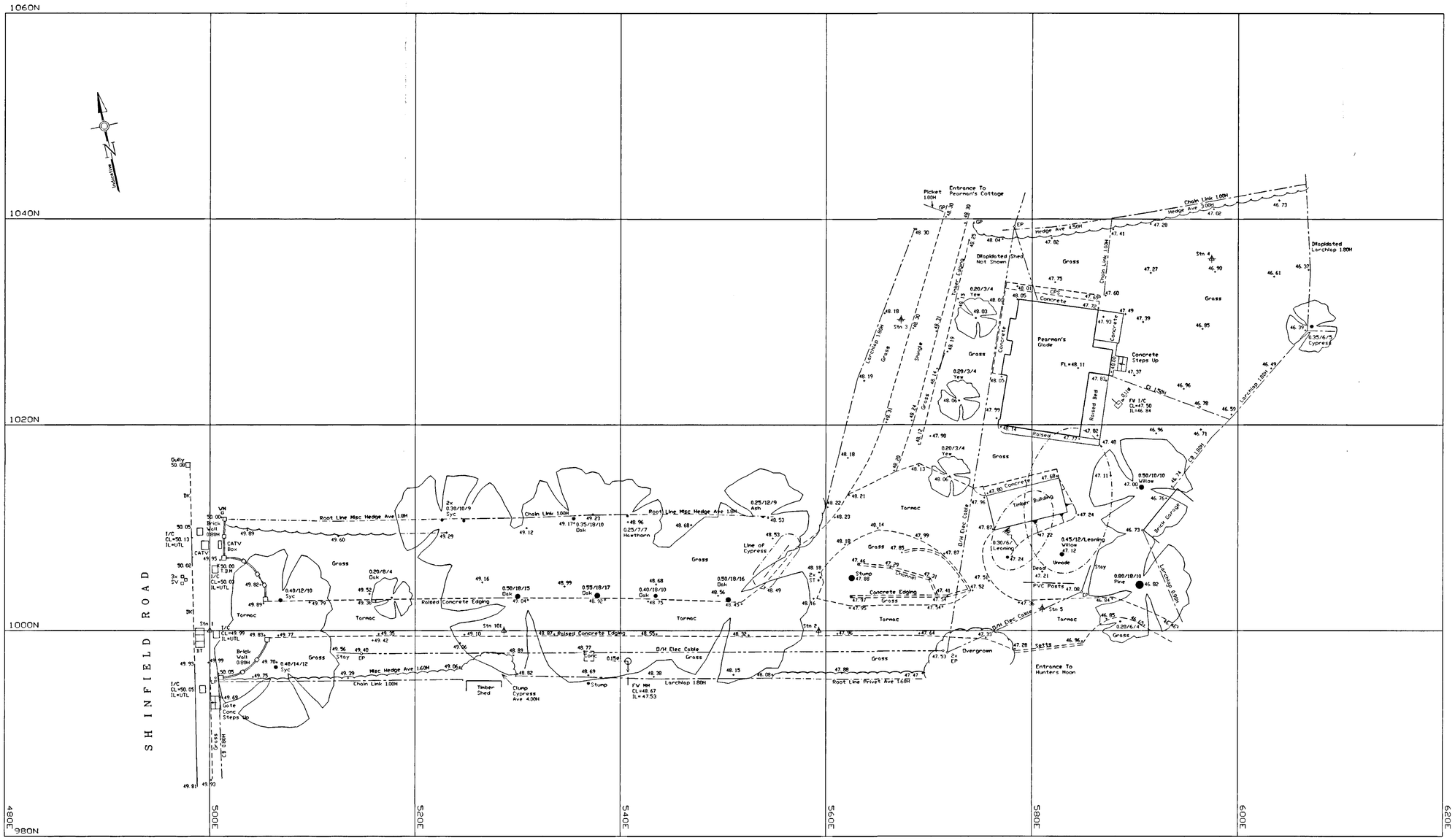

KEY

Drainage

Dis	Disused
FW I/C	Foul Water Inspection Cover
FW MH	Foul Water Man Hole
G	Gully
GV	Gas Valve
RE	Rodding Eye
SC	Stop Cock
SWG	Storm Water Gully
SW I/C	Surface Water Inspection Cover
SW MH	Surface Water Man Hole
SV	Stop Valve
WM	Water Meter

Drainage details in Italics obtained from local authority records. All other information has been gained by visual inspection where possible. All possible care has been taken to ensure correct information but Cutts Land Surveys can not accept responsibility for costs arrising from errors or omissions.

Street Furniture

Bol	Bollard
BT	British Telecom Cover
EP	Electricity Pole
ER	Earth Rod
FH	Fire Hydrant
GP	Gate Post
IB	Illuminated Bollard
LM	Lamp
LP	Lamp Post
RNB	Road Name Board
RS	Road Sign
TL	Traffic Light
TP	Telegraph Pole

Fences

BW	Barbed Wire
CB	Close Board
CL	Chain Link
CP	Chestnut Pale
IR	Iron Rail
Lat	Lattice
Misc	Miscellaneous
P&R	Post & Rail
P&W	Post & Wire

Miscellaneous

Bkw	Brick Wall
CTV	Cable Television
Cov	Unidentified Cover
CP	Concrete Post
CPS	Concrete Paving Slabs
DK	Drop Kerb
FB	Flower Bed
O/H	Over Head
R/W	Retaining Wall
UN	Unmade Surface
UTL	Unable To Lift (Cover Stuck, Locked, Parked On, etc)
TM	Theshhold Level
TM	Tarmac

Trees

Trees are shown as Girth/Height/Spread & species.
Trees not given a species have not been positively identified.
Tree spreads are shown as average diameter about the trunk.

CUTTS LAND SURVEYS
LAND & BUILDING SURVEYORS

Kingsmead House, Kingsmead Business Centre,
Mytchett Road, Mytchett. Camberley, Surrey.
GU16 6AE. Telephone : (01252) 512652
Facsimile (01252) 375312

client

Luff Homes Limited
The Granary, Ashbridgewood Farm
Warren House Road
Wokingham
Berkshire RG40 5RD

job title

Pearmans Glade
Reading

Site Survey

leveling

All levels related to T.B.M value 50.00 M situated on I/C frame corner. (See drawing)

scale

1:200 M

date

September 2001

drawing no: Condition 3 } see letter dated 3/06/03 & plan number 1620/8
Site levels } dated 4/03/03

N016

Condition discharged.

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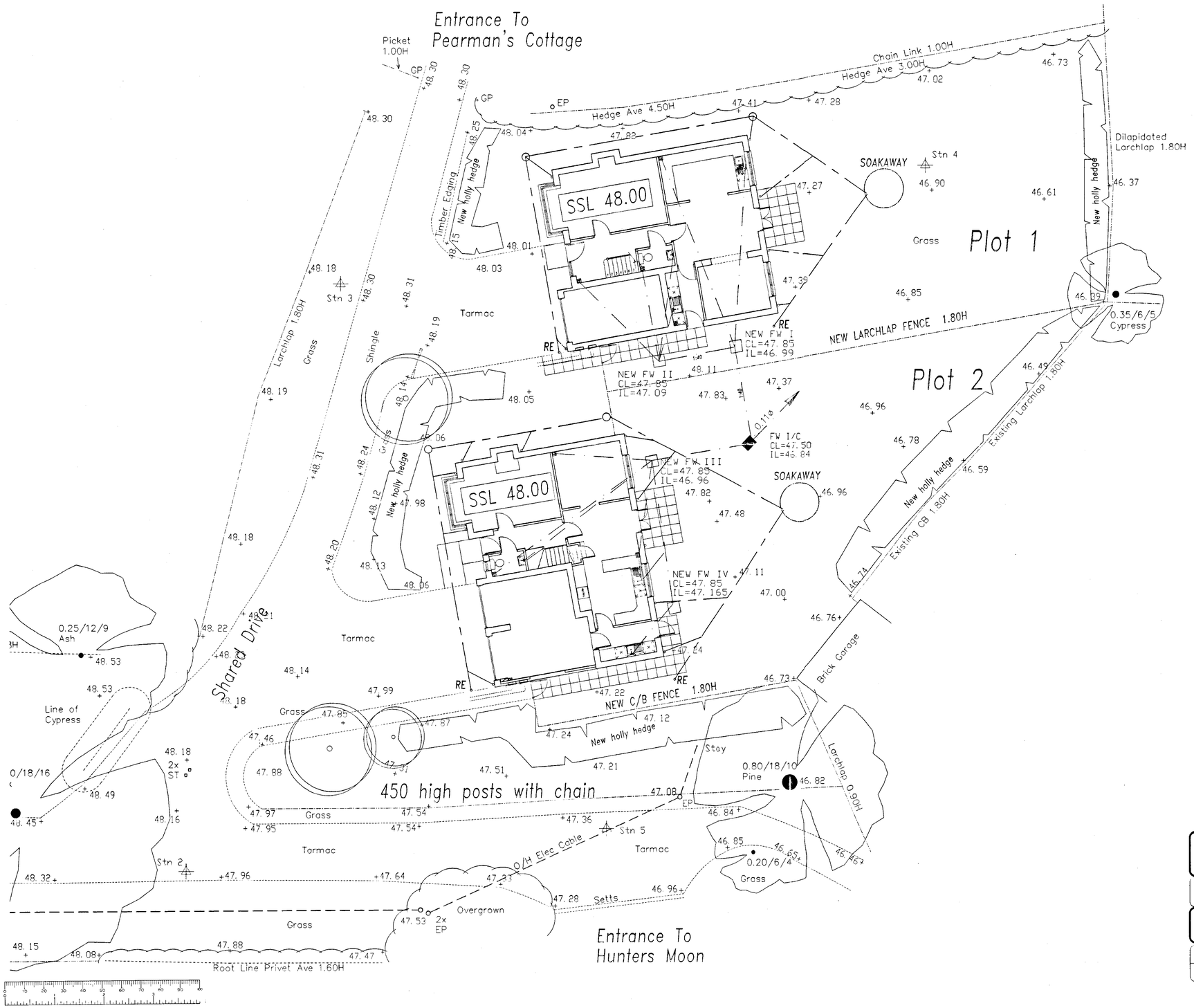

acceptable floor slab levels
Condition 3

letter	date	revision

TWO HOUSES
PEARMANS GLADE
Shinfield Road, READING

client
Luff Homes Ltd

dwg
DRAINAGE
G.A.

scale		
1:100		1620/8
date	sheet size	
Nov.2002	A1	

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

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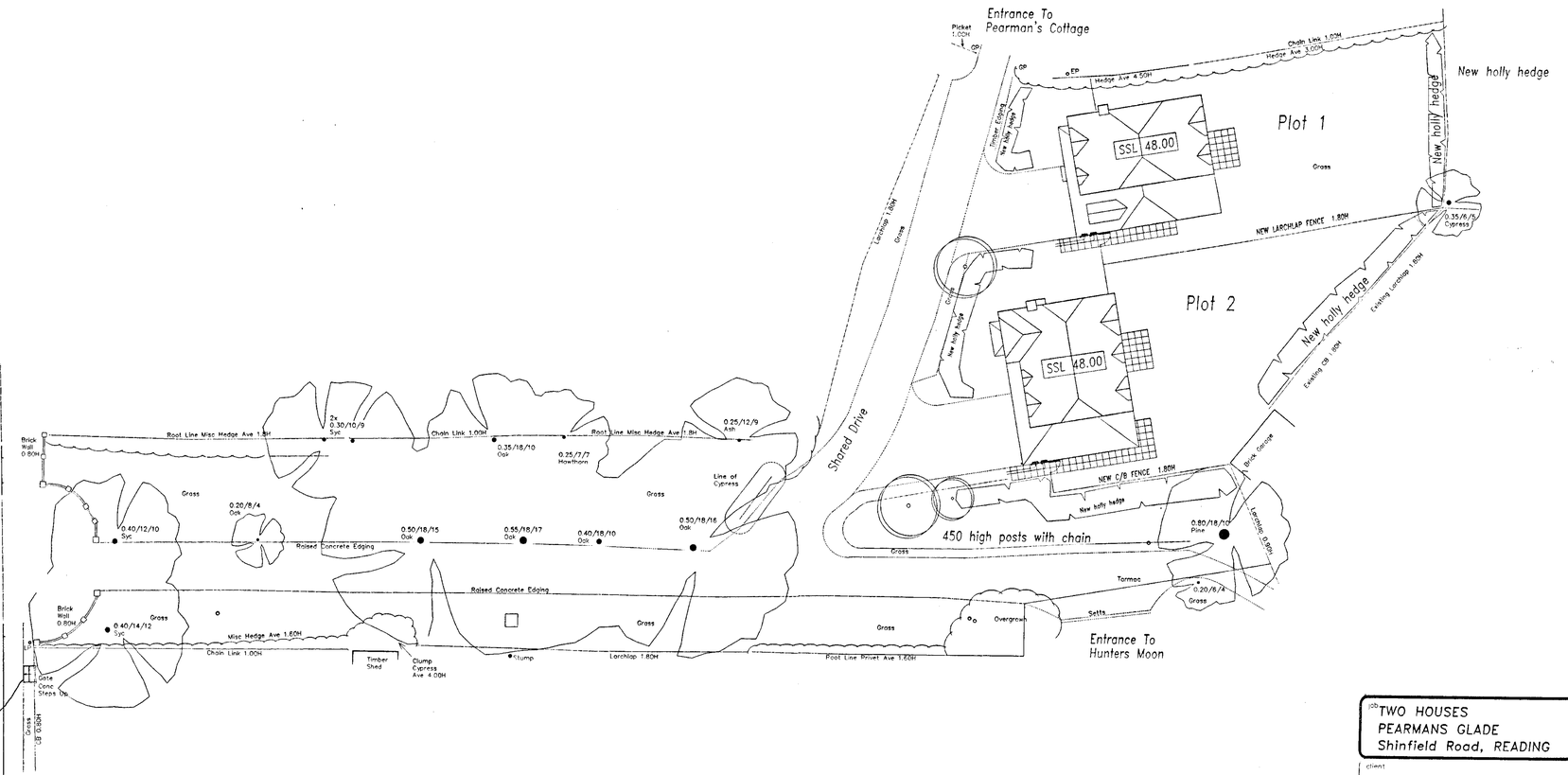

All levels related to TBM.
Value 50.00M situated on
I/C Fame Corner.

0 10 20 30 40 50 60 70 80 90 100

PLANS TO MEET CONDITIONS

letter	date	revision

job TWO HOUSES
PEARMANS GLADE
Shinfield Road, READING

client Luff Homes Ltd

drawing SITE PLAN
G.A.

scale 1:200
date Oct.2002
sheet size A1

1620/1

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READING
(0118)9669669

04 [illegible] 2003

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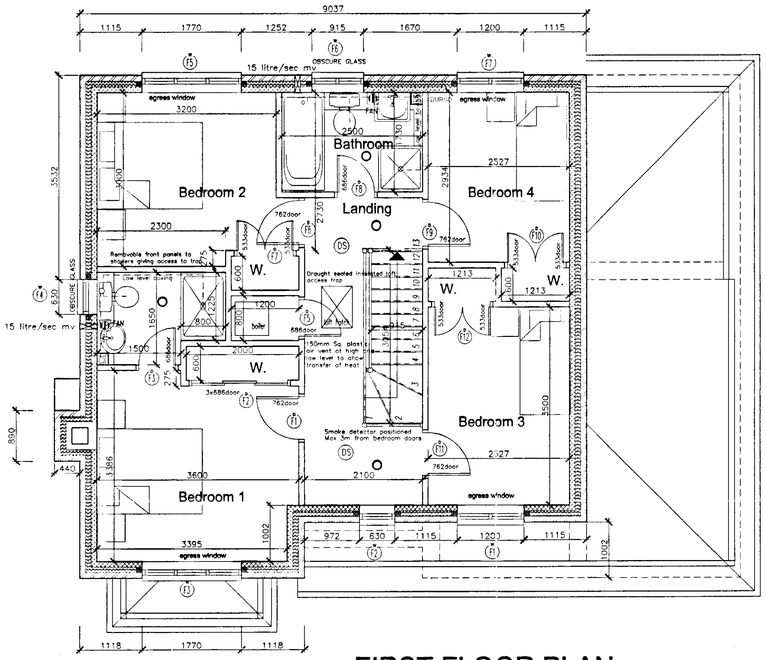
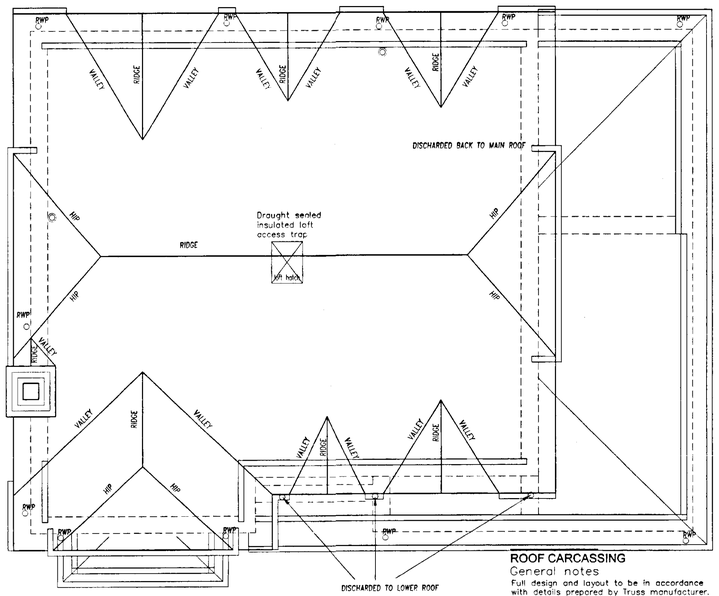


FIRST FLOOR PLAN



ROOF PLAN

ROOF CARCASSING

General notes

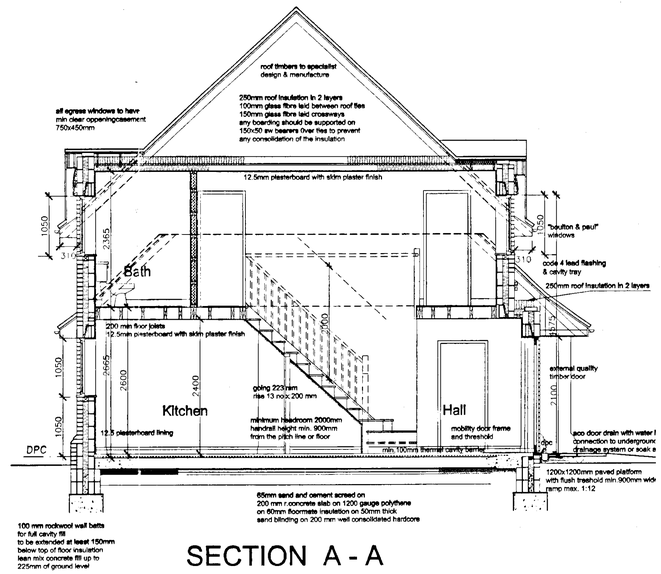
Full design and layout to be in accordance with details prepared by Truss manufacturer. Manufacturer to allow for tank staging to support a water tank not exceeding 300 litres

Bracing (not indicated) to be erected in accordance with truss manufacturers design.

Generally all bracing to be 25 x 100mm nailed twice to each truss with 2no 75 x 3.35mm galv round wire nails All laps where required to be over 2no trusses

Provide 50 x 100mm timber wall plates at the head of inner block skin to be strapped with 30 x 5mm galvanised steel restraint straps 1000mm long at 2000mm centres

Eaves overhang = 310mm



SECTION A - A

FOR FULL CONSTRUCTION NOTES
SEE WRITTEN SPECIFICATION
DWG 1587-SPECIFICATION

10000 mm2 TRICKLE VENTILATOR TO ALL WINDOWS

FOR DOOR AND WINDOW REF. USED JOHN CARR AND BOULTON & PAUL —RUGBY JOINERY

1200 X 900 EXTERIOR QUALITY PLY TANK PLATFORM ON 100 X 50 S.W. BEARERS TO TRUSS MANUFACTURERS

FOUL WATER DRAIN RUN WITHIN CEILING VOID TO BE FIRE STOPPED BETWEEN FLOORS AND WRAPPED IN CHICKEN WIRE REINFORCED F/G QUILT

600 mm WIDE ACCESS TRAP COMPLETE WITH TRIMMING TO BE PROVIDED ALL TO TRUSS MANUFACTURERS DETAILS AND DESIGN

NOTES :
-ALL LIGHT SWITCHES TO BE AT 1100 mm FROM FINISH. FLOOR LEVEVL.
-ENTRANCE DOOR MIN. CLEAR OPENING 800 mm
-INTERNAL GROUND FLOOR DOORS MIN. CLEAR OPENING 750 mm WITH 300 mm CLEAR TO LEADING EDGE
-ELECTRICAL SOCKETS AND SWITCHES TO BE FITTED WITHIN A BAND OF 450mm MIN. AND 1200mm MAX. FROM THE FINISH FLOOR LEVEL.

686 DOORS IN 766 MO
762 DOORS IN 842 MO
838 DOORS IN 918 MO.

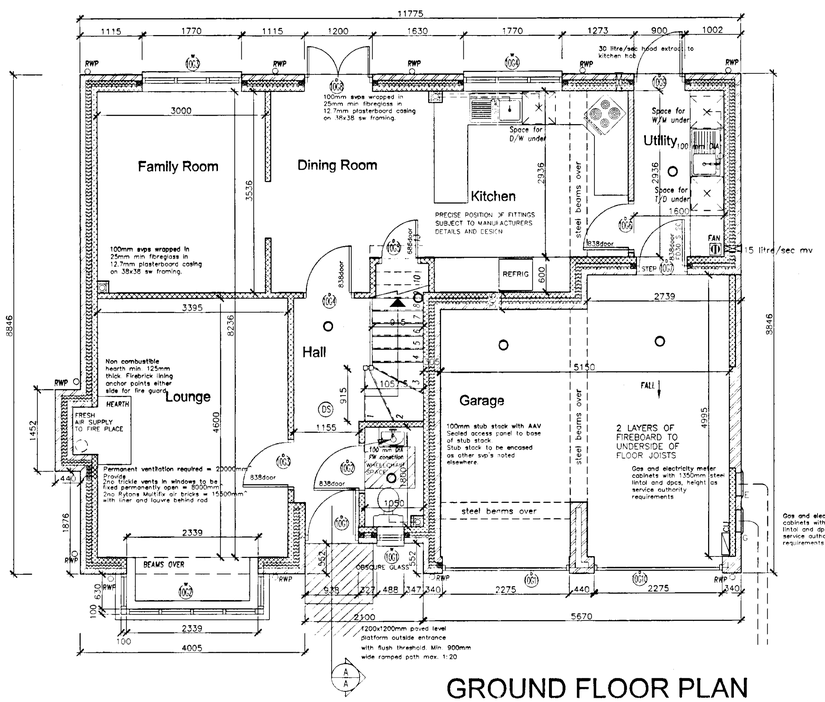
FLOOR SPAN
DS SMOKE DETECTOR
EFFICIENT LIGHTING
THERMAL CAVITY ■ CLOSER AND DPC

General key

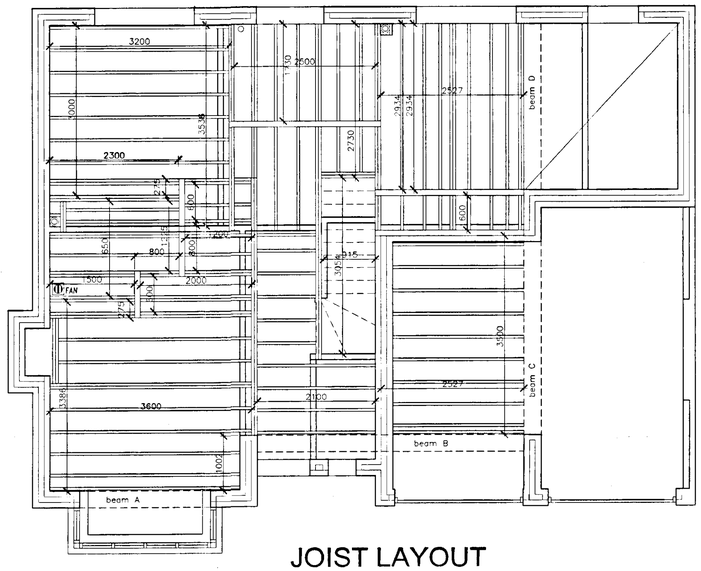
- represents 105mm brickwork
- represents medium dense blockwork
- represents 100mm non-loadbearing medium dense blockwork
- represents 100mm non-loadbearing partition

GROUND FLOOR	701 sq.ft.	65.19 m2	
FIRST FLOOR	692 sq.ft.	64.32 m2	
	1393 sq.ft.	129.51 m2	

letter	date	revision
A	13/11/2002	BATHROOM LAYOUT REVISED



GROUND FLOOR PLAN



JOIST LAYOUT

ALL MATERIALS USED TO COMPLY WITH RELEVANT B.S.

job	TWO HOUSES PEARMANS GLADE Shinfield Road, READING
client	~~Luff Homes~~ HEADLAND LTD
drawing	PLANS Plot 2 G.A.
scale	1:50
date	oct.2002
	1620/6 A

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Chartered Architects
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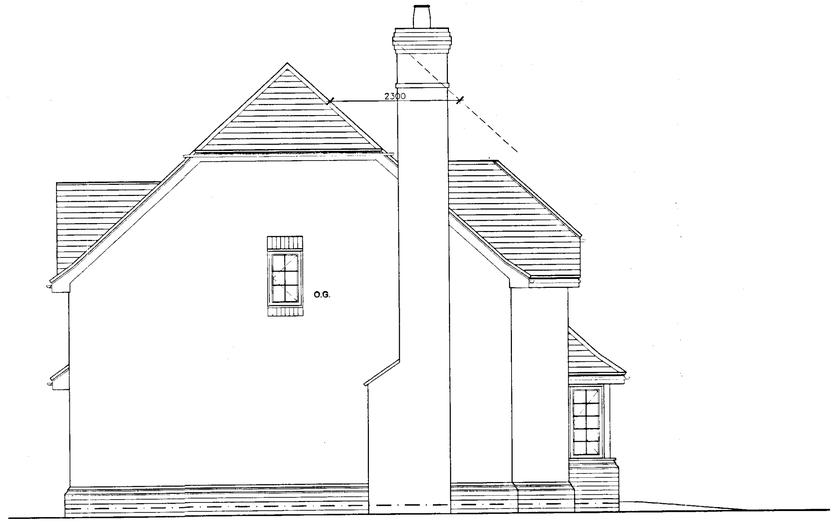
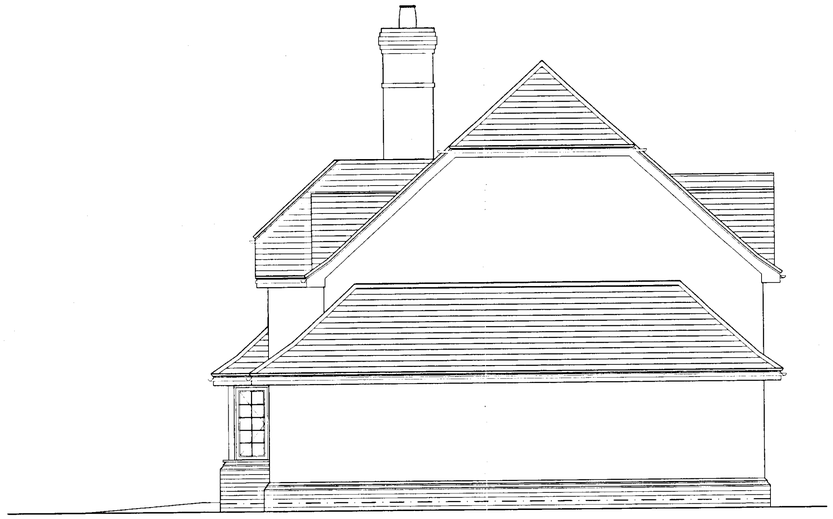
FRONT ELEVATION



SIDE ELEVATION



SIDE ELEVATION



REAR ELEVATION

Middle door under, however others decreased. Ground floor only; considered minor amendment KAA 11/04/03

job TWO HOUSES
PERMANS GLADE
Shinfield Road, READING

client Luff Homes

drawing ELEVATIONS Plot 2
G.A.

scale 1:50

date Oct. 2002

1620/7

letter | date | revision

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READING
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Chartered Architects
ANDREWS KALIK ASSOCIATES

04 MAR 2003

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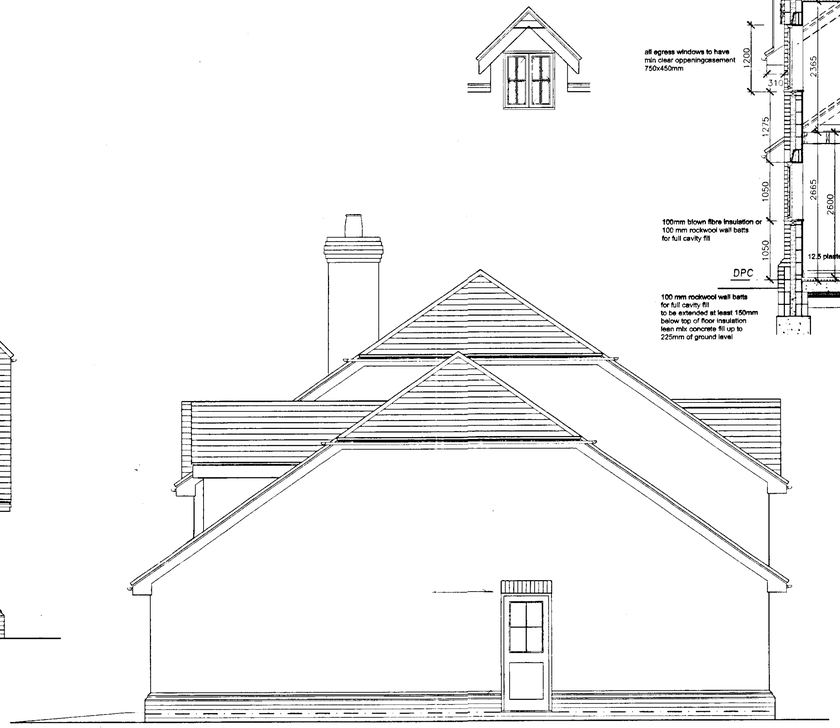
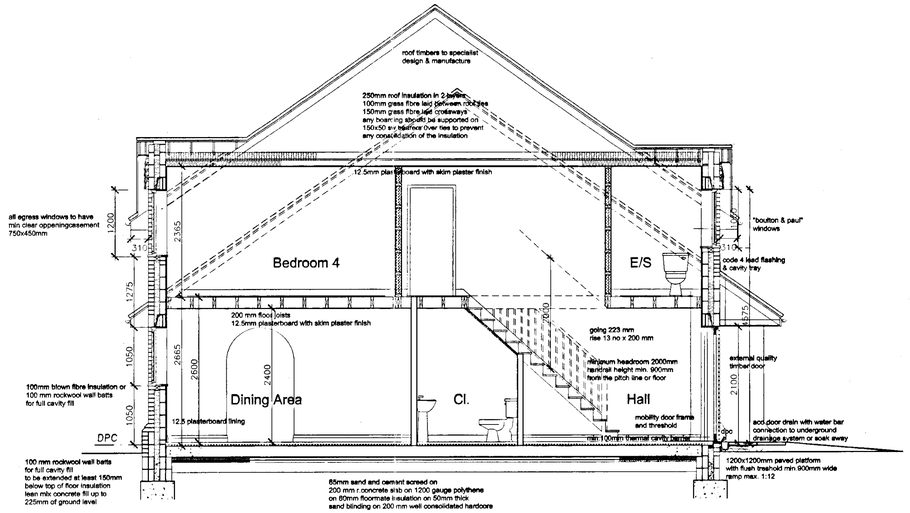
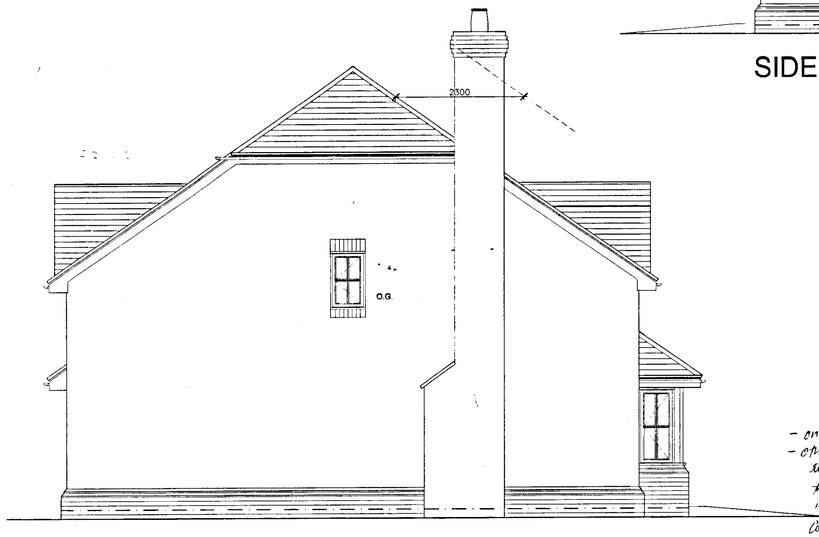
FRONT ELEVATION



SIDE ELEVATION



SECTION A - A



SIDE ELEVATION

- one less window
- otherwise simply swapped (w. french doors instead of single).
Considered minor amendment.
KAK 11/04/03



REAR ELEVATION

letter	date	revision
A	18.11.2002	REAR ELEVATION AT GROUND FLOOR REVISED

job: TWO HOUSES
PEARMANS GLSDE
Shinfield Road, READING

client: ~~Luff Homes~~ HEATHDAWN LTD.

drawing: ELEVATIONS Plot 1
G.A.

scale: 1:50

date: Oct. 2002

1620/5 A

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04 MAR 2003

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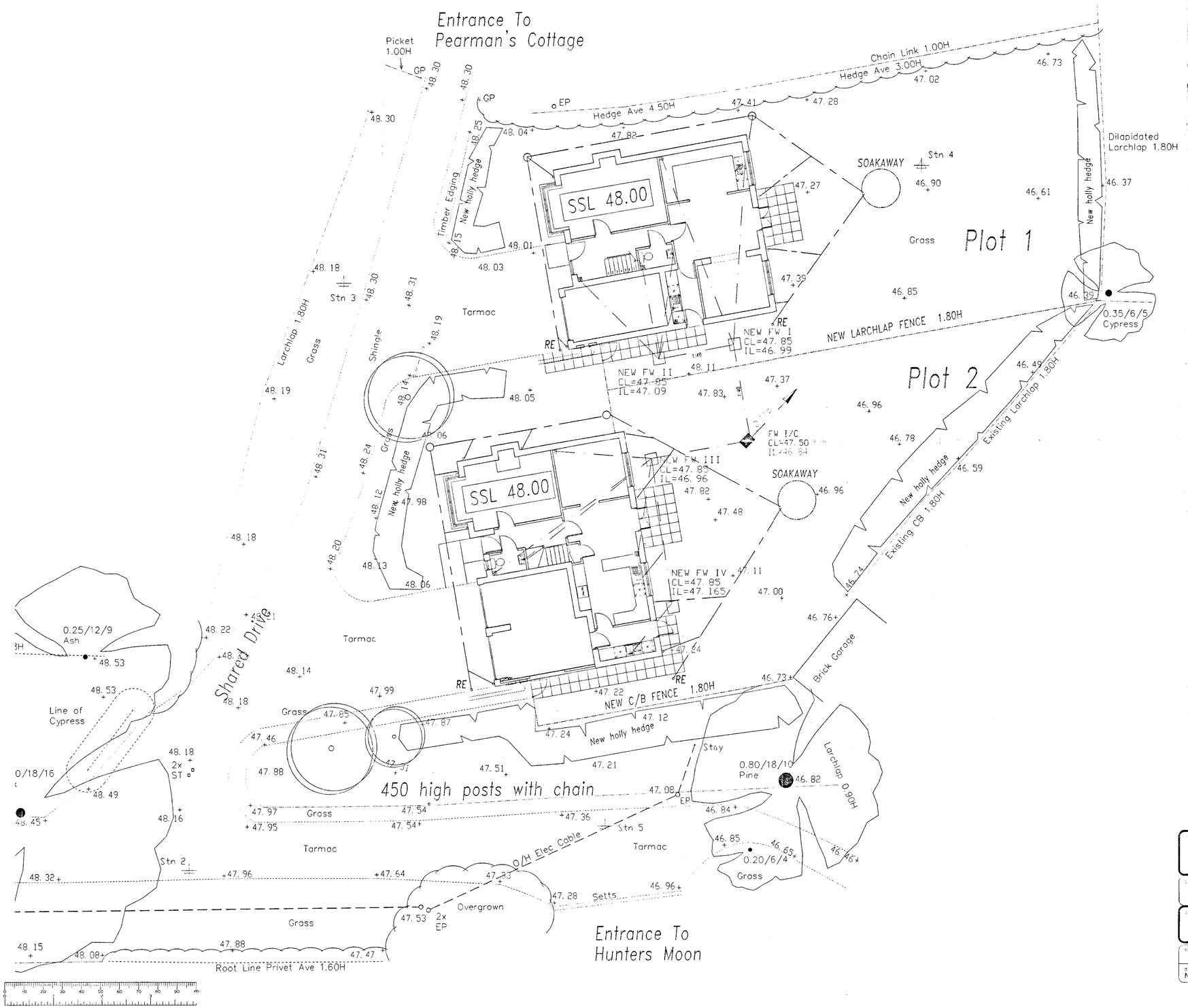
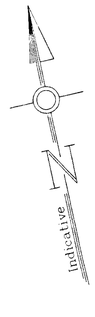
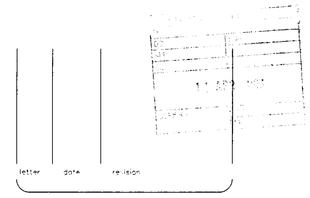




PLANS TO MEET CONDITIONS



TWO HOUSES
PEARMANS GLADE
Shinfield Road, READING

client
Luff Homes Ltd

drawing
DRAINAGE
G.A.

scale 1:100
date Nov.2002
sheet size A1
1620/8

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

SOUTHPORT U.K. Tel.0704-26866 Fax.0704-25814
LONDON OFFICE Tel.071-377-1777 Fax.071-247-6181

SYSTEMS LTD

APPLICATION NO.5250

Name of appellant:
Luff Developments

Site address:
Pearman's Glade, Shinfield Rd

Proposal:Proposed erection of 2 dwellings with garages

Case Officer:AO

Allowed 15/10/02

02 359

EO Agreed Y

Decision A

Date 21/3/03

Date Commenced

Date Completed

APPROVED

INFORMAL HEARING APPEAL

CASE OFFICER: AO

APPLICATION NUMBER: 5250

APPELLANT: Luff Developments

SITE: Pearman's Glade, Shinfield Rd, Shinfield

APPEAL REF: APP/X0360/A/02/1084098

START DATE: 27/02/02

DATE OF HEARING 05/09/02 CR1.

Allowed 15/10/02

Progress Record	Date Actioned	Initials
Appeal Logged:	28/02/02	
Entered on Access:	28/02/02	DG
Notification Letters Due:	**13/03/02**	
Notification Letters Sent:	01/03/02	DG
Questionnaire Due:	**13/03/02**	
Questionnaire Sent:	01/03/02	DG
Venue Booked:	02/04/02	DG
Statement Due:	**10/04/02**	
Checked by Team Leader:		
Statement Sent:	8/03/02	DG
Comments Due:	01/05/02	
Comments Sent:	✓	
Hearing Date Notification sent:	14/08/02	DG
Decision Letter circulated:	16/10/02	DG
Decision entered on Access.	16/10/02	DG

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.

B. J. Juppe

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

The Planning Inspectorate

3/23 Hawk Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
http://www.planning-inspectorate.gov.uk

Direct Line 0117-3728775
Switchboard 0117-3728000
Fax No 0117-3728804
GTN 1371-8775

PLANNING SERVICES 54753
FOL
DEI
28 MAR 2002
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ACK
FILE

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

Your Ref: F/2001/5250

Our Ref: APP/X0360/A/02/1084098

Date: 27 March 2002

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY LUFF DEVELOPMENTS
SITE AT PEARMANS GLADE, SHINFIELD ROAD, READING, BERKSHIRE

done 02/04/02 CR 1

I am writing to advise you that the hearing into this appeal will start at 10:00 on Thursday 5 September 2002 at Council Offices, Shute End, Wokingham. Please arrange a car-parking space for the Inspector. Could you send the details, together with a location plan of the venue, to the case officer quoting our appeal reference number.

The name of the Inspector will be confirmed to you at a later date.

The hearing date has been imposed upon yourselves.

Please write to those persons you consider appropriate, telling them about the hearing details at least 2 weeks before the hearing date. Your letter should cover:

cleared 16/08/02

- An Inspector has been appointed by the Secretary of State to determine this appeal;
- The location of the site and a description of the development;
- Where your, and the appellant's, statements and future comments can be inspected;
- that they may attend the hearing, and at the Inspector's discretion, give their views;
- that we will send a copy of the decision letter only to those who ask for one in writing;
- what facilities are available for people with disabilities e.g. parking spaces, access and seating arrangements etc.

If you have not already done so, please send 2 copies of your written statement to the case officer and one copy to any statutory party. We must receive it within 6 weeks of the starting date.

If you consider it appropriate, please notify the press of the hearing. Please also note that people with disabilities who may be concerned about facilities at the hearing venue have been advised to write to, or contact your Council to confirm that proper provisions are in place.

We aim to issue decisions within 7 weeks of the close of the hearing. If there is likely to be significant delay, we will let you know.

Yours faithfully

Miss Kate Hallett

206J(BPR)

Our Ref: DW/L53

5th April 2002

Mrs Pat Taylor
Team Leader, Technical and Administration Support
Highway Department
Wokingham District Council
Civic Offices
Shute End
Wokingham
Berkshire

Dear Mrs Taylor

Status Inquiry – Pearmans Glade, Shinfield Road, Reading

Following my telephone conversation with your assistant this morning, I would be grateful for your confirmation that there is no Public Right of way along Pearmans Glade, between Shinfield Road and Melksham Close.

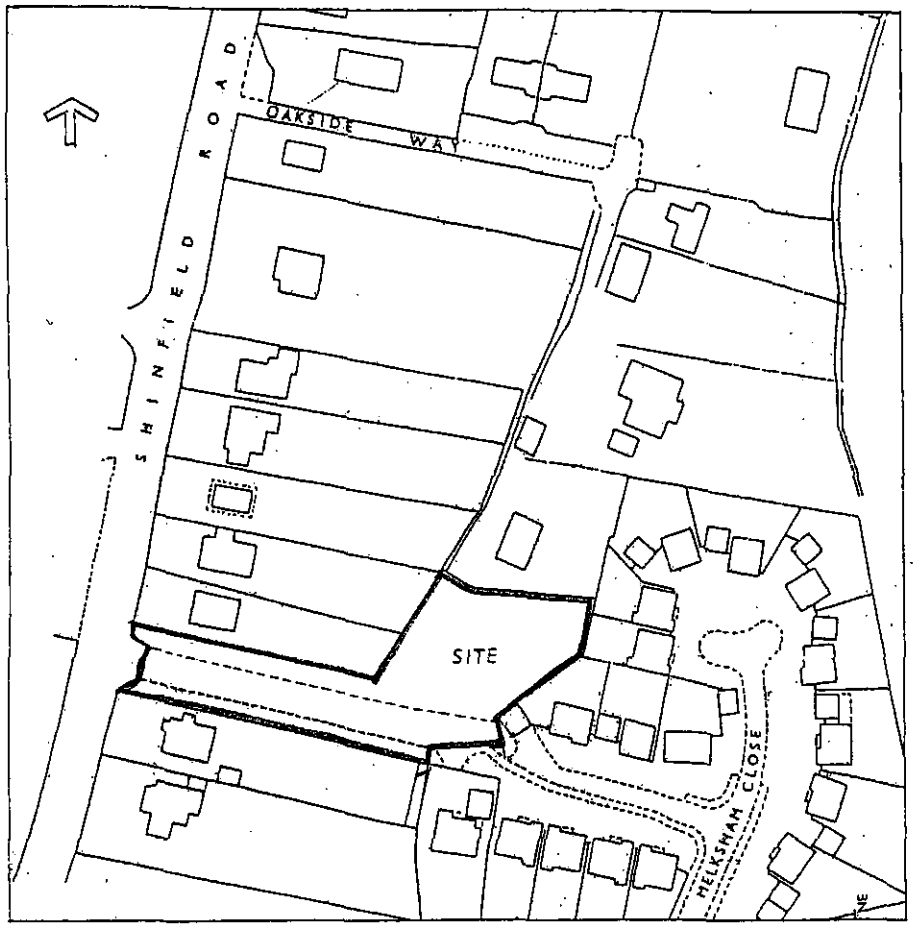
I attach a map extract to clarify the exact location the subject of this query.

Could you also advise whether there is any other relevant statuary highways designation. I act on behalf of prospective purchasers in the matter of a planning appeal, and I have confirmation that the access is in private ownership with all rights the responsibility of the owners. However, I believe that the route is regularly used by pedestrians travelling between Melksham Close and Shinfield Road. I can also confirm that my client intends that pedestrians may continue to use the route, and that no objections have been raised by the Highway Authority to the planning application now at appeal.

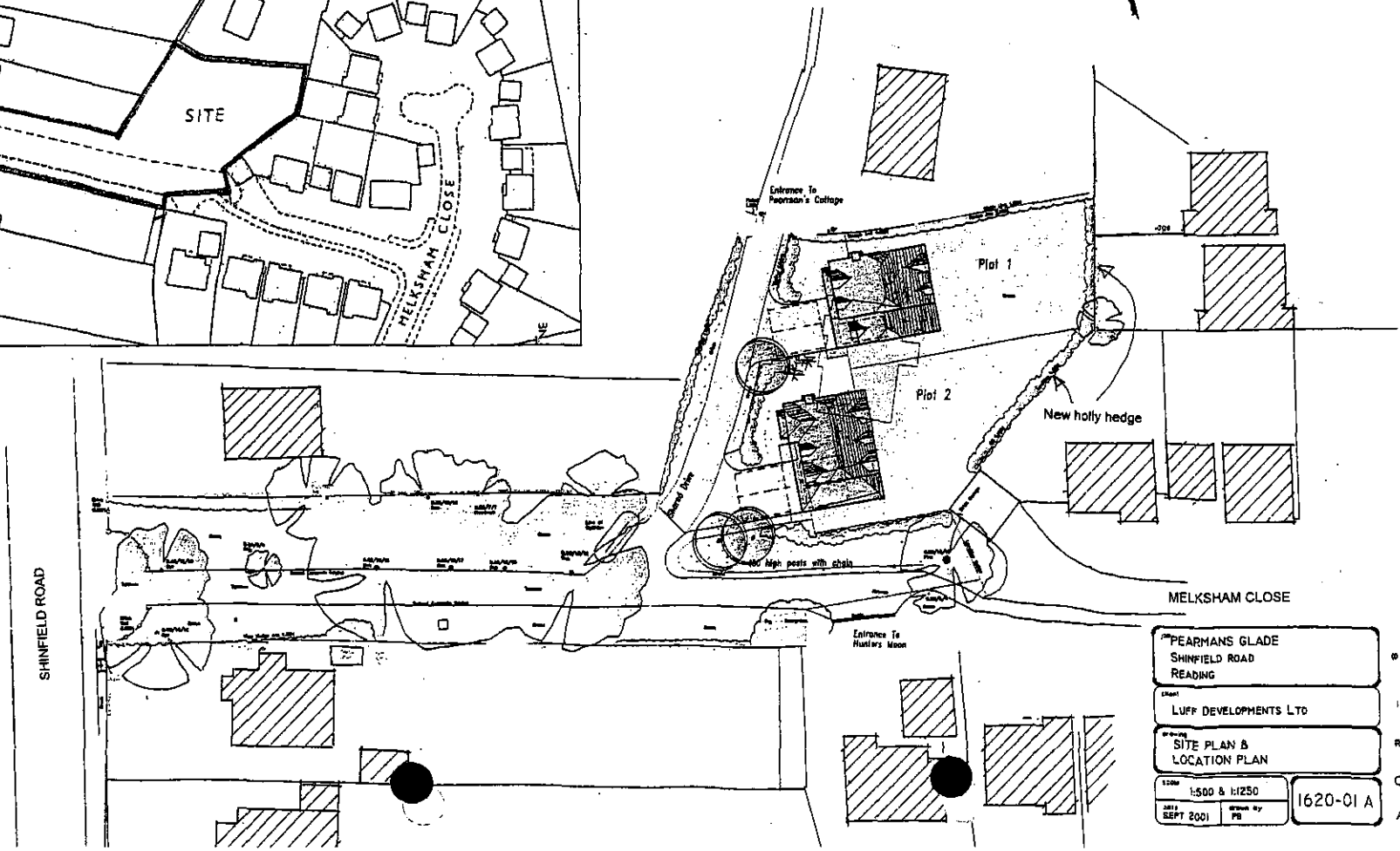
I would very much appreciate an early reply.

Yours sincerely

Deirdre Wells



LOCATION PLAN



SITE PLAN

A	13.11.01	PARKING SHOWN
letter	date	revision

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

WILKINSON THE STUDIO 101 LONDON ROAD READING BERKSHIRE
CHARTERED ARCHITECTS
ANDREWS KALIK ASSOCIATES

Tel: 0118 974 6332 (Direct Line) Fax. 0118 974 6313

Date: 15th April 2002

Your Ref:

My Ref: PAT/DF/G6 (20020037)

WOKINGHAM UNITARY
Aiming for Excellence

Environmental Services Department
Engineering Services
P.O. Box 153
Shute End, Wokingham
Berkshire RG40 1WL
Main Switchboard (0118) 974 6000
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Ms D Wells
Planning & Development Partnership
35 St Lukes Road
Maidenhead
Berkshire SL6 7DN

Dear Ms Wells

RE: PEARMANS GLADE, SHINFIELD ROAD

In reply to your fax of 5th April 2002 I write to confirm that according to the Highway Records the area outlined on your site plan known as Pearmans Glade is not adopted highway and no public right of way is shown on the Definitive Map.

I have sent a copy to Property Section to reply directly on any additional highway dedications etc.

Yours sincerely

P. Taylor (Mrs)
Team Leader, Technical & Admin Support

Tel. 0118 974 6730
Email. @wokingham.gov.uk
Fax. 0118 974 6724
Date. 17th April, 2002
My ref. O/09/4002-05
Your ref. DW/L53
File ref:

Support Services Department
P.O. Box 151
Shute End, Wokingham
Berkshire RG40 1WH
Tel: (0118) 974 6000
Fax: (0118) 978 9078
Minicom No: (0118) 974 6691
DX: 33506 – Wokingham

Deidre Wells,
Planning & Development Partnership,
35, St Lukes Road,
Maidenhead,
SL6 7DN

Dear Deidre

Status Enquiry – Pearmans Glade, Shinfield Road, Reading

With reference to your enquiry regarding the above which was originally made to our Highways Department. I understand that they have checked their records and replied to you on that basis. I have further checked the records and plans within our section. To the best of our knowledge, the council has never owned the land and it is not subject to any public rights of way.

I trust that this answers your question, but should you have any further queries please do not hesitate to contact me.

Yours sincerely,

Peter J Anderson

Technical Assistant, Estates Unit

For Head of Property

file pl.

Tel: (0118) 974 6448 (Direct Line)
Email: Denise.Gumbrell@wokingham.gov.uk
Date: February 28, 2002
My ref: **F/2001/5250**

WOKINGHAM UNITARY
Aiming for Excellence

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

The Owner / Occupier
CATHAY
SHINFIELD ROAD
SHINFIELD
READING
RG2 9BE

NOTICE OF INFORMAL HEARING

Dear Sir/Madam

APPLICATION No: F/2001/5250
APPEAL BY: Luff Developments Ltd
SITE: Pearmans Glade Shinfield Road Shinfield Reading
PROPOSAL: Proposed erection of two dwellings with garages.

This is to inform you that an Inspector appointed by the Secretary of State for the Environment, Transport and the Regions, will hold an Informal Hearing into this Appeal at the Civic Offices, Shute End, Wokingham on a date to be advised.

Comments already made, following the original application for planning permission, will be forwarded to The Planning Inspectorate .

If you wish to make further representations, you should, if possible, send three copies to Mrs M Pocock, The Planning Inspectorate, Room 3/03, Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, *quoting reference* **APP/X/0360/A/02/1084098**. *Comments received after* **10/04/2002** will not normally be seen by the Inspector & will be returned.

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

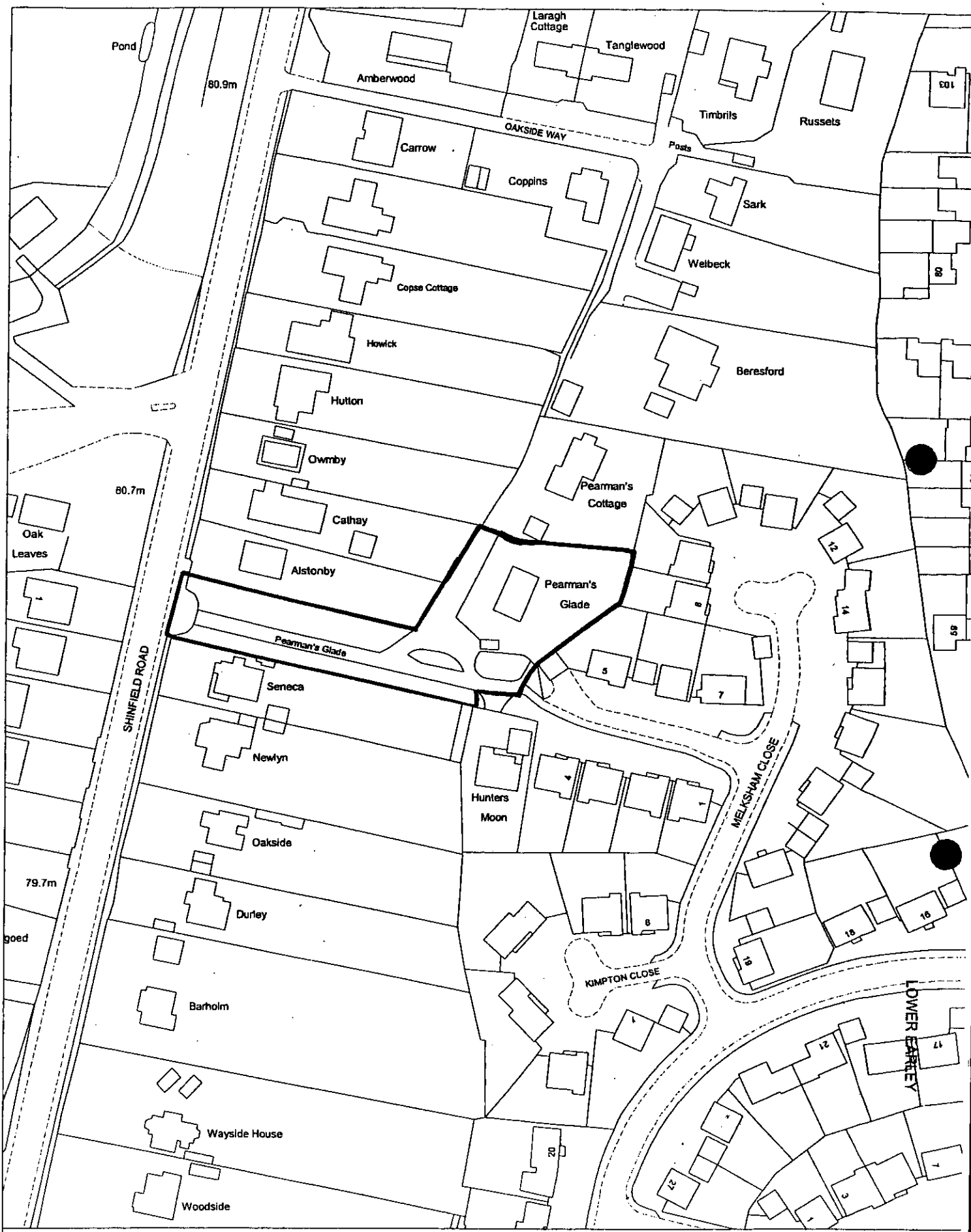
A free booklet, "Guide to taking part in planning appeals" is available from this office.

If you would like a copy of the decision on this Appeal, you should write to Mrs Pocock & ask for one.

Yours faithfully

Denise Gumbrell

Appeals Assistant



Site Plan, Scale: 1 to 1250

This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

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Date: 1 March 2002

N
W E
S

Tel: (0118) 974 6448 (Direct Line)
Fax: (0118) 974 6484
Date: April 2, 2002
My ref:F/2001/5250
Your ref: APP/X0360/A/02/1084098

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

Mrs M Pocock
The Planning Inspectorate
Room 3/03 Kite Wing
Temple Quay House
2 The Square
Temple Quay
BRISTOL
BS1 6PN

Dear Mrs Pocock

APPEAL BY: Luff Developments

SITE: Pearmans Glade, Shinfield Rd, Reading

HEARING DATE: THURSDAY SEPTEMBER, 5, 2002

Enclosed with this letter is a leaflet showing the venue for the Hearing & the car park recommended for the Inspector's use. Both are circled in red.

Please forward this letter & the leaflet to the Inspector concerned.

I hope this is helpful, and that the Inspector finds a parking space without a problem.

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant
Enc.

Ref No
APP/X/0360/A/02
1084098
5250

Mrs S. A. Alderman
Hunters Moon, Pearmans Glade
Shinfield Road
READING
Berkshire RG2 9BE
Tel/Fax: 0118/986/3971

OBS

PLANNING SERVICES	HP 60106
POL DG	TLS
DC AUGUST 19H 2002	ENF
APP	
CS	

21 AUG 2002

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	FILE

APPEAL BY LUFF DEVELOPMENTS LTD.

SITE PEARMANS GLADE SHINFIELD Rd.

PROPOSED ERECTION OF TWO DWELLINGS

Dear Ms Denise Gumbrell.

Thank you for the notification of the hearing into this appeal.

I would like to point out that the name of this plot is "PEARMANS LODGE."

I would like to attend this hearing on 05-09-2002 and will probably want to ask a few questions. The objections to the building of two four bedroom houses on this site remain the same. You already have the reasons in writing at your office.

I would like to be notified of any further developments

Yours sincerely

Sheila A. Alderman

From: Lieutenant Colonel(Retd) N R WEST
10 Melksham Close
Lower Earley
READING
Berkshire
RG6 4AU
Tele: (0118) 9671227(H)

60155

PLANNING SERVICES	HPT
POL	TLS
DC DG	ENF
APP	
CS	

22 AUG 2002

19-Aug-02

COPIES TO	ACK:
	FILE:

Environmental Services Department
Planning Services
P.O. Box 157
Shute End
WOKINGHAM
Berkshire
RG40 1WR

Dear Sir/Madam

NOTICE OF FORMAL HEARING

Reference A: Your F/2001/5250 dated 13 August 2002.

Thank you for Reference A informing me of the above Informal Meeting to take place at the Civic Offices, Wokingham at 10.00 a.m. on 5 September 2002.

I shall be attending the meeting and wish to take part in the discussions regarding this appeal.

Yours faithfully,

(N R WEST)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

WOKINGHAM UNITARY
Aiming for Excellence

APPEAL BY: **Luff Developments**
SITE: **Pearman's Glade, Shinfield Rd, Shinfield**
APPLICATION NO.: [redacted] 5250
PROPOSAL: **Proposed erection of 2 dwellings with garages**

LIST OF PERSONS CIRCULATED WITH NOTICE OF APPEAL

District Councillor(s) for Shinfield

Mr M J Bryant

Mr B Patman

Mr A J Pollock

Clerk(s) of Parish / Town Council of Shinfield

Mrs J Barnes, 36, Ryhill Way, Lower Earley, Reading RG6 4AZ

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

Environmental Health, WDC
-fao John Mullaney

Environmental Design, WDC

The Owner / Occupiers:

Pearmans Cottage, Shinfield Rd, Reading RG2 9BE

Pearmans Glade, " " " " "

Senneca, " " " " "

Owmby, " " " " "

Oakleaves, " " " " "

Shinfield Rd Veterinary Surgery " " " " "

Alstonby, " " " " "

Hutton, " " " " "

Newlyn, " " " " "

Cathay, " " " " "

Hunter's Moon " " " " "

1, 2, 3 & 4 Crossfield Close, Shinfield, Reading RG2 9AY

4, 5, 6, 7, 8, 9, 10 & 12 Melksham Close, Lower Earley, Reading RG6 4AU

Tel. (0118) 974 6448 (Direct Line)
Date: August 15, 2002
My ref: F/2001/5240
Your ref: APP/X0360/A/02/1084098

Mrs M Pocock
The Planning Inspectorate
Room 3/03 Kite Wing
Temple Quay House
2 The Square
Temple Quay
BRISTOL
BS1 6PN

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 Mrs Pocock

APPEAL BY: Luff Farms Ltd
SITE: Pearmans Glade, Shinfield Road, Shinfield

With reference to this appeal, I enclose 2 copies of the Hearing notification letter.

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date. August 13, 2002
My ref: F/2001/5250
Your ref:

The Owner / Occupier
5
MELKSHAM CLOSE
LOWER EARLEY
READING
RG6 4AU

WOKINGHAM UNITARY
Aiming for Excellence

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

Dear Sir/Madam

NOTICE OF INFORMAL HEARING

APPEAL BY: Luff Developments Ltd
SITE: Pearmans Glade Shinfield Road Shinfield Reading
PROPOSAL: Proposed erection of two dwellings with garages.

This is to inform you that an Inspector appointed by the Secretary of State for the Environment, Transport and the Regions, will hold an Informal Hearing into this Appeal at the Civic Offices, Shute End, Wokingham commencing at 10.00 on **05/09/2002**

If you wish, you may attend the Hearing and, at the Inspector's discretion, take part in the discussion.

Documents relating to the appeal may be inspected in the Environmental Services Department (Planning) at the Civic Offices, Shute End, Wokingham, Berkshire during *normal office hours* (8:30 –17:00 Mondays to Thursdays & 8:30 – 16:00 on Fridays).

Anyone with a disability who wishes to attend the Hearing is advised to contact the Council to check that suitable provisions are available.

If you wish to be notified of the decision, you should write to Mrs M Pocock, The Planning Inspectorate, Room 3/03 Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. Please quote reference number **APP/X/0360/A/02/1084098 .**

Yours faithfully

Denise Gumbrell

Appeals Assistant

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

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

DEIRDRE WELLS

c.c. Mr W Holloway – Luff Developments Ltd

File

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 12 December, 2001
My ref. AO/F/2001/5250
Your ref. DW/L16

PDP
35 St Lukes Road
Maidenhead
Berkshire
SL6 7DN

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 Wells

PLANNING APPLICATION F/2001/5250
PROPOSED ERECTIN OF 2 DWELLINGS AT PEARMANS GLADE, SHINFIELD ROAD, SHINFIELD

I refer to the highway officer's consultation memo given to you on 22 November, requiring revised plans showing the width of the shared private drive increased to 4.0m., from plot 1 to its access onto Shinfield Road. However, I have not yet received such revised plans.

It is important that the additional information is submitted to me within one week, i.e. by 19 December, to ensure that the application is not determined on the basis of the current unsatisfactory submission. Should you have any difficulty in meeting this deadline or should you wish to discuss the additional information, please contact either Adam Coggins on 0118 974 6330 or me immediately. However, I advise you that the above is in relation to highway matters only and does not in any way imply that the application is otherwise considered acceptable, particularly in view of the previous appeal decision on the site.

Yours sincerely

Angela Odell

MRS A ODELL
Senior Planner

cc: Adam Coggins

Our Ref: DW/L3

19th October 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 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.

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

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

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

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

FOR OFFICE USE ONLY

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 03

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	☐

1789/a

SECTION 66 CERTIFICATE

Application No.

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

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

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

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

CERTIFICATE A

I certify that:

at the beginning of the period of 21 days ending with the date of the accompanying application, nobody, except the applicant, was the owner of (a) of any part of the land to which the application relates.

CERTIFICATE B

I certify that:

I have/The applicant has* given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

Owner's(a) name	Address at which notice was served	Date on which notice was served
Executors of Dorothy Irene Corrinci, deceased.	c/o Berry's Solicitors 66. School Road. Tilehurst. Reading Berks RG31 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) .....

TOWN AND COUNTRY PLANNING ACT, 1971

NOTICE NO. 1

Notice under section 27 of application for planning permission

(a) Insert address or location of proposed development.

(b) Insert name of the District Council in whose area the land proposed to be developed is situated.

(c) Insert name of applicant.

(d) Insert description of the proposed development.

(e) Insert address of District Council in whose area the land proposed to be developed is situated.

Proposed development at (a) PEARMANS GLADE SHINFIELD RD

TAKE NOTICE that application is being made to the (b) WOKINGHAM DISTRICT Council by (c) LUFF DEVS LTD

for planning permission to (d) ERECT TWO DETACHED HOUSES with garages.

If you should wish to make representation about the application, you should do so by writing within 20 days of the date of service of this notice to the Clerk of the Council at (e) WOKINGHAM DISTRICT COUNCIL COUNCIL OFFICES, SHUTE END WOKINGHAM BERKS. RG40 1WR.

Signed W A Adams

*On behalf of LUFF DEVELOPMENTS.

Date 12-10-2001

* *Delete whichever is inappropriate*

TOWN AND COUNTRY PLANNING ACT, 1971

NOTICE NO. 2

Notice under section 27 of application for planning permission

(a) Insert address or location of proposed development.

(b) Insert name of the District Council in whose area the land proposed to be developed is situated.

(c) Insert name of applicant.

(d) Insert description of the proposed development.

(e) Insert address of District Council in whose area the land proposed to be developed is situated.

Proposed development at (a) .....

Notice is hereby given that application is being made to the (b) .....

..... Council by (c) .....

..... for planning permission to (d) .....

Any owner of the land (namely a freeholder or a person entitled to an unexpired term of at least 10 years under a tenancy) who wishes to make representations to the above-mentioned council about the application should do so by writing within 20 days of the date of publication of this notice to the Clerk of the Council at (e) .....

Signed .....

*On behalf of .....

Date .....

*Delete whichever is inappropriate

Mrs S. Alderman,
Hunters Moon, Pearmans Glade
Shinfield Road
READING
Berkshire RG2 9BE
Tel/Fax: 0118/986/3971

To DENISE GUMBRELL
Appeals Asst.
Wokingham County Council

MARCH 6th 2002

HP	53969
TLS	
ENF	
APP	
CS	

07 MAR 2002

COPIES TO | ACK: | FILE:

Your letter did not arrive until MARCH 4th

Application No F/2001/5250
Site Pearmans Glade, Shinfield Rd. Shinfield Reading.

Dear Denise Gumbrell,

Due to lack of time, I am sorry this letter has to be handwritten.

I enclose a copy of the Council Appeal Decision which applied to the previous application dated July 1999. Apart from one change ie. Access to Pearmans Glade, the Developers do not appear to have made any other changes. I would therefore hope the previous decision of the previous Planning Committe will stand.

I donot agree with the proposed change to the entrance to Pearmans Glade. I consider it to be totally unnecessary. One of the main obections last time was the height and size of two houses, Two bungalows would be more acceptable. I ask you to take note of Paragraph 7 and 8 of the previous appeal Decision.

Yours sincerely
Sheila A. Alderman.

PLANNING SERVICES | HPT
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AFP |
CS |
07 MAR 2002
COPIED TO

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

27 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
Tel/Fax: 0118 9547115

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11 JAN 2002
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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:

Amco 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

Continued.....

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

The Planning Inspectorate

For offical use only
Date received

QUESTIONNAIRE

PLANNING, LISTED BUILDING CONSENT OR CONSERVATION AREA CONSEN

APPEAL REF: APP/X0360/A/02/1084098 **GRID REF:** _____

APPEAL BY: LUFF DEVELOPMENTS

SITE: PEARMANS GRADE, SHINFIELD RD, READING

You must ensure that a copy of a completed questionnaire, together with any enclosures, is received by us and th appellant, within 2 weeks from the 'starting date' given in our letter. **You must include details of the statutory developmer plan, even if you intend to rely more heavily on some other emerging plan.** Please send our copy to the case office Their address is shown on our letter.

If notification or consultation under an Act, Order or Departmental Circular would have been necessary before grantin permission and has not yet taken place, please inform the appropriate bodies of the appeal now and ask for any comment to be sent direct to us within 6 weeks of the 'starting date'.

1.	Do you agree to the written representations procedure?			~~YES~~ / NO
OR	Do you wish to be heard by an Inspector at:	a.	a local inquiry?	~~YES~~ / NO
		or b.	a hearing?	YES / ~~NO~~
2.	If the written procedure is agreed, could the Inspector make an unaccompanied site visit?			YES / NO
	(It is our policy that Inspectors make an unaccompanied site visit whenever practicable e.g. the site can be seen clearly from a road or other public land. You must only indicate the need for an accompanied visit when it is necessary to enter the site e.g. to view or measure dimensions from within it.)			
3.	Does the appeal relate to an application for approval of reserved matters?			~~YES~~ / NO
4.	Was an Article 7 (Regulation 6 for listed building or conservation area consent) certificate submitted with the application?			~~YES / NO~~ / NA
5.	Was it necessary to advertise the proposals under Article 8 of the GDPO 1995 and/or Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990?			~~YES~~ / NO

6. Is the appeal site within an approved Green Belt or AONB? Please specify which	YES / NO
7. Is there a known surface or underground mineral interest at or within 400 metres of the appeal site which is likely to be a material consideration in determining the appeal? (If YES, please attach details.)	YES / NO
8. a. Are there any other appeals or matters relating to the same site or area still being considered by us or the Secretary of State? If YES, please attach details and, where necessary, give our reference numbers.	YES / NO
b. Would the development require the stopping up or diverting of a public right of way? If YES, please provide an extract from the Definitive Map and Statement for the area, and any other details.	YES / NO
9. Is the site within a Conservation Area? If YES, please attach a plan of the Conservation Area. (If NO, go to Q11.)	YES / NO
10. Does the appeal relate to an application for conservation area consent?	YES / NO
11.a. Does the proposed development involve the demolition, alteration or extension of a Grade I / II* / II listed building?	YES / NO Grade I / II* / II
b. Would the proposed development affect the setting of a listed building? If the answer to question 11a or b is YES, please attach a copy of the relevant listing description from the List of Buildings of Special Architectural or Historic Interest. (If NO, go to Q13.)	YES / NO
12. Has a grant been made under Sections 3A or 4 of the Historic Buildings and Ancient Monuments Act 1953?	YES / NO
13.a. Would the proposals affect an Ancient Monument (whether scheduled or not)?	YES / NO
b. If YES, was English Heritage consulted? Please attach a copy of any comments.	YES / NO
14.a. Is the appeal site in or adjacent to or likely to affect an SSSI? If YES, please attach the comments of English Nature.	YES / NO
b. Are any protected species likely to be affected by the proposals? If YES, please give details.	YES / NO

15. Copies of the following documents must, if appropriate, be enclosed with this questionnaire:

a	Is the development in Schedule 1 or column one of Schedule 2 of the Town & Country Planning (Environmental Impact Assessment)(England & Wales) Regulations 1999? If YES, please indicate which Schedule.	~~YES~~ / NO Sch1 Sch 2 col 1
b.	Is the development within a 'sensitive area' as defined by regulation 2 of the Town & Country Planning (Environmental Impact Assessment) (England & Wales) Regulations 1999?	~~YES~~ / NO
c.	Has a screening opinion been placed on Part 1 of the planning register? If YES, please send a copy to us.	YES / NO

	Number of Documents Enclosed	N/A
d. Any comments or directions received from the Secretary of State, other Government Departments or statutory agencies / undertakers whether or not as a result of consultations under the GDPO;	2	
e. Any representations received as a result of an Article 7 (or Regulation 6) notice;		✓
f. A copy of any notice published under Article 8 of the GDPO 1995; and/or Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990; and/or Regulation 5 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990;		✓
g. Any representations received as a result of a notice published under Article 8 and/or Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (or Regulation 5);		✓
h. Details of any other applications or matters you are currently considering relating to the same site;		✓
i. **For all appeals, including those against non determination, you must provide details of all relevant development plan policies.** ***Each extract must include the front page, the title and date of approval or adoption. Where plans & policies have not been approved or adopted, please give the stage or status of the plan.***	3	
j. Any supplementary planning guidance, together with its status, that you consider necessary.		✓
k. Any other relevant information or correspondence you consider we should be aware of.		✓

16. a. What is the date you told those you notified about the appeal that we must receive any further comments by? 10/04/02

b. Copies of the following documents must, if appropriate, be enclosed with this questionnaire.

	Number of Documents Enclosed	N/A
i) representations received from interested parties about the original application	12	
ii) the planning officer's report to committee		✓
iii) any relevant committee minute		✓

17. FOR APPEALS DEALT WITH BY WRITTEN REPRESENTATIONS ONLY

Do you intend to send another statement about this appeal? YES / NO
If NO, please send the following information:-

a. In non-determination cases:

i) what the decision notice would have said;

ii) how the relevant development plan policies relate to the issues of this appeal.

b. In all cases:

i) the relevant planning history;

ii) any supplementary reasons for the decision on the application;

iii) matters which you want our Inspector to note at the site visit.

18. THE MAYOR OF LONDON CASES ONLY

a. Was it necessary to notify the Mayor of London about the application? YES / NO
If YES, please attach a copy of that notification.

b. Did the Mayor of London issue a direction to refuse planning permission YES / NO
If YES, please attach a copy of that direction.

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

Signature: _____ on behalf of WOKINGHAM UNITARY ~~Council~~

Date sent to us and the appellant 01/03/02 OUR Ref: F/2001/5250.

Please tell us of any changes to the information you have given on this form.

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2-16 Colgate
Norwich NR3 1BQ

GROUNDS OF APPEAL

PEARMAN'S GLADE SHINFIELD ROAD, READING, BERKS

1. The proposed development will provide an attractive residential living environment for future residents, in an accessible location within an established urban area. Such development is supported by National and Local Planning policy.

2. The development will make effective use of previously developed land within a settlement, in accordance with the guidance set out in **PPG3**. To develop at a lesser density would be wasteful of scarce land resources, contrary to National Planning Policy.

3. The detailed design makes use of an existing access which serves adjoining properties, and which served the property previously on the site. The two dwellings have been carefully positioned, aspected and designed to relate well to surrounding dwellings, and to reflect local character in massing and space between buildings. There is ample space for safe turning and parking, landscaping and private garden. The overall impact is neither cramped nor overdeveloped in character and deserves planning consent.

DW/GOA

Tel. (0118) 974 6448 (Direct Line)
Date: March 12, 2002
My ref: F/2001/5250
Your ref: APP/X0360/A/02/1084098

WOKINGHAM UNITARY
Aiming for Excellence

Miss E Pears
The Planning Inspectorate
Room 3/23 Hawk Wing
Temple Quay House
2 The Square
Temple Quay
BRISTOL
BS1 6PN

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

Dear Miss Pears

APPEAL BY: Luff Developments
SITE: Pearmans Glade, Shinfield rd, Reading

Thank you for your letter of 7th March, 2002 offering 13th August for the Hearing. Unfortunately, the Planning Officer dealing with this appeal is on leave from 12th August 2002 for three weeks. The Authority therefore requests that a date be set outside this period, if at all possible.

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

The Planning Inspectorate

3/23 Hawk Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
http://www.planning-inspectorate.gov.uk

Direct Line 0117-3728776
Switchboard 0117-3728000
Fax No 0117-3728804
GTN 1371-8776

PLANNING SERVICES 53997
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APP
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08 MAR 2002
COPIES TO

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

Your Ref: F/2001/5250

Our Ref: APP/X0360/A/02/1084098

Date: 7 March 2002

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY LUFF DEVELOPMENTS
SITE AT PEARMANS GLADE, SHINFIELD ROAD, READING, BERKSHIRE

I am writing to tell you that we propose to hold a hearing into this appeal at 10:00 on Tuesday 13th August 2002 at a venue to be arranged.

It is now our policy to allow only one refusal of a hearing date, before we fix a date, time and place for a hearing. If you refuse the date offered you should give a good reason for doing so.

If you cannot accept the date offered you may agree a reasonable alternative with the other party. The availability of the Inspector is a crucial factor in this process. We will let you know whether we can supply an Inspector for any date you agree between yourselves, but it must meet with our general aim of deciding appeals quickly.

You can reply to me by telephone or letter. If I do not hear from you by 18th March 2002, I will assume that the proposed hearing date is acceptable, and that you are not intending to negotiate an alternative hearing date with the other party.

You should not assume that the hearing date offered here is the one that will eventually go ahead. We will write to you again to confirm final arrangements.

Yours faithfully

Miss Emily Pears

NB: You should only send letters about the hearing date to the above room. You should send all other correspondence to the case officer mentioned in the initial letter.

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

WOKINGHAM UNITARY
Aiming for Excellence

APPEAL BY: **Luff Developments**
SITE: **Pearman's Glade, Shinfield Rd, Shinfield**
APPLICATION NO.: [redacted] 5250
PROPOSAL: **Proposed erection of 2 dwellings with garages**

LIST OF PERSONS CIRCULATED WITH NOTICE OF APPEAL

District Councillor(s) for Shinfield

Mr M J Bryant

Mr B Patman

Mr A J Pollock

Clerk(s) of Parish / Town Council of Shinfield

Mrs J Barnes, 36, Ryhill Way, Lower Earley, Reading RG6 4AZ

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

Environmental Health, WDC
-fao John Mullaney

Environmental Design, WDC

The Owner / Occupiers:

Pearmans Cottage, Shinfield Rd, Reading RG2 9BE

Pearmans Glade, " " " " "

Senneca, " " " " "

Owmby, " " " " "

Oakleaves, " " " " "

Shinfield Rd Veterinary Surgery " " " " "

Alstonby, " " " " "

Hutton, " " " " "

Newlyn, " " " " "

Cathay, " " " " "

Hunter's Moon " " " " "

1, 2, 3 & 4 Crossfield Close, Shinfield, Reading RG2 9AY

4, 5, 6, 7, 8, 9, 10 & 12 Melksham Close, Lower Earley, Reading RG6 4AU

The Planning Inspectorate

3/03 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
http://www.planning-inspectorate.gov.uk

Direct Line 0117-3726079
Switchboard 0117-3728000
Fax No 0117-3728624
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12 APR 2002
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Ms D Gumbrell (Planning Department)
Wokingham District Council
Po Box 157
Wokingham
Berkshire
RG41 1BN

Your Ref: /2001/5250

Our Ref: APP/X0360/A/02/1084098

Date: 11 April 2002

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY LUFF DEVELOPMENTS
SITE AT PEARMANS GLADE, SHINFIELD ROAD, READING, BERKSHIRE

I enclose a copy of the appellants statement and third party correspondence relating to the above appeal.

If you have any comments on the points raised, please send 2 copies to me no later than 9 weeks from the starting date. You should comment solely on the representations enclosed with this letter.

You cannot introduce new material or put forward arguments that should have been included in your earlier statement. If you do, your comments will not be accepted and will be returned to you.

Comments submitted after the 9-week deadline will not be seen by the Inspector unless there are extraordinary circumstances for the late submission.

Yours faithfully

Mrs M Pocock

211AL(BPR)

The Planning Inspectorate

3/03 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
http://www.planning-inspectorate.gov.uk

Direct Line 0117-3726079
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60357

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29 AUG 2002

COPIES TO | ACK: | FILE:

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

Your Ref: F/2001/5250

Our Ref: APP/X0360/A/02/1084098

Date: 28 August 2002

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY LUFF DEVELOPMENTS
SITE AT PEARMANS GLADE, SHINFIELD ROAD, READING, BERKSHIRE

Thank you for your compliment slip which contain a copy of a third party letter about the above appeal.

Unfortunately, it was submitted after the deadline. All the parties involved in an appeal have a responsibility to meet the deadlines set. Letters sent after the due dates are normally disregarded except in extraordinary circumstances.

I am therefore returning your compliment slip with the letter as well.

Yours faithfully

Mrs Margaret Pocock

218(BPR)

Ref No
APP/X/0360/A/02
1084098
5250

Mrs S. A. Alderman
Hunters Moon, Pearmans Glade
Shinfield Road
READING
Berkshire RG2 9BE
Tel/Fax: 0118/986/3971

0688

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21 AUG 2002
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FILE

AUGUST 19TH 2002

APPEAL BY LUFF DEVELOPMENTS LTD.

SITE PEARMANS GLADE SHINFIELD Rd.

PROPOSED ERECTION OF TWO DWELLINGS

Dear Ms Denise Gumbrell.

Thank you for the notification of the hearing into this appeal.

I would like to point out that the name of this plot is "PEARMANS LODGE."

I would like to attend this hearing on 05-09-2002 and will probably want to ask a few questions. The objections to the building of two four bedroom houses on this site remain the same. You already have the reasons in writing at your office.

I would like to be notified of any further developments.

Yours sincerely

Sheila A. Alderman

The Planning Inspectorate

3/03 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
http://www.planning-inspectorate.gov.uk

Direct Line 0117-3726079
Switchboard 0117-3728000
Fax No 0117-3728624

GTN 1371-6079

Mrs S A Alderman
Hunters Moon
Pearsmans Glade
Shinfield Road
Shinfield
Reading
Berkshire
RG2 9BE

Your Ref:

Our Ref: APP/X0360/A/02/1084098

Date: 28 August 2002

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY LUFF DEVELOPMENTS
SITE AT PEARMANS GLADE, SHINFIELD ROAD, READING, BERKSHIRE

We will be holding a hearing into this appeal at 10:00 on Thursday 5 September 2002 at Council Offices, Shute End, Wokingham. Interested parties and local residents are welcome to attend and, at the Inspectors discretion, may speak about the proposals.

Yours faithfully

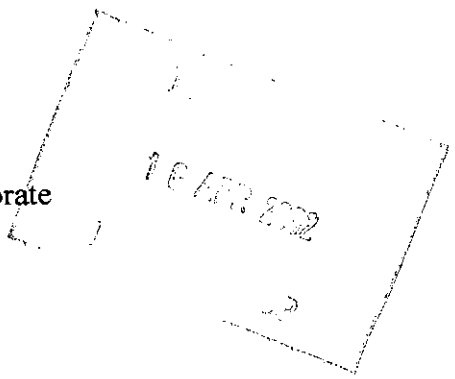
Mrs Margaret Pocock

H9(BPR)

Shinfield
Parish Council

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

08th April 2002



Mrs M Pocock
The Planning Inspectorate
Room 3/03
Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol

APPEAL BY LUFF DEVELOPMENTS – REF APP/X0360/A02/1084098
PEARMANS GLADE, SHINFIELD ROAD, SHINFIELD

We agree with Wokingham Council's reasons to refuse permission to replace the existing small bungalow with detached garage with two substantial dwellings with garages as this will result in overdevelopment of the site with relatively cramped appearance of the area.

We endorse the statement that this is 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)

Yours sincerely

Tracy Sampson

Mrs Tracy Sampson
Assistant Clerk

Copies to:

Mr M Bryant, Mr A Pollock and Mr B Patman, - District Councilors
Denise Gumbrell, Appeals Assistant, WDC Planning Services

From: Lieutenant Colonel(Retd) N R WEST

10 Melksham Close
Lower Earley
READING
Berkshire
RG6 4AU

Tele: (0118) 9671227(H)

17-Mar-02

Mrs M POCOCK
The Planning Inspectorate
Room 3/03, Kite Wing
Temple Quay House
2 The Square
Temple Quay
BRISTOL BS1 6PN

Dear Mrs POCOCK,

APP/X/0360/A/02/1084098

I write with reference to the above application and the appeal submitted by LUFF Developments regarding the proposed erection of two dwellings with garages at Pearmans Glade, Shinfield, Reading.

It is noted from the Appeal that the developers continue to plan the erection of two dwellings of a type previously refused under Appeal Decision T/APP/X0360/A/99/1019941/P7 dated 23 Jun 99 and further by Wokingham Unitary Council Application No F/2001/5250 dated 3 January 2002.

I believe the objections submitted by myself to Wokingham Unitary Council on 2 December 2001 are still extant. The development of this site is not in question: what is not acceptable to the existing residents is the type and size of the dwellings proposed. Dwellings consisting of 2 storey buildings on a plot of this size, together with garages would be totally out of character and would not conform to the local development plan. This view has been accepted previously on the 1999 Appeal ruling.

It is understood that, should this appeal succeed, a further proposal to widen the entrance of Pearmans Glade has been made by the Developer. I have strong objections to this proposal for the following reasons:

a. The entrance has stood the test of time with the existing residents who see no need to widen the entrance.
b. Any widening would result in loss of mature Oak trees which enhance the area.
c. A widened entrance would encourage more traffic and possible illegal parking.
d. This entrance faces a main school and any increase in access would be a further endangerment to children; parents would undoubtedly use it as an unofficial dropping off\collection point.

a. Pearmans Glade carries considerable pedestrian traffic from the Lower Earley estate and widening, which would encourage greater traffic use, would pose a potential danger to pedestrian users.

I would favour the development of one or two single storey (bungalow) buildings in order to provide a replacement building(s) for the existing cottage which is in disrepair. It is my opinion that development of two full-sized houses with garages (4\5 bedrooms) is unsuitable for this plot and out of keeping with the area and would therefore be grateful if you would consider these views when arriving at your review decision.

Yours sincerely,

(N R WEST)

1

4288

PLANNING SERVICES | HPT
POL | LS
DC | ENF
APP |
CS |
15 MAR 2002
COPIES TO | FILE:

PEARMANS COTTAGE
SHINFIELD ROAD
READING
RG2 9BE

Tel: 0118 987 3968

BY FAX: 9746484
14.3.02

13th March 2002

Ms D Gumbrell
Appeals Assistant
Wokingham District Council
Environmental Services Department
Planning Services
PO Box 157 Shute End
Wokingham RG40 1WR

Dear Ms Gumbrell,

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

Thank you for sending us the Notice of Informal Hearing of the Appeal by Luff Developments Ltd regarding the above application.

We strongly request that all our previous correspondence to Mrs O'Dell regarding this application and the application in 1998 is laid before the Inspector and understand that this will be the case. If you require us to provide any further copies of this correspondence, please let us know as soon as possible.

We hope we can be confident that the Council's previous reasons for refusal, ie overdevelopment of a delightful spot "detrimental to the character and appearance of the area" will be upheld but we feel we cannot be complacent. Pearmans Glade is not Lower Earley, it is a small unspoilt piece of the original Shinfield before Lower Earley and it would be tragic if this was lost. One beautiful dwelling is what Pearmans Glade was made for and such a dwelling would be much sought after and loved.

If you require any further information from us, please let us know.

Yours sincerely,

BRYAN AND CAROL SPENCER

Mar 14 02 05:44p Spencer 0118 9750633
p.1 0118 9750633

Tel. (0118) 974 6448 (Direct Line)
Date: March 18, 2002
My ref: F/2001/5250
Your ref: APP/X0360/A/02/1084098

Mrs M Pocock
The Planning Inspectorate
Room 3/03 Kite Wing
Temple Quay House
2 The Square
Temple Quay
BRISTOL
BS1 6PN

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 Mrs Pocock

APPEAL BY: Ms D Wells
SITE: Pearman's Glade, Shinfield Rd, Reading

With reference to this appeal, I enclose third party correspondence.

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Councillor Malcolm Bryant
Member for Shinfield
Wokingham District Council
P O Box 150, Shute End
Wokingham
Berkshire RG40 1WQ

Telephone: 0118 975 5570

Chairman Shinfield Parish
Millennium Committee

RECEIVED IN PLANNING
18 MAR 2002

11 March 2002

Dear Mrs Pocock

DEVELOPMENT REF APP/X0360/A/02/1084098
APPEAL BY LUFF DEVELOPMENTS
PEARMANS GLADE SHINFIELD RD SHINFIELD

I write to support Wokingham Unitary decision to recommend Refusal on the above development. Reason: Over development on the site. Thank you.

Yours Sincerely,

Lt Colonel Malcolm J Bryant. "Rosebry" 19 Salmond Road, Shinfield Park, Berkshire RG2 8QN

Shinfield
Parish Council

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

08th April 2002

Mrs M Pocock
The Planning Inspectorate
Room 3/03
Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol

APPEAL BY LUFF DEVELOPMENTS – REF APP/X0360/A02/1084098
PEARMANS GLADE, SHINFIELD ROAD, SHINFIELD

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Yours sincerely

Mrs Tracy Sampson
Assistant Clerk

Copies to:

Mr M Bryant, Mr A Pollock and Mr B Patman, - District Councilors
Denise Gumbrell, Appeals Assistant, WDC Planning Services

* * * COMMUNICATION RESULT REPORT (10.APR.2002 11:14) * * *

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E-2) BUSY
E-3) NO ANSWER
E-4) NO FACSIMILE CONNECTION

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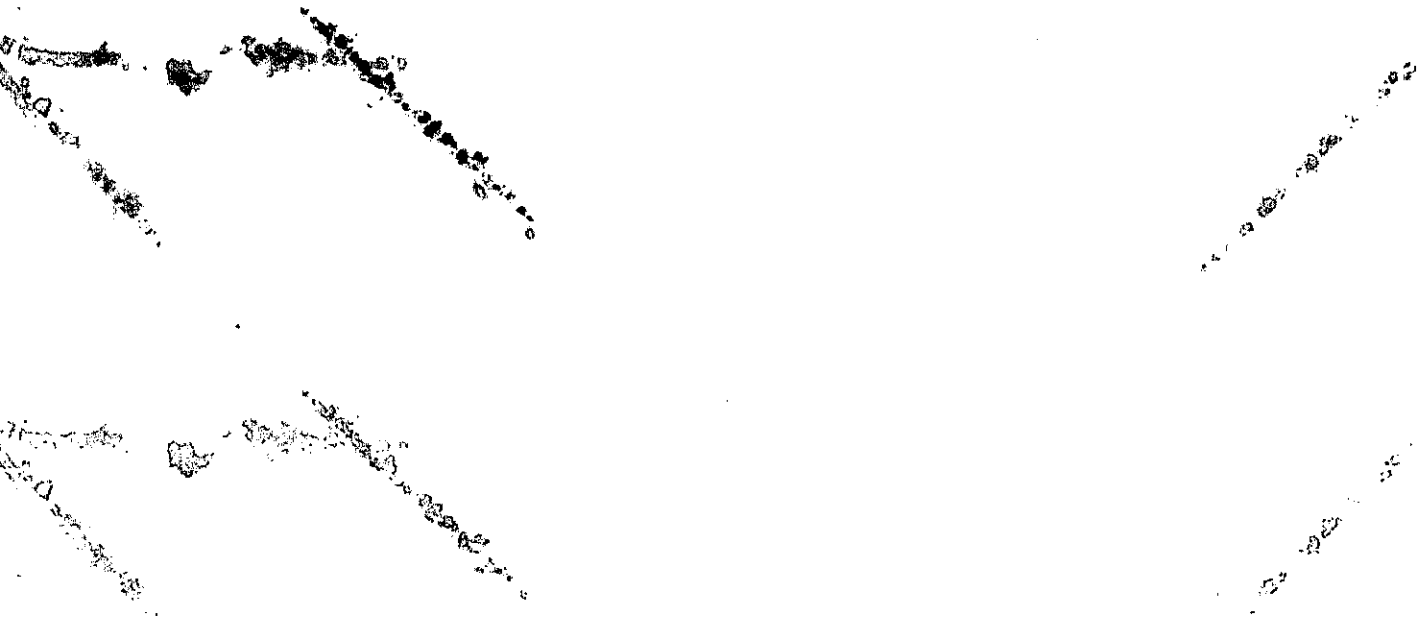
D.G.



WOKINGHAM UNITARY
Aiming for Excellence

PLANNING SERVICES

Fax Cover Sheet

DATE: 10/04/02

TO: Steve Argrave.

FROM: Denise Gumbrell Planning Services. admin

NUMBER OF PAGES INCLUDING THIS HEADER SHEET: 1

RECIPIENT FAX NUMBER: 0870 025 0908.

OUR FAX NUMBER: (0118) 974 6484

SUBJECT: Reamans Glade.

NOTES: Angela Odell is on leave.
The fax number you need is:-
0117 3728624
F.A.O MARGARET POCOCK.

Demon Internet

FACSIMILE TRANSMISSION

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10 APR 2002	
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Please deliver this facsimile to:

ANGELA O'DELL

From: steve-argrave@breathe.com

Reply-To: steve-argrave@breathe.com

Date: Tue, 09 Apr 2002 15:40:36 GMT

Subject: (No subject)
To: remote-printer.Angela_O'Dell@441189789078.iddd.tpc.int

Message-Id: <E16uxjY-0001Ct-00@orson.icl.net>

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Demon Internet

Dear Ms O'Dell

I have just returned from a trip abroad and found that an appeal has been lodged for the planning application that was refused for Pearman's Glade.

As any comments should have been received by 10 April, could you let me have a fax number so that I can fax my comments to the relevant department.

Regards

Steve Argrave
TEL: 0118 961 1818
MOB: 0794 171 1043
FAX: 0870 025 0908

TOWN AND COUNTRY PLANNING ACT 1990

SECTION 78 APPEAL

APPELLANT : LUFF DEVELOPMENTS LTD.

APPEAL SITE : PEARMAN'S GLADE, SHINFIELD ROAD, SHINFIELD

REASON FOR APPEAL : REFUSAL TO GRANT PLANNING PERMISSION FOR THE ERECTION OF 2 DWELLINGS WITH GARAGES AND DEMOLITION OF EXISTING DWELLING.

LOCAL PLANNING AUTHORITY REFERENCE : F/2001/5250

DEPARTMENT OF THE ENVIRONMENT TRANSPORT & THE REGIONS REFERENCE : APP/X0360/A/02/1084098

APPENDICES

LIST OF APPENDICES

1. Location Plan of the Appeal Site, Scale 1:2,500.

2. Extracts from Berkshire Structure Plan.

3. Extracts from Loddon Area Local Plan.

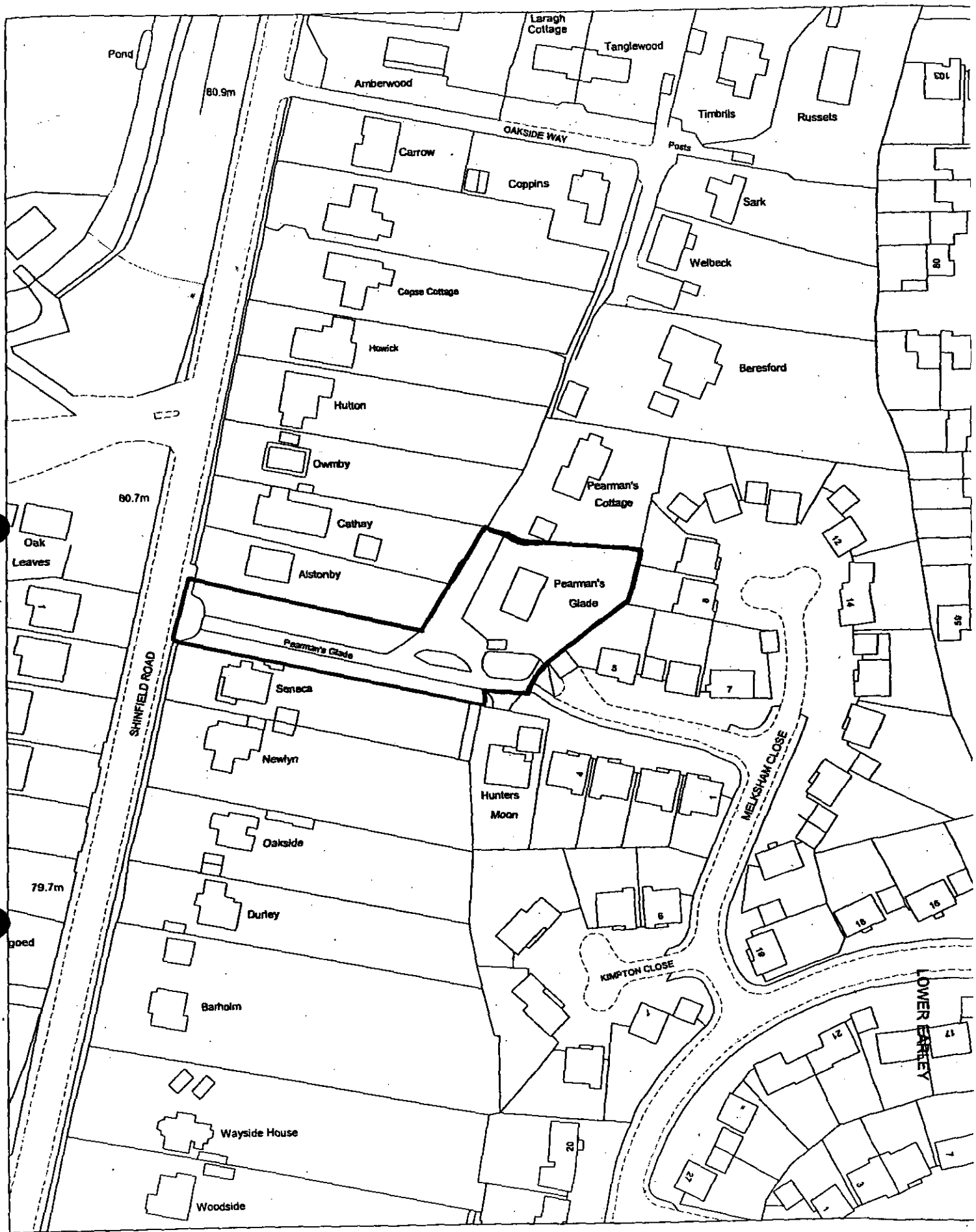
4. Extracts from Wokingham District Local Plan (Deposit Draft).

5. Extracts from Inspector's Report on the Wokingham District Local Plan.

6. Copy of Inspector's decision letter on Application No. 98/68027/O.

7. Conditions for Appeal if allowed.

APPENDIX 1



Site Plan, Scale: 1 to 1250

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Date: 1 March 2002

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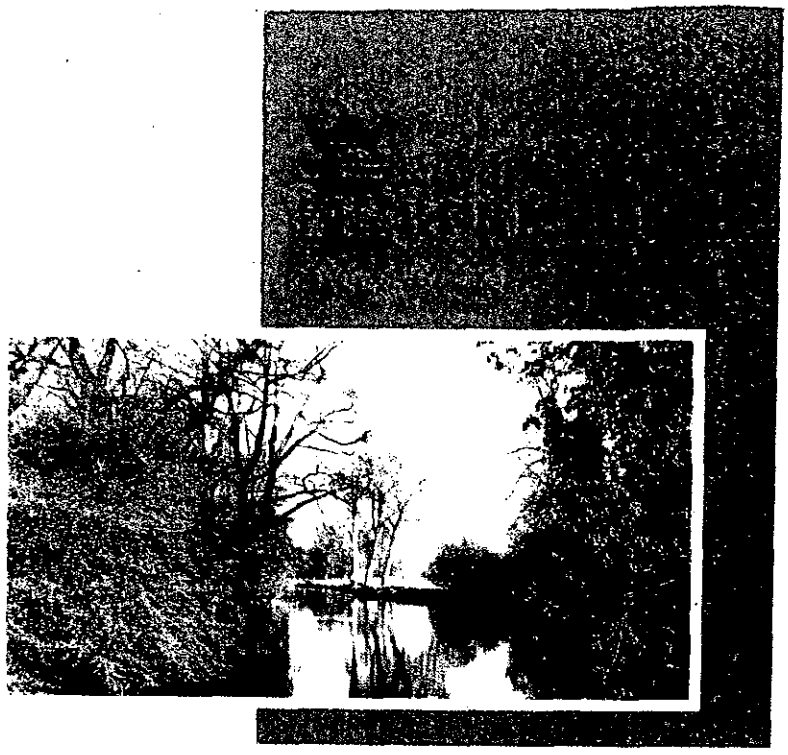
APPENDIX 2



BERKSHIRE STRUCTURE PLAN 1991-2006

Incorporating Alterations adopted in August 1997



Babtie

4.8 The provision of suitable small recycling facilities, such as bottle and can banks, in association with development acceptable under other policies in this Plan, will contribute towards meeting a target of recycling at least 25% of the County's household waste by the year 2000 as proposed in Policy W2 (35% by 2007). The nature and type of facilities will depend on the type of development and the waste management systems being used. However, the facilities may include two separate elements :

- local recycling facilities for the public to deposit different types of recyclable material; and
- facilities for source separation and storage of different types of waste.

4.9 Policy LD2 will normally apply to the following categories of development:

(i) housing proposals for 100 or more dwellings;

(ii) new development, redevelopment or refurbishment of shopping centres or facilities where the floorspace of existing and new development amounts to 500 sq.metres or more;

(iii) business, industrial, distribution or storage development involving a net increase in floorspace of 500 sq.metres or more;

(iv) major transport, leisure, recreation, tourist or community facilities;

(v) car parks for the public including 'park and ride' schemes with over 200 spaces; and

(vi) appropriate smaller developments which frequently attract a significant number of people (e.g. community or shopping schemes).

ENVIRONMENTAL IMPACT

4.10 The County Council considers that even where proposals for development may be acceptable in principle within the provisions of other policies in the Structure Plan and in local plans, local planning authorities need to be satisfied that proposals will not have any significant adverse environmental impact.

Environmental Impact of Development

Policy LD3 **Development proposals will only be permitted where they do not give rise to an unacceptable impact on the environment, including serious harm to the character or appearance of an area, or the amenities of neighbouring land uses.**

4.11 In a highly constrained County such as Berkshire, most major development is likely to have a significant impact, either by itself or cumulatively, and environmental assessments may be required for a wider range of development than that specifically referred to in Circular 15/88 in order to determine the acceptability of proposals.

4.12 Circular 15/88, which explains the provisions of the Town and Country Planning (Assessment of Environmental Effects) Regulations advises that environmental assessments need to be carried out for development proposals which are likely to have significant environmental impacts by virtue of their nature, size and location. To enable the local planning authorities to make such assessments, relevant proposals should be accompanied by "environmental statements" on the lines set out in Schedule 3 to the Regulations. The Circular gives a broad indication of the type and scale of project which may require an environmental assessment, although it is recognised that an assessment may also be needed for smaller development proposals where they are likely to give rise to significant environmental effects.

4.13 It will be up to the local planning authorities to determine the size, location and types of development for which an environmental assessment will normally be required. The environmental statement provided by a developer with a planning application should examine the impacts of the proposed development and make clear how measures to ameliorate these impacts have been incorporated into the design of the development, so that the local planning authorities can properly undertake an environmental assessment. Judgement as to whether on balance a particular proposal is likely to have an unacceptable impact on the environment will depend upon the size, location and type of development being considered.

4.14 Many proposals which do not necessitate a full environmental statement as specified in Schedule 3 to the Regulations may, nevertheless, have a substantial environmental impact either individually or cumulatively with other schemes. In such cases, planning applications will need to be accompanied by sufficient relevant information for their impact to be assessed by the local planning authority.

4.15 The County Council, as highway authority, will ensure that the environmental impact of new transport schemes or improvements is minimised. Improvements to the highway network will need to take account of the broader environmental implications, as well as the transport benefits of any scheme.

Environmental Impact of Transport Schemes

Policy LD4 **The County Council will seek to ensure that the environmental impact of any transport scheme is kept to the practical *minimum* by comprehensive planning.**

4.16 Steps to be taken in seeking to minimise the potential environmental impact of transport improvements will include careful alignment, design and use of materials, together with comprehensive landscaping and forms of lighting and signage that are as unobtrusive as possible.

6 ENVIRONMENT AND CONSERVATION

MAINTAINING ENVIRONMENTAL QUALITY

6.1 The quality of the County's environment relates to its character, identifiable 'sense of place', and people's living conditions. These depend partly on care for its environment as a whole, including the countryside (dealt with in Chapter 5) and towns, villages and built-up areas which are considered in this chapter. It also concerns : safeguarding and enhancing a number of specific environmental interests, which together contribute to the character of the County; curbing and controlling a number of specific threats to pleasant living conditions; and the conservation of natural resources.

The Environment of the Built-up Areas

6.2 The density, form and quality of buildings, landscape and other elements of the environment in towns, villages and built-up areas have an important bearing on the overall quality of life in the County, especially as the majority of the population live and work in such areas.

Protection and Enhancement of the Environment of Built-Up Areas

Policy EN1 **The character and quality of the environment in the towns, villages and other built-up areas will be protected and enhanced. Within these areas development must be appropriate in scale, form, impact, character and siting to its location. In particular :**

(i) development should embody a high standard of design, layout and landscaping, and help maintain and, where possible, enhance the character of its surroundings;

(ii) town and village greens and all open land important to the character of settlements will be protected from development and where necessary enhanced;

(iii) the existing tree cover, important areas of vegetation and wildlife habitats will be conserved, and additions to them encouraged;

(iv) special attention will be paid to the maintenance and improvement of the character of town and village centres.

Where appropriate, to achieve optimum use of land and buildings in built-up areas, the re-use of vacant buildings and redevelopment of derelict or genuinely under-used urban land will be supported.

Environment

6.3 In order to secure improvements in the environment of built-up areas, local plans will need to include guidelines on a wide range of matters raised in the policy. Particular public concerns have been raised about the quality of design in new development and about increased densities in the built-up areas. While the latter may help reduce the need for travel and minimise the loss of open countryside, it may also lead to problems of congestion, loss of tree cover and open land, and deterioration in environmental quality in established neighbourhoods.

6.4 Policy EN1 is intended positively to encourage appropriate regeneration in line with Government guidance. It is not proposed that appropriate changes of use of buildings should be restricted whether they are currently vacant or not. Derelict land which has been the subject of contamination may be appropriate for redevelopment, but only if there is no danger created for the new use of the site or through the transport and re-deposit of contaminated matter on a site elsewhere.

Environmental Nuisance

6.5 Certain kinds of development can give rise to nuisance which can affect occupiers of buildings, passers-by or those using outdoor space. There is a need to prevent new problems from arising, and to limit or reduce the nuisance from existing sources. The impact of nuisance may in some circumstances be limited by curbing development in areas affected, and this is appropriate where (as is the case for aircraft noise) little can be done to reduce the nuisance in the short term.

Protection from Environmental Nuisance

Policy EN2 **Development should not give rise to unacceptable levels of noise, smell, dust, fumes, light or noxious emissions affecting areas beyond the site boundary, or to unacceptable levels of air or water pollution. In addition, uses sensitive to disturbance such as new houses, schools and hospitals, should not be located in areas already subject to unacceptable levels of *these environmental nuisances*.**

6.6 In areas affected by high levels of noise, development should be designed to minimise the nuisance caused to future occupants. Unacceptable levels of environmental nuisance will be defined through the local plan process and by building upon studies such as the County Council's State of the Environment Report. The County Council has also recently published environmental noise planning guidelines to assist with the implementation of Policy EN2 and to help co-ordinate a standardised approach across the County.

Flooding

6.7 Most of Berkshire's rivers have an associated floodplain which is essential for both flood flow and storage. Development within the floodplain would reduce the storage capacity and impede the flow of water, thereby increasing the risk of flooding elsewhere. Therefore in areas at risk from flooding new development or the intensification of existing development will be resisted. It is also necessary to ensure that the surface water run-off from any new development does not exacerbate flooding or drainage problems elsewhere.

APPENDIX 3

LODDON AREA LOCAL PLAN

Adopted 5 May 1995

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

1.4 QUALITY AND CONSERVATION OF THE BUILT ENVIRONMENT



NEW DEVELOPMENT, REDEVELOPMENT AND REFURBISHMENT

1.4.01 The most attractive and successful urban environments are those where all the component parts (e.g. buildings, trees, roads, spaces, people, traffic) have been satisfactorily accommodated to create interesting, lively and pleasant places. In order to maintain and enhance the character of the built environment, the design of new buildings or extensions to existing buildings and the creation of new spaces within that environment, are very important.

1.4.02 The District Council is particularly concerned to promote a high standard of design in new development, and to ensure that new buildings are responsive to their location. This means that new buildings need to be appropriate in terms of their function, siting, scale, form, massing, materials, colour and texture in their relationship with adjoining buildings and sites. Accordingly, new buildings will be expected to make an acceptable and positive contribution to the built environment. For particularly sensitive areas, design briefs will be prepared to provide a framework for design to guide prospective developers. In addition, developments that incorporate public access should accommodate sculptures or other works of art to provide visual interest, where this is considered appropriate by the local planning authority. For the particularly sensitive areas, design briefs will be prepared to provide a framework for design to guide prospective developers.

1.4.03 In the case of schemes proposing more than one building, regard will be paid to the impact of the development over a wider area, involving an assessment of criteria additional to those referred to in paragraph 1.4.02 above. Accordingly, schemes should relate to the 'grain' of the area, and take account of their effect on the skyline, pedestrian and vehicular movements in the area, vistas, safety and environmental constraints. Where large sites exist which would significantly affect the urban fabric urban design briefs/appraisals will be prepared or required to establish the wider context within which applications will be considered.

❖ *LBE1 DESIGN OF NEW DEVELOPMENT*

NEW DEVELOPMENT SHALL BE OF A HIGH STANDARD OF DESIGN APPROPRIATE TO THE CHARACTER OF THE AREA IN WHICH IT IS TO BE SITUATED. IT SHOULD:

(A) MAKE A POSITIVE CONTRIBUTION TO ITS SETTING AND THE CHARACTER OF THE AREA;

B) CONTRIBUTE TO THE CREATION OF A SAFE AND ATTRACTIVE ENVIRONMENT IN WHICH TO LIVE AND WORK;

(C) RETAIN IMPORTANT NATURAL, MAN-MADE OR LANDSCAPE FEATURES OF THE SITE COMPATIBLE WITH GOOD DESIGN.

❖ LBE2 INAPPROPRIATE DESIGN

PROPOSALS FOR DEVELOPMENT THAT IS INAPPROPRIATE IN TERMS OF ITS RELATIONSHIP WITH ADJOINING SITES AND BUILDINGS, OR WHICH WOULD ADVERSELY AFFECT THE CHARACTER OF AN AREA, BY VIRTUE OF ITS SITING, SCALE, FORM, MASSING, MATERIALS, COLOUR OR TEXTURE, WILL NOT NORMALLY BE PERMITTED.

ENVIRONMENTAL IMPROVEMENT

1.4.04 Within the built environment it is important not only to safeguard those buildings, undeveloped areas and special features which contribute to the character and attractive qualities of the area but also to seek opportunities to enhance the quality of the built environment.

1.4.05 Often the more attractive and successful an environments have evolved organically over a period of many years and incorporate a variety of architectural styles. In more recent years development in some parts of the District has taken place more comprehensively with little variety in design. In other areas particularly since the war and up to the early 1970's some development has been inserted into an existing area to the detriment of the older urban fabric.

1.4.06 In some areas, district and local shopping centres in particular, where large scale redevelopment has taken place, the opportunity may arise for comprehensive refurbishment since a large part of the urban fabric will tend to age and decay simultaneously. In other areas environmental enhancement of the urban fabric surrounding the buildings may be sufficient to rejuvenate the area as a whole.

❖ LBE3 REFURBISHMENT AND REDEVELOPMENT

ENCOURAGEMENT WILL BE GIVEN TO THE REFURBISHMENT OR PARTIAL REDEVELOPMENT OF AREAS OR INDIVIDUAL SCHEMES WHERE A SIGNIFICANT ENVIRONMENTAL ENHANCEMENT WILL RESULT TO THE BENEFIT OF THE COMMUNITY.

❖ LBE4 ENVIRONMENTAL ENHANCEMENT SCHEMES

ENVIRONMENTAL ENHANCEMENT SCHEMES WILL BE ENCOURAGED WITHIN THE PLAN AREA AS OPPORTUNITIES ARISE AND WILL INCLUDE THE AREAS AS SHOWN ON THE PROPOSALS MAP AND AS SET OUT IN PART TWO OF THE PLAN.

SUNLIGHT, DAYLIGHT AND NOISE

1.4.07 Daylight penetration into new buildings, and existing buildings affected by new development, is an important amenity consideration as is sunlight penetration of spaces outside windows. In this respect it should always be the intention to maximise penetration of new development and minimise the impact of new development on old as far as is possible. The orientation of rooms, gardens and both public and private spaces is therefore critical since together the two aspects can provide warmth, comfort and pleasant living and working conditions. They can also have some impact on energy consumption by reducing the dependence on artificial lighting and heating. Further guidance on this matter can be found in the District Council's Development Control Guidelines.

❖ LBE5 SUNLIGHT AND DAYLIGHT

IN CONSIDERING PROPOSALS FOR NEW DEVELOPMENT, REDEVELOPMENT AND REFURBISHMENT THE DISTRICT COUNCIL WILL

APPENDIX 4

Wokingham District Local Plan
Deposit Draft

With Proposed Amendments Highlighted

February 2000

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

1.9 For the purposes of this plan the identified settlements are:

ARBORFIELD CROSS	SHINFIELD
BARKHAM HILL	SINDLESHAM
CHARVIL	SPENCERS WOOD
EARLEY/SONNING/WOODLEY	SWALLOWFIELD
FINCHAMPSTEAD	THREE MILE CROSS
FINCHAMPSTEAD NORTH	TWYFORD
HURST	WARGRAVE
PINEWOOD	WINNERSH
RISELEY	WOKINGHAM.

1.10 Areas of sporadic development exist within the plan area which involve very few properties and/or are dominated by areas of undeveloped rural land either between, or to the rear and in front of properties causing them to be characterised by a loose settlement pattern, or to form a narrow strip of development in what is a distinctly rural area. These areas of development have not been included within the identified settlements.

POLICY WOS2: GENERAL DEVELOPMENT PRINCIPLES

SUBJECT TO THE DETAILED PROVISIONS OF OTHER POLICIES CONTAINED IN THIS PLAN, DEVELOPMENT WILL BE ALLOWED WITHIN THE BOUNDARIES OF THE IDENTIFIED SETTLEMENTS SHOWN ON THE PROPOSALS MAP AND LISTED IN THE TEXT.

OUTSIDE THESE SETTLEMENTS DEVELOPMENT WILL ONLY BE ALLOWED IN EXCEPTIONAL CIRCUMSTANCES AND WILL BE STRICTLY CONTROLLED THROUGH THE APPLICATION OF THE DETAILED POLICIES AND PROVISIONS OF THIS PLAN AND STRUCTURE PLAN POLICIES C2 (DEVELOPMENT OUTSIDE BUILT UP AREAS AND SETTLEMENTS) AND C4 (CONTROL OF DEVELOPMENT IN THE GREEN BELT).

Implementation: Through the development control process.

Monitoring: Planning applications determined.

1.11 The most attractive and successful urban environments are those where all the component parts (e.g. buildings, trees, roads, spaces, people, traffic) have been satisfactorily accommodated to create interesting, lively and pleasant places. In order to maintain and enhance the character of the built environment, the appropriateness of the use of existing buildings and the design of new buildings or extensions to existing buildings, are very important.

1.12 The Council is particularly concerned to promote a high standard of design in new buildings, to ensure that new buildings are responsive to their location and to their potential occupants' and/or users' needs. New development needs to be appropriate in terms of function, siting, scale, form, massing, materials, colour and texture in its relationship with adjoining buildings and sites. Accordingly, new development will be expected to make an acceptable and positive contribution to the built environment. In addition new development should be appropriately located so as to reduce the need to travel and to encourage alternative modes of transport to the car.

1.12A LANDSCAPING SCHEMES SHOULD BE COMPRISED PREDOMINANTLY, IF NOT WHOLLY, OF LOCALLY NATIVE SPECIES. **(PA 1/5)**

POLICY WOS3: DEVELOPMENT CONTROL PRINCIPLES

THE COUNCIL WILL REQUIRE ALL DEVELOPMENT PROPOSALS THAT ARE ACCEPTABLE IN PRINCIPLE WHEN ASSESSED AGAINST OTHER POLICIES OF THIS PLAN TO:

A) BE APPROPRIATE IN SCALE OF ACTIVITY AND CHARACTER TO THE AREA IN WHICH THEY ARE LOCATED AND BE INTEGRATED INTO THEIR LOCAL CONTEXT WITHOUT DETRIMENT TO THE AMENITIES OF ADJOINING LAND USES AND OCCUPIERS

B) ~~RETAIN~~ *HAVE NO SIGNIFICANT DETRIMENTAL IMPACT UPON (***PA 1/6)** IMPORTANT MAN-MADE, LANDSCAPE AND NATURE CONSERVATION FEATURES AND PROVIDE FOR FURTHER LANDSCAPE TREATMENT WHERE RELEVANT TO THE TYPE OF DEVELOPMENT AND/OR THE PROTECTION OF LOCAL VISUAL AMENITY

C) BE BOTH LOCATED AND DESIGNED SO AS TO REDUCE THE NEED TO TRAVEL AND ENCOURAGE THE USE OF WALKING, CYCLING AND PUBLIC TRANSPORT AS ALTERNATIVES TO THE CAR

D) HAVE NO SIGNIFICANT EFFECT ON ROAD SAFETY OR CAUSE HIGHWAY, TRAFFIC GENERATION OR TRAFFIC RELATED ENVIRONMENTAL PROBLEMS

E) PROVIDE BUILDINGS, FACILITIES AND SPACES THAT ARE CAPABLE OF USE BY PEOPLE WHO HAVE MOBILITY OR SENSORY IMPAIRMENT

F) BE OF HIGH QUALITY OF DESIGN THAT RESPECTS THE LOCAL CONTEXT BY VIRTUE OF SITING, LAYOUT, MASSING, MATERIALS, COLOUR AND TEXTURE.

Implementation: Through the development control process.

Monitoring: Planning applications determined.

Services, Amenities and Infrastructure

1.13 It is a principle of good planning that new development should provide the necessary infrastructure, including services and amenities, needed to support the development. This is a material consideration in considering planning applications (as set out in Circular 1/97, *Planning Obligations*). An explicit assessment must be made of infrastructure requirements arising from the development and how these should be met. Such provision is a key element in the quality of life or new and existing residents. Supplementary planning guidance has been produced setting out the implementation of Policy WOS4 below.

POLICY WOS4: SERVICE, AMENITIES AND INFRASTRUCTURE REQUIREMENTS FOR NEW DEVELOPMENT

WHERE DEVELOPMENT IS ACCEPTABLE IN PRINCIPLE, UNDER THE POLICIES OF THIS PLAN, DEVELOPMENT PROPOSALS WILL BE EXPECTED TO HAVE

Cont.

POLICY FRAMEWORK

National Policy

4.5 Advice on design at the national level is limited. There is no Planning Policy Guidance Note purely on design considerations. Paras 13 - 20 and Annex A (paras A1 - A7) of PPG1 refer specifically to the issue of design. Paras 4 - 7 of Planning Policy Guidance Note 3 (PPG 3) *Housing* look at good design in the context of housing development.

4.6 Comprehensive guidance on heritage issues is given in Planning Policy Guidance Note 15 (PPG 15) *Planning and the Historic Environment*. Planning Policy Guidance Note 16 (PPG 16) *Archaeology and Planning* gives advice on archaeology and planning.

Strategic Policy

4.7 The *Berkshire Structure Plan 1991 - 2006* acknowledges that the quality of the County's environment relates to its character, identifiable 'sense of place', and people's living conditions. The plan recognises that these depend partly on care for the built environment, but that also of importance are the maintenance and improvement of interests that have a bearing on the County's character, the limitation and control of specific threats to pleasant living conditions, and the conservation of natural resources.

Supplementary Planning Guidance

4.8 The environmental policies in this plan are augmented by additional guidance in the form of Planning Guidelines, Development Briefs, Design Guides, and Conservation Area Studies. This additional guidance includes detailed advice that is not appropriate for inclusion in the plan. The policies of the plan take precedence over the supplementary planning guidance, and provide the main thrust for environmental policy in the plan area.

THE BUILT ENVIRONMENT

DESIGN PRINCIPLES

4.9 Proposed development should be considered in the context of the surrounding area. This will allow vernacular style and any good features to be interpreted in the new development, helping to contribute to its sense of place.

POLICY WBE1: DEVELOPMENT IN ITS LOCAL CONTEXT

THE COUNCIL WILL REQUIRE GOOD CONTEMPORARY DESIGN THROUGHOUT THE PLAN AREA, WHICH RESPECTS ITS LOCAL CONTEXT. WHEN CONSIDERING ANY APPLICATION FOR DEVELOPMENT THE COUNCIL WILL HAVE REGARD TO THE FOLLOWING CONSIDERATIONS:

a) ITS ENVIRONMENTAL IMPACT

b) ITS VISUAL IMPACT

c) ACCESSIBILITY

Cont.

d) LANDFORM AND ANY NATURAL FEATURES, INCLUDING LANDSCAPE TREATMENT AND ENVIRONMENTAL WORKS

e) THE LOCAL TOWNSCAPE

f) THE LAYOUT, FORM, SCALE, MASSING, AND MATERIALS OF DEVELOPMENT

g) SAFETY AND SECURITY

h) THE PRIVACY AND AMENITY OF THE EXISTING ENVIRONMENT

i) SUPPLEMENTARY PLANNING DESIGN GUIDANCE ADOPTED BY THE COUNCIL.

Implementation: Use of design guidance in the development control process.

Monitoring: Consider quality of development on the ground, including through design awards.

4.10 Not all of the plan area is of the same visual quality. Some parts of it could benefit from environmental improvement, and in some circumstances, this may be achievable through redevelopment opportunities.

POLICY WBE2: IMPROVING ON THE LOCAL CONTEXT

IN AREAS WHERE THE EXISTING ENVIRONMENT DOES NOT EXHIBIT ESPECIALLY PRONOUNCED OR HISTORIC ARCHITECTURAL STYLES, ANY PROPOSALS FOR INFILL DEVELOPMENT SHOULD BE USED AS AN OPPORTUNITY TO CREATE ADDED VISUAL INTEREST AND RAISE THE AREA'S ARCHITECTURAL QUALITY.

Implementation: Through the development control process.

Monitoring: Check quality of development on the ground.

4.11 Because of their extent, large developments are likely to have a greater impact on the environment than smaller scale ones. It is therefore particularly important to ensure a high quality of development within such proposals. Large development areas are probably best considered in terms of a series or pattern of smaller areas, each with its own layout and form of development, and hence its own distinctive character. This should lead to the avoidance of extensive areas of characterless development that bear no relationship to features on the ground.

POLICY WBE3: CHARACTER OF LARGE SCALE DEVELOPMENT

ANY PROPOSALS FOR LARGE SCALE DEVELOPMENT SHOULD PROVIDE A CLEAR AND COHERENT LAYOUT THAT CREATES AREAS OF IDENTIFIABLE CHARACTER WITHIN THE DEVELOPMENT. WHERE DEVELOPMENT IS TO BE CARRIED OUT IN PHASES, THE COUNCIL WILL REQUIRE THE SUBMISSION OF A INDICATIVE LAYOUT FOR THE ENTIRE SITE PRIOR TO THE APPROVAL OF ANY

Cont.

APPENDIX 5

"When determining new housing development proposals a sequential approach will be applied whereby:

A) previously developed land and buildings within the boundaries of category A settlements will be developed first;

B) secondly, land and buildings on the edge of category A settlements that are served by good public transport corridors will be considered;

C) lastly, development proposals for land and buildings in category B settlements will only consist of limited infilling and small windfall development.

1.41 That the Council extends the boundary of the Identified Settlement of Spencers Wood to include the development near to Lambs Lane and adopt PA P/1 and PA A/13.

1.42 That the Council carry out a thorough review of all settlement boundaries before the next review of the Plan.

1.43 That Policy WOS2 is re-titled "Housing Development Principles"

NEW PARAGRAPH 1.12A

(Proposed Amendment 1/5)

OBJECTION ISSUES

1.44 Although there were no objections recorded against this proposed amendment, objectors to other parts of this Chapter have asked for such a change.

CONCLUSIONS

1.45 I concur with the Council's proposed amendment as it would clarify its objectives.

RECOMMENDATION

1.46 That the Plan is amended in accordance with PA 1/5.

POLICY WOS3

(Proposed Amendment 1/6)

REPRESENTATIONS

168	Councillor R Eke (S)	1301	Beazer Strategic Land (O)
1035	English Nature (O)	2447	Envt Agency (Thames Region) (O)
1287	Mr J Vernon (O)	2542	S Grundon Ltd (O)

OBJECTION ISSUES

1.47 It was said that landscaping schemes should be comprised predominantly of locally native species. It was suggested the policy does not provide clear guidance and in order to cover indirect impact on adjacent developments, additional wording should be inserted at the start of criterion B). One objector asked for removal of reference to the generation of traffic as all development is likely to result in some traffic. Reference to alternative modes of transport and locations which minimise travel should also be included. An objector suggested that, as shown at Basingstoke Road, traffic is so heavy it would cause chaos and be expensive; nothing has been thought through properly.

CONCLUSIONS

1.48 PA 1/5 should satisfy objection 2447, but I agree with the Council that it is too detailed a point to be included within the policy itself. PA 1/6 would ensure there is no indirect impact on adjacent developments. Criterion D) is quite acceptable as it is qualified by the word 'significant' and criterion C) relates to the need to travel and the use of alternative modes of transport to that of the private car. I do accept that Wokingham District does have to contend with traffic congestion, but that is more reason to ensure development schemes are located in sustainable areas and a significant effort is made to encourage people to use public transport rather than exacerbate poor traffic conditions. Under the Miscellaneous section of the Introduction Chapter, an objector suggested that the Royal Town Planning Institute document "Access Policy for Local Plans" is adopted. I endorse that suggestion, but it should be in the text.

RECOMMENDATION

1.49 That the Policy WOS3 is amended in accordance with PA 1/6 and the inclusion of PA 1/5 to create paragraph 1.12A.

1.50 That reference is made in the supporting text to the document "Access Policy for Local Plans".

PARAGRAPH 1.13

REPRESENTATIONS

1479	St Nicholas Hurst Parish Council (O)	1672	Alfred McAlpine Dvpts Ltd (O)

1769 Hicks Persimmon Ltd (O)
1714 The Trustees of Twyford Orchards (O)

OBJECTION ISSUES

1.51 It was suggested that the Supplementary Planning Guidance (SPG) referred to has not been the subject of examination through the Local Plan process and thus cannot be given significant weight when determining proposals for development. The last sentence of the paragraph should be deleted. Also that scant regard is given to educational matters and the general infrastructure; specific mention should be made in the Plan.

CONCLUSIONS

1.52 I concur with the Council that Policy WOS4 makes proper reference to the provision by developers of an adequate infrastructure to meet the needs of new development proposals. Policy WIC12A specifically refers to educational requirements. It is true that if the SPG does not form part of the Plan or has not been the subject of public consultation and scrutiny, it does not carry the same weight as policies within the Plan.

RECOMMENDATION

1.53 That the last sentence of paragraph 1.13 includes an explanation of the weight to be given to Supplementary Planning Guidance when determining planning applications.

POLICY WOS4

REPRESENTATIONS

1297 Beazer Strategic Land (O)
1480 St Nicholas Hurst Parish Council (O)
1645 Linden Homes South East Ltd (O)
1649 Bancroft Developments (O)
1674 Alfred McAlpine Dvpts Ltd (O)
1680 Mr B Proctor (O)
1681 Mr B Proctor (O)
1686 Hicks Development Ltd (O)
1712 The Trustees of Twyford Orchards (O)
1738 Sonning Developments (O)
1755 Mr L Nemeth (O)
1771 Hicks Persimmon Ltd (O)
1789 Mr E Gale (O)
2036 The House Builders Federation (O)
2060 University of Reading (O)
2541 S Grundon Ltd (O)
2363 Thames Water Property (S)
2436 Reading Borough Council (S)

OBJECTION ISSUES

1.54 It was said that the policy does not give clear guidance and much of the wording should be within the supporting text. No recognition is given to the number of statutory providers of infrastructure, public and community services. Details of how the Council expects implementation of policy requirements to be carried out are not included. Such details should not be issued as SPG, but as part of the Plan and subjected to public examination. Neither does the policy wording make it

RECOMMENDATION

4.5 That no changes are made to the Plan in response to these objections.

PARAGRAPH 4.4

REPRESENTATIONS

1775 Hicks Persimmon Limited (O)

OBJECTION ISSUES

4.6 This objection was concerned that there is no policy directed towards the key objective of improvement of poor/degraded land through the control of new development and the implementation of improvement schemes. This was contrary to PPG 12. A new policy was suggested to identify such sites and, where appropriate, to allocate them for development to secure environmental improvements.

CONCLUSIONS

4.7 The objective of securing environmental improvement is established in Policy WOS5. To my mind, enhancement should be a benefit to flow from the development of poor and degraded landscapes as part of the overall package. I do not agree with the implication in the proposed new policy that such benefits should necessarily outweigh other considerations. Just because land is degraded does not necessarily mean that an alternative use would be acceptable. For example, within a countryside location redevelopment of such a site may run counter to the principles of sustainability. In such cases proposals would have to be considered on their merits, as exceptions to the Plan. I do not therefore agree that a new policy is required.

RECOMMENDATION

4.8 That no changes are made to paragraph 4.4.

POLICY WBE1

REPRESENTATIONS

2493 George Wimpey Plc (O)
2566 Martin & Pole, Nicholas (O)
1308 Ms L Erler (S)

OBJECTION ISSUES

4.9 The policy was thought to be too restrictive and the words "will require" should be replaced with "will seek". It was also considered that the policy is a corporate mission statement and has no development control function. It should be deleted or relegated to subtext.

CONCLUSIONS

4.10 Fostering good design is an important objective in national planning guidance and is strongly endorsed in PPG 1, PPG 3 and PPG 13 as well as the recently published Urban White Paper. Developing sustainable environments at higher densities and reducing the need to travel are key themes. I therefore support the policy in principle and must emphasise the message needs to be strongly conveyed that poor designs will be rejected. However, the present wording is not sufficiently specific and conveys the impression that new development should mirror its immediate surroundings. This may not be appropriate and the policy needs to be retitled and restructured to give clear guidance of what is expected in terms of design and sustainability.

4.11 I would also suggest removing reference to supplementary planning guidance from the policy itself. This can be referred to in the supporting text, but an attempt to afford it Section 54A status should be resisted.

RECOMMENDATION

4.12 That reference to supplementary planning guidance is removed from the policy and inserted into the supporting text. That this is supplemented by a reference to development briefs as I have recommended under Policy WBE19.

4.13 That Policy WBE1 is deleted and replaced as follows:

"Policy WBE1: Design and new development

New development will be expected to achieve high standards of design and layout, which makes efficient use of land and buildings. A scheme should create its own identity, whilst taking account of the wider locality, including the surrounding townscape and landscape. In addition, development proposals will be expected to have regard to the following principles:

A) a reduction in the level of car parking below maximum standards wherever possible in order to promote sustainable transport choices;

B) encouragement of measures that promote accessibility to services and facilities by public transport, cycling and walking;

C) incorporation of features that maximise the safety and security of people living in or using the development;

D) creation of easily accessible and attractive open spaces".

POLICY WBE2

REPRESENTATIONS

2487 Slough Properties Ltd (O)
2567 Martin & Pole, Nicholas (O)

OBJECTION ISSUES

4.14 It was considered that there were some areas such as Winnersh Triangle, which although they do not have particularly pronounced or historic architectural styles, do not have poor architectural quality. In such cases further development should be compatible and not used to create artificial visual interest. It was also felt that the policy has no development control function and should either be deleted or relegated to the supporting text.

CONCLUSIONS

4.15 There are many built-up parts of the District of mediocre quality but I do not agree that such circumstances should necessarily be perpetuated in new development. Policy WBE1 calls for better quality in the design of individual developments and this should reinforce local identity and result in improvement of the wider urban area. To my mind Policy WBE2 is a reasonable objective but the point is adequately covered by my recommended rewording of Policy WBE1.

RECOMMENDATION

4.16 That Policy WBE2 is deleted.

POLICY WBE3

REPRESENTATIONS

2494 George Wimpey Plc (O)
2568 Martin & Pole, Nicholas (O)

OBJECTION ISSUES

4.17 The policy was considered to be unreasonable in that it requires details that were likely to change as a result of market demand. The only requirement should be for a master plan. The other objection felt that the policy has no development control function and should be deleted or relegated to the subtext.

APPENDIX 6

98/68021/O

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

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.

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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

APPENDIX 7

APPENDIX 7 - Conditions for Appeal if allowed

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
2. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.
3. The development shall not commence until details of all boundary treatment(s) has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the Local Planning Authority. The approved scheme shall be maintained in perpetuity.
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 additional windows or similar openings shall be constructed in the first floor level or above in the side elevations of the dwellings hereby permitted except for any which may be shown on the approved drawing(s).
5. The bathroom and en-suite windows in the first floor side elevations of the development hereby permitted shall not at any time be glazed other than with obscured glass.
6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.
7. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 7 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays.
8. Prior to the commencement of development, details of the slab levels of the proposed buildings shall be submitted to and approved in writing by the Local Planning Authority. The constructed development shall not vary from the approved levels.
9. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.
10. No other development of the site shall take place until the access has been constructed in accordance with the approved plans.
11. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the

exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

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

13. No trees, hedgerows or shrubs within the curtilage of the site, except those shown on the approved plan(s) or otherwise clearly indicated in the approved details as being removed, shall be felled, lopped or pruned, nor shall any roots be removed or pruned without the prior consent of the Local Planning Authority during development and for a period of five years after completion of the development hereby approved. The branch structure and trunks of the trees to be retained and their root systems shall be protected from any damage during site works, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Any trees, hedgerows or shrubs removed or which die or become dangerous, damaged or diseased before the end of a period of five years after completion of the development hereby approved shall be replaced with new trees, hedging or shrub species (of such size species and in such number and position as maybe agreed in writing), before the end of the first available planting season (1st November to 31st March) following their loss or removal.

14. Before development commences the following details shall be submitted to and approved by the Local Planning Authority. The development shall then be constructed in accordance with the approved details:

- 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.

Reasons

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

2. To ensure that the external appearance of the building is satisfactory.

3. To safeguard the visual amenities of neighbouring properties and the locality.

4. To safeguard the residential amenities of the occupiers of neighbouring properties.

5. To safeguard the residential amenities of the occupiers of neighbouring properties.

6. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.
7. To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.
8. In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.
9. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.
10. In the interests of highway safety and convenience.
11. In the interests of visual amenity.
12. In the interests of visual amenity.
13. The existing trees/hedgerows/shrubs represent an important public visual amenity in the area.
14. The existing trees/hedgerows/shrubs represent an important public visual amenity in the area.

PLANNING SERVICES | HPT
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Our Ref: DW/L40

11th February 2002

The Planning Inspectorate
Appeals Registry
Tollgate House
Houlton Street
Bristol BS2 9DJ

Dear Sirs

Re: Pearman's Glade Shinfield Road, Reading, Berks

I enclose relevant documents, plans and a completed form and would be grateful if you could register this Appeal against the Local Planning Authority's decision.

I look forward to hearing from you.

Yours faithfully

P.P. S. Wells

DEIRDRE WELLS

c.c. Planning Department, Wokingham DC ✓
Mr S Worsfold – Luff Developments Ltd

slab levels

Tel. 0118 974 6482 (Direct Line)
E-mail: heidi.lynch@wokingham.gov.uk
Date. 2 June, 2003
My ref. F/2001/5250
Your ref.

Mr. Hicks
Heathdawn Limited
Daisy Cottage
St. Johns Road
Sandhurst
Berks
GU47 9AD

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

Dear Mr. Hicks,

RE: DISCHARGE OF CONDITIONS FOR PEARMANS GLADE, SHINFIELD ROAD, SHINFIELD APPLICATION NO F/2001/5250

I refer to your phone message on 30.05.03 and letter dated 15.05.03.

Condition 3 of the above approval pertains to slab levels. The site survey plan submitted and received on the 15th May and the Drainage Plan (no. 1620/8) received on 04/03/03 show slab levels and site levels. The floor slab levels are considered to be acceptable.

Condition 6 pertains to the access driveway. The Highways Officer has stated the following:

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 2.5m and minimum length of 6 metres (plus tapers). Details of construction are also required (suitable hard bound material to be used).

I look forward to receiving further plans from you with regards to the driveway access. I hope this information is clear, however should you wish to discuss any matter arising from this please do not hesitate to contact Heidi Lynch on the above number.

Yours sincerely,

Lynch

Heidi Lynch
Senior Planner

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

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15 MAY 2003	
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15 May 2003

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

Please find enclosed drawing supplied by Cuts Land Surveys dated September 2001 showing original floor slap level as requested.

Yours faithfully,

M. R. Hicks

For Heathdawn Limited
M. R. Hicks.

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

Recd 11.25AM 4.12.01

ANO OBS

2/12/01

PLA	HPT
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COPIES TO:	FILE:

APPLICATION NO. F/2001/5250 04 DEC 2001

Dear Sir on Madam

Further to your notification of the 19/11/01 regarding the proposed erection ~~of~~ 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 footpath 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 walks into our house. We therefore hope that steps will be taken when building starts to stop this happening.

Yours sincerely

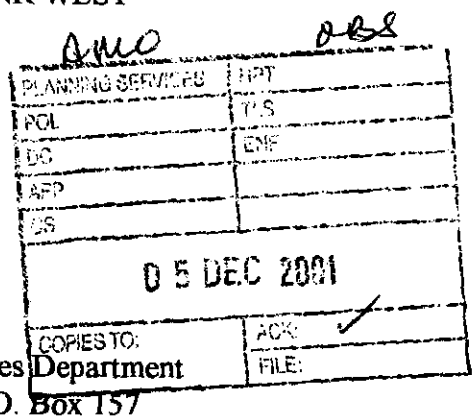
Eileen J. Mills

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

Appeal Decision

The Planning Inspectorate
Tollgate House,
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

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?**

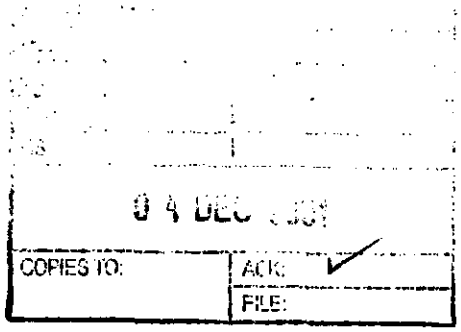
b. **Are there long-term development plans for further housing North & South to the rear of Alstonby Veterinary Surgery and other Shinfield Road properties serviced by the proposal to "improve access" to Pearmans Glade?**

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

Yours sincerely,

(N R WEST)

AMO OBS



2nd December 2001

04 DEC 2001
COPIES TO: ACK: ✓
FILE:

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

- 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.
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- 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.*

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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

Rec'd 11.25AM 4.12.01

ANO 088

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CS	
4 DEC 2001	
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	FILE:

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

PLANNING SERVICES | HPT
PQ | TLS
DC | EC
APP
CS
10 DEC 2001
COPIES TO: | ACK: ✓
FILE:

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!

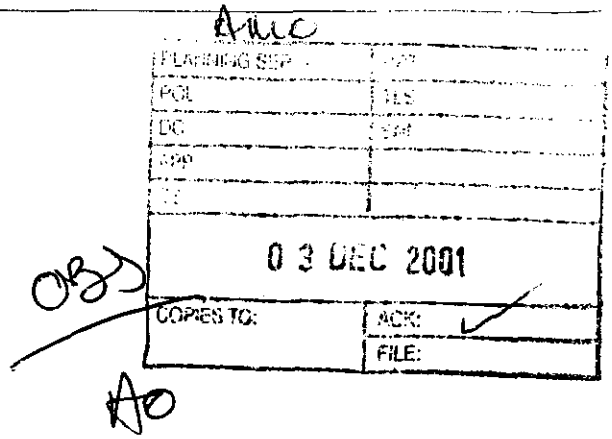
I understand that all the occupants of the adjoining and surrounding properties share my concerns and that of the appeal inspector, and agree with her decision and I would urge that this decision be respected and that the above application be refused.

Yours sincerely

S. Argrave

Cancelled

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.

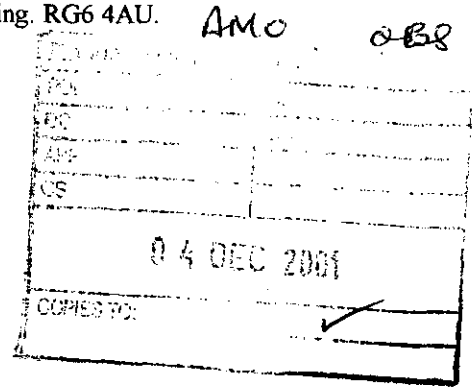
Yours faithfully,

(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.

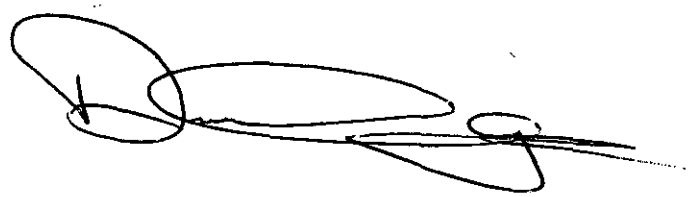
Of greater concern is the local problem of surface water drainage. The local soil is clay, which drains very poorly. Even at the best of times, in winter substantial parts of my own garden are waterlogged because of drainage from Pearmans Glade. There is a drainage ditch to the south of Pearmans Glade 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

Recd 11.25AM 4-12-01

AMO OKS

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/99/1019941/P7 JOLY 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

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

Houlton Street
Bristol BS2 9DJ
☎ 0117 987 8927

21 JUL 1999

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

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- The appeal is brought by Mrs J Williams, Mrs S Tognarelli and Mrs A Barrow against Wokingham District Council.
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Decision: The appeal is dismissed.

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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.

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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

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.**

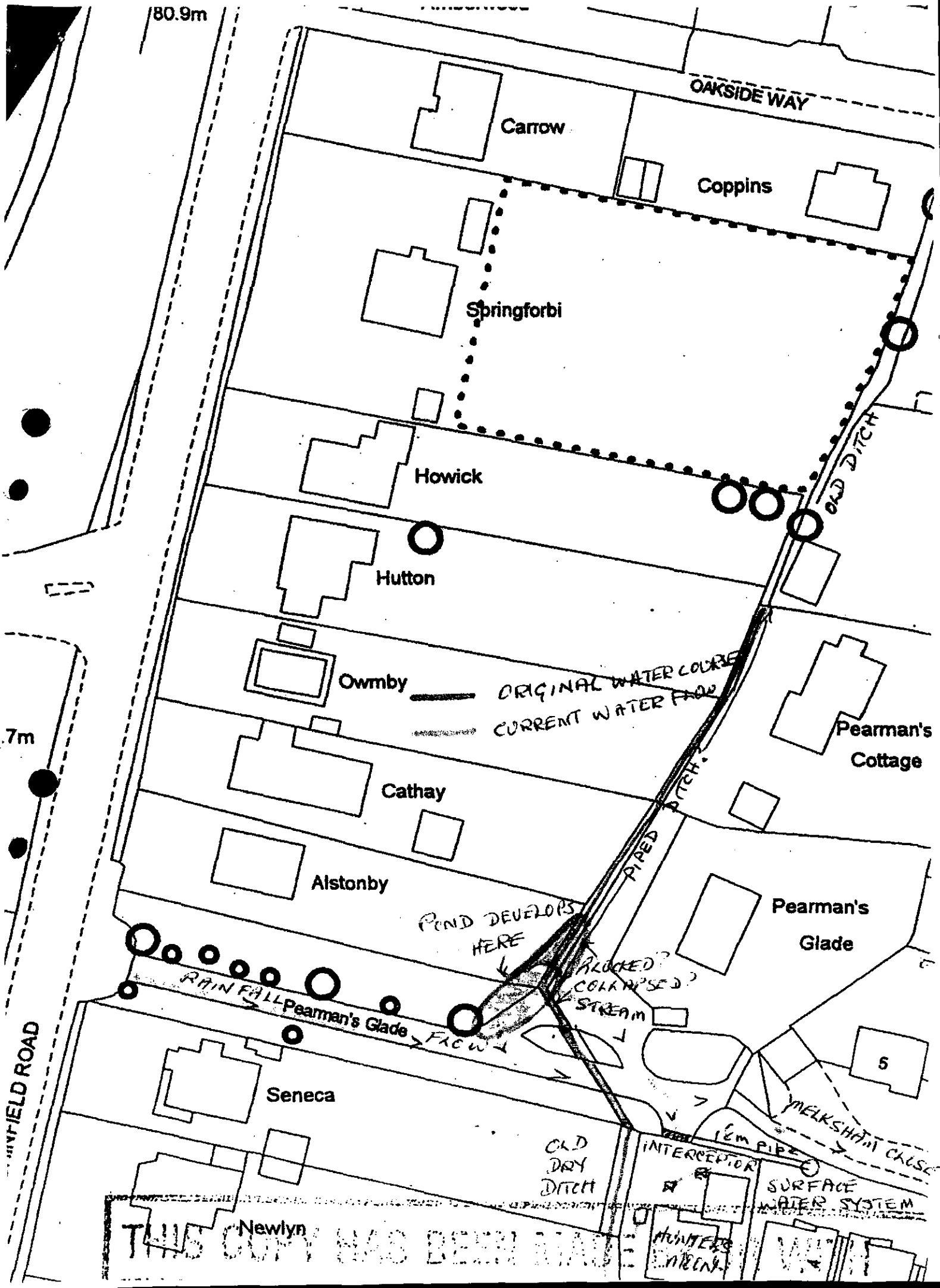
After prolonged heavy rain, or several days' rain, a pond develops at the eastern boundaries of Alstonby, Cathay and the west of Pearmans Glade, along the line of an old ditch, still shown on the OS map to the North of these properties. A stream then develops, running south east onto my property and 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


80.9m
OAKSIDE WAY
Carrow
Coppins
Springforbi
Howick
Hutton
Ownby
Cathay
Alstonby
Seneca
Newlyn
Pearman's Cottage
Pearman's Glade
OLD DITCH
PIPED DITCH
ORIGINAL WATER COURSE
CURRENT WATER FLOW
POND DEVELOPS HERE
BLOCKED? COLLAPSED? STREAM
RAIN FALL
Pearman's Glade
FROM
OLD DRY DITCH
INTERCEPTOR
16m PIPE
SURFACE WATER SYSTEM
MELKSHAM CAUSE
5
7m
FIELD ROAD

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

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

AMO OBE

PLANNING SERVICES	HPT
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6 DEC 2001	
COPIES TO:	ACK: ✓
	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,

Ann Spencer

CAROL, BRYAN AND THAD SPENCER

Telephone: 0118 987 3968

PEARMANS COTTAGE
SHINFIELD ROAD
SHINFIELD
READING
RG2 9BE

Your ref: 98/68027/0

18th September 1998

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,

Ann Spencer

CAROL, BRYAN AND THAD SPENCER

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

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

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

WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL PROTECTION AND HOUSING

MEMORANDUM

To: Angela Odell
Development Control

From: John Mullaney
Environmental Heath

Your Ref: F/2001/5250

My Ref:

Date. November 27, 2001

2 8 NOV 2001
COPIES TO: CR:
FILE:

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

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...

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.....

TOWN & COUNTRY PLANNING ACT 1990

PLANNING APPEAL UNDER SECTION 78

Erection of 2 detached dwellings
at
Pearmans Glade, Shinfield Road, Reading, Berkshire

HEARING – 5th September 2002
Planning Inspectorate Reference: APP/X0360/A/02/1084098

EVIDENCE OF
DEIRDRE WELLS, Dip TP, M.R.T.P.I

5th April 2002

Planning & Development Partnership
35 St Lukes Road
Maidenhead
Berks
SL6 7DN

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1.0 Qualifications and Experience

1.1 My name is Deirdre Wells. I am a Chartered Town Planner and Member of the Royal Town Planning Institute and am instructed by the appellant company, Luff Developments.

1.2 I have wide experience on planning development issues from both the public and private sector perspective. As a Local Government Officer, I have over 17 years experience in posts including Head of Development Control at Wokingham District Council, (Acting) Director of Development at Basingstoke and Deane and County Planning Officer for the now defunct Berkshire County Council. I have been actively involved in both the design of development policies and their practical application in a variety of urban and rural situations.

1.3 From 1999 until recently, as a Divisional Director of the Babtie Group I led specialist teams advising major public and private sector clients on all aspects of development, and regularly advising on the strategic direction of Planning and Transportation policy. I am a member of the Planning and Transportation Committee of the Regional Assembly for the South East, advise the local Economic Partnership on planning issues, and act on behalf of residents and other voluntary associations as well as Local Authority and developer clients.

1.4 Currently my time is split between private planning consultancy for public and private sector clients, mainly in The Thames Valley, and my role as an Executive member of the DTLR taskforce on Strategic Service Delivery Partnerships.

1.5 During both my Local Government and my consultancy career I have given evidence at a wide range of Planning Inquiries, Hearings and Local Plan Inquiries.

1.6 I was appointed by Luff Developments in September 2001 to prepare a planning application for the development described at Pearmans Glade, Shinfield Road, Reading, and to deal with any subsequent appeal.

2.0 Introduction

2.1 My client, Luff Developments, acquired an interest in the land the subject of the appeal during the first part of 2001, and instructed me to make a planning application on behalf of the company.

2.2 Having visited the site and researched relevant planning policy and site history, I sought pre-application advice from the Local Planning Authority, Wokingham District Council, in early October 2001. That discussion confirmed that in principle there was no planning objection to replacing the one existing dwelling with two new units, but that the decision would rest on the detailed design and positioning of the units on the site, and the consequent impact on local character.

2.3 The application was submitted a few days later, supported by a statement which drew attention to those issues that materially differed from an earlier application, which had been refused at appeal. In particular, the site area has been enlarged, and the applications made in full, enabling detailed appraisal of the impact of the development on its surroundings (Appendix1).

2.4 Following a request from the Highways Officer of the Council, the scheme was amended to show a slight widening of the existing access to 4.0 metres.

2.5 No further communication was received from the Council. The application was determined under delegated powers without reference to a Committee. A notice of refusal was issued dated 28th December 2001 with one reason for refusal:

> "The proposal would result in over development 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 WO53 and WBE1 of the Wokingham District Local Plan (Deposit Draft)."

2.6 An appeal was made on the basis of 3 issues (Appendix 2). This statement amplifies those grounds of appeal, in support of the case in favour of granting planning permission for the development described in the application.

3.0 Site Description

3.1 Pearmans Glade lies within the urban area of Reading within Wokingham District. Access to the site is taken from the main Shinfield Road (A327) which forms part of the local strategic highway network, and which is heavily trafficked. The area generally has the character of a long-established residential environment, with mature gardens and relatively spacious detached properties. To the east of Shinfield Road and behind the frontage properties lies Lower Earley, a comprehensively developed area built during the 1970's and 1980's as a major expansion to Reading. The appeal site lies in the boundary between the traditional and the more modern development areas.

3.2 The site occupies 0.253 ha of land to the rear of houses fronting Shinfield Road. It is occupied by a vacant bungalow with outbuildings. An accessway passes in front of the bungalow, servicing Pearmans Cottage, a substantial 2 storey modern house, to the north. To the south of the site lies Hunters Moon, a modern two storey dwelling also taking access from Pearmans Close, a private drive linking the three properties to Shinfield Road. Because of the historic access route, and building configuration, the area in which the three existing properties lie has a secluded character which is distinct from adjacent housing to the east and west, but there is clear intervisibility between all areas.

3.3 The accessway to the three existing properties in Pearmans Glade is wholly within the prospective ownership of the appellant. There is no statutory Right of Way along the access, and vehicular traffic to Melksham Close is prevented by a narrow gateway. The site owner has permitted pedestrian use however of the access by residents in Melksham Close.

3.4 Housing to the west follows a traditional linear layout fronting onto Shinfield Road, with detached properties with rear gardens exceeding 35m. Plot sizes vary from 0.0057ha to 0.0176ha in the vicinity of Pearmans Glade. Each has an individual access. The appeal site sits within a compartment to the rear of this frontage development, with a shared access via the route of an earlier access to a

long demolished large mansion. A similar configuration can be found approximately 150m north of Pearmans Glade, where a private drive gives access to 7 dwellings in a back land position (Oakside Way).

3.5 To the east, Melksham Close forms part of an extensive comprehensive suburban estate development, without direct access to Shinfield Road. Housing densities are significantly higher than on the Shinfield Road, although all the properties are detached two storey dwellings. Plot sizes vary from 0.0025ha to 0.00365ha in the immediate vicinity of the appeal site in Melksham Close. The character of this area is different from that in Pearmans Glade, as a result of its comprehensive development and unified design of buildings.

3.6 Photographs are included in Appendix 3 to illustrate physical features and local character.

4.0 Development Proposal

4.1 The proposal is to demolish the existing vacant buildings on a site of 0.253 ha and replace them with 2 new-detached houses, increasing the number of units in Pearmans Glade from three to four. Each property would occupy a plot in excess of 0.1 hectacres. This is significantly more generous than in the case of the application refused at appeal in July 1999.

4.2 The houses have been carefully designed and aspected to provide attractive living accommodation and to avoid any adverse impact on adjoining properties, or on the character of the area in which they lie. Plot 1 features a four bedroomed detached house with single integral garage, a hipped roof and dormer windows to front and rear. The house is of traditional design, includes a chimney and would be constructed using brick and tile elevations to reflect local character. To avoid undue dominance, it is proposed that the slab level is reduced by 0.5m.

4.3 Plot 2 is similar in style, but has been specifically designed for the different plot shape. This four bedroomed unit has a double integral garage and a wider frontage, but features a similar roofline and elevational treatment. There are no windows on the southern elevation facing towards Hunters Moon.

4.4 At the request of the Planning Authority, the access way is proposed to be widened to 4.0m to ensure 2 cars can pass. This will not affect any of the trees lining the drive, which are protected by a Tree Preservation Order. Neither will it necessitate changes to the attractive existing walled entrance gateway.

4.5 The only existing tree outside those subject to the TPO adjoins the footway link to Melksham Close, and will not be affected by the development. Additional tree and hedge planting is proposed in the garden areas and along the side of the driveway facing Hunters Moon.

5.0 Planning Policy

(i) The Development Plan

5.1 In accordance with Section 54A of the Act, the Development Plan is of primary importance in determining a planning application or appeal.

5.2 In this case the Development Plan is formed by the Berkshire Structure Plan 1991-2006 and the Loddon Area Local Plan (May 1995). The subsequent Wokingham District Local Plan has been significantly delayed in its progress towards adoption, and the District Council is currently considering its response to the Inspectors Report following the Local Plan Inquiry. The Deposit Draft (February 2000) version of the Local Plan is relevant to the determination of the appeal, in the context of the Inspectors Report (Part 2) published in October 2001.

5.3 Other material planning policy considerations are set out in Planning Policy Guidance Notes, in particular PPG1 and PPG3 (as revised.)

5.4 In the decision notice issued in December 2001 the Local Planning Authority lists the policies which it considers are relevant to the decision as:

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

The versions provided by the Planning Authority in response to the appeal have been commented on by the Local Plan Inspector, and a schedule of decisions is to be incorporated in a revised Draft for public consultation in July 2002. The new Structure Plan Deposit Draft is also out for public consultation at the time of writing. Reference will need to be made to any changes at the time of the Hearing in September.

(ii) Specific policy guidance on locational issues

5.5 The appeal site lies within the settlement of Shinfield, part of Reading. It is well located to enable future residents to access a full range of social, employment and educational facilities, and is within a few metres of a principal bus route and transport corridor.

5.6 PPG1 – General Policy and Principles – the general objectives for the location of development and the allocation of land includes the following advice in Paragraph 24:

> *"that the planning system identifies an adequate and continuous supply of housing land to meet future requirements, which is both available and sustainable", and*
>
> *"to make effective use of land within urban areas... which have access to a range of transport and other facilities whilst protecting open space, playing fields and green spaces in cities and towns."*

5.7 In terms of general principles, the site is well suited as a residential location for new housing, and accords with PPG3, structure and Local Plan policies which all seek to concentrate additional housing development within urban areas.

5.8 The site has been in residential use for more than half a century. The property on the site has reached the end of its life, and its replacement provides an opportunity for making effective use of previously developed land, in line with the advice given in PPG3 Housing (March 2000).

> *"The Government is committed to maximising the re-use of previously developed land and empty properties and the conversion of non residential buildings for housing, in order both to promote regeneration and minimise the amount of greenfield land being taken for development"*
>
> *Para 22, PPG3 Housing*

5.9 PPG3 goes on to anticipate the situation where policies in the Development Plan are out of date and do not reflect current government advice. The adopted Local Plan in Wokingham predates the PPG3 by several years and does not reflect the modern emphasis on consolidation of development in settlements, making use of higher densities and careful detailed design based on principles of sustainability. The PPG specifically advises:

> *"In considering planning applications for housing development in the interim, before development plans can be reviewed, local authorities should have regard to the policy contained in this PPG as material considerations which may supersede the policies in their plan".*
>
> *Para 38, PPG3 Housing*

5.10 The (Deposit Draft) Wokingham District Local Plan has been fundamentally criticised by the Local Plan Inspector for not reflecting the advice in PPG3. Following his recommendation, an urban capacity study has been carried out with a view to establishing the potential supply of land within settlements. Many of the specific recommendations in the Inspectors Report (Part 2, Chapter 5: Housing) reiterate the need to promote the effective use of previously developed land, in tandem with additional Greenfield allocations in defined urban areas which meet sustainability objectives. The Inspector draws attention to the advice in PPG3 that

> *"Local planning authorities should avoid development which makes inefficient use of land"*
>
> *Para 58, PPG3 Housing*

5.11 The Authority has yet to publish a modified Local Plan following the Inspector's Report. However, there will need to be a specific response to his recommendation that:

"Density guidelines

That the Council adopt the following wording as Policy WH3 (a):

When determining planning applications for new housing schemes, the Council will refuse planning permission for proposals that make inefficient use of land. Schemes will be expected to achieve between 30-50 dwellings per net hectare and on that basis will be supported subject to the Councils' sustainability policies. At places where there is good public transport accessibility or where there are centres along good quality public transport corridors, densities in excess of 50 dwellings net per hectare will be supported".

Para 5.125 Inspectors Report

5.12 The imperative to make affective use of urgent land is a material consideration which needs to provide the context for a decision on the appeal site.

5.13 Conclusion on general principles

- The site is well located to provide new residential units in accordance with national and local planning policy advice
- Acceptable development will make the most effective use of the site through adopting the maximum density appropriate to its particular location and site characteristics.

(iii) Specific policy guidelines on issues of site layout and design

5.14 PPG3 emphasises the importance of good design in achieving the best and most effective use of land.

"Good design and layout of new development can help to achieve the Government's objectives of making the best use of previously-developed land and improving the quality and attractiveness of residential areas".

5.15 Local authorities are encouraged to examine critically the standards they apply to new development, and avoid "the profligate use of land". Design and layout is to be influenced not only by the context of immediate neighbours, but also the "townscape and landscape of the wider locality".

5.16 Policy LD3 of the Berkshire Structure Plan which predates PPG3, states that:

"Development proposals will only be permitted where they do not give rise to an unacceptable impact on the environment, including serious harm (my underlining) to the character or appearance of an area, or the amenities of neighbouring land uses."

5.17 While this is valuable guidance at a strategic level, it is difficult to see its relevance to this particular proposal. The Local Planning Authority has refused the application on grounds of a "relatively cramped appearance" which I do not believe constitutes 'serious harm' in the manner intended by the Policy. I consider that this policy relates to cases where an Environmental Impact Assessment is warranted, as borne out by the supporting text, and is not relevant to this proposal.

5.18 Policy EN1 addresses the 'Protection and Enhancement of the Environment of Built-up Areas' and this clearly is relevant, but again it is clear that the policy predates PPG3 and will need to be significantly revised in the emerging Structure Plan. At the time of writing, the Deposit Draft Berkshire Structure Plan 2001-2016 is out to public consultation. Policy H3 of that document highlights the new emphasis on making "the fullest possible use of previously developed land" (Appendix 4)

5.19 The Emerging Structure Plan specifically addresses residential density, and reiterates the key advice in PPG3.

Policy H6 – Residential Density and Dwelling Mix
Residential development will make efficient use of land. Generally, this will be achieved by encouraging developments in excess of 30 dwellings per hectare (net). However, in areas with good public transport accessibility, densities will be in excess of 50 dwellings per hectare (net). Densities of 115 dwellings per hectare or more will be expected on suitable sites in town centres. Schemes involving residential development will provide a variety of dwelling sizes and type.'

5.20 The historic and, in my view, obsolete approach of the 1991-2006 Structure Plan is evident in the supporting text to Policy EN1. The negative attitude towards higher densities set out in paragraph 6.3 is not in accordance with the advice in PPG3. Government advice is that change within urban areas is necessary, and that higher densities are essential.

5.21 Policy LBE2 of the Loddon Area Local Plan is helpful in confirming the need to avoid inappropriate design, but is set within a policy document which gives no encouragement to higher densities and new forms of urban development. It was born in a time when "town-cramming" was viewed as damaging to the urban environment, and protection of local character usually limited development to infill or redevelopment at the same density as on neighbouring sites. The more modern approach is to identify key factors which shape the character of an area, consider whether it is desirable to perpetrate these, and then design to the maximum density compatible with issues of importance.

5.22 Turning now to the more recent advice in the Deposit Draft Wokingham District Local Plan (February 2000). The Local Plan Inspector has recommended that Policy WOS3 is retained as proposed to be amended (i.e. as given in the documents submitted with the appeal). The key advice relevant to the reasons for refusal is set out in sub-paragraph (A).

"The Council will require all development proposals that are acceptable in principle when assessed against other policies of this plan to:

(A) Be appropriate in scale of activity and character to the area in which they are located and be integrated into their local context without detriment to the amenities of adjoining land uses and occupation"

Policy WOS3 DDWLP

I consider this policy is helpful to the determination of the appeal, and is up-to-date in reflecting current government advice. As detailed in Section 6 of this Statement, I consider the proposal fully accords with the terms of the Policy.

5.23 Within the section of the Plan dealing with **The Built Environment**, Policy WBE1 sets out design considerations for new development. The Local Plan Inspector has however recommended its replacement with a policy which specifically sets out to make efficient use of land and buildings through good design, such development will take account of, but does not necessarily replicate other development in the locality. This approach reflects the need for change in order to achieve higher densities and avoid the profligate use of land in PPG3.

5.24 <u>Conclusions on policy issues on site layout and design</u>

- Many of the referenced Local Planning Policies are not in accordance with current government advice.
- When tested against relevant policy guidance the proposal succeeds in demonstrating that it causes no unacceptable impact on local character, but instead makes efficient use of previously developed land.

The latter point is explored in terms of the detail of the proposal in Section 6 below.

6.0 The Case for the Appellant

6.1 There is agreement between the appellant and the Planning Authority on matters of principle:

- more housing is needed in the District
- the site lies in a location where further residential development is appropriate
- The former dwelling has no particular merit and its removal and replacement by new housing is welcome

6.2 The issue which has led to the appeal is whether the development proposed will cause harm to local character because of its "relatively cramped" appearance, or not. If it would not cause harm, and it provides a good standard of living accommodation for future resident, then it deserves consent. The term 'relatively cramped' is not absolutely clear.

6.3 Local character, taking the wider locality as advised in PPG3, is of a residential area featuring detached houses and chalet bungalows. While the configuration of buildings differs between the Shinfield Road and the modern estate plan of Melksham Close, there are some modern houses in the 'traditional' area, and at least one older house in the more modern Melksham Close. Local character is established through substantial detached 2 storey houses in garden plots with individual drives, with pedestrian routes linking areas where vehicle linkages are avoided.

6.4 The issue of "relatively cramped" development can be explored. I suggest that a comparison can be made of:

- Plot size
- Rear garden length and
- Space between buildings,

but that ultimately the Inspector will make a judgement on the overall impact through visualisation on a site visit, based on experience.

6.5 The previous Inspector had to consider an outline application, where assumptions were necessary to consider potential impact. My client has made an application in full, consent for which will be subject to conditions to ensure compliance with agreed plans. This removes the issue of uncertainty over potential impact.

6.6 Appendix 5 sets out a schedule of plot size, rear garden length and space between buildings, comparing the appeal site proposals with existing development. From this I draw the conclusion that the proposed development is similar in character to other development in the locality. I cannot agree that the development will be detrimental to the character and appearance of the area on the basis of this evidence. I suggest rather, that it will be easily assimilated into the area and contribute to its character as a pleasant, high quality living environment.

6.7 The existing building on the site has a ridge height of approximately 4.6m. The proposed houses, taking account of the 0.5m reduction in slab level for Plot 1, will have a maximum ridge height of 7.8m – 8.3m. The mass of the buildings will be reduced however by the chalet-dormer design, which prevents any over-dominance.

6.8 Local residents have objected to this proposal. There is no objection from the Highway Authority on grounds of traffic generation or highway safety. While there is no Public Right of Way over Pearmans Glade, pedestrians are allowed to use the route and the Highway Authority has no concerns over the impact of one additional unit on pedestrians safety. I conclude that there will be no adverse impact on local residents as a consequence of the proposed change in scale or intensity of use of this residential site.

6.9 There are no criticisms of the development based on overlooking. Care has been taken in the aspecting of the houses and the positioning of windows to main rooms, with a view to preventing any loss of privacy. A new evergreen hedge is

proposed to be planted at the end of the rear gardens of the new houses, which will both landscape the gardens and retain privacy.

6.10 The Local Planning Policy which I have identified as relevant in the appeal is set out in Policies WOS3 and WBE1 (as proposed to be amended). In my view, the proposed development fully accords with the criteria given, and also constitutes the most effective use of previously developed urban land in a sustainable location. The overall impact is neither cramped or overdeveloped in character and deserves planning permission.

7.0 Conclusions

7.1 The proposed development will provide an attractive residential living environment for future residents, in an accessible location within an established urban area. Such development is supported by National and Local Planning policy.

7.2 The development will make effective use of previously developed land within a settlement, in accordance with the guidance set out in PPG3. To develop at a lesser density would be wasteful of scarce land resources, contrary to National Planning Policy.

7.3 The detailed design makes use of an existing access which serves adjoining properties, and which served the property previously on the site. The two dwellings have been carefully positioned, aspected and designed to relate well to surrounding dwellings, and to reflect local character in massing and space between buildings. There is ample space for safe turning and parking, landscaping and private garden. The overall impact is neither cramped nor overdeveloped in character and deserves planning consent.

7.4 The reason for refusal is imprecise. Planning decisions should be couched in terms that make it clear if a development will cause harm. The term 'relatively cramped' is in my view inappropriate as a reason for refusal.

7.5 The inspector is asked to approve the proposed development and allow the appeal.

APPENDIX 1

Our Ref: DW/L3

19th October 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 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.

I look forward to hearing from you.

Yours faithfully

DEIRDRE WELLS

cc Mr W Holloway – Luff Developments Ltd
Mr S Kalik – Stojan Kalik

APPENDIX 2

GROUNDS OF APPEAL

PEARMAN'S GLADE SHINFIELD ROAD, READING, BERKS

1. The proposed development will provide an attractive residential living environment for future residents, in an accessible location within an established urban area. Such development is supported by National and Local Planning policy.

2. The development will make effective use of previously developed land within a settlement, in accordance with the guidance set out in **PPG3**. To develop at a lesser density would be wasteful of scarce land resources, contrary to National Planning Policy.

3. The detailed design makes use of an existing access which serves adjoining properties, and which served the property previously on the site. The two dwellings have been carefully positioned, aspected and designed to relate well to surrounding dwellings, and to reflect local character in massing and space between buildings. There is ample space for safe turning and parking, landscaping and private garden. The overall impact is neither cramped nor overdeveloped in character and deserves planning consent.

DW/GOA

APPENDIX 3



1 Existing vacant dwelling on appeal site.



2. Entrance to site, showing traditional gateway and avenue of trees.



3. Adjacent housing in Melksham Close.



4. Melksham Close from the eastern site boundary.

APPENDIX 4

Deposit Draft March 2002

Berkshire Structure Plan 2001-2016

Prepared by the **Berkshire Unitary Authorities' Joint Strategic Planning Unit**

VISION

DEVELOPMENT

ENVIRONMENT

HOUSING

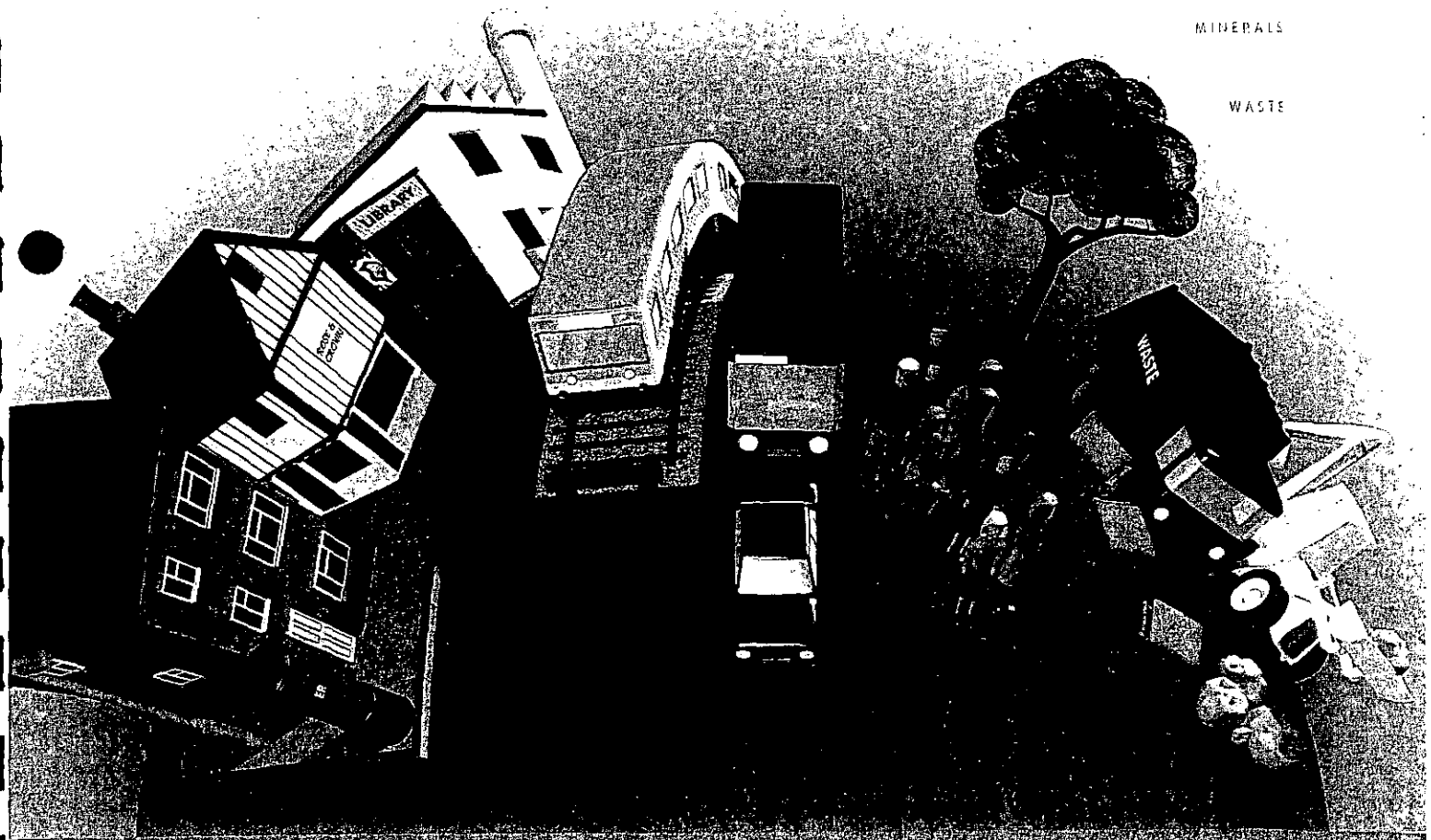
EMPLOYMENT

LEISURE

TRANSPORT

MINERALS

WASTE



Bracknell Forest Borough Council | Reading Borough Council | Slough Borough Council
West Berkshire Council | The Royal Borough of Windsor and Maidenhead | Wokingham District Council

2006-2011

6.15 As indicated in paragraph 6.13, a further 13,100 dwellings are required in this period. The Berkshire authorities have decided that a number of factors should influence the distribution for this period. These include forecasts of household formation from within the existing population at a local authority level, an examination of where most employment development is likely to occur, the location of unconstrained land and the results of an urban potential study undertaken jointly by the six authorities. This study covers the period 2000-2011 and involved a detailed survey of the urban areas of Berkshire, to see how many dwellings might be provided within those areas, under a series of different assumptions.

2011-2016

6.16 The situation for the period after 2011 is particularly uncertain. The current overall provision for the period 2011-2016 is likely to be subject to one or possibly two reviews of RPG9 and of the Structure Plan by 2011. The ability of the urban areas to deliver sites will also be clearer by that stage and it is likely that the urban potential study will have been updated. It is therefore very unlikely that any allocations made now for 2011-2016 will remain unchanged. However, RPG9 requires this Plan to make provision for that period, although development plans are not required to identify specific locations at this stage (paragraph 34 of PPG3). Policy H2 therefore assumes, for present purposes, that the district level distribution for 2011-2016 will be the same as that for 2006-2011. The intention is to arrive at a more specific distribution for 2011-2016 as part of the 2006 review of the Plan, once the outcome of the Government's first review of RPG9 is known. The figures for the final phase are therefore subject to re-assessment in the light of that review.

6.17 A further explanation of the above principles is set out in the Technical Working Paper which supports this chapter.

How it will be carried out

6.18 Through the preparation, monitoring and review of local plans. Arrangements are in place for regular and detailed monitoring of development which will enable the authorities to review progress on both polices H1 and H2. This will include monitoring the location of development and the amount achieved by authorities – individually and collectively – on previously developed urban land.

Policy H3: Priority to Development of Previously Developed Urban Land

Local plans will ensure that fullest possible use is made of previously developed land in urban areas for housing development, and that the release of greenfield land does not prejudice the re-use of previously developed urban land.

Reason for the Policy

6.19 The Government wants planning authorities to maximise the use of previously developed land, empty properties and the conversion of non-residential buildings for housing, in order to prevent the unnecessary release of greenfield land for development. In many parts of the country there is concern that greenfield sites would be developed quickly, without policies to control the release of such sites. As a result, the use of previously developed urban sites might be delayed – possibly indefinitely. However, the strength of Berkshire's housing market, and the fact that greenfield sites make up a relatively modest part of the total housing provision, lead to the view that this is unlikely to be a problem which is widespread in the Berkshire area. However, circumstances may differ across Berkshire and local plans will be expected to address the question of whether, in the light of local conditions, phasing or other policies are needed to ensure that urban sites are brought into use. As referred to in paragraph 6.14, greenfield releases have already been agreed in Slough to meet its needs, the issue having been examined in the light of opportunities to achieve housing development on previously developed sites in the urban area at the time, over the period until 2006.

How it will be carried out

6.20 By the local planning authorities, through local plans and development control. The Berkshire authorities will work towards the Government's regional target, of at least 60% of all such development being on previously developed land by 2008, although the ability of each authority to achieve (or exceed) that target on an individual basis will vary greatly. The Councils will keep the results of the urban potential study under review and will supplement it as necessary with more detailed urban potential work within each local authority area, to inform local plans.

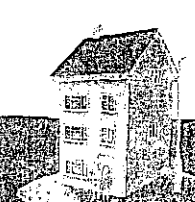
Policy H4: Identification of Greenfield Housing Land

1. In the event that greenfield land is required to meet the housing provision specified in policy H2, it will be achieved through the identification of:

(i) greenfield land within settlement boundaries, where it does not conflict with other structure plan and local plan policies;

(ii) greenfield land outside existing settlement boundaries, through the redefinition of settlement boundaries as part of the local plan process.

2. In the case of clause (ii) in paragraph 1 above, local authorities must ensure that unconstrained land is released before land subject to constraints. Should this principle need to be relaxed, land subject to policy constraints should normally be considered before land subject to intrinsic constraints. The following sequence should then be pursued:



6.25 Local authority boundaries within Berkshire do not always represent discrete housing markets. In particular, Reading and some of the adjoining areas of Wokingham and West Berkshire effectively function as a single housing market. The local authorities concerned will need to work together to ensure that the affordable housing needs arising from this urban area are being adequately met.

How it will be carried out

6.26 Each local authority will undertake a housing needs assessment on a regular basis. This will identify the extent and nature of affordable housing need within its area. Regional Planning Guidance requires local authorities to ensure that assessments are undertaken in a consistent manner, particularly in sub-regions where there is evidence of cross-boundary movements especially for journeys to work (RPG9 Policy H4). The DTLR has published guidance on how to do housing needs assessments which should aid consistency (Local Housing Needs: Guide to Good Practice' Guide – DTLR 2000). Local plans and supplementary planning guidance will provide a definition of 'affordable' and will set a local target for affordable housing. The Councils serving the wider urban area centred on Reading will look to joint working to see that the needs of the whole area are addressed, using the available resources of land and existing buildings. Having undertaken their assessments, it will then be for the individual local authorities concerned to consider how their respective needs can best be served, through the implementation and subsequent management of the housing developments in these locations. Where applicable, local plans will give separate consideration to the affordable housing needs of rural communities, and will decide whether special rural measures, such as exceptions policies, are appropriate. In identifying sites where affordable housing is to be provided, local plans will give particular emphasis to sites that are in locations that have good access by public transport to employment opportunities, cultural facilities and other services.

Policy H6: Residential Density and Dwelling Mix

Residential development will make efficient use of land. Generally, this will be achieved by encouraging developments in excess of 30 dwellings per hectare (net). However, in areas with good public transport accessibility, densities will be in excess of 50 dwellings per hectare (net). Densities of 115 dwellings per hectare or more will be expected on suitable sites in town centres. Schemes involving residential development will provide a variety of dwelling sizes and types.

Reason for the Policy

6.27 To minimise the amount of land needed for development and particularly the need for greenfield sites. To help secure the renaissance of the urban areas by increasing the intensity of use and number of people living in them. To comply with Government

policy, which discourages residential development which makes inefficient use of land. To help meet the needs of all sectors of the population and to encourage the establishment of balanced communities.

How it will be carried out

6.28 By the local planning authorities, through local plans and development control. Each authority will aim to ensure that residential schemes achieve densities of at least 30 dwellings per hectare (dph) (net) in less accessible areas. Generally, schemes of less than 30 dph will be avoided. Densities over 50 dph should be achieved in areas with good public transport accessibility. The town centres of Newbury, Reading, Wokingham, Bracknell, Maidenhead, Slough and Windsor are the locations within Berkshire with the best combination of public transport accessibility and range of jobs and services. They also contain existing areas of high-density residential and commercial development, although these vary substantially in size from town to town. Therefore, to a varying degree in these town centres, there are likely to be opportunities for densities of up to and exceeding 115 dph. Authorities will have regard to this Policy and to relevant guidance on good practice in drawing up more detailed local policies and proposals on the densities applicable to different parts of their areas in their local plans. Developers will need to think imaginatively about designs and layouts that should make more efficient use of land whilst responding to the character of the surroundings. More detailed guidance on the densities that might be applied in different types of locations is given in the urban potential study.

Policy H7: Loss of Housing

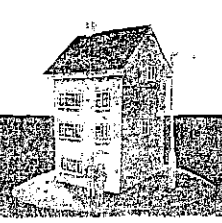
Proposals for redevelopment or change of use resulting in the loss of residential accommodation will not be permitted unless they replace at least the number of dwelling units lost, normally within the proposal site.

Reason for the Policy

6.29 Development proposals that would result in the loss of housing may require local planning authorities to consider releasing more housing land, possibly on greenfield sites. There should therefore be no avoidable loss of housing. The presumption is that any losses will normally be replaced as part of the development proposal, in order to minimise the take-up of land for development and maximise the amount of housing that can be accommodated within existing settlements.

How it will be carried out

6.30 By the unitary authorities, through development control.



APPENDIX 5

(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 6448 (Direct Line)
Date: March 18, 2002
My ref: F/2001/5250
Your ref: APP/X0360/A/02/1084098

Mrs M Pocock
The Planning Inspectorate
Room 3/03 Kite Wing
Temple Quay House
2 The Square
Temple Quay
BRISTOL
BS1 6PN

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 Mrs Pocock

APPEAL BY: Luff Developments Ltd
SITE: Pearman's Glade, Shinfield Rd, Reading

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

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date: March 1, 2002
My ref: F/2001/5250
Your ref: APP/X0360/A/02/1084098

Mrs M Pocock
The Planning Inspectorate
Room 3/03 Kite Wing
Temple Quay House
2 The Square
Temple Quay
BRISTOL
BS1 6PN

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 Mrs Pocock

APPEAL BY: Luff Developments Ltd
SITE: Pearman's Glade, Shinfield Rd, Reading

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

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date. March 1, 2002
My ref: F/2001/5250
Your ref: DW

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

Ms Deirdre Wells
PDP
35 St Luke's Rd
Maidenhead
SL6 7DN

Dear Madam

APPEAL BY: **Luff Developments Ltd**
SITE: **Pearman's Glade, Shinfield Rd, Reading**

With reference to this appeal, I enclose a copy of the questionnaire & associated documents.

I have also sent copies to The Planning Inspectorate.

Yours faithfully

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

The Planning Inspectorate

3/03 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
http://www.planning-inspectorate.gov.uk

Direct Line 0117-3726079
Switchboard 0117-3728000
Fax No 0117-3728624

GTN 1371-6079

PLANNING SERVICES HS 53695
TLS
DC DG ENF
APP
28 FEB 2002
COPIES TO

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

Your Ref: F/2001/5250

Our Ref: APP/X0360/A/02/1084098

Date: 27 February 2002

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY LUFF DEVELOPMENTS
SITE AT PEARMANS GLADE, SHINFIELD ROAD, READING, BERKSHIRE

We have decided that a hearing will be held into this appeal and we will now arrange a date.

I am the case officer and, if you have any questions please contact me. Apart from the questionnaire, please always send **2 copies** of all further correspondence, giving the full appeal reference number which is shown at the top of this letter.

I have checked the papers and confirm that the appeal is valid. If it appears at a later stage, following further information, that this may not be the case, I will write to you again.

The date of this letter is the **starting date** for the appeal.

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

Within 2 weeks from the starting date -

You must notify any statutory parties and interested persons who were consulted at application stage and those who made comments that the appeal has been made. You should tell them that:-

i) any comments they made at application stage will be sent to me and if they want to make any additional comments, wherever possible, they must submit 3 copies within **6 weeks of the starting date.** If representations are submitted after the deadline, they will not normally be seen by the Inspector and they will be returned.

ii) they can get a copy of our booklet 'Guide to taking part in planning appeals' free of charge from you, and

iii) if they want to receive a copy of the appeal decision they must write to me asking for one.

You must submit a copy of a completed appeal questionnaire and supporting documents, including relevant development plan policies to the appellant and me.

Within 6 weeks from the starting date -

You and the appellant must submit 2 copies of your hearing statement to me. I will send a copy of your hearing statement to the appellant and send you a copy of their hearing statement. You and the appellant must send a copy of your hearing statements to any statutory parties. I will send you and the appellant a copy of any comments submitted by interested parties.

Within 9 weeks from the starting date -

You and the appellant must submit 2 copies of any final comments on each other's statement and on any comments on any representations from interested parties to me. Your final comments must not be submitted in place of, or to add to, your 6 week statement and no new evidence is allowed. I will forward the appellant's final comments to you at the appropriate time.

You **must keep to the timetable** set out above and ensure that your representations are submitted within the deadlines. If not, your representations will not normally be seen by the Inspector and they will be returned to you. As I have given details of the timetable, I will not send you reminders.

Withdrawing the appeal

If you hear that the appeal is to be withdrawn, please telephone me immediately. If I receive written confirmation of this from the appellant, I will write to you.

Further information about the terms we use in this letter and appeal procedures is on the attached sheet.

Yours faithfully

Mrs M Pocock

H4B(BPR)

Questionnaire

The appeal questionnaire must be sent complete with copies of all necessary documents referred to in it. It is particularly essential to us that details of all relevant development plan policies are included with the questionnaire at this early stage.

Hearing Statement

In your hearing statement you will need to give full details of the case which you will put forward at the hearing. You must include copies of any documents, including copies of maps and plans, to which you intend to refer. Please also include a list of any conditions or limitations you would agree to, if the appeal were to be allowed. The format of a statement for hearing cases is in Annex 2(i) of DETR Circular 05/2000.

Statutory parties

'Statutory parties' are owners or tenants of the appeal site who made comments within the time limit on the application or appeal. You must give details of any statutory parties at application stage in reply to question 15e of the questionnaire. I will tell you about any statutory parties at appeal stage, before your hearing statement is due.

Late Representations

Comments or representations received after any of the time limits will normally be disregarded and we will send them back. Late representations will only be considered in extraordinary circumstances.

Costs

Costs can be awarded in hearing cases. If a hearing is subsequently adjourned because of the submission of late evidence, there is the possibility of a successful claim of costs. DOE Circular 8/93 gives more advice.

Planning obligations - Section 106 agreements

A planning obligation, often referred to as a 'section 106 agreement', is either a legal agreement made between the LPA and a person 'interested in the land', or a legally binding undertaking signed unilaterally by a person 'interested in the land'.

If you intend to rely on an obligation, a final draft must be submitted at least 10 working days before the date of a hearing. Obligations should be completed by the close of a hearing. An Inspector will not normally delay the issue of a decision to wait for the completion of an obligation.

The Planning Inspectorate

For official use only
Date received

PLANNING APPEAL FORM

Please send each appeal on a separate form

Your appeal and essential supporting documents must reach the Inspectorate within 6 months of the date shown on the Local Planning Authority's decision notice (or, for 'failure' appeals, within 6 months of the date by which they should have decided the application).

Before completing this form, please read our booklet 'Making your planning appeal' which was sent to you with this form.

WARNING: If any of the 'Essential supporting documents' listed in Section J are not received by us within the 6 month period, the appeal will not be accepted.

A. APPELLANT DETAILS

The name of the person(s) making the appeal must be the same as on the planning application form.

Name LUFF DEVELOPMENTS LTD

Address THE GRANARY, ASHRIDGEWOOD FARM, WOKINGHAM BERKSHIRE

Postcode RG 40 5RD

Your reference

Daytime phone no

Fax no

E-mail address

B. AGENT DETAILS (if any)

Name MS. DEIRDRE WELLS,

Address PDP, 35 ST LUKES ROAD, MAIDENHEAD, BERKSHIRE

Postcode SL6 7DN

Your reference DW

Daytime phone no 01628 788682

Fax no 01628 788795

E-mail address deirdrewallspdp@aol.com

C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the LPA WOKINGHAM DISTRICT COUNCIL

Date of the planning application 19/11/2001

LPA's application reference no F/2001/5250

Date of LPA's decision notice (if issued) 28/12/2001

D. APPEAL SITE ADDRESS

Address PEARMAN'S GLADE, SHINFIELD ROAD, READING, BERKSHIRE.

Postcode

National grid reference SU697736

(Please see the key on an Ordnance Survey map for instructions; this should be 2 letters and 6 numbers, eg TQ 298407)

E. DESCRIPTION OF THE DEVELOPMENT

(This must be the same as on the application sent to the LPA, unless minor amendments were agreed)

ERECTION OF 2 NEW HOUSES WITH GARAGES

Size of the whole appeal site (*in hectares*)

0·25 ha

Area of floor space of proposed development *(in square metres)*

F. REASON FOR THE APPEAL

This appeal is against the decision of the LPA to:

*Please tick **one** box only* ✔

1. Refuse planning permission for the development described in Section E. ☑
2. Grant planning permission for the development subject to conditions which you do not like. ☐
3. Refuse approval of details listed under a previous outline planning permission. ☐
4. Grant approval of details listed under a previous outline planning permission subject to conditions which you do not like. ☐
5. Refuse to approve any matter required by a condition on a previous planning permission (other than those in 3 or 4 above). ☐

   or The failure of the LPA to give notice of its decision within the appropriate period (usually 8 weeks) of an application for permission or approval. ☐

G. GROUNDS OF APPEAL

If you want your appeal dealt with by the written procedure, your **FULL STATEMENT MUST** be made, otherwise we will return the appeal form. You should give a clear explanation of why you disagree with each of the LPA's reasons for not granting permission, if appropriate. Please continue on a separate sheet(s) if you need to and attach them to this form. If you have requested a hearing or an inquiry, please provide a brief outline of your case.

SEE ATTACHED SHEET

G. GROUNDS OF APPEAL (continued)

H. CHOICE OF PROCEDURE

Appeals dealt with by written representations are usually decided more quickly than by the hearing or inquiry methods. It is important that you read our booklet 'Making your planning appeal' about the various procedures used to determine planning appeals.

*Please tick **one** box only* ✔

1. WRITTEN REPRESENTATIONS ☐

Can the whole site be seen from a road or other public land and there is no need for the Inspector to enter the site (eg to take measurements or to enter a building)? If yes, please tick the box. If so, we will arrange an unaccompanied site visit. ☐

2. HEARING ☑

Although you may prefer a hearing, we will decide whether a hearing is suitable for your appeal after consulting the LPA.

3. INQUIRY ☐

Please give reasons why you think an inquiry is necessary.

I. APPEAL SITE OWNERSHIP DETAILS

We need to know who owns the appeal site. If you do not own the appeal site or if you own only a part of it, we need to know the name(s) of the owner(s) or part owner(s). We also need to be sure that any other owner knows that you have made an appeal. YOU MUST TICK WHICH OF THE CERTIFICATES APPLIES. Please read the enclosed *Guidance Notes* if in doubt.

If you are the sole owner of the whole appeal site, Certificate A will apply: *Please tick **one** box* ☐

CERTIFICATE A

I certify that, on the day 21 days before the date of this appeal, nobody, except the appellant, was the owner (see Note (i) of the *Guidance Notes* for a definition) of any part of the land to which the appeal relates;

OR

CERTIFICATE B ☑

I certify that the appellant (or the agent) has given the requisite notice to everyone else who, on the day 21 days before the date of this appeal, was the owner (see Note (i) of the *Guidance Notes* for a definition) of any part of the land to which the appeal relates, as listed below:

Owner's name	Address at which notice served	Date the notice was served
EXECUTORS OF DOROTHY IRENE CORRINGI, DECEASED.	C/O BERRY'S SOLICITORS, 66, SCHOOL ROAD, TILEHURST, READING, BERKS. RG31 5AW.	11 FEB 2002

CERTIFICATES C and D ☐

If you do not know who owns all or part of the appeal site, complete either Certificate C or Certificate D enclosed with the accompanying *Guidance Notes* and attach it to the appeal form.

AGRICULTURAL HOLDINGS CERTIFICATE (This has to be completed for all appeals)

We also need to know whether the appeal site forms part of an agricultural holding. Please tick either (a) or (b) **If the appellant is the sole agricultural tenant, (b) should be ticked and 'not applicable' should be written under 'Tenant's name'.**

(a) None of the land to which the appeal relates is, or is part of, an agricultural holding; ☑

OR

(b) The appeal site is, or is part of, an agricultural holding and the appellant (or the agent) has given the requisite notice to every person other than the appellant who, on the day 21 days before the date of the appeal, was a tenant of an agricultural holding on all or part of the land to which the appeal relates, as listed below: ☐

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

PLEASE SIGN BELOW

I confirm that this section has been fully completed and the details of the ownership of the appeal site are correct, to the best of my knowledge.

Signed Deirdre Wells (on behalf of) Luff Developments Ltd.

Name (in capitals) DEIRDRE WELLS Date 11 February 2002.

Please turn over

J. ESSENTIAL SUPPORTING DOCUMENTS

The documents listed in 1–6 below, must be sent with your appeal form; 7–10 must also be sent if appropriate. If we do not receive all your appeal documents by the end of the 6 month appeal period, we will not deal with it. Please tick the boxes to show which documents you are enclosing.

		✔
1.	A copy of the original **planning application** sent to the LPA.	☑
2.	A copy of the **site ownership certificate and ownership details** submitted to the LPA at application stage (this is usually part of the LPA's planning application form).	☑
3.	A copy of the **LPA's decision notice** (if issued).	☑
4.	A **plan showing the site outlined in red**, including two roads clearly named (preferably on a copy of a 1:10,000 Ordnance Survey map).	☑
5.	Copies of **plans, drawings and documents** sent to the LPA as part of the application.	☑
6.	Any **additional plans, drawings and documents** sent to the LPA but which did not form part of the original application (eg drawings for illustrative purposes).	☐

Copies of the following must also be sent, if appropriate:

7.	**Additional plans or drawings** relating to the application but not previously seen by the LPA. Please number them clearly and list the numbers here: _____ _____	☐
8.	Any relevant **correspondence** with the LPA.	☑
9.	If the appeal is against the LPA's refusal or failure to grant permission for 'details' imposed on a grant of outline permission, please enclose:	
	(a) the relevant outline application;	☐
	(b) all plans sent at outline application stage;	☐
	(c) the original outline planning permission;	☐
10.	A copy of any Environmental Statement plus certificates and notices relating to publicity (if one was sent with the application, or required by the LPA).	☐
11.	If you have sent other appeals for this or nearby sites to us and these have not been decided, please give details and our reference numbers. _____ _____	☐

K. PLEASE SIGN BELOW

(Unsigned forms will be returned. Signed forms must be received by us within the 6 month time limit)

1. I confirm that I have sent a copy of this appeal form and documents to the LPA – ***N.B.*** *if you do not, your appeal will not normally be accepted.*
2. I confirm that section J has been fully completed.
3. I will send 2 copies of any further documents relating to this appeal to the Inspectorate.

Signed Deirdre Wells (on behalf of) Luff Developments Ltd.

Name (in capitals) DEIRDRE WELLS Date 11 February 2002.

The Planning Inspectorate

53323

3/03 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
http://www.planning-inspectorate.gov.uk

Direct Line 0117-3726079
Switchboard 0117-3728000
Fax No 0117-3728624
GTN 1371-6079

20 FEB 2002

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

Your Ref: F/2001/5250
Our Ref: APP/X0360/A/02/1084098
Date: 19 February 2002

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY LUFF DEVELOPMENTS
SITE AT PEARMANS GLADE, SHINFIELD ROAD, READING, BERKSHIRE

Please find enclosed a copy of a letter sent to the appellants agent.

Yours faithfully

pp Mrs Margaret Pocock

211B(BPR)

The Planning Inspectorate

3/03 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
http://www.planning-inspectorate.gov.uk

Direct Line 0117-3726079
Switchboard 0117-3728000
Fax No 0117-3728624
GTN 1371-6079

Deirdre Wells
Planning & Development Partnership
35 St Lukes Road
Maidenhead
Berkshire
SL6 7DN

Your Ref: DW

Our Ref: APP/X0360/A/02/1084098

Date: 19 February 2002

Dear Sir/Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY LUFF DEVELOPMENTS
SITE AT PEARMANS GLADE, SHINFIELD ROAD, READING, BERKSHIRE

Thank you for sending us the above appeal.

I have checked the appeal documents but you have not included those on the attached checklist [201A]. Please send one copy of these to me at the above address and one copy to the local planning authority (LPA), as soon as possible. If you do not have them, you may be able to obtain copies from the LPA.

Please remember that there is a 6 month deadline for the submission of all your outstanding appeal documents. This deadline runs from the date of the LPA's refusal notice or, if your appeal is against the LPA's failure to make a decision, from the end of the 8 week period (or such longer period you have formally agreed) which the LPA had to determine the application. **If we have not received all your appeal documents by the 6 month deadline, we will not be able to proceed and your appeal** will be turned away.

If you have any queries about this letter, please phone or write to me.

Yours faithfully

pp Mrs Margaret Pocock

213(BPR)

The Planning Inspectorate

Remember we must receive these outstanding documents before the deadline for submitting appeals expires.

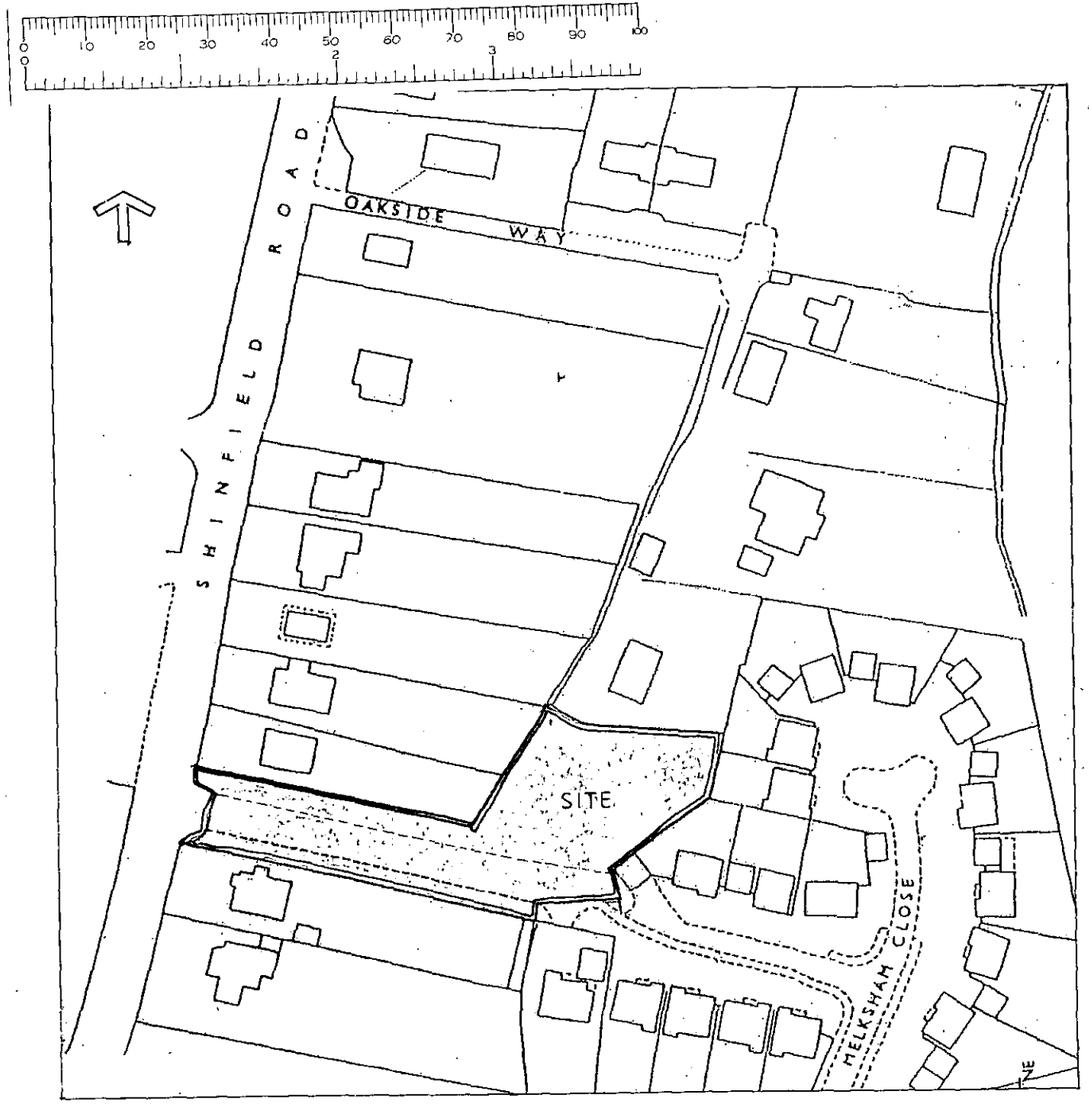
You need to send:

- A copy of the notice refusing planning permission, or allowing conditional permission, against which you are appealing. You have given reference number F/2001/5250 dated 28 December 2001 on your appeal form.

Please give our reference number when you reply.

APP/X0360/A/02/1084098
The Planning Inspectorate
Temple Quay House
2 The square
3/03 Kite Wing
Temple Quay
Bristol
BS1 6PN

201A(BPR)



LOCATION PLAN



SITE PLAN

REVISED PLAN
5250

REFUSED

1 5 DEC 2001

COPIES TO: | ACK: | FILE:

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 | 1620-018

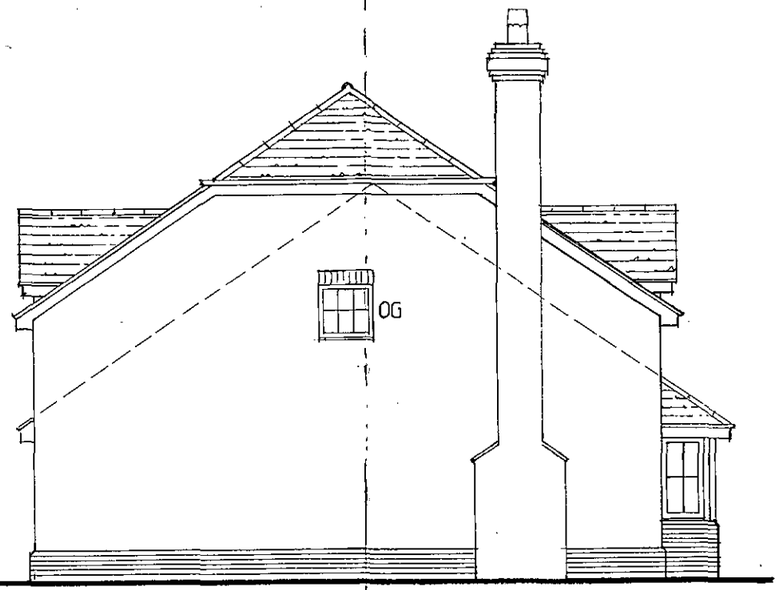
date SEPT 2001 | drawn by PB

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

15.NOV.2001 * 5250



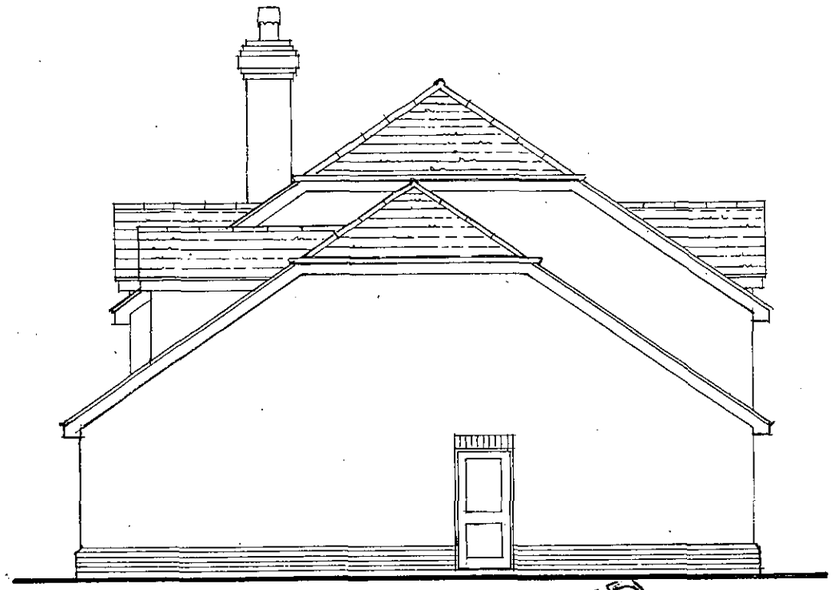
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



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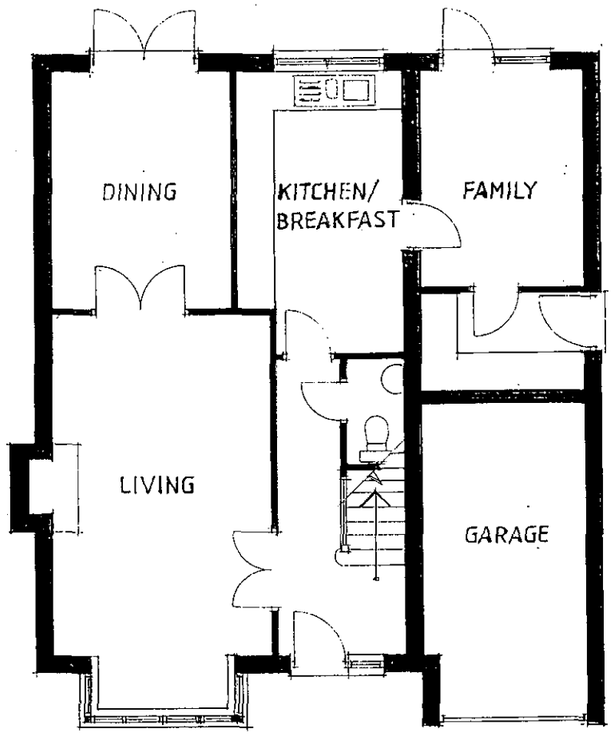
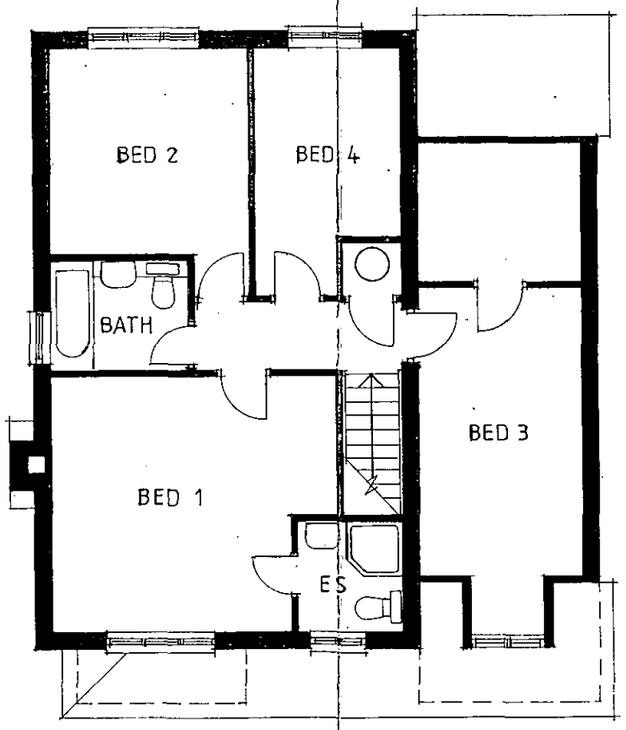
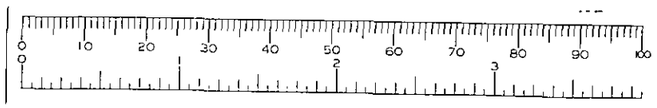
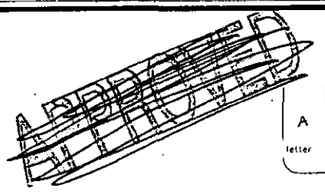


GROUND FLOOR PLAN



FIRST FLOOR PLAN





REVISED

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

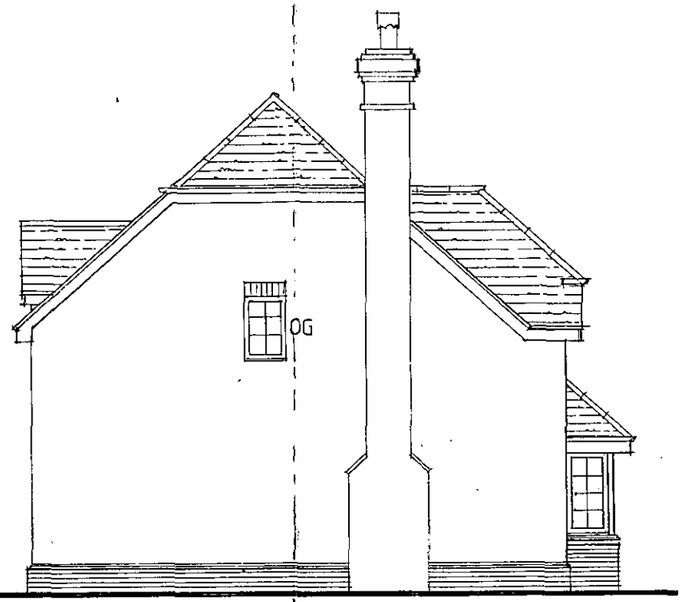
1620/2A

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

15.NOV.2001 • 5250



FRONT ELEVATION



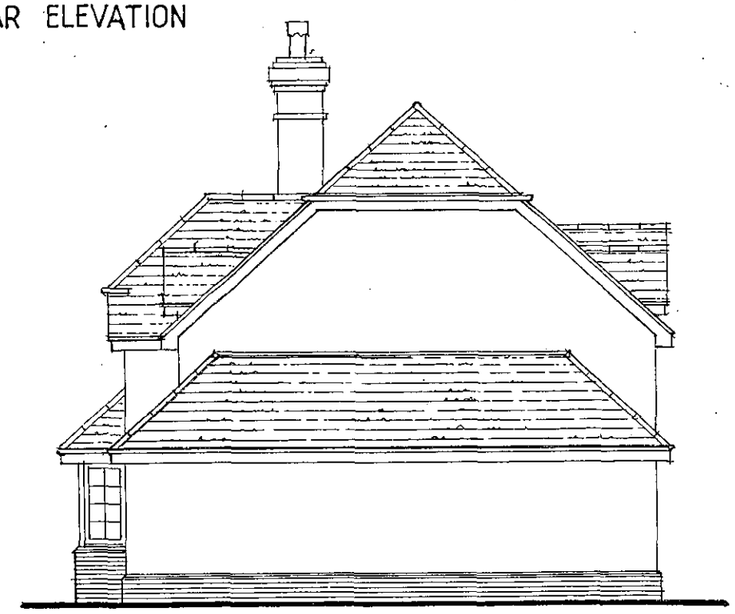
SIDE ELEVATION



REAR ELEVATION

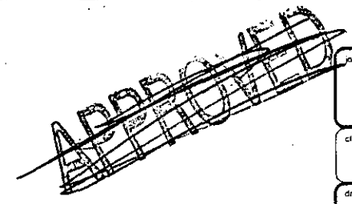
GROUND FLOOR PLAN

FIRST FLOOR PLAN



SIDE ELEVATION

letter	date	revision
A	13.11.01	SIDE WINDOW ADDED



REFUSED

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
ANDREWS KALIK ASSOCIATES

Tel: (0118) 974 6441

Fax: (0118) 974 6484

Date: 24th June 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
DISCHARGE OF CONDITIONS

I refer to the above site, and your letters of the 2nd of May and the 4th of June. I wish to advise as follows:

Condition 6 – Access drive
The details as set out in your letter of the 4th of June, with the accompanying site plan, is considered satisfactory.

Condition 8, and 9 – Landscaping and Boundary Treatment
The details as submitted are considered satisfactory, namely the 45-60cm high double staggered row of laurels (in place of the Holly) and details as previously provided.

Should you have any further questions on these matters please do not hesitate to contact me.

Yours sincerely,

KERRIN LITHGOW

Principal Planning Officer – South Area.

TOWN AND COUNTRY PLANNING ACT 1990

SECTION 78 APPEAL

APPELLANT :	LUFF DEVELOPMENTS LTD.
APPEAL SITE :	PEARMAN'S GLADE, SHINFIELD ROAD, SHINFIELD
REASON FOR APPEAL :	REFUSAL TO GRANT PLANNING PERMISSION FOR THE ERECTION OF 2 DWELLINGS WITH GARAGES AND DEMOLITION OF EXISTING DWELLING.

LOCAL PLANNING AUTHORITY REFERENCE : F/2001/5250

DEPARTMENT OF THE ENVIRONMENT
TRANSPORT & THE REGIONS REFERENCE : APP/X0360/A/01/1084098

1.00 INTRODUCTION

1.01 I am Angela Margaret Odell. I hold a Bachelor of Arts Joint Honours Degree in Economics and Geography and a Master of Philosophy Degree in Town Planning and I am a Member of the Royal Town Planning Institute. I am a planning officer in the Development Control section of Wokingham District. I have 22 years post qualification experience in the public sector, including over 16 years as a Development Control Officer with Wokingham District Council.

Main issue

1.02 The Local Planning Authority considers the main issue is the effect of the proposed development on the character and appearance of the area.

The Site and Surroundings

1.03 This 0.253 ha. site is on the east side of Shinfield Road behind the row of dwellings fronting onto Shinfield Road. It is accessed by a single width road which also provides access to 'Pearman's Cottage' and 'Hunters Moon'. There is a public right of way down the access road from Shinfield Road leading through to Melksham Close.

1.04 The appeal site is flat but the land slopes down somewhat towards the east in the rear garden of the appeal site property. There is an old, low bungalow on the site with a detached stable building on the south side. On the north side 'Pearman's Cottage' is a two storey detached house with detached double garage on its south side. There are some trees on the south side of the appeal site between the existing bungalow on the site and 'Hunters Moon'.

1.05 To the south, 'Hunters Moon' is a two storey house facing northwards towards the appeal site and is on slightly lower ground. To the west the dwellings which front onto Shinfield Road are 'Alstonby' and 'Cathay', which are bungalows. 'Alstonby' houses a Vets practice.

To the east are the two storey houses of Melksham Close, which is a cul-de-sac accessed into the Lower Earley Estate. No. 8 Melksham Close is directly to the east with its rear elevation facing the appeal

site. The side of No. 5 Melksham Close is adjacent to the south-east boundary of the appeal site. The Melksham Close properties are on lower ground.

1.06 A location plan is attached as Appendix 1.

Relevant Planning History

1.07 Application No. 98/68027/O for the demolition of existing dwelling and erection of two dwellings on the site was refused permission on 2.10.98 and the subsequent appeal was dismissed. (Copy of Inspector's decision notice in Appendix 6). This application was in outline with only the means of access to be determined. However, an indicative plan was submitted showing two detached houses on the site.

2.00 POLICIES

2.01 For the purposes of Section 54A of the 1990 Town and Country Planning Act the Development Plan which applies to the area in which the appeal site is located comprises: Berkshire Structure Plan and the Loddon Area Local Plan.

Berkshire Structure Plan

2.02 The Berkshire Structure Plan covers the period 1991-2006 and was adopted on 4 November 1995. The following policies contained in the Berkshire Structure Plan are relevant to the consideration of this appeal (copy in Appendix 2):

LD3 Environmental Impact of Development.

EN1 Protection and Enhancement of the Environment of Built-up Areas.

2.03 The first draft version of the Loddon Area Local Plan was certified by Berkshire County Council on 7 February 1990. The Public Local Plan Inquiry was held from November 1990 – May 1991 and the Inspector's findings were submitted to the Council in 1992. The Loddon Area Local Plan was finally adopted on 5 May 1995. The Planning and Transportation Committee at their meeting on 21 November 1996

resolved to "re-affirm the decisions of this Committee and the Council in relation to the current adopted local plans and to note that they will continue to carry weight as the most up to date adopted policies, except in relation to housing provision".

Loddon Area Local Plan

2.04 The following policy in the Loddon Area Local Plan is relevant to the consideration of this appeal (copy in Appendix 3):

LBE2	Inappropriate Design.

Draft Wokingham District Local Plan

2.05 The Draft Wokingham District Local Plan was placed on deposit from 21st October to 2nd December 1997 and has formed the basis for development control decisions since 21st October 1997. The County Council issued a statement of general conformity with the Structure Plan in May 1997. The public local inquiry into the plan commenced on 6th October 1998. The Inspector's report on the local plan inquiry was published in November 2001 (with the exception of Policy WSM1).

The relevant policies in this plan are:

WOS3	Development Control Principles.
WBE1	Development in its local context.

Copies of the above policies are contained in Appendix 3.

National Policy Guidance

2.06 The following Planning Policy Guidance Note is relevant to this appeal:

PPG3	Housing.

3.00 THE COUNCIL'S CASE

3.01 The site is within a settlement boundary and therefore principle residential development on the site is acceptable. However, to be so, it must be satisfactory in terms of its effect on the character and

appearance of the area, relationship to existing development, access and other details. The application is for two x 4-bedroom detached houses with integral garages.

3.02 The Council considers that in principle it *may* be possible to fit two dwellings in replacement for the existing dwelling onto the site. However, to be acceptable these would probably need to be two small semi-detached dwellings. The proposal, though, is for two detached houses, each with a footprint of about 95 sq.m.; a total of about 190 sq.m.

3.03 In comparison with the size of the plots in Melksham Close, the proposal would not be out of character with Melksham Close at the rear. However, it would be out of character with the existing dwellings on Shinfield Road and Pearmans at the rear which are all on larger plots (except Hunters Moon), and it is to this area, rather than Melksham Close to the rear, that the site visually relates.

3.04 It is important to retain the trees on the south side of the appeal site as these provide an attractive feature seen by people walking along the connecting public right of way. These trees constrain the capacity for development on the site. The result is that the proposed dwellings will appear relatively cramped and obtrusive resulting in over-development and a more urbanised appearance of the site. They will be clearly seen from the public right of way.

3.05 For these reasons the proposal would be contrary to Berkshire Structure Plan Policy EN1, to Loddon Area Local Plan Policy LBE2 and to Wokingham District Local Plan Policy WBE1 because it would be inappropriate development adversely affecting the character of the area by virtue of its siting, scale and form. The proposal would similarly be contrary to Wokingham District Local Plan Policy WOS3 because it would not be appropriate in scale and character to the area.

3.06 Whilst Planning Policy Guidance Note 3 encourages the best use of urban land, this should not be at the expense of the character and appearance of the area.

3.07 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 do so at the current time.

3.08 The previous proposal showed the proposed two houses more closely together towards the northern end of the site, with the southern bit being undeveloped. The current proposal spreads out more across site. For the previous proposal the footprints were approx. 75 sq.m. for plot 1, 57 sq.m. for plot 2 and total of ~~153~~ 132 sq.m. For the current proposal the footprints are approx. 95 sq.m. each and total of 190 sq.m.

3.09 Whilst the previous plan was indicative only, the Inspector took it into account when she made her decision. Therefore 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, resulting in a more stark appearance.

3.10 Whilst the plot sizes are not smaller than those in Melksham Close, this point was taken into account by the Inspector in her paragraph 7. Therefore her words that '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.

Inspector's recommendations on the Wokingham District Local Plan

3.11 Copies of the Inspector's recommendations on Policies WOS3 and WBE1 are attached in Appendix 4. The Inspector does not recommend any alterations to criterion A of Policy WOS3. The Inspector recommends changes to Policy WBE1 to place more emphasis on design and sustainability. Therefore it is considered that the Inspector's recommendations do not have a significant effect on the consideration of the appeal proposal.

4.00 CONCLUSION

4.01 The proposal would result in over-development of the site with relatively cramped appearance detrimental to the character and appearance of the area.

4.02 In accordance with Section 54A of the 1990 Town and Country Planning Act application should be determined in accordance with development plan unless material considerations indicate otherwise. In this case the proposal clearly conflicts with development plan policies contained in the Berkshire Structure Plan and Loddon Area Local Plan (which are the development plans for the purpose of Section 54A) for the reasons given above. The appeal should therefore be DISMISSED.

Angela Odell

LIST OF APPENDICES

1. Location Plan of the Appeal Site, Scale 1:2,500.

2. Extracts from Berkshire Structure Plan.

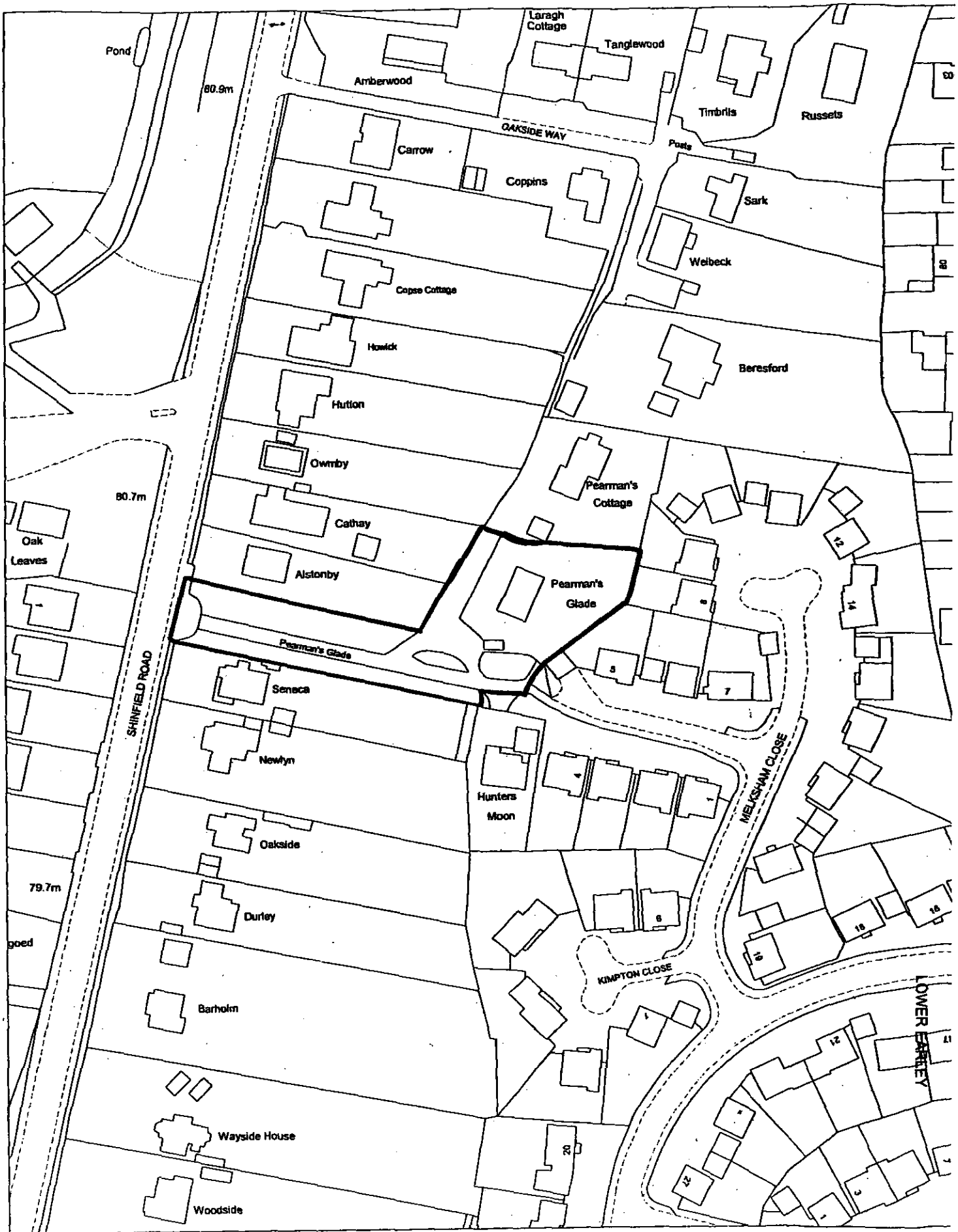
3. Extracts from Loddon Area Local Plan.

4. Extracts from Wokingham District Local Plan (Deposit Draft).

5. Extracts from Inspector's Report on the Wokingham District Local Plan.

6. Copy of Inspector's decision letter on Application No. 98/68027/O.

7. Conditions for Appeal if allowed.



Site Plan, Scale: 1 to 1250

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Date: 1 March 2002

N
W
S

Tel: (0118) 974 6448 (Direct Line)
Email: Denise.Gumbrell@wokingham.gov.uk
Date: February 28, 2002
My ref: **F/2001/5250**

WOKINGHAM UNITARY
Aiming for Excellence

The Owner / Occupier
CATHAY
SHINFIELD ROAD
SHINFIELD
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) 974 6991
DX: 33506 – Wokingham

NOTICE OF INFORMAL HEARING

Dear Sir/Madam

APPLICATION No: F/2001/5250
APPEAL BY: Luff Developments Ltd
SITE: Pearmans Glade Shinfield Road Shinfield Reading
PROPOSAL: Proposed erection of two dwellings with garages.

This is to inform you that an Inspector appointed by the Secretary of State for the Environment, Transport and the Regions, will hold an Informal Hearing into this Appeal at the Civic Offices, Shute End, Wokingham on a date to be advised.

Comments already made, following the original application for planning permission, will be forwarded to The Planning Inspectorate .

If you wish to make further representations, you should, if possible, send three copies to Mrs M Pocock, The Planning Inspectorate, Room 3/03, Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, quoting reference **APP/X/0360/A/02/1084098**. Comments received after **10/04/2002** will not normally be seen by the Inspector & will be returned.

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

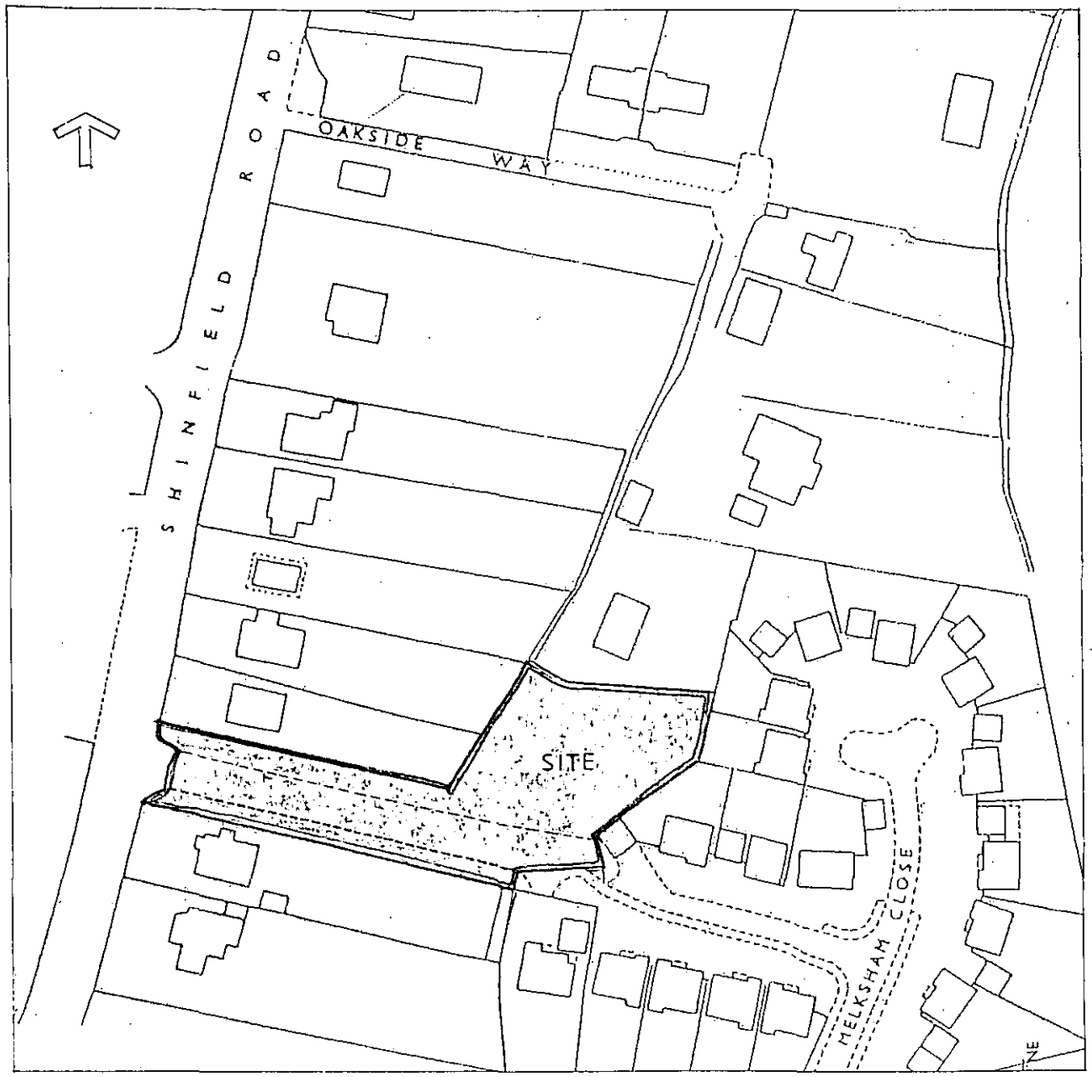
A free booklet, "Guide to taking part in planning appeals" is available from this office.

If you would like a copy of the decision on this Appeal, you should write to Mrs Pocock & ask for one.

Yours faithfully

Denise Gumbrell

Appeals Assistant



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 | drawn by PB
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1620-01B

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