TREATMENTS* **(PA 4/14)** AND RELATIONSHIPS BETWEEN BUILDINGS

C) ROOF FORMS SHOULD REFLECT THE LOCAL TRADITION. THE USE OF THE APPROPRIATE LOCAL MATERIAL WILL NORMALLY DICTATE THE ROOF FORM

D) DEVELOPMENT MUST RESPECT THE HISTORIC MASSING AND SCALE

E) CONSERVATION AREAS OFTEN HAVE DISTINCT BUILDING RELATIONSHIPS. THESE SHOULD BE RESPECTED

F) DEVELOPMENT MUST RESPECT THE PROPORTIONS OF SURROUNDING BUILDINGS, INCLUDING HORIZONTAL/VERTICAL EMPHASIS, AND THE RATIO OF SOLID TO VOID (WINDOW TO WALL)

G) FENESTRATION PROPORTIONS SHOULD BE RESPECTED, INCLUDING HORIZONTAL/VERTICAL EMPHASIS, GLAZING DIVISIONS, AND SURROUNDS

H) LOCAL MATERIALS MUST BE RESPECTED. THE MATERIALS SHOULD BE A SIMILAR PROFILE, SCALE, COLOUR AND TEXTURE TO TRADITIONAL MATERIALS FOUND IN THE CONSERVATION AREA. THIS INCLUDES APPROPRIATE FINISHES FOR DRIVES/ROADS

Cont.

I) CONSIDERATION WILL BE GIVEN TO APPROPRIATE CONTEMPORARY DESIGN THAT PAYS REGARD TO THE ABOVE POINTS.

Implementation: Through the development control process.

Monitoring: Through detailed studies of conservation areas.

4.42 Listed buildings often have the most to contribute in a conservation area, but other traditional buildings play an important role as a backcloth. Careful control over traditional buildings is therefore important for the overall appearance of the conservation area.

POLICY WHE5: ALTERATIONS AND EXTENSIONS TO TRADITIONAL BUILDINGS IN CONSERVATION AREAS

ALTERATIONS OR EXTENSIONS TO TRADITIONAL BUILDINGS WITHIN CONSERVATION AREAS MUST HAVE REGARD TO THE FOLLOWING:

A) THE RE-USE OF MATERIALS

B) THE USE OF TRADITIONAL MATERIALS APPROPRIATE TO THE LOCALITY

C) THE FORM, PITCH, CLADDING AND ORNAMENT OF THE ROOF SHOULD BE RETAINED

D) NEW WINDOWS SHOULD BE CONSTRUCTED TO MATCH THE ORIGINAL USING THE SAME PATTERN, GLAZING DIVISIONS, FRAME, MOULDING AND MATERIALS

E) NEW WINDOW OPENINGS OR DORMERS SHOULD NOT DISTURB THE PROPORTIONS OF THE ORIGINAL BUILDING, AND SHOULD RESPECT THE SIZE AND STYLE OF EXISTING WINDOWS

F) EXTENSIONS TO BUILDINGS SHOULD BE SUBSERVIENT TO THE EXISTING BUILDING

G) THE SITING OF EXTENSIONS SHOULD NOT DETRACT FROM THE TRADITIONAL INTEGRITY OF THE BUILDING OR ITS RELATIONSHIP WITH OTHER BUILDINGS OR OPEN SPACES WITHIN CONSERVATION AREAS.

Implementation: Through the development control process.

Monitoring: Studies of conservation areas.

AREAS OF SPECIAL CHARACTER

4.43 There are some areas or attractive groups of buildings where there is a consistent period or character reflecting the area's past, but where a conservation area designation is not justified. It is desirable to protect these areas from development or change that may harm the particular character of that area. These areas are known as 'Areas of Special Character'.

The Planning Inspectorate

FOR OFFICIAL USE ONLY
Date received
PLS
ENF

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.

COPIES TO: ACE: FILE:

A. INFORMATION ABOUT THE APPELLANT(S)

Full Name: ANDREW JARVIS

Address: JULIANS 17/27 HIGH STREET
WARGRAVE, BERKS

Postcode: RG10 8BU Reference:
Failure to provide the postcode may cause delay in processing your appeal.

Daytime Telephone No: 0118 9401188 Fax No:

Agent's Name (if appropriate): ANDESIGN

Agent's Address: 9 PERKINS WAY
WOKINGHAM, BERKS

Postcode: RG41 2TN Reference: ANDREW HESTER
Failure to provide the postcode may cause delay in processing your appeal.

Daytime Telephone No: 0118 9784165 Fax No:

B. DETAILS OF THE APPEAL

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

Description of the Development:
PROPOSED CHANGE OF USE OF AREA UNDER CANOPY FROM PETROL TO CAR SALES

Address of the Site: 17/27 HIGH STREET
WARGRAVE, BERKS

Postcode: RG10 8BU
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: 13/1/2000 F/2000/0372

Date of LPA notice of decision (if any): 20/10/2000

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:
NO

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: ..... ☑

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: ..... ☐

GROUNDS OF APPEAL

The appeal site is situated at the northern end of High Street, Wargrave, Berkshire at its junction with Wargrave Hill. The property is a long established garage which has offered the full range of services including workshop facilities, petrol forecourt, and car sales. Unfortunately owing to the more recent lack of support from the local community the petrol sales could no longer compete with the larger companies situated on the nearby A4. The petrol side of the business closed and the associated petrol pumps were removed. As the area under the canopy was now empty it seemed logical to display some additional vehicles in connection with the existing car sales business in this area. Following a single complaint from a local resident in the summer of 1999, the Enforcement Officer invited the proprietor of the car sales side of the business known as Julians, to submit a Planning application to Wokingham District Council.

On 19th August 1999, Andesign were appointed to prepare the application and this was duly deposited with Wokingham District Council on 27th August 1999, together with a covering letter to the Enforcement Officer on the same date. On 13th September 1999, the Council issued an acknowledgement with application number 99/70410/F and description "Proposed change of use of part of forecourt of garage to use for sale of cars". On 25th October 1999 the Planning Officer wrote with a number of queries and including a request that the red line around the application site is amended. On 4th November 1999, Andesign replied answering the questions and enclosing an amended site plan and including repositioned red line, following a meeting with the Planning Officer on 2nd November 1999. On 3rd December 1999, some three months after the application was submitted the Planning Officer wrote requesting that the current application should be withdrawn and the submission of a new application. The appellant was naturally amazed at such a proposal and following a further telephone conversation with the Planning Officer on 9th December 1999 the appellants formal position was outlined in a

letter from Andesign dated 24th December 1999. The Council confirmed their position in a letter dated 10th January 2000.

As the appellant considered there was no alternative but to co-operate with the Councils request the application was formally withdrawn and a new application deposited on 13th January 2000. On 25th January 2000 The Council issued an acknowledgement with application number F/2000/0372 with a new description "Proposed change of use of area under canopy from petrol to car sales". Over four months after the new application was submitted a letter dated 22nd May 2000 was received from the Planning Officer requesting visual improvement works, including new surface treatments across the site and soft landscaping. A letter dated 26th May 2000 was sent to the Planning Officer declining their request for additional works and complaining over the handling of the application, including the threat of a formal complaint to the Chief Executive. Despite this complaint the Council then waited a further four months before writing again on 12th October 2000, this time suggesting an alternative to the works outlined in their letter dated 22nd May 2000. The new proposal was to increase the height of the existing dwarf wall to 1m high. This letter was no doubt instigated by Andesigns telephone call to the Planning Officer on 11th October 2000 advising that a letter was being sent to the Chief Executive on 12th October 2000. On 18th October 2000 Andesign wrote to the Planning Officer declining the request to raise the height of the dwarf wall. A letter dated 18th October 2000 was received from the Development Control Manager in response to the letter sent to the Chief Executive. The Development Control Manager also took over responsibility for the application and the Planning Officer has subsequently left the employment of the Council. A formal Refusal Notice was issued on 20th October 2000, nearly fourteen months after the original submission and is now the subject of this appeal.

The sole reason for refusal states "The development by reason of the introduction of car sales and extension of a commercial activity, would be visually instrusive, and would fail to preserve or enhance the character and appearance of Wargrave Village Conservation Area".

The appellant would submit that the garage has been on this site for living memory and has served the local community over a very long period of time. Whilst the petrol sales have been ceased because of market circumstances and the pumps removed, the tanks have been retained and the canopy which was specifically designed to fit in with the area will remain. It is not inconceivable that petrol sales could be reintroduced in the future should market circumstances change. In the meantime it makes business sense to utilise the area under the canopy for additional car sales over and above those previously sold from the site. This will in part compensate for the revenue lost on the petrol sales and permit the garage premises to remain viable.

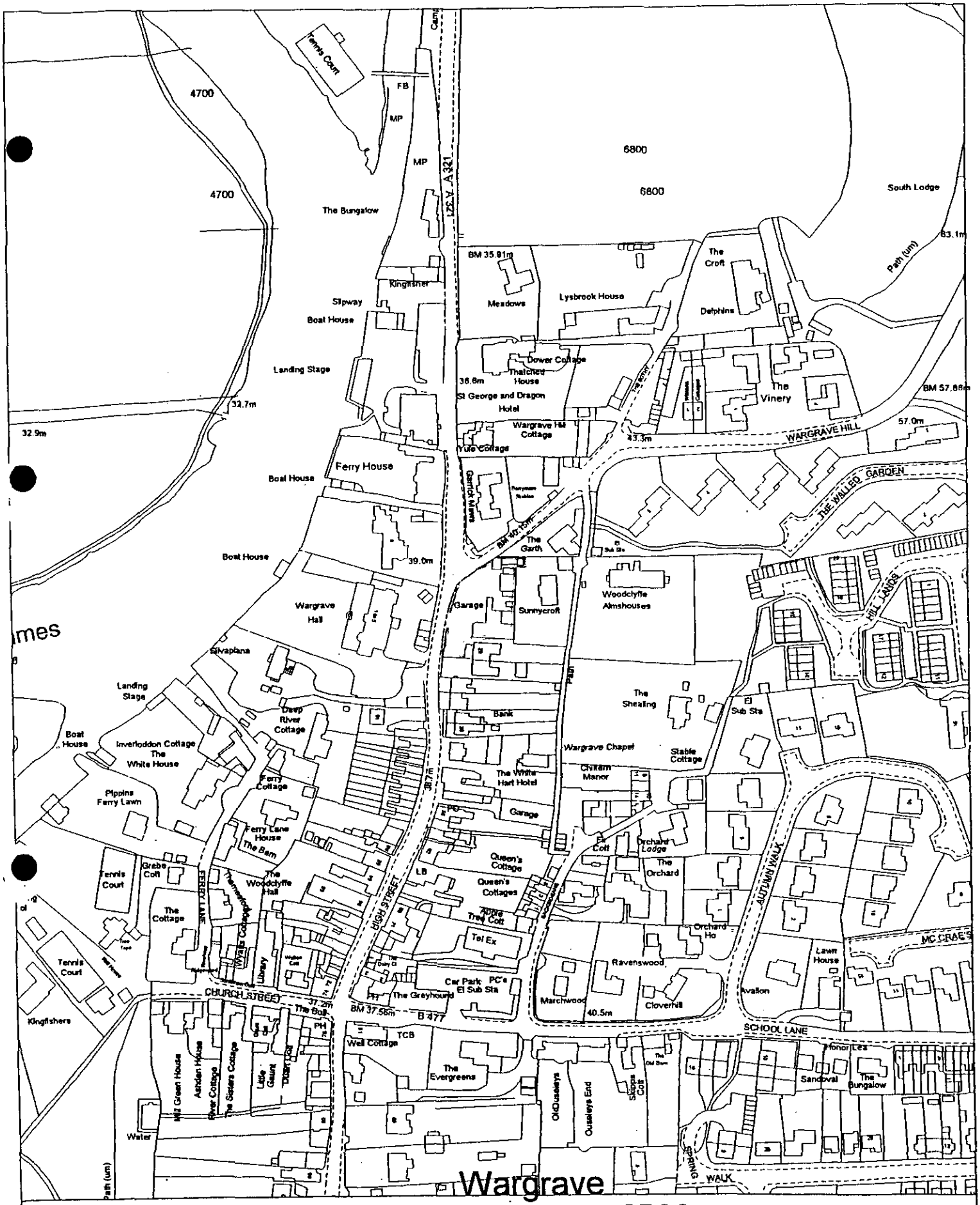
It is clear from the Councils letter of 22nd May 2000 that the Planning Officers were of a mind to approve the application had the appellant been willing to change the existing surface treatments across the site, plus soft landscaping. It is also clear from the Councils letter of 12th October 2000 that they no longer sought this work but again were of a mind to approve the application had the appellant been willing as an alternative to raise the dwarf wall to 1 metre high. The principal of using the area under the canopy for car sales does not appear to be an issue, but merely is it necessary to increase the height of this wall in order to make it visually acceptable. The appellant would submit that a static display of good quality cars for sale under the canopy area is preferable to a constant flow of all types of vehicles that would be the effect of the previous petrol sales. The reduction of traffic movements on and off the site, the reduction in air pollution, smells etc.,must be much be appreciated by nearby residents. If the function of the display is to sell cars it would clearly be a distinct disadvantage to then place a 1 metre high wall in front of the display.

The appellant strongly believes that there is no logical Planning reason for not allowing the area under the canopy to be used for car sales and the issue of the wall is merely a red herring to disguise the inefficiency of the Council in processing the application. The appellant

welcomes the visit of the Inspector and trusts common sense will prevail by GRANTING this appeal.

ANDESIGN.....

WARGROVE



Wargrave

Site Plan, Scale: 1 to 2500

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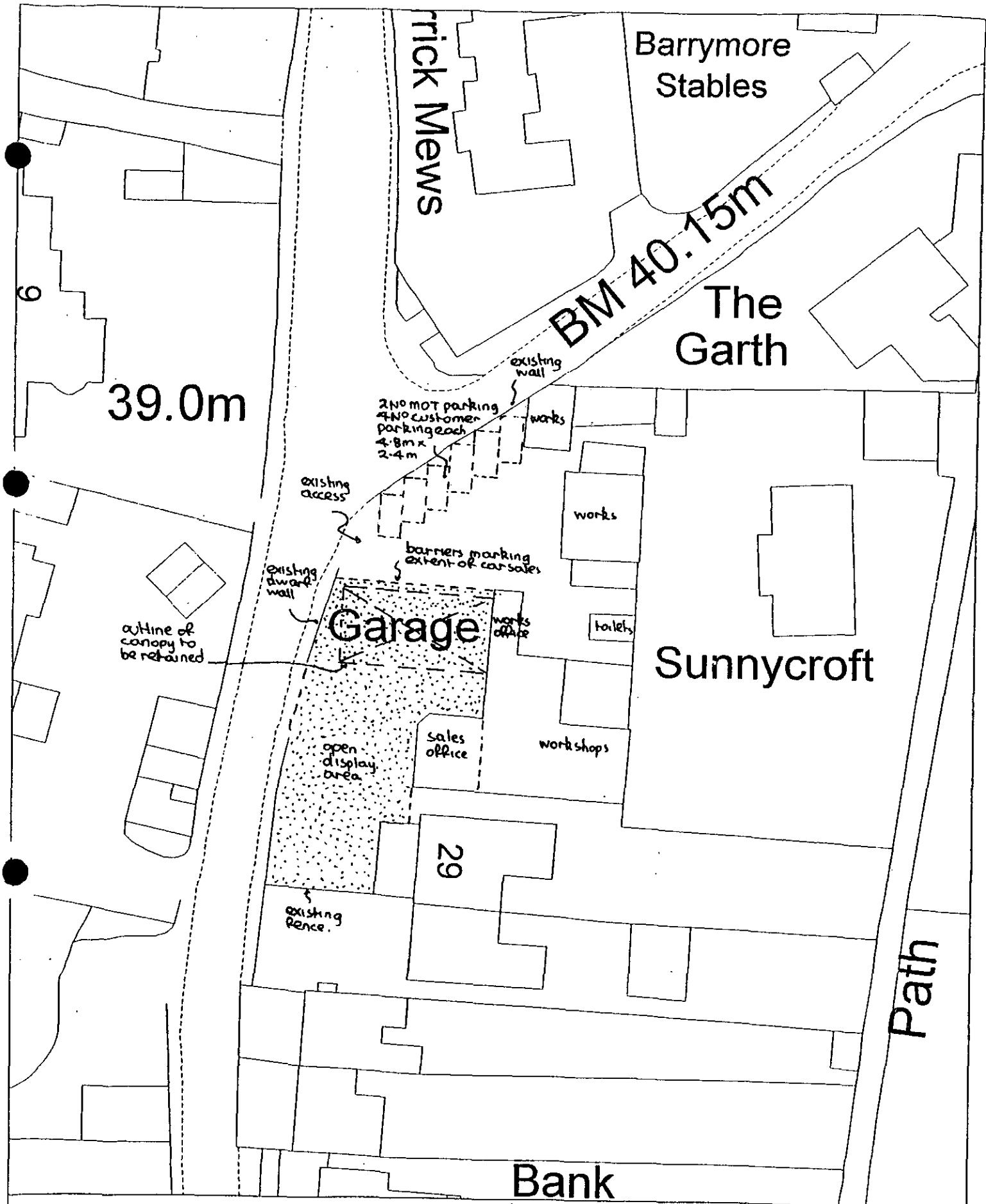
Date: 20 August 1999

RWR JARVIS



Site Plan, Scale: 1 to 500

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Date: 20 August 1999

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr A Jarvis
C/O Andesign
9 Perkins Way
Wokingham
Berkshire
RG41 2TN

Application Number: F/2000/0372

Parish: **WARGRAVE**

Location: **Wargrave Motors 17 High Street, Wargrave, Reading.**

Proposal: **Proposed change of use of area under canopy from petrol to car sales.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Refuse Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Reason

1. The development, by reason of the introduction of car sales and extension of a commercial activity, would be visually intrusive, and would fail to preserve or enhance the character and appearance of Wargrave Village Conservation Area. As such, the proposal is contrary to Policy EN4 of the Berkshire Structure Plan, Policies LBE14 and LBE15 of Loddon Area Local Plan and Policies WOS3, WOS10, WBE1 and WHE4 of the Wokingham District Local Plan (Deposit Draft) as modified.

John Mitchell
Development Control Manager
Date: 20/10/2000

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.

Tel. (0118) 974 6487 (Direct Line)
Fax. (0118) 974 6484
Email. John.Mitchell@wokingham.gov.uk
Date 18 October 2000
My ref. JRM/SB/F/2000/0372
Your ref.

Mr A Hester
Andesign
9 Perkins Way
WOKINGHAM
Berkshire
RG41 2TN

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 Hester

APPLICATION NO. F/2000/0372 - 17-27 HIGH STREET, WARGRAVE

The Chief Executive has asked me to reply to your letter of 12 October.

I have looked into this matter very carefully. It appears that Heather Morgan wrote to you on 12 October 2000 and your letter to the Chief Executive may have crossed with hers.

I also note that you were asked for amendments by letter of 22 May this year because of the site location in a Conservation Area. You replied on 26 May advising that your client was unwilling to do so.

In my opinion the application could have been refused there and then. It is reasonable to ask for the amendments we have requested; this site is in a Conservation Area, the proposal does represent a change of use and is reasonable for the Council to seek to preserve or enhance the appearance and character of the Conservation Area.

I note what you say about the length of time taken to handle this application and to an extent I agree with you; however we have sought to grant planning permission in this case. The alternative is for refusal and enforcement which I think would not be in your client's interests.

Development Control staff are making considerable efforts to improve performance in handling planning applications and the percentage of applications determined in 8 weeks has risen from 36% in the period from January - March to 57% in the quarter ending in September. At the same time the backlog of work outstanding has been significantly reduced from over 800 cases to just over 500. I hope to continue with these improvements. There are, I am afraid, a number of planning applications which are outstanding and remain to be handled and this is one of them. However, I am sure that you will do your best to ensure that planning applications are submitted in a form which comply with the Council's policies thus ensuring a speedier resolution.

Mr A Hester
Andesign

18 October 2000

If I can be of any further assistance please do not hesitate to contact me.

This concludes Stage 1 of the Council's Complaints Procedure. If you are still dissatisfied the matter can be considered at Stage 2 which takes the form of an investigation by the Director of Environmental Services, Karen Satterford. She can be contacted at PO Box 153, Shute End, Wokingham, RG40 1WL.

If the matter is not resolved at Stage 2 it can be referred to the Chief Executive at Stage 3.

Complaints not resolved through the Council's Complaint Procedure can be referred to the Local Government Ombudsman.

Yours sincerely

JOHN MITCHELL
Development Control Manager

KJR SHARVIS

Ms. H. Morgan
Planning Officer
Wokingham District Council
P.O. Box 157
Shute end
Wokingham
Berks RG40 1WR

ref:3690

18th October 2000

Dear Ms. Morgan,

re:**Application No. 2000/0372 - 17 -27 High Street, Wargrave**

Further to your letter dated 12th October 2000, you will be aware that this latest application was deposited with your Council on 13th January 2000, and that as a result of the severe delays we were left with no alternative but to send an official complaint to your Chief Executive on 12th October 2000, having pre-warned your office that it was out intention to do so. It is therefore with some surprise that I received your letter dated 12th October asking for further work to be carried out on this project in order to gain your support to the application. You will recall that your request for further works in May were firmly refused by our Client who feels there is no justification whatsoever for any further works to be carried out to the property in order to justify a simple change of use from the Petrol Filling Station to Car Sales to the area now the subject of the current application. No doubt you will wish to consult with the Chief Executive before reaching your decision, but my Client urges you to issue a formal retrospective Planning consent without further delay.

Yours faithfully,

A. Hester

re JARVIS

Chief Executive
Wokingham District Council
Council offices
Shute End
Wokingham
Berks RG40 1WR

ref;3690

12th October 2000

Dear Sir,

re:Application No. F/2000/0372 - 17 - 27 High Street, Wargrave

A Planning application was submitted to your Planning Department of 13th January 2000, on behalf of our Client Mr A. Jarvis. Todate despite numerous telephone calls, letters and messages, we have been unable to extract a decision out of the appointed Planning Officer Heather Morgan. It is now 9 months since the application was submitted, and we now learn that the Planning officer is about to leave your authority for a post in the Royal Borough of Windsor & Maidenhead. You will of course appreciate the frustration which is felt by both our Clients and ourselves over this excessive an unreassonable delay, and we would be obliged if you could personally intervene to ensure a speedy outcome to this application. I regret to say that this is just an example of the appalling situation that currently exists within your Planning department which has in the last few years lost the very high reputation that it once held. Your urgent attention would be much appreciated.

Yours faithfully,

A. Hester

Kyle JARVIS

Tel. 0118 974 6446 (Direct Line)
E-mail: Heather.Morgan@wokingham.gov.uk
Date. 12 October, 2000
My ref. HPM/2000/0372
Your ref.

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

Mr. A. Hester,
Andesign,
9 Perkins Way,
Wokingham,
Berks.
RG41 2TW.

Dear Mr. Hester,

PROPOSED CHANGE OF USE OF AREA UNDER CANOPY FROM PETROL TO CAR SALES
17-127 HIGH STREET, WARGRAVE

I refer to the current application for the above which has been outstanding for some considerable time. I apologise for the inordinate delay in the determining of the application, which has unfortunately been due to the very high levels of workload.

As you are aware from my correspondence dated 22 May, concerns were expressed regarding the visual impact of the proposal upon this sensitive entrance into the village of Wargrave. I note that your client has indicated he is not willing the make revisions as set out in my letter. I have discussed the matter with my Principal Planning Officer who considers that some from of more appropriate treatment is necessary. An alternative would be to increase the height of the wall to a maximum of 1m. This will still enable the sales information to be clearly visible, but also improve the visual context of the site.

Please could you advise whether your client would be willing to make these amendments and provide plans within the next 14 days, otherwise the application will be determined as it stands.

Yours sincerely,

HEATHER MORGAN
Senior Planning Officer

R&R JARVIS

Ms.H. Morgan
Planning Officer
Wokingham District Council
P.O. Box 157
Shute end
Wokingham
Berks RG40 1WR

ref:3690

26th May 2000

Dear Mr. Morgan,

Application No.2000/0372 - 17-27 High Street, Wargrave

Further to your letter dated 22nd May 2000, I have now consulted with my clients over the contents of your letter. You will recall that the original application on this project was deposited with your Council on 27th August 1999, at the Councils request and after months of processing this you finally decided to request a new application which was deposited with you on 13th January 2000. Again at at very late time in the processing of the application you contrived for further works to be carried out, presumably in order to get your support to the scheme. My Clients strongly condemn the inefficiencies in the handling of these applications by your Council and can confirm that they have no intention of carrying out the works to which you refer. It is unbelieveable that you should consider that the present use for which the application is being sought retrospectively is visually less acceptable than the previous use which had a long standing consent. The residents of Wargrave consider the present the situation to be a great improvement and many people have remarked on this fact to our Clients. We trust that you will reconsider this unreasonable request and bring the matter to a formal conclusion by granting a retrospective consent. My Clients have been extremely patient over this matter but there is a limit to how far they can be pushed before they make a more formal complaint to the Chief Executive.

Yours faithfully,

Tel. 0118 974 6446 (Direct Line)
E-mail: Heather.Morgan@wokingham.gov.uk
Date. 22 May, 2000
My ref. HPM/F/2000/0372
Your ref.

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

Mr A Hester
Andesign
9 Perkins Way
Wokingham
Berkshire
RG41 2TW

Dear Mr Hester

PROPOSED CHANGE OF USE OF AREA UNDER CANOPY FROM PETROL TO CAR SALES.
17-27 HIGH STREET, WARGRAVE

I refer to the current application which seeks retrospective permission for the use of the petrol station forecourt as car sales. I apologise that the matter has not been dealt with to date, which is due to extreme pressure of work.

The site is located within Wargrave Conservation Area and is in a very dominant location, which acts as a main entrance into the village. It is accepted that the garage and petrol filling station form part of the character of Wargrave Village Conservation Area. However, there is concern that the appearance of the current site does little to preserve or enhance the appearance of the Conservation Area. The introduction of cars on the forecourt as a permanent feature has a significantly greater visual impact than a filling station. This is compounded by the prominence of the site on the route into the village.

As such, it is considered necessary to provide some visual improvement across the site to preserve and improve the appearance of the Conservation Area. The site has a number of different surface treatments which need to be rethought and co-ordinated as a whole. Soft landscaping could also be provided on the street frontage with hedging or low planting to provide a softened edge at the entrance to the village.

Please provide amended plans to incorporate the above elements. Do not hesitate to contact me should you wish to discuss the matter in more detail.

Yours sincerely

H P Morgan

Heather Morgan

Tel. **(0118) 974 6446**

Date: 25 January 2000

Your Ref:

My Ref: **Heather Morgan - F/2000/0372**
2000 0372

Mr A Jarvis
C/O Andesign
9
Perkins Way
Wokingham
Berkshire
RG41 2TN

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

Dear Sir/Madam

Application Number: F/2000/0372

Site Address: 17 Wargrave Motors High Street Reading.

Proposal: Proposed change of use of area under canopy from petrol to car sales..

Thank you for the above application, which has now been accepted along with the sum of £0 in fees.

The Council will try to deal with your application within 8 weeks. However, it is not always possible to do so, particularly in the case of complex schemes, and those that require modification. If you have not received notification of the outcome of your application by **10/03/2000** you have the right to appeal to the Secretary of State for the Environment, Transport and the Regions. Appeals must be made within 6 months of this date, on a form, which is available from the Department of the Environment, Transport and the Regions.

If you have any queries concerning your application please contact your case officer, **Heather Morgan,** on **(0118) 974 6446** quoting reference number **F/2000/0372.**

Please note that approval under Building Regulations may be required for the proposed development, for which a separate application must be made. To obtain advice on this matter, you may contact the Building Control Section of the District Council on 0118 974 6375.

Yours faithfully,

Notice expires. 18/2.

Chris Wood
Head of Planning and Transportation

Rde JARVIS

Ms.H. Morgan
Planning officer
Wokingham District Council
P.O. Box 157
Shute End
Wokingham
Berks RG40 1WR

ref:3690

13th January 2000

Dear Ms. Morgan,

re: **Application No.70410 - 17-27 High Street, Wargrave**

Further to your letter dated 10th January 2000, whilst my client and I strongly disagree with the action you are taking, we feel we have no alternative but to co-operate and formally request the withdrawal of the above application and the substitution of the new application now enclosed with this letter. We trust under the circumstances that as this application has been with your authority since 27th August 1999, and was submitted at your Councils request that you will now do everything possible to ensure that the new application is correctly processed within the required 8 week period.

Yours faithfully,

A. Hester

4 copies

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

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

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

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

FOR OFFICE USE ONLY

1. APPLICANT'S NAME: MR. A. JARVIS
ADDRESS: JULIANS 17/27 HIGH STREET WARGRAVE, BERKS
POST CODE: RG10 8BW PHONE: 0118 9401188

2. If the applicant has an agent, all correspondence will be sent to the agent
AGENT'S NAME: ANDESIGN
ADDRESS: 9 PERKINS WAY WOKINGHAM, BERKS
POST CODE: RG41 2TN PHONE: 0118 9784165

3. On the plans show the SITE outlined in RED. Show also OTHER land in the applicant's ownership or control in BLUE.
SITE LOCATION: AS ABOVE

4. WHAT IS THE APPLICATION FOR ?
Give brief details and state for what purpose this site and any buildings will be used.
CHANGE OF USE OF AREA UNDER CANOPY FROM PETROL TO CAR SALES.

5. Give the area in hectares or part of a hectare
AREA OF SITE: N/A

6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee
OWNERSHIP: LESSEE

7. List all the plans and drawings submitted with the application
PLANS/DRAWINGS: O.S. SHEETS 1:2500 AND 1:500

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?
Tick the boxes(x)

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

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

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

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

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

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

GARAGE

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

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

14. STATE EXTERNAL MATERIALS TO BE USED.

N/A

15. HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.

EXISTING

16. HOW WILL SURFACE WATER BE DISPOSED OF?

N/A

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/NO

If no, please give details N/A

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

NO CHANGE

19. HAS PROVISION BEEN MADE FOR THE DISABLED? See notes for applicants

ALL AT GROUND LEVEL

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

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

* STATE No. OF HABITABLE ROOMS

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

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

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

NIL REPEAT APPLICATION

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

SIGNED (AND ESIGN) ON BEHALF OF MR. A. JARVIS DATE 13/1/2000

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

1769c

PLANNING APPLICATION

PART 2

This part of the form need only be completed if the application involves non-residential development. Please answer all questions in print or block letters. If the answer is not applicable, write N/A in the space. You may wish to amplify your answers in a covering letter.

24. STATE THE GROSS FLOOR SPACE (by external measurement) OF ALL BUILDINGS TO WHICH THIS APPLICATION REFERS. Please give all floor areas in SQUARE METRES.

	USE CLASS	Existing floor space: Retained in existing use	Existing floor space: Lost by change of use or demolition	Proposed additional floorspace created by: New building	Proposed additional floorspace created by: Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL		NOT APPLICABLE		

25. IF C1 OR C2 USE IS PROPOSED, PLEASE STATE NUMBER OF BED SPACES

WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	NO CHANGE	
Proposed		

27. DESCRIBE THE ACTIVITY OR PROCESSES TO BE CARRIED ON
Please provide details of any equipment, plant or machinery to be installed and any end products. You may wish to amplify your answers in a covering letter.

ADDITIONAL CAR SALES UNDER CANOPY FORMALLY USED FOR PETROL

28. WHO WILL OCCUPY THE PREMISES?
a) Give the name and current operating address of the proposed occupier
b) Will these premises be vacated?

JULIANS (ON SITE)

29. IF KNOWN, HOW MANY PEOPLE ARE LIKELY TO BE EMPLOYED ON SITE AFTER COMPLETION OF THE DEVELOPMENT?

Existing Staff	Transferred Staff	New Staff	Total
		NO CHANGE	

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES?
If so, state this material, the quantity and method of storage.

No

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS'.

1789/a

SECTION 66 CERTIFICATE

Application No.

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

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

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

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

CERTIFICATE A

I certify that:

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
MR. B. GILKS	SILVAPLANA HIGH STREET WARGRAVE BERKS	13/1/2000

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

If any of the site is part of an area of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

Agricultural Holdings Certificate

One or other section must be crossed through as not applicable.

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

● None of the land to which the application relates is, or is part of, an agricultural holding.

OR

● I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

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

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

On behalf of ... ANDREW JARVIS .....

Date ... 13/1/2000 .....

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

Tel. 0118 974 6446 (Direct Line)
E-mail: Heather.Morgan@wokingham.gov.uk
Date. 10 January, 2000
My ref. HPM/70410/F
Your ref. 3690

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

Mr Hester
Andesign
9 Perkins Way
Wokingham
Berkshire
RG41 2TN

Dear Mr Hester

PROPOSED CHANGE OF USE OF PART OF FORECOURT OF GARAGE TO USE FOR SALE OF CARS.
17-27 HIGH STREET

I refer to the current application in respect of the above and to your letter dated 24th December 1999. I apologise if you had been unable to contact me but I was ill before Christmas.

I have reviewed the position in respect of the red line around the application site. Unfortunately where the red line is enlarged as the result of a discrepancy this cannot be dealt with as an amendment. This is due to the increase in the size of the application site. I have checked with a number of officers who have confirmed this is normal practice.

Please could you therefore confirm that your client is writing to with draw the current application and submit the revised proposal. The other option would be for the current application to be dealt with as originally submitted on the basis that an application is submitted immediately for the additional area. In terms of ease of reference in the future I am of the opinion that the former course of action is the most sensible

Yours sincerely

Heather Morgan
Senior Planning Officer

Rob JARVIS

Ms.H. Morgan.
Planning Officer
Wokingham District Council
P.O. Box 157.
Shute End
Wokingham
Berks RG40 1WR

ref:3690

24th December 1999

Dear Ms. Morgan,

re: **Application 70410 - 17-27 High Street, Wargrave**

Further to your letter dated 3rd December 1999, and our subsequent telephone conversation on 9th December, we have been waiting for your further confirmation that you are prepared to accept that this matter can be dealt with my simply issuing an Amended Plans Notice and that it is not normal practice to have to withdraw the application at this very late stage and resubmit. My attempts to make contact with you at this time have proved impossible and all messages that I have left have not been returned. I am therefore in the interest of clarity confirming my Clients position is that we believe you should have immediately issued an Amended Plans Notice upon the receipt of the amended plans you yourself requested, and that to now ask for a new application to be submitted at this juncture is both unreasonable and unnecessary. I would be obliged if immediatelyn you return to the office in the New Year you confirm that you are now taking the action required to issue the Amended Plans notice if you have not already done so.

Yours faithfully,

A. Hester

Tel. 0118 974 6446 (Direct Line)
E-mail: Heather.Morgan@wokingham.gov.uk
Date. 3 December, 1999
My ref. HPM/70410/F
Your ref. 3690

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

Mr Hester
Andesign
9 Perkins Way
Wokingham
Berkshire
RG41 2TN

Dear Mr Aster

PROPOSED CHANGE OF USE OF PART OF FORECOURT OF GARAGE TO USE FOR SALE OF CARS
17-27 HIGH STREET, WARGRAVE

I refer to the current application on the above site and our meeting of 2 November 1999. I can confirm that I have also received amended location plans enlarging the red line of the application site. This was done as a result of an incorrect delineation of the extent of the external car sales taking place at the above property.

I have subsequently discussed the matter with my principal officer and checked through the relevant planning legislation. Where there is an increase in the red line round the application site, it cannot be considered as a revision or amendment to an existing planning application. As such, a revised application will be required in order to resolve the situation.

I have also investigated the planning history and it would appear that the enlarged area was to be the storage for cars ancillary to the main use of the garage and did not specifically allow car sales. For this reason it is not considered this can be dealt with separately, or already benefits from planning permission.

Please could you confirm the withdrawal of the above application and submission a revised scheme. I will endeavour to ensure that I deal with the subsequent application.

I apologise for the delay in this letter, which is due to pressure of work. Please do not hesitate to contact me should you wish to discus the matter.

Yours sincerely

Heather Morgan
Senior Planning Officer

Ale JARVIS

Ms H Morgan
Planning Officer
Wokingham District Council
P.O. Box 157
Shute End
Wokingham
Berks RG40 1WR

ref:3690

4th November 1999

Dear Ms. Morgan

re:**Application No.99/70410 - Juliens,17-27 High Street,Wargrave**

Further to your letter dated 25th October and our subsequent meetingon 2nd November. I have now had an opportunity of re-visiting site and adding the information requested to the 1:500 blockplan. For the benefit of your records I would confirm the following points:-

1. The area in front of number 31 is completely separated from the applicants site by virtue of a fence and has nothing whatsoever to do with the applicant. The area in front of number 29 has established use for the display of motor vehicles for sale and is part of my clients application. I have therefore amended the red line to include this area as requested.

2. The area covered by the canopy has been identified on the blockplan and I can confirm that there is no question of this canopy being removed. It was particularly designed to fit in with the Wargrave area i.e. the Tile cladding on the exterior as opposed to advertising space which would be more typical in a Petrol Service Station. It is a valuable asset which the owner of the site would not be prepared to give up and should the site ever revert to being a Filling station we would need the canopy, and nevertheless it also provides a useful covered area for the sale of motor vehicles.

3. It is not possible to do a scaled layout of the car areas being used for display purposes as this changes from day to day according to stocks available. The area being used however is well defind on site, being enclosed

within removeable barriers and I have indicated this on the blockplan. I estimate that the maximum capacity for parking within this area for display purpose would be 30, although we would not expect to have any fixed numbers in the form of a condition.

4. There is an area directly inside the site which I have indicated as 6 parking spaces, two of which are statutory M.O.T. spaces, the other four are for the use of visitors to the site. My client would be prepared to have these re-marked and a sign indicating customer Parking displayed.

5. Whilst the site had two vehicular accesses when used as a Petrol Station,. only one of these is being retained for its present use. The other having temporary removeable barriers which are only used when removing display cars from the centre of the display area.

6.Four staff are involved in the Car Sales business, and they all drive what are known as demonstrators i.e. vehicles that are for sale.

7. My Clients do not intend to carryout any further soft or hard landscaping as a result of this application. The site has been vastly improved as a result of the transfer from Petrol Filling Station to Car Sales. There are no longer any signs littering the site and the quality of nthe cars being offered for sale are of the highest order.

I trust the above information together with the amended plans is sufficient to satisfy you on the various points points, but if you wish to have any further discussion I will of course be pleased to meet you at anytime. Your early decision on this matter would be greatly appreciated.

Yours faithfully,

Aa. Hester

Tel. 0118 974 6446 (Direct Line)
E-mail: Heather.Morgan@wokingham.gov.uk
Date. 25 October, 1999
My ref. HPM/99/70410/F

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

Andesign
9 Perkins Way
Wokingham
Berkshire
RG41 2TN

Dear Sir

CHANGE OF USE OF AREA UNDER CANOPY FROM PETROL TO CAR SALES JULIANS, 17-27 HIGH STREET, WARGRAVE

I refer to the current application in respect of the above site. Having visited the site I consider that the red line round the application site does not correctly reflect the situation on the ground. Photographs indicate that the car sales area extends across the front garden areas of No's 29 and 31 adjacent.

It is clear that the application is retrospective in nature and it is crucial that the red line is correct. This could be revised to include the areas in front of No's 29 and 31. However, this may be more problematical in terms of the Local Planning Authorities consideration of the application due to its location within Wargrave Conservation Area. The site is prominent in the streetscene and forms part of the approach to the centre of the village and the High Street. It is considered that the extension across the gardens of No's 29 and 31 would be detrimental to the streetscene and the appearance of the Conservation Area. Please could you confirm in writing that the red line as shown is correct and that the car sales from the area in front of the adjoining residential properties will cease.

In order to assess the development in terms of parking provision and traffic generation, please provide a plan to indicate the following:

- A scaled parking layout of the site indicating the car display areas, customer parking on site and staff parking.
- Please indicate the existing access points from the application site. From my site visit it is clear that the one directly onto the High Street has a removable bollard. Please indicate this and the level of usage of this access.

As it stands at present, the change of use is considered to have a detrimental impact on the appearance of the Conservation Area. However, it is accepted that the garage itself is very much part of the character of the High Street and this section of the Conservation Area. The proposal will need to be amended in order to reduce its visual impact at this crucial location in the Conservation Area. Please provide amended plans illustrating the following:

- A formalised layout of the sales area to spread the cars more evenly and openly across the application site.
- Frontage treatment along the High Street. This could be amended to provide treatments which area more in keeping with the Conservation Area.
- The frontage treatment should also provide for some better hard and soft landscaping on the frontage.
- Details will also need to be provided of fencing between the boundary of the garage site and the adjoining garden areas.
- The Parish Council has requested that the possibility of the deletion of the canopy in order top improve the appearance of the Conservation Area.

All this information is required due to the location of the site in a Conservation Area. Amended plans should be submitted in the next 14 days. I would be happy to have a meeting to discuss the above should you consider this helpful.

This letter represents an Officer opinion only and cannot be seen to prejudice the decision of the Local Planning Authority on this application.

Yours sincerely

H P Morgan

Heather Morgan

Senior Planning Officer

Tel. 0118 974 6428

13 September, 1999

Your ref.

My Ref. Case Officer:Heather Morgan 99/70410/F

Environmental Services Department
Planning Services
P.O. Box 157
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Andesign
9 Perkins Way
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Berkshire
RG41 2TN

Dear Sir/Madam

Application Number: 99/70410/F

Location: 17 - 27 High Street, Wargrave.

Proposal: PROPOSED CHANGE OF USE OF PART OF FORECOURT OF GARAGE TO USE FOR SALE OF CARS .

Thank you for the above application which has now been accepted along with the sum of £ 190.00 in fees.

The Council will try to deal with your application within 8 weeks. However, it is not always possible to do so, particularly in the case of complex schemes, and those which require modification. If you have not received notification of the outcome of your application by 26th October 1999 you have the right to appeal to the Secretary of State for the Environment. Appeals must be made within 6 months of this date, on a form which is available from the Department of Environment, Transport and the Regions.

If you have any queries concerning your application, please contact Heather Morgan on 0118 974 6454 quoting the above reference number.

Please note that approval under Building Regulations may be required for the proposed development, for which a separate application must be made. To obtain advice on this matter, you should contact the Building Control Section of the District Council on 0118 974 6375.

Yours Faithfully

Notice expires 7/10/99

CEHumphrey

Carol Humphrey
Development Control Manager

MR JARVIS

Mr M. Bridge

Planning Enforcement Officer

Wokingham District Council

P.O. Box 157

Shute End

Wokingham

Berks RG40 1WR

ref:3690

27th August 1999

Dear Mr Bridge,

re: 17-27 High Street. Wargrave

Following your letter dated 16th July 1999, to the above property, I have been engaged by the company known as Julians to sort out the Planning problems on their behalf. You will be aware that the garage has been on this site for living memory and has served the local community over a very long period of time. As a result of local competition and the lack of support from local residents for the garage in recent times the petrol filling station side of the business has had to close down although the canopy and the tanks are still in place and should the market conditions improve it is possible that the pumps may be reinstated at sometime in the future. In addition to the petrol pumps the site has always been used for the sale of motor vehicles and associated bodyworks and servicing. The servicing side of the business has still been retained on the site but the spraying which was a less desirable element has been removed.

It would appear from your letter and from discussions that you have had with my client that the use of the area under the canopy formerly used for petrol sales in which they now sell additional vehicles is a contravention of the original Planning consent. In order to rectify this matter I am as requested enclosing an application for a change of use of part of the site for the sale of vehicle i.e. the area under the canopy. I am sure you will agree that this business deserves the full support of your Council, and I would urge you to issue a formal Planning consent as

If You have any queries please contact my office direct and I will endeavour to provide you with the appropriate informationm.

Yours faithfully,

A. Hester

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

certify that:

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

Owner's Name	Address at which notice was served	Date on which notice was served
MR B. GILKES	SILVAPLANA HIGH STREET WARGRAVE BERKS	2/1/2001

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 ANDREW HESTER (ANDESIGN) (on behalf of) ANDREW JARVIS

Name (in capitals) ANDREW HESTER Date 2/1/2001

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

SEE SEPARATE SHEETS

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 ..... (ANDESIGN) *(on behalf of)* ANDREW JARVIS

Name (in capitals) ANDREW HESTER Date 2/1/2001

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.