APPLICATION NO:

F/2001/3281

LOCATION:

Land Adjoining 3 Lincoln Close, Winnersh Wokingham.

APPLICANT:

Hicks Developments Ltd C/O The Edwards Irish Partnership

PROPOSAL:

Proposed erection of detached dwelling.

EARLIEST DATE FOR DECISION: **04/03/2001**

APPLICATION WILL HAVE EXPIRED ON: 29/03/2001

CASE OFFICER: **Martin Durkan**

REFUSED

(MD)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Hicks Developments Ltd
C/O The Edwards Irish Partnership
36 Langborough Road
Wokingham
Berkshire
RG40 2BT

Application Number: F/2001/3281

Parish: **WINNERSH**

Location: **Land Adjoining 3, Lincoln Close, Winnersh, Wokingham.**

Proposal: **Proposed erection of detached dwelling.**

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 proposed development, by reason of the loss of existing public open space that serves as both an informal recreational area for local residents and as a green, landscaped foil to the surrounding built development, would be detrimental both to the amenity of local residents and to the character of the local area. As such, it would be contrary to policies LD3, EN1 and R4 of the Berkshire Structure Plan, policies LTV6, LR1 and LR4 of the Loddon Area Local Plan and to policies WOS3, WBE1, WH1, WR2 and WR7 of the Wokingham District Local Plan Deposit Draft (as amended).

John Mitchell
Development Control Manager
Date: 06/03/2001

Notice checked by: _____

Tel. (0118) 974 6229 (Direct Line)
Fax. (0118) 974 6484
Email. Martin.Durkan@wokingham.gov.uk
Date May 24, 2001
My ref. MD/F/2001/3281

Mr John Irish
The Edwards Irish Partnership
36 Langborough Road
Wokingham
Berkshire
RG40 2BT

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

Dear Sir

RE: LAND ADJOINING 3 LINCOLN CLOSE, WINNERSH
PLANNING APPLICATION NO. F/2001/3281

I refer to your letter dated 1st May 2001 regarding the above planning application.

I would advise you that when planning permission was granted for housing development on this estate the original layout was modified to provide for open space in accordance with the Planning Authority's standards. Condition 14 of the planning permission (ref. no. 09043) states:

"No builders plant material or other item shall be placed, stored or used upon the area reserved for a play space; furthermore, the play space shown on the submitted layout shall be provided, landscaped, planted and completed during the planting season following the commencement of the development of the site to the satisfaction of the District Planning Authority. The play space shall thereafter be used for the purposes of recreation and amenity open space only.
REASON: To accord with the Council's standards of open space requirements and in interests of amenity".

The fact that the land may be owned by the applicant does not nullify this condition. I would also advise you that the recent refusal of planning permission was not based solely upon the occasional recreational use of the land but also upon its amenity value as open space and its contribution to the general character of the estate. This was also recognised by the Planning Inspector who dismissed an appeal against the refusal of planning permission for a house on this site in June 1984.

I trust that this is of some help. Please contact me should you have any further queries on this matter.

Yours faithfully

MARTIN DURKAN
Senior Planning Officer

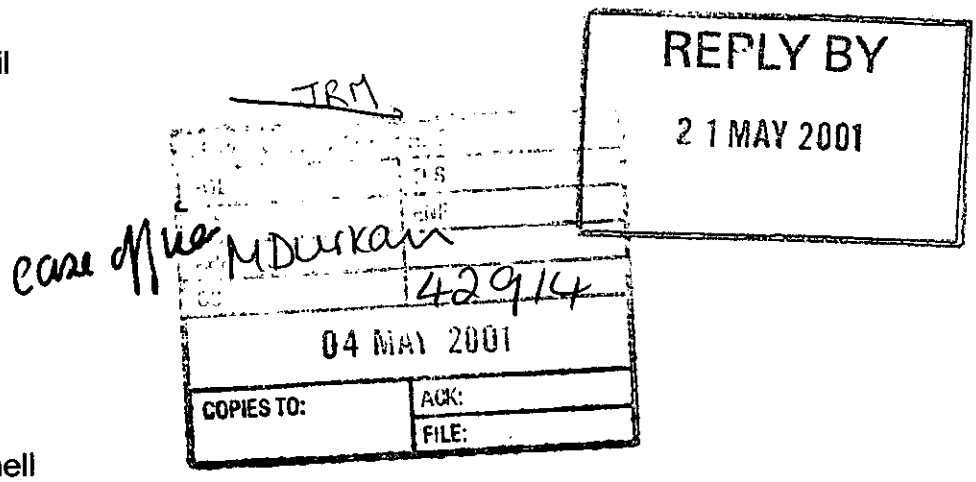
The Edwards Irish Partnership

Architects & Surveyors

36 Langborough Road, Wokingham, Berks. RG40 2BT

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

Planning Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks
RG40 1WR



01 May 2001

Ref: JI/FJ/1426

For the attention of J Mitchell

Dear Sir,

RE: LAND ADJOINING 3 LINCOLN CLOSE – WINNERSH.
REF: F/2001/3281

I refer to the refusal notice issued on 6th March 2001 and would draw your attention to the fact that the application site is not public open space, it is in fact privately owned by the applicant, any unauthorised recreational use is trespass.

It appears to me that the single reason for refusal could therefore be unlawful in that the site in question is privately owned, as advised by the applicant, and not a public amenity.

Your views regarding this matter would be greatly appreciated as we are considering an appeal.

Yours faithfully

John Irish
Partner

Cc. Hicks Developments.

42914

Tel. (0118) 974 6487 (Direct Line)
Fax. (0118) 974 6484
Email. John.Mitchell@wokingham.gov.uk
Date 4 May 2001
My ref. JRM/SB/F/2001/3281
Your ref. JI/FJ/1426

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

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

Dear Mr Irish

LAND ADJOINING 3 LINCOLN CLOSE, WINNERSH
REF: F/2001/3281

Thank you for your letter of 1 May regarding the above. A reply will follow in due course.

Yours sincerely

SB

pp JOHN MITCHELL
Development Control Manager

WORK SHEET FOR : Martin Durkan

Application Number : F/2001/3281

Applicant : Hicks Developments Ltd C/O The Edwards Irish Partnership.

Location : Land Adjoining 3, Lincoln Close, Winnersh, Wokingham.

Proposal : Proposed erection of detached dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		01/03/01

Date of Neighbour Notifications : .....

Date of Site Visit : 01/03/01

Date Registered : 01/02/2001

Earliest Date for Decision : 04/03/2001

Latest Consultation Date/Site Notice Expiry Date : 04/03/2001

This application will have expired on: 29/03/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :
1) WINNERSH P.C. - NO COMMENT.
2) LANDSCAPE ARCHITECT - NO SIGNIFICANT TREES LOST; WOULD RESULT IN LOSS OF OPENNESS.
3) ENVIRONMENTAL HEALTH - NO OBJECTIONS SUBJECT TO CONDITION ON HOURS OF WORK.
4) 20 LETTERS & 1 PETITION (22 SIGNATURES) FROM LOCAL RESIDENTS OBJECTING ON GROUNDS OF LOSS OF PLAY AREA, AMENITY, LIGHT, PRIVACY, COMMUNITY SPIRIT. ALSO DESIGN OUT OF CHARACTER, LOSS OF OPEN SPACE MAINTAINED BY RESDENTS, ROAD SAFETY CONCERNS, TRAFFIC AND PARKING PROBLEMS AND OTHER CONCERN
5) HIGHWAYS - REVISIONS REQUESTED.
6) COUNTRYSIDE OFFICER - NEWT MITIGATION SCHEME REQ'D

Planning Issues :
SITE DESIGNATION :
WINNERSH IDENTIFIED SETTLEMENT (LALP - LTV1; WDLP-WCS2)

MAIN ISSUES :

IMPACT ON THE AMENITY AND CHARACTER OF THE AREA

Application Number: F/2001/3281

Appraisal:

The site was reserved for the purposes of recreation and amenity open space by a condition attached to the original planning permission granted for the development of the surrounding estate in January 1979.

In December 1983, an application for the erection of a detached house on the site was refused on the grounds that the site was specifically reserved for amenity open space and its development would adversely affect the amenity of local residents.

An appeal against that decision was dismissed in June 1984. The inspector considered that the open space was a pleasant open feature of the estate and that its loss would be materially detrimental to the character and visual amenity of the area.

The Structure Plan and Local Plan policies for the area emphasise the importance of the retention of public open space within Identified Settlements and in new residential development, both for its amenity value as open space and for recreational purposes. These policies are given resonance in the emerging local plan.

Neither the Council nor the original developer was apparently willing to undertake responsibility for the maintenance of the open space following the completion of the development and it has since been maintained by local residents. The high standard of maintenance has helped to make the area a central feature of the estate, giving it an open, landscaped character that softens the impact of the built development. It is considered that its loss would be significantly harmful to that character and would be detrimental to the amenity of the whole estate.

Apart from the contribution that the site makes to the character of the estate as open amenity space, there is clear evidence it is well used both as an informal children's play area and for passive recreation by all residents of the estate, particularly during the summer months. Again, its loss would be contrary to Structure and Local Plan Policies that seek to encourage and retain such facilities and it would be detrimental to the amenity of local residents for this reason.

This application appears to have been submitted in the light of PPG3 (March 2000). However, despite that guidance, it is considered that the reasons for the imposition of the original condition restricting the use of the site to open space, the refusal of the 1983 planning application for development on the site and the dismissal of the subsequent appeal, are still valid and of overriding importance, outweighing all other considerations. It is not considered that there are any grounds for making an exception to the policies of the Structure Plan and the Local Plan in this case and, consequently, it is recommended that planning permission should be refused.

Recommendation: ~~Approval.~~ **Refusal.** ✓

Application Number: F/2001/3281
Reasons for Refusal

No	Non Std Reasons for Refusal
1	The proposed development, by reason of the loss of existing public open space that serves as both an informal recreational area for local residents and as a green, landscaped foil to the surrounding built development, would be detrimental both to the amenity of local residents and to the character of the local area. As such, it would be contrary to Policies LD3, EN1 and R4 of the Berkshire Structure Plan, Policies LTV6, LR1 and LR4 of the Loddon Area Local Plan and Policies WOS3, WBE1, WH1, WR2 and WR7 of the Wokingham District Local Plan Deposit Draft (as amended).

RECOMMENDATION AND REASONS AGREED.....
(Development Control Manager)

Date....6/3/07.....

RECORD OF SITE VISIT

SITE ADDRESS: Land Adjoining 3 Lincoln Close Winnersh Wokingham.

APPLICATION NUMBER: F/2001/3281

OFFICER: Martin Durkan

DATE OF SITE VISIT: 01/03/01

1 SITE/STATUTORY NOTICE DISPLAYED ? YES

2. DESCRIPTION OF SURROUNDINGS

HOUSING ESTATE COMPRISED OF DETACHED DWELLINGS 20 YEARS OLD.

3. DESCRIPTION OF SITE/BUILDING

OPEN SPACE LANDSCAPED WITH SMALL TREES AND SHRUBS.

4. RELATIONSHIP TO ADJOINING PROPERTIES

DETACHED DWELLING TO NORTH-WEST. NO OTHER ADJOINING AROPERTIES.

5. SITE CONSTRAINTS

TREES SOME SMALL TREES

ACCESS/PARKING NONE AT PRESENT

LEVELS EVEN

BOUNDARY TREATMENT NONE - OPEN SITE

OTHERS

Tel: (0118) 974 6446

Date:

My ref: F/2001/3281

CONFIDENTIAL

Councillor R Turner
Rosedale
Beech Hill Road
Spencers Wood
Reading
RG7 1HL

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

Dear Councillor

Application Number: F/2001/3281
Land Adjoining 3, Lincoln Close, Winnersh, Wokingham.
Proposed erection of detached dwelling.

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

If you have any questions please do not hesitate to contact **Martin Durkan** on **(0118) 974 6446.** If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 19TH MARCH 2001

Yours faithfully

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Martin Durkan** Application Number: **F/2001/3281**
Land Adjoining 3, Lincoln Close, Winnersh, Wokingham.
Proposed erection of detached dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor R Turner

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

Tel: (0118) 974 6446

Date:

My ref: F/2001/3281

CONFIDENTIAL

Councillor E Siggery
Willow
375 Reading Road
Winnersh
RG41 5LT

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

Dear Councillor

Application Number: F/2001/3281
Land Adjoining 3, Lincoln Close, Winnersh, Wokingham.
Proposed erection of detached dwelling.

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

If you have any questions please do not hesitate to contact **Martin Durkan** on **(0118) 974 6446.** If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 19TH MARCH 2001

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Martin Durkan** Application Number: **F/2001/3281**
Land Adjoining 3, Lincoln Close, Winnersh, Wokingham.
Proposed erection of detached dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor E Siggery

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

Tel: (0118) 974 6446

Date:

My ref: F/2001/3281

CONFIDENTIAL

Councillor Bray
45 Bluebell Meadow
Winnersh
Wokingham
RG41 5UW

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

Dear Councillor

Application Number: F/2001/3281
Land Adjoining 3, Lincoln Close, Winnersh, Wokingham.
Proposed erection of detached dwelling.

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

If you have any questions please do not hesitate to contact **Martin Durkan** on **(0118) 974 6446**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 19TH MARCH 2001

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Martin Durkan** Application Number: **F/2001/3281**
Land Adjoining 3, Lincoln Close, Winnersh, Wokingham.
Proposed erection of detached dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor Bray

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









PREVIOUS HISTORY

NOTICE OF REFUSAL

WOKINGHAM DISTRICT COUNCIL

JRS/EH

LOCAL GOVERNMENT ACT, 1972

TOWN AND COUNTRY PLANNING ACT, 1971

To: Hicks Development Limited,
c/o Mr. F. Turner, RIBA.,
45 South Street,
READING RG1 4QU

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

Application No. 20435

Proposal Erection of one detached house with integral garage - site adjacent to Plot 32, Greenacres, Winnersh

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

The proposed development is contrary to the District Planning Authority's policy to provide amenity open space within residential areas in that the site was specifically reserved for this purpose when consent for this phase of the estate was granted under ref. 09043 dated 29th January 1979. Furthermore, the development would adversely affect the amenities of the majority of existing residents and set a precedent for similar applications, which the District Planning Authority would then find difficult to resist.

Date 05 DEC 1983

.....
District Secretary

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

WOK HAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1971

An Appeal by Hicks ... opments Limited against the Refusal by the Wokingham District Counci' to permit the erection of one detached house with integral garage on site adjacent to Plot 32, Greenacres Development, Greenacres, Winnersh.

Department of the Environment Ref:- APP/H0330/A/84/012430

District Planning Authority Ref:- 20435

STATEMENT ON BEHALF OF THE DISTRICT PLANNING AUTHORITY

1.00 THE APPLICATION

1.01 This appeal relates to application 20435 dated 6 October 1983 submitted by Frank Turner RIBA, 45 South Street, Reading, RG1 4QU on behalf of Hicks Developments Limited for the erection of a detached house with integral garage on land adjacent to Plot 32, Greenacres, Winnersh.

1.02 The application was refused by notice dated 5 December 1983 a copy of the notice is attached.

2.00 THE SITE AND SURROUNDS

2.01 The appeal site is an irregularly shaped piece of land of approximately 0.1 acres in extent within the newly completed development of Greenacres as shown on the extract from the Ordnance Survey Sheet to a scale of 1:2500 attached hereto.

2.02 The site is adjacent to Plot 32 and is faced by other residential properties.

3.00 HISTORY

3.01 When consent was granted for the erection of the dwellings comprising of this estate the original layout was modified to provide for open space in accordance with the Planning Authority's standards and Condition 14 of Consent 09043 reads:

"No builders plant material or other item shall be placed, stored or used upon the area reserved for a play space; furthermore, the play space shown on the submitted layout shall be provided, landscaped, planted and completed during the planting season following the commencement of the development of the site to the satisfaction of the District Planning Authority. The play space shall thereafter be used for the purposes of recreation and amenity open space only.

REASON To accord with the Council's standards of open space requirements and in interests of amenity."

4.00 POLICIES

4.01 It is the District Planning Authority's policy to require the provision of open space within residential developments to provide in some instances play areas and other amenity areas and paragraph 1.41 on page 25 of the Planning Handbook and Development Control Policies and Guidelines published by the Wokingham District Council reads:

"The District Council requires developers to identify the incidental open space areas it intends to convey to the Council prior to the consideration of a planning application by the Planning Committee; other land should be conveyed to house purchasers unless it forms part of the adoptable highway. It will be a condition of any planning consent that open space is provided concurrently with the development of the site."

5.00 EXPLANATORY NOTES

5.01 As indicated by the appellant's it was made clear to the developers at the time of the consideration of Phase 2 of the estate that the Planning Committee required some open space to be provided and they

deleted one house from the layout to provide the necessary open space.

5.02 Copies of letters from and to the architects for the development are attached which deal with this aspect of e development.

5.03 It appears to the District Planning Authority that this appeal is concerned with the question whether the development of this site for a single house thus leaving the estate without any open area would be sufficiently detrimental to the amenities of the estate to warrant dismissing this appeal. Clearly the District Planning Authority consider that this is the case.

6.00 CONSIDERATION OF THE APPELLANT'S GROUNDS OF APPEAL

6.01 It is considered that if the land is laid out properly and planted the landscaped area would add greatly to the amenity of the estate and would require little maintenance.

7.00 CONCLUSIONS

7.01 In the opinion of the District Planning Authority the application was properly considered on its merits and refused for the reasons set out in the refusal notice and the Secretary of State is requested to support the District Planning Authority in enhancing the amenities of the area by DISMISSING this appeal.

JRS/SB
12 March 1984

HICKS DEVELOPMENTS LTD

REG. OFFICE
WOODLEY GREEN
CHURCH ROAD
WOODLEY, BERKS
RG5 4QP
TEL: READING [illegible]

JLH/PH

13th April, 1984

District Secretary,
Department of the Environment,
Room 11/06,
Tollgate House,
Houlton Street,
Bristol, BS2 9DJ.

Dear Sir,

Ref. App/H0330/A/84/12430.
Land adjoining plot 32 Greenacres, Winnersh.
Erection of New House and Garage.

Thank you for your letter dated 30th March, 1984 enclosing the Council's written statement concerning the above appeal.

We refer you to our comments when making the appeal, copy enclosed, and can only add, as this is a large area of land, in our opinion we feel it would be better to build the last house and landscape the open frontage, to the standard of the remainder of the development. This will mean that the total landscaping will be the owners responsibility.

One must bear in mind the position of this piece of land, i.e. is on view by the majority of the houses, and the danger to children should this be a play area, also bearing in mind the long road open frontage. It would surely be safer for them to play as the Cheshire Design allows in the tarmacadam turning area. The whole estate was laid out to this design with a type 5A access way. As you will see by the enclosed extract from their information booklet the Cheshire access is suitable to serve up to 20 dwellings with a joint pedestrian/vehicle surface on which pedestrians are given priority use, therefore pavements are not necessary and the large turning point is considered safe for children to play.

Obviously one would not expect the residents to want a further house, but reading their letters it appears the majority would like a landscaped area and not a play area as required by the Council, however if this is allowed to take place, there will be even further worries regarding the upkeep of this land, such as use for football, dumping of rubbish and fouling by dogs etc.

We made it clear to the last purchasers, who enquired, we were making a planning application for the replacement of this house as we felt this was more beneficial to the site. However we notice from one of the owners who is objecting that he purchased his property after the application was made, he would have been informed of this when carrying out his searches.

We would also refer to Mr. Cope's letter who is mainly affected as he adjoins the plot, and he is adamant a house on this piece of land would finish off the Close.

We do not therefore feel a play area or Council maintained landscaping will be beneficial to the site.

Yours faithfully,

John L. Hicks.

DIRECTORS J. L. HICKS P. S. RUSSELL

Registered No. 1[illegible]

Grounds of appeal : this should be a clear and concise statement of your full case.

2.3 App. IV

When we originally discussed planning on Phase 11, the PLanning Officer suggested that the Planning Committee may require a play area, we therefore agreed to delete one house from our planning application for this purpose if necessary.

We have now completed the development and do not feel there is a need for a play area as the site was designed to the 'Cheshire' standard, and children would play in this cul-de-sac.

The majority of the Purchasers do not wish this piece of land to be a play area, although rather than have a further house, they would prefer a landscaped area. The Council themselves are talking of a landscaped area, but are requesting details of contributions from us, both for the work to be carried out and future maintenance.

We feel this is unreasonable, and it would be a better proposition to construct the additional house, and leave, as you will be ample space for landscaping which we would carry out to the Council's requirements, this could then be handed over to the Purchaser (of the additional house) who would be responsible for the maintenance of this.

Should this large area of land remain open space, even if we contributed the necessary monies required, we feel the Council do not have the resources to keep the area in a respectable manner. Obviously children would be attracted to this, likewise dogs, and garden rubbish dumped, leaving the piece of land looking untidy and neglected. This would be a great pity, as the majority of the houses on this phase face this piece of land.

Also this contradicts the 'Cheshire' design layout which was requested by the Council as this scheme minimises the amount of land left for the Council to maintain.

Continue overleaf, if necessary

D/81/SW/P

Department of the Environment and Department of Transport
Common Services
Room 1401 Tollgate House Houlton Street Bristol BS2 9DJ
Telex 449321
Direct line 0272-218 913
Switchboard 0272-218811
GTN 2074

WOKINGHAM DISTRICT COUNCIL
RECEIVED
26 JUN 1984
DISTRICT SECRETARY

Hicks Development Limited
Woodley Green
Church Road
WOODLEY
Berkshire
RG5 4QP

Your reference
JLH/PH
Our reference
T/APP/H0330/A/84/012430/P5
Date
25 JUN84

Gentlemen

TOWN AND COUNTRY PLANNING ACT 1971, SECTION 36 AND SCHEDULE 9
APPLICATION NO:- 20435

1. As you know I have been appointed by the Secretary of State for the Environment to determine your appeal. Your appeal is against the decision of the Wokingham District Council to refuse planning permission for the erection of one detached house with integral garage, adjacent to Plot 32, Greenacres, Winnersh. I have considered the written representations made by you and by the council and also those made by other interested persons. I inspected the site on 31 May 1984.

2. From my inspection of the site and its surroundings and the representations made I consider that a decision in this case turns on whether or not the erection of a house on the appeal site would be materially detrimental to the character or visual amenities of the area.

3. The appeal site is an irregularly shaped area of land lying between the wooden boundary fence of Plot 32 and the road. It is a level piece of land with a few small trees and shrubs on it and is overlooked by a number of dwellings on the other side of the road.

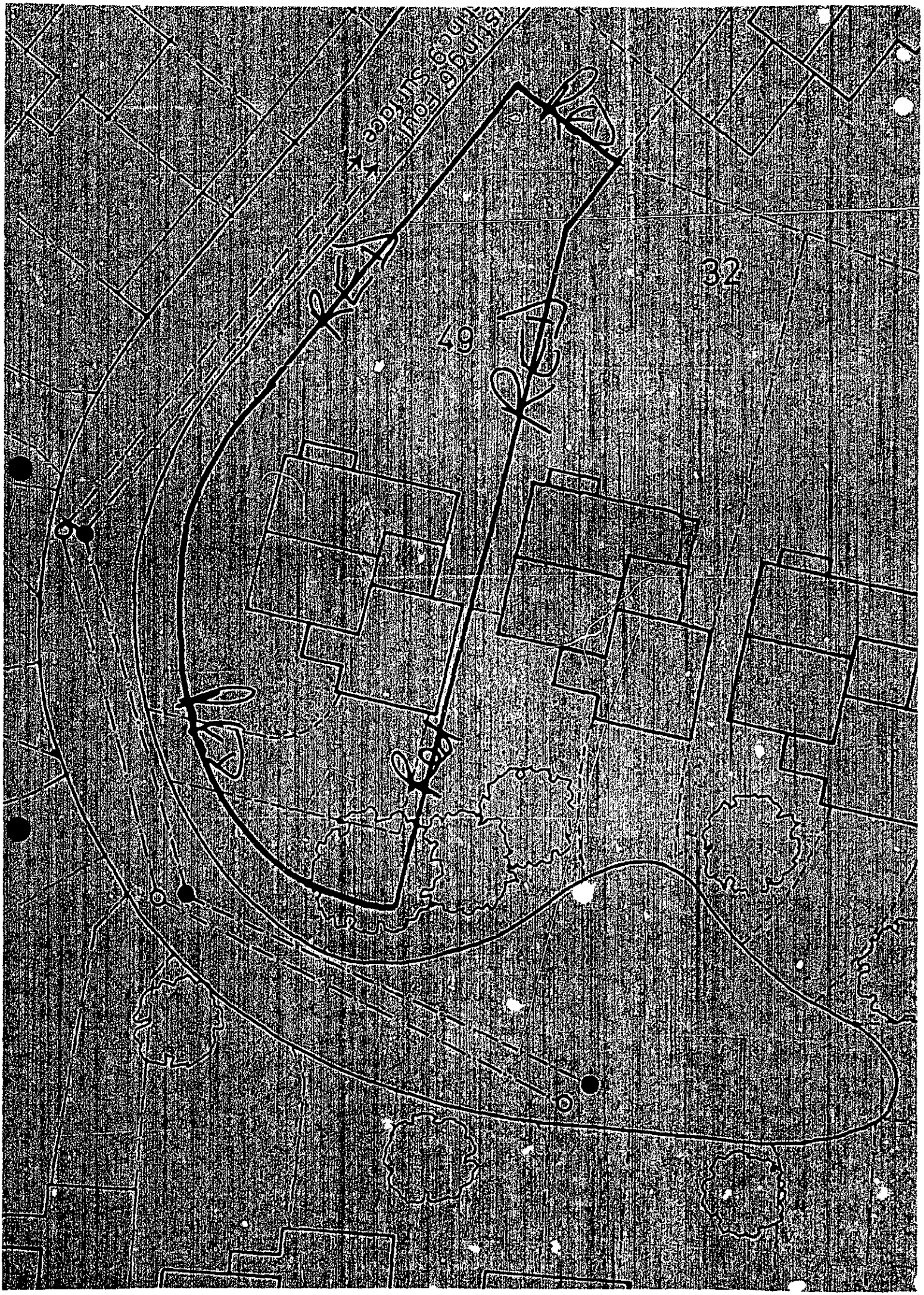
4. Greenacres is a pleasant residential development of detached houses with open plan front gardens. It seems to me that the appeal site is an important and necessary feature in the area, which ties in with the open plan gardens and provides a pleasant open space in the layout which is otherwise lacking in open space. I believe that the building of a house on the site would destroy that pleasant feature thereby being materially detrimental to the character and visual amenities of the area. In the absence of some overriding need for the dwelling, which has not been shown in this case, I consider that site should be retained for the purpose for which it was allocated on the approved plan and should not be built upon.

5. I have considered all other matters raised in the representations including the way that the estate was designed and the possible problems if the site was laid out as open space but in my view they are not of sufficient force to alter the decision I have reached.

6. For the above reasons, and in exercise of the powers transferred to me, I hereby dismiss your appeal.

I am Gentlemen
Your obedient Servant

W D CHARNLEY BA(Hons) MRTPI
Inspector


32
49

LISTING FORM

By hand 14.3.01

Case officer: **Martin Durkan** Application Number: **F/2001/3281**

Land Adjoining 3, Lincoln Close, Winnersh, Wokingham.

Proposed erection of detached dwelling.

Transfer: Yes ☐ No ☑ Happy with refusal.

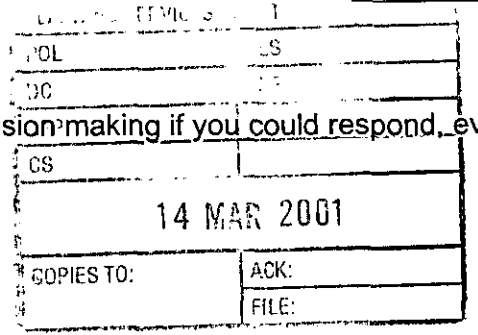
Reason for Transfer:

N/A

Signed: P. Bray Date: 13th March 2001

Councillor Bray

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



PLANNING SERVICES | HPT 40004
PCL | TLS
DC | ENF
CS
16 FEB 2001
COPIED TO: | ACK: | FILE:

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: Joanne Ellis, Environmental Health

My Ref: jpe/lincoln

To: Martin Durkan, Development Control

Your Ref: F/2001/3281

Date: 15 February 2001

PROPOSAL: ERECTION OF DETACHED DWELLING
ADDRESS: LAND ADJOINING 3 LINCOLN CLOSE, WINNERSH

I have no environmental health objections to this proposal with the imposition of the following conditions:-

1. 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 8am and 7pm Monday to Friday and 8am to 1.30pm Saturdays and at no time on Sundays, Bank or National Holidays.
Reason - To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

TO: **DEVELOPMENT CONTROL**
Martin Durkan

FROM: Environmental Design

DATE: 26 February 2001

Location:	Land adjoining 3 Lincoln Close, Winnersh, Wokingham
Proposal:	Proposed erection of detached dwelling.
Application Number:	F/2001/3281

In response to your consultation dated 8 February 2001 for the above application, the landscape comments are as follows:

There are a number of small trees and groups of shrubs within the site which will need to be removed as part of the proposals. There are no significant trees that should be retained.

At present there is an openness to the close provided by the site in allowing views through to the back of Lincoln Close when entering the road. This will be lost if a detached dwelling is built on the site especially if a 1.8m high fence encloses the rear garden.

Catherine Brimble

Catherine Brimble
Landscape Architect

FROM: Martin Durkan

DATE: 08 February 2001

RECEIVED
- 9 FEB 2001

WINNERSH PARISH CONSULTATION SHEET

Application Number: F/2001/3281

Proposal: Proposed erection of detached dwelling..

Site Address: Land Adjoining 3, Lincoln Close, Winnersh, Wokingham.

Applicant: Hicks Developments Ltd C/O The Edwards Irish Partnership.

Your observations are required in respect of this application **by 04/03/2001** .

No comment

PLANNING SERVICES | HPT
POL | LLS
DC | ENF
APP
CS
14 FEB 2001
COPIES TO: | ACK:
FILE:

SIGNED: _____ DATE: 13-2-01

Clerk To Winnersh Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: Martin Durkan **Date:** 08 February 2001

Application Number: F/2001/3281

Proposal: Proposed erection of detached dwelling.

Parish: WINNERSH PARISH

Site Address:
Land Adjoining 3, Lincoln Close, Winnersh, Wokingham.

Applicant:
Hicks Developments Ltd C/O The Edwards Irish Partnership.

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).

COMMENT

Please could highways have a revised plan showing the available sightlines from a 2 metre setback at the centre of the proposed access.

Signed: _____ **Print name:** Adam Coggins 01/03/01

Main Identity

From: "Prue Bray" <Prue@Bray.Telinco.Co.UK>
To: <martin.durkan@wokingham.gov.uk>
Sent: 26 February 2001 10:37
Subject: F/2001/3281 Land adjacent to 3 Lincoln Close, Winnersh

Martin,
I came in to look at this application last week. The only site history card Helen Harris could find was for 3 Lincoln Close (Plot 32). It has the original application for 3 Lincoln Close on it from the 1970s and this application and nothing else. However, it appears from local residents that there was an application on this site in 1983. The application number was 20435 (F).
I would be extremely grateful if you could dig that file out and tell me what happened to that application. As no house was built, I assume it was refused. I would like to know the reasons why.

Also, the large scale map accompanying the current application apparently shows the plot as it was originally laid out before any of Lincoln Close was built. The houses that exist now were built out of the prescribed alignment by mistake and the plot as it exists now is not as big as is shown on the plan. I would be grateful if you could check the size of the plot and get back to me with the result.

Finally, when Lincoln Close was originally built, I understand that some open space/play area requirement may have been included. Can you check that for me?

Thanks a lot.

Prue Bray
Member for Winnersh (Lib Dem)

Spoke to Mrs Bray 09/03/01. advised her that it was being recommended for refusal. I also advised her of the reason for the refusal of the 1983 application.
martin Durkan
09/03/01

Martin

Thurs 8th

Hi – in case you don't read your e-mails, here is a hard copy.

Could you give me a ring about this application or e-mail me tomorrow Friday.

Thanks.

0118-989-4139

Prue Bray

Prue@bray.telinco.co.uk

Lib Dem member for Winnersh.

Martin Durkan

From: Andy Glencross
Sent: Monday, February 19, 2001 2:55 PM
To: Martin Durkan
Subject: Planning Application F/2001/3281 Lincoln Close

Hi Martin

The site is within 80metres of a known great crested newt colony. Although adult newts are being transferwed form this pond in the spring of 2001 there are likley to be young newts in the area for a number of years. I recommend we take the following course of action.

(1) The applicant needs to submit a newt mitigation scheme with their application.

(2) This mitigation scheme needs to be formulated in consulation with EN and if possible agreed by them.

(3) Planning permission can then be given with the condition that a licence will be required to carry out all works.

This approach means that the applicant is likely to get the DETR licence they require as they already have the agreement of EN who are the statutory consultee on these matters for the DETR. It also protects the authority from any liability from giving a planning permission that cannot be implemented.

Particularly in this case there maybe newts using the site for hibernation during the winter.

I hope these comments are of help to you.

Cheers

Andy Glencross
Countryside Officer (Biodiversity)

PLANNING SERVICES	HPT
POL	TLS
DC OKS	ENF MD
APP	
CS	
22 FEB 2001	
COPIES TO:	ACK: ✓
	FILE:

11 Greenacres Avenue,
Winnersh,
Wokingham,
RG41 5SX.

20th February, 2001

Dear Sirs,

Re: Application No. F/2001/3281
Land Adjoining 3, Lincoln Close, Winnersh, Wokingham.

With reference to the above planning application, we wish to lodge our objections on the following grounds:-

1. Any development whatsoever on this small piece of land would take away the only area on which the children in the neighbourhood, have to play.

2. By taking away this small green area the children would all have to play in the road itself, as there are no footpaths in Lincoln Close and most of Greenacres Avenue. We believe, therefore, that it would not be long before someone is either killed or seriously injured as the proposed dwelling's boundary wall/fence, would cause a blind bend in the road, thereby cutting off any drivers view on approach.

3. The proposed house is out of character with the rest of the estate and would totally change the view we ourselves have from the rear of our property, being the corner house backing onto Lincoln Close.

4. Since the houses were built approximately, some 18/20 years ago, the residents have always maintained the piece of land themselves, buying plants and shrubs and cutting the grass on a weekly basis during the spring/summer months. It is also used for neighbourhood functions such as BBQ's and generally plays an important role for both the more mature residents and residents with young families. If planning consent were to be granted, the land would be sadly missed by all.

We look forward to hearing from you in due course.

Yours faithfully,

J.V. Clark

pp. S.A. CLARK/J.V. CLARK

OBS

PL	HP
	TLS
DC	FNF
APP	MD
CS	
20 FEB 2001	
COPIES TO:	ACK: ✓
	FILE:

32 Greenacres Avenue,
Winnersh,
WOKINGHAM,
21st February 2001

Ref: Planning application number F/2001/3281

Dear Sir,

We wish to make the following points about the proposal to erect a detached dwelling on land adjoining 3 Lincoln Close, Winnersh.

- Because of the orientation of the land and the proposed house, it will be necessary to put 6ft fencing along the perimeter of the land to provide privacy to the proposed house and this fencing will need to placed right along the road edge. This will be wholly out-of-keeping with the rest of the houses in the area. None of them are allowed to put up 6ft perimeter fencing at the front of their properties and, as a result, the neighbourhood feels open and welcoming. By fencing off this property, the character of the area will be seriously damaged. In addition, there will be reduced visibility for traffic on the bend of the road.
- The proposed house is not in keeping with the existing housing. All the houses on the estate are of a particular style, but the proposed house will be significantly different.
- The land has become a local amenity.
    - All the children in Lincoln Close and Greenacres Avenue use it as playing space - this gives the parents peace-of mind because it is close-by and its safety.
    - The space has been used for communal activities, such as street parties and barbecues.

  If this land were to be developed and become unavailable, where would these activities take place? The nearest parks are a long distance away, and each can only be accessed by crossing main roads.
- The land has been maintained by local residents for over 15 years. The owners have done very little to maintain the land in this time. We feel that the residents have some claim over the land - it is not "waste land" that needs to be developed. It is land that has been put to good use and been well looked after.

Yours Faithfully,

Robin & Margarita Pallister

M. Pallister

R Pallister

22-2-01

NO ADDRESS

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS DKS	MD
26 FEB 2001	
COPIES TO:	ACK:
	FILE:

Dear Mr Durkan

Re: Planning Application F/2001/3201.
Land Adjoining 3, Lincoln close, Winnersh Wokingham.

We are writing this letter to tell you that we do not want a dwelling to be built on the plot of land next to no. 3 Lincoln Close, 'the green' is the only place for us to play. If there is a car coming we always run to the green for safety. We play alsorts of games which our back gardens are not big enough for, like:

British Bulldog
40-40
Badminton
Hide and seek
Stuck in the mud
and make up games.

Greenacres Ave. is a very very busy road and our friends who live there always come and play on the green with us. Lincoln close is a busy cul-de-sac and

it would not be safe for us to play only on the road. There are no local play areas and it would mean that we would have to go near the busy Reading road, to get to the nearest park.

Attached are a list of names of children who play on the green and do not want a house built there.

Natasha Kennedy
age 12.

Kate Cranford
age 10

Below is a list of names of children who do not want a house built on the land next to number 3 Lincoln close 'The Green'.

NAME	AGE
Natasha Kennedy	12
Esther Westwood	7
Kate Cranford	10
Briony Parsons	8
Chris Jay	6
Yurtesh Sohal	7
Hemani	5
Vijay Bedarkar	13
Regan Kennedy	9
Tyler Parsons	10
Beth Wallace	4
Katie Wallace	7
James Wallace	8

NAME	AGE
Sidrah Rauf	5
Christopher Wright	7
Mark Wright	3
Laura Crumpton	3
Adam Pallister	9
Emma Pallister	6
James Pallister	11
Robert Howling	
Stephen Howling	9

Plus our friends and relatives

Recd 2-10pm 19.2.01

Mr & Mrs G. Cranford
16, Lincoln Close, Winnersh, Wokingham, Berks. RG41 5SZ
Tel: 0118 9 627643

PLANNING SERVICES | HPT
POL | LS
APP
CS | MD
20 FEB 2001
COPIES TO:

19th February 2001

Mr M. Durkan
Wokingham District Council, Planning Services Dept.

Dear Mr. Durkan

Re: Planning Application No. F/2001/3281

We were extremely unhappy to receive notification of the above planning application for Lincoln Close. As residents we feel we must bring to your attention a number of concerns regarding the impact of any potential dwelling on the land adjacent to No. 3 Lincoln Close.

Lincoln Close consists of 19 houses with a total of 17 children this does not include the children who live in Greenacres Avenue and come into Lincoln Close to play on the green as it is the only safe place for them. If the green was to be built on then our children would have to play in the road which with 44 cars in the close at present is dangerous enough. You may say that we all have gardens but they are very small and cannot take a lot of children. We have a good community spirit in Lincoln Close and the green goes a long way towards that spirit. The children play there together and we use the green for social events as well as all getting together with its upkeep. Getting rid of the green will seriously effect our community.

One of the attractions of moving into Lincoln Close was the availability of the green and the open space it provides. Another house on this small plot will make the close very crowded it will also seriously effect the outlook from our house as we will be overlooking a brick wall instead of open land. This is bound to affect the light that comes into our home and block the view of motorists as they negotiate the curve around Lincoln Close.

Mr. Hicks is obviously a wealthy man, is he so desperate that he needs to effect all our lives. This land has been vacant for nearly 20 years and we have bought shrubs and kept it tidy.

In 1986 Mr. Hicks made an application for a dwelling on the site in question and was turned down on the grounds that there was no other recreation facilities on the estate, and the council said that it should remain as passive recreation ground. It is still the only recreation area on the whole estate. We feel Mr. Hicks should do the decent thing and turn this plot over to the council as an open space.

We realise that there is pressure to build new housing in this area, however surely common sense will prevail given the maturity of the close that another dwelling is impractical, especially given the design which is not in keeping with existing properties.

For these reasons we feel that it would be unfair to grant planning permission on this application.

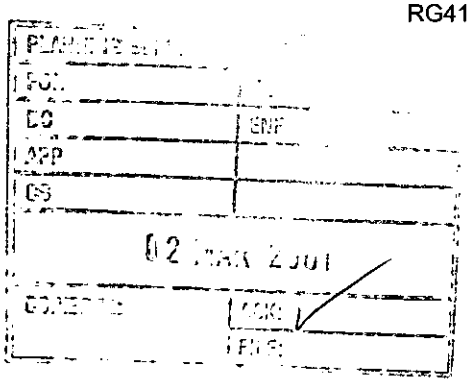
Yours faithfully

J. Cranford
Mrs. Joanne Cranford

G. Cranford
Mr. Gary Cranford

Martin Durkan

17 Lincoln Close
Winnersh
Wokingham
RG41 5SZ



27 February 2001

Martin Durkan
Environmental Services Dept
Planning Services
PO Box 157
Shute End
WOKINGHAM
RG40 1WR

Dear Mr Durkan:

Application Number: F/2001/3281

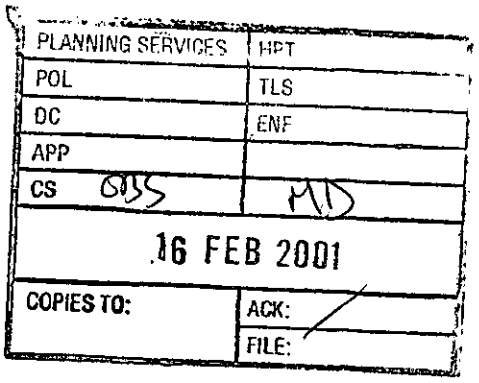
Thank you for your recent letter regarding the above application. On reading this letter we were immediately very concerned for the following reasons:

1. On the land on which it is proposed to build a house, there are a number of young children in this area (about 17) who all play on it. This is the only communal play area for them in this estate and every estate should have an open area for children to be able to play. The safety of the kids would be severely compromised if this area could no longer be used for them to play, as there is nowhere else nearby for them to play. This is the only green area available and a recreational play area is needed for them to be able to play safely. We believe that the area on which the house is proposed was designated a play area some time ago by the council and this is a much better alternative to building a new house.
2. Having examined the plans, there is a much greater risk of not being able to see any cars or other vehicles coming into the area at the end of the road. This could very easily result in a serious accident to anyone walking or any child playing.
3. The design of the proposed house is not in keeping with the character of the existing houses and would upset the style and nature of the residential area. This is the only green area within the estate and building an eyesore of a building would severely reduce the quality of life for the residents. I also do not understand why a single house is being planned to be built nearly twenty years after all the other houses were built in the area. This would very obviously be out of style to the current houses.

We strongly object to this plan for the above reasons and we ask that you refuse this planning application.

Yours sincerely,

Abdul Rauf and Asiya Rauf



Liam Butler
18 Lincoln Close
Winnersh
Wokingham
RG41 5SZ
15/02/01

Martin Durkan
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Your Ref : Martin Durkan F/2001/3281

Dear Mr Durkan,

I would like to register my **objection** to application number **F/2001/3281**. There are a number of reasons for my objection including :

- The Land Adjoining 3, Lincoln Close, Winnersh Wokingham is used as a communal area. We have infact had a number of neighborhood get-to-gathers /family parties during the summer, which helps to foster community spirit.
- It is the only area available for children to play, if this site was not available children would be forced to use each house's small front lawn area, which may lead to the increase likelihood of running into the road and having an accident with cars.
- The area is regularly maintained by my neighbors i.e. cutting the grass planting shrubs etc.
- When exiting from Lincoln Close via Green Acres to the Wokingham Road it is already difficult to turn on to the Wokingham Road, due to volume of traffic. The addition of another house and the associated cars, of the potential resident, will further impact on safety and travelling time at the exit point.
- To sum up feel that the new development will have a serious impact on the mine and my neighbor's quality of life, it is the only green area available and will have a detrimental impact on the value of our properties.

Regards,

Liam Butler

L. M. Butler

Your Ref: Martin Durkan
.F/2001/3281.

PLANNING SERVICES	DPT
POL	TLS
DC	ENF
APP	
CS BS	MD
20 FEB 2001	
COPIES TO:	ACK:
	FILE:

19 Lincoln Close
Winnersh
Wokingham
Berks
RG41 5SZ

J Mitchell Esq
Environmental Services Dept
Planning Services
PO Box 157
Shute End
Wokingham, Berks
RG40 1WR

17 February 2001

Dear Mr Mitchell

Application Number: F/2001/2181

Site Address: Land adjoining 3, Lincoln Close, Winnersh, Wokingham

Proposal: Proposed erection of detached dwelling

We wish to register an objection against the proposals contained in the above planning application on the following grounds.

We are extremely upset that someone wishes to ruin the appearance and ambience of this Close and affect our quality of life. The trees and shrubs on the green were supplied and planted by the residents in the early 1980s and they have maintained and enjoyed this land ever since. We have held barbecues together on the green which enhanced the community spirit in the Close and we have photographic evidence of this.

The proposed development is on a dangerous corner. Any building on that land would hinder the motorists view of the narrow bend in the road.

The proposed building is not in keeping with the design of the existing properties and is totally out of character.

Many children live in this Close and the green provides a safe place to play.

We already have a long delay to leave or enter the Reading Road and another property would add one, two or more cars to the traffic problem.

Surely no human being could be so callous as to allow this building which would shatter our lives nor any developer be so desperate as to deprive our children of a little playground?.

Yours sincerely

Roger & Angela Adams

OBS

Mr John Mitchell
Development Control Manager
Environmental Services Department
Wokingham District Council
P.O. Box 157
Shute End
Wokingham
Berks RG40 1WR

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	MD
CS	
28 FEB 2001	
COPIES TO:	ACK: ✓
	FILE:

Mr & Mrs M Brown
12 Lincoln Close
Winnersh
Wokingham
Berks RG41 5SZ

Date: 26 February 2001

Your Ref: F/2001/3281

Dear Mr Mitchell,

Re: <u>Proposed Development of Land Adjoining 3 Lincoln Close, Winnersh.</u>

We wish to object most strenuously to this proposed development for the following reasons:

- Being one of the original residents of Lincoln Close, we can testify that the land in question was left in a derelict and unmaintained state by Hicks Developments after they had completed and withdrawn from the development just under 20 years ago;

- Shortly afterwards all the residents of Lincoln Close contributed the finances and labour, and collectively landscaped and planted this area which then became, and has remained, an attractive and popular amenity area fully enjoyed by all the residents and their children. At that time Councillor Grobbler (since deceased) was involved and fully supported the use of this land as a designated residents community area.

- In spite of requests at that time, neither Wokingham District Council nor Hick Developments were interested in maintaining this area. It has been maintained and kept in an excellent condition all this time by the residents alone.

- This area is a source of pride to all the residents and has become a focus and enabler for community co-operation and collective neighbourhood projects.

- The loss of this amenity would destroy the community spirit and co-operation which has been built up over the years and would put in danger the safety of children playing in the close.

Yours Faithfully

Mike & Gill Brown

PLANNING SERVICES | HPT
POL | TLS
DC | ENF
APP | 0135 | MD
CS
20 FEB 2001
COPIES TO: | FILE

12B Lincoln Close
Winnersh
Berks RG41 5SZ

Your Ref: Martin Durkin
F/2001/3281

17 February 2001

Dear Sirs,

Application No: F/2001/3281

I am writing to object to the proposal to erect a dwelling on the open amenity space adjacent to 3 Lincoln Close Winnersh.

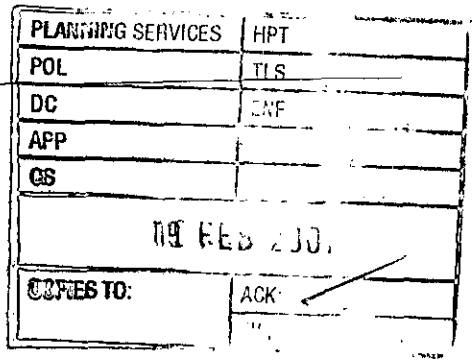
The land on which it is proposed to erect a dwelling is an essential amenity to the estate. It is the only area where children can play in safety. There are, and always have been, a fair number of small children in the area. The type of housing on the estate is such that it is attractive to families with young children. There have been several reports given publicity recently regarding the importance of children having facilities to meet and play. One report is on the increase in obesity in young children stressing the importance of them having facilities for physical play. Another is on the need for children to socialise with each other through play. There is no other area on the estate, or nearby, which is suitable for these activities.

Since the estate was completed it has been left to the residents of Lincoln Close to maintain this piece of land. I had assumed that it was what it appeared to be - part of the landscaping of the estate. It now appears that the land is not part of the estate but has been kept by the owner as part of his landbank but who has made no effort whatsoever to maintain it. I understand that on a previous occasion, the Wokingham Town Council decided that this area should be kept as an open space. Nothing has changed in the intervening time to cause this decision to be altered.

Yours faithfully,

R. J. Rees

G. M. Rees



Ian Jordan

From: WebComments@wokingham.gov.uk
Sent: 19 February 2001 10:45
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications

****

OBJ
2001/3281
MD.

NatureofEmail: Object
ApplicationNumber: F/2001/3281
Correspondent_FullName: Mr & Mrs M Broom
Correspondent_StreetAddress: 14 Lincoln Close
Correspondent_Address2: Winnersh
Correspondent_Town: Wokigham
Correspondent_County: Berks
Correspondent_PostCode: RG41 5SZ
Correspondent_Telephone: 0118 9794748
Correspondent_Email:

Comments:

We would like to say that we strongly object to this request. Could you please take the following factors into account:

1. We currently have 17 children living in this close and being situated close to a main road the green is the only open place to play in relative safety.

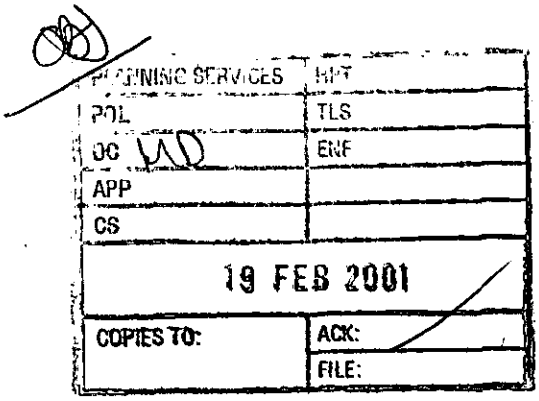
2. We and others in the close have maintained the green and purchased the shrubs that are currently on it. Not once since we have been living in the close have we seen the builder maintain the green , the work has always been shared by the residents.

3. Every year we hold close BBQ's on the green which helps maintain the sense of community within - this would be lost.

4. The character of the new house does not resemble that of the close in any way shape or form.

5. It will restrict the view of drivers coming round the close and with the children having been pushed out onto the road is a potential accident waiting to happen.

6. There is not a great deal of space in the close. Where are lorry's/diggers/workmans cars going to be without considerably disrupting the access to our houses and the safety of our children.



Mr D Rapley
15 Lincoln Close
Winnersh
Wokingham
Berkshire
RG41 5RZ

14 February 2001

Mr M Durkan, Planning Officer
Wokingham District Council
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Sir,

Application Number : F/2001/3281

Site Address : Land Adjoining 3, Lincoln Close, Winnersh, Wokingham

Proposal : Proposed erection of detached dwelling.

I refer to your letter 8 February and comment on the proposed development.

When the site was developed, it was decided by Wokingham Council as there was no other access to a play area without going on to the A329 Reading Road an open space should be left in Lincoln Close for young children to use. Therefore the last planned house on the development was refused.

However, the ground was not taken over by Wokingham Council because it was felt that in the future, development on the fields at the back of Greenacres Avenue would create access to another play area without children going on to the A329 Reading Road.

Exhibit One
I have enclosed a recent photograph of the field at the back of Greenacres Avenue. In line with recent Government recommendations in respect of building on flood plains, unless the council have plans to develop a Marina, I cannot see this land being developed in the foreseeable future.

Based on these facts it is felt Wokingham Council should now acquire the above open space in Lincoln Close and maintain it as they do with open spaces in Lower Earley.

Yours faithfully,

D Rapley & J Rapley LL.B (Hons)



OBS

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	MD
CS	
21 FEB 2001	
COPIES TO:	ACK: ✓
	FILE:

19 February 2001

9 Lincoln Close
Winnersh
Wokingham
RG41 5SZ

Mr Martin Durkan
Planning Officer
Environmental Services Department
PO Box 157
Shute End
WOKINGHAM RG40 1WR

Dear Mr Durkan

RE: Application No: F/2001/3281 – Land Adjoining 3 Lincoln Close, Winnersh

With reference to the above Planning Application, my family and I have lived in Lincoln Close for 18 years and would ask you to reject this application to erect a dwelling on this **small** plot for the following reasons:

1. **Safety to the number of small children who live in the Close.** This house would make it impossible for drivers to see around the 'closed' end of the Close.

2. The plot of land was actually designated by one of your members in the Council to be a 'play area' with no buildings. As you can see it has been planted with shrubs and trees and is the only **safe** place for the many children in Lincoln Close and Greenacres Avenue to play.

3. The Plans show a house design (which does not look as if it has been drawn to scale) that is completely different to every house in the Close which will undermine the image and charater of the whole Estate.

4. The plot is the **only** piece of grassed area in Lincoln Close and Greenacres Ave. To take this away would surely be to the detriment of the whole Estate.

5. Parking in Lincoln Close and getting out of Greenacres Avenue is now also becoming a hazard because a number of households have between 2-4 cars per family and to add a further house, would only add to the danger.

I would therefore implore you not to go ahead with this development (as I am sure will be the request from the rest of the residents living in Lincoln Close). Please, please think of the safety of the small children, without our Green, the only place left for them to play is the narrow road. The whole area in Winnersh is slowly but surely being invaded with houses of all shapes and sizes being squashed onto any vacant plot of ground.

I would therefore be very grateful if you would give this request your urgent consideration and consequently listen to the residents and reject this Planning Application.

With thanks.

Yours sincerely

Sue & John Howells

Sue & John Howells

1/2 OBS

10 Lincoln Close
Winnersh
Wokingham
Berkshire
RG41 5SZ

Tel: 0118 9794491

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	HD
CS	
21 FEB 2001	
COPIES TO:	ACK: ✓
	FILE:

19.02.01

Dear Mr Durkan,

WDC Planning Services
Your Ref: Martin Durkan F / 2001 /3281
Proposed erection of detached dwelling on land
Adjoining 3 Lincoln Close, Winnersh, Wokingham.

Thank you for your letter dated 8.02.01. We respectfully ask you to DECLINE this above application.

A similar application was made by Hicks Development Ltd. in October 1983 , your ref: CT / RG / 20435 which was declined. Mr. Hicks is well aware that the land in question is a designated play area and it must remain so for the many young children who live and are able to play safely in Lincoln Close.

Residents of Lincoln Close also use the open space for social functions and we enclose a photograph showing one of our parties , the latest in honour of the Duke and Duchess of Wessex`s wedding.You can see that these events are well attended and important to the social wellbeing of Lincoln Close.

A Lincoln Close residents meeting was called on 14th February 2001 and every member wanted the planning application stopped.

The building of the additional property would totally enclose Lincoln Close. In our opinion,this would result in the many young children residing in Lincoln Close using the open plan front gardens as a playground.With all the residents cars going in and out of driveways and very limited footpaths the safety of the children would be seriously in danger.

The addition of another building would upset the carefully planned appearance of Lincoln Close which was established and approved by your department.The residents have enhanced the open space by investing in additional shrubs and trees which have now matured and give a very pleasant outlook and play area. The residents cut the grass and maintain the play area which gives us pleasure and is commented on as a pleasing feature by many visitors.

My wife and I both are of the opinion that the land remains an open space for recreation and is far more beneficial to the Close than squeezing in a new building on such a small space.

We have seen the house plans in question and would comment as follows:

-The house proposed has a single garage and in a large family house,as this house appears to be, this would invariably mean more than one car will be parked at the premises.Most properties in Lincoln Close have 2 or 3 cars which in itself is already a problem creating congestion and dangerous parking. A one car garage would only exacerbate the trouble with the possibility of cars being parked on the road, and possibly on a bend opposite numerous driveways.

-The small scale plan view on the builders drawing shows the layout of the proposed house on the play area and very cleverly omits adjacent houses on the opposite side of the Close . The driveway of the new house is shown to enter the

Close opposite a shared driveway used by 3 properties with approx. 9 cars between them. Our house driveway exits at the side of this combined driveway and so does the driveway of number 12. Both our driveways are approx. 1 ½ metres from either side of the combined driveway therefore the combined traffic from 5 houses will converge at this proposed new driveway situated on the opposite side of the road. As most cars are reversed out into the Close this is a recipe for accidents.

-We believe the plan view on the submitted drawing of the house uses draughtsmans licence to give the appearance there is more space than there actually is. There are no dimensions on the drawing to check this point and would be grateful if this could be checked during your investigations. We believe the proposed house would fill the width of the site presenting a fully bricked gable end to the properties being overlooked on the East side of the house in question and destroy the pleasing aspect on entering Lincoln Close.

-The proposed house would effectively make a blind corner on the left hand side coming into the cul-de-sac which would be another major safety problem to children who could be playing or cycling in the road.

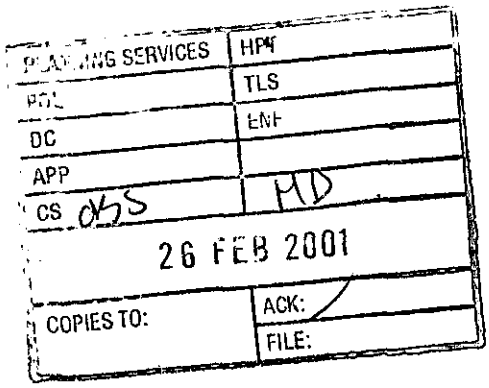
For all these reasons mentioned in this letter we would ask you to reject this application to build a house on our play area and come to the same conclusions reached in 1983 and, once and for all, reject the application outright for now and the future.

Yours faithfully,

Mr.and Mrs. H.S.Helliwell

PLAY AREA ADJACENT TO 3 LINCOLN CLOSE





5, Lincoln Close,
Winnersh,
Wokingham,
Berks.
RG41 5SZ

20th February 2001

Your ref: Application No F\2001\3281

Dear Mr Durkan,

I would be grateful if you would take note of our objections to the proposed building of a dwelling on the land adjacent to 3, Lincoln Close ('The Green'). These are as follows:

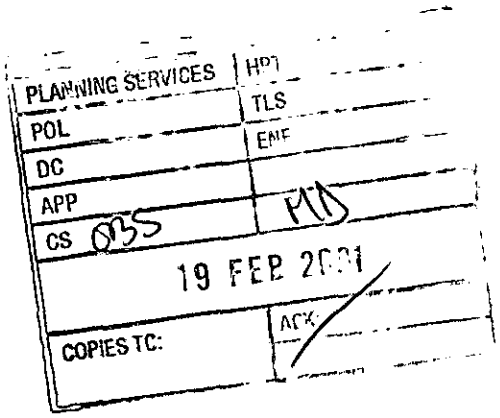
1. There is a tight bend in the part of Lincoln Close which curves around the Green. Visibility is already restricted for vehicle drivers, and building on this land would reduce it further, making it hazardous for people, and especially children, walking in the close. The Green provides space for children in particular to keep clear of the road.
2. Children meet and play on the Green on a daily basis (depending on weather and light conditions), forming friendships in an environment where they can enjoy a measure of independence, but without ever being far from responsible adults. We have one daughter, who, as an only child, has benefited immensely from free and easy contact with children from neighbouring families. This social interaction of the children centres on the Green, where children of families newly moving in almost invariably first meet the other children. It gives them an opportunity to settle in and feel at home quickly. Either this aspect of the life of the local community would be lost, or children would have to play in the road, were this land to be built upon. There is no other convenient play area, the nearest alternative being a car ride away.
3. The Green is invaluable to the local community as a communal area used by the residents of Lincoln Close and a number of those in Greenacres Avenue, as well as friends and visitors. I am told that in the past, with the owner's agreement, residents have stocked it with bushes and small trees, and they continue to maintain it. It forms a natural meeting point, and has been used for community activities. We have lived in the area for just over a year, and were able to take part in a communal barbecue last summer. This gave us the opportunity to meet and get to know our neighbours in a way that we have not found possible in other places. This facility would be lost were this land to be used for building.
4. The Green gives a distinct character to Lincoln Close, and is one of the reasons people want to live here. It prevents the area from becoming a 'concrete jungle'. If it were not there, the character of the area would be changed to its detriment. With additional developments growing up in the surrounding area, and what seems to be a policy of shoe-horning housing into every available space in this part of Winnersh, this little oasis of green is becoming even more important.

We are therefore asking you to reject any proposal to build on this land.

Yours sincerely,

A. & K.C. Westwood, Esther Westwood (Age 7½)

16TH February 2001



6 Lincoln Close
Winnersh
Wokingham
Berks
RG41 5SZ

Wokingham District Council
Enviromental Department
Planning Services
PO Box 157
Shute End
Wokingham
Berks
RG40 1WR

For the attention of Martin Durkan

Dear Sir

RE: PLANNING APPLICATION F2001/3281 LAND ADJACENT TO 3 LINCOLN CLOSE WINNERSH

With regards to the above mentioned planning application I wish to lodge the following objections.

1. Construction of property on this plot would make it a blind corner.

2. This part of the road is extremely narrow and if cars are parked on the roadside it is currently barely passable – cars gaining access to the new property would exasperate this issue.

3. Obviously when the existing houses were originally built a lot of thought was given to the planning which has resulted in a particularly attractive development – another property would totally enclose the close.

4. The piece of land is and always has been used as a play area for the many children in the immediate area – residents of Lincoln Close Greenacres Avenue and Drome Path. It is a safe place for them to play – the nearest play park is a considerable distance away and would mean children walking along a very busy road. The area is maintained all year round by the residents including the purchasing of shrubs, cutting them back and mowing the grass- it is always kept neat and tidy. I understand that at one point a sign was erected by Hicks 'No ball games' so surely this confirms it is a designated play area. Should planning be granted where would these children play - they would probably result to playing in the roadways which I am sure you would agree is far from acceptable.

5. The new property would be totally out of keeping with the existing properties and detrimental to the character of the area and we feel be detrimental to the value of our property.

6. There is already a problem with residents gaining access to main Wokingham Road another property would just add to the problem.

Yours faithfully

Julie Culver
Barry West

OBS

PLANNING SERVICES	HPT
POL	TLS
DC	
APP	MD
CS	
28 FEB 2001	
COPIES TO:	ACK:
	FILE:

Ian Jordan

From: WebComments@wokingham.gov.uk
Sent: 27 February 2001 21:55
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications

****

OBJ
2001/3281
MD

NatureofEmail: Object
ApplicationNumber: F/2001/3281
Correspondent_FullName: Mr and Mrs K.Wright
Correspondent_StreetAddress: 7 Lincoln Close
Correspondent_Address2:
Correspondent_Town: Winnersh
Correspondent_County:
Correspondent_PostCode: RG415SZ
Correspondent_Telephone:
Correspondent_Email:

Comments:

Loss of safe amenity area for 17 young children on the estate. Position of driveway and potential for visitor roadside parking on narrow blind corner. Safety aspects during construction with reference to the above points.

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS OBS	MA
26 FEB 2001	
COPIES TO:	ACK:
	FILE:

Ian Jordan

From: WebComments@wokingham.gov.uk
Sent: 22 February 2001 03:55
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications

****

OBS
2001/3281
MD

NatureofEmail: Object
ApplicationNumber: Not known
Correspondent_FullName: E and C Tomlinson
Correspondent_StreetAddress: 8 Lincoln Close
Correspondent_Address2: Winnersh
Correspondent_Town: Wokingham
Correspondent_County: Berkshire
Correspondent_PostCode: RG41 5SZ
Correspondent_Telephone: 0118 9794 891
Correspondent_Email: charlieandjohn@hotmail.com

Comments:

New house on green in Lincoln Close Winnersh RG41 5SZ
We are in New Zealand travelling and have been told by our neighbours of the application by Hicks to build a four bedroom house on the green in LIncoln Close. We are strongly against this application as we believe the green forms part of the community of the close and provides an area for young children to play on and is also used for local community events such as barbecues. A house on the green would completely destroy the living environment of Lincoln Close.

Recd 10.30AM 27.2.01 Ack. given

OBS

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	MD
CS	
28 FEB 2001	
COPIES TO:	ACK: ✓
	FILE:

3 Lincoln Close
Winnersh
Wokingham
Berks
RG41 5SZ

27 February 2001

Dear Sirs,

RE: PLANNING APPLICATION NO F/2001/3281

Thank you for your letter of the 8th February re the above application. We would like to take this opportunity to object to the above planning application for the following reasons and would like these to be taken into consideration along with any other objections/comments, which may have been submitted.

- **Design, appearance and layout**
  With reference to the layout on the plans of the Close, there is a misrepresentation of the size of the plot shown, in relation to the size of the rest of the developed plots and dwellings. Accurate dimensions would show that the plot is probably too small for any development, single storey or double storey, and we would like to see these measurements verified by the Council and ourselves which we are sure would corroborate the reasons why the previous application for development on this land was turned down when the Close was built 20 years ago.
  The design and appearance of the property is not in keeping with the rest of the properties, in fact it is totally out of character having a single integral garage as opposed to flat pitched roof garages which are built external to the main body of the houses.
- **Over development of Site**
  One the main reasons of buying our house was the open aspect of the Close with the green emphasising the open planned nature. This new property would eliminate the ambience of airiness and open space.
- **Loss of our right of light to our kitchen and bathroom**
  The proposed dwelling would block out completely the light which we enjoy through our kitchen door because the side elevation adjacent to our property is a complete side of the house unlike the rest of the houses in the Close where the flat roof garage gives an open area to avoid the restriction of light, and this would also affect the light to our bathroom if this was indeed a two storey dwelling. (Enclosed photographs show clearly the current amount of light which we currently enjoy).
- **Loss of privacy to our kitchen and bathroom**
  The side elevation of the proposed dwelling show a window which would be eye level to our bathroom therefore causing loss of privacy and would overlook our kitchen door which would also restrict our privacy. No other house in the Close is overlooked in this way and we object to this most strongly as we value our privacy.

- **Loss of amenity of passive recreation**
  This piece of land was designated for passive recreation and as a play area for the children residing in the Close, which Mr Hicks allowed after losing his previous requests and their appeals, to develop the land 20 years ago with, the proviso that the residents maintained the land, which they have since.
  All the residents of the Close have also enjoyed the green on numerous occasions for residents' gatherings/barbecues which have been fundamental in maintaining a good neighbourly relationship which enhances the safety of the neighbourhood, and the Neighbourhood Watch scheme.
- **Highway Safety**
  The development of the site would create some highway safety hazards as follows:
  Firstly, traffic would not be seen travelling round the bend, which is possible at the moment due to the openness, particularly by the young children who play in the Close on their bikes, skates etc. Also by other road users during the peak hours, entering and leaving their properties.
  Secondly the siting of the garage and the driveway would cause an additional hazard as it would be jointly directly opposite a shared driveway to three houses and the first property with its own drive (No 10).

I would like to draw your attention to the enclosed details of prior applications by Hicks Developments Ltd and the subsequent refusals by both Wokingham District Council and The Development of the Environment and Department of Transport, which substantiate the necessity of the amenity of open space within residential areas. Further more there is a copy of a letter of the Planning Officer from Mr Hick's architect, Mr Frank Turner, which states the original plans have an area on this piece of land reserved as a Play Area.

The original planning application No 09043 of January 1979 and planning application No 20435 of Autumn 1983 and the refusals are fully documented in the Council's records from which these items of correspondence were obtained. Since this last application although planning rules and regulations may have changed by Acts of Government etc., we do not believe that the reasons for the amenity of open space and visual amenities have changed and are still pertinent to the case.

We have enclosed some recent photographs to demonstrate that the land has been more than adequate maintained over the past 20 years since the development was first built.

We feel that this substantial evidence will enable the Council to maintain its position of a council that cares and respects the wishes of residential areas and neighbourhoods over the greed of developers.

Yours faithfully,

D W Lovejoy & L Lovejoy

L Lovejoy

The Planning Officer
R. F. WILSON, Dipl.ARCH., Dip.TP, MRTPI, RIBA.
WOKINGHAM DISTRICT COUNCIL
COUNCIL OFFICES, SHUTE END, WOKINGHAM, BERKSHIRE. RG11 1BN.

The Occupier
10 Lincoln Close
Winnersh
WOKINGHAM
Berks

☎ (0734) 786033 EXT. 365/358
DATE 21 October 1983
YOUR REF.
MY REF. CT/RG/ 20435
THIS MATTER IS BEING DEALT WITH BY
Planning Admin Section

Dear Sir/Madam,

Plan No.20435 - (F) Erection of one detached house with integral garage site adjacent Plot 32 Greenacres (3 Lincoln Close) Winnersh for Ricks Developments Ltd.

I have received an application for the above development and should be obliged if you would let me know if you have any observations in order that my Committee may take your views into account prior to deciding the application.

Plans, etc., are available for inspection at this office during normal working hours and in order not to delay the application unduly, I should be pleased to receive in writing any comments you may wish to make not later than 14 days from the date of this letter.

Yours faithfully,

Richard F. Wilson

Planning Officer

FRANK TURNER Architect R.I.B.A.
45 South Street, Reading RG1 4QU.

Frank Turner Keith Jones Telephone: Reading 53512/55671

57 DEC 1978

Our Ref: 911/KJ/JW

5th December 1978

Planning Officer,
Wokingham District Council,
Council Offices,
Shute End,
WOKINGHAM,
Berkshire,
RG11 1BN.

09043

For the attention of Mr. Soanes or Mr. Gillingwater

Dear Sir,

Re: Application No.09043 - Erection of 14 No. Houses with Garages and formation of new access road, Drome Path, Winnersh - For: Hicks Developments Ltd.

I enclose herewith 6 further copies of our Drawing No.911/348 which includes the omission of Plot 11, as discussed on the telephone.

This area has been reserved as a Play Area, at this stage.

Mr. Hicks is actively pursuing the possible purchase of the caravan site and should negotiations be successful in this matter, then I confirm that your Committee would review the position with regard to the Play Area included in the present scheme, if an adequate Play Area was provided on the caravan site.

I would be grateful if you could substitute the enclosed Drawings for those already lodged with our Application.

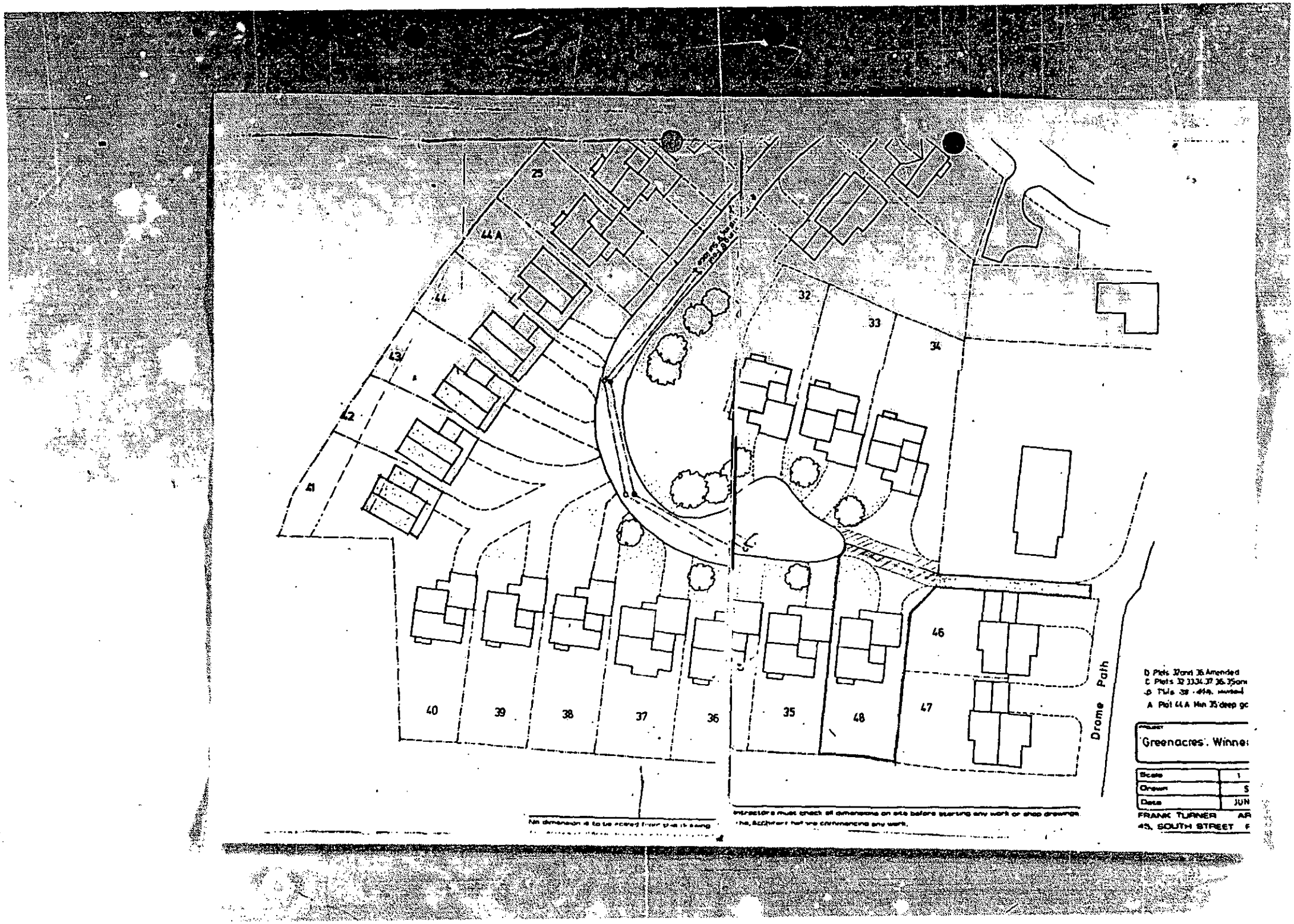
Yours faithfully,

Keith Jones.

Encl:

c.c. John L. Hicks, Esq.

Associate: Roger Sendalls, M.S.A.A.T.


25
44A
44
43
42
41
32
33
34
40
39
38
37
36
35
48
47
46
Drome Path
D Plots 32and 36 Amended
C Plots 32 33 34 37 36 35am
B Plots 38 - 44a. revised
A Plot 44A Min 35'deep gc
'Greenacres', Winne
Scale
Drawn
Date
JUN
FRANK TURNER
45, SOUTH STREET

D781/SM/P

Department of the Environment and Department of Transport
Common Services
Room 401 Tollgate House Houlton Street Bristol BS2 9DJ
Telex 449321
Direct line 0272-218 913
Switchboard 0272-218811
GTN 2074

Hicks Development Limited
Woodley Green
Church Road
WOODLEY
Berkshire
RG5 4QP

WOKINGHAM DISTRICT COUNCIL
RECEIVED
26 JUN 1984
DISTRICT SECRETARY

Your reference
JLH/PH
Our reference
T/APP/HC[illegible]/012430/P5
Date
25 JUN84

Gentlemen

TOWN AND COUNTRY PLANNING ACT 1971, SECTION 36 AND SCHEDULE 9
APPLICATION NO:- 20435

1. As you know I have been appointed by the Secretary of State for the Environment to determine your appeal. Your appeal is against the decision of the Wokingham District Council to refuse planning permission for the erection of one detached house with integral garage, adjacent to Plot 32, Greenacres, Winnersh. I have considered the written representations made by you and by the council and also those made by other interested persons. I inspected the site on 31 May 1984.

2. From my inspection of the site and its surroundings and the representations made I consider that a decision in this case turns on whether or not the erection of a house on the appeal site would be materially detrimental to the character or visual amenities of the area.

3. The appeal site is an irregularly shaped area of land lying between the wooden boundary fence of Plot 32 and the road. It is a level piece of land with a few small trees and shrubs on it and is overlooked by a number of dwellings on the other side of the road.

4. Greenacres is a pleasant residential development of detached houses with open plan front gardens. It seems to me that the appeal site is an important and necessary feature in the area, which ties in with the open plan gardens and provides a pleasant open space in the layout which is otherwise lacking in open space. I believe that the building of a house on the site would destroy that pleasant feature thereby being materially detrimental to the character and visual amenities of the area. In the absence of some overriding need for the dwelling, which has not been shown in this case, I consider that site should be retained for the purpose for which it was allocated on the approved plan and should not be built upon.

5. I have considered all other matters raised in the representations including the way that the estate was designed and the possible problems if the site was laid out as open space but in my view they are not of sufficient force to alter the decision I have reached.

6. For the above reasons, and in exercise of the powers transferred to me, I hereby dismiss your appeal.

I am Gentlemen
Your obedient Servant



W D CHARNLEY BA(Hons) MRTPI
Inspector

NOTICE OF REFUSAL

JRS/EH

WOKINGHAM DISTRICT COUNCIL

LOCAL GOVERNMENT ACT, 1972

TOWN AND COUNTRY PLANNING ACT, 1971

To: Ricks Development Limited,
c/o Mr. P. Turner, RIBA,
45 South Street,
READING RG1 4QU

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

Application No. 20435

Proposal: Erection of one detached house with integral garage - site adjacent to Plot 32, Greenacres, Winnersh

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

The proposed development is contrary to the District Planning Authority's policy to provide amenity open space within residential areas in that the site was specifically reserved for this purpose when consent for this phase of the estate was granted under ref. 09043 dated 29th January 1979. Furthermore, the development would adversely affect the amenities of the majority of existing residents and set a precedent for similar applications, which the District Planning Authority would then find difficult to resist.

Date 05 DEC 1983

.....
District Secretary

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







17 Lincoln Close
Winnersh
Wokingham
RG41 5SZ

1 March 2001

Martin Durkan
Environmental Services Dept
Planning Services
PO Box 157
Shute End
Wokingham
RG40 1WR

PLANNING SERVICES	
POL	TCS
DC	ENF
APP	
CS OBS	MD
05 MAR 2001	
COPIES TO:	ACK: ✓
	FILE:

Dear Mr Durkan

Application Number: F/2001/3281

Thank you for your letter and notice regarding the application detailed above. This planning application has caused us a great deal of alarm. Accordingly when considering the proposal we hope that you will consider the points detailed below.

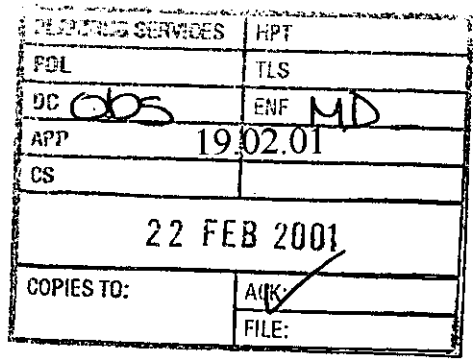
1. There are around 17 children in the neighbourhood and the land that will be developed is the only communal area for these children. The safety of the children will then be put at risk as they could be forced to play on the roads. Alternatively they may seek to find alternative play areas and venture out to the main roads. Given the level of traffic and the speed of the cars travelling down the main road, accidents will undoubtedly occur, especially as there are no marked pedestrian crossings nearby.
2. The communal area is visible from many houses and local parents are therefore able to keep a watch on their children whilst they play. The building of a new house will obstruct the line of sight increasing the risk of accidents and reducing security.
3. Similarly, cars drivers will not be able to see clearly any children who could be playing in the neighbourhood.
4. The design of the new house will be of a different character to the existing houses given that all the other houses on the estate were built around twenty years ago.
5. The period of construction will also be dangerous to the children in the neighbourhood as materials will need to be left in the area and the site itself will not be safe for some time. The area will also become very noisy whilst the building is being built, with a much higher level of traffic through the estate.

Having detailed our concerns above, it is clear that we object strongly to the proposed plan. As a result we ask that you refuse this planning application.

Yours sincerely,

Sohail Majeed and Rahat Majeed

2, Lincoln Close
Winnersh
Berkshire
RG41 5SZ
Telephone: (0118) 977 4820



Mr. John Mitchell
Development Control Manager,
Planning Services, Wokingham District Council,
P.O. Box 157, Shute End,
Wokingham,
RG40 1WR

Application No. F/2001/3281

Dear Mr. Mitchell,

I am replying to your notice regarding the above planning application.
My family have been resident in our property for fourteen years, and one of the main attractions at purchase was the vacant green adjacent. My children have used that green on many occasions during their early years, and I see lots of little children still using it on a very regular basis. The families use the area as a communal gathering place when the weather is good, and in fact, we have had several summer barbeques and national celebrations there. The green is the only safe place where youngsters of not only Lincoln Close, but also Drome Path and Greenacres Avenue can play or meet. Driving the kids on to the road would be very unsafe, as there are some visitors to the Close who drive too fast for my liking. I am Consultant in Charge of the A & E Dept. at the R.B.H. and can very well vouch for what I have stated regarding the safety aspect.

If a house were built on this vacant plot, my property and No. 3 would lose their attraction and value, the close will appear claustrophobic and would appear totally out of character. In fact, when I applied for planning permission to build an extension, the plans had to be curtailed significantly for the above reasons.
My family and I therefore strongly object to this development.

I also recommend that the vacant plot be bought over and maintained by the Council for the benefit of the community of Lincoln Close.

Yours faithfully,

Dr. S.M.Soysa

1, Lincoln Close
Winnersh
Wokingham
Berkshire
RG41 5SZ

19th February 2001

OBS

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	HD
CS	
21 FEB 2001	
COPIES TO:	ACK: ✓
	FILE:

Mr. Martin Durkan
Planning Services Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
RG40 1WR

Reference : Planning Application F/2001/3281

Dear Mr. Durkan,

I am writing to voice my sincere concerns regarding the above planning application to build an additional house on Lincoln Close in Winnersh.

Lincoln Close is an established community of 19 houses and it currently benefits from having a small grassed area at its heart, which is used by all the residents. In particular the children of Lincoln Close use this area as a safe area to meet and play and for the seven years I have lived here it has always been the residents who maintain it. As there are no facilities for the children in the immediate area this is the only place they can meet and play in a communal atmosphere, safe from traffic and within sight of home. I understand that it is now common for this type of communal area to be provided whenever new housing developments are planned and approved, so it would now appear short sighted to develop it.

In summary I believe that the benefits of maintaining this area for communal use far outweigh the benefit of a single additional dwelling and I therefore urge the council not only to reject the application but also to consider how to permanently adopt the area on behalf of the community.

Yours sincerely

Stephen Kennedy



No. 2

The Green
Lincoln Close
Summer 2000

Planning Application F/2001/3281.

1327

WOKINGHAM DISTRICT COUNCIL

To Martin

Date 2/3/01 Time 3.50pm

WHILE YOU WERE OUT

Name Mrs Pattinson

Of

Phone No. Ext.

Phoned		Please call back	
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE wanted you to have this photograph re APP. F/2000/3281

Signed E Cook

Rec'd 1.45pm 28.2.01

805

PLANNING SERVICES	LP1
POL	TLS
DC	ENF MD
APP	
CS	
01 MAR 2001	
COPIES TO:	ACK: ✓
	FILE:

4,Lincoln Close,
Winnersh,
Wokingham
RG41 5SZ
27th February 01

Mr. M.Durkan,
Planning Services,
Wokingham District Council,
Shute End,
Wokingham.
RG40 1WR

Dear Sir,

APPLICATION NUMBER F/2001/3281

We are writing to express our concern regarding the proposal to erect a dwelling on the area known as 'the Green', the area between 2 and 3 Lincoln Close .The very fact that we and others in the close did not receive a personal letter is indication that WDC did not consider that it would have an effect on us; or is it that you were not legally bound to do so?

On entering Lincoln Close, the Green is a particular visible asset to this area. It is well maintained and continues the theme of a spacious, open-planned, attractive estate. We know this green amenity area was a requirement given to Hicks when he originally planned the estate, and that the first inhabitants paid for the trees and shrubs. Indeed, when we arrived in August 1988, it was brought to our attention the history of the Green, and we in turn have been regular grass cutters and shrub trimmers over the last 12 years.

Our very young children, as they were back in 1988, regularly used this safe play area under my supervision, and this offered an opportunity to meet other residents within the close. Now, it is the new younger families with small children who now enjoy this amenity.

Everyone, who enters Lincoln Close, comments on the openness and attractiveness of this space (to quote 'an oasis of green'). Indeed several follow up interests in purchasing a house here .The green is a valuable asset, it enhances the estate, and this in turn makes it a desirable area in which to live. In the summer months residents of Lincoln Close and Greenacres Avenue use the Green to provide family, communal barbecues. In this way the green has taken on the purpose of a village green by bringing the local community together.

The closest alternative open space for children to play is a considerable distance away at the far end of Chatsworth Avenue, accessible by going along the A329, a road with increasing traffic – certainly not a safe option for the under 10s.

DON'T TAKE THE GREEN OUT OF GREENACRES.

This area is loved and cherished by all.

Having studied the plans there are several issues, which must be brought to your attention.

- The style of this new house is not within the keeping of houses within the estate
- Houses of this size here have double width single storey garages , the single storey lessening the impact on neighbouring houses
- This corner in Lincoln Close is already fairly congested as there is a communal drive, and another drive on the inside with parked cars would add to the danger
- There is no safe footpath , probably as the Green is a safer option as it stands at present
- The movement of sun , particularly in the early mornings of the winter months , will cast long shadows over my garden – at present it is a very sunny , warm garden
- Are the plans accurate enough? Do they allow for one metre of maintenance land plus the extra green strip allocated next to boundary fences ,a feature elsewhere on the estate

Historically, we know this is not Hicks' first attempt but we trust common sense will prevail and that this application will be his last. Back in June 84 the following points were given to reject the planning application 20435

'It seems to me that the appeal site is an important and necessary feature in the area.... I believe the building of a house on the site would destroy that pleasant feature thereby being materially detrimental to the character and visual amenities of the area.... I consider that the site should be retained for the purpose for which it was allocated...' W. D. Charnley (INSPECTOR)

In my opinion this is still the case. The land should remain an open space, to be enjoyed and maintained by the residents as it has been in the 12 years I have been here, and preceding that.

We trust you will consider all aspects raised in the many letters you have received regarding this planning application and you will reject it . We anxiously await your decision,

Mr and Mrs C.S.Pattinson

Received by Wokingham District Council

Application No: F/2001/3281

Proposal:
Proposed erection of detached dwelling.

Location:
Land Adjoining 3, Lincoln Close, Winnersh, Wokingham.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Martin Durkan P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 04/03/2001. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

08 February 2001

1792

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number F/2001/3281. relates.

Address of site ADJ 3 LINCOLN CLOSE

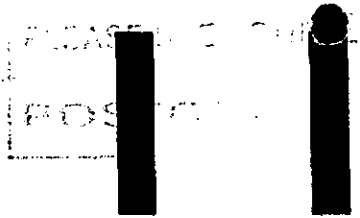
WINNERSH

Signed

Date 16/2/01

Postage
will be paid
by licensee

Do not affix Postage Stamps if posted in
Gt. Britian, Channel Islands, N. Ireland
or the Isle of Man



Business reply service
License no. RG147

Planning Services
Environmental Services Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire RG40 1BR

1

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: ~~15 JAN 2001~~ Valid 01 FEB 2001	Map No. 53 Site 0.05
Officer: MD / Application No. F/2001/3281	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description:
(F.) PROPOSED ERECTION OF DETACHED DWELLING

Location: LAND ADJOINING 3 LINCOLN CLOSE ~~32 GREENACRES AVE~~

Parish: WINNERSH Ward: Winnersh ✓ 8/4

Applicant: HICKS DEVELOPMENTS LTD

Fee Received 190-00 (4) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red	Wrong address! Site identified is land adj. to 3 Lincoln Close.	phoned 19/1 to phone back	✓
2	1:500 block plan showing existing & proposed dev. + adj. Properties	Incorrect house numbering		✓
3	Forms unsigned		amended plans	
4	Correct S 66 certificate			received 1/2/01
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

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

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

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

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

HERITAGE BODIES

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

OTHERS:

..... No pre-apps .....
.....
– A Glencross, D. Pastures (re: Newts)

NEIGHBOURS:

..... S|N+ See map ✓.....
.....
.....
.....
.....
.....
.....
.....
.....

01 FEB 2001

The Edwards Irish Partnership

Architects & Surveyors

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

01.FEB.2001* 3281

The Borough Planning Officer
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks

30 January 2001

For the attention of Mrs Hurst

Proposed New House, Land Adjacent 3 Lincoln Close Winnersh.

Please find enclosed a detailed planning application for the erection of a four bedroom house on the above vacant site. This application supersedes the application made on the 10 January 2001, which included the wrong address.

The application comprises the following documentation.

1. Six copies of drawing number 1426/01A
2. Six copies of the application forms
3. Certificate A
4. The prescribed fee of £190.00 (already in your possession)

The site is currently vacant , within an established residential area and unused. This would seem to be exactly the type of site that PPG3 (March 2000) actively encourages. The design of the house is very similar to the existing houses either side of the site and would not therefore be out of character with the neighbourhood.

I trust that the enclosed application will meet with your approval but should there be any points that you wish to discuss or additional information that you require please do not hesitate to contact this office.

Yours sincerely

John Irish

CC Hicks Developments Ltd (Encs)

The Edwards Irish Partnership

Architects & Surveyors

36 Langborough Road, Wokingham, Berks. RG40 2BT

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

01.FEB.2001* 3281

The Borough Planning Officer
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks

10 January 2001

Dear Sirs

Proposed New House, Land Adjacent 32 Greenacres Avenue Winnersh.

Please find enclosed a detailed planning application for the erection of a four bedroom house on the above vacant site.

The application comprises the following documentation.

1. Six copies of drawing number 1426/01
2. Six copies of the application forms
3. Certificate A
4. The prescribed fee of £190.00

The site is currently vacant , within an established residential area and unused. This would seem to be exactly the type of site that PPG3 (March 2000) actively encourages. The design of the house is very similar to the existing houses either side of the site and would not therefore be out of character with the neighbourhood.

I trust that the enclosed application will meet with your approval but should there be any points that you wish to discuss or additional information that you require please do not hesitate to contact this office.

Yours sincerely

John Irish

CC Hicks Developments Ltd (Encs)

ADDRESS 3 Lincoln Close PARISH Wingerworth

PLOT No. 32(2) Phase II ORD. SHEET No. 50.7771 53

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
09043	Hicks Homes	Detached house & garage	14-12-78	N/a
12 10321	"	"	27.2.79	App.

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

SECTION 66 CERTIFICATE

Application No. 01.FEB.2001* 3281

DELEGATED

WOKINGHAM DISTRICT COUNCIL

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

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.

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

OR

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

+ See Note (a) to Certificate A

OR

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

(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).

- I have/The applicant has* taken all reasonable steps open to me/him/her* to find out the names and addresses of the other owners (a) of the land, or of a part of it, but have/has* been unable to do so. These steps were as follows:

  (b) .....

  .....

- Notice of the application as attached to this Certificate, has been published in the (c) .....

  on (d) .....

1789/b

CERTIFICATE D

I certify that

● I/The applicant cannot issue a certificate in accordance with paragraph (a) of Section 66 of the Act in respect of the accompanying application.

OR

● I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows:

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

● Notice of the application as attached to this Certificate, has been published in the (c) . . . . . .

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

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

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

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

OR

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

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

Signed . . . . . .

On behalf of . . . . . Hicks Developments

Date . . . . . 30 Jan 2007

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

/69A

01.FEB.2001* 3281

PLANNING APPLICATION PART I

Please answer all questions in CAPITAL letters. If any question is not applicable, put N/A in the space.

Please submit 6 copies of the completed form and your plans to:- Planning Dept., Wokingham District Council, PO Box No. 157, Shute End, Wokingham, Berkshire, RG40 1WR.

If you are a new applicant, notes to help you fill in the form are attached.

If you still have any questions about the form, please call Ian Jordan on 01734 778763.

WOKINGHAM DISTRICT COUNCIL — RECEIVED

For office use only
Application No.

1.	YOUR NAME	HICKS DEVELOPMENTS LTD
	ADDRESS	15 HEADLEY ROAD
		WOODLEY BERKS
	POST CODE	Tel. No.
2. If you have an agent and want all correspondence to be sent to them.	AGENT'S NAME	THE EDWARDS IRISH PARTNERSHIP
	ADDRESS	36, LANGBOROUGH ROAD
		WOKINGHAM BERKS
	POST CODE	RG40 2BT Tel. No. 9894403
3. On the plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE.	SITE LOCATION	LAND ADJACENT
		3 LINCOLN CLOSE
		WINNERSH
4. Give the area of the application site in hectares, if appropriate, or part of a hectare	SITE AREA	0.034 hA.
5. Give brief details of the proposal.	ABOUT THE APPLICATION	ERECTION OF NEW 4 BED
		HOUSE
6. What is your interest in the application site, e.g. owner, prospective purchaser, a tenant with a lease.	OWNERSHIP	OWNER

7. We need plans to be able to assess the application. Please list the plans and drawings you have submitted.

PLANS/DRAWINGS

- 1:25000 Location Plan ☑
- 1:500 Block Plan ☑
- 1:100 Elevations ☑
- 1:100 Floor Plan ☑
- Other ☐

8. Does the application involve any of the following

Please tick relevant boxes. If you tick OTHER, please explain on this form.

- CHANGE OF USE ☐
- CONSTRUCTION OF NEW BUILDING ☑
- ALTERATION or EXTENSION ☐
- DEMOLITION ☐
- OTHER

9. What type of Planning application are you applying for?

- RESERVED MATTERS ☐ Go to Question 10.
- OUTLINE PERMISSION ☐ State relevant outline permission No. Go to Question 10.
- FULL PERMISSION ☑ Go to Question 11.
- TEMPORARY PERMISSION ☐ State period required. Go to Question 11.
- RENEWAL OF TEMPORARY PERMISSION ☐ State previous permission No. Go to Question 11.
- VARIATION/RELAXATION OF CONDITIONS ☐ State relevant application No. Details of conditions to be relaxed. Go to Question 11.

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

- EXTERNAL APPEARANCE ☐
- MEANS OF ACCESS ☐
- N/A
- SITING ☐
- DESIGN ☐
- LANDSCAPING ☐

1769B

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDINGS ON THE APPLICATION SITE, e.g. residential, industrial, etc. If the site is vacant say so, and if possible give last known use.	VACANT RESIDENTIAL
12. ARE THERE ANY TREES ON THE SITE? If YES, please show their positions, spread, and species of the trees on the plans. Indicate any which are to be felled.	~~YES~~ / NO
13. PLEASE LIST THE EXTERNAL MATERIALS TO BE USED.	TO BE AGREED
14. WILL SURFACE WATER BE DRAINED INTO THE EXISTING DRAINAGE SYSTEM? If NO, please give details of any new system to be constructed.	YES / ~~NO~~
15. WILL FOUL SEWAGE BE DISPOSED OF INTO THE EXISTING SEWAGE SYSTEM? If NO, please give details of any new system to be constructed.	YES / ~~NO~~
16. WILL PEDESTRIANS/VEHICLES ACCESS THE SITE? Please show details of the existing access and any proposed changes on the plans.	YES / ~~NO~~
17. WILL THE CAR PARKING PROVISION AT THIS SITE BE CHANGED? If, YES, please show details of any changes on the plans.	YES / ~~NO~~
18. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE? If YES, please show the route and any proposed alternative on the plans.	~~YES~~ / NO

19. DOES THE PROPOSAL INVOLVE NEW RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS? If YES, please complete the following table. YES / ~~NO~~

	No. of Bedrooms	Dwellings
Proposed new development	1	
	2	
	3	
	4	1
	5 or more	
	TOTAL	1
Nos. of residential units lost through demolition or conversion		0
	NET CHANGE	+1

20. HAS PROVISION BEEN MADE FOR THE DISABLED? If YES, please show on the submitted plans what is to be provided. YES / ~~NO~~

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL DEVELOPMENT? If YES, please complete PART 2 of the form. ~~YES~~ / NO

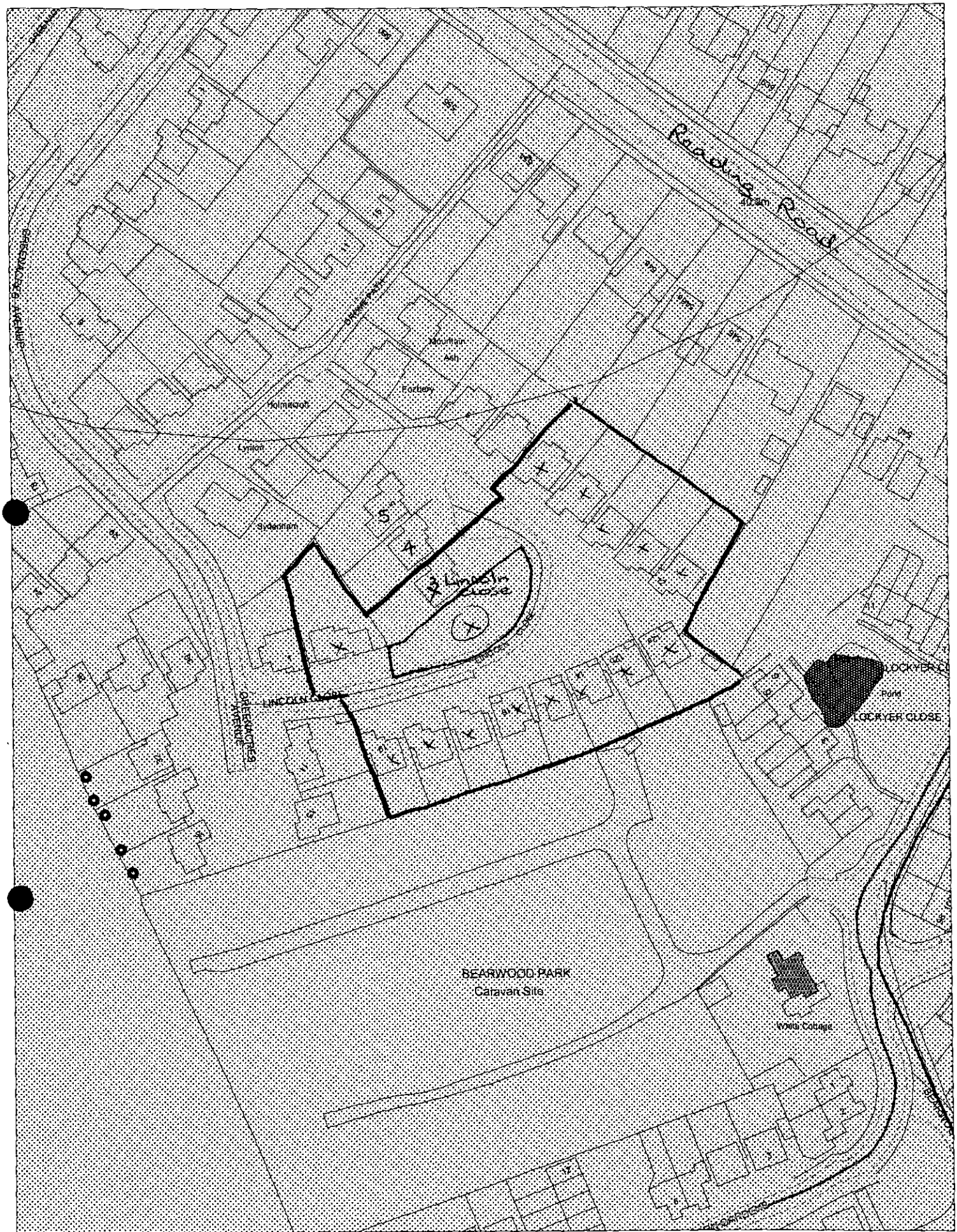
22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS, THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS (INCLUDING SCRAP YARDS)? If YES, complete PART 3 of the form and submit whole application to Berkshire County Council. ~~YES~~ / NO

23. THE FEE ENCLOSED IS £ 190 = 00

The current scale of fees is attached. If you believe a reduced fee or no fee is payable please say why below.

SIGNED [signature] ON BEHALF OF HICKS DEVELOPMENTS DATE 30 Jan 2001

Before submitting this application check that you have answered all the relevant questions and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee.



This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.

17 January 2001

Scale: 1 : 1250

N W E S