APPLICATION NO:
F/2001/5250

LOCATION:
Pearmans Glade Shinfield Road, Shinfield Reading.

APPLICANT:
Luff Developments Ltd C/O Deirdre Wells , PD

PROPOSAL:
Proposed erection of two dwellings with garages.

EARLIEST DATE FOR DECISION: **10/12/2001**

APPLICATION WILL HAVE EXPIRED ON:
10/01/2002

CASE OFFICER: **Angela Odell**

RELEASED

360

DS

RAILEX
Marbleboard

EASIFILE EP7

Appeal Decision

Hearing held on 05 September 2002

by Barry Juniper BSc, DipTP, MRTPI

an Inspector appointed by the First Secretary of State

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

Date
15 OCT 2002

Appeal Ref: APP/X0360/A/02/1084098
Pearmans Glade, Shinfield Road, Reading

- 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 Luff Developments Ltd against the decision of Wokingham District Council.
- The application (Ref. F/2001/5250), dated 12 October 2001, was refused by notice dated 28 December 2001.
- The development proposed is two new houses with garages.

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

Procedural Matters

1. During the processing of the application by the Council, a revised plan showing a widened access driveway (drawing No. 1620-01B) was submitted and at the hearing the Council confirmed that they had used this plan in the determination of the application. I have therefore considered the appeal on this basis.

Main Issue

2. I consider that the main issue in this appeal is the effect of the proposal on the character and appearance of the surrounding residential area.

Planning Policy

3. The development plan comprises the Berkshire Structure Plan (1997) and the Loddon Area Local Plan (1995). Structure Plan Policy LD3 precludes proposals which would cause serious harm to the character and appearance of an area and Policy EN1 requires new development in built up areas to be appropriate in scale, form, impact, character and siting to its location. Local Plan Policy LBE1 reflects these requirements and requires proposals to make a positive contribution to the setting and character of the area.

4. The Council is preparing the Wokingham District Local Plan and is currently considering its response to the Inspector's report on the Public Local Plan Inquiry. Policy WOS3 sets out development control principles including requirements that new development should be of an appropriate character to its location and of a high quality of design that respects the local context by virtue of its siting, layout, massing and materials. Policy WBE1 lists the criteria the Council will have regard to in assessing whether development reflects its local context, including visual impact, layout, form, scale and massing. The Inspector's report does not suggest any changes to draft Policy WOS3 and I therefore accord it considerable weight. The report recommends, however, that draft Policy WBE1 be replaced with one which, in accordance with current government advice, makes specific reference to

development of sustainable environments at higher densities and the need to make more efficient use of land. I have therefore given less weight to draft Policy WBE1.

5. The Deposit Draft of the Berkshire Structure Plan 2001-2016 was published in March 2002. Draft Policy H3 seeks to make the fullest possible use of previously developed land in urban areas for housing development, and draft Policy H6 states that residential development will make the most efficient use of land. Although this plan is at a comparatively early stage in its preparation, I have given considerable weight to these policies because they reflect current government advice, particularly that in Planning Policy Guidance Note PPG3 *'Housing'*.

Reasons

6. The appeal site is currently occupied by a detached bungalow and a small stable block and is reached from Shinfield Road by a tree-lined access drive about 60m long. It is proposed to demolish the existing buildings and construct 2 two-storey detached houses with integral garages. The Council described the proposal as having a 'relatively cramped appearance', and at the hearing made it clear that this description was intended to draw a comparison with the surrounding development. The Council accepted that the proposed plot sizes are similar to those in Melksham Close, to the east, but argued that the site relates more closely to the houses fronting Shinfield Road and to Pearmans Cottage, the house immediately to the north of the site.

7. The houses on the east side of Shinfield Road are a mixture of detached bungalows and two-storey houses of various ages, and they are on substantially larger plots than those that the Appellants intend to create. However, the proposed houses themselves would be almost wholly invisible from Shinfield Road, from which viewpoint the only noticeable change to the site would be the widening of the drive from 3.5m to 4m and the consequent removal of some of the small trees on the south side of the drive. Although existing trees, houses and garages would prevent a full view, it would be possible to see the proposed houses clearly from the western end of Melksham Close. To my mind the site visually relates more closely to this area than to Shinfield Road.

8. The Council had been of the view, when its statement was prepared, that the pedestrian access through the site connecting Shinfield Road with Melksham Close, was a public right of way. At the hearing the Appellants produced evidence to show that this was not the case, although they made it clear that they had no intention of preventing the current informal pedestrian use. In my opinion a user of the pedestrian route walking eastwards would see the proposed houses in the context of the modern development in Melksham Close, whilst going westwards the houses would be seen against the background of the trees to the rear of the bungalows in Shinfield Road. Thus, even if the view from the pedestrian access was considered to be a public view, it does not affect my conclusion that the character and appearance of the site should be assessed in relation to the development to the east rather than that along Shinfield Road.

9. The design of the proposed houses includes a low eaves line with half hipped roofs incorporating hipped roof dormers and the Appellants stated that this treatment was intended to reduce the apparent height of the houses in relation to the existing bungalow. The resultant elevational treatment does not, as a consequence, directly reflect any of the immediately surrounding houses, most of which are gable roofed houses of simpler overall design. However, these houses vary quite considerably in their appearance, and in my

judgement the design of the proposed houses would not look out of place on the site. The proposed materials are similar to the existing houses in the vicinity. A similar variety of design is exhibited by the houses in Oakside Way, a close of houses accessed off Shinfield Road about 130m north of the entrance to the appeal site.

10. A previous appeal on the site (Ref. T/APP/X0360/A/99/1019941/P7) was dismissed in 1999. This decision, however, was in respect of a proposal for two somewhat smaller houses grouped on the northern end of the site. Further, it was made against a rather different national policy background in that Planning Policy Guidance Note PPG3 *'Housing'* makes it clear, in paragraph 22, that the Government is committed to maximising the use of previously developed land. In my judgement the appeal proposal would do so without compromising the quality of the environment around the site. I conclude that the proposal would not have an adverse effect on the character and appearance of the surrounding residential area, and would not be contrary to Structure Plan Policies LD3 or EN1 or to Local Plan Policy LBE1.

Other Matters

11. Although the proposed houses would be significantly taller than the existing structures on the site, their design and the orientation of the windows would not, in my judgement, cause any material harm to the outlook or privacy of existing houses adjoining the site. At the site visit a number of local residents pointed out parts of the site and nearby areas which were prone to localised flooding. I was not provided, however, with any evidence that the land was physically unsuitable for redevelopment or that the necessary drainage or associated works would be impracticable or intrusive. There was discussion at the hearing about the responsibility for future maintenance of the land either side of the access drive, but that is an issue for agreement between the respective landowners and I have therefore attached little weight to the matter.

Conditions

12. The Council propose a condition requiring details of external materials to be submitted and I consider this necessary in the interests of protecting the character and appearance of the area. Conditions requiring details of the proposed slab levels of the dwellings, preventing the insertion of additional first floor windows in the side elevations and ensuring that those permitted are obscured glazed are to my mind necessary to protect the privacy and outlook of neighbouring residents. At the hearing the Appellants indicated that they were prepared to minimise the works to the access and I have adapted the Council's proposed condition to allow a revised scheme to be submitted. Although I agree that a condition requiring the proposed parking areas to be provided is necessary to prevent nuisance to other residents whose houses derive access through the site, the reference to turning areas did not appear to me to relate to the submitted plans.

13. The Council suggest five conditions relating to landscape and boundary treatment matters. I consider that the aims of these conditions are valid as the existing trees are an important component of the character of the site, but I have simplified and adapted the wording to conform more closely with the advice in Circular 11/95. The Council's suggested condition restricting business use or other conversion of the integral garages appears to me to be unnecessary given the availability of adequate parking within the plots. Restricting the hours during which construction can take place also appears to me to be unnecessary as in my view any nuisance can be controlled by other legislation.

Conclusions

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

Formal Decision

15. In exercise of the powers transferred to me, I allow the appeal and grant planning permission for two new houses with garages at Pearmans Glade, Shinfield Road, Reading in accordance with the terms of the application Ref. F/2001/5250 dated 12 October 2001, and the plans No. 1620-01B, 1620/2A and 1620/3A, subject to the following conditions:

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

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

3) No development shall take place until plans showing the slab levels of the proposed dwellings in relation to existing ground levels have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no first floor windows or dormer windows other than those expressly authorised by this permission shall be constructed on the side elevations.

5) The first floor windows in the side elevations of the proposed dwellings shall not at any time be glazed other than with obscured glass.

6) No development shall take place until plans showing the proposed alteration to the access driveway have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

7) No dwelling shall be occupied until space has been laid out within the site in accordance with drawing No 1620-01B for two cars to be parked within the curtilage of that dwelling.

8) No development shall take place until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. Development shall be carried out in accordance with the approved details and the boundary treatment shall be completed before the dwellings are occupied.

9) No development shall take place until a scheme of landscaping works has been submitted to and approved in writing by the local planning authority. The details shall include a plan and schedule of the existing trees proposed to be retained and details of the means by which it is proposed to protect them during construction works.

10) All landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed with the local planning authority.

Information

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

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

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

19. For the avoidance of doubt, nothing authorised by this permission requires the removal of, or any works to, the trees which are the subject of the Tree Preservation Order in force on the appeal site at the date of the hearing.

R. J. Jupp

INSPECTOR

APPEARANCES

FOR THE LOCAL PLANNING AUTHORITY:

Mrs Angela Odell BA, M.Phil, MRTPI	Wokingham District Council
Mr Phillip Taylor	Wokingham District Council

FOR THE APPELLANT:

Ms. Deirdre Wells Dip TP, MRTPI	Planning and Development Partnership 35 St Lukes Road, Maidenhead, Berks, SL6 7DN
Mr Malcolm Holloway	Luff Homes Ltd The Granary, Ashridgewood Farm, Wokingham, Berks

INTERESTED PERSONS:

Mrs Sheila Alderman	Hunters Moon, Pearmans Glade, Shinfield Road, Reading, Berks, RG2 9BE
Mrs Carol Spencer	Pearmans Cottage, Shinfield Road, Reading, Berks, RG2 9BE
Mr Tim Smith	Pearmans Grove, 7 Melksham Close, Lower Earley, Reading, Berks, RG6 4AU
Mr Stephen Argrave	8 Melksham Close, Lower Earley, Reading, Berks, RG6 4AU
Cllr Malcolm Bryant	Wokingham District Council, PO Box 150, Shute End, Wokingham, Berks, RG40 1WQ

DOCUMENTS

Document 1	List of persons present at the hearing
Document 2	Council's letter giving notice of the hearing
Document 3	Letters received in response to the notice
Document 4	Extract from the Inspector's report of the Public Local Plan Inquiry into the Wokingham District Local Plan tabled by the Appellants at the hearing
Document 5	Correspondence concerning the status of the right of way through Pearmans Glade tabled by the Appellants at the hearing

PLANS

Plan A1 to 3	1620-01A; /2A and /3A – Application plans submitted to the Council
Plan B	1620/01B - Revised Site Plan and Location Plan referred to in paragraph 1 of the Decision, with overlay showing existing buildings

(AO)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Luff Developments Ltd
C/O Deirdre Wells, PDP
35 St Lukes Road
Maidenhead
Berkshire
SL6 7DN

Application Number: F/2001/5250

Parish: **SHINFIELD**

Location: **Pearmans Glade, Shinfield Road, Shinfield, Reading.**

Proposal: **Proposed erection of two dwellings with garages.**

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

Reason

1. The proposal would result in overdevelopment of the site with relatively cramped appearance, detrimental to the character and appearance of the area. The proposal is therefore contrary to policies LD3 and EN1 of the Berkshire Structure Plan, policy LBE2 of the Loddon Area Local Plan and to policies WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft).

Informative

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

Berkshire Structure Plan Policies LD3 and EN1.
Loddon Area Local Plan Policy LBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

A Cronin

Anna Cronin
Head of Planning & Transportation
Date: 28/12/2001

Notice checked by: C Hunter

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 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 21 May, 2003
My ref. BC/DC/F/2001/5250
Your ref.

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

Luff Developments Ltd
C/o Deirdre Wells, PDP
35 St Lukes Road
MAIDENHEAD
Berkshire
SL6 7DN

Dear Madam

PLANNING PERMISSION F/2001/5250
SITE: PEARMANS GLADE, SHINFIELD ROAD, SHINFIELD

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number F/2001/5250 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with your client could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours faithfully

ANGELA ODELL
Planning Officer

Revised.

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

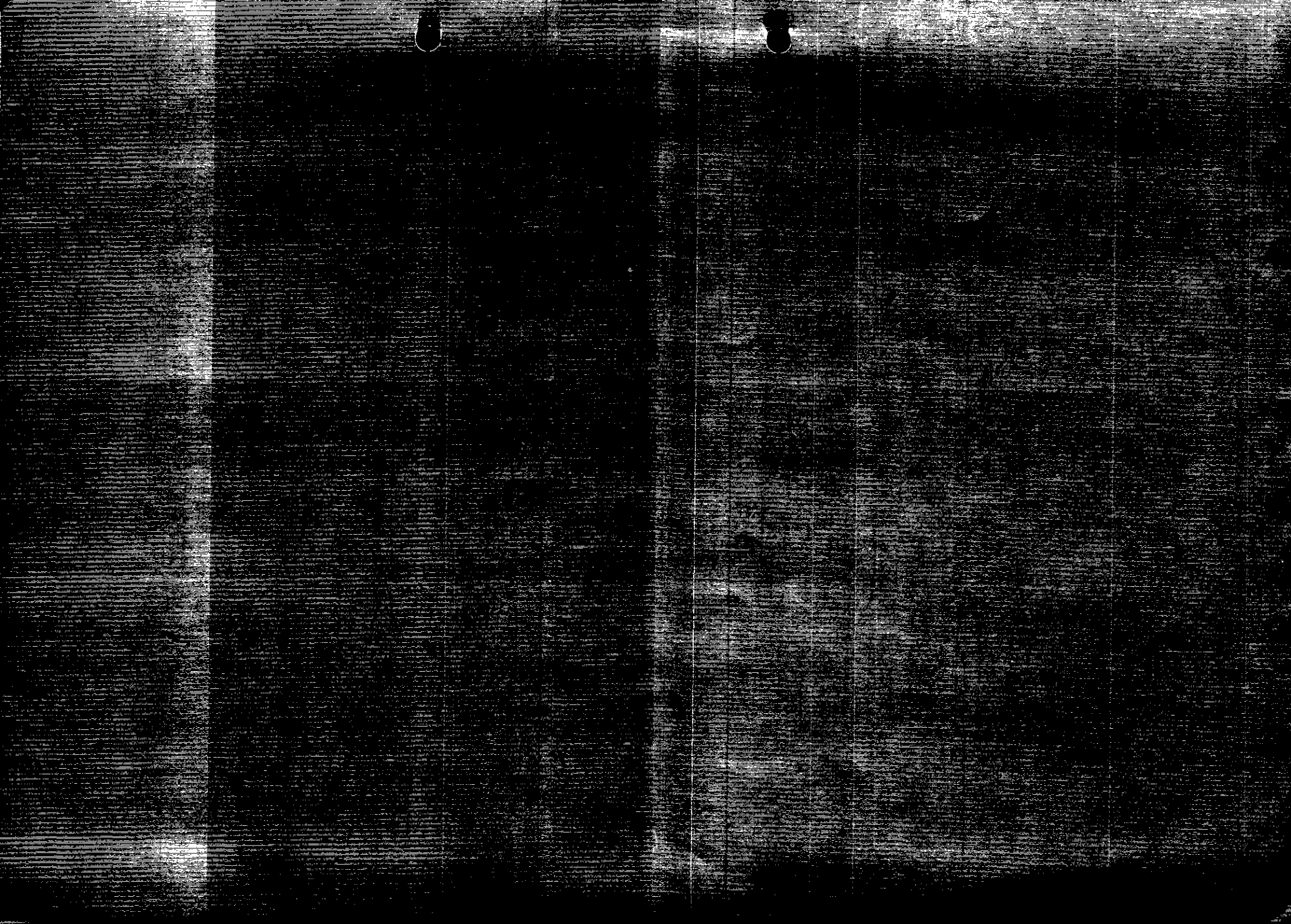
SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	5250	AO
BUILDING CONTROL NUMBER	BP2002/3634 Central	
APPLICANT/AGENT	Andrews Kalick Assoc	
ADDRESS OF SITE	Pearman's Glade Shirfield Road SHINFIELD	
DESCRIPTION OF PROPOSED WORK	demolition of existing buildings + erect 2 x new houses + garages.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	1620/1	1620-01A
ELEVATIONS Plot 1	1620/5	1620/2A
Plot 2	1620/7	1620/3A
FLOOR PLANS Plot 1	1620/4	1620/2A
Plot 2	1620/6	1620/3A

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	Appeal allowed 15/10/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Slight	
IF YES, WHAT ARE THE DIFFERENCES ?	Plot 2 - slight rear fenestration changes because of internal changes.	
DATE	12/11/02.	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	



Tel: (0118) 974 6441
Fax: (0118) 974 6484
Date: ~~17 October 2002~~ 29 April 2003.
My ref: F/2001/5250
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 M. Hicks
Heathdawn Limited
Building Contractors
Daisy Cottage
St Johns Cottage
Sandhurst
Berkshire
GU47 9AD

Dear Mr Hicks

RE: PEARMANS GLADE, SHINFIELD ROAD, READING RG2 9BE

I refer to the above site, and your letter of 3rd March. I wish to reply as follows:

Minor Amendments: It is considered that the amendments submitted, namely the:

- Changes to the rear elevation of Plot 2, thereby making the middle door wider and decreasing the size of the other openings;
- Changes to the rear elevation of Plot 1, thereby swapping the window and door around, and inserting french doors rather than a single door.

Are acceptable and represent minor amendments. No planning application will be required for these minor amendments.

Materials: The following materials are considered satisfactory:

- Bricks: Sandstone blend (to the top of the plinth)
  Cranbrook (for the remainder of the dwellings)
- Tiles: Redland 50 Double Roman Slate Grey 30

Slab Levels: I have yet to received advice on this matter. (requested further plan 14/05/03.)

Access: Comments have been received from our highways officer, who has advised that the details provided are not satisfactory. It is requested that you provide revised plans showing the access road widened to 4.0 metres up to Plot 2. Please correspond with Adam Coggins in our highways department on this matter. forwarded to Adam.

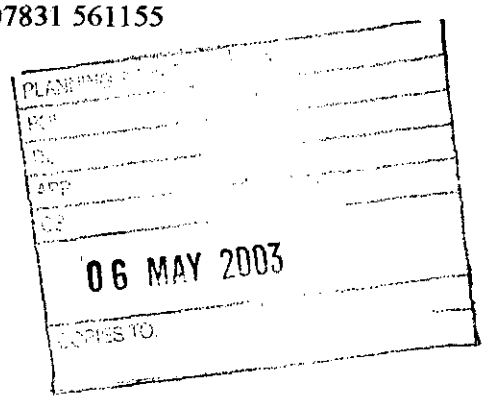
Landscape: As previously advised, our landscape officers have requested that you provide details of the tree species to be planted (individual species), sizes and densities of planting.
forwarded to Neil Etherington.
Further information is therefore requested for both the landscaping and access.

Yours sincerely,

KERRIN LITHGOW

Principal Planning Officer – South Area.

HEATHDAWN LIMITED
BUILDING CONTRACTORS
Daisy Cottage, St. John's Road, Sandhurst, Berkshire GU47 9AD
Telephone: 01252 876323 Mobile 07831 561155



02 May 2003

You're Ref: F/2001/5250

Kerrin Lithgow
Wokingham District Council
P.O. Box 155
Shute End
Wokingham
Berkshire
RG40 1WW

Dear, Kerrin

RE: Pearmans Glade, Shinfield Road Readind. RG2 9BE

Landscape

Having now spoken to Neil Etherington it was agreed that 45 – 60 cm high double staggered rows of laurels was sufficient for the planting to the front of the above in place of Holly.

Yours faithfully

M. Hicks

M. HICKS.
For Heathdawn Limited

Neil- Can you please advise if this is sufficient? Thanks, Kerrin.

Yes.

Thanks.

Neil

11/6/03.

Directors M .Hicks D. Chesterman
Company Registration Number 4638141

HEATHDAWN LIMITED
BUILDING CONTRACTORS
Daisy Cottage, St. John's Road, Sandhurst, Berkshire GU47 9AD
Telephone: 01252 876323 Mobile 07831 561155

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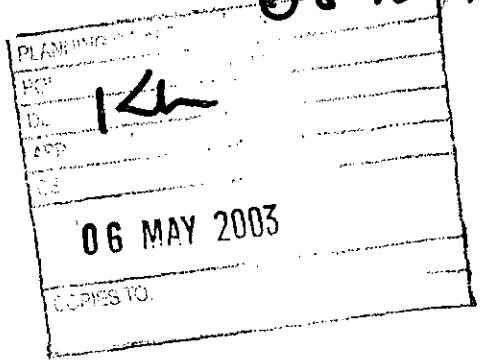

02 May 2003

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Kerrin Lithgow
Wokingham District Council
P.O. Box 155
Shute End
Wokingham
Berkshire
RG40 1WW

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M. Hicks

M. HICKS.
For Heathdawn Limited

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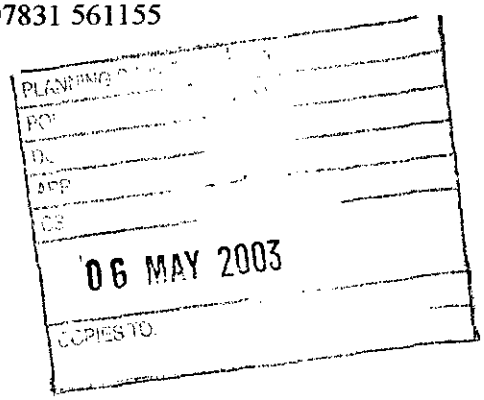

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Wokingham District Council
P.O. Box 155
Shute End
Wokingham
Berkshire
RG40 1WW

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M. Hicks

M. HICKS.
For Heathdawn Limited

Date: 16 April 2003 17 APR 2003

To: Landscape and Trees

We have received Details to comply with conditions. for the following planning application:

Application Number: F/2001/5250

Location: Pearmans Glade, Shinfield Road, Shinfield, Reading.

Proposal: Proposed erection of two dwellings with garages.

Applicant: Luff Developments Ltd C/O Deirdre Wells , PDP.

Case Officer: Angela Odell

The new plans show the following: Details to comply with conditions 8 and 9 regarding landscaping and boundary treatment.
Drg. Nos. 1620/8 and appeal decision.

Comments are required by 28/04/2003.

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

The attach plan is titled drainage. Is there a seperate plan showing landscape and boundary treatment? If this is the only plan then details of tree species (individual specimens), sizes and densitys of planting are required.

Neil Etherington
17/4/03

Appeal Decision

Hearing held on 05 September 2002

by Barry Juniper BSc, DipTP, MRTPI

an Inspector appointed by the First Secretary of State

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

Date
15 OCT 2002

Appeal Ref: APP/X0360/A/02/1084098
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6. The appeal site is currently occupied by a detached bungalow and a small stable block and is reached from Shinfield Road by a tree-lined access drive about 60m long. It is proposed to demolish the existing buildings and construct 2 two-storey detached houses with integral garages. The Council described the proposal as having a 'relatively cramped appearance', and at the hearing made it clear that this description was intended to draw a comparison with the surrounding development. The Council accepted that the proposed plot sizes are similar to those in Melksham Close, to the east, but argued that the site relates more closely to the houses fronting Shinfield Road and to Pearmans Cottage, the house immediately to the north of the site.

7. The houses on the east side of Shinfield Road are a mixture of detached bungalows and two-storey houses of various ages, and they are on substantially larger plots than those that the Appellants intend to create. However, the proposed houses themselves would be almost wholly invisible from Shinfield Road, from which viewpoint the only noticeable change to the site would be the widening of the drive from 3.5m to 4m and the consequent removal of some of the small trees on the south side of the drive. Although existing trees, houses and garages would prevent a full view, it would be possible to see the proposed houses clearly from the western end of Melksham Close. To my mind the site visually relates more closely to this area than to Shinfield Road.

8. The Council had been of the view, when its statement was prepared, that the pedestrian access through the site connecting Shinfield Road with Melksham Close, was a public right of way. At the hearing the Appellants produced evidence to show that this was not the case, although they made it clear that they had no intention of preventing the current informal pedestrian use. In my opinion a user of the pedestrian route walking eastwards would see the proposed houses in the context of the modern development in Melksham Close, whilst going westwards the houses would be seen against the background of the trees to the rear of the bungalows in Shinfield Road. Thus, even if the view from the pedestrian access was considered to be a public view, it does not affect my conclusion that the character and appearance of the site should be assessed in relation to the development to the east rather than that along Shinfield Road.

9. The design of the proposed houses includes a low eaves line with half hipped roofs incorporating hipped roof dormers and the Appellants stated that this treatment was intended to reduce the apparent height of the houses in relation to the existing bungalow. The resultant elevational treatment does not, as a consequence, directly reflect any of the immediately surrounding houses, most of which are gable roofed houses of simpler overall design. However, these houses vary quite considerably in their appearance, and in my

judgement the design of the proposed houses would not look out of place on the site. The proposed materials are similar to the existing houses in the vicinity. A similar variety of design is exhibited by the houses in Oakside Way, a close of houses accessed off Shinfield Road about 130m north of the entrance to the appeal site.

10. A previous appeal on the site (Ref. T/APP/X0360/A/99/1019941/P7) was dismissed in 1999. This decision, however, was in respect of a proposal for two somewhat smaller houses grouped on the northern end of the site. Further, it was made against a rather different national policy background in that Planning Policy Guidance Note PPG3 *'Housing'* makes it clear, in paragraph 22, that the Government is committed to maximising the use of previously developed land. In my judgement the appeal proposal would do so without compromising the quality of the environment around the site. I conclude that the proposal would not have an adverse effect on the character and appearance of the surrounding residential area, and would not be contrary to Structure Plan Policies LD3 or EN1 or to Local Plan Policy LBE1.

Other Matters

11. Although the proposed houses would be significantly taller than the existing structures on the site, their design and the orientation of the windows would not, in my judgement, cause any material harm to the outlook or privacy of existing houses adjoining the site. At the site visit a number of local residents pointed out parts of the site and nearby areas which were prone to localised flooding. I was not provided, however, with any evidence that the land was physically unsuitable for redevelopment or that the necessary drainage or associated works would be impracticable or intrusive. There was discussion at the hearing about the responsibility for future maintenance of the land either side of the access drive, but that is an issue for agreement between the respective landowners and I have therefore attached little weight to the matter.

Conditions

12. The Council propose a condition requiring details of external materials to be submitted and I consider this necessary in the interests of protecting the character and appearance of the area. Conditions requiring details of the proposed slab levels of the dwellings, preventing the insertion of additional first floor windows in the side elevations and ensuring that those permitted are obscured glazed are to my mind necessary to protect the privacy and outlook of neighbouring residents. At the hearing the Appellants indicated that they were prepared to minimise the works to the access and I have adapted the Council's proposed condition to allow a revised scheme to be submitted. Although I agree that a condition requiring the proposed parking areas to be provided is necessary to prevent nuisance to other residents whose houses derive access through the site, the reference to turning areas did not appear to me to relate to the submitted plans.

13. The Council suggest five conditions relating to landscape and boundary treatment matters. I consider that the aims of these conditions are valid as the existing trees are an important component of the character of the site, but I have simplified and adapted the wording to conform more closely with the advice in Circular 11/95. The Council's suggested condition restricting business use or other conversion of the integral garages appears to me to be unnecessary given the availability of adequate parking within the plots. Restricting the hours during which construction can take place also appears to me to be unnecessary as in my view any nuisance can be controlled by other legislation.

Conclusions

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

Formal Decision

15. In exercise of the powers transferred to me, I allow the appeal and grant planning permission for two new houses with garages at Pearmans Glade, Shinfield Road, Reading in accordance with the terms of the application Ref. F/2001/5250 dated 12 October 2001, and the plans No. 1620-01B, 1620/2A and 1620/3A, subject to the following conditions:

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

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

3) No development shall take place until plans showing the slab levels of the proposed dwellings in relation to existing ground levels have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no first floor windows or dormer windows other than those expressly authorised by this permission shall be constructed on the side elevations.

5) The first floor windows in the side elevations of the proposed dwellings shall not at any time be glazed other than with obscured glass.

6) No development shall take place until plans showing the proposed alteration to the access driveway have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

7) No dwelling shall be occupied until space has been laid out within the site in accordance with drawing No 1620-01B for two cars to be parked within the curtilage of that dwelling.

8) No development shall take place until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. Development shall be carried out in accordance with the approved details and the boundary treatment shall be completed before the dwellings are occupied.

9) No development shall take place until a scheme of landscaping works has been submitted to and approved in writing by the local planning authority. The details shall include a plan and schedule of the existing trees proposed to be retained and details of the means by which it is proposed to protect them during construction works.

10) All landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed with the local planning authority.

Information

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

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

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

19. For the avoidance of doubt, nothing authorised by this permission requires the removal of, or any works to, the trees which are the subject of the Tree Preservation Order in force on the appeal site at the date of the hearing.

B. J. Juniper

INSPECTOR

APPEARANCES

FOR THE LOCAL PLANNING AUTHORITY:

Mrs Angela Odell BA, M.Phil, MRTPI	Wokingham District Council
Mr Phillip Taylor	Wokingham District Council

FOR THE APPELLANT:

Ms. Deirdre Wells Dip TP, MRTPI	Planning and Development Partnership 35 St Lukes Road, Maidenhead, Berks, SL6 7DN
Mr Malcolm Holloway	Luff Homes Ltd The Granary, Ashridgewood Farm, Wokingham, Berks

INTERESTED PERSONS:

Mrs Sheila Alderman	Hunters Moon, Pearmans Glade, Shinfield Road, Reading, Berks, RG2 9BE
Mrs Carol Spencer	Pearmans Cottage, Shinfield Road, Reading, Berks, RG2 9BE
Mr Tim Smith	Pearmans Grove, 7 Melksham Close, Lower Earley, Reading, Berks, RG6 4AU
Mr Stephen Argrave	8 Melksham Close, Lower Earley, Reading, Berks, RG6 4AU
Cllr Malcolm Bryant	Wokingham District Council, PO Box 150, Shute End, Wokingham, Berks, RG40 1WQ

DOCUMENTS

Document 1	List of persons present at the hearing
Document 2	Council's letter giving notice of the hearing
Document 3	Letters received in response to the notice
Document 4	Extract from the Inspector's report of the Public Local Plan Inquiry into the Wokingham District Local Plan tabled by the Appellants at the hearing
Document 5	Correspondence concerning the status of the right of way through Pearmans Glade tabled by the Appellants at the hearing

PLANS

Plan A1 to 3	1620-01A; /2A and /3A – Application plans submitted to the Council
Plan B	1620/01B - Revised Site Plan and Location Plan referred to in paragraph 1 of the Decision, with overlay showing existing buildings

Date: 16 April 2003

To: Case Officer

We have received Details to comply with conditions. for the following planning application:

Application Number: F/2001/5250

Location: Pearmans Glade, Shinfield Road, Shinfield, Reading.

Proposal: Proposed erection of two dwellings with garages.

Applicant: Luff Developments Ltd C/O Deirdre Wells , PDP.

Case Officer: Angela Odell

The new plans show the following: Details to comply with conditions 8 and 9 regarding landscaping and boundary treatment.
Drg. Nos. 1620/8 and appeal decision.

Comments are required by 28/04/2003.

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

(RING ONE)

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

App. No. F/2001/5250. Date Rec. 4/3/03

Location: Pearmans Glade, Shinfield Rd, Shinfield

Parish: Shinfield.

Applicant: ~~Duff Developments~~ Heathdawn Limited

Description of attached plans: Details to comply with conditions 8 and 9 regarding landscaping and boundary treatment.

Drawing No's: 1620 ~~F~~/8 and appeal decision.

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

Landscape & Trees	✓
Urb. Design & Conservation	
Highways	
Dinton Pastures	
Environmental Health	

OTHER INTERNAL / EXTERNAL CONSULTEES (EXCLUDING NEIGHBOURS)

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

NEIGHBOURS: N/A.

Date for Responses 12 days.

FURTHER ACTION

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

Redate Application ~~Y~~/ N From:

New Site Notice ~~Y~~/ N

Revised Proposal Description:

CASE OFFICER KL.

Consultations Sent by Admin. on 16/4

Yellow - Case Officer Copy
Green - Part One Copy

1970/0102

(RING ONE)

REVISED PLANS	ADDITIONAL PLANS	MINOR AMENDMENTS	DETAILS TO COMPLY WITH CONDITIONS

App. No. F/2001/5250. Date Rec. 4/3/03

Location: Pearmans Glade, Shinfield Rd, Shinfield

Parish: Shinfield.

Applicant: ~~Luff Developments~~ Heathdawn Limited

Description of attached plans: Details to comply with conditions 8 and 9 regarding landscaping and boundary treatment.

Drawing No's: 1620/8 and appeal decision.

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

Landscape & Trees	✓
Urb. Design & Conservation	
Highways	
Dinton Pastures	
Environmental Health	

OTHER INTERNAL / EXTERNAL CONSULTEES
(EXCLUDING NEIGHBOURS)

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NEIGHBOURS: N/A.

Date for Responses 12 days.

FURTHER ACTION

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

Redate Application ~~Y~~ / N From: _____

New Site Notice ~~Y~~ / N

Revised Proposal Description: _____

CASE OFFICER KL.

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Application Number: F/2001/5250

Location: Pearmans Glade, Shinfield Road, Shinfield, Reading.

Proposal: Proposed erection of two dwellings with garages.

Applicant: Luff Developments Ltd C/O Deirdre Wells , PDP.

Case Officer: Angela Odell

The new plans show the following: Details to comply with condition 6 regarding access.
Drg.Nos. 1620/8 and 1620/1 and appeal decision.

Comments are required by 28/04/2003.

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

(RING ONE)

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

App. No. F/2001/5250 Date Rec. 4/3/03

Location: Pearmans Glade, Shinfield Road, Shinfield

Parish: Shinfield.

Applicant: Heathdawn Limited.

Description of attached plans: Details to comply with condition 6 regarding access.

Drawing No's: 1620/8 and 1620/1 and appeal decision.

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Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

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Landscape & Trees	
Urb. Design & Conservation	
Highways	✓
Dinton Pastures	
Environmental Health	

OTHER INTERNAL / EXTERNAL CONSULTEES (EXCLUDING NEIGHBOURS)

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

NEIGHBOURS: N/A.

Date for Responses 12 days. 12/4/03

FURTHER ACTION

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

Redate Application ~~Y~~ / N From:

New Site Notice ~~Y~~ / N

Revised Proposal Description:

CASE OFFICER KL.

Consultations Sent by Admin. on 16/4

Yellow - Case Officer Copy
Green - Part One Copy

1970/0102

(RING ONE)

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

App. No. F/2001/5250 Date Rec. 4/3/03

Location: Pearmans Glade, Shinfield Road, Shinfield

Parish: Shinfield.

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Please tick which of the following you wish consulted.

Landscape & Trees	
Urb. Design & Conservation	
Highways	✓
Dinton Pastures	
Environmental Health	

OTHER INTERNAL / EXTERNAL CONSULTEES (EXCLUDING NEIGHBOURS)

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

NEIGHBOURS: N/A.

Date for Responses 12 days. 12/4/03

FURTHER ACTION

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

Redate Application ~~Y~~/ N From:

New Site Notice ~~Y~~/ N

Revised Proposal Description:

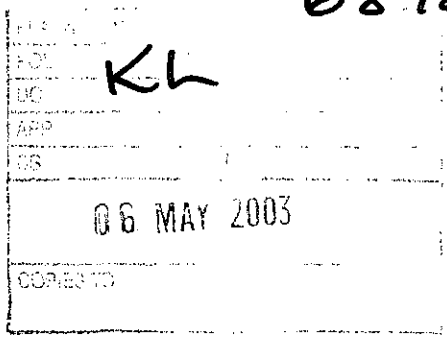
CASE OFFICER KL.

Consultations Sent by Admin. on 16/4

Yellow - Case Officer Copy
Green - Part One Copy

HEATHDAWN LIMITED
BUILDING CONTRACTORS
Daisy Cottage, St. John's Road, Sandhurst, Berkshire GU47 9AD
Telephone: 01252 876323 Mobile 07831 561155

689924



01 May 2003

You're Ref: F/2001/5250

Kerrin Lithgow
Wokingham District Council
P.O. Box 155
Shute End
Wokingham
Berkshire
RG40 1WW

Dear, Kerrin

RE: Pearmans Glade, Shinfield Road Readind, RG2 9BE

Condition 6

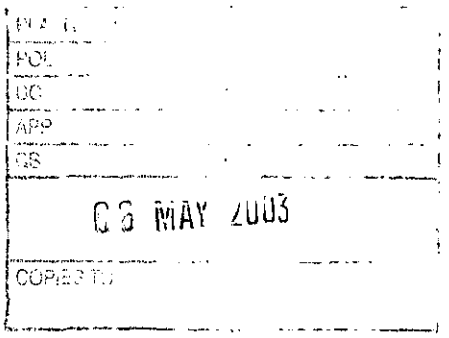
Please find enclosed a plan showing two passing places to the drive at the above for your attention.

Yours faithfully

M. Hicks

For Heathdawn Limited
M. HICKS.

HEATHDAWN LIMITED
BUILDING CONTRACTORS
Daisy Cottage, St. John's Road, Sandhurst, Berkshire GU47 9AD
Telephone: 01252 876323 Mobile 07831 561155



01 May 2003

You're Ref: F/2001/5250

Kerrin Lithgow
Wokingham District Council
P.O. Box 155
Shute End
Wokingham
Berkshire
RG40 1WW

Dear, Kerrin

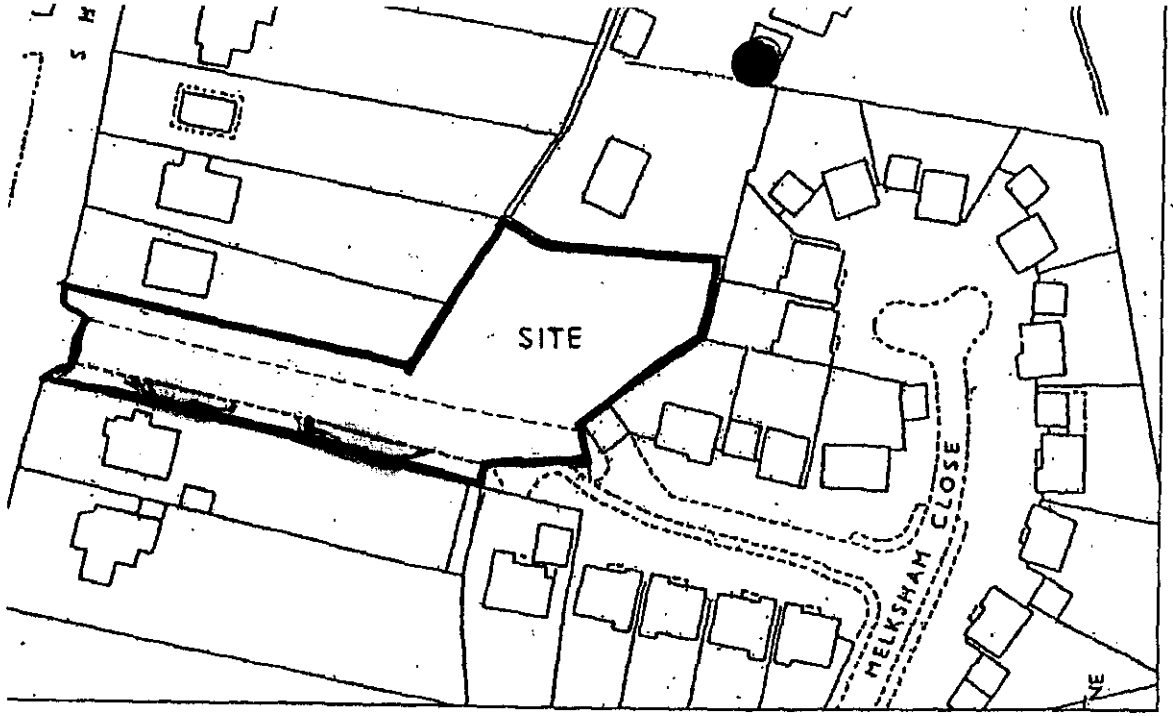
RE: Pearmans Glade, Shinfield Road Readind. RG2 9BE

Condition 6

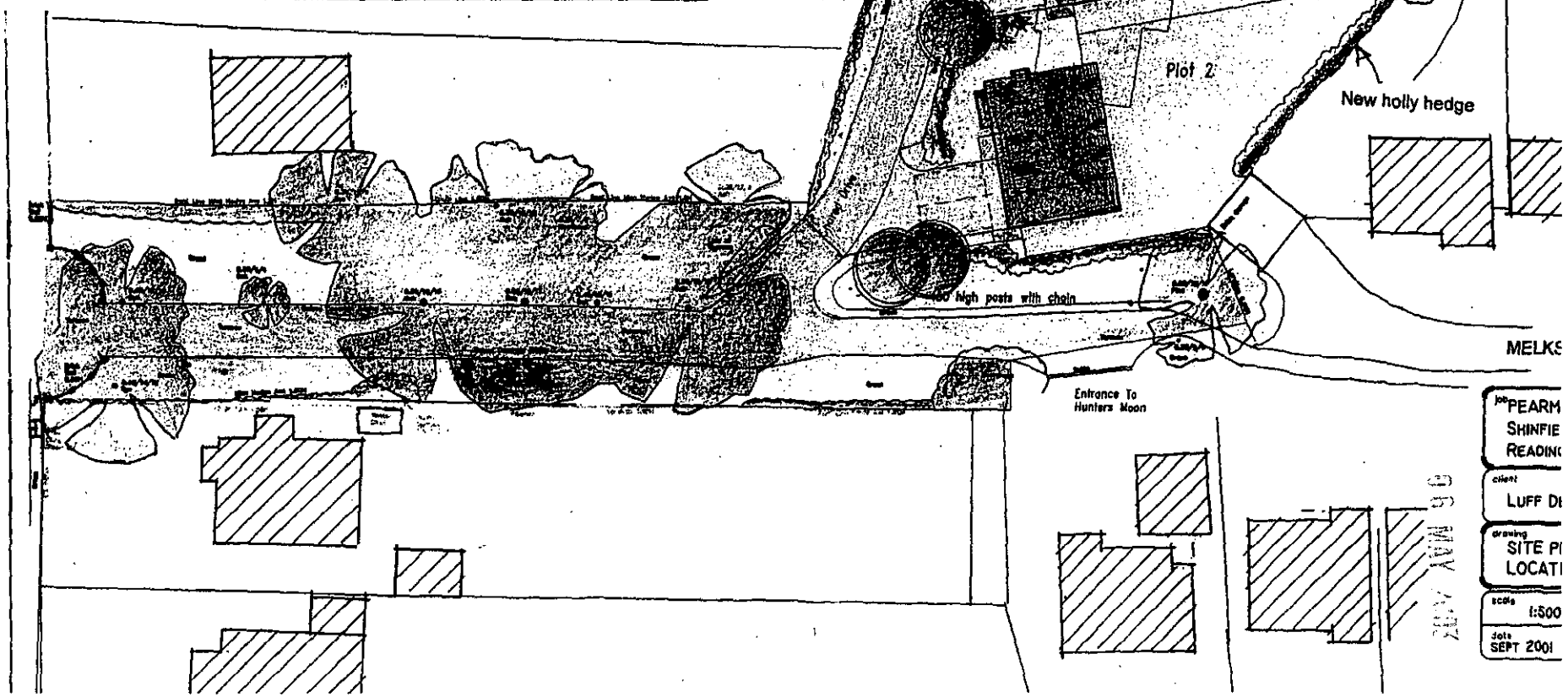
Please find enclosed a plan showing two passing places to the drive at the above for your attention.

Yours faithfully

For Heathdawn Limited
M. HICKS.



ON PLAN



E PLAN

Date: 16 April 2003

To: Highways

We have received Details to comply with conditions. for the following planning application:

Application Number: F/2001/5250

Location: Pearmans Glade, Shinfield Road, Shinfield, Reading.

Proposal: Proposed erection of two dwellings with garages.

Applicant: Luff Developments Ltd C/O Deirdre Wells , PDP.

Case Officer: Angela Odell

The new plans show the following: Details to comply with condition 6 regarding access.
Drg.Nos. 1620/8 and 1620/1 and appeal decision.

Comments are required by 28/04/2003.

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

Details do not satisfy highways.
Request revised plan showing access road widened to 4.0 metres up to plot 2.

AZ 29/04.

HEATHDAWN LIMITED
BUILDING CONTRACTORS
Daisy Cottage, St. John's Road, Sandhurst, Berkshire GU47 9AD
Telephone: 01252 876323 Mobile 07831 561155

PLANNING SERVICES | HPT 66943
PCH | TLS
DC KL | ENF
APP |
CS |
10 MAR 2003
COPIES TO | ACK:
FILE:

10 March 2003

Kerrin Lithgow
Wokingham District Council
P.O. Box 155
Shute End
Wokingham
Berkshire
RG40 1WW

Dear, Madam

RE: Pearmans Glade, Shinfield Road Readind. RG2 9BE

Condition (2)

Please find enclosed brick samples for the above, we would like to use the sandstone blend up to the top of the plinth, above and below windows for the soldier courses, the remainder to use Cranbrook samples are with this letter.

Yours faithfully,

M. R. Hicks

For Heathdawn Limited
M. R. Hicks.

WORK SHEET FOR : Angela Odell

Application Number : F/2001/5250

Applicant : Luff Developments Ltd C/O Deirdre Wells , PDP.

Location : Pearmans Glade, Shinfield Road, Shinfield, Reading.

Proposal : Proposed erection of two dwellings with garages.

Site Notice Displayed ? :

YES	NO	DATE
✓		27.11.01

Date of Neighbour Notifications : .....

Date of Site Visit : .....27.11.01.....

Date Registered : 15/11/2001

Earliest Date for Decision : 10/12/2001

Latest Consultation Date/Site Notice Expiry Date : 10/12/2001

This application <u>will have expired on</u>: <u>10/01/2002.</u> You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

- 8 letters of objection: Refer to previous appeal dismissed and explain that nothing has changed since ~~then~~ except that the dwellings have got larger and trees/vegetation removed. Proposal would be overdevelopment & cramped.
  - ~~Would~~ Extra traffic associated with an extra dwelling would conflict with use of this ~~drawing~~ access from Shinfield Road as a public footpath (which is likely to increase) and would add to existing congestion in Shinfield Road.
  - Drainage is a problem.
  - Plans do not take into account substantial levels drop to Melksham Close
- Highway officer: Revised plan: No objection subject to conditions

F/2001/5250 – APPRAISAL

Planning History
Outline application 98/68027/O for demolition of existing dwelling and erection of 2 dwellings refused permission and appeal dismissed. Only means of access was to be determined, but illustrative plan submitted showing 2 detached houses. Refused on 2 grounds:

1. Overdevelopment with relatively cramped appearance detrimental to character of the area.
2. Housing size mix – did not propose at least one smaller dwelling.

Inspector dismissed on first reason, but not on second.

Current proposal
Is in full, and is for 2 x 4 bedroom detached houses with integral garages. Applicants' consultant explains that PPG3 has been published since the previous appeal was dismissed, which gives encouragement to the most effective use of brownfield land, and that this is particularly important in Wokingham District with the Part I Local Plan Inspector requiring an urban capacity study. Consultant considers that the previous reasons regarding cramped development have now been overcome.

Appraisal
Effect on the character and appearance of the area
The situation regarding the immediately surrounding area is unchanged since the previous appeal. There has been no infill backland development of the long gardens of the properties to the west in Shinfield Road, and no unimplemented planning permissions for such. Therefore, the character and appearance of the area currently remains unchanged. Whilst this *could* alter in the future, there is no firm indication that it is likely to.

Differences between current and previous proposal.
Previous proposal showed the proposed 2 houses more closely together towards the northern end of the site, with the southern bit being undeveloped. Current proposal spreads out more across site. For previous proposal footprints were approx. 75 sq.m. for plot 1, 57 sq.m. for plot 2 and total of 153 sq.m. For current proposal footprints are approx. 95 sq. m each and total of 190 sq.m. Whilst the previous plan was indicative only, the Inspector seems to have taken it into account when she made her decision. Therefore consider that the more spacious current layout is offset by the larger dwelling sizes. Also, the previous layout retained a treed/green area in the southern part of the site which has been considerably reduced in size in the current layout. Whilst the plot sizes are not smaller than those in Melksham Close, this point was taken into account by the Inspector in her para. 7. Consider therefore that in her words 'the proposal to locate 2 dwellings on the site would fail to reflect the space standards of the relatively open pattern of development of the area west of Melksham Close' still apply. Whilst PPG3 encourages the best use of urban land, this should not be at the expense of the character and appearance of the area.

The consultant refers to a pre-application letter written by WDC before the previous application was submitted referring to 2 dwellings on the site. However, this letter suggested that the dwellings be small dwellings – possibly two bedrooms. This is not what has been submitted either currently or previously. In any event, the Inspector's decision clearly carries more weight than informal advice given in relation to the previous application.

Effect on nieghbouring properties

The most critical relationship is that between the rear elevations of the proposed dwellings and those in Melksham Close. The minimum distance between the first floor nearest window on plot 1 and 8 Melksham Close is nearly 29m. Therefore, although the application site is on higher ground, consider that this distance is sufficient to avoid unacceptable overlooking. Otherwise there is about 25m. from the front of Hunters Moon to the side of the proposed dwelling on plot 2 and about 19.5m. from the rear elevation of plot 2 to the side of 5 Melksham Close. Therefore consider effect on neighbours not a reason for refusal.

Recommendation: Refusal

Application Number F/2001/5250
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
			The proposal would result in overdevelopment of the site with relatively cramped appearance detrimental to the character and appearance of the area. The proposal is therefore contrary to BSP Policies LD3 & ENI, LALP Policy LBE2 and WDLP Policies WOS3 & WBE1

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES: LBE2
SOUTH-EAST AREA LOCAL PLAN POLICIES:
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS3 & WBE1
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES: LD3 & ENI
MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: _____
(Development Control Manager)

Date: _____

RECORD OF SITE VISIT

SITE ADDRESS: Pearmans Glade
Shinfield Road Shinfield Reading.

APPLICATION NUMBER: F/2001/5250

OFFICER: Angela Odell

DATE OF SITE VISIT: 27.11.01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes 27.11.01 (on south side of stable bldg)

2. DESCRIPTION OF SURROUNDINGS Established residential area with a variety of house types and ages.

3. DESCRIPTION OF SITE/BUILDING Old, low bungalow with stables building on south side.

4. RELATIONSHIP TO ADJOINING PROPERTIES On N. side Pearmans Cottage is 2 storey house with detached double garage on its S. side. Alstonby is chalet bungalow (velux). To E. is No.8 Meltsham Close - main rear windows face site + side of No.5 / rear main windows. Hunters Moon is 2 storey house facing site and is on slightly lower ground.

5. SITE CONSTRAINTS

TREES Tree in SE corner

ACCESS/PARKING From Shinfield Road domestic

LEVELS Flat then land falls down to E. in rear garden

BOUNDARY TREATMENT 5' laurel hedge on N. boundary. W. boundary is 1.8m / 4'6" dilapidated fence on four sides of access. 5' fence to rear.

OTHERS (site is open to access road to Pearmans Cottage)

Recd 11.25AM 4-12-01

AMO 065

SERVICES	HPT
	TLS
	ENF
04 DEC 2001	
COPIES TO:	✓

Hunters Moon,
Pearmans Glade,
Shinfield Road,
READING,
Berks,
RG2 9BE.

Mrs A. Odell,
Environmental Services,
Planning Service, P.O. Box 157,
Wokingham District Council,
Shute End,
WOKINGHAM,
Berkshire,
RG40 1WR.

2nd December 2001

Dear Mrs Odell,

Re: Outline Application No F/2001/5250 – Erection of Two Dwellings at Pearmans Glade, Shinfield Road, Reading.

I would like to draw the attention of those who will be deciding on the above application to a number of important issues. Most of these were mentioned in letters sent to you in respect of the previous planning application, which was turned down. I enclose copies of these letters. I would like to add comments under 4 main headings, as follows:

Traffic

Extra cars coming out onto the Shinfield Road, which at peak time is already carrying a very high density of traffic. In school term time when the rush hour is at its busiest there are extra cars entering and leaving Crossfield School.

Pearmans Glade is also situated next to a Veterinary Practice, which does not have adequate parking and so usually cars parked on the road create a hazard by obscuring the sight lines for cars leaving Pearmans Glade.

In addition there are several school children, living in Lower Earley, who use Pearmans Glade for access as their route to school.

Environmental

The entrance drive to Pearmans Glade is bordered by two grass strips and has always been an attractive walk for the people who live in Lower Earley.

Unfortunately since the owner's death the absentee landlords have carried out no maintenance on the grass strips and they have become over grown and wild. Offers of help by my late husband, myself and other neighbours to rectify the matter were continually refused.

I therefore would like to know what future plans will be put in place to ensure its upkeep.

I do not want to see any change to the drive entrance, as this will affect the rural atmosphere.

Houses

Two dwellings with 4 bedrooms and garages, replacing a single dwelling (a small bungalow) will cause an over development of this site. The plans I have seen and the specifications are larger than the previous planning application, which was refused. Please see Ref. (98/680270 JULY 14th 1998) AND APPEAL T/APP/X0360/A/99/1010/99417/P7 JULY 21st

Drainage

This is a MAJOR problem. I would like to draw your attention to the letter written to Mr NAPPER on the 16th October 1998. This letter highlights all the relevant points, which have not been addressed since that date.

However, I would like to add that the problem worsened during the year 2000-2001. The heavy rainfall caused flooding in all the areas mentioned in paragraph 2 of the for-mentioned letter. The soak-aways on the land of Hunters Moon were unable to deal with the amount of water coming down Pearmans Glade and from the overloaded, old Spring Line (shown on map). The water table was so high it often took days for the water to return to a normal level. At times the water reached my front door.

I would also like to draw your attention to the fact that the sewage drains of Hunters Moon had to be cleared out in the Spring of 2001. Partly due to tree roots of the adjoining property in question, and extra silt/soil washed into the system by heavy rain.

After a meeting of the neighbours whose land lies adjacent to the property under planning application, I would also add that they all have problems that have worsened since the removal of several trees from the land in question, as all of their properties lie below the Spring Line.

It is my considered opinion that the existing drainage would NOT cope with two further properties. Something quite major would need to be done.

After considering these issues, I respectfully suggest that the application in question should be reconsidered.

Yours faithfully

Sheila A. Alderman.

S. A. Alderman
Owner of Hunters Moon

Copy.

Appeal Decision

Houlton Street
Bristol BS2 9DJ
☎ 0117 987 8927

site visit held on Wednesday, June 23, 1999

by Stephanie Chivers DipTP MRTPI

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

21 JUL 1999

Appeal : T/APP/X0360/A/99/1019941/P7

- The appeal is made under Section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is brought by Mrs J Williams, Mrs S Tognarelli and Mrs A Barrow against Wokingham District Council.
- The site is located at Pearmans Glade, Shinfield Road, Lower Earley.
- The application (ref. 98/68027/O), dated 14 July 1998, was refused on 2 October 1998.
- The development proposed is the demolition of an existing dwelling, the erection of 2 No. dwellings and minor access improvements.

Decision: The appeal is dismissed.

Procedural matters

1. The application was in outline form, with all matters except means of access to be reserved for future consideration. The submitted plans, which included amended plan 29123/001A, show a proposed site layout for illustrative purposes only.

The main issue

2. The main issue is the effect of the proposed development on the character and appearance of the area.

Inspector's reasons

The development plan:

3. The development plan consists of the Berkshire Structure Plan 1991-2006 and the Loddon Area Local Plan 1995. The emerging Wokingham District Local Plan Deposit Draft 1997 is some way from adoption but I will allow its policies significant weight insofar as they reflect current development plan policy.

4. Policy LBE2 of the Local Plan aims to ensure that development will be appropriate in terms of its relationship to adjoining sites and buildings, and would not adversely affect the character of an area. Policy WBE1 of the emerging Local Plan sets out a number of criteria by which proposals for development will be assessed, including that it should respect its local context in terms of visual impact, layout, form, scale and massing.

The effect of the proposal on the character and appearance of the area:

5. The appeal site is in a residential area, predominantly of detached 2 storey dwellings. It contains an old bungalow, not currently occupied, with a detached stable to the south side. Both buildings are to be removed.

6. The land is located to the rear of houses on Shinfield Road, with access from an unsurfaced private track which serves the appeal dwelling and 2 others. The access track was once the driveway to a large mansion, now demolished, and is marked by curved entrance walls and piers. There are a number of mature trees along the track, protected by a Tree Preservation Order, which are not affected by the proposed development. These features, together with the somewhat secluded position and informal layout of the site, give the plot in my view an unusual semi-rural character. This character is quite different from that of adjacent more modern developments such as Melksham Close.

7. In the representations there was much discussion of the area of the appeal site compared to those of adjacent dwellings. No agreement was reached and I make no comment upon the detailed figures. Nevertheless, in my judgement the proposal to locate 2 dwellings on the site would fail to reflect the space standards of the relatively open pattern of development of the area west of Melksham Close, including Pearman's Cottage and the Shinfield Road properties with their long gardens. The proposed development would therefore appear cramped in relation to the character of that area.

8. The submitted layout is for illustrative purposes only, but gives some indication of the appellant's intentions for the development of the site. The plot is restricted by the angled boundary at the south east corner, and the presence of mature trees on that part of the land, several of which are to be retained. The land slopes down slightly towards the east. I noted from Melksham Close the relative prominence of Pearmans Cottage, a substantial modern 2 storey infill dwelling north of the appeal site. These factors tend to reinforce my view that it would be difficult to develop the remaining usable site area for 2 dwellings of the size illustrated, in a way which would be in keeping with the relative density and space standards of development to the north and west.

9. I consider therefore that, for all the above reasons, the proposed development would have a detrimental effect on the character and appearance of the area. It would thus conflict with Local Plan Policy LBE2, and with Policy WBE1 of the emerging Local Plan.

Other material considerations:

10. The aim of Council policy to achieve a range of dwelling sizes within the housing stock, particularly in relation to smaller dwellings, formed the basis for the Council's second reason for refusal. This aim is expressed in Policy H9 of the Structure Plan, Local Plan Policy LH8, and Policy WH6 of the emerging Local Plan. The Council showed that there is considerable unsatisfied demand in the District for smaller dwellings. However, it is clear that Local Plan Policy LH8 applies to sites of at least 0.4 ha, considerably larger than the appeal site. I consider therefore that the policy is of limited relevance to this appeal, in which the siting and size of the proposed dwellings are not for consideration at this stage.

Other matters:

11. All the other matters in the written representations have been considered. However, I found no evidence to outweigh the considerations that have lead me to my conclusion.

Conclusions

12. For the reasons given above I conclude that the appeal should not, on balance, succeed and I shall exercise the powers transferred to me accordingly.

Stephanie Chivers

Copy

Hunters Moon,
Pearmans Glade,
Shinfield Road,
Reading,
Berkshire RG2 9BE.
Tel/fax: 0118/986/3971

Mr.E.Napper,
Environmental Services Department,
Planning Service, P.O.Box 157,
Wokingham District Council,
Shute End,
WOKINGHAM,
Berkshire RG40 1WR.

Your ref:
Our ref: PGPA166

16 October 1998

Dear Mr.Napper,

Surface and Spring Water Problems at Pearmans Glade, Shinfield Road.

We spoke on the phone last month concerning the drainage problems which arose from the lodging of an Outline Planning Application (98/68027/O) for the plot of land to the North of my house. Whilst this application has now been refused, you indicated to me, that (quite aside from this application) if there were drainage problems in the area, you would be willing to have a look at them. I therefore write to give you details of the problem as seen on by me, resident at Hunters Moon on land to the South of the plot in question. I believe my neighbours at Nos. 5 & 6, Melksham Close, who suffer from spring water problems on their properties, have already written to you.

Enclosed with this letter is a copy of the OS map of the area, annotated by me to show the surface water flows which need to be dealt with by the installation of proper drainage into the surface water system installed by Gable New Homes in 1983 just to the East at the top of Melksham Close. The problem has two components:

(1) Surface water run off from the private drive, Pearmans Glade.

This private drive of about 100 metres length has a badly maintained tarmac surface, changing to pea gravel just to the East of my house, where it narrows to a pedestrian pathway, and is undrained. It slopes from West to East and from North to South. The result is that all rainfall on about 80 metres of the drive runs along the southern edging of the drive and on to my land. Much of the rain falling on the plot to the North also runs off in a south easterly direction on to my land. Consequently, during heavy rain, a thin sheet of water some 8 feet wide runs down onto my tarmac drive. The soakaway installed by my builder in 1975 is quite unable to cope with this volume of water, resulting in water running up to my front door. I therefore installed interceptor slit drains across the width of my drive, as marked on the map. When Gable New Homes developed the land to the East in 1982, (Melksham Close), I got them to connect this interceptor drain to the local surface water system on the North of No.4, Melksham Close only 20 metres away. It is a 100mm polythene pipe, only about 9 inches below the surface, but it has functioned very well, providing the interceptor slits do not become blocked, which they do in heavy rain, as leaf debris is swept down the drive.

(2) Spring water problems along the Eastern boundaries of Alstonby and Cathay, Shinfield Road.

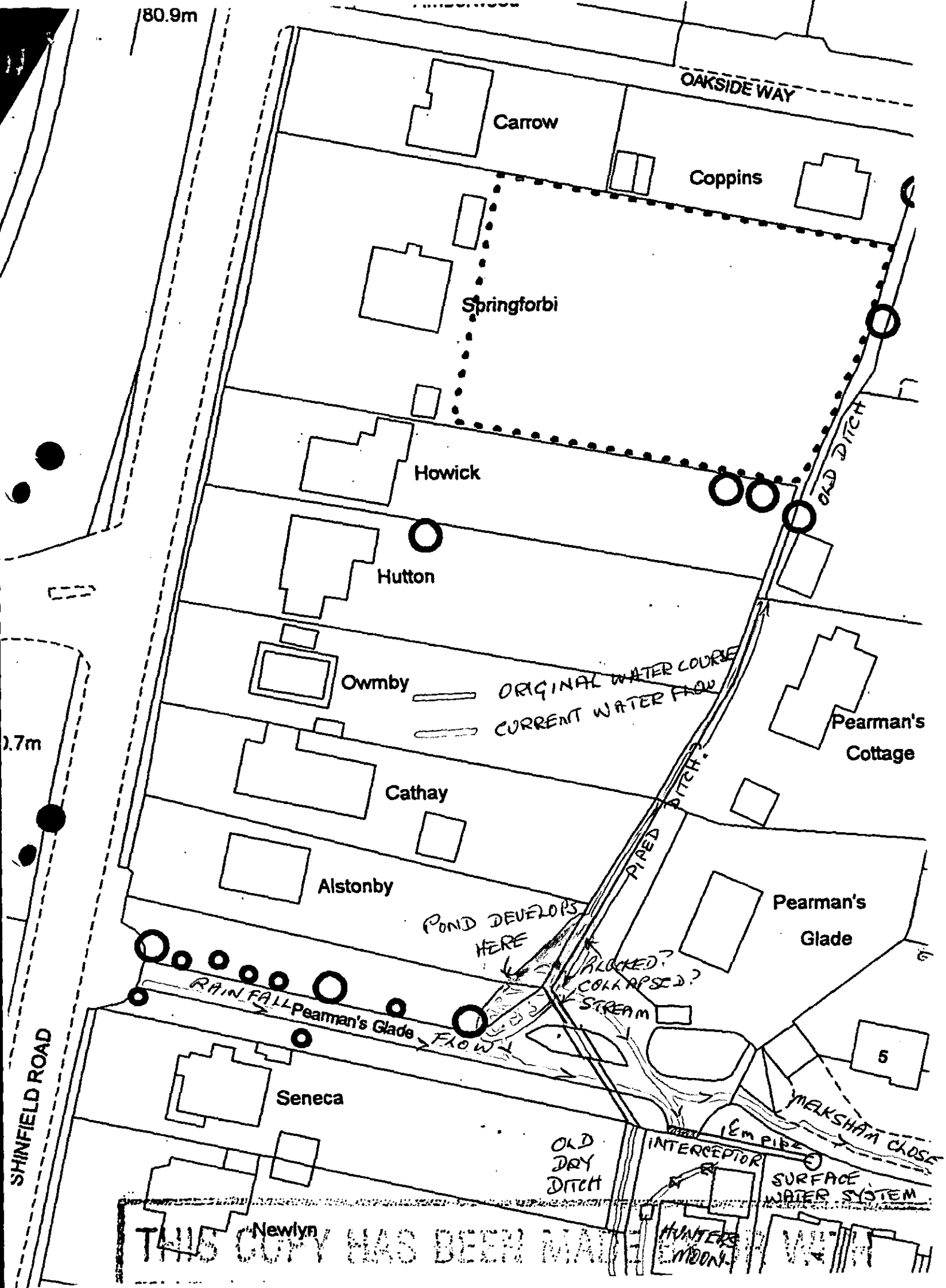
After prolonged heavy rain, or several days' rain, a pond develops at the eastern boundaries of Alstonby, Cathay and the west of Pearmans Glade, along the line of an old ditch, still shown on the OS map to the North of these properties. A stream then develops, running south east onto my property and some down the gravel path onto the road at the top of Melksham Close. As the stream often runs for days, this makes the passage of pedestrians along the gravel path rather messy, as they have to walk through the stream water. I presume that at one time the ditch on the eastern boundaries of Alstonby and Cathay was piped and filled, the pipe running under the drive into the central flower bed, where the end of the pipe can still be seen. It then becomes a channelled stream, exiting south under the drive and into a ditch on the West of my property. Little water has been seen in the channel of recent years, and certainly little observable water flow. The end of the pipe to the south of the drive (when found) would be only a few metres away from my connection to the surface water system of Melksham Close. Given that the original drainage system to the north of my property now appears to be obstructed, it is not surprising that properties to the East, (Nos 5 & 6 Melksham Close) which are also downhill, are suffering from spring water problems, as they have no doubt informed you.

It is my view that drains should be installed along the southern edge of the Pearmans Glade driveway, and in the tarmac drive of Pearmans Glade to the North. The drains/piping along the eastern boundaries of Alstonby and Cathay also need to be renewed/cleaned out. All should then be connected to the nearby surface water system, when Pearmans Glade is redeveloped. The present planning proposal to deal with drainage only by the installation of a soakaway seems to be quite inadequate and likely to perpetuate the spring water problems to the east.

I should be pleased if you can spare the time to come and examine this problem for yourself. I should be happy to show you the location of the various parts of the problem as I have described it above. With apologies for a long letter.

Yours faithfully,

G.Alderman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ORIGINAL WATER COURSE
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INTERCEPTOR
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SURFACE WATER SYSTEM
MELKSHAM CLOSE
5
HUNTERS MOON
THIS COPY HAS BEEN MADE

To Send with letter.

Hunters Moon,
Pearmans Glade,
Shinfield Road,
Reading,
Berkshire RG2 9BE.
Tel/fax: 0118/986/3971

Mrs.A.Odell,
Environmental Services Department,
Planning Service, P.O.Box 157,
Wokingham District Council,
Shute End,
WOKINGHAM,
Berkshire RG40 1WR.

Your ref: 98/68027/O
Our ref: PGPA129

9 August 1998

Dear Mrs Odell,

Outline Application No.98/68027/O for Demolition of existing dwelling and Erection of Two Dwellings at Pearmans Glade, Shinfield Road.

I am responding to your letter of July 21st on the above Outline Planning Application. Firstly please note our correct address as at the head of this letter, which you will also find on our Rate Demands and on the Electoral Roll. My wife and I have resided at, and used this postal address since July, 1976, when we purchased the house new from West New Homes. I have attached a brief history of Pearmans Glade to this letter for the information of those Officers and Councillors considering this application.

As further background to this application, I would also like to make the following observations:

(a) The brick walls and entrance pillars on the western end, the avenue of mature oaks and grass verges form a high quality environment for those using the drive, whether on foot or by car.
(b) The area around our house currently has a good variety of wildlife, foxes, muntjack deer, squirrels, an owl, bats, two species of wood pecker, tree creepers, tits, jays etc.
(b) The drive known as Pearmans Glade is currently scheduled by Wokingham D.C. as pedestrian access only to Shinfield Road from Melksham Close.
(c) We have the right of vehicular access in perpetuity down the privately owned drive, as specified on our Title Deeds.

Firstly, please note that the application and plan are erroneous in fact and incomplete, in that:

Question 12 about Public Rights of Way over the property is answered NO, contrary to paragraph (b) above.
Question 13 about tree felling has not been answered, which given that there are over ten trees on the site in question, is a serious omission. They form a screen to the North of our house, obscuring the bungalow from sight. The sketch plan prepared by Martin and Pole omits most of these trees and also one oak tree along the southern edge of the drive which has a Tree Preservation Order on it.
The overhead power supply line to Pearmans Glade, Pearmans Cottage and beyond which passes through the middle of the plot to be redeveloped has been omitted from the sketch plan submitted.
The eastern boundary of the area to the North of the drive marked in blue on the map is in error according to the HM Land Registry Index Map Section SU 7369A for **Plot BK 235564.**

Our considered views on this outline application are as follows:

(1) **We accept that redevelopment of the bungalow and outbuildings should be permitted, as the present building is in a poor state of repair.**

(2) The application does not state whether it is in respect of one or two storey dwellings. **We consider two dwellings (whether one or two storey) to constitute over-development of the site.**

(3) **Redevelopment as a single bungalow with double garage is our preferred option,** as being in keeping with the surrounding bungalows and houses on the Shinfield Road. This would not increase the volume of vehicular traffic using the drive and keep conflict with pedestrians to a minimum.

(4) Improving access is given as the chief reason for the Outline Application, involving the demolition (but not their re-siting and rebuilding) of the brick walls and pillars at the entrance to Pearmans Glade and the construction of a passing place on the South side of the drive. **We regard this proposal as quite unnecessary and seriously detrimental to the environment of Pearmans Glade.** The walls are only 3 feet high, well set back from the pavement and do not affect the sight lines of incoming cars. Our experience is that only rarely (a few times a year) do we find it necessary to wait for another car to pass down the drive. There is ample space at both ends of the drive for one car to wait whilst another passes down it. Heavy builder's lorries and removal vans have accessed the site without difficulty or damage on numerous occasions in the past, specifically during the redevelopment of Pearmans Cottage to the North of Pearmans Glade. **The construction of a passing place on a drive of only 60 yards in length is quite unnecessary.**

(5) This application to "improve access" suggests to us hidden motives are in play here, probably relating to the possible re-development of the eastern half of gardens of properties on the Shinfield Road to the North and South of Pearmans Glade, using Pearmans Glade as the means of access to Shinfield Road. We have evidence of recent activity by developers obviously intending to carry out such in-filling, using Pearmans Glade as the means of access. **Our understanding is that Wokingham DC is opposed to granting such access on road traffic and safety grounds, but retaining the drive as pedestrian access only except for residents. We should be grateful if you would confirm that this is still the view of the Council.**

(6) The Veterinary Surgery at Alstonby, immediately alongside the North of Pearmans Glade, generates much car traffic into and out of their parking area and sometimes parking up onto the pavement, obscuring the entrance to Pearmans Glade, and making safe egress onto Shinfield Road difficult.

(7) The busy entrance to Crosfields School on the western side of Shinfield Road is only 50 yards to the North of the entrance to Pearmans Glade. **Any significant increase in vehicular traffic using and exiting from Pearmans Glade on to the Shinfield Road would increase the road traffic hazards to children attending the school considerably, particularly those who walk through on foot from Lower Earley.**

(8) The application indicates that surface water will be disposed of by soakaways. **This proposal is totally unacceptable, since there are long standing problems relating to surface water from the undrained drive affecting Hunters Moon, and surface and underground water flows emanating from the eastern end of the garden of Alstonby, Shinfield Road and the land around the bungalow, Pearmans Glade, which affect Nos. 5, 6 and 8, Melksham Close.** After heavy rain, a pool of water develops along the eastern boundary of Alstonby and a stream flows across the drive of the bungalow towards Hunters Moon, with water also proceeding down the gravel path and on to Melksham Close. The installation of soakaways only would worsen the underground water problems referred to. Connection to the storm sewer at the North of No.4, Melksham Close should have been specified in the application. **We request a site inspection by a qualified drainage engineer to examine these problems, consult with those affected, and make recommendations to the Planning Committee before this Outline Application is considered.**

(9) The exclusion from this application of the grass strips to the N and S of the drive way and trees thereon which have Tree Preservation Orders on them, would leave the management of those strips of land in the hands of absentee landlords with no incentive to maintain them in good order, contrary to what has been the case for the last 25 years. Our offers to assist in cutting the grass have been consistently refused by the present owners. **We feel that the drive and edging strips which constitute Pearmans Glade should be managed as a whole, with the responsibility for so doing well defined, as a planning condition, on the grounds of maintaining an existing and highly desirable environmental feature, in line with the Councils declared planning policy objective WBE20 for the area of Shinfield Road North of the M4, ie maintain woodland cover and low density development on the top of a prominent hill visible for miles around Wokingham D.C.**

We would respectfully suggest that this application should be referred for further inspection(s) and discussion on the points we have raised. If we can be of assistance in pursuing those objectives, please advise your officers to get in touch with me at any time.

Yours faithfully,

G.Alderman

S.A.Alderman

Hunters Moon, Pearmans Glade,
Shinfield Road, Reading,
Berkshire RG2 9BE.
Tel/fax: 0118/986/3971
Email: [redacted]

9 August 1998

A Short History of Pearmans Glade.

My wife and I moved in to Hunters Moon in July 1976, having purchased it new from West New Homes, it having stood completed and empty for about a year. It was built as the exhibition house for an intended estate of 4 bedroom detached houses, ahead of permission to build the estate, because it was a replacement for the house called Pearmans Glade, which stood in 1976 as a burnt out shell about 50 yards below our house. Pearmans Glade had been owned by a Dr.Crowther, who developed a small estate with swimming pool, tennis court, paddocks, orchards, a stream with three lily ponds, waterfalls and a number of unusual trees. He probably planted the oak tree in our garden, which formerly stood in the middle of an island in the drive down to the house, (as on old large scale OS maps of the area) and is of a similar age to the mature oak trees lining the drive to the North.

The details of what happened are not certain, but we understand that his wife died, there was a serious fire which destroyed the upper story, and he never returned to the house, but remarried and moved away to Buckinghamshire. A condition of the planning permission for our house was that the old house was bulldozed flat. We established our address as above, because there was another Hunters Moon on the Shinfield Road. The allocation of the name Pearmans Glade to the drive has subsequently been recognised by the Ordinance Survey and the locally printed maps of Reading.

West New Homes had purchased Dr.Crowther's estate for development, but went into receivership after building our house, because of the collapse of house market in the mid 1970's. The main part of the estate was sold to Gable Homes in the 1980's, who successfully (with a number of exceptions) developed the estate. We subsequently found out that the whole driveway (tarmac, grass strips and trees) to Hunters Moon, Pearmans Lodge and Pearmans Cottage was left on the Receiver's hands. Ownership of the driveway has changed in the last ten years. The driveway is scheduled by Wokingham DC as pedestrian access only to Shinfield Road, on the grounds that vehicular access to Shinfield Road from Pearmans Glade must be restricted on road safety grounds. This view by Wokingham DC planners also means that development of the eastern half of large gardens along Shinfield Road and exiting through Pearmans Glade, have not been countenanced either, although attempts by developers still continue.

The late Mrs.D.I.Carrinici, who had lived at Pearmans Lodge until late 1997, with one (or more) of her three daughters for many years prior to 1976, had an agreement with Dr.Crowther (so we were told) that in return for maintaining the drive in good order, she could keep her horses in his paddocks. This was the situation we found when we moved in 1976. She and her daughter (Mrs.Williams) have kept to that agreement until Mrs.Carrinci's death in late 1997, although by then they no longer kept any horses, only the empty stable remaining. About two years ago, Mrs.Carrinci changed the name of her bungalow, Pearmans Lodge to Pearmans Glade. The name Pearmans Glade can still be seen of the left hand brick pillar at the beginning of the drive.

According to Wokingham DC there are Tree Preservation Orders on the three mature oaks and five sapling oaks on the N side of the drive and on two trees on the south side, but none on the large conifer (sequoia?) and willow tree on the land round the bungalow now named Pearmans Glade.

G.Alderman

To Send with Letter

Please reply to:
Hunters Moon,
Pearmans Glade,
Shinfield Road,
Reading,
Berkshire RG2 9BE.
Tel/fax: 0118/986/3971

Mrs.A.Odell,
Environmental Services Department,
Planning Service, P.O.Box 157,
Wokingham District Council,
Shute End,
WOKINGHAM,
Berkshire RG40 1WR.

Your ref: 98/68027/O
Our ref: PGPA124

6 August 1998

Dear Mrs Odell,

Outline Application No.98/68027/O for Demolition of existing dwelling and Erection of Two Dwellings at Pearmans Glade, Shinfield Road.

We the undersigned, being residents of Shinfield Road, Pearmans Cottage, Hunters Moon and Melksham Close affected by the proposed Outline Application, wish to draw to the attention of those who will be deciding on this application a number of important issues. Before doing so, we would like to emphasis the following environmental aspects of the drive known as Pearmans Glade:

(a) The brick walls and entrance pillars on the western end, the avenue of mature oaks and grass verges form a much loved and high quality environment to those using the drive, whether on foot or by car. The grass strips have been maintained in good order for over 20 years until May, 1998, by the late Mrs.D.I.Carrinci, then occupier of Pearmans Glade, or her daughter, Mrs.J.Williams. The grass strips have subsequently been neglected to the considerable detriment of the environment.
(b) The drive known as Pearmans Glade is currently scheduled by Wokingham D.C. as pedestrian access only to Shinfield Road from Melksham Close.
(c) Only the residents of Pearmans Glade, Pearmans Cottage and Hunters Moon have the right of vehicular access down the drive, as specified on their Title Deeds.

Firstly, please note that the application and plan are erroneous in fact and incomplete, in that: **Question 12** about Public Rights of Way over the property is answered NO, contrary to paragraph (b) above.
Question 13 about tree felling has not been answered, which given that there are over ten trees on the site in question, is a serious matter which should be remedied before the application is considered by the Planning Committee. The sketch plan prepared by Martin and Pole omits most of these trees and also one sapling oak tree along the southern edge of drive which is the subject of a Tree Preservation Order. These trees are an important part of the environment for those with properties on the boundaries of Pearmans Glade.
The overhead power supply line to Pearmans Glade, Pearmans Cottage and beyond which passes through the middle of the plot to be redeveloped has been omitted from the sketch plan submitted.

Secondly, that the proposed development falls within the area of *Shinfield Road North of the M4* which is the subject of **Wokingham D.C. Policy No. WBE20**, which favours low density development and the retention of the wooded landscape, of which Pearmans Glade is a part.

Our joint views on this outline application are as follows:

(1) **We accept that redevelopment of the bungalow and outbuildings, formerly Pearmans Lodge, now called Pearmans Glade is inevitable, even desirable.**

(2) The application does not state whether it is in respect of one or two storey dwellings. **We consider two dwellings (whether one or two storey) to constitute over-development of the site.**

(3) **Redevelopment as a single bungalow with double garage is our preferred option,** as being in keeping with the surrounding bungalows and houses on the Shinfield Road. This would not increase the volume of vehicular traffic using the drive and keep conflict with pedestrians to a minimum.

(4) Improving access is given as the chief reason for the Outline Application, involving the demolition (but not their re-siting and rebuilding) of the brick walls and pillars at the entrance to Pearmans Glade and the construction of a passing place on the South side of the drive. **We regard this proposal as quite unnecessary and seriously detrimental to the environment of Pearmans Glade.** The walls are only 3 feet high, well set back from the pavement and do not affect the sight lines of incoming cars. The experience of the residents of Pearmans Cottage and Hunters Moon is that only rarely (a few times a year) do they find it necessary to wait for another car to pass down the drive. **There is ample space at both ends of the drive for one car to wait whilst another passes down it.** Heavy builder's lorries and removal vans have accessed the site without difficulty or damage on numerous occasions in the past. **The construction of a passing place on a drive of only 60 yards in length is quite unnecessary.**

(5) This application to "improve access" suggests to us hidden motives are in play here, probably relating to the possible re-development of the eastern half of gardens of properties on the Shinfield Road to the North and South of Pearmans Glade, using Pearmans Glade as the means of access to Shinfield Road. We have evidence of recent activity by developers obviously intending to carry out such in-filling, using Pearmans Glade as the means of access. **Our understanding is that Wokingham DC is opposed to granting such access on road traffic and safety grounds, but retaining the drive as pedestrian access only except for residents. We should be grateful if you would confirm that this is still the view of the Council.**

(6) The Veterinary Surgery at Alstonby, immediately alongside the North of Pearmans Glade, generates much car traffic into and out of their parking area and sometimes up onto the pavement, thus obscuring the entrance to Pearmans Glade for vehicular traffic approaching from the North.

(7) The busy entrance to Crosfields School on the western side of Shinfield Road is only 50 yards to the North of the entrance to Pearmans Glade. **Any significant increase in vehicular traffic using and exiting from Pearmans Glade on to the Shinfield Road would increase the road traffic hazards to children attending the school considerably, particularly those who walk through on foot from Lower Earley.**

(8) The application indicates that surface water will be disposed of by soakaways. **This proposal is totally unacceptable, since there are long standing problems relating to surface water from the undrained drive affecting Hunters Moon, and surface and underground water flows emanating from the eastern end of the garden of Alstonby, Shinfield Road and the land around the bungalow, Pearmans Glade, which affect Nos. 5, 6 and 8, Melksham Close.** After heavy rain, a pool of water develops along the eastern boundary of Alstonby and a stream flows across the drive of the bungalow towards Hunters Moon, with water also proceeding down the gravel path and on to Melksham Close. The installation of soakaways only would worsen the underground water problems referred to. Connection to the storm sewer at the North of No.4, Melksham Close should have been specified in the application. **We request a site inspection by a qualified drainage engineer to examine these problems, consult with those affected, and make recommendations to the Planning Committee before this Outline Application is considered.**

(9) The exclusion from this application of the grass strips to the N and S of the drive way and trees thereon which have Tree Preservation Orders on them, would leave the management of those strips of land in the hands of absentee landlords with no incentive to maintain them in good order, contrary to what has been the case for the last 25 years. **We feel that the drive and edging strips which constitute Pearmans Glade should be managed as a whole, with the responsibility for so doing well defined, as a planning condition, on the grounds of maintaining an existing and highly desirable environmental feature, in line with the Councils declared planning policy objectives.**

We would respectfully suggest that this application should be referred for further inspection(s) and discussion on the points we have raised. If we can be of assistance in pursuing those objectives, please contact Mr.G.Alderman at the address at the head of this letter, who is coordinating our views.

Signed:

Mr.& Mrs.W.S.Clough, Seneca, Shinfield Road.....

Mr. & Mrs. B. Spencer, Pearmans Cottage.....

Mr. & Mrs. G. Alderman, Hunters Moon.....

Mr. & Mrs. G.F. Mills, 4, Melksham Close.....

Dr. D. & Dr. J. Clayton, 5, Melksham Close.....

Mr. & Mrs. C. King, 6, Melksham Close.....

Mr. T. Smith, Pearmans Grove, 7, Melksham Close.....

Mr. S.Argrave, 8, Melksham Close.....

Mr. & Mrs. R. Collins, 9, Melksham Close.....

Lt.Col (Retd.). N.R. West, 10, Melksham Close.....

Mr. & Mrs. P. Watts, 12, Melksham Close.....

Dated this day, 6 August 1998

Recd 11.25AM 4.12.01

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	FILE:

PEARMANS COTTAGE
SHINFIELD ROAD
READING
RG2 9BE

Tel: 0118 987 3968

3rd December 2001

Mrs A Odell
Wokingham District Council
Environmental Services Department
Planning Services
PO Box 157 Shute End
Wokingham RG40 1WR

Dear Mrs Odell,

Re: Application number: F/2001/5250 - Pearmans Glade, Shinfield Road

Thank you for sending us details of the above application. We would comment as follows.

Attached are copies of the correspondence we sent with regard to a previous application in 1998. We would ask you to please take the time to read our comments again and appreciate that **EVERYTHING** detailed in that correspondence still applies and that you take every single point into account with regards to the latest application.

The fact that this delightful spot has been left to deteriorate to the point where vegetation and weeds had to be cut back and cleared to enable a survey must not be seen to detract from its uniqueness and charm. A beautiful weeping willow has already been felled by these potential developers, presumably to open up the plot and give the impression of more space. Even in its overgrown state it was a little haven of its own, the irises within the "stream bed" in the centre of the drive were a picture earlier this year, there are wild primroses, all sorts of scented "weeds" and it is the home of a woodpecker and a family of jays. The driveway and its entrance are a part of Shinfield's history which surely deserves "listing". The whole site is a small remaining piece of the countryside this area once was.

It is a site which would compliment and be complimented by one beautiful dwelling surrounded by enough space to be at one with the whole setting rather than brick buildings squeezed into a space which is just about big enough to take them.

The Appeal Decision of July 1999 (copy enclosed) in fact says it all and in particular it should be noted in paragraph 8 that the opinion was that "....it would be difficult to develop the remaining usable site area for 2 dwelling of the size illustrated, in a way which would be in keeping with the relative density and space standards of development to the north and west". Nothing has changed at Pearmans Glade since 1999 but this latest application is for LARGER DWELLINGS.

We therefore reiterate that we still feel most strongly that only one dwelling should be built on Pearmans Glade for all the reasons previously stated. It should be one dwelling with space for garden all around and a generous driveway of its own, ie not requiring use of the shared drive for safe parking, reversing and turning not only of the occupants but the inevitable visitors and delivery vehicles. We have no objection to the style of either of the houses detailed in the plans of the current application although we would prefer a bungalow because this is what we are used to and because we appreciate how much a two storey dwelling would encroach on the privacy of our neighbours in Melksham Close.

We should also like to point out that the drive is increasingly used by pedestrians, including unaccompanied children, and the prospect of perhaps another 4-6 or even more cars coming and going regularly should be a major consideration from the point of safety for all. The traffic on the Shinfield Road has got even heavier since 1999 and is set to increase even further once various potential residential developments, eg the "Weather Centre", are complete. It is already sometimes extremely difficult to pull out onto the road safely bearing in mind the comings and going at the vet and of course Crosfields School.

We should also like to add to our previous points that drainage of the plot and surrounding areas is becoming an increasing problem. Any permission given must please incorporate additional and satisfactory provision of drainage to help us cure this problem. Even before the endless rain last year, there would be a "pond" of water for weeks along the fence facing the front of the existing bungalow Last year of course it was twice as bad and the "pond" was there for months and created severe problems for Hunters Moon as the water inevitably trickled in that direction. The tree which has recently been felled would have been taking its share of excess water, so in future there will be that much more to dispose of.

A further concern which has come to light since the last application is that the construction of the bungalow incorporates a lot of asbestos. We would request that in advance of any demolition of the bungalow we are informed as to what safeguards will be put in place and how these will be monitored by an independent authority.

Finally, could you please ensure that a condition of the planning permission demands that upkeep of the areas either side of the drive coming down from the Shinfield Road as well as the "stream bed" and the area opposite the front of the bungalow (which used to be grass and becomes a "pond" as mentioned above) is made the responsibility of the owner of the dwelling to be built and that there is some enforcement made for its upkeep and maintenance. Again the safety of pedestrians is compromised when the edges of the driveway become overgrown with brambles and ivy or treacherously slippery with soggy leaves. We at Pearmans Cottage would be only too pleased to contribute time and effort to that maintenance but currently and in the past have been told in no uncertain terms to "KEEP OFF".

If you require further details or explanation regarding any of the above, please don't hesitate to contact us.

Yours sincerely,

BRYAN AND CAROL SPENCER

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

Appeal Decision

site visit held on Wednesday, June 23, 1999

by Stephanie Chivers DipTP MRTPI

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

21 JUL 1999

Appeal : T/APP/X0360/A/99/1019941/P7

- The appeal is made under Section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is brought by Mrs J Williams, Mrs S Tognarelli and Mrs A Barrow against Wokingham District Council.
- The site is located at Pearmans Glade, Shinfield Road, Lower Earley.
- The application (ref: 98/68027/O), dated 14 July 1998, was refused on 2 October 1998.
- The development proposed is the demolition of an existing dwelling, the erection of 2 No. dwellings and minor access improvements.

Decision: The appeal is dismissed.

Procedural matters

1. The application was in outline form, with all matters except means of access to be reserved for future consideration. The submitted plans, which included amended plan 29123/001A, show a proposed site layout for illustrative purposes only.

The main issue

2. The main issue is the effect of the proposed development on the character and appearance of the area.

Inspector's reasons

The development plan:

3. The development plan consists of the Berkshire Structure Plan 1991-2006 and the Loddon Area Local Plan 1995. The emerging Wokingham District Local Plan Deposit Draft 1997 is some way from adoption but I will allow its policies significant weight insofar as they reflect current development plan policy.

4. Policy LBE2 of the Local Plan aims to ensure that development will be appropriate in terms of its relationship to adjoining sites and buildings, and would not adversely affect the character of an area. Policy WBE1 of the emerging Local Plan sets out a number of criteria by which proposals for development will be assessed, including that it should respect its local context in terms of visual impact, layout, form, scale and massing.

The effect of the proposal on the character and appearance of the area:

5. The appeal site is in a residential area, predominantly of detached 2 storey dwellings. It contains an old bungalow, not currently occupied, with a detached stable to the south side. Both buildings are to be removed.

6. The land is located to the rear of houses on Shinfield Road, with access from an unsurfaced private track which serves the appeal dwelling and 2 others. The access track was once the driveway to a large mansion, now demolished, and is marked by curved entrance walls and piers. There are a number of mature trees along the track, protected by a Tree Preservation Order, which are not affected by the proposed development. These features, together with the somewhat secluded position and informal layout of the site, give the plot in my view an unusual semi-rural character. This character is quite different from that of adjacent more modern developments such as Melksham Close.

7. In the representations there was much discussion of the area of the appeal site compared to those of adjacent dwellings. No agreement was reached and I make no comment upon the detailed figures. Nevertheless, in my judgement the proposal to locate 2 dwellings on the site would fail to reflect the space standards of the relatively open pattern of development of the area west of Melksham Close, including Pearman's Cottage and the Shinfield Road properties with their long gardens. The proposed development would therefore appear cramped in relation to the character of that area.

8. The submitted layout is for illustrative purposes only, but gives some indication of the appellant's intentions for the development of the site. The plot is restricted by the angled boundary at the south east corner, and the presence of mature trees on that part of the land, several of which are to be retained. The land slopes down slightly towards the east. I noted from Melksham Close the relative prominence of Pearmans Cottage, a substantial modern 2 storey infill dwelling north of the appeal site. These factors tend to reinforce my view that it would be difficult to develop the remaining usable site area for 2 dwellings of the size illustrated, in a way which would be in keeping with the relative density and space standards of development to the north and west.

9. I consider therefore that, for all the above reasons, the proposed development would have a detrimental effect on the character and appearance of the area. It would thus conflict with Local Plan Policy LBE2, and with Policy WBE1 of the emerging Local Plan.

Other material considerations:

10. The aim of Council policy to achieve a range of dwelling sizes within the housing stock, particularly in relation to smaller dwellings, formed the basis for the Council's second reason for refusal. This aim is expressed in Policy H9 of the Structure Plan, Local Plan Policy LH8, and Policy WH6 of the emerging Local Plan. The Council showed that there is considerable unsatisfied demand in the District for smaller dwellings. However, it is clear that Local Plan Policy LH8 applies to sites of at least 0.4 ha, considerably larger than the appeal site. I consider therefore that the policy is of limited relevance to this appeal, in which the siting and size of the proposed dwellings are not for consideration at this stage.

Other matters:

11. All the other matters in the written representations have been considered. However, I found no evidence to outweigh the considerations that have lead me to my conclusion.

Conclusions

12. For the reasons given above I conclude that the appeal should not, on balance, succeed and I shall exercise the powers transferred to me accordingly.

Stephanie Chivers

Telephone: 0118 987 3968

PEARMANS COTTAGE
SHINFIELD ROAD
SHINFIELD
READING
RG2 9BE

Your ref: 98/68027/0

11th August 1998

BY FAX AND POST: 2 pages

Mrs A Odell
Wokingham District Council
Environmental Services Department
Planning Services
PO Box 157
Shute End
WOKINGHAM RG40 1WR

COPY

Dear Ms O'Dell

Re: Outline Application for Demolition of Existing Dwelling and Erection of Two Dwellings - Pearmans Glade, Shinfield Road, Shinfield

Thank you for sending us details of the above planning application. You will by now have received in response a letter from a group of neighbours, including ourselves. In conjunction with that letter we would like to reiterate/add our personal comments as follows.

We have lived here since 1989 and the approach to our house from Shinfield Road has never failed to delight us as it undoubtedly delights anyone who has reason to use it and in particular, the various people who use it as a pedestrian access to and from Lower Earley.

Obviously, it has been a foregone conclusion that eventually Pearmans Glade would be replaced but its replacement with more than one dwelling would not involve planning, it would be the mindless filling of a delightful spot with bricks and mortar.

When we were planning our house we had no intention of building more than one dwelling but it was nevertheless made clear in no uncertain terms that only one dwelling would be acceptable by Wokingham District Council.

On a more practical note, two dwellings and the obvious potential number of cars they would involve (householders, visitors, deliveries etc), would be bound to cause us problems with access to our house. From a safety aspect, children playing outside doesn't bear thinking about.

cont....

Furthermore:

1. We object strongly to any development which would involve any modification/alteration to the drive/approach to our house from Shinfield Road.

2. It should be a condition of planning that whomsoever owns the drive keeps it in good order, for the sake of both pedestrians and drivers.

3. It should be a condition of planning that whomsoever owns the remaining areas of grass etc surrounding the plot as designated in the plan keeps them in good order. It has been a cause of great distress to us to see these areas left to become overgrown and neglected this year. All offers we have made to assist in cutting grass etc have been firmly rejected.

4. No trees should be affected in any way by the development.

5. The hedge between our house and the new dwelling should be protected and remain at the height we designate.

6. Any side first floor windows should be "frosted" glass – as was a condition when our house was built.

In summary, the new "Pearmans Glade" can and should be one attractive bungalow/house, in keeping with Hunters Moon and Pearmans Cottage and the drive and surrounding areas protected for the continued enjoyment and pleasure of those who use it now and in years to come.

Yours sincerely,

Carol Spencer

CAROL, BRYAN AND THAD SPENCER

Telephone: 0118 987 3968

PEARMANS COTTAGE
SHINFIELD ROAD
SHINFIELD
READING
RG2 9BE

18th September 1998

Your ref: 98/68027/0

BY FAX AND POST: 3 pages

Mrs A Odell
Wokingham District Council
Environmental Services Department
Planning Services
PO Box 157
Shute End
WOKINGHAM RG40 1WR

COPY

Dear Mrs O'Dell

Re: Outline Application for Demolition of Existing Dwelling and Erection of Two Dwellings – Pearmans Glade, Shinfield Road, Shinfield

We are in receipt of the revised plans for the above planning application.

It merely seems necessary to vigorously draw your attention to all the points in our previous letter of 11th August 1998 (copy attached). Our opinion remains unchanged. These revised plans offer no improvement whatsoever, in fact two trees are now marked for felling and the island flower bed now appears to be excluded from the plot – who is going to keep this in good order?

Only one dwelling is acceptable – no trees need be felled and the entrance can be left just as it is.

Yours sincerely,

CAROL, BRYAN AND THAD SPENCER

Telephone: 0118 987 3968

Pearmans Cottage
Shinfield Road
Shinfield
READING
RG2 9BE

Your Ref: APP/X0360/A/99/1019941

8th April 1999

Mr S Raychell
The Planning Inspectorate
Room 1004
Tollgate House
Houlton Street
BRISTOL
BS2 9DJ

COPY

Dear Mr Raychell,

Re: Application No 98/68027/0 – Pearmans Glade, Shinfield Road, Reading

We understand from Wokingham District Council that an appeal has been lodged regarding the above planning application.

No doubt you have seen our earlier letters but in case you have not, I attach further copies. Rather than repeat ourselves here, we would ask you to ensure that all our earlier comments are taken into account and would add the following.

Pearmans Glade is a delightful spot and even in its current neglected state still retains its charm and character. Wokingham District Council's Planning Officer has stated that "the proposal would result in over-development of the site with relatively cramped appearance detrimental to the character and appearance of the area". This is exactly right. We are not averse to development of the site – we simply want common sense to prevail and a modicum of care and sensitivity when deciding the fate of a plot which with one dwelling could be an asset to the area but with more than one, an eyesore. It is the difference between planning and building a dwelling which complements its plot and surroundings and even adds to the surroundings, delighting both its owners and neighbours, and developing an area of land with bricks and mortar. Pearmans Glade isn't just a piece of land, it has been lived in and cared for for many, many years, it is special and deserves appropriate consideration.

cont...

Regarding the Appellants' response which relates Melksham Close to Pearmans Glade, this is nonsense. There is no relationship between the spacing of houses in Melksham Close and Pearmans Glade and its neighbours. Melksham Close may back on to Pearmans Glade/Pearmans Cottage/Hunters Moon but that is where the relationship ends. Hunters Moon's plot is much larger than the 605 sq metres quoted, Pearmans Cottage is even larger.

What more can we say? The possibilities for one dwelling are enormous, for two there can be no appreciation of what the site has to offer, just bricks and mortar and congestion and the loss of something irreplaceable.

We would be grateful if you could let us know the decision on this appeal.

Yours sincerely,

Carol Spencer

CAROL, BRYAN AND THAD SPENCER

Recd 11.25am 4.12.01

MR + MRS. G.F. MILLS
4. MELKSHAM CLOSE
LOWER EARLEY.
READING. RG6. 4AU

2/12/01.

ANO OBS

PLA	NOT
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APPLICATION NO. F/2001/5250 D.C. DEC. 2001

COPIES TO: | FILE:

Dear Sir or Madam.

Further to your notification of the 19/11/01 regarding the proposed erection of two dwellings with garages at Pearmans Glade, Shinfield Road, we should like to say that we have seen the plans & have no objection to the proposed dwellings, but we would like to ask that after the building work is completed, that the public foot path that goes from Melksham Close, into the Shinfield Road, be re-surfaced & adequately lit. We would also mention that after heavy rain, water from Pearmans Glade flows down Melksham Close like a stream - bringing mud & silt with it & deposits it mainly on the path outside our property & this washes into our house. We therefore hope that steps will be taken when building starts to stop this happening.

Yours sincerely

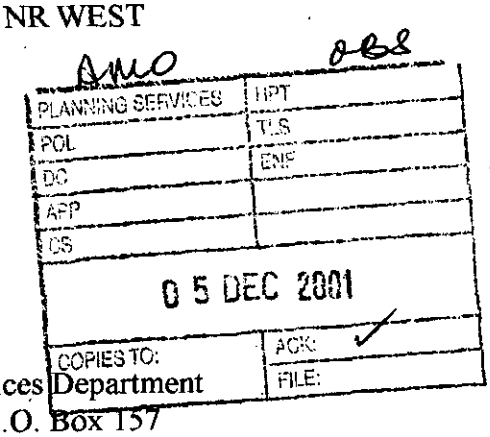
Eileen J. Mills

Lt Col(Retd) & Mrs NR WEST

10 Melksham Close
Lower Earley
Reading
Berkshire
RG6 4AU

Tele: 0118 967 1227

2 Dec 01



Mrs A ODELL
Environmental Services Department
Planning Services, P.O. Box 157
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Mrs ODELL,

OUTLINE PLANNING APPLICATION No: F/2001/5250
PEARMANS GLADE, SHINFIELD ROAD

References:
A: Angela ODELL F\2001\5250 dated 19 Nov 01.
B: My letter dated 3 Aug 98(copy attached)
C: Appeal Decision T/APP/X0360/A/99/1019941/P7 dated 23 Jun 99.

Reference A is a proposal for outline planning consent for two dwellings to be erected on the site of Pearmans Glade which currently is established for one single-storey cottage.

The objections raised in reference A remain extant and re-submitted along with the following observations as a result of the Appeal Decision reached at Reference C on 23 Jun 99:

1. The Appeal Inspector upheld the objections of the local residents to the application on the grounds that "The proposed development would therefore appear cramped in relation to the character of that area" (Para 7 of Reference C).

2. The Appeal Inspector considered that the "proposed development would have a detrimental effect on the character and appearance of the area. It would thus conflict with Local Plan Policy LBE2, and with Policy WBE1 of the emerging Local Plan" (Para 9 of Reference C).

The current proposal exceeds the 1998 application in that it proposes the Erection of a five-bedroom 2 storey dwelling and a four-bedroom 2 storey dwelling which is an increase in the size of dwelling previously rejected by the Appeal Decision. **The current proposal therefore is in direct conflict with Local Plan Policy LH8 as identified by the Appeals Inspector at para 10 of Reference C under "Other Material Considerations."** On these grounds alone it is considered that this development should not proceed.

It would be appreciated if these objections could be brought to the notice of the Planning Authorities. In addition we would be grateful if you would notify me of the date and time when this application is scheduled public examination in order that we may arrange to attend the proceedings.

Yours faithfully,

(N R WEST)

(D A WEST)
Mrs

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

Appeal Decision

site visit held on Wednesday, June 23, 1999

by Stephanie Chivers DipTP MRTPI

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

21 JUL 1999

Appeal : T/APP/X0360/A/99/1019941/P7

- The appeal is made under Section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is brought by Mrs J Williams, Mrs S Tognarelli and Mrs A Barrow against Wokingham District Council.
- The site is located at Pearmans Glade, Shinfield Road, Lower Earley.
- The application (ref: 98/68027/O), dated 14 July 1998, was refused on 2 October 1998.
- The development proposed is the demolition of an existing dwelling, the erection of 2 No. dwellings and minor access improvements.

Decision: The appeal is dismissed.

Procedural matters

1. The application was in outline form, with all matters except means of access to be reserved for future consideration. The submitted plans, which included amended plan 29123/001A, show a proposed site layout for illustrative purposes only.

The main issue

2. The main issue is the effect of the proposed development on the character and appearance of the area.

Inspector's reasons

The development plan:

3. The development plan consists of the Berkshire Structure Plan 1991-2006 and the Loddon Area Local Plan 1995. The emerging Wokingham District Local Plan Deposit Draft 1997 is some way from adoption but I will allow its policies significant weight insofar as they reflect current development plan policy.

4. Policy LBE2 of the Local Plan aims to ensure that development will be appropriate in terms of its relationship to adjoining sites and buildings, and would not adversely affect the character of an area. Policy WBE1 of the emerging Local Plan sets out a number of criteria by which proposals for development will be assessed, including that it should respect its local context in terms of visual impact, layout, form, scale and massing.

The effect of the proposal on the character and appearance of the area:

5. The appeal site is in a residential area, predominantly of detached 2 storey dwellings. It contains an old bungalow, not currently occupied, with a detached stable to the south side. Both buildings are to be removed.

6. The land is located to the rear of houses on Shinfield Road, with access from an unsurfaced private track which serves the appeal dwelling and 2 others. The access track was once the driveway to a large mansion, now demolished, and is marked by curved entrance walls and piers. There are a number of mature trees along the track, protected by a Tree Preservation Order, which are not affected by the proposed development. These features, together with the somewhat secluded position and informal layout of the site, give the plot in my view an unusual semi-rural character. This character is quite different from that of adjacent more modern developments such as Melksham Close.

7. In the representations there was much discussion of the area of the appeal site compared to those of adjacent dwellings. No agreement was reached and I make no comment upon the detailed figures. Nevertheless, in my judgement the proposal to locate 2 dwellings on the site would fail to reflect the space standards of the relatively open pattern of development of the area west of Melksham Close, including Pearman's Cottage and the Shinfield Road properties with their long gardens. The proposed development would therefore appear cramped in relation to the character of that area.

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9. I consider therefore that, for all the above reasons, the proposed development would have a detrimental effect on the character and appearance of the area. It would thus conflict with Local Plan Policy LBE2, and with Policy WBE1 of the emerging Local Plan.

Other material considerations:

10. The aim of Council policy to achieve a range of dwelling sizes within the housing stock, particularly in relation to smaller dwellings, formed the basis for the Council's second reason for refusal. This aim is expressed in Policy H9 of the Structure Plan, Local Plan Policy LH8, and Policy WH6 of the emerging Local Plan. The Council showed that there is considerable unsatisfied demand in the District for smaller dwellings. However, it is clear that Local Plan Policy LH8 applies to sites of at least 0.4 ha, considerably larger than the appeal site. I consider therefore that the policy is of limited relevance to this appeal, in which the siting and size of the proposed dwellings are not for consideration at this stage.

Other matters:

11. All the other matters in the written representations have been considered. However, I found no evidence to outweigh the considerations that have lead me to my conclusion.

Conclusions

12. For the reasons given above I conclude that the appeal should not, on balance, succeed and I shall exercise the powers transferred to me accordingly.

Stephanie Chivers

Lt Col (Retd) NR WEST

10 Melksham Close
Lower Earley
READING
RG6 4AU

Tele: (0118) 9671227

03/08/98

Mrs A ODELL
Environmental Services Department
Planning Service, P.O.Box 157
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Mrs Odell,

OUTLINE PLANNING APPLICATION No 98/68027/O
PEARMANS GLADE, SHINFIELD ROAD

I am an interested resident affected by the above proposal to demolish the existing bungalow at Pearmans Glade and replace it with 2 x dwellings together with alterations to provide increased access to the site from Shinfield Road.

I am in favour of replacing the current bungalow with another similar type of dwelling; in fact this would be preferable to allowing the current building to deteriorate further due to non-occupancy. I have the following reservations and queries however and would be grateful if these could be answered and where necessary brought to the attention of the Planning Committee when the application is reviewed:

a. **Number of Buildings.** The application does not state whether the proposed new buildings are single or double-storey dwellings and clarification would be appreciated. **If the proposal is for 2-storey buildings then I believe that they would not be in keeping with the existing development and would degrade the area.** It would be preferable if the existing building is simply replaced on a one-for-one basis.

b. **Access.** I am at a loss to understand the reasoning behind the proposal to "improve access". Access has been more than acceptable to current house-holders and has proved to be no obstacle to large vehicles which have required to gain access on occasions(including builders vehicles). If the proposal is to site a maximum of 2 x dwellings in the area then the access does not need widening or are there future plans by Wokingham District Council to develop the area further with additional housing? This access also enjoys pedestrian right of way privileges to Melksham Close and other Lower Earley residents and increased traffic would pose additional dangers to those on foot many of whom are school children and accompanying parents.

Alterations to the access, would in my opinion, destroy a perfectly natural and beautiful area for no good reason and would place considerable strain on the ability to maintain the trees which enjoy preservation status and are much enjoyed by local residents.

c. **Crosfield School.** Crosfield School main entrance is situated some 30-40 yards from the proposed improved access. The widening or improving of the Pearmans Glade access would have a considerable impact on children and parents requiring to cross the existing very heavy traffic on Shinfield Road, particularly at peak times. **Additionally, improved access would attract unauthorised parking and turning by customers visiting the Alstonby Veterinary Surgery.**

It would be appreciated therefore if you would provide specific answers to the following questions;

a. **Is the proposed development for single or double-storey buildings?**

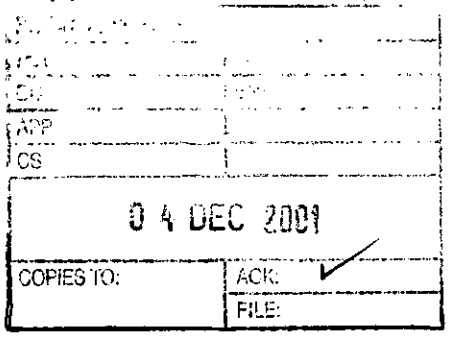
b. **Are there long-term development plans for further housing North & South to the rear of Alstonby Veterinary Surgery and other Shinfield Road properties serviced by the proposal to "improve access" to Pearmans Glade?**

c. **What effect will this proposal have on pedestrian access between Lower Earley and the Shinfield Road?**

Yours sincerely,

(N R WEST)

AMO 068



2nd December 2001

Mr. R.J. Collins
9, Melksham Close
Lower Earley
Reading
Berkshire
RG6 4AU

Mrs. Angela Odell
Development Control Officer
Environmental Services Dept.
Planning Services
PO Box 157
Shute End
Wokingham
Berks
RG40 1WR

Re: Angela Odell F/2001/5250

Dear Mrs. Odell

I am writing to you to put forward my objections to the above application number.

On observing the documentation posted at Woodley Library for a 2 off x 2 storey dwellings at Pearmans Glade, Shinfield Road, Shinfield, Reading, I must point your attention to the enclosed appeal decision paperwork.

This clearly states that the properties proposed would appear cramped in relation to the character of the area. The two proposed new properties seem to be of similar design, so therefore, the same argument will apply for this application. We also have the issues with the drainage, as underground streams lay over the site and if the dwellings were built the streams will re-route themselves downhill, maybe into other properties not yet affected by this natural occurrence.

Also, we have to take into account the access to the site, which is onto the very busy Shinfield Road, opposite Crossfields School. Students use the road through to Melksham Close and with increased traffic at this junction goes the potential for more accidents with owners trying to access and leave the Glade.

I would personally have no problems in a bungalow, similar to the one already in place being erected on the site, which would be in character with the area.

Yours sincerely,

R.J. Collins

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

Appeal Decision

site visit held on Wednesday, June 23, 1999

by Stephanie Chivers DipTP MRTPI

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

21 JUL 1999

Appeal : T/APP/X0360/A/99/1019941/P7

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The development plan:

3. The development plan consists of the Berkshire Structure Plan 1991-2006 and the Loddon Area Local Plan 1995. The emerging Wokingham District Local Plan Deposit Draft 1997 is some way from adoption but I will allow its policies significant weight insofar as they reflect current development plan policy.

4. Policy LBE2 of the Local Plan aims to ensure that development will be appropriate in terms of its relationship to adjoining sites and buildings, and would not adversely affect the character of an area. Policy WBE1 of the emerging Local Plan sets out a number of criteria by which proposals for development will be assessed, including that it should respect its local context in terms of visual impact, layout, form, scale and massing.

The effect of the proposal on the character and appearance of the area:

5. The appeal site is in a residential area, predominantly of detached 2 storey dwellings. It contains an old bungalow, not currently occupied, with a detached stable to the south side. Both buildings are to be removed.

6. The land is located to the rear of houses on Shinfield Road, with access from an unsurfaced private track which serves the appeal dwelling and 2 others. The access track was once the driveway to a large mansion, now demolished, and is marked by curved entrance walls and piers. There are a number of mature trees along the track, protected by a Tree Preservation Order, which are not affected by the proposed development. These features, together with the somewhat secluded position and informal layout of the site, give the plot in my view an unusual semi-rural character. This character is quite different from that of adjacent more modern developments such as Melksham Close.

7. In the representations there was much discussion of the area of the appeal site compared to those of adjacent dwellings. No agreement was reached and I make no comment upon the detailed figures. Nevertheless, in my judgement the proposal to locate 2 dwellings on the site would fail to reflect the space standards of the relatively open pattern of development of the area west of Melksham Close, including Pearman's Cottage and the Shinfield Road properties with their long gardens. The proposed development would therefore appear cramped in relation to the character of that area.

8. The submitted layout is for illustrative purposes only, but gives some indication of the appellant's intentions for the development of the site. The plot is restricted by the angled boundary at the south east corner, and the presence of mature trees on that part of the land, several of which are to be retained. The land slopes down slightly towards the east. I noted from Melksham Close the relative prominence of Pearmans Cottage, a substantial modern 2 storey infill dwelling north of the appeal site. These factors tend to reinforce my view that it would be difficult to develop the remaining usable site area for 2 dwellings of the size illustrated, in a way which would be in keeping with the relative density and space standards of development to the north and west.

9. I consider therefore that, for all the above reasons, the proposed development would have a detrimental effect on the character and appearance of the area. It would thus conflict with Local Plan Policy LBE2, and with Policy WBE1 of the emerging Local Plan.

Other material considerations:

10. The aim of Council policy to achieve a range of dwelling sizes within the housing stock, particularly in relation to smaller dwellings, formed the basis for the Council's second reason for refusal. This aim is expressed in Policy H9 of the Structure Plan, Local Plan Policy LH8, and Policy WH6 of the emerging Local Plan. The Council showed that there is considerable unsatisfied demand in the District for smaller dwellings. However, it is clear that Local Plan Policy LH8 applies to sites of at least 0.4 ha, considerably larger than the appeal site. I consider therefore that the policy is of limited relevance to this appeal, in which the siting and size of the proposed dwellings are not for consideration at this stage.

Other matters:

11. All the other matters in the written representations have been considered. However, I found no evidence to outweigh the considerations that have lead me to my conclusion.

Conclusions

12. For the reasons given above I conclude that the appeal should not, on balance, succeed and I shall exercise the powers transferred to me accordingly.

Stephanie Chivers

Rec'd 11.25AM 4.12.01

ANO OBS

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6 DEC 2001	
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Seneca ,
Shinfield Road,
Reading
RG2 9BE
Tel. 0118/9860865

1 Dec. 2001

Mrs.A.Odell,
Environmental Services,
Planning Service, P.O.Box 157,
Wokingham District Council,
Shute End,
WOKINGHAM,
Berkshire RG40 1WR.

Your ref.F/2001/5250

Dear Mrs. Odell,

Application No.F/2001/5250
Erection of Two Dwellings at Pearman's Glade,
Shinfield Road.

Pearman's Glade lies directly adjacent to the whole of the land on which 'Seneca' stands. We wish to submit comments in opposition to the Planning Application in its present form under three main headings:

1) Traffic, 2) Road Safety 3) Environmental

1) **Traffic**

a) Shinfield Road carries a high traffic density for much of the day and the flows are increasing rapidly. At peak times it is often quite difficult to get our car out of the front driveway onto Shinfield Road. In term-time, when the normal rush hour flow into Reading is increased by traffic to Crosfields School opposite, it can be all but impossible to gain access to the flow towards Reading. The Vet's practice on the other side of Pearman's Glade also creates access problems onto Shinfield Road, especially when customers park cars on the highway obscuring sight -lines for emerging cars both from Pearman's Glade and adjoining properties.

b) The additional traffic from two dwellings to replace the one now in Pearmans Glade would exacerbate traffic problems on Shinfield Road and the development should be restricted to the one dwelling which now exists.

2) **Road safety**

a) The traffic difficulties bring with them associated Road Safety problems. There are frequent 'metal bending' accidents on Shinfield Road opposite Crosfields School; usually rear-end shunts of cars slowing down or stopped by the morning queues for access to the school or backed up by congestion into Reading.

b) In addition, many pupils at Crosfields School live on Lower Earley and use Pearmans Glade to walk to school. At present they take their lives in their hands each morning as they attempt to cross from Pearmans Glade to the School. It seems to be only a matter of time before before something dreadful happens.

c) The additional traffic from two dwellings in Pearmans Glade would add to these Road Safety problems. The development should be restricted to the one dwelling which now exists.

3) **Environmental**

The houses surrounding Pearmans Glade stand in substantial plots, suitable to the type of houses built on them. The proposed sqeezing in of two new houses where one stood previously is counter to the established housing density on this part of Shinfield Road. There is only space for one house on the plot if the current environment is to be preserved.

Yours sincerely,

W S Clough. M Clough.

Dr W S Clough Mrs M Clough

DAOAU IUAAOUAA

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10 DEC 2001
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Company: WDC
Dept: PLANNING SERVIC
Tel:
Fax: 441189746484
E-Mail:

From: STEVE ARGRAVE
Company:
Dept:
Tel: 0870 744 1568
Fax: 0870 025 0908
E-Mail: steve.argrave@totalise.co.uk

Subject: APPLICATION NUMBER: F/2001/5250
Date: Mon, 10 Dec 2001 11:19:50 +0200

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S & T. ARGRAVE
8 MELKSHAM CLOSE, LOWER EARLEY, READING, BERKS.
TEL: 0870 744 1568 FAX: 0870 025 0908 MOB: 0794 171 1043

The Planning Officer
Planning Services
Shute End
Wokingham
Berks
RG40 1WR

Dear Sir/Madam

RE: PLANNING APPLICATION F/2001/5250

I have recently studied the above plans at the Shute End offices and note that there are 2 properties proposed to be built on this plot.

A previous application for planning permission for 2 properties to be built on this site has been turned down by the council and subsequently dismissed at appeal No: T/APP/X0360/A/99/1019941/P7, as the appeal inspector felt that the proposal to locate 2 dwellings on the site would "appear cramped in relation to the character of that area".

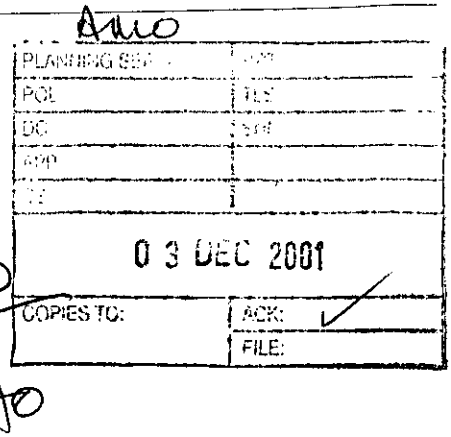
I objected to the original application to locate 2 dwellings on the site and would also object to the above application, which is again for 2 dwellings, which appear to be larger than those outlined on the previous application!

I understand that all the occupants of the adjoining and surrounding properties share my concerns and that of the appeal inspector, and agree with her decision and I would urge that this decision be respected and that the above application be refused.

Yours sincerely

S. Argrave

Carole Linda



From: WebComments@wokingham.gov.uk
Sent: 02 December 2001 14:06
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications

****

NatureofEmail: Object
ApplicationNumber: F/2001/5250
Correspondent_FullName: N R WEST
Correspondent_StreetAddress: 10 Melksham Close
Correspondent_Address2: Lower Earley
Correspondent_Town: Reading
Correspondent_County: Berks
Correspondent_PostCode: RG6 4AU
Correspondent_Telephone: 01189671227
Correspondent_Email: nwest@waitrose.com

Comments:

Mrs A ODELL
Environmental Services Department
Planning Services, P.O. Box 157
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Mrs ODELL,

OUTLINE PLANNING APPLICATION No: F/2001/5250
PEARMANS GLADE, SHINFIELD ROAD

References:A: Angela ODELL F\2001\5250 dated 19 Nov 01.
B: My letter dated 3 Aug 98(copy attached)
C: Appeal Decision T/APP/X0360/A/99/1019941/P7 dated 23 Jun 99.

Reference A is a proposal for outline planning consent for two dwellings to be erected on the site of Pearmans Glade which currently is established for one single-storey cottage.

The objections raised in reference A remain extant and re-submitted along with the following observations as a result of the Appeal Decision reached at Reference C on 23 Jun 99:

1. The Appeal Inspector upheld the objections of the local residents to the application on the grounds that "The proposed development would therefore appear cramped in relation to the character of that area" (Para 7 of Reference C).

2. The Appeal Inspector considered that the "proposed development would have a detrimental effect on the character and appearance of the area. It would thus conflict with Local Plan Policy LBE2, and with Policy WBE1 of the emerging Local Plan" (Para 9 of Reference C).

The current proposal exceeds the 1998 application in that it proposes the
Erection of a five-bedroom 2 storey dwelling and a four-bedroom 2 storey dwelling which is an increase in the size of dwelling previously rejected by the Appeal Decision. The current proposal therefore is in direct conflict with Local Plan Policy LH8 as identified by the Appeals Inspector at para 10 of Reference C under "Other Material Considerations." On these grounds alone it is considered that this development should not proceed.

It would be appreciated if these objections could be brought to the notice of the Planning Authorities. In addition we would be grateful if you would notify me of the date and time when this application is scheduled public examination in order that we may arrange to attend the proceedings.

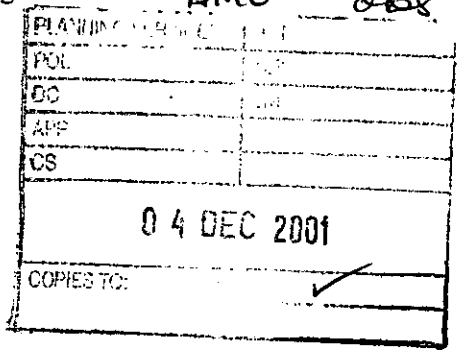
Yours faithfully,

(N R WEST)

(D A WEST)
Mrs
Please note that hard copies are in post - in particular references.

5 Melksham Close, Lower Earley, Reading. RG6 4AU.
Tel. 0118 975 5211

AMO 0BB



Ms Angela Odell
Development Control Officer
Environmental Services Department
Planning Services
P.O. Box 157
Shute End
Wokingham
Berkshire RG40 1WR

2 December 2001

Dear Ms Odell

Re: Planning Application F/2001/5250

Thank you for your letter regarding the above application. I would be grateful if you would consider the following comments which outline my objections to the proposed development.

1. I find it extraordinary that this application has been submitted in the first place, in the light of the rejection of the previous planning application for this site (ref. 98/68027/0) on the grounds that it was an over-development of the site. This latest application is in fact for two dwellings with a greater occupancy than the original proposal.

2. There is considerable concern amongst local residents who regularly use Pearmans Glade which connects Shinfield Road to Melksham Close, as a footpath. Residents use this lane to take their children to Crossfields School which is opposite the end of the lane, and to reach the public bus stop to travel to Reading. There is not only the problem of a substantial increase in traffic along Pearmans Glade by this development, but also the fact that this is a single track lane, and will remain so because of the presence of trees with preservation orders in either side of the lane. The chances of vehicles meeting each other in opposite directions will be considerably greater, and this in itself creates safety issues. At rush hour time, there are extreme difficulties accessing the Shinfield Road from Pearmans Glade, and this can only increase the traffic hazard around Crossfields School.

3. The draft plans do not take into account the drop-off in the land from the existing building and the houses to the east (5,6,7,8,9,and 10 Melksham Close). I would estimate this being 12 - 15 feet. It seems to me that this has two major implications:

The fact that one single-storey dwelling is to be replaced by two two-storey dwellings is in itself intrusive, but with the difference in elevation, this will be greatly exaggerated.

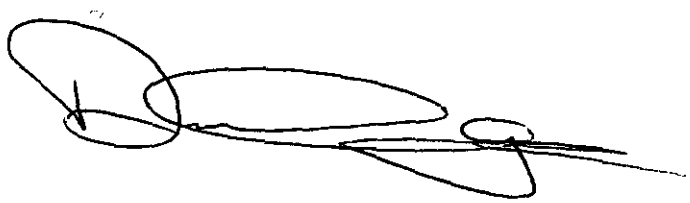
Of greater concern is the local problem of surface water drainage. The local soil is clay, which drains very poorly. Even at the best of times, in winter substantial parts of my own garden are waterlogged because of drainage from Pearmans Glade. There is a drainage ditch to the south of Pearmans Glade which does not appear to be shown in the outline plans. In heavy rain this always overflows and drains down the path into Melksham Close. The erection of two substantial properties, together with the fact that the developers have already felled a number of large trees on the site prior to submitting their application, will only compound drainage problems.

In respect of drainage, there is a further problem in that shortly after the development of Melksham Close, the owners of No. 6 encountered major problems with the water table when laying a patio. It was

discovered that this was due to the presence of an underground waterway which runs approximately west to southeast across the northern end of Pearmans Copse. I am not sure whether the developers are aware of this problem.

In my opinion, there are substantial grounds for rejecting this planning application, as indeed was the case when it was last submitted and rejected in 1998/1999.

Yours sincerely



Dr David Clayton

encl. Appeal Decision. June 23 1999. Ref: 98/68027/0.

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

Appeal Decision

site visit held on Wednesday, June 23, 1999

by Stephanie Chivers DipTP MRTPI

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

21 JUL 1999

Appeal : T/APP/X0360/A/99/1019941/P7

- The appeal is made under Section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is brought by Mrs J Williams, Mrs S Tognarelli and Mrs A Barrow against Wokingham District Council.
- The site is located at Pearmans Glade, Shinfield Road, Lower Earley.
- The application (ref: 98/68027/O), dated 14 July 1998, was refused on 2 October 1998.
- The development proposed is the demolition of an existing dwelling, the erection of 2 No. dwellings and minor access improvements.

Decision: The appeal is dismissed.

Procedural matters

1. The application was in outline form, with all matters except means of access to be reserved for future consideration. The submitted plans, which included amended plan 29123/001A, show a proposed site layout for illustrative purposes only.

The main issue

2. The main issue is the effect of the proposed development on the character and appearance of the area.

Inspector's reasons

The development plan:

3. The development plan consists of the Berkshire Structure Plan 1991-2006 and the Loddon Area Local Plan 1995. The emerging Wokingham District Local Plan Deposit Draft 1997 is some way from adoption but I will allow its policies significant weight insofar as they reflect current development plan policy.

4. Policy LBE2 of the Local Plan aims to ensure that development will be appropriate in terms of its relationship to adjoining sites and buildings, and would not adversely affect the character of an area. Policy WBE1 of the emerging Local Plan sets out a number of criteria by which proposals for development will be assessed, including that it should respect its local context in terms of visual impact, layout, form, scale and massing.

The effect of the proposal on the character and appearance of the area:

5. The appeal site is in a residential area, predominantly of detached 2 storey dwellings. It contains an old bungalow, not currently occupied, with a detached stable to the south side. Both buildings are to be removed.

6. The land is located to the rear of houses on Shinfield Road, with access from an unsurfaced private track which serves the appeal dwelling and 2 others. The access track was once the driveway to a large mansion, now demolished, and is marked by curved entrance walls and piers. There are a number of mature trees along the track, protected by a Tree Preservation Order, which are not affected by the proposed development. These features, together with the somewhat secluded position and informal layout of the site, give the plot in my view an unusual semi-rural character. This character is quite different from that of adjacent more modern developments such as Melksham Close.

7. In the representations there was much discussion of the area of the appeal site compared to those of adjacent dwellings. No agreement was reached and I make no comment upon the detailed figures. Nevertheless, in my judgement the proposal to locate 2 dwellings on the site would fail to reflect the space standards of the relatively open pattern of development of the area west of Melksham Close, including Pearman's Cottage and the Shinfield Road properties with their long gardens. The proposed development would therefore appear cramped in relation to the character of that area.

8. The submitted layout is for illustrative purposes only, but gives some indication of the appellant's intentions for the development of the site. The plot is restricted by the angled boundary at the south east corner, and the presence of mature trees on that part of the land, several of which are to be retained. The land slopes down slightly towards the east. I noted from Melksham Close the relative prominence of Pearmans Cottage, a substantial modern 2 storey infill dwelling north of the appeal site. These factors tend to reinforce my view that it would be difficult to develop the remaining usable site area for 2 dwellings of the size illustrated, in a way which would be in keeping with the relative density and space standards of development to the north and west.

9. I consider therefore that, for all the above reasons, the proposed development would have a detrimental effect on the character and appearance of the area. It would thus conflict with Local Plan Policy LBE2, and with Policy WBE1 of the emerging Local Plan.

Other material considerations:

10. The aim of Council policy to achieve a range of dwelling sizes within the housing stock, particularly in relation to smaller dwellings, formed the basis for the Council's second reason for refusal. This aim is expressed in Policy H9 of the Structure Plan, Local Plan Policy LH8, and Policy WH6 of the emerging Local Plan. The Council showed that there is considerable unsatisfied demand in the District for smaller dwellings. However, it is clear that Local Plan Policy LH8 applies to sites of at least 0.4 ha, considerably larger than the appeal site. I consider therefore that the policy is of limited relevance to this appeal, in which the siting and size of the proposed dwellings are not for consideration at this stage.

Other matters:

11. All the other matters in the written representations have been considered. However, I found no evidence to outweigh the considerations that have lead me to my conclusion.

Conclusions

12. For the reasons given above I conclude that the appeal should not, on balance, succeed and I shall exercise the powers transferred to me accordingly.

Stephanie Chivers

Shinfield
Parish Council

Clerk: Mrs J Barnes, 36 Ryhill Way, Earley, Reading, Berkshire RG6 4AZ
Tel/Fax: 0118 9547115

02 January 2002

Planning Officer
Development Control South
Wokingham District Council
PO Box 157
Shute End
WOKINGHAM RG40 1WR

Dear Sir/Madam

PLANNING APPLICATIONS
SHINFIELD PARISH COUNCIL'S OBSERVATIONS

I submit the comments of the Planning and Transportation Committee on the following applications:

F/2001/5250 REVISED PLANS
Location: Pearmans Glade, Shinfield Road, Shinfield Green
New plans show: Drive access widened to 4.0 m – drawing no 1620-01B.
Observations: No comment

F/2001/5377
Location: Loddon Reach, Reading Road, Arborfield
Proposal: Proposed single storey side extension to dwelling to form granny annexe
Officer: Helen Pollock
Observations: No comment

F/2001/5383
Location: Shetlands, Brookers Hill, Shinfield
Proposal: Proposed single storey front and rear extension to dwelling
Officer: Heidi Lynch
Observations: No comment

F/20001/5405
Location: 285 Hyde End Road, Spencers Wood
Proposal: Proposed two storey rear extension to dwelling and single storey side extension.
Officer: Heidi Lynch
Observations: No comment

F/2001/5440
Location: Land at Pursers Farm, Basingstoke Road, Spencers Wood
Proposal: Proposed erection of three dwellings plus garages.
Officer: Angela Odell
Observations: No comment

Continued.....

ADDITIONAL PLANS As above
New plans: Proposed landscape Plans, drawing no 1964/30

TL/2001/5445
Location: Lane End Farm House, Shinfield Road, Shinfield
Proposal: Proposed erection of 15m high monopole, equipment cabin and ancillary development
Officer: Natalie Brown
Observations: No comment

F/2001/5538
Location: Loddon Court Farm, Beech Hill Road, Spencers Wood
Proposal: Proposed change of use of land from touring caravan site to extension to mobile home park.
Officer: Angela Odell
Observations: We strongly object as it is exposed in open countryside, outside settlement boundary and fails to comply with the requirements of the District Local Plan. We are also concerned about the traffic generation on to an already busy highway.

F/2001/5465
Location: 124 Shirley Avenue, Whitley
Proposal: Proposed single storey front extension to dwelling to form replacement porch.
Officer: Louise Smith
Observations: No comment

F/2001/5557
Location: Glengarry, Basingstoke Road, Three Mile Cross
Proposal: Proposed erection of replacement dwelling. Demolition of existing dwelling.
Officer: Natalie Brown
Observations: No comment

CON/2001/5578
Location: Land at Cottage Lane, Pingewood, Reading
Proposal: Consultation from West Berks Council on application for change of use of land for off road driving tuition at speeds not exceeding 10 mph and erection of portakabin and portaloo
Observations: No comment

F/2001/5410 ADJOINING PARISH CONSULTATION
Location: Whiteknights Cp. School, Fairlawn Green, Reading
Proposal: Proposed extension to modular classroom to form 2 new classrooms
Officer: Andrew Thorley
Observations: No comment

VAR/2001/5488
Location: 225-227 Hyde End Road, Shinfield, Reading
Proposal: Proposed variation to condition 4 of consent F/2001/3212 to allow for bathroom windows to be openable.
Officer: Lousie Smith
Observations: No comment

F/2001/5479
Location: 7 Hyde End Lane, Ryeish Green, Reading
Proposal: Proposed two storey and single storey rear extension to dwelling
Officer: Philip Taylor
Observations: No comment

F/2001/5562
Location: 75 Oatlands Road, Shinfield
Proposal: Proposed single storey front extension to dwelling
Officer: Richard Kelly
Observations: No comment

RM/2001/5187
Location: Land at Church Farm & Cattle Breeding Centre, Church lane, Shinfield
The new plans show: Alteration to red line area, exclusion of balancing pond, alteration to description of development to 67 dwellings and alteration to siting on plots 1-8.
Officer: Angela Odell
Observations: No comment

F/2001/5541 – ADJOINING PARISH CONSULTATION
Location: 7 Cinnamon Close, Earley, Reading
Proposal: Proposed erection of single storey rear extension to form conservatory
Officer: Louise Smith
Observations: No comment

CON/2001/5600 – ADJOINING PARISH CONSULTATION
Location: Plot 7, Brook Drive, Green Park, Reading
Proposal: Application for the erection of two 5 storey B1 office buildings with associated surface car parking and landscaping.
Officer: Elaine Vashi
Observations: No comment

Yours faithfully

Mrs Tracy Sampson
Assistant Clerk

TO: **DEVELOPMENT CONTROL**
Angela Odell

FROM: Environmental Design

DATE: 17th January 2002

Location: Pearmans Glade, Shinfield Road, Shinfield.

Proposal: Proposed erection of 2 dwellings with garages.

Application Number: F/2001/5250

In response to your consultation dated 24th December 2001 for the above application, the arboricultural comments are as follows:

The proposed development is acceptable in relation to trees.

The important Oak trees along the access driveway are included in Tree Preservation Order No. 669/1994. The revisions shown on drawing number 1620-01B show the driveway being widened by around 0.5m. This only brings it closer to two of the protected trees, which it should not adversely, effect. I, therefore have no objection to this revision.

Conditions requiring that the following details be submitted are required:

- Construction and surfacing of access driveway.
- Routes of existing and proposed underground services and how they will be installed so that damage is not caused to the roots of any tree included in the Tree Preservation order.
- Any proposed tree pruning required to allow access for plant machinery, building materials etc.
- Positions of site huts and where materials, topsoil, equipment, vehicles etc. will be kept so as to avoid causing damage to trees included in the Tree Preservation Order.

Neil Etherington
Senior Arboriculturist

TO: **DEVELOPMENT CONTROL**
Angela Odell

FROM: Environmental Design

DATE: 18th December 2001

Location: Pearmans Glade, Shinfield Road, Shinfield.

Proposal: Proposed erection of 2 dwellings with garages.

Application Number: F/2001/5250

In response to your consultation dated 19th November 2001 for the above application, the arboricultural comments are as follows:

The proposed development is acceptable in relation to trees.

The important Oak trees along the access driveway are included in Tree Preservation Order No. 669/1994.

Conditions requiring that the following details be submitted are required:

- Construction and surfacing of access driveway.
- Routes of existing and proposed underground services and how they will be installed so that damage is not caused to the roots of any tree included in the Tree Preservation order.
- Any proposed tree pruning required to allow access for plant machinery, building materials etc.
- Positions of site huts and where materials, topsoil, equipment, vehicles etc. will be kept so as to avoid causing damage to trees included in the Tree Preservation Order.

Neil Etherington
Senior Arboriculturist

Date: 21 December 2001

To: Highways

We have received Revised Plans for the following planning application:

Application Number: F/2001/5250

Location: Pearmans Glade, Shinfield Road, Shinfield, Reading.

Proposal: Proposed erection of two dwellings with garages.

Applicant: Luff Developments Ltd C/O Deirdre Wells, PDP.

Case Officer: Angela Odell

The new plans show the following: Drive access widened to 4.0m. Drawing no 1620-01B.

Comments are required by 31/12/2001.

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

CONDITIONAL APPROVAL.

1/ C049, R049.

2/ C122, R122.

3/ C131, R131.

AC 24/12/01

Shinfield
Parish Council

Clerk: Mrs J Barnes, 36 Ryhill Way, Earley, Reading, Berkshire RG6 4AZ
Tel/Fax: 0118 9547115

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12th December 2001

Planning Officer
Development Control South
Wokingham District Council
PO Box 157
Shute End
WOKINGHAM RG40 1WR

Dear Sir/Madam

PLANNING APPLICATIONS
SHINFIELD PARISH COUNCIL'S OBSERVATIONS

I submit the comments of the Planning and Transportation Committee on the following applications:

REVISED PLAN: F/2001/4748 (REVISIONS X 2)
Location: 102 Grazeley Road, Three Mile Cross
Proposal: Proposed erection of 40 dwellings
NEW PLANS: I. Corrected site layout of nos 100,110a, 100b and 100c Grazeley Road. Drawing PLA/100 Rev H

NEW PLANS: II. Re-siting of proposed dwelling on plot 32, and re-siting of proposed pumping station. Drawing PLA/100 Rev J.
Officer: Angela Odell
Observations: No comment

F/2001/5239
Location: World of Water, 166 Hyde End Road, Shinfield
Proposal: Proposed erection of toilet facilities
Officer: Elaine Vashi
Observations: No comment

F/2001/5240
Location: Woodvale House, Basingstoke Road, Spencers Wood
Proposal: Proposed erection of 1.6 metre high brick wall to front of dwelling (Retrospective)
Officer: Helen Pollock
Observations: No comment

F/2001/5250
Location: Pearmans Glade, Shinfield Road, Shinfield
Proposal: Proposed erection of two dwellings with garages
Officer: Angela Odell
Observations: No comment

Continued...

F/2001/5297
Location: Land adjoining Grange Lodge, Cutbush Lane, Shinfield
Proposal: Proposed change of use of vacant land to stationing of two mobile homes for gypsies
Officer: Edward Oteng
Observations: The Shinfield Parish Council strongly objects to this planning application.
It fails to satisfy WH12 in that need has not been established.
There is in fact an adverse impact on the open character of the countryside.
The vista across the Loddon Valley would be blocked should the site be made visually well contained as required by condition (b) of this policy.
There would be an adverse effect on the amenities enjoyed by nearby properties.
The area is a designated WDDLP archaeological site and is subject to the requirements policy WHE15.
Finally, it interferes with the setting of a Grade ll listed building.

O/2001/5143
Location: Land adjoining 171 Hyde End Road, Spencers Wood
Proposal: Outline application for the proposed erection of one detached dwelling
New Plans: Site plan amended to show site lines. Drawing 5252:01:1 Rev A.
Observations: We object on the basis that it is a greenfield site in open countryside and fails to conform with PPG3 (Housing 2000) guidelines

F/2001/5319
Location: 63 Shirley Avenue, Whitley, Reading
Proposal: Proposed erection of replacement garage
Officer: Joanna Medler
Observations: No comment

F/2001/5370
Location: 85 Clares Green Road, Spencers Wood
Proposal: Proposed first floor rear extension to dwelling plus new front porch and roof on existing dormer
Officer: Heidi Lynch
Observations: No comment

CON/2001/5365 ADJOINING PARISH CONSULTATION
Location: Land at Island Road & Manor Farm, Sewage Treatment Works, Reading
Proposal: Consultation from Reading BC on an application for the construction of a new sewage works. Amendments to consent 00/00695/FUL
Observations: No comment

Yours faithfully

Mrs Tracy Sampson
Assistant Clerk

WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL PROTECTION AND HOUSING

MEMORANDUM

Planning Services
F/2001/5250
28 NOV 2001
COPIES TO:
FILE:

To: Angela Odell
Development Control

From: John Mullaney
Environmental Heath

Your Ref: F/2001/5250

My Ref:

Date. November 27, 2001

PROPOSED: ERECTION OF 2 DWELLINGS WITH GARAGE

LOCATION: PEARMANS GLADE, SHINFIELD

These proposals have been evaluated and I have no environmental health objections to the application but would recommend that standard planning condition C070 regarding hours of construction is attached.

JOHN MULLANEY
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION AND HOUSING

HIGHWAYS CONSULTATION SHEET

From: Angela Odell **Date:** 19 November 2001

Application Number: F/2001/5250

Proposal: Proposed erection of two dwellings with garages.

Parish: SHINFIELD PARISH

Site Address:
Pearmans Glade, Shinfield Road, Shinfield, Reading.

Applicant:
Luff Developments Ltd C/O Deirdre Wells , PDP.

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

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☐ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☐ Recommend approval with **no** condition(s) or reason(s).

Comments.

Please could highways have a revised plan showing the width of the shared private drive increased to 4.0 metres, from plot 1 to its access onto Shinfield Rd.

Signed: _____ **Print name:** AC 22/11/01

Received by Wokingham District Council

Application No: F/2001/5250

Proposal:
Proposed erection of two dwellings with garages.

Location:
Pearmans Glade, Shinfield Road, Shinfield, Reading.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2001/5250 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Angela Odell P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 10/12/2001. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

19 November 2001

WOKINGHAM D.C. DEVELOPMENT CONTROL

Valid

Start date: ~~22 OCT 2001~~ 15 NOV 2001	Map No. 65 Site 0.25
Officer: AO | Application No. F/2001/5250	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description:
(F.) PROPOSED ERECTION OF TWO DWELLINGS WITH GARAGES

Location: PEARMANS GLADE SHINFIELD ROAD

Parish: SHINFIELD Ward: SHINFIELD

Applicant: LUFF DEVELOPMENTS LTD

Fee Received 380-00 Required ..... Additional ..... Refund .....

(3)
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	Parking plan.	7/11	✓ 15/11
3	Forms unsigned			
4	Correct S 66 certificate	Not signed or dated	7/11	✓ 15/11
5	Elevation plans	Door not shown on side elevation plot 1 Window on 1st floor not shown plot 2	7/11	✓ 15/11
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 19/11 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees TPO 669/94 .....
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways .....

EXTERNAL CONSULTATIONS

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

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

HERITAGE BODIES

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

OTHERS:

No pre-apps

NEIGHBOURS:

S/N + see map

+ 12 Melksham Close, Lower Earley, Reading RG6 4AU
7 Melksham Close, Lower Earley, Reading RG6 4AU

Address for 'Hunters Moon', Peamans Glade, Shinfield Rd., Reading RG6 4AU

15.NOV.2001 * 5250

TOWN PLANNERS
CHARTERED SURVEYORS
DEVELOPMENT CONSULTANTS

PLANNING & DEVELOPMENT PARTNERSHIP

35 St Lukes Road
Maidenhead
Berkshire
SL6 7DN

Tel: 01628 788682
Fax: 01628 788795

Email: Rereynoldspdp@aol.com

Our Ref: DW/L16

14th November 2001

Wokingham District Council
Planning Department
PO Box 157
Shute End
Wokingham
Berks
RG41 1WR

Dear Sir

Demolition of existing buildings and erection of 2 new detached houses at Pearman's Glade, Shinfield Road, Reading

I now return ~~that~~ the attached completed application forms with the corrected elevations and certificate dated. You requested that the parking layout should be shown on the block plan. Parking is proposed in the integral garages, with additional space on each drive, which I believe can be easily deduced from the plans. Please let me know by telephone if anything else is required and I will call into the office to save you time and cost in returning them again.

I have pleasure in enclosing a planning application for the above development, together with a cheque for the application fee of £380. I set out below some relevant issues which I would ask you to take into account in determining the application.

The site was the subject of an unsuccessful outline application in July 1998 and dismissal at appeal in July 1999 (Your reference 98/68027/0). I have had regard to both the officers' comments at the time of the application, as recorded on file, and the Inspectors decision in considering the new scheme now attached. You may wish to speak to Mike Evans, who commented at that time on the principle of 2 units of appropriate size being acceptable.

Policy issues

The key issues which were relevant at that time are still relevant today. The policy framework, as set out in the Deposit Draft Wokingham District Pan and the earlier Loddon Area Local Plan remain unaltered, as the Local Plan has failed to progress to an approved status.

The major new influence on policy affecting previously developed land within settlements, within which classification this site clearly lies, is the overarching guidance given in PPG3 to encourage development which make the most effective use of such 'brownfield' land. A positive approach to encouraging such development is particularly important in Wokingham District at the moment, in view of the comments of the Local Plan Inspector on the essential need for urban capacity studies in the light of PPG3.

While PPG 3 continues to emphasis the need for new developments to be informed by the local context, it also asks that Local Planning Authorities should avoid inflexible standards, and take account of the ability of careful design to deliver higher density developments, contributing to the main objective of more effective use of urban land.

The principle of demolition and redevelopment on this site was accepted by both the Authority and the Inspector at the time of the last application. The refusal stemmed from criticism of the detailed design, siting and relationship to surroundings, which would have led to development having a detrimental impact on local character. The determining issues were cramped development (in the context of surroundings) and concern over the indicative size of the dwellings.

Detailed layout and design

This application is made in full, enabling a proper appraisal of the compatibility of the scheme with its surroundings. May I draw your attention to the following points:

- Each house occupies a plot of just over 0.1 hectares – or a quarter of an acre. This is a significant increase over that proposed previously.
- There is ample space between the new houses, and between them and other properties accessed from Shinfield Road, to ensure privacy and a good neighbourly relationship.

- The houses have been positioned to give a staggered building line, avoiding an over-formal front elevation. Aspecting to follow the line of the boundary with Pearman's Cottage to the north avoids any direct intervisibility between these new houses and those in Melksham Close, which generally have shorter rear gardens than those proposed.
- Garages are integral, minimising site coverage overall.
- The design of the houses shows a variation in roofline, to avoid any potential dominant relationship with those existing. This is assisted by the reduction of slab level on the northern unit by 0.5m.
- The houses are attractive and are compatible with the mixed character of design in the area. Traditional construction materials are proposed, with the detailed specification to be agreed by the Planning Authority.
- Garden sizes are generous, in excess of your guidelines, and similar both to those of Pearman's Cottage and Hunters Moon, which constitute the immediate local context, and also those nearby in Melksham Close. The linear pattern of development along Shinfield Road has led to frontage development with long rear gardens, which is quite different to development which impinges on views from the site, and which I do not consider is of direct relevance to the design of development on the application site.
- There is however, no adverse impact on this linear character. The development will not be obvious from the Shinfield Road, and will not require alteration to the attractive access avenue or gateway.
- The layout proposed does not encroach on the private Right of Way through Pearman's Glade. Land adjacent to but outside the garden fence will be maintained by the new owners, but kept open.
- No significant trees are affected.
- A passing place can be provided without undue impact on local character, if required by the Highway Authority, as the accessway is under the control of the applicant.
- Detached houses, rather than small units, are appropriate to this infill site bearing in mind its surroundings and the need to avoid an overly urban character.

In summary, the proposal brings the derelict site into beneficial use as an attractive living environment, without harm to relevant issues of local character. It also assists in meeting the objectives of PPG3 by making efficient use of previously developed land, and contributes to the supply of local housing.

I would appreciate the opportunity to discuss the application with you as early as possible, and perhaps meet on site. While I have sought to address all relevant issues you may have questions or suggested amendments and I would be happy to explore these with you.

15.NOV.2001* 5250

I look forward to hearing from you.

Yours faithfully

P.P. S. Wells

DEIRDRE WELLS

cc Mr S Worsfold – Luff Developments Ltd
Mr K Breadmore – 1A Stanley Hse, Stanley Rd, Wokingham, Berks RG40 1SX

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

15 NOV 2001 * PART 1 50

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

1.	APPLICANT'S NAME	LUFF DEVELOPMENTS LTD
	ADDRESS	THE GRANARY. ASHRIDGEWOOD FARM
		WOKINGHAM. BERKS.
	POST CODE	RG40 5RD PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	DEIRDRE WELLS: PDP,
	ADDRESS	35 ST LUKES ROAD
		MAIDENHEAD, BERKSHIRE
	POST CODE	SL6 7DN PHONE 01628 788682
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	PEARMANS GLADE
		SHINFIELD ROAD
		READING. BERKS.
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		2 NEW HOUSES WITH GARAGES.
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.253 ha.
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	PROSPECTIVE PURCHASER.
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	1620/01, 02 and 08

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.

RESIDENTIAL

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

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

14. STATE EXTERNAL MATERIALS TO BE USED.

BRICK AND TILE TO LA APPROVAL.

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.

1·8 M CLOSE BOARDED FENCE TO GARDENS

16. HOW WILL SURFACE WATER BE DISPOSED OF?

TO LA SEWER.

17. HOW WILL FOUL SEWAGE BE DISPOSED OF? To existing system YES/NO

If no, please give details

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

EXISTING ACCESS

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

TO GROUND FLOOR ONLY

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	2	/	* /	*	/	*
BUNGALOW	/		* /	*	/	*
FLAT/MAISONETTE	/		* /	*	/	*
OTHER	/		* /	*	/	

* STATE No. OF HABITABLE ROOMS

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

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

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

£380.00.

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 [signature] ON BEHALF OF Luff Developments Ltd DATE 18/October/2001.

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. 15.NOV.2001* 5250

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
Executors of Dorothy Irene Corrinci, deceased.	c/o Barry's Solicitors 66. School Road. Tile hurst. Reading Berks RG37 5AW.	12/10/01

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 . . Dave Welb . . . . . .

On behalf of . Luff Developments Ltd . . . . . .

Date . . 12 November 2001 . . . . . .

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

"~~REARMANS LODGE~~", NOW PEARMAN'S GLADE ACC TO APPL. 68027

ADDRESS SHINFIELD ROAD PARISH SHINFIELD

PLOT No. Old Property & Orchard Lodge ORD. SHEET No. SU7369 (65)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
R/48/64	Mr. E. Ellis	Poultry House	20.2.64	APP. APP.
867/72*	Mr L J Gurnell	2 det bldgs on sideoff	23.11.72	— Refuse
321/73*	"	1 det bldg on sideoff	22.3.73	N/A C/A
1769/73	WEST NEW HOMES LTD	APP. RES DEV ON CAMPO AT REAR	13.6.74	N/A REFUSED
03071	"			
98/68027/0	Mrs. Williams, Mrs. Tognarelli & Mrs Barrow	Dem. dwelling + erect 2.	2.10.98	REF.

DATE OF COMPLETION

MINISTRY DECISION 68027 - APPEAL DISMISSED - 21/7/99

SPECIAL ORDERS TPO 669/94

DRAINAGE * P.T.O

TOWN PLANNERS
CHARTERED SURVEYORS
DEVELOPMENT CONSULTANTS

PLANNING & DEVELOPMENT PARTNERSHIP

35 St Lukes Road
Maidenhead
Berkshire
SL6 7DN

Tel: 01628 788682
Fax: 01628 788795

Email: Rereynoldspdp@aol.com

PLANNING SERVICES	HPT 51045
POL	TLS
DC LAO	ENF
APP	
CS	
16 DEC 2001	
COPIES TO:	ACK:
	FILE:

Our Ref: DW/L23

13th December 2001

Ms A O'Dell
Wokingham District Council
Planning Department
PO Box 157
Shute End
Wokingham
Berks
RG41 1WR

REVISED PLAN

5250

Dear Angela

Re: Application F/2001/5250: Pearmans Glade, Shinfield

Thank you for the reminder – this coincided with the arrival of the revised plans from the architects.

I now enclose 6 copies of the revised drawing, showing the drive access widened to 4.0m. This does not have any impact on either the trees lining the drive or the existing site entrance feature.

I look forward to hearing from you. Please let me know if you require any further information.

Yours sincerely

P.P. S. Wells

DEIRDRE WELLS

c.c. Mr W Holloway – Luff Developments Ltd

(RING ONE)

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

App No. (Planaps) /F/2001/5250 (Ludhouse) Date Rec. 18.12.01

Location: Pearmans Glade, Shinfield Road

Parish Shinfield

Applicant: Luff Development Ltd.

Description of attached plans Showing clear access widened to 4.0m.

Drawing No's: 1620-01B.

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: _____

_____

_____

_____

		Drawing No's	
1.	NK (Landscape & Trees)	_____	✓
2.	NK (Env. Design)	_____	
3.	XA (Highways) Adam Coggins	_____	✓
4.	NF (Building Control)	_____	
5.	BC/DC Liaison	_____	

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

NEIGHBOURS: _____

_____ Date for Responses 10 days

FURTHER ACTION

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

Redate Application Y / N From _____

New Site Notice Y / N

New Description _____

CASE OFFICER AO

Consultations Sent by Admin. on 21.12.01

Yellow - Part One Copy
Green - Officer's Copy

Date: 21 December 2001

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2001/5250

Location: Pearmans Glade, Shinfield Road, Shinfield, Reading.

Proposal: Proposed erection of two dwellings with garages.

Applicant: Luff Developments Ltd C/O Deirdre Wells, PDP.

Case Officer: Angela Odell

The new plans show the following: Drive access widened to 4.0m. Drawing no 1620-01B.

Comments are required by 31/12/2001.

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

Tel: (0118) 974 6445

Date: 13.12.01

My ref: F/2001/5250

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

CONFIDENTIAL

Councillor M Bryant
Rosebry
19 Salmond Road
Shinfield
RG2 8QN

Dear Councillor

Application Number: F/2001/5250
Pearmans Glade, Shinfield Road, Shinfield, Reading.
Proposed erection of two dwellings with garages.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☐ REFUSAL: ☑ under delegated powers.

If you have any questions please do not hesitate to contact **Angela Odell** on **(0118) 974 6445**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 24.12.01

Yours faithfully

Principal Development Control Officer

LISTING FORM
Case officer: **Angela Odell** Application Number: **F/2001/5250**
Pearmans Glade, Shinfield Road, Shinfield, Reading.
Proposed erection of two dwellings with garages.

Transfer: Yes ☐ No ☐
Reason for Transfer:

Signed: _____ Date: _____

Councillor M Bryant

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 6445

Date: 13.12.01

My ref: F/2001/5250

CONFIDENTIAL

Councillor B Patman
Meadow View
Basingstoke Road
Spencers Wood
Reading
RG7 1AL

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/2001/5250
Pearmans Glade, Shinfield Road, Shinfield, Reading.
Proposed erection of two dwellings with garages.

I write to let you know that the above mentioned application has been recommended for ~~APPROVAL:~~ ☐ REFUSAL: ☑ under delegated powers.

If you have any questions please do not hesitate to contact **Angela Odell** on **(0118) 974 6445**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 24.12.01

Yours faithfully

Principal Development Control Officer

LISTING FORM
Case officer: **Angela Odell** Application Number: **F/2001/5250**
Pearmans Glade, Shinfield Road, Shinfield, Reading.
Proposed erection of two dwellings with garages.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor B Patman

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 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 14 November, 2002
My ref. F/2002/5250

Mrs S A Alderman
Hunters Moon
Pearmans Glade, Shinfield Road
READING
RG2 9BE

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 Mrs Alderman

APPLICATION F/2002/5250
PROPOSED ERECTION OF 2 DWELLINGS AND DEMOLITION OF EXISTING DWELLING AT PEARMANS GLADE, SHINFIELD ROAD, SHINFIELD

Thank you for your letter of 27 October. As the Inspector explained, the matter of maintenance of the road is a property matter and not a planning matter and therefore cannot be dealt with by us. I can only suggest that you contact the owner(s) and or those liable for maintenance of the road, or your solicitor.

Yours sincerely

AO.

MRS A ODELL
Planning Officer

copy Mrs Agela Odell BA. M.Phil. MRTPI

62692

Amo

30 OCT 2002

COPIES TO

ACK

FILE

Hunters Moon,
Pearmans Glade,
Shinfield Road,
READING,
Berks,
RG2 9BE.

Mrs Margaret Pocock
The Planning Inspectorate
3/03 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 6PN

Your Reference: APP/X0360/A/02/1084098

27th October 2002

Dear Mrs Pocock,

Re: Town & Country Planning Act 1990 - Appeal by Luff Developments
Site at Pearman's Glade, Shinfield Road, Reading, Berkshire

Thank you for your letter of the 15th October with enclosed appeal decision of Mr Barry Juniper, the inspector appointed to hear the appeal. I would like to thank Mr Juniper for his excellent report and understanding of the problems put forward by Wokingham Council and local residents.

However, I would like to draw your attention to paragraph 11, Other Matters, of the report, in particular "future maintenance of the land either side of the access drive", which is a cause of great concern to me. I fully understand and am in agreement with maintenance of the access drive and am willing to sharing the associated costs, on a mutually acceptable basis to all parties involved in its use for a "right of way access" to their property.

But as I understand it the two strips on either side of the access drive, the subject of the discussion around responsibility for "future maintenance", will continue to be owned by the late owner's daughters. Therefore I do not understand how or why I should be asked to become involved with the "future maintenance" of this land.

I can understand why Mr Juniper did not attach much weight to this matter but it remains an outstanding issue and I would like to seek some clarification before the development proceeds. Can you provide some guidance on what procedures there are to deal with this matter or with whom I should take up the matter?

Thanking you in advance.

Yours sincerely

Sheila A. Alderman (MRS)

S. A. Alderman

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 13 January, 2003
My ref. BC/DC/2001/5250

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

Andrews Kalik Associates
The Studio
101 London Road
Reading
RG1 5BY

Dear Sirs

PLANNING PERMISSION 2001/5250
SITE: PEARMANS GLADE, SHINFIELD ROAD, SHINFIELD, READING

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number 2001/5250 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with your client could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

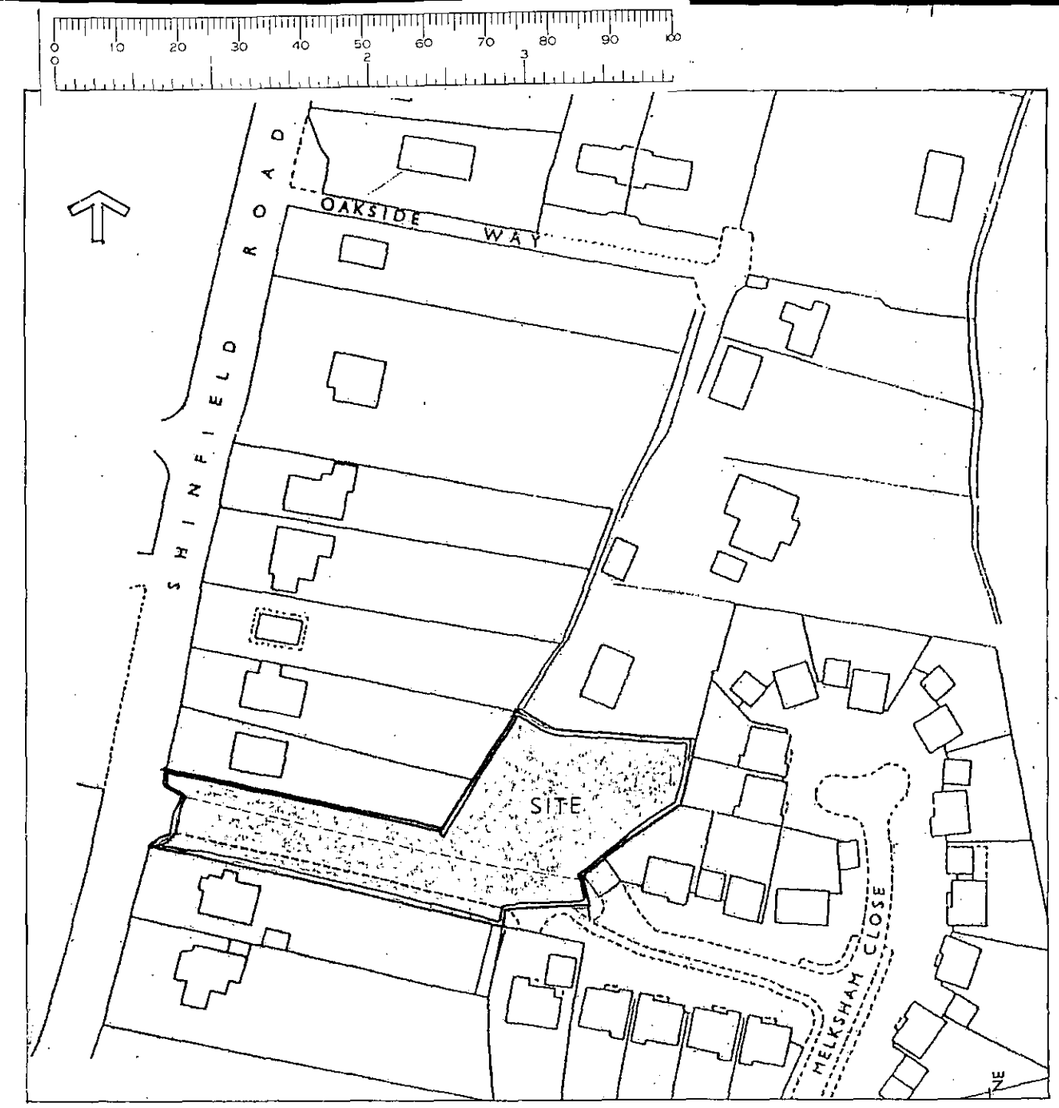
Yours faithfully

Angela Odell

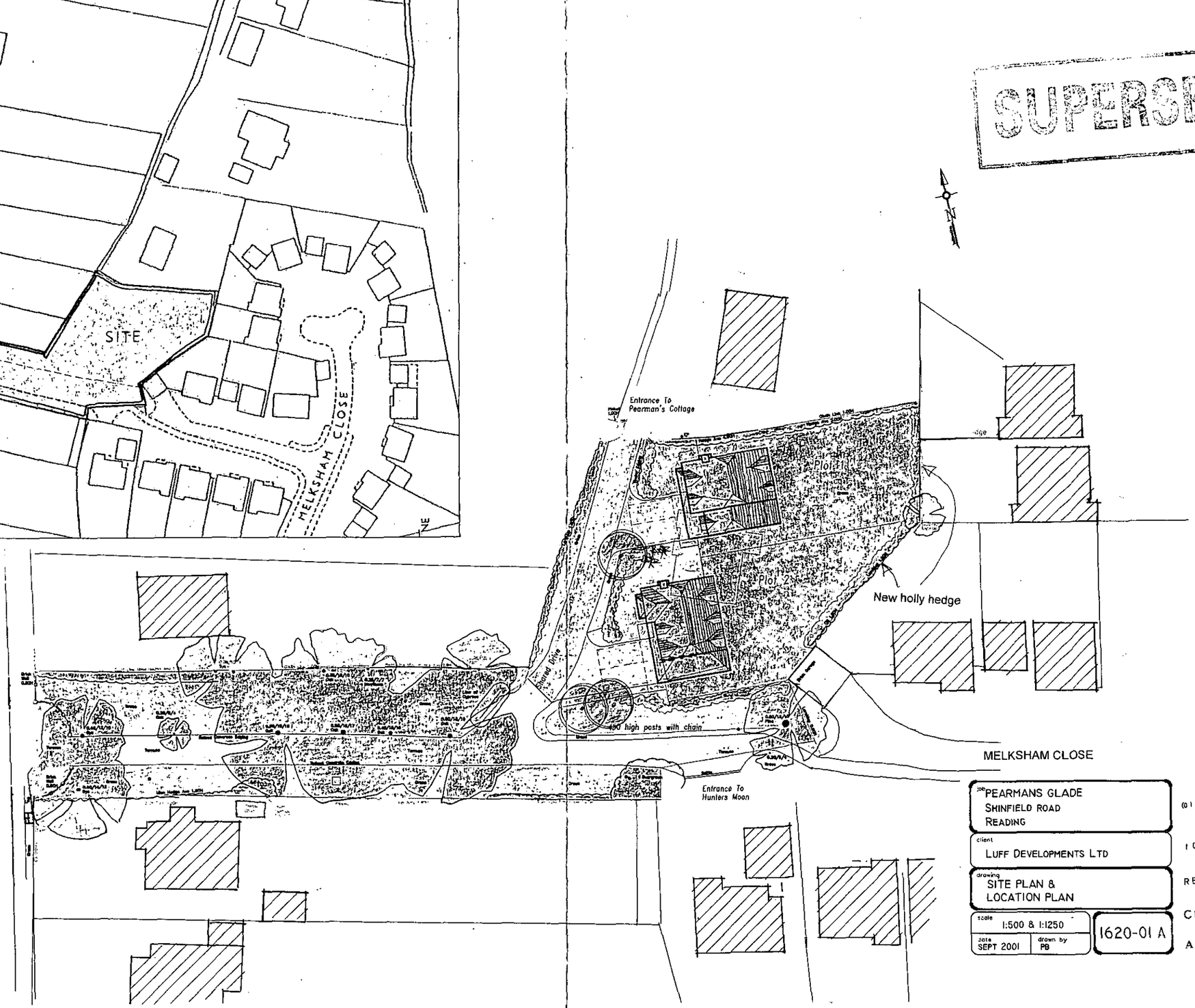
ANGELA ODELL
Planning Officer

15.NOV.2001 * 5250

SUPERSEDED



LOCATION PLAN



SITE PLAN

letter	date	revision
A	13.11.01	PARKING SHOWN

job PEARMANS GLADE
SHINFIELD ROAD
READING

client LUFF DEVELOPMENTS LTD

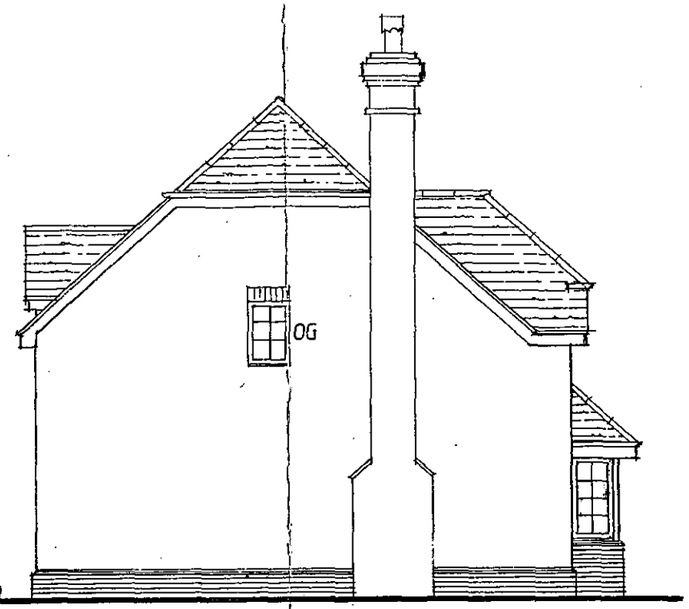
drawing SITE PLAN & LOCATION PLAN

scale 1:500 & 1:1250 | date SEPT 2001 | drawn by PB | 1620-01 A

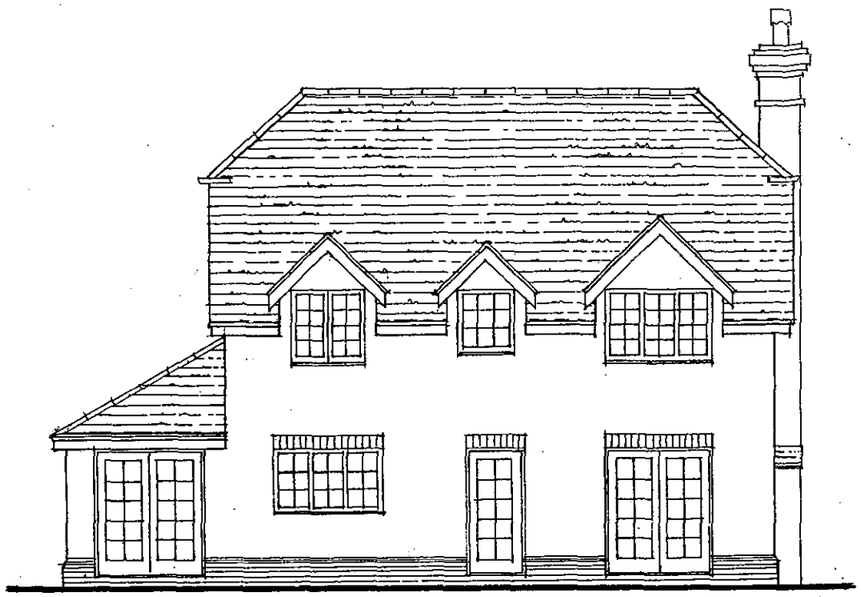
THE STUDIO 101 LONDON ROAD READING BERKSHIRE
@(0118) 950 7700
CHARTERED ARCHITECTS
ANDREWS KALIK ASSOCIATES



FRONT ELEVATION

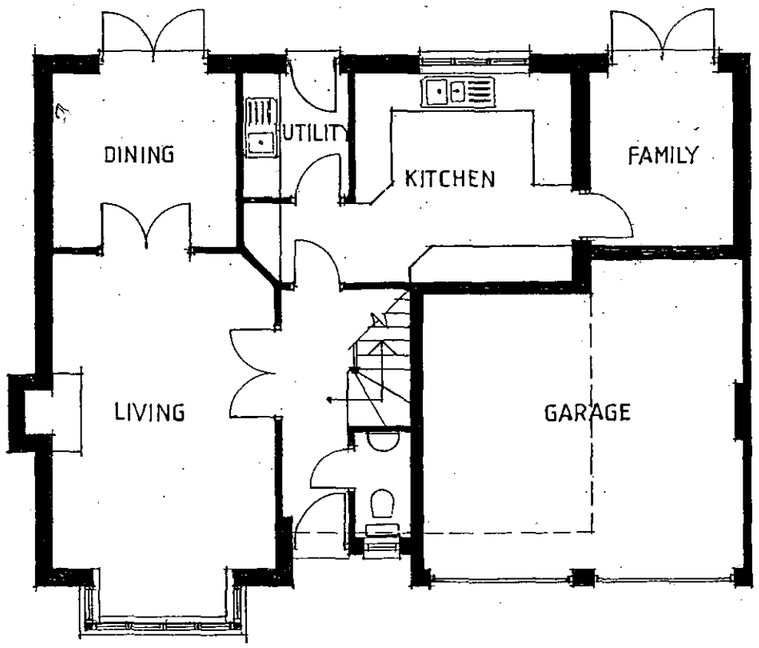


SIDE ELEVATION



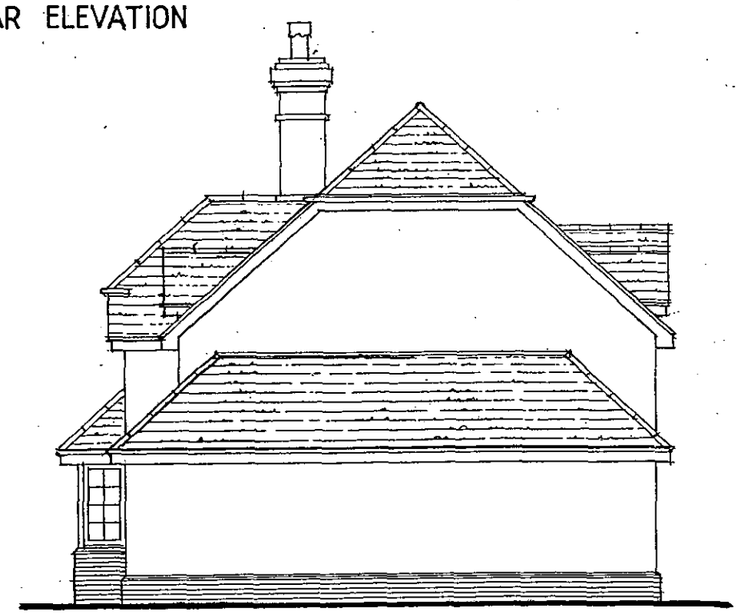
REAR ELEVATION

FIRST FLOOR PLAN



GROUND FLOOR PLAN





SIDE ELEVATION

PLANNING SERVICES
POL
DC
04 MAR 2003

A	13.11.01	SIDE WINDOW ADDED
letter	date	revision

job Pearmans Glade
Shinfield Rd
READING

client Luff Developments Ltd

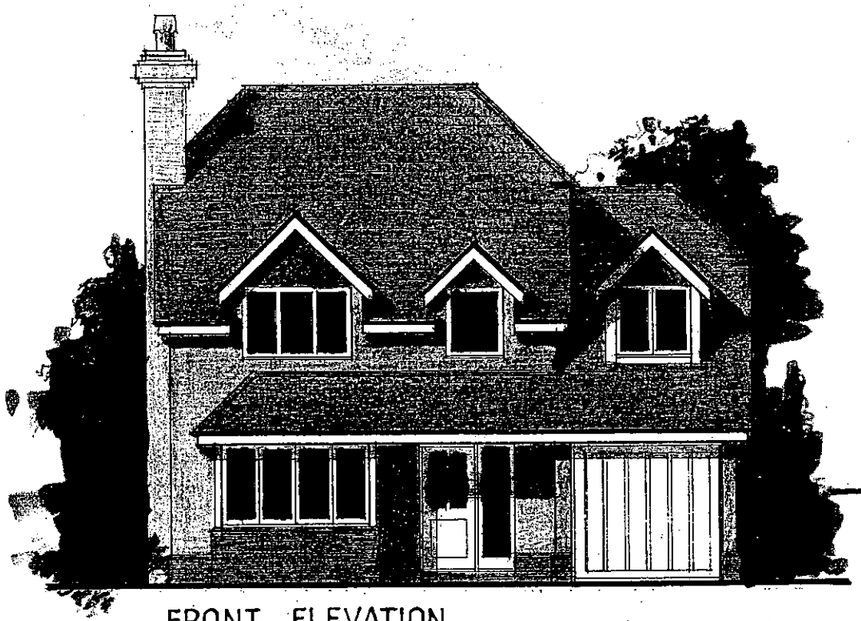
drawing PLANS & ELEVATIONS
PLOT 2

scale 1:100

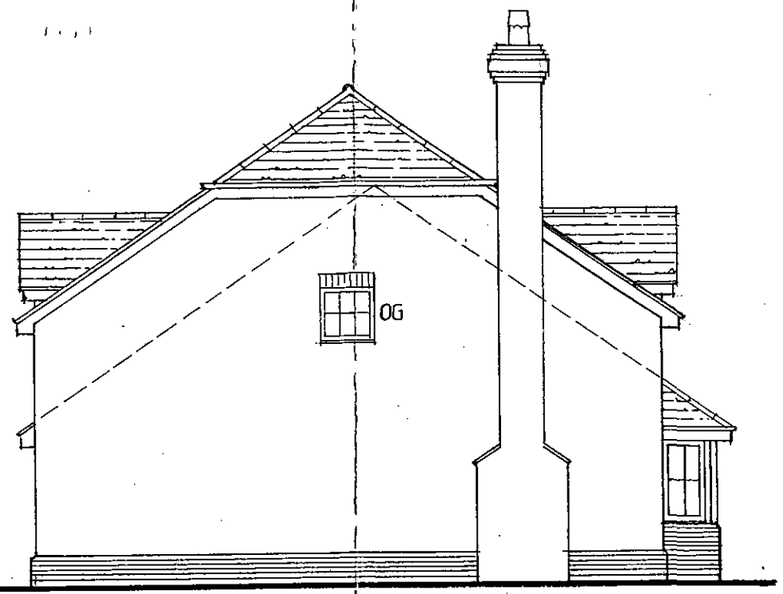
date Sept. 2001

1620/3A

ANDREWS KALIK ASSOCIATES
Chartered Architects
101 LONDON ROAD READING BERKSHIRE
(0118) 9669669



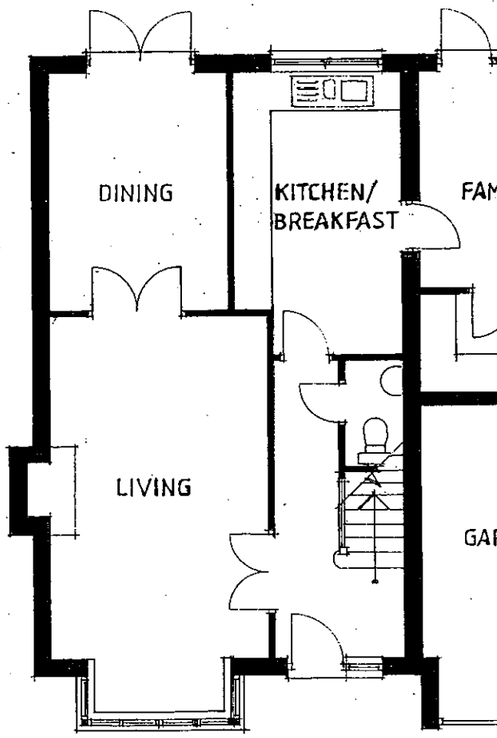
FRONT ELEVATION



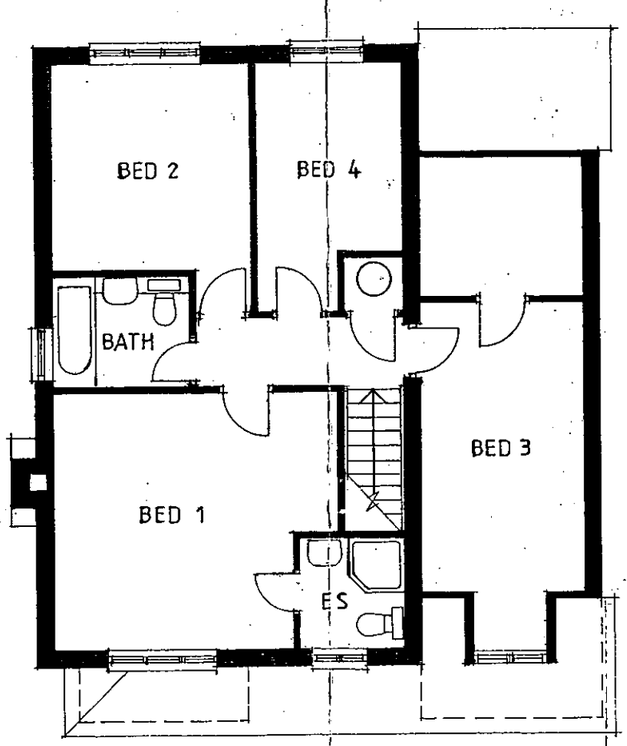
SIDE ELEVATION



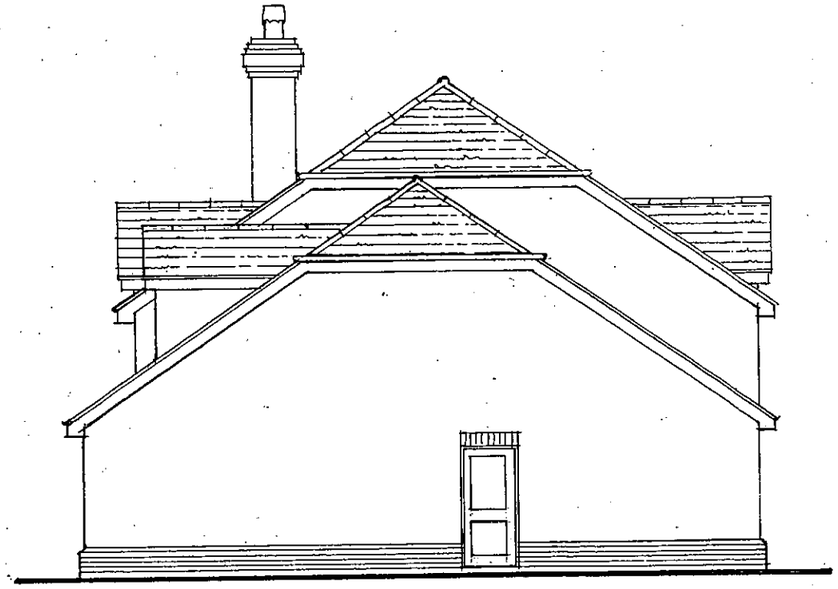
REAR ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SIDE ELEVATION

letter	date	revision
A	13.11.01	SIDE WINDOW AND DOOR ADDED

job: Pearmans Glade
Shinfield Rd
READING

client: ~~Elm Developments~~ Heathbourne Ltd

drawing: PLANS & ELEVATIONS
PLOT 1

scale: 1:100

date: Sept 2001

1620/2A

ANDREWS KALIK ASSOCIATES
Chartered Architects
101 LONDON ROAD
READING BERKSHIRE
(0118) 9669869

HEATHDAWN LIMITED
BUILDING CONTRACTORS
Daisy Cottage, St. John's Road, Sandhurst, Berkshire GU47 9AD
Telephone: 01252 876323 Mobile 07831 561155

PLANNING SERVICES	HPT 66730
POL	TLS
DC Kh	ENF
APP	
CS	
04 MAR 2003	
COPIES TO	OK

03 March 2003

You're Ref: F/2001/5250

Kerrin Lithgow
Wokingham District Council
P.O. Box 155
Shute End
Wokingham
Berkshire
RG40 1WW

slab. amendments.

Dear, Madam

RE: Pearmans Glade, Shinfield Road Readind. RG2 9BE

Please find enclosed a full set of plans, No: 1620/1/2A/3A/4A/5A/6A/7/8/ for your attention.

We would like to make a minor change the positions of window and door positions to the ground floor rear elevations of both units as set out in plan No: 1620/2A to 1620/5A and 1620/3A to 1620/7. — Minor amendments (both). ✓

Conditions:

Item 2) Brick: samples to follow. fine. ✓
Tiles: Redland 50 Double Roman Slate Grey 30

Slab Item 3) Drawing No: 1620/1/8 showing slap Levels taken from manhole cover at entrance to Shinfield Road marked in yellow.

access. Item 6) Drawing No: 1620/1/8.

Landscape Item 8) Drawing No: 1620/1/8

Landscape Item 9) Drawing No: 1620/1/8

Is this 1620/1?

Yours faithfully

M. Hicks

For Heathdawn Limited
M. HICKS.

Directors M .Hicks D. Chesterman
Company Registration Number 4638141

* amendments ✓
* materials - brick ✓
  - tiles ✓
* slab levels
* access
* landscape
*

Appeal Decision

Hearing held on 05 September 2002

by Barry Juniper BSc, DipTP, MRTPI

an Inspector appointed by the First Secretary of State

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

Date
15 OCT 2002

Appeal Ref: APP/X0360/A/02/1084098
Pearmans Glade, Shinfield Road, Reading

- 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 Luff Developments Ltd against the decision of Wokingham District Council.
- The application (Ref. F/2001/5250), dated 12 October 2001, was refused by notice dated 28 December 2001.
- The development proposed is two new houses with garages.

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

Procedural Matters

1. During the processing of the application by the Council, a revised plan showing a widened access driveway (drawing No. 1620-01B) was submitted and at the hearing the Council confirmed that they had used this plan in the determination of the application. I have therefore considered the appeal on this basis.

Main Issue

2. I consider that the main issue in this appeal is the effect of the proposal on the character and appearance of the surrounding residential area.

Planning Policy

3. The development plan comprises the Berkshire Structure Plan (1997) and the Loddon Area Local Plan (1995). Structure Plan Policy LD3 precludes proposals which would cause serious harm to the character and appearance of an area and Policy EN1 requires new development in built up areas to be appropriate in scale, form, impact, character and siting to its location. Local Plan Policy LBE1 reflects these requirements and requires proposals to make a positive contribution to the setting and character of the area.

4. The Council is preparing the Wokingham District Local Plan and is currently considering its response to the Inspector's report on the Public Local Plan Inquiry. Policy WOS3 sets out development control principles including requirements that new development should be of an appropriate character to its location and of a high quality of design that respects the local context by virtue of its siting, layout, massing and materials. Policy WBE1 lists the criteria the Council will have regard to in assessing whether development reflects its local context, including visual impact, layout, form, scale and massing. The Inspector's report does not suggest any changes to draft Policy WOS3 and I therefore accord it considerable weight. The report recommends, however, that draft Policy WBE1 be replaced with one which, in accordance with current government advice, makes specific reference to

development of sustainable environments at higher densities and the need to make more efficient use of land. I have therefore given less weight to draft Policy WBE1.

5. The Deposit Draft of the Berkshire Structure Plan 2001-2016 was published in March 2002. Draft Policy H3 seeks to make the fullest possible use of previously developed land in urban areas for housing development, and draft Policy H6 states that residential development will make the most efficient use of land. Although this plan is at a comparatively early stage in its preparation, I have given considerable weight to these policies because they reflect current government advice, particularly that in Planning Policy Guidance Note PPG3 *'Housing'*.

Reasons

6. The appeal site is currently occupied by a detached bungalow and a small stable block and is reached from Shinfield Road by a tree-lined access drive about 60m long. It is proposed to demolish the existing buildings and construct 2 two-storey detached houses with integral garages. The Council described the proposal as having a 'relatively cramped appearance', and at the hearing made it clear that this description was intended to draw a comparison with the surrounding development. The Council accepted that the proposed plot sizes are similar to those in Melksham Close, to the east, but argued that the site relates more closely to the houses fronting Shinfield Road and to Pearmans Cottage, the house immediately to the north of the site.

7. The houses on the east side of Shinfield Road are a mixture of detached bungalows and two-storey houses of various ages, and they are on substantially larger plots than those that the Appellants intend to create. However, the proposed houses themselves would be almost wholly invisible from Shinfield Road, from which viewpoint the only noticeable change to the site would be the widening of the drive from 3.5m to 4m and the consequent removal of some of the small trees on the south side of the drive. Although existing trees, houses and garages would prevent a full view, it would be possible to see the proposed houses clearly from the western end of Melksham Close. To my mind the site visually relates more closely to this area than to Shinfield Road.

8. The Council had been of the view, when its statement was prepared, that the pedestrian access through the site connecting Shinfield Road with Melksham Close, was a public right of way. At the hearing the Appellants produced evidence to show that this was not the case, although they made it clear that they had no intention of preventing the current informal pedestrian use. In my opinion a user of the pedestrian route walking eastwards would see the proposed houses in the context of the modern development in Melksham Close, whilst going westwards the houses would be seen against the background of the trees to the rear of the bungalows in Shinfield Road. Thus, even if the view from the pedestrian access was considered to be a public view, it does not affect my conclusion that the character and appearance of the site should be assessed in relation to the development to the east rather than that along Shinfield Road.

9. The design of the proposed houses includes a low eaves line with half hipped roofs incorporating hipped roof dormers and the Appellants stated that this treatment was intended to reduce the apparent height of the houses in relation to the existing bungalow. The resultant elevational treatment does not, as a consequence, directly reflect any of the immediately surrounding houses, most of which are gable roofed houses of simpler overall design. However, these houses vary quite considerably in their appearance, and in my

judgement the design of the proposed houses would not look out of place on the site. The proposed materials are similar to the existing houses in the vicinity. A similar variety of design is exhibited by the houses in Oakside Way, a close of houses accessed off Shinfield Road about 130m north of the entrance to the appeal site.

10. A previous appeal on the site (Ref. T/APP/X0360/A/99/1019941/P7) was dismissed in 1999. This decision, however, was in respect of a proposal for two somewhat smaller houses grouped on the northern end of the site. Further, it was made against a rather different national policy background in that Planning Policy Guidance Note PPG3 *'Housing'* makes it clear, in paragraph 22, that the Government is committed to maximising the use of previously developed land. In my judgement the appeal proposal would do so without compromising the quality of the environment around the site. I conclude that the proposal would not have an adverse effect on the character and appearance of the surrounding residential area, and would not be contrary to Structure Plan Policies LD3 or EN1 or to Local Plan Policy LBE1.

Other Matters

11. Although the proposed houses would be significantly taller than the existing structures on the site, their design and the orientation of the windows would not, in my judgement, cause any material harm to the outlook or privacy of existing houses adjoining the site. At the site visit a number of local residents pointed out parts of the site and nearby areas which were prone to localised flooding. I was not provided, however, with any evidence that the land was physically unsuitable for redevelopment or that the necessary drainage or associated works would be impracticable or intrusive. There was discussion at the hearing about the responsibility for future maintenance of the land either side of the access drive, but that is an issue for agreement between the respective landowners and I have therefore attached little weight to the matter.

Conditions

12. The Council propose a condition requiring details of external materials to be submitted and I consider this necessary in the interests of protecting the character and appearance of the area. Conditions requiring details of the proposed slab levels of the dwellings, preventing the insertion of additional first floor windows in the side elevations and ensuring that those permitted are obscured glazed are to my mind necessary to protect the privacy and outlook of neighbouring residents. At the hearing the Appellants indicated that they were prepared to minimise the works to the access and I have adapted the Council's proposed condition to allow a revised scheme to be submitted. Although I agree that a condition requiring the proposed parking areas to be provided is necessary to prevent nuisance to other residents whose houses derive access through the site, the reference to turning areas did not appear to me to relate to the submitted plans.

13. The Council suggest five conditions relating to landscape and boundary treatment matters. I consider that the aims of these conditions are valid as the existing trees are an important component of the character of the site, but I have simplified and adapted the wording to conform more closely with the advice in Circular 11/95. The Council's suggested condition restricting business use or other conversion of the integral garages appears to me to be unnecessary given the availability of adequate parking within the plots. Restricting the hours during which construction can take place also appears to me to be unnecessary as in my view any nuisance can be controlled by other legislation.

Conclusions

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

Formal Decision

15. In exercise of the powers transferred to me, I allow the appeal and grant planning permission for two new houses with garages at Pearmans Glade, Shinfield Road, Reading in accordance with the terms of the application Ref. F/2001/5250 dated 12 October 2001, and the plans No. 1620-01B, 1620/2A and 1620/3A, subject to the following conditions:

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

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

3) No development shall take place until plans showing the slab levels of the proposed dwellings in relation to existing ground levels have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no first floor windows or dormer windows other than those expressly authorised by this permission shall be constructed on the side elevations.

5) The first floor windows in the side elevations of the proposed dwellings shall not at any time be glazed other than with obscured glass.

6) No development shall take place until plans showing the proposed alteration to the access driveway have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

7) No dwelling shall be occupied until space has been laid out within the site in accordance with drawing No 1620-01B for two cars to be parked within the curtilage of that dwelling.

8) No development shall take place until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. Development shall be carried out in accordance with the approved details and the boundary treatment shall be completed before the dwellings are occupied.

9) No development shall take place until a scheme of landscaping works has been submitted to and approved in writing by the local planning authority. The details shall include a plan and schedule of the existing trees proposed to be retained and details of the means by which it is proposed to protect them during construction works.

10) All landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed with the local planning authority.

Information

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

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

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

19. For the avoidance of doubt, nothing authorised by this permission requires the removal of, or any works to, the trees which are the subject of the Tree Preservation Order in force on the appeal site at the date of the hearing.

R. J. Jupp

INSPECTOR

APPEARANCES

FOR THE LOCAL PLANNING AUTHORITY:

Mrs Angela Odell BA, M.Phil, MRTPI	Wokingham District Council
Mr Phillip Taylor	Wokingham District Council

FOR THE APPELLANT:

Ms. Deirdre Wells Dip TP, MRTPI	Planning and Development Partnership 35 St Lukes Road, Maidenhead, Berks, SL6 7DN
Mr Malcolm Holloway	Luff Homes Ltd The Granary, Ashridgewood Farm, Wokingham, Berks

INTERESTED PERSONS:

Mrs Sheila Alderman	Hunters Moon, Pearmans Glade, Shinfield Road, Reading, Berks, RG2 9BE
Mrs Carol Spencer	Pearmans Cottage, Shinfield Road, Reading, Berks, RG2 9BE
Mr Tim Smith	Pearmans Grove, 7 Melksham Close, Lower Earley, Reading, Berks, RG6 4AU
Mr Stephen Argrave	8 Melksham Close, Lower Earley, Reading, Berks, RG6 4AU
Cllr Malcolm Bryant	Wokingham District Council, PO Box 150, Shute End, Wokingham, Berks, RG40 1WQ

DOCUMENTS

Document 1	List of persons present at the hearing
Document 2	Council's letter giving notice of the hearing
Document 3	Letters received in response to the notice
Document 4	Extract from the Inspector's report of the Public Local Plan Inquiry into the Wokingham District Local Plan tabled by the Appellants at the hearing
Document 5	Correspondence concerning the status of the right of way through Pearmans Glade tabled by the Appellants at the hearing

PLANS

Plan A1 to 3	1620-01A; /2A and /3A – Application plans submitted to the Council
Plan B	1620/01B - Revised Site Plan and Location Plan referred to in paragraph 1 of the Decision, with overlay showing existing buildings

Probably prefer to have a multi-brick. However, is a mix of bricks in locality. (multi brick, red multi, tudor style)

Highways cons.

HEATHDAWN LIMITED
BUILDING CONTRACTORS
Daisy Cottage, St. John's Road, Sandhurst, Berkshire GU47 9AD
Telephone: 01252 876323 Mobile 07831 561155

89763

PLANNING SERVICES	APT
POL	TLS
DC	SNP
APP	
CS	
05 JUN 2003	
CORRESP	FILE

04 June 2003

You're Ref: F/2001/5250

Heidi Lynch
Wokingham District Council
P.O. Box 155
Shute End
Wokingham
Berkshire
RG40 1WW

Dear, Heidi

RE: Pearmans Glade, Shinfield Road Readind. RG2 9BE

Condition 6

Please find revised plan showing one passing place to the drive at the above for your attention.

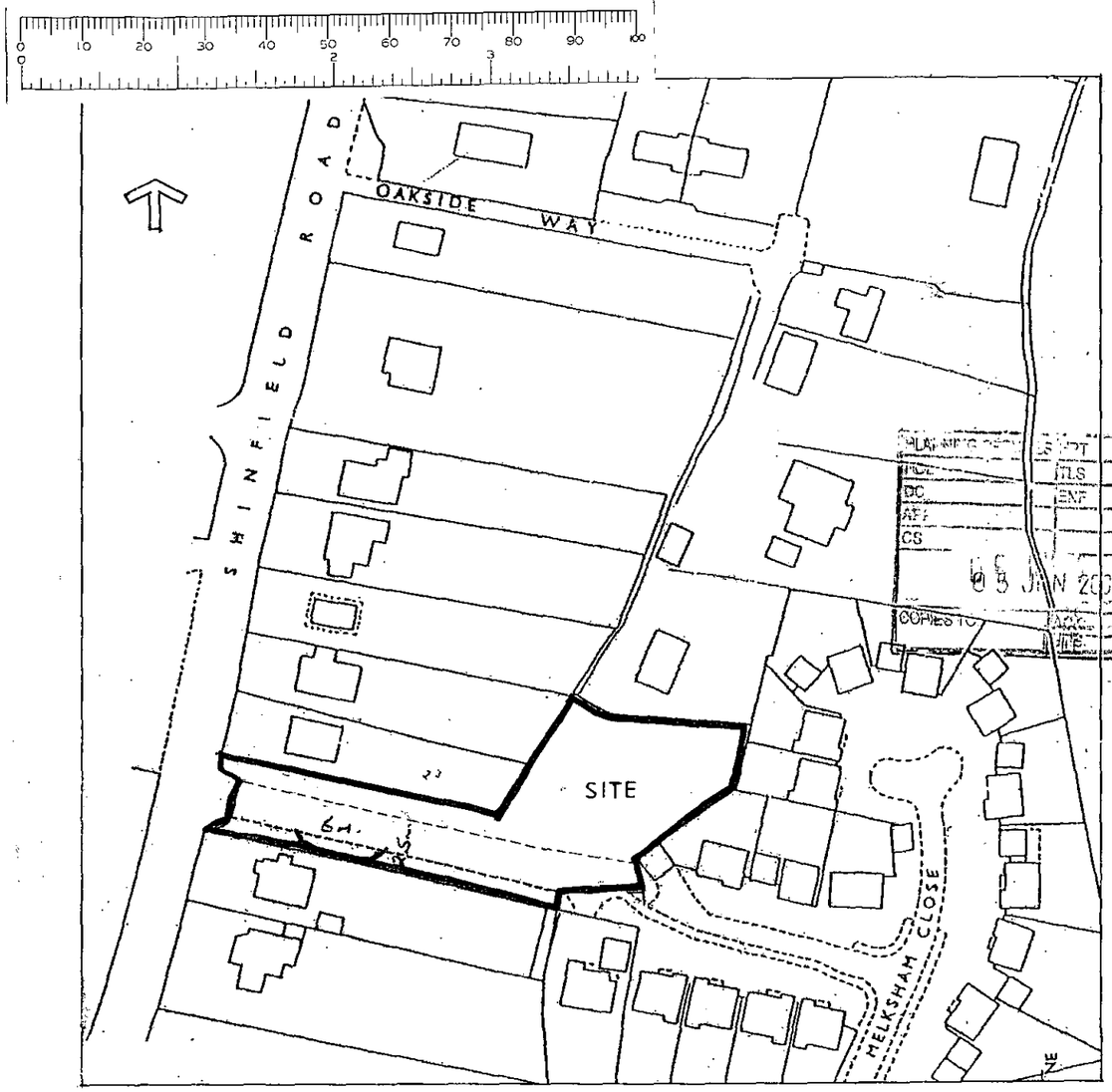
The position of the passing place will be set back 3.m from the entrance 2.5m in width 6m long plus tapers, materials will be path edgings to perimeter scalping and tarmac finish as per the drive construction.

We also await release of condition 9, landscaping also sent on 15 May 2003.

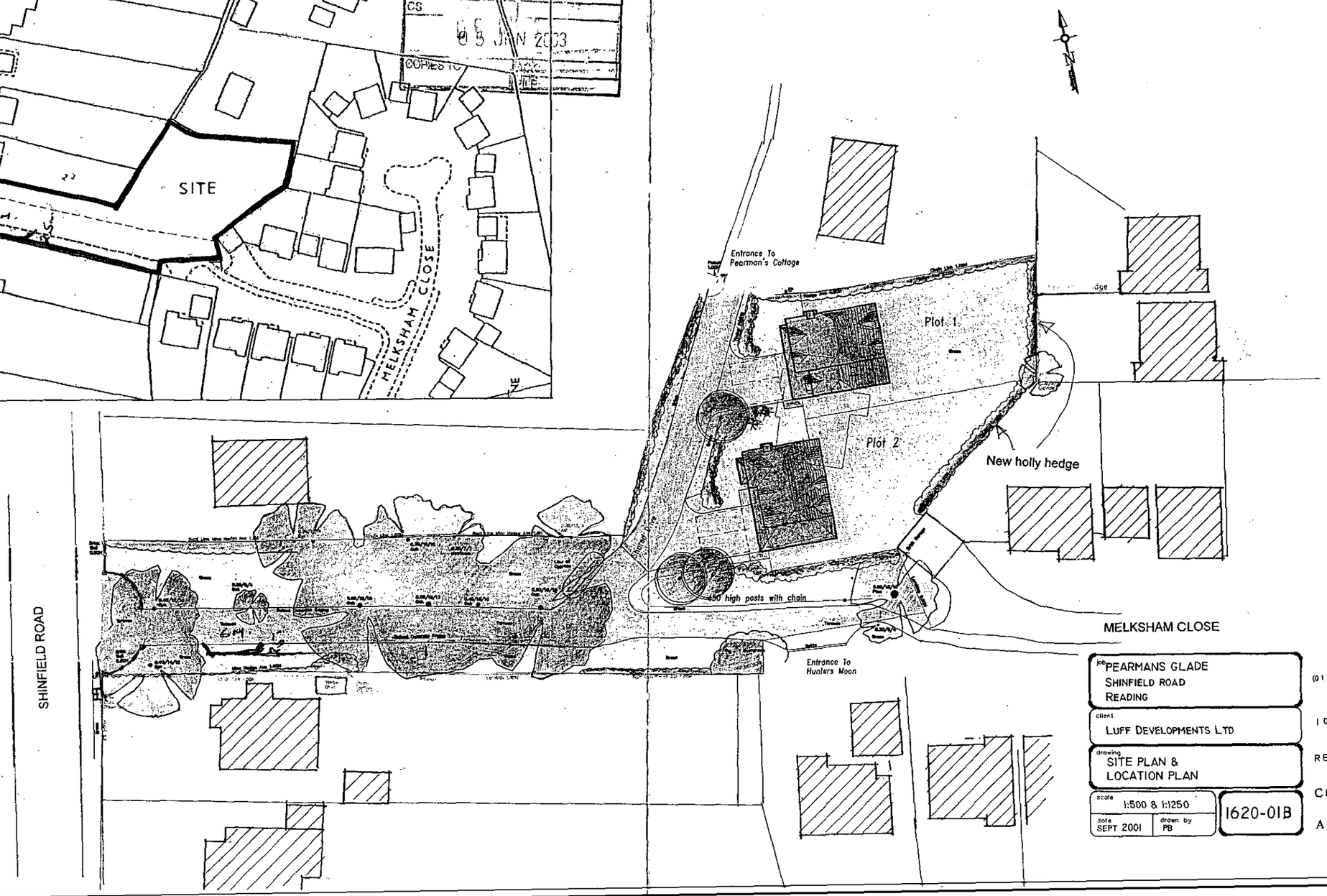
Yours faithfully

For Heathdawn Limited
M. HICKS.

Conv. with Adam Coggins 24 June 03. Satisfactory.
KL 24/06/03.



LOCATION PLAN



SITE PLAN

letter	date	revision
B	3.12.01	SHARED DRIVE WIDENED
A	13.11.01	PARKING SHOWN

job: PEARMANS GLADE
SHINFIELD ROAD
READING

client: LUFF DEVELOPMENTS LTD

drawing: SITE PLAN & LOCATION PLAN

scale: 1:500 & 1:1250

date: SEPT 2001

drawn by: PB

1620-01B

(0118) 9507700
THE STUDIO
101 LONDON ROAD
READING BERKSHIRE
CHARTERED ARCHITECTS
ANDREWS KALIK ASSOCIATES

WOKINGHAM DISTRICT COUNCIL

ENVIRONMENTAL SERVICES DEPARTMENT
ENGINEERING SERVICES

MEMORANDUM

FROM: Adam Coggins

MY REF: AC/5250

YOUR REF:

TO: Kerrin Lithgow - Planning

DATE: 15/05/03

PLANNING APPLICATION NO. F/2002/5250
PEARMANS GLADE, SHINFIELD ROAD, READING

Kerrin,

1. Condition 6 – Highways consider that a single passing place will be sufficient and therefore request a revised plan showing one passing place in a position similar to the one shown nearest Shinfield Road.

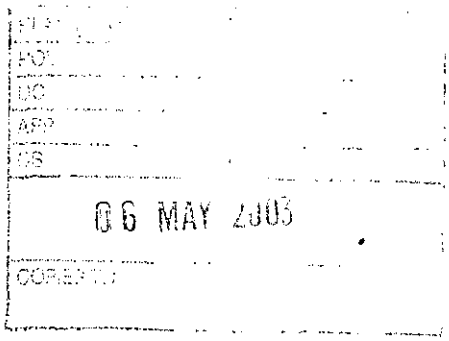
   It should be drawn to scale with a minimum width of 2.5 metres and minimum length of 6 metres (*plus tapers*).

   Details of construction are also required (suitable hard bound material to be used).

Regards,

Adam Coggins
Engineering Technician (Highway Development Control)

HEATHDAWN LIMITED
BUILDING CONTRACTORS
Daisy Cottage, St. John's Road, Sandhurst, Berkshire GU47 9AD
Telephone: 01252 876323 Mobile 07831 561155



01 May 2003

You're Ref: F/2001/5250

Kerrin Lithgow
Wokingham District Council
P.O. Box 155
Shute End
Wokingham
Berkshire
RG40 1WW

Dear, Kerrin

RE: Pearmans Glade, Shinfield Road Readind. RG2 9BE

Condition 6

Please find enclosed a plan showing two passing places to the drive at the above for your attention.

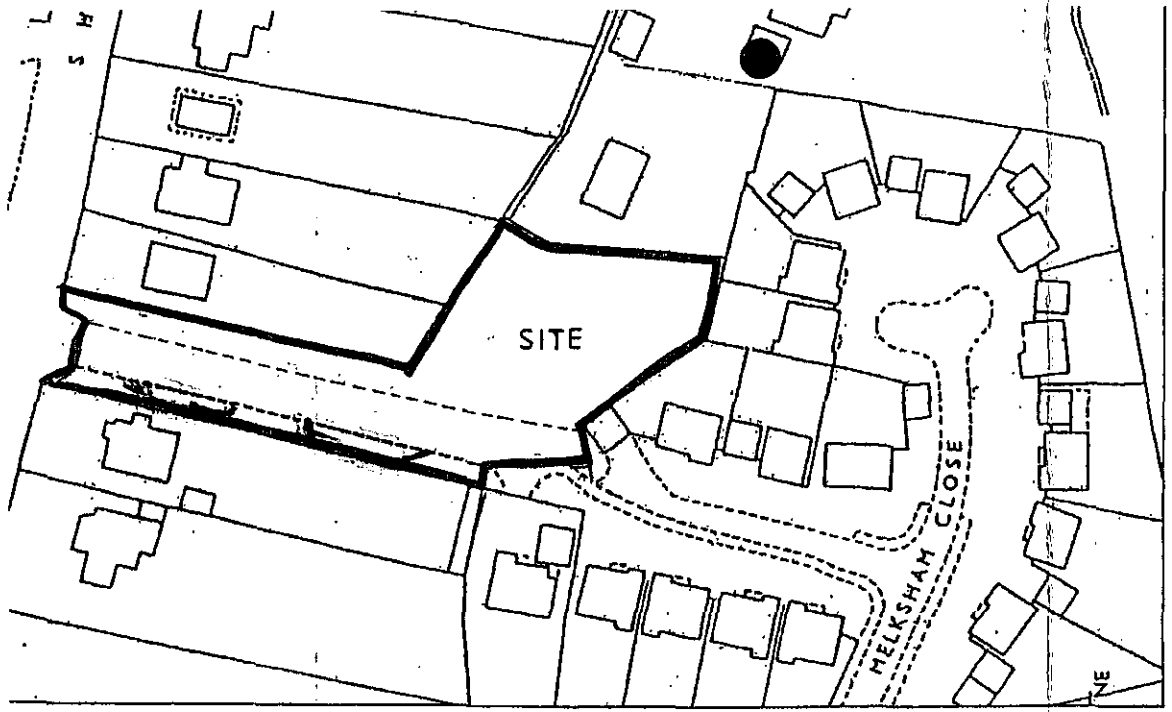
Yours faithfully

M. Hicks

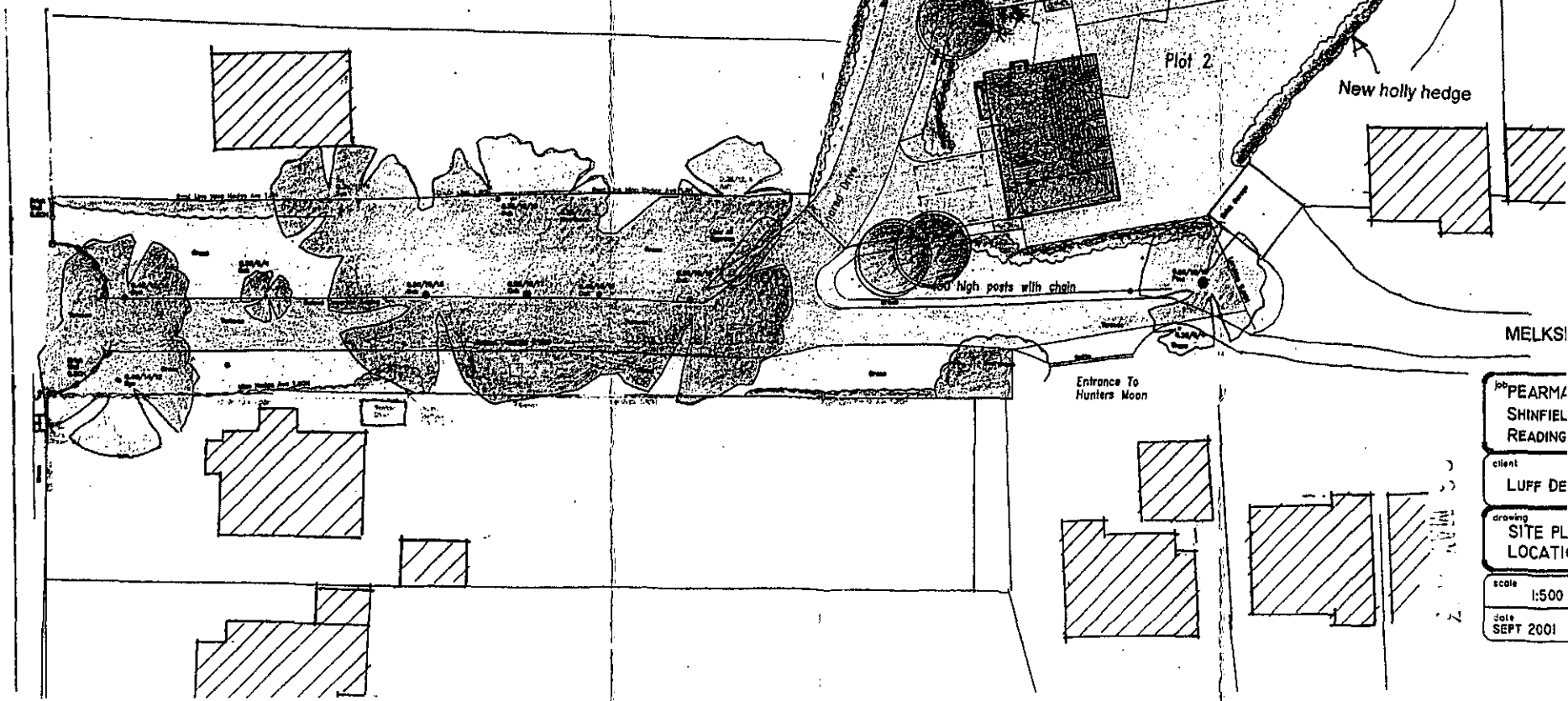
For Heathdawn Limited
M. HICKS.

Adam - can you please advise if this is sufficient now?
Thanks,
Kerrin.

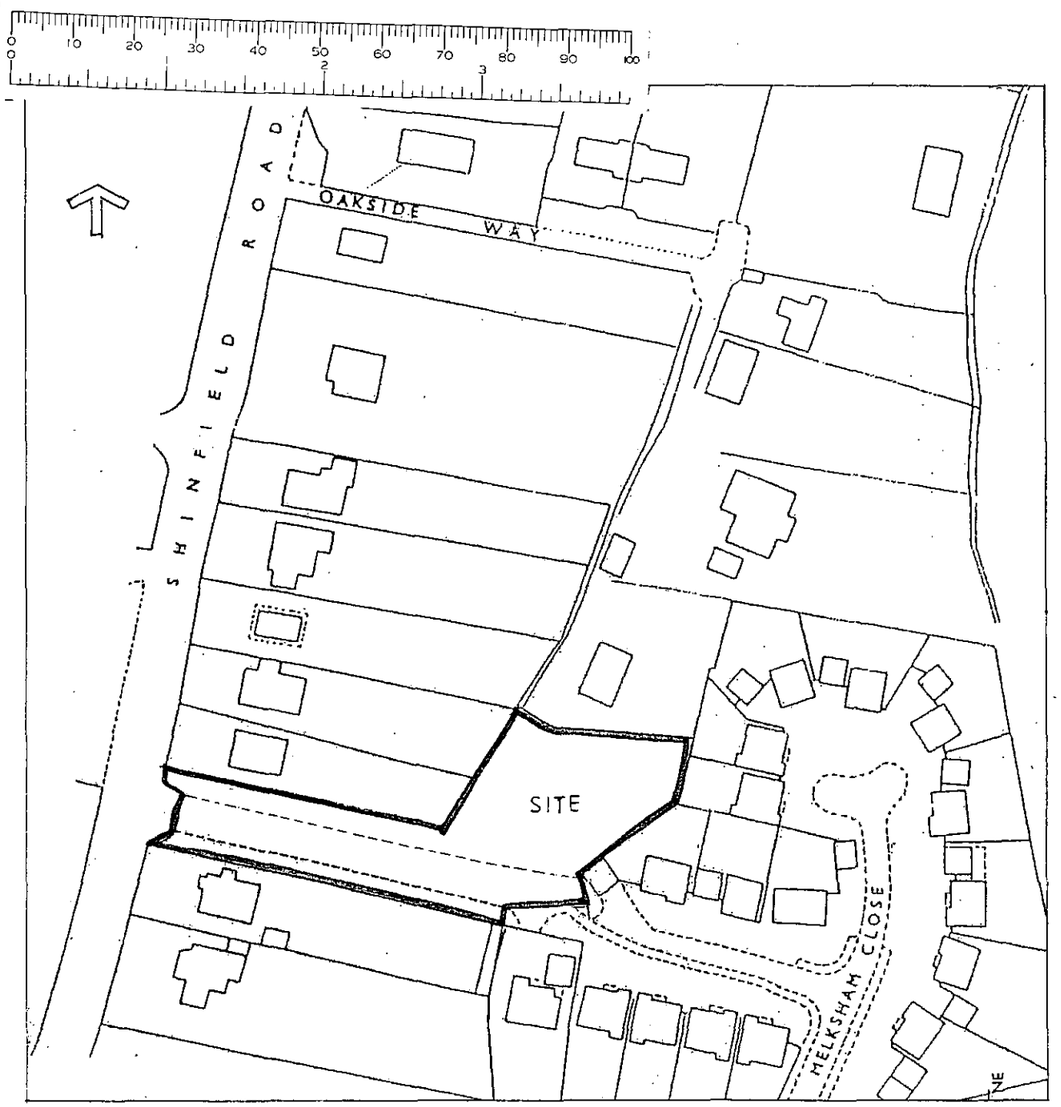
(actually - I know it's probably not going to be judging by look of plans. But could you please advise detail required! Thanks.)



ON PLAN



E PLAN



LOCATION PLAN

SITE PLAN

letter	date	revision
A	13.11.01	PARKING SHOWN

job PEARMANS GLADE
SHINFIELD ROAD
READING

client LUFF DEVELOPMENTS LTD

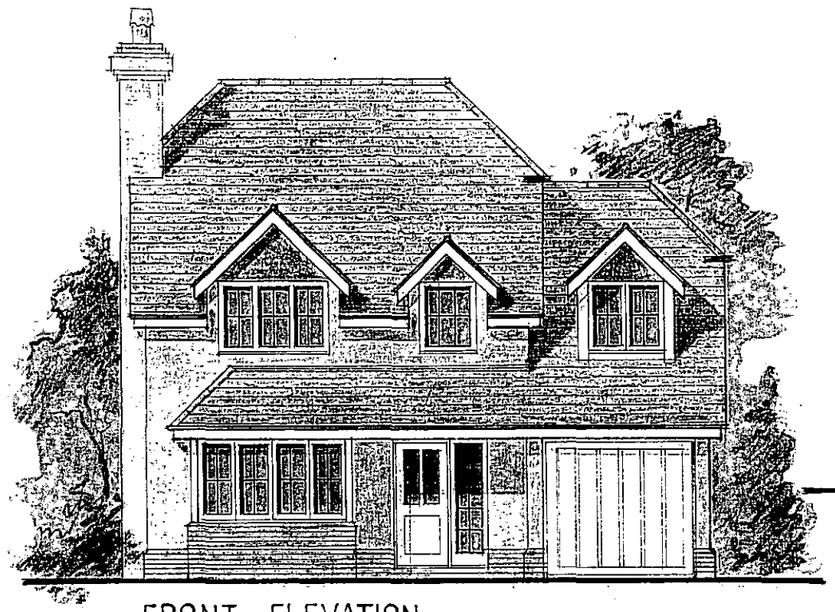
drawing SITE PLAN &
LOCATION PLAN

scale 1:500 & 1:1250 | 1620-01 A

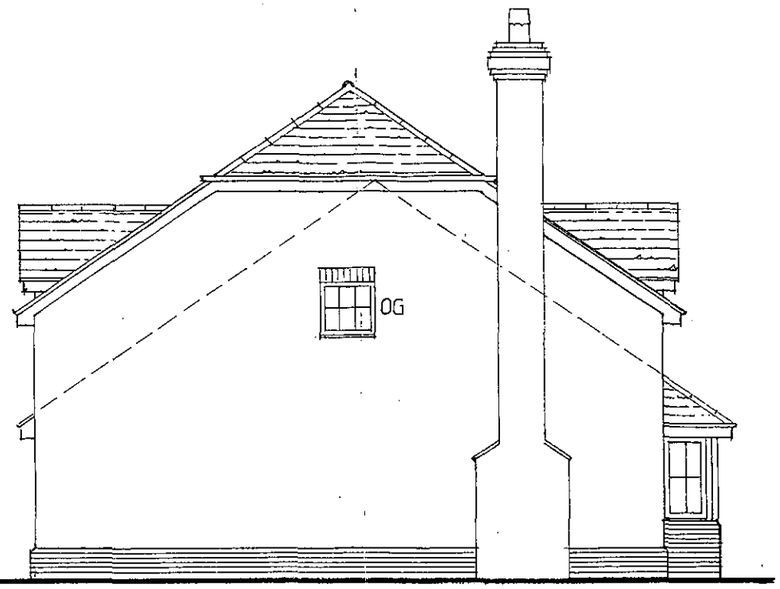
date SEPT 2001 | drawn by PB

(0118) 950 1700
THE STUDIO
101 LONDON ROAD
READING BERKSHIRE
CHARTERED ARCHITECTS
ANDREWS KALIK ASSOCIATES

12/11/02



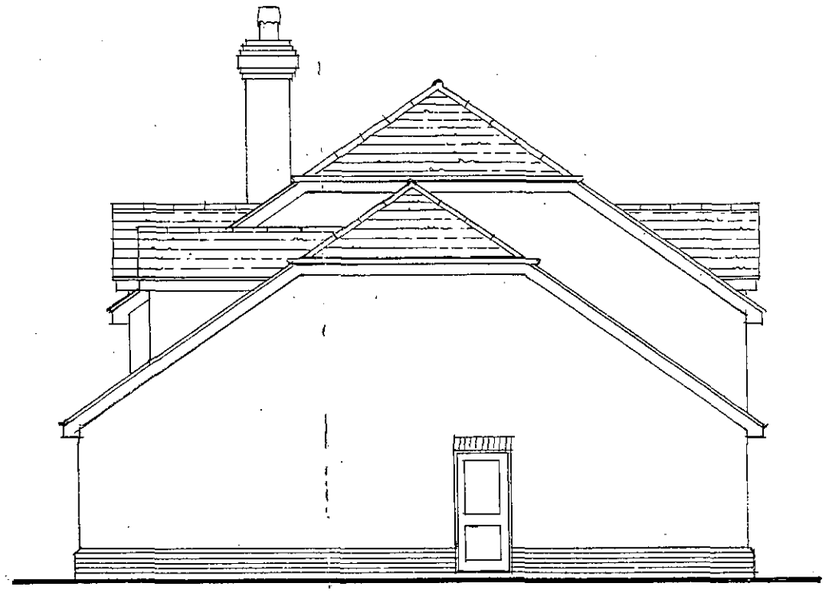
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



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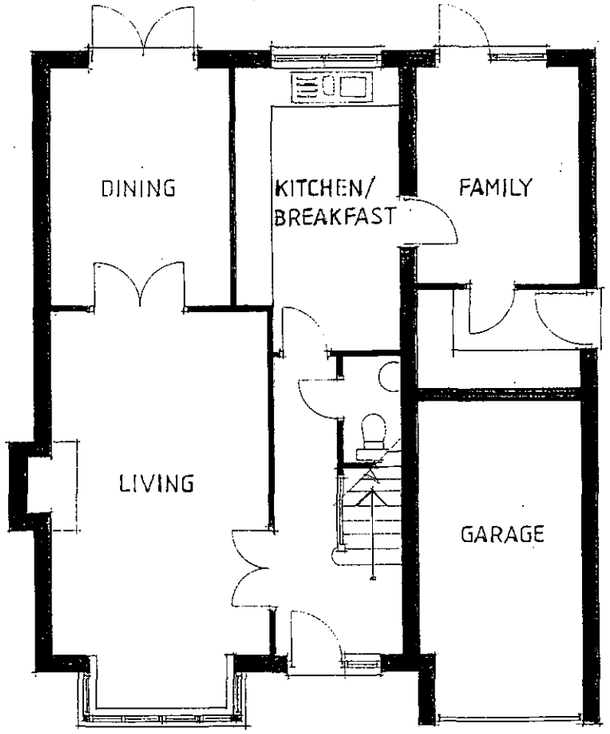
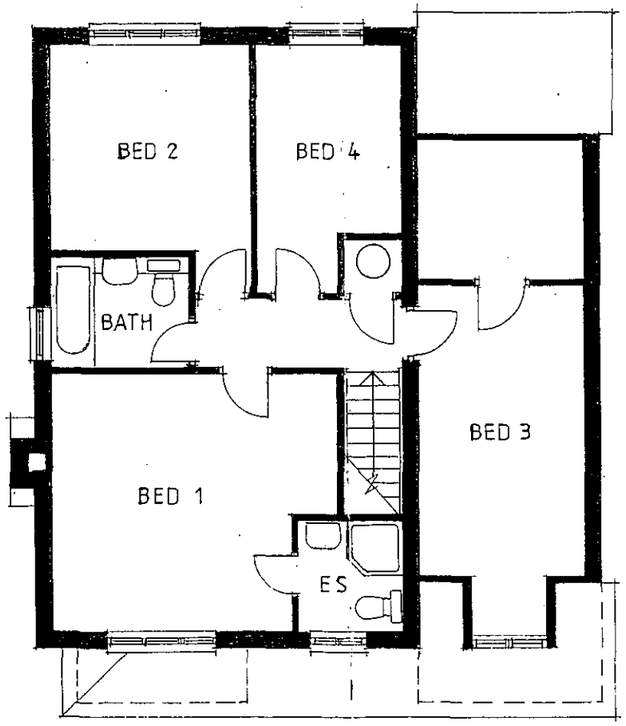
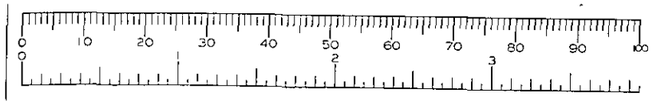


GROUND FLOOR PLAN



FIRST FLOOR PLAN



letter	date	revision
A	13.11.01	SIDE WINDOW AND DOOR ADDED

job: Pearmans Glade
Shinfield Rd
READING

client: Luff Developments Ltd

drawing: PLANS & ELEVATIONS
PLOT 1

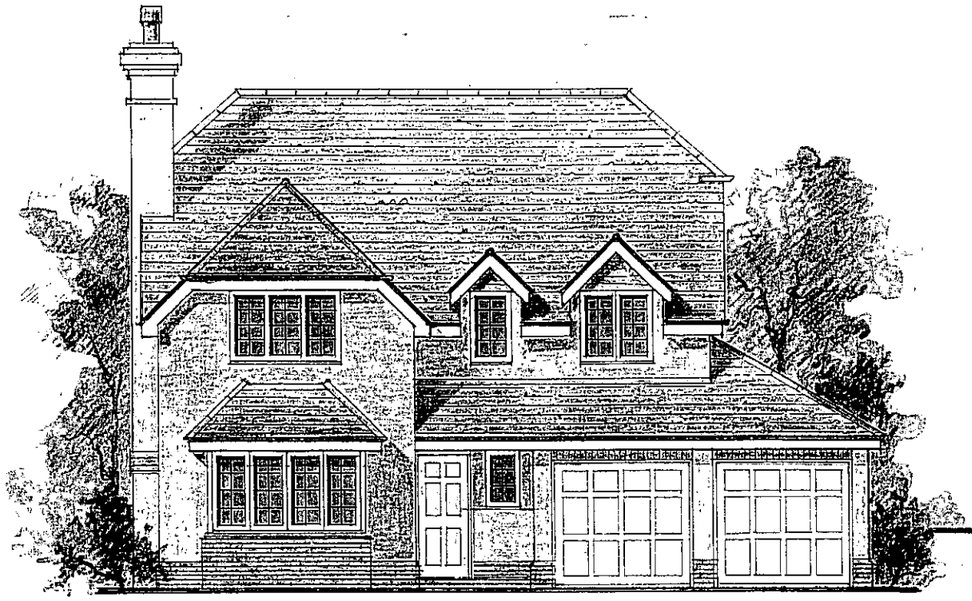
scale: 1:100

date: Sept 2001

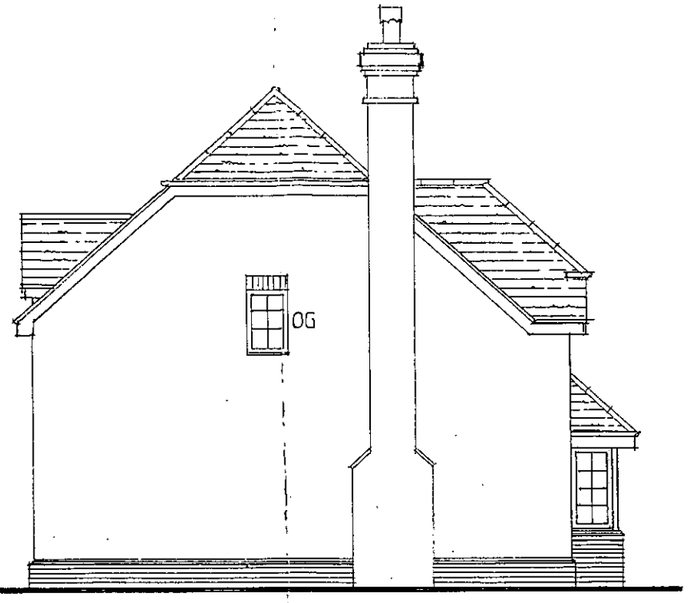
1620/2A

(0118) 9669669
101 LONDON ROAD
READING BERKSHIRE
Chartered Architects
ANDREWS & KALIK ASSOCIATES

12/11/02



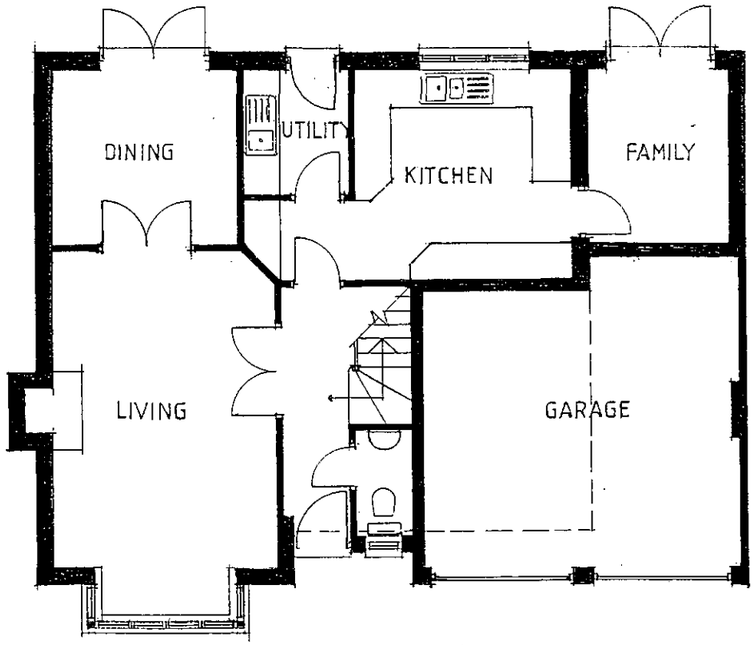
FRONT ELEVATION



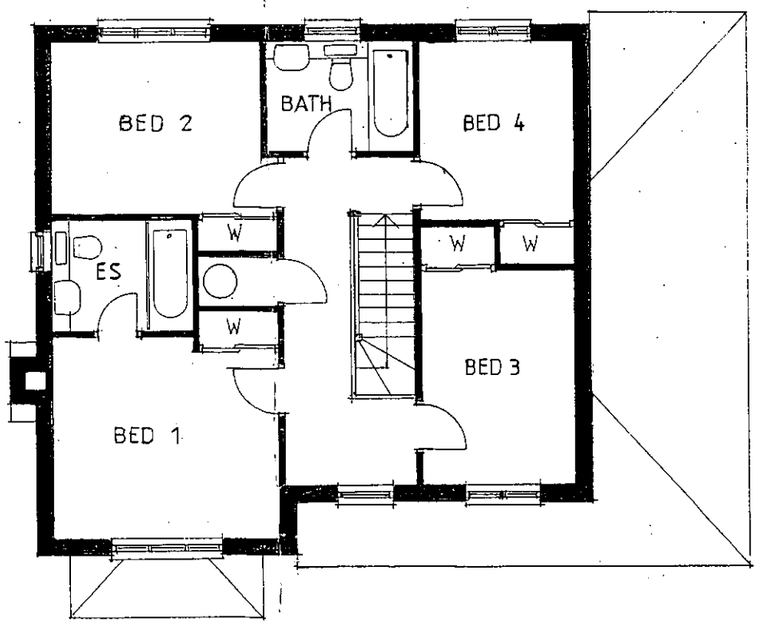
SIDE ELEVATION



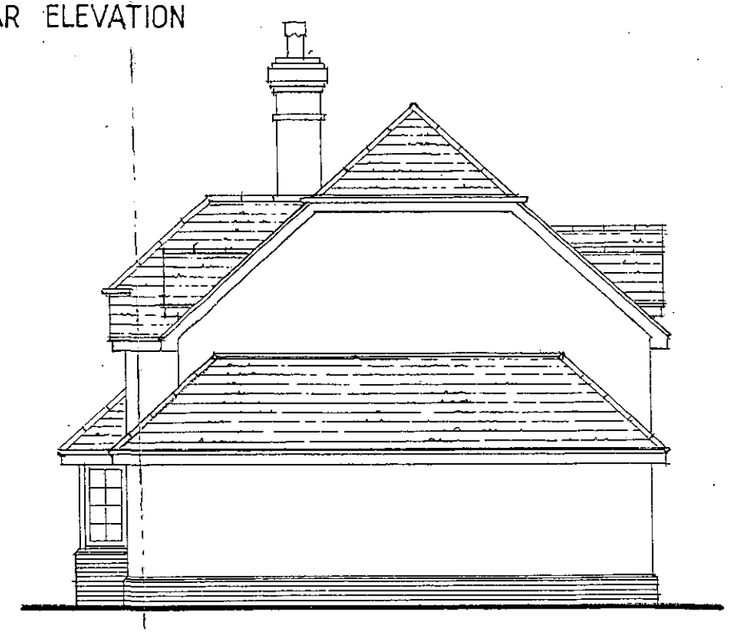
REAR ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SIDE ELEVATION

letter	date	revision
A	13.11.01	SIDE WINDOW ADDED

job: Pearmans Glade
Shinfield Rd
READING

client: Luff Developments Ltd

drawing: PLANS & ELEVATIONS
PLOT 2

scale: 1:100

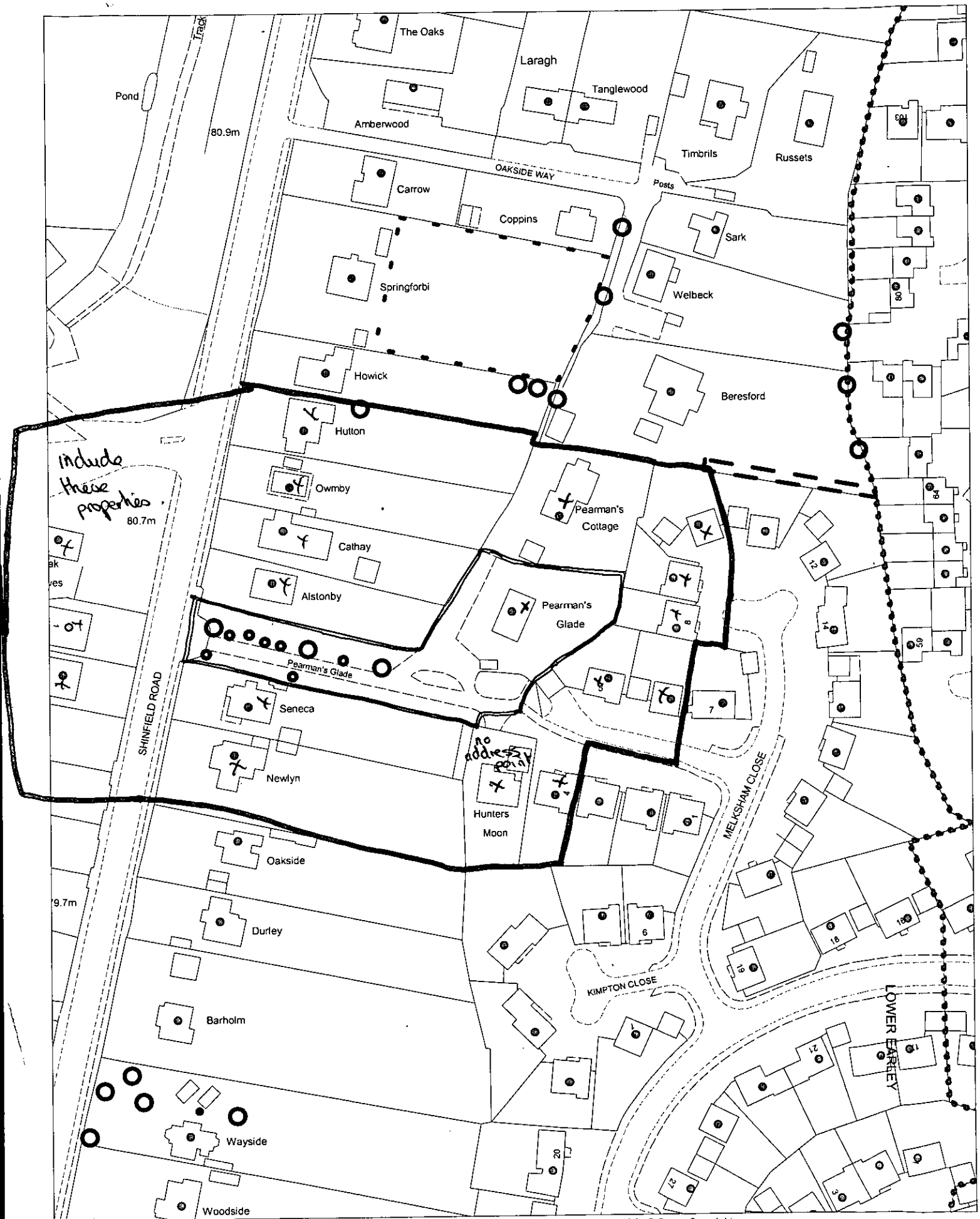
date: Sept 2001

1620/3A

101 LONDON ROAD
READING
BERKSHIRE
(0118) 9669669
Chartered Architects
KALIK ASSOCIATES
ANDREWS

12/11/02

15.NOV.2001 * 5250



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Development Control Section, Environmental Services, Wokingham District Council.
6 November 2001

Scale: 1 : 1250

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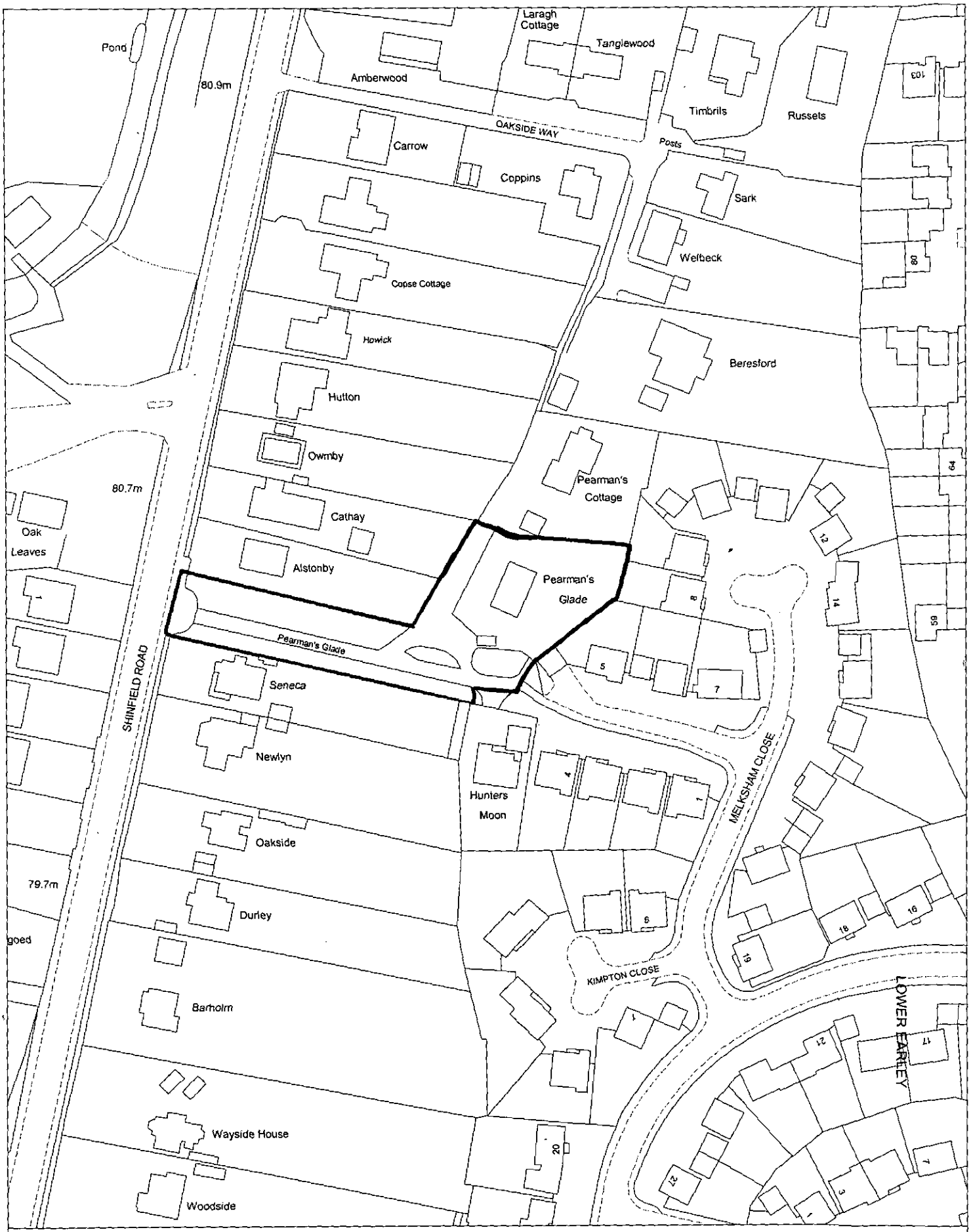

Site Plan, Scale: 1 to 1250

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Date: 1 March 2002

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