57 F3

APPLICATION NO:
F/2001/3494

LOCATION:
43 Crockhamwell Road, Woodley Reading.

APPLICANT:
Mr Ager C/O Mr C J Chamberlain

PROPOSAL:
Proposed two storey extension to building to form 2 flats.

EARLIEST DATE FOR DECISION: **06/04/2001**

APPLICATION WILL HAVE EXPIRED ON:
27/04/2001

CASE OFFICER: **Joss Miller**

RAILEX
Marbleboard

EASIFILE EP7

Appeal Decision

Site visit made on 25 September 2001

by R G Wilson BA Dipl. Arch RIBA

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

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

Date

22 OCT 2001

Appeal Ref: APP/X0360/A/01/1067998
Land adjacent to 43 Crockhamwell Road, Woodley, Berkshire.

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr A E Ager against the decision of Wokingham District Council.
- The application (ref: F/2001/3494), dated 3 March 2001, was refused by notice dated 22 May 2001.
- The development proposed is 2 one-bedroom flats.

Summary of Decision: The appeal is dismissed.

Preliminary Point

1. The development is of 2 one-bedroom houses, spanning 2 floors each having living rooms and kitchens on the ground with bedrooms and bathrooms above.

Main Issues

2. In my opinion, the main issues are the effect of the proposed development on: -

   (i) the character and appearance of the Silver Fox Crescent street scene, and

   (ii) the living conditions for future occupiers of the proposed development having particular regard to external amenity area.

Development Plan and other Planning Policies

3. The development plan for the area includes the *Berkshire Structure Plan* adopted in August 1997. **Policy OS1** is a strategic policy designed, among other things, to provide sustainable development. Within that policy it would restrain development to within the limits set by environmental and other constraints. **Policy EN1** stresses the importance of the character and environmental quality of urban areas. Developments should respect the scale, form, impact and character of their surroundings.

4. The *Loddon Area Local Plan* was adopted in May 1995. **Policy LTV1** identifies Woodley as an area where development will normally be permitted. **Policies LBE1** and **LBE2** seek, among other things, to ensure that developments are to a high standard of design, and appropriate to the character of the surrounding area, and their relationship with adjoining sites and buildings; they should not adversely affect the character of an area through, among other things, their scale, form and massing.

5. The *Wokingham District Local Plan Deposit Draft*, amended in April 1999, September 1999 and February 2000, is the emerging Local Plan. It is at an advanced stage in the process towards adoption and thus I am able to give it considerable weight.

6. **Policy WOS3** requires, among other things, that developments are appropriate in scale of activity and character to their area and are of high quality design that respects the local context through their siting, layout and massing. **Policy WBE1** requires that developments have good contemporary design that has regard, among other things, to its visual impact, the local townscape and the layout, form, scale and massing.

Reasons

(i) The character and appearance of the Silver Fox Crescent street scene

7. The appeal site consists of a double garage with a forecourt opening off Silver Fox Crescent. It adjoins a building on the corner of Silver Fox Crescent and Crockhamwell Road with commercial use on the ground floor and 2 flats on the first floor. The site is in an area of mainly detached and semi-detached houses and garages where under **Policy LTV1** development would normally be acceptable, but subject to other policies.

8. The development would join on to the corner building with a 2-storey development of two 1-bedroomed houses. It would be seen primarily from Silver Fox Crescent and it is from this perspective I will consider its impact. The houses here are varied in style and massing but conform to an even pattern disposed along the road with space about them. These gaps give a sense of spaciousness in the street scene and often afford views to trees and other greenery in the gardens behind them. I regard this as a worthy characteristic.

9. By contrast the proposals would all but fill the gap between No.5 and the mixed-use corner building making an almost continuous form. There would be very little scope for any soft landscaping. Thus the development would appear cramped in its setting and the gap to views, even at first floor level would be lost. I accept that the set back of the front elevation and the set down of the ridge would make the new building subservient to the parent building, and its materials may be sympathetic. However, these factors would not overcome the harmful effects of infilling the space in the street scene and the hardness created overall.

10. I therefore conclude on this issue that the proposals would have an adverse effect on the character and appearance of the Silver Fox Crescent street scene that would be contrary to the aims of development plan policies set out earlier.

(ii) The living conditions for future occupiers of the proposed development having particular regard to external amenity area

11. The frontage would be arranged for parking 3 cars, and in my opinion this would be adequate to serve the development. However, the close proximity to cars of living room windows and an entrance door would make the living conditions unpleasant. Indeed, if the car spaces were fully used, access to the front doors of each unit would be difficult.

12. The space at the rear of the site would measure about 9m x 3m overall and be set aside for the use of occupiers of the development. I accept that the proposed flats would not be suitable for families, and having regard to the size of bedrooms, they might suit couples. With this in mind there would still, in my opinion, be a need for some level of amenity area (e.g. for sitting out, storage for refuse).

13. The rear external space would not appear to be designed with any particular function in mind. From my site inspection, I formed the view that it would not be suitable for sitting out because it would be too small, heavily overshadowed by surrounding fences and dominated

by buildings. Refuse could be housed in bins, albeit they would be unenclosed and close to kitchen windows. For these reasons, I do not find this level of private amenity space acceptable and as a result, the living conditions for future occupiers of the houses would be unsatisfactory.

14. I have allowed for the proximity of more general open recreational space in Woodley, but this would not overcome or outweigh my objections set out above. Accordingly, I conclude on this issue that the development would not provide a satisfactory level of outdoor amenity space, contrary to the aims of development plan policies set out earlier in particular **Policy LBE1(b).**

Other matters

15. I have considered the thrust of the Government's Planning Policy Guidance (PPG) No.3: *Housing*, and its encouragement to use urban land more efficiently. However, this guidance and that of PPG 1: *General Policy and Principles*, also encourage good design and a regard for the surroundings of a development and satisfactory living conditions for occupiers, aspects that this proposal would not meet.

16. The present site is currently used for parking, as is the forecourt of the corner building. There are also parking restrictions operating on the adjoining roads that would put pressure on any intensification of the use of this site. I have already noted that 3 spaces would be available for the development and this would accord with current Government advice in PPGs 3: *Housing* and 13: *Transport*. However, it is not clear from the proposals how, with the present garages and parking removed, the adjoining flats would be serviced with any necessary car spaces. I regard this a further failing in this scheme.

17. Notwithstanding the points made earlier regarding street scene issues, the living conditions of adjoining neighbours at No.5 Silver Fox Crescent and 41b Crockhamwell Road would not, in my opinion, be adversely affected.

Conclusion

18. For the reasons given above and having regard to all other matters raised I shall dismiss the appeal.

Formal Decision

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

Information

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

Roger Wilson

INSPECTOR

(JM)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr Ager
C/O Mr C J Chamberlain
47 Fremantle Road
High Wycombe
Bucks
HP13 7PQ

Application Number: F/2001/3494

Parish: **WOODLEY**

Location: **43, Crockhamwell Road, Woodley, Reading.**

Proposal: **Proposed two storey extension to building to form 2 flats.**

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 reasons for which are specified hereunder.

Reason
1. The proposed development, by reason of its design, massing and location would close down views through the site to the landscaping to the rear, while also creating a continuous form of built development and hard standing across the site. This would result in the over-development of the site and the formation of an obtrusive feature which would have a poor inter-relationship with the adjacent properties and the surrounding area. Therefore the proposed development would have a significant detrimental impact upon the character and appearance of the street scene and, as such, is contrary to policies OS1 and EN1 of the Berkshire Structure Plan, policies WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft) and to policies LTV1, LBE1 and LBE2 of the Loddon Area Local Plan.

Reason
2. The proposal would result in the erection of 2 dwellings with amenity space of insufficient quality and quantity to serve the basic needs of the future occupiers. As such the proposal would be contrary to policies OS1 and EN1 of the Berkshire Structure Plan, policies WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft) and to policies LTV1, LBE1 and LBE2 of the Loddon Area Local Plan.

Informative

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

Berkshire Structure Plan Policies OS1 and EN1.
Loddon Area Local Plan Policies LTV1, LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

John Mitchell
Development Control Manager
Date: 22/05/2001

Notice checked by: _____

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

2 The proposal would result in the erection of 2 dwellings with amenity space of insufficient quality and quantity to serve the basic needs of the future occupiers. As such the proposal would be contrary to policies OSI & ENI of the BSP, HOSS, HBE1 of the LDLP and LTV1, & LBE1 & LBE2 of the LALP.

WORK SHEET FOR : Joss Miller

Application Number : F/2001/3494

Applicant : Mr Ager C/O Mr C J Chamberlain.

Location : 43, Crockhamwell Road, Woodley, Reading.
Proposal : Proposed two storey extension to building to form 2 flats.

Site Notice Displayed ? :

YES	NO	DATE
✓		26/3/01

Date of Neighbour Notifications : 13/3/01

Date of Site Visit : 19/3/01

Date Registered : 02/03/2001

Earliest Date for Decision : 06/04/2001

Latest Consultation Date/Site Notice Expiry Date : 06/04/2001

This application will have expired on: 27/04/2001. 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 :

Environmental Health — Condition

Neighbours x 2 — object — highways, loss of privacy, visual amenity.

Highways —

Planning Issues :

Effect on street scene & neighbouring properties.

LBE1.

Identified settlement.

Application Number: F/2001/3494

Appraisal :

This application is for a two storey extension to form 2 flats.
Neighbours.
No 5. Silver Fox Crescent has no side windows. The development would be situated to the east of the property approx 1.0m from the boundary. It would have a width of 6.3m a depth of 8.3m, an eaves height of 3.7m and a ridge height of 6.9m. The bulk, massing and siting of the proposal would not be considered sufficient to have an adverse effect on the neighbouring properties in terms of overbearing, overshadowing or privacy issues.
No 41b Crookhamwell Rd would not suffer sufficient adverse impact to warrant a refusal as the proposal would overlook the rear of the garden, and not the immediate amenity area or the property itself. All other neighbours are a sufficient distance for any impact to be minimised.
Street scene.
The proposal is set back from the existing building by 0.3m and set down from the main ridge line by 0.5m. This development would result in an extension of the built form across a wide area. The parking would result in a mass of hardstanding with no landscape relief. Therefore the proposal would be obtrusive and detrimental to the street scene.
In addition to this the amenity space to the rear of the properties has a depth of approx 3m, and this is not considered sufficient external amenity area for the properties. For these reasons this application should be refused.

Recomendation : Approval: ☐ **Refusal:** ☑
(tick appropriate box)

Application Number F/2001/3494
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.			The proposed development, by reason of it design, massing and location, would close down views through the site to the landscaping to the rear, while also creating a continuous form of built development and hard standing across the site. This would result in the overdevelopment of the site and the formation of an obtrusive feature, which would have a poor inter-relationship with the adjacent properties and the surrounding area. Therefore the proposed development would have a significant detrimental impact upon the character and appearance of the street scene and, as such, is contrary to policies OS1, and EN1 of the BSP, WOS3, WBE1 of the WDLP & LTV1, LBE1 & 2 of the LALP.
Informative for approvals			
N16			
LODDON AREA LOCAL PLAN POLICIES: LTV1, LBE1, LBE2			
SOUTH-EAST AREA LOCAL PLAN POLICIES:			
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS3, WBE1			
GREEN BELT LOCAL PLAN POLICIES:			
BERKSHIRE STRUCTURE PLAN POLICIES: OS1, EN1.			
MINERALS LOCAL PLAN POLICIES:			

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

Date: 22/5/07

RECORD OF SITE VISIT

SITE ADDRESS: 43 Crockhamwell Road Woodley Reading.

APPLICATION NUMBER: F/2001/3494

OFFICER: Joss Miller

DATE OF SITE VISIT: 14/3

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on front & side boundaries 26/3

2. DESCRIPTION OF SURROUNDINGS

14 sett.

3. DESCRIPTION OF SITE/BUILDING

Commercial - No amenity space. Open boundarys all round.

4. RELATIONSHIP TO ADJOINING PROPERTIES

No side windows.

5. SITE CONSTRAINTS

TREES ~

ACCESS/PARKING - more info needed?

LEVELS ~

BOUNDARY TREATMENT open

OTHERS Amenity space? check area.

Tel: (0118) 974 6463

Date: 4/5/01

My ref: F/2001/3494

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

CONFIDENTIAL

Councillor E Rowland
155 Fairwater Drive
Woodley
RG5 3JQ

Dear Councillor

Application Number: F/2001/3494
43, Crockhamwell Road, Woodley, Reading.
Proposed two storey extension to building to form 2 flats..

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 **Joss Miller** on **(0118) 974 6463**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

John Mitchell
Development Control Manager

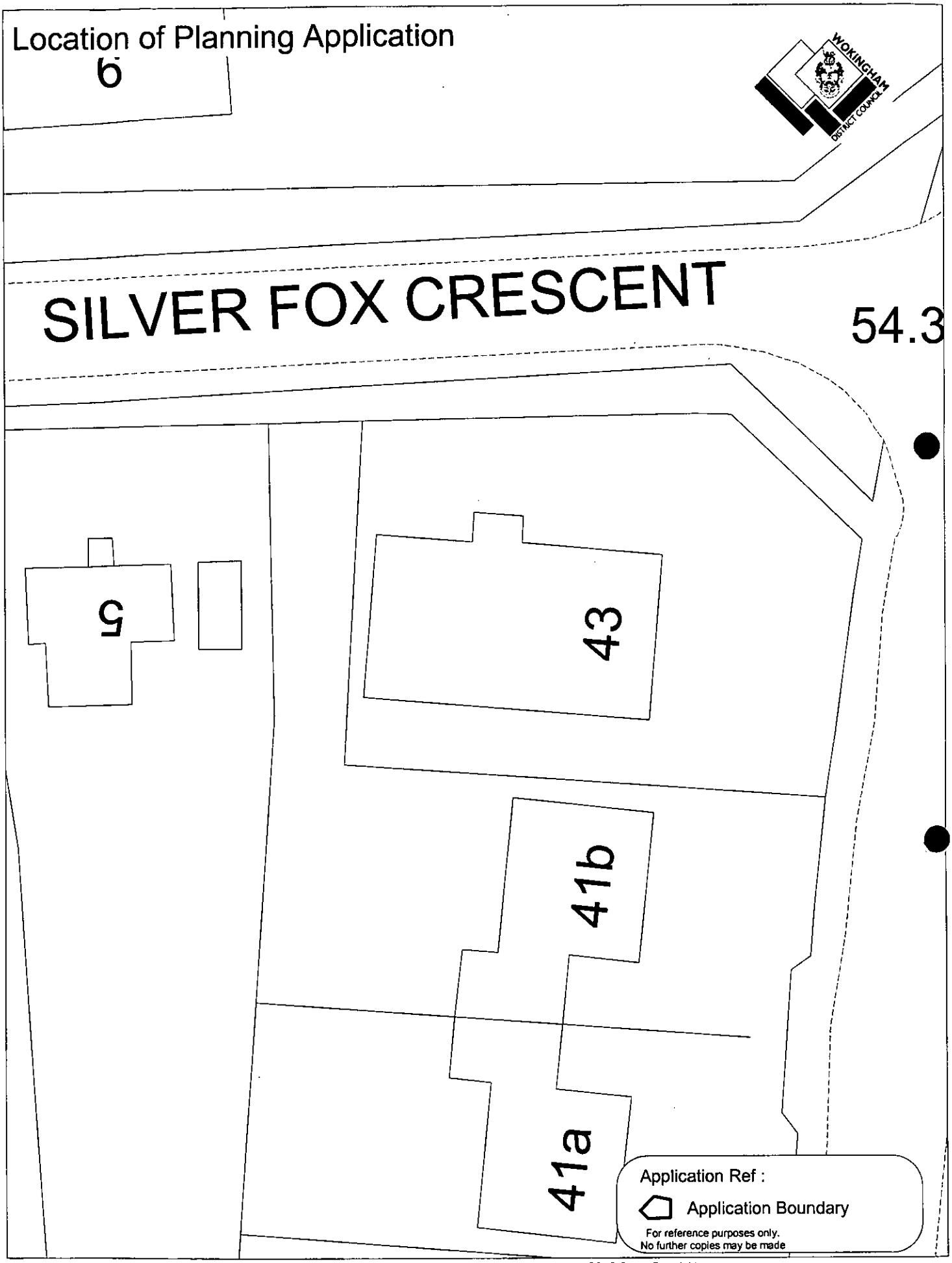
Concerns re: parking

J. C. BRANDON
'GREENSLEEVES'
PRIEST HILL
CAVERSHAM
READING RG4 7RY
TEL: 0118 947 6983

Potential buyers for 5 Silver Fox Cres. Woodley.

Object re loss of parking for flat upstairs & additional parking for proposed properties.

11th April 2001



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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.

19 March 2001

Scale: 1 : 250

N W E S

HIGHWAYS CONSULTATION SHEET

From: Joss Miller **Date:** 13 March 2001

Application Number: F/2001/3494

Proposal: Proposed two storey extension to building to form 2 flats.

Parish: WOODLEY TOWN

Site Address:
43, Crockhamwell Road, Woodley, Reading.

Applicant:
Mr Ager C/O Mr C J Chamberlain.

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.

The highway authority require a revised plan/additional information on the following:

(1) Details of the number of existing flats and the existing parking spaces available for each.

(2) The Gross floor area for the existing business use and the number of parking spaces available for this.

All spaces are to be marked accurately on a plan with minimum dimensions of 4.8m x 2.4m.

Signed: _____ **Print name:** Adam Coggins

20/03/01

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: Joanne Ellis, Environmental Health

To: Joss Miller, Development Control

My Ref: jpe/crockhamwell

Your Ref: F/2001/3494

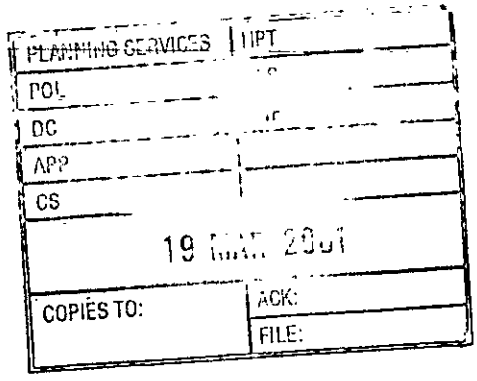
Date: 15 March 2001

PROPOSAL: TWO STOREY EXTENSION TO BUILDING TO FORM 2 FLATS
ADDRESS: 43 CROCKHAMWELL ROAD, WOODLEY

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.

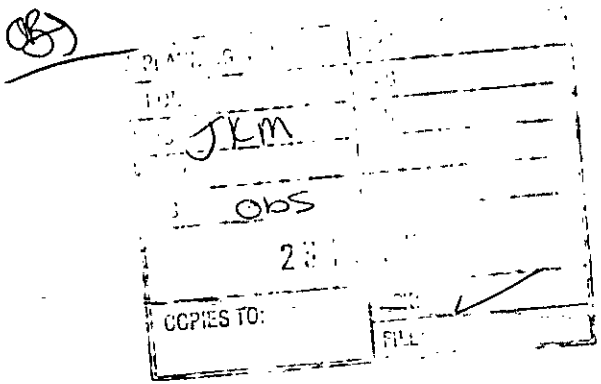




From: WebComments@wokingham.gov.uk
Sent: 17 March 2001 11:03
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications

****

NatureofEmail: Object
ApplicationNumber: F/2001/3494
Correspondent_FullName: Mr Harry Middleton
Correspondent_StreetAddress: 5 Silver Fox Crescent
Correspondent_Address2: Woodley
Correspondent_Town: Reading
Correspondent_County: Berkshire
Correspondent_PostCode: RG5 3JA
Correspondent_Telephone: 01189 618302
Correspondent_Email: hmiddleno1@aol.com



Comments:

1) Hazard: Already a problem with parking outside this business plus flats. This will be exacebated by 2 further flats.
2)Covenant on small strip of land (although owned by the vendor of application) adjacent to 5 Silver Fox Crescent. No building allowed on this strip.
3)Privacy to properties adjacent to proposed extentions
4) Restricted access from Crockenwell Road. If planning permission given. Corner plot, thus, restricted access for builders lorries.Storage of building materials may be a hazard.
5)Building line. Is this a problem?
6)Appearance. From the drawings it appears there will be a mis-match in the appearance of the existing structure and the new structure.

Tel: (0118) 974 6463

Date: 4/5/01

My ref: F/2001/3494

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

CONFIDENTIAL

Councillor C Lawley
26 Farriers Close
Woodley
RG5 3DD

Dear Councillor

Application Number: F/2001/3494
43, Crockhamwell Road, Woodley, Reading.
Proposed two storey extension to building to form 2 flats.

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 **Joss Miller** on **(0118) 974 6463**. 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 14/5/01

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Joss Miller** Application Number: **F/2001/3494**
43, Crockhamwell Road, Woodley, Reading.
Proposed two storey extension to building to form 2 flats.

Transfer: Yes ☐ No ☐
Reason for Transfer:

Signed: _____ Date: _____

Councillor C Lawley

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 6463

Date: 4/5/01

My ref: F/2001/3494

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

CONFIDENTIAL

Councillor K Gilder
360 Kingfisher Drive
Woodley
RG5 3LH

Dear Councillor

Application Number: F/2001/3494
43, Crockhamwell Road, Woodley, Reading.
Proposed two storey extension to building to form 2 flats..

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 **Joss Miller** on **(0118) 974 6463**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

John Mitchell
Development Control Manager

FROM: Joss Miller

DATE: 13 March 2001

DELEGATED

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2001/3494

Proposal: Proposed two storey extension to building to form 2 flats..

Site Address: 43, Crockhamwell Road, Woodley, Reading.

Applicant: Mr Ager C/O Mr C J Chamberlain.

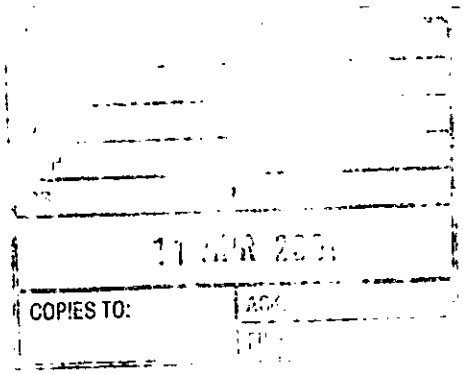
Your observations are required in respect of this application **by 06/04/2001** .

COMMENTS:

Comments had been received by one resident, and these were presented to the meeting. In particular, the resident was concerned in relation to:

- parking – this was already a problem as the occupier of the ground floor of the building is a business and there is insufficient parking already.
- the proposed extension would interfere with his privacy (5 Silverfox Crescent)
- the proposal would not enhance the appearance of the area.

Members discussed the proposed extension and expressed concerns that it would make the area of 43 Crockhamwell Road and 5 Silverfox Crescent cramped, and would have an adverse effect on the street scene.



SIGNED: DMBourne DATE: 9/4/01

pp Clerk To Woodley Parish/Town Council.

2

Received by Wokingham District Council

Application No: F/2001/3494

Proposal:
Proposed two storey extension to building to form 2 flats.

Location:
43, Crockhamwell Road, Woodley, Reading.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. 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 Joss Miller P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 16/04/2001. 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

13 March 2001

pre-upp.
* 1191

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	02 MAR 2001
Officer: JM	Application No. F/2001/3494

Map No. 41 Site 004
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F.) PROPOSED TWO STOREY EXTENSION TO BUILDING TO FORM 2 FLATS

Location: 43 CROCKHAMWELL ROAD

Parish: WOODLEY Ward: Southlake
13.3.01 D

Applicant: MR ACER

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

Enforcement Section (3) 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	Scale ?		
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 13.3.01 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:

.....pre-app attached.....
.....
.....

NEIGHBOURS:

.....
.....
.....2 x site notices & see map for neighbour notifs.....
.....& notify 43 Crockhamwell Road ✓.....
.....
.....
.....
.....
.....

SURGERY WITH FLAT OVER

ADDRESS 43 CROCKHAMWELL ROAD PARISH WOODLEY

PLOT No. ORD. SHEET No. SU 7672(47)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
R/288/62	Dr. V. C. Morris	Doctors Surgery	29.11.62	App C/A
O/289/64	"	Outline – Extension to Surgery with Flats over.	18.2.65	N/A C/A
R/328/65	"	Extn. to Exist. Surgery with 2 Staff Flats over	30.12.65	App C/A
BR 7547	Dr. V. Morris	Treatment Room Partitioning of Officer	6.1.78	App N/A
34514	Dr V Morris	Staff room to Surgery Dram Park Cover	22.11.89	C/A
BRA 8395	"	Ext & Alts.	15.1.90	App
37869	AGER INS. SERVICES	GR. FLOOR SURGERY TO INS. BROKERS.	22.8.91	C/A

DATE OF COMPLETION September 1963

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

02 MAR 2001 3454

1789/a

SECTION 66 CERTIFICATE

Application No.

02.MAR2001 349

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.

- 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) .....

  .....

(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).

- 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.

● 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) . . . . . .

. . . . . .

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

on (d) . . . . . .

OR

(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).

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 . . G C Chamberlain . . . . . .

On behalf of . . Mr. A. E. AGER . . . . . .

Date . . 3rd MARCH 2001 . . . . . .

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

1789/a

SECTION 66 CERTIFICATE

Application No.

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

CERTIFICATE A

02.MAR2001* 3494

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.

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(b) .....

.....

(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).

- 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.

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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 . . C C Chamberlain . . . . . .

On behalf of . . Mr. A. E. AGER . . . . . .

Date . . 3rd MARCH 2001 . . . . . .

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

1789/a

SECTION 66 CERTIFICATE

Application No.

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

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

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

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

CERTIFICATE A

I certify that: 02.MAR2001* *3494

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

CERTIFICATE B

I certify that:

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

Owner's(a) name	Address at which notice was served	Date on which notice was served

CERTIFICATE C

I certify that

● I/The applicant* cannot issued a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the accompanying application.

● I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

Owner's(a) name	Address at which notice was served	Date on which notice was served

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

(b) .....

.....

● Notice of the application as attached to this Certificate, has been published in

the (c) .....

on (d) .....

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

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

on (d) . . . . . ●

ALL APPLICANTS MUST COMPLETE THIS SECTION

Agricultural Holdings Certificate

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

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

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

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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 . . C.C. Chamberlain . . . . . .

On behalf of . . Mr. A. E. AGER . . . . . .

Date . . 3rd MARCH 2001 . . . . . .

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

1789/a

SECTION 66 CERTIFICATE

Application No.

02.MAR2001 3494

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

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

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

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

CERTIFICATE A

I certify that:

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

CERTIFICATE B

I certify that:

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

Owner's(a) name	Address at which notice was served	Date on which notice was served

CERTIFICATE C

I certify that

● I/The applicant* cannot issued a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the accompanying application.

● I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

Owner's(a) name	Address at which notice was served	Date on which notice was served

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

(b) . . . . . .

. . . . . .

● Notice of the application as attached to this Certificate, has been published in

the (c) . . . . . .

on (d) . . . . . .

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

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

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

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.

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● 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 . . C C Chamberlain . . . . . .

On behalf of . . Mr. A. E. AGER . . . . . .

Date . . 3rd MARCH 2001 . . . . . .

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

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

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

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

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

FOR OFFICE USE ONLY

02 MAR 2001 * 3494

1.	APPLICANT'S NAME	MR. A.E. AGER
	ADDRESS	GLEN RHYL, RUSCOMBE LANE, RUSCOMBE
	POST CODE	RG10 9JN PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	MR. C.J. CHAMBERLAIN
	ADDRESS	47 FREMANTLE ROAD, HIGH WYCOMBE, BUCKS
	POST CODE	HP13 7PQ PHONE 01494 533974
3. On the plans show the SITE outlined in RED. Show also OTHER land in the applicant's ownership or control in BLUE.	SITE LOCATION	LAND ADJACENT, 43 CROCKHAMWELL ROAD, WOODLEY, BERKS. RG5 3JZ
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		2 NO 1BED FLATS PROPOSED
5. Give the area in hectares or part of a hectare	AREA OF SITE	140 SQ.M. (0.014 HA)
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	OWNER
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	AGE/00/1 SHEETS 1 TO 4

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

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

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

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

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

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

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

NOT KNOWN

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

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

14. STATE EXTERNAL MATERIALS TO BE USED.

BRICKWORK & TILING TO MATCH ADJOINING BUILDING

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

EXISTING FENCE TO SIDE & REAR
OPEN TO FRONT
GARDEN FENCES 1.8m CLOSE BOARDED

16. HOW WILL SURFACE WATER BE DISPOSED OF?

SOAKAWAYS ASSUMED

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/~~NO~~

If no, please give details

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

NA
3 NO COMMUNAL SPACES

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

WILL BE ANNEXED FOR IN ACCESS

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

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED		TO BE RETAINED		TO BE LOST	
HOUSE	/	*	/	*	/	*
BUNGALOW	/	*	/	*	/	*
FLAT/MAISONETTE	2	4	/	*	/	*
OTHER	/	*	/	*	/	*

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? ~~YES~~/NO — * STATE No. OF HABITABLE ROOMS — If YES, complete Part 2 of the form

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

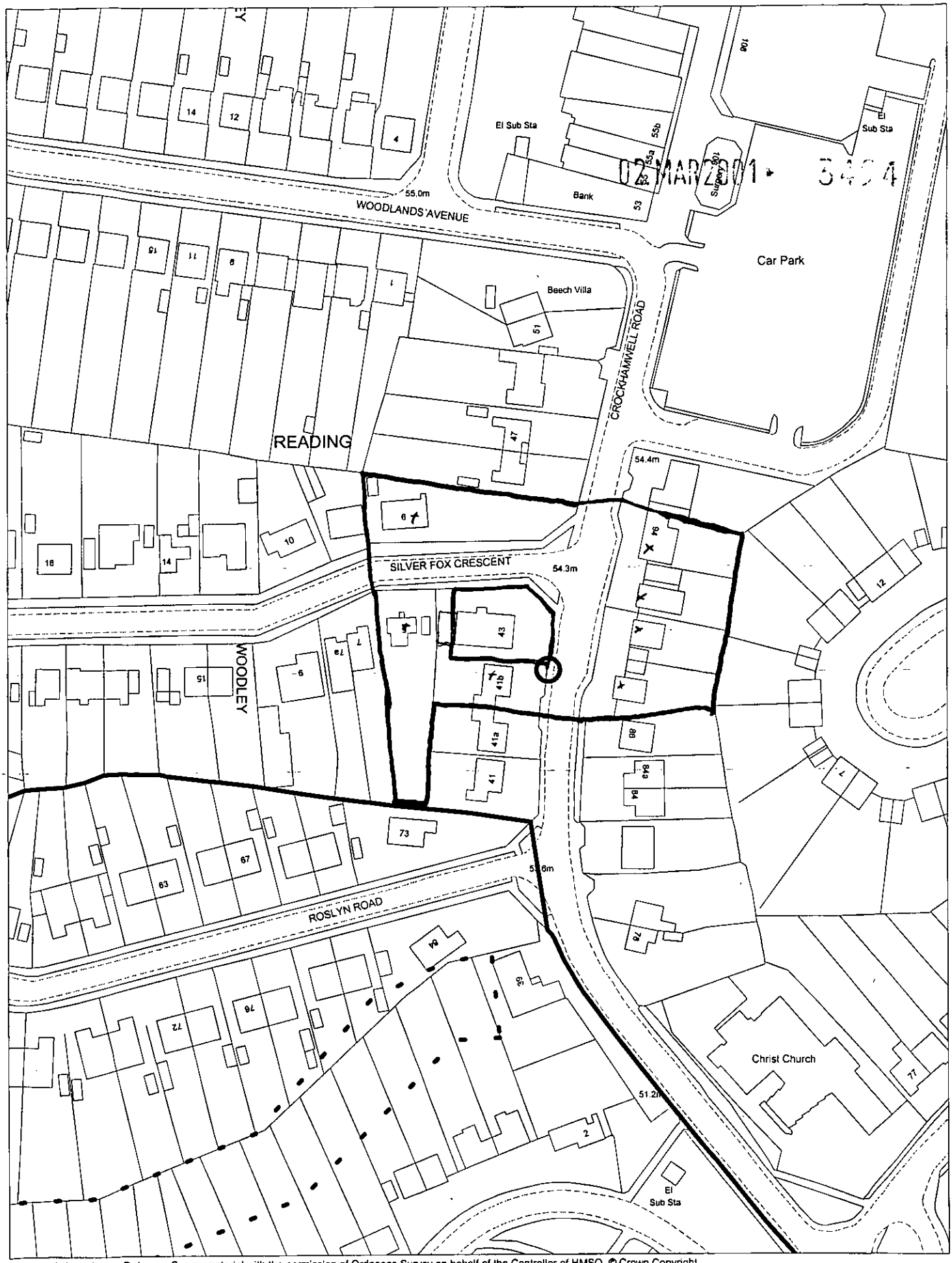
23. STATE THE FEE ENCLOSED WITH THIS APPLICATION. The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.

2 x 190 = £380

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

SIGNED C&C Chamberlain ON BEHALF OF MR A.E. AGER DATE 3rd MARCH 2001

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



02 MAR 2001

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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.

7 March 2001

Scale: 1 : 1250

N
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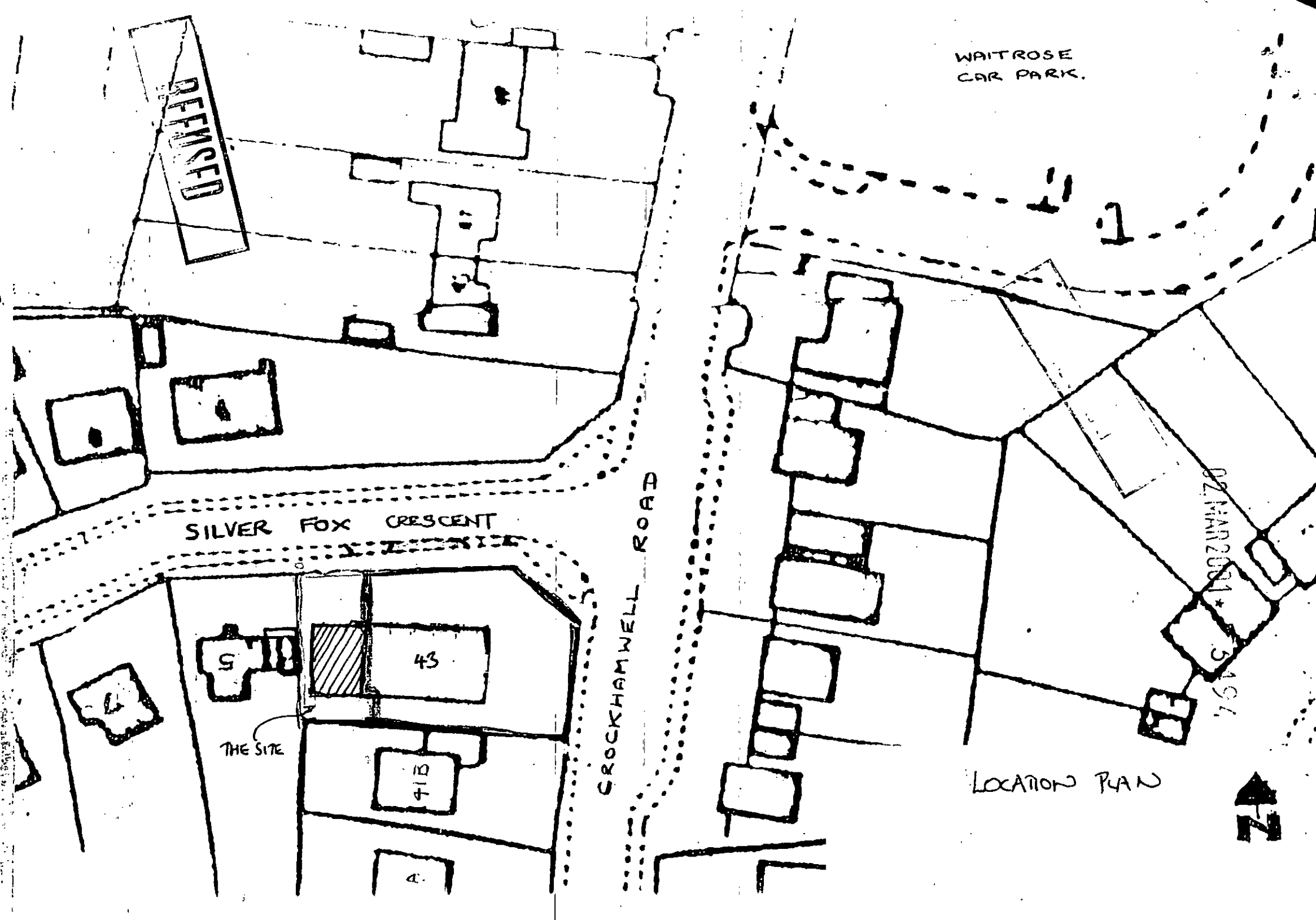

WAITROSE
CAR PARK.
REFUSED
SILVER FOX CRESCENT
CROCKHAMWELL ROAD
43
5
41B
THE SITE
LOCATION PLAN
N
02 MAR 2001 * 3194

SOUTHPORT U.K
LONDON OFFICE
X SYSTEMS LTD

APPLICATION NO.3494

Name of appellant:
Mr A Ager

Site address:
43 Crockhamwell Rd

Proposal:Proposed 2 storey extension to building to form 2 flats

Case Officer:JKM

Dismissed
22/10/01

WRITTEN REPRESENTATION APPEAL

CASE OFFICER: JKM

APPLICATION NUMBER: 3494

APPELLANT: Mr A Ager

SITE: 43 Crockhamwell Rd, Woodley

APPEAL REF: App/X0360/A/01/1067998

START DATE: 04/07/01

DATE OF SITE VISIT 25/09/01

DISMISSED 22/10/01

Progress Record	Date Actioned	Initials
Appeal Logged:	05/07/01	
Entered on Access:	06/07/01	DG
Notification Letters Due:	**18/07/01**	
Notification Letters Sent:	06/07/01	DG
Questionnaire Due:	**18/07/01**	
Questionnaire Sent:	18/07/01	DG
Statement Due:	**15/08/01**	
Statement Sent:	18/07/01	DG
Comments on Statement Due	05/09/01	
Comments on Statement Sent	—	
Decision letter circulated:	24/10/01	DG
Decision entered on Access:	24/10/01	DG

Appeal Decision

Site visit made on 25 September 2001

by R G Wilson BA Dipl. Arch RIBA

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

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

Date

22 OCT 2001

Appeal Ref: APP/X0360/A/01/1067998
Land adjacent to 43 Crockhamwell Road, Woodley, Berkshire.

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr A E Ager against the decision of Wokingham District Council.
- The application (ref: F/2001/3494), dated 3 March 2001, was refused by notice dated 22 May 2001.
- The development proposed is 2 one-bedroom flats.

Summary of Decision: The appeal is dismissed.

Preliminary Point

1. The development is of 2 one-bedroom houses, spanning 2 floors each having living rooms and kitchens on the ground with bedrooms and bathrooms above.

Main Issues

2. In my opinion, the main issues are the effect of the proposed development on: -

   (i) the character and appearance of the Silver Fox Crescent street scene, and

   (ii) the living conditions for future occupiers of the proposed development having particular regard to external amenity area.

Development Plan and other Planning Policies

3. The development plan for the area includes the *Berkshire Structure Plan* adopted in August 1997. **Policy OS1** is a strategic policy designed, among other things, to provide sustainable development. Within that policy it would restrain development to within the limits set by environmental and other constraints. **Policy EN1** stresses the importance of the character and environmental quality of urban areas. Developments should respect the scale, form, impact and character of their surroundings.

4. The *Loddon Area Local Plan* was adopted in May 1995. **Policy LTV1** identifies Woodley as an area where development will normally be permitted. **Policies LBE1** and **LBE2** seek, among other things, to ensure that developments are to a high standard of design, and appropriate to the character of the surrounding area, and their relationship with adjoining sites and buildings; they should not adversely affect the character of an area through, among other things, their scale, form and massing.

5. The *Wokingham District Local Plan Deposit Draft*, amended in April 1999, September 1999 and February 2000, is the emerging Local Plan. It is at an advanced stage in the process towards adoption and thus I am able to give it considerable weight.

6. **Policy WOS3** requires, among other things, that developments are appropriate in scale of activity and character to their area and are of high quality design that respects the local context through their siting, layout and massing. **Policy WBE1** requires that developments have good contemporary design that has regard, among other things, to its visual impact, the local townscape and the layout, form, scale and massing.

Reasons

(i) The character and appearance of the Silver Fox Crescent street scene

7. The appeal site consists of a double garage with a forecourt opening off Silver Fox Crescent. It adjoins a building on the corner of Silver Fox Crescent and Crockhamwell Road with commercial use on the ground floor and 2 flats on the first floor. The site is in an area of mainly detached and semi-detached houses and garages where under **Policy LTV1** development would normally be acceptable, but subject to other policies.

8. The development would join on to the corner building with a 2-storey development of two 1-bedroomed houses. It would be seen primarily from Silver Fox Crescent and it is from this perspective I will consider its impact. The houses here are varied in style and massing but conform to an even pattern disposed along the road with space about them. These gaps give a sense of spaciousness in the street scene and often afford views to trees and other greenery in the gardens behind them. I regard this as a worthy characteristic.

9. By contrast the proposals would all but fill the gap between No.5 and the mixed-use corner building making an almost continuous form. There would be very little scope for any soft landscaping. Thus the development would appear cramped in its setting and the gap to views, even at first floor level would be lost. I accept that the set back of the front elevation and the set down of the ridge would make the new building subservient to the parent building, and its materials may be sympathetic. However, these factors would not overcome the harmful effects of infilling the space in the street scene and the hardness created overall.

10. I therefore conclude on this issue that the proposals would have an adverse effect on the character and appearance of the Silver Fox Crescent street scene that would be contrary to the aims of development plan policies set out earlier.

(ii) The living conditions for future occupiers of the proposed development having particular regard to external amenity area

11. The frontage would be arranged for parking 3 cars, and in my opinion this would be adequate to serve the development. However, the close proximity to cars of living room windows and an entrance door would make the living conditions unpleasant. Indeed, if the car spaces were fully used, access to the front doors of each unit would be difficult.

12. The space at the rear of the site would measure about 9m x 3m overall and be set aside for the use of occupiers of the development. I accept that the proposed flats would not be suitable for families, and having regard to the size of bedrooms, they might suit couples. With this in mind there would still, in my opinion, be a need for some level of amenity area (e.g. for sitting out, storage for refuse).

13. The rear external space would not appear to be designed with any particular function in mind. From my site inspection, I formed the view that it would not be suitable for sitting out because it would be too small, heavily overshadowed by surrounding fences and dominated

by buildings. Refuse could be housed in bins, albeit they would be unenclosed and close to kitchen windows. For these reasons, I do not find this level of private amenity space acceptable and as a result, the living conditions for future occupiers of the houses would be unsatisfactory.

14. I have allowed for the proximity of more general open recreational space in Woodley, but this would not overcome or outweigh my objections set out above. Accordingly, I conclude on this issue that the development would not provide a satisfactory level of outdoor amenity space, contrary to the aims of development plan policies set out earlier in particular **Policy LBE1(b).**

Other matters

15. I have considered the thrust of the Government's Planning Policy Guidance (PPG) No.3: *Housing*, and its encouragement to use urban land more efficiently. However, this guidance and that of PPG 1: *General Policy and Principles*, also encourage good design and a regard for the surroundings of a development and satisfactory living conditions for occupiers, aspects that this proposal would not meet.

16. The present site is currently used for parking, as is the forecourt of the corner building. There are also parking restrictions operating on the adjoining roads that would put pressure on any intensification of the use of this site. I have already noted that 3 spaces would be available for the development and this would accord with current Government advice in PPGs 3: *Housing* and 13: *Transport*. However, it is not clear from the proposals how, with the present garages and parking removed, the adjoining flats would be serviced with any necessary car spaces. I regard this a further failing in this scheme.

17. Notwithstanding the points made earlier regarding street scene issues, the living conditions of adjoining neighbours at No.5 Silver Fox Crescent and 41b Crockhamwell Road would not, in my opinion, be adversely affected.

Conclusion

18. For the reasons given above and having regard to all other matters raised I shall dismiss the appeal.

Formal Decision

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

Information

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

Roger Wilson

INSPECTOR

The Planning Inspectorate

49038

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

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

PLANNING SERVICES
PCL
DO
APD
23 OCT 2001
COPIES TO
Your Ref: F/2001/3494
ACK:
FILE:

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

Our Ref: APP/X0360/A/01/1067998

Date: 22 October 2001

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR A AGER
SITE AT 43 CROCKHAMWELL ROAD, WOODLEY, READING

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

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

Quality Assurance Unit
The Planning Inspectorate
4/09 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 6PN

Phone No. 0117 372 8252

Fax No. 0117 372 8139

E-mail: Complaints@pins.gsi.gov.uk

Yours faithfully

Mr Simon Campbell

COVERDL1

(JM)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr Ager
C/O Mr C J Chamberlain
47 Fremantle Road
High Wycombe
Bucks
HP13 7PQ

Application Number: F/2001/3494

Parish: **WOODLEY**

Location: **43, Crockhamwell Road, Woodley, Reading.**

Proposal: **Proposed two storey extension to building to form 2 flats.**

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 reasons for which are specified hereunder.

Reason
1. The proposed development, by reason of its design, massing and location would close down views through the site to the landscaping to the rear, while also creating a continuous form of built development and hard standing across the site. This would result in the over-development of the site and the formation of an obtrusive feature which would have a poor inter-relationship with the adjacent properties and the surrounding area. Therefore the proposed development would have a significant detrimental impact upon the character and appearance of the street scene and, as such, is contrary to policies OS1 and EN1 of the Berkshire Structure Plan, policies WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft) and to policies LTV1, LBE1 and LBE2 of the Loddon Area Local Plan.

Reason
2. The proposal would result in the erection of 2 dwellings with amenity space of insufficient quality and quantity to serve the basic needs of the future occupiers. As such the proposal would be contrary to policies OS1 and EN1 of the Berkshire Structure Plan, policies WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft) and to policies LTV1, LBE1 and LBE2 of the Loddon Area Local Plan.

Informative

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

Berkshire Structure Plan Policies OS1 and EN1.
Loddon Area Local Plan Policies LTV1, LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

John Mitchell
Development Control Manager
Date: 22/05/2001

Notice checked by: _____

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

HIGHWAYS CONSULTATION SHEET

From: Joss Miller **Date:** 13 March 2001

Application Number: F/2001/3494

Proposal: Proposed two storey extension to building to form 2 flats.

Parish: WOODLEY TOWN

Site Address:
43, Crockhamwell Road, Woodley, Reading.

Applicant:
Mr Ager C/O Mr C J Chamberlain.

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.

The highway authority require a revised plan/additional information on the following:

(1) Details of the number of existing flats and the existing parking spaces available for each.

(2) The Gross floor area for the existing business use and the number of parking spaces available for this.

All spaces are to be marked accurately on a plan with minimum dimensions of 4.8m x 2.4m.

Signed: _____ **Print name:** Adam Coggins

20/03/01

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: Joanne Ellis, Environmental Health

To: Joss Miller, Development Control

My Ref: jpe/crockhamwell

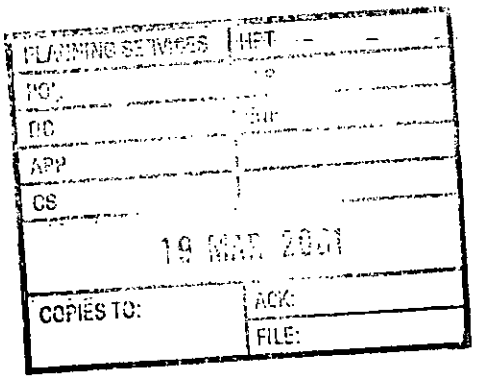
Your Ref: F/2001/3494

Date: 15 March 2001

PROPOSAL: TWO STOREY EXTENSION TO BUILDING TO FORM 2 FLATS
ADDRESS: 43 CROCKHAMWELL ROAD, WOODLEY

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.



Concerns re: parking

J. C. BRANDON
'GREENSLEEVES'
PRIEST HILL
CAVERSHAM
READING RG4 7RY
TEL: 0118 947 6983

Potential buyers for
5 Silver Fox Cres -
Woodley.

Object re loss of parking
for flat upstairs &
additional parking for
proposed properties.

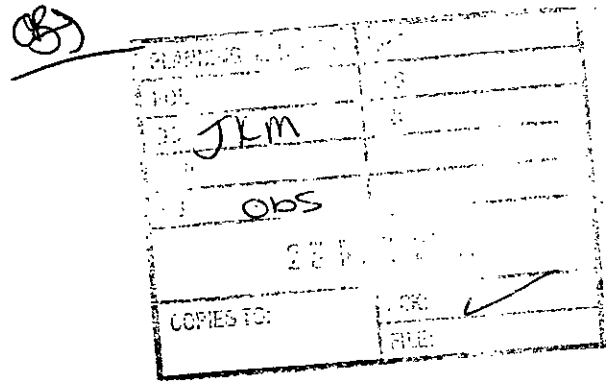
John Brandon

11th April 2001

Sent: 17 March 2001 11:03
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications

****

NatureofEmail: Object
ApplicationNumber: F/2001/3494
Correspondent_FullName: Mr Harry Middleton
Correspondent_StreetAddress: 5 Silver Fox Crescent
Correspondent_Address2: Woodley
Correspondent_Town: Reading
Correspondent_County: Berkshire
Correspondent_PostCode: RG5 3JA
Correspondent_Telephone: 01189 618302
Correspondent_Email: hmiddleno1@aol.com



Comments:

1) Hazard: Already a problem with parking outside this business plus flats. This will be exacebated by 2 further flats.
2)Covenant on small strip of land (although owned by the vendor of application) adjacent to 5 Silver Fox Crescent. No building allowed on this strip.
3)Privacy to properties adjacent to proposed extentions
4) Restricted access from Crockenwell Road. If planning permission given. Corner plot, thus, restricted access for builders lorries.Storage of building materials may be a hazard.
5)Building line. Is this a problem?
6)Appearance. From the drawings it appears there will be a mis-match in the appearance of the existing structure and the new structure.

		Number of Documents Enclosed	N/A
16.a.	What is the date you told those you notified about the appeal that we must receive any further comments by?	15·08·01	
b.	Copies of the following documents must, if appropriate, be enclosed with this questionnaire.		
i)	representations received from interested parties about the original application	3	
ii)	the planning officer's report to committee		✓
iii)	any relevant committee minute		✓
17.	FOR APPEALS DEALT WITH BY WRITTEN REPRESENTATIONS ONLY Do you intend to send another statement about this appeal? If NO, please send the following information:-	* YES ~~NO~~	
a.	In non-determination cases:		
i)	what the decision notice would have said;		
ii)	how the relevant development plan policies relate to the issues of this appeal.		
b.	In all cases:		
i)	the relevant planning history;		
ii)	any supplementary reasons for the decision on the application;		
iii)	matters which you want our Inspector to note at the site visit.		
18.	THE MAYOR OF LONDON CASES ONLY		
a.	Was it necessary to notify the Mayor of London about the application? If YES please attach a copy of that notification.	YES / NO	
a.	Did the Mayor of London issue a direction to refuse planning permission If YES, please attach a copy of that direction.	YES / NO	

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

Signature: Dlyhell on behalf of WOKINGHAM DISTRICT Council

Date sent to us and the appellant 18/07/01 OUR Ref: F/2001/3494

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2-16 Colegate
Norwich NR3 1BQ

* ACCOMPANYING QUESTIONNAIRE TO INSPECTORATE.

The Planning Inspectorate

For official use only
Date received

QUESTIONNAIRE

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

PLANNING, LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT

APPEAL REF: APP/X0360/A/01/1067998 **GRID REF:** _____

APPEAL BY: Mr A Ager

SITE: 43 CROCKHAMWELL RD, WOODLEY

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

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

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

1.	Do you agree to the written representations procedure?	YES / ~~NO~~
OR	Do the you wish to be heard by an Inspector at: a. a local inquiry?	~~YES~~ / NO
	or b. a hearing?	~~YES~~ / NO
2. a.	If the written procedure is agreed, could the Inspector see the whole site clearly from a road or other public land?	~~YES~~ / NO
b.	From your knowledge of the issues, would our Inspector need to enter the site for any reason e.g. to view/measure any dimensions from within it?	YES / ~~NO~~
3.	Does the appeal relate to an application for approval of reserved matters?	~~YES~~ / NO
4.	Was an Article 7 (Regulation 6 for listed building or conservation area consent) certificate submitted with the application?	~~YES / NO~~ / NA
5.	Was it necessary to advertise the proposals under Article 8 of the GDPO 1995 and/or Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990?	~~YES~~ / NO

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

15. Copies of the following documents must, if appropriate, be enclosed with this questionnaire:			
a Is the development in Schedule 1 or column one of Schedule2 of the Town & Country Planning (Environmental Impact Assessment)(England & Wales) Regulations 1999? If YES, please indicate which Schedule.	~~YES~~ / NO Sch 1	Sch 2 col 1	
b. Is the development within a 'sensitive area' as defined by regulation 2 of the Town & Country Planning (Environmental Impact Assessment)(England & Wales) Regulations 1999?	~~YES~~ / NO		
c. Has a screening opinion been placed on Part 1of the planning register? If YES, please send a copy to us.	~~YES~~ / NO		
	Number of Documents Enclosed	N/A	
d. Any comments or directions received from the Secretary of State, other Government Departments or statutory agencies / undertakers whether or not as a result of consultations under the GDPO;	1		
e. Any representations received as a result of an Article 7 (or Regulation 6) notice;		✓	
f. A copy of any notice published under Article 8 of the GDPO 1995; and/or Section 73 of the Planning (Listed Buildings and Conservation Areas)Act 1990; and/or Regulation 5 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990;		✓	
g. Any representations received as a result of a notice published under Article 8 and/or Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (or Regulation 5);		✓	
h. Details of any other applications or matters you are currently considering relating to the same site;		✓	
i. For all appeals, including those against non determination, you must provide details of all relevant development plan policies. *Each extract must include the front page, the title and date of approval or adoption. Where plans & policies have not been approved or adopted, please give the stage or status of the plan.*	3		
j. Any supplementary planning guidance, together with its status, that you consider necessary.		✓	
k. A list of any conditions or limitations you would agree to if the appeal were to be allowed; APPENDIX 6 OF STATEMENT	1		
l. Any other relevant information or correspondence you consider we should be aware of.		✓	

TOWN AND COUNTRY PLANNING ACT 1990 SECTION 78 APPEAL

APPELLANT: **Mr A Ager**

APPEAL SITE: **43 Crockhamwell Road, Woodley**

REASON FOR APPEAL: Refusal of planning permission for proposed two storey extension to building to form two flats.

LOCAL PLANNING AUTHORITY REFERENCE: F/2001/3494

DEPARTMENT OF THE ENVIRONMENT TRANSPORT & THE REGIONS REFERENCE: APP/X0360/A/01/1067998

1.0 LOCATION AND SITE DESCRIPTION

1.1 The site is located on Crockhamwell Road, Woodley. (See appendix 1 for location plan, scale 1:1250). The surrounding dwellings in the area consist of detached and semi-detached houses and garages.

1.2 The appeal site consists of a commercial property with two flats at first floor level, all of which have been constructed in brick and tile. It is located within the identified settlement in the Town Parish of Woodley. There have been several previous applications relating to this site as shown below. This particular application consists of a two storey extension to form two flats.

2.0 RELEVANT PLANNING HISTORY

2.1 The relevant planning history consists of:

Appl.	Description of development	Decision
R/288/62	Doctor's surgery	Approve 29.11.62
O/289/64	Extn. to surgery with flats over	Approve 18.02.65
R/328/65	Reserved matters for O/289/64	Approve 30.12.65
37869	COU-surgery to insurance brokers	Approve 22.08.91

2.2 On the 25 October 2000, planning permission was refused for the following reasons:

The proposed development, by reason of its design, massing and location, would close down views through the site to the landscaping to the rear, while also creating a continuous form of built development and hard-standing across the site. This would result in the over-development of the site and the formation of an obtrusive feature which would have a poor inter-relationship with the adjacent properties and the surrounding area. Therefore the proposed development would have a significant detrimental impact upon the character and appearance of the street scene and, as such, would be contrary to policies OS1 and EN1 of the Berkshire Structure Plan, LTV1, LBE1 and LBE2 of the Loddon Area Local Plan and WOS3 and WBE1 of the Wokingham District Local Plan.

The proposal would result in the erection of two dwellings with an amenity space of insufficient quality and quantity to serve the basic needs of the future occupiers. As such, the proposal would be contrary to policies OS1 and EN1 of the Berkshire Structure Plan, LTV1, LBE1 and LBE2 of the Loddon Area Local Plan and WOS3 and WBE1 of the Wokingham District Local Plan.

2.3 This refusal of planning permission forms the subject of the present appeal.

3.0 POLICY BACKGROUND

3.1 Berkshire Structure Plan 1996 – 2006

3.2 OS1 – *The Overall Strategy* (See appendix 2) and EN1 – *Protection and Enhancement of the Environment of Built Up Areas* are relevant in the consideration of this appeal.

3.3 Loddon Area Local Plan (Adopted 5 May 1995)
The Loddon Area Local Plan forms the statutory basis for the operation of planning policy in this part of the District. The planning and Transportation Committee at their meeting on the 21 November 1996 resolved to reaffirm the decisions of the committee and the Council in relation to the current adopted Local Plans and to note that they will continue to carry weight as the most up-to-date adopted policies, except in relation to housing provision.

3.4 LTV1 – *Identified Settlements* LBE1 – *Design of New Development* and LBE2 - *Inappropriate Design* (See appendix 3) are relevant in the consideration of this appeal.

3.5 Wokingham District Local Plan (Deposit Draft 1997)
The draft Wokingham District Local Plan (WDLP) was placed on deposit from 21 October to 2 December 1997 and has formed the basis for the development control decisions since 21 October 1997. The County Council issued a statement of general conformity with the structure plan in May 1997. The public Local Inquiry into the plan commenced in October 1998.

3.6 WOS3 – *Development Control Principles,* WBE1 – *Development in its Local Context* and WBE2 - *Improving on the Local Context* (See appendix 4) are relevant in consideration to this appeal.

4.0 THE CASE FOR THE LOCAL PLANNING AUTHORITY

4.1 It is submitted that the appeal proposal is unacceptable by virtue of its detrimental impact on the character and appearance of the street scene and the inadequate amenity space to be provided for the occupiers of the proposed dwellings.

4.2 The proposal would be situated 1.0 metre from the boundary to the east of No. 5 Silver Fox Crescent. It would have a width of 6.7 metres, a depth of 8.3 metres, an eaves height of 3.7 metres and a ridge height of 6.9 metres. The proposal would be set back from the existing building by 0.3 metres and set down from the main ridge line by 0.5 metres.

4.3 No. 5 Silver Fox Crescent has been extended on the east elevation, and the proposed development would result in the closure of the gap between the buildings, resulting in an increase in density of buildings. The development would also result in an extension of the built form across a wide area, reducing the relief given by modest spaces between dwellings. This particular structure is larger than the majority of buildings in this area, as most are residential. Over time, the surrounding land has been used for parking purposes, and there is currently no landscaping within the vicinity of this property. The introduction of two new dwellings would further increase the number of car parking spaces needed on this site, and no additional landscaping has been incorporated into the proposal. The lack of landscape relief would render the proposal obtrusive and detrimental to the street scene and the character of the area. It would also result in the over-development of the site and the formation of an obtrusive feature which would have a poor inter-relationship with the adjacent properties and the surrounding area.

4.4 In addition to this, the amenity space to the rear of the properties has a depth of approximately 3.0 metres, and this is not considered sufficient

external amenity area for the proposed properties, as it is of insufficient quality and quantity to serve the basic needs of the future occupiers

4.5 In summary, the proposal, due to its design, massing and location, would involve a continuous form of built development and hard standing which would result an over-development of the site, inappropriate and detrimental to, the street scene and the character of the area.

4.6 For the above reasons, the proposals are contrary to policies OS1 and EN1 of the Berkshire Structure Plan, policies LTV1, LBE1 and LBE2 of the Loddon Area Local Plan and WOS3 and WBE1 of the Wokingham District Local Plan.

5.0 CONCLUSION

5.1 In conclusion, it is considered that the proposed development, due to its design, massing and location, would involve a continuous form of built development and hard standing which would result an over-development of the site, inappropriate and detrimental to, the street scene and the character of the area.

5.2 For the above reasons, the Inspector is respectfully requested to dismiss this appeal. (See appendix 5 for suggested conditions.)

Joss Miller
Assistant Planning Officer
Wokingham District Council

Tel. 0118 974 6463 (Direct Line)

Date. 8 August, 2001

My ref. JM/MLT/F/2001/3494

Your ref. APP/X0360/A/01/1067998

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

Mr S Campbell
The Planning Inspectorate
Room 3/03 Kite Wing
Temple Quay House
2 The Square
Temple quay
Bristol
BS1 6PN

Dear Mr Campbell,

APPEAL BY: MR AGER AT 43 CROCKHAMWELL ROAD, WOODLEY. (F/2001/3494)

I write with reference to the above appeal.

A local resident recently contacted the Council advising that the site plan submitted with the application was incorrect, as is the O.S. digital mapping data. In particular, the indicated existing building on the appeal site is substantially larger than the building actually on the site, and the extent of buildings at 5 Silver Fox Drive is incorrect.

The Local Planning Authority does not consider that this invalidates either the original application or the appeal. However, the Inspector is requested to take particular note of the size and location of existing development on both these sites during the course of the appeal site visit.

If you have any further questions relating to this matter the case officer, Joss Miller, can be contacted on the above telephone number.

Yours sincerely

M L THORP
Principal Development Control Officer

cc Appellant's agent

File: 43
Crockhamwell Road
- PI

The Planning Inspectorate

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

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

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

Your Ref: F/2001/3494

Our Ref: APP/X0360/A/01/1067998

Date: 21 August 2001

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR A AGER
SITE AT 43 CROCKHAMWELL ROAD, WOODLEY, READING

I enclose a copy of the appellant's comments on the questionnaire relating to the above appeal. I also enclose third party correspondence.

If you have any comments on the points raised, please send 2 copies to me no later than 9 weeks from the starting date. Comments submitted after that deadline may not be seen by the Inspector.

5/9/01

PLANNING SERVICES	HPT 46970
	TLS
	ENF
22 AUG 2001	
COPIES TO:	ACK.
	FILE:

Yours faithfully

Simon Campbell

Mr S P Campbell

211AL(BPR)

HAWKINS EADES PLANNING

CHARTERED TOWN PLANNING & DEVELOPMENT CONSULTANTS

MEMBER OF THE ROYAL TOWN PLANNING INSTITUTE

100 HIGH STREET, GREAT MISSENDEN
BUCKINGHAMSHIRE, HP16 0BE
TEL: 01494 891555 / 891666 FAX: 01494 891222
E-MAIL: hawkins.eades@cwcom.net

PRINCIPAL : MIKE FENTON, MA(HONS), DIP TP, MRTPI
CONSULTANT : GRAHAM EADES MBIAT

The Planning Inspectorate
3/07 Kite Wing,
Temple Quay House
2 The Square, Temple Quay
Bristol
BS1 6PN

COPY

RECEIVED IN PINS A&I
23 JUL 2001

Ref: HEP/518/MIF/ce

20th July 2001

Dear Sir,

Appeal by Mr A Ager
Site at 43 Crockhamwell Road, Woodley, Reading.
Inspectorate Ref: APP/XO360/A/01/1067998

On behalf of the appellant, I respond to the Council's questionnaire and associated documents. From the questionnaire, it is unclear whether the Council are to prepare an additional statement, but in any event, I would like to comment on the suggested conditions in the event of the appeal being allowed:-

Condition 1:	Standard – no comment.
Condition 2:	This is unnecessary as the elevational drawings clearly show the materials to be used.
Condition 3:	No Permitted Development is available to flats and therefore this condition is invalid.
Condition 4:	It is not clear what this condition refers to – if it is construction work it is unusual to limit hours at the building stage, but if it is considered appropriate by the Inspector, no objections would be raised by the appellant.
Condition 5:	Again no PD rights for flats are available.
Condition 6:	The drawings clearly show the relative ridge heights of the existing building and the proposed addition. If the proposed addition is not built to the correct height relative to the existing building, the Council can take action. This condition is therefore superfluous.
Condition 7:	Agreed.
Conditions 8,9 & 10:	Is there a need to impose the requirement to prepare a full landscaping scheme for a short length of planting along the boundary with No. 5, Silver Fox Crescent? This seems like overkill and could be controlled just as effectively by a single condition relating to boundary planting/screening.

I would ask that the following comments are taken into account by the Appeal Inspector. Should the Council decide to prepare a Statement, I reserve the right to respond to that on behalf of the appellant.

Yours faithfully,

Mike Fenton.

Mike Fenton, MA(HONS),DIP TP, MRTPI
For and on behalf of Hawkins Eades Planning

5 Silver Fox Crescent, Woodley, Reading, RG5 3JA

10 August 2001

Mr S Campbell
The Planning Inspectorate
Temple Quay House
2 The Square
Temple Quay
Bristol. BS1 6PN

Dear Sir

Reference: APP/X0360/A/01/1067998
TOWN AND COUNTRY PLANNING ACT 1990
APPEAL BY: Mr A Ager
SITE: 43 Crockhamwell Rd., Woodley, Reading
PROPOSAL: Proposed 2 storey extension to building to form 2 flats

Further to our objections to the original application for the above proposal, (F/2001/3494, which was refused by Wokingham District Council earlier this year), we should like to make the following additional observations for consideration by the Planning Inspectorate when the appeal against the refusal is considered. We live at 5 Silver Fox Crescent and as the occupiers of the 'neighbouring house' marked on sheet 4 of the plans, we are likely to be the most directly affected by the proposal.

1) The proposed development would form a large and continuous building dominating the corner of Crockhamwell Road and Silver Fox Crescent, and would have a detrimental impact on the appearance of the area. The design of the existing building and the colour of the brickwork are already quite out of keeping with the surrounding properties, and the proposed extension with 'brickwork and roofing to match the existing', would form a significant over-development of the site, and be very intrusive and out of character with the rest of the neighbourhood.

2) At present there is an open view across the flat roof of the existing garages to the trees and gardens beyond. Of particular concern is a mature silver birch tree which we fear might be felled, or severely lopped if the development goes ahead. This would remove an attractive amenity for the neighbourhood and greatly reduce our own privacy, as the rear windows of the flats would closely overlook our garden.

3) The appeal mentions Central Government guidance which seeks greater intensity of development in places with good public transport accessibility, and also cites the advantage of the proximity of the proposed dwellings to Woodley shopping centre. Although public transport is available, it is clear from the daily illegal parking outside our house and on the double yellow lines on both sides of our end of Silver Fox Crescent that the majority of shoppers to the precinct prefer to use their cars, and risk parking in the surrounding residential streets, either because they do not wish to pay the charge in the official car park or, they find that at busy times, it is full. At present, the existing garages take two cars off the road and several more cars which are frequently parked on the hard standing in front of these garages. There is already a problem with insufficient parking for the Agar Insurance business personnel and its customers as well as the tenants of the existing two flats, and the removal of the garages, and their replacement with only three small parking places, for use by the proposed 2 new flats as well as the existing flats, can only exacerbate the problem. With

each proposed parking space being only some 2.4 metres wide, this provision for any but the smallest of cars is quite impractical. Indeed, if all three spaces were to be in use at the same time, the owner of the vehicle parked in the centre space would have insufficient access to his/her vehicle.

4) The Title Plan No. BK 180271 (filed with the application) shows our property as being some 3 metres distant from the boundary. This is incorrect and therefore misleading, as the wall of our house and integral garage actually forms the boundary wall.

5) Although the position of our house is incorrectly drawn on the Title Plan No. BK180271 (dated 22nd February 2001) it refers also to Title Plan No.BK191106 concerning the narrow strip of land approx. 66ft long x 6ft 10" (approx. two metres) wide, adjacent to the boundary wall of 5 Silver Fox Crescent. Although owned by the appellant, we understand that this piece of land is subject to a covenant, which allows no building to take place. Sheets 2 and 3 of the plans clearly show a gap of approx.1 (one) metre, reducing gradually to 0.9 metres towards the rear of the proposed property and thus appearing to break the covenant.

6) The ground floor living room window of flat 2 would look out at the blank side wall of our property, at a distance of only one metre with no possibility for any amenity planting and, in fact, virtually no space to allow access to the flat for either people or furniture through the only entrance door.

7) The plan envisages 'planting along boundary'. This would again be likely to block our access to the strip of covenanted land, necessary for repairs to and decoration of our boundary house wall.

8) The appeal requests a degree of flexibility in amenity space provision 'in tight urban situations like this.' We would contend that the existing mainly detached houses both in Crockhamwell Road and Silver Fox Crescent could not in any circumstances be described as being in a 'tight urban situation', as a site visit would swiftly prove.

We trust that you will give due consideration to these objection at the forthcoming appeal, for which we thank you in advance.

Yours faithfully,

Richard Brandon

Rita Pani

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

APPEAL BY: Mr A Ager
SITE: 43 Crockhamwell Rd, Woodley
APPLICATION NO.: 3494
PROPOSAL: Proposed 2 storey extension to building to form 2 flats

LIST OF PERSONS CIRCULATED WITH NOTICE OF APPEAL

District Councillor(s) for Southlake

Mrs K M Gilder

Mr C E Lawley

Mrs E A Rowland

Clerk(s) of Parish / Town Council of Woodley

Ms D Mander, The Pavilion, Woodford Park, Haddon Drive, Woodley, Reading. RG5 4LY

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

Environmental Health, WDC.
-FAO Joanne Ellis

Applicationo	Name & Address
F/2001/3494	**Mr H Middleton** **5 Silver Fox Crescent** **Woodley** **READING** **Berkshire** **RG5 3JA**

App REFUSED
LETTER SENT
31/05/01

Mr J C Brandon
Greensleeves
Priest Hill
Caversham
Reading
RG4 7RY

47617

The Planning Inspectorate

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

Direct Line 0117-3728645
Switchboard 0117-3728000
Fax No 0117-3728804
GTN 1371-8645

PLANNING SERVICES | PCL | DG | 12 SEP 2001

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

Your Ref: F/2001/3494
Our Ref: APP/X0360/A/01/1067998
Date: 11 September 2001

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR A AGER
SITE AT 43 CROCKHAMWELL ROAD, WOODLEY, READING

I am writing to inform you that the Inspector appointed by the Secretary of State to determine the above appeal is

Mr Roger Wilson BA(Arch) DipArch

The Inspector will visit the appeal site at 12:30 on Tuesday 25 September 2001. It is important that you make immediate arrangements for the Inspector to be met at the site to enable the inspection to be made. If you cannot attend, you should arrange for someone else to attend in your place. **If this is not possible, you must let me know immediately.**

The Inspector will expect to be accompanied by representatives of both parties. If one of the parties fails to arrive, the Inspector will determine the most suitable course of action, which could mean that he will conduct the visit unaccompanied. In other circumstances, the visit might have to be aborted.

At the commencement of the site inspection the Inspector will make it clear that the purpose of the visit is not to discuss the merits of the appeal or to listen to arguments from any of the parties.

The Inspector will ask the parties to draw attention to any physical features on the site and in its vicinity. In turn the Inspector may wish to confirm particular features referred to by interested parties in their written representations.

In general, decision letters are issued within 5 weeks of the date of the Inspector's site visit, although we cannot be precise about individual cases. If despatch of the letter is likely to be significantly delayed, we will let you know.

Yours faithfully



Victoria Hutchinson

NB: All further correspondence should be addressed to the case officer mentioned in the initial letter.

209D

~~Jess~~ Andrew

REMINDER

APPEAL SITE VISIT AT 43 CROCKHAMWELL RD.

ON 25/09/01 (Tues)

AT 12.30.

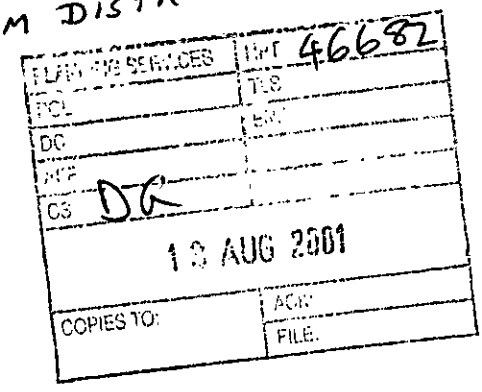
Thanks

Den

5 Silver Fox Crescent, Woodley, Reading, RG5 3JA

10 August 2001

COPY FOR:-
CHIEF PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL



Mr S Campbell
The Planning Inspectorate
Temple Quay House
2 The Square
Temple Quay
Bristol. BS1 6PN

Dear Sir

Reference: APP/X0360/A/01/1067998
TOWN AND COUNTRY PLANNING ACT 1990
APPEAL BY: Mr A Ager
SITE: 43 Crockhamwell Rd., Woodley, Reading
PROPOSAL: Proposed 2 storey extension to building to form 2 flats

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We trust that you will give due consideration to these objection at the forthcoming appeal, for which we thank you in advance.

Yours faithfully,

Richard Brandon

Rita Pani

Tel. (0118) 974 6448 (Direct Line)
Date: July 18, 2001
My ref: F/2001/3494
Your ref: APP/X0360/A/01/1067998

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

Mr S Campbell
The Planning Inspectorate
Room 3/03 Kite Wing
Temple Quay House
2 The Square
Temple Quay
BRISTOL
BS1 6PN

Dear Mr Campbell

APPEAL BY: Mr A Ager
SITE: 43 Crockhamwell Rd, Woodley

With reference to this appeal, I enclose a copy of the questionnaire & associated documents which I have copied to the appellant's agent.
Also enclosed are 2 copies of the Council's statement of case.

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date. July 18, 2001
My ref: F/2001/3494
Your ref:HEP/518/MIF

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

Hawkins Eades Planning
100 High St
Great Missenden
Bucks
HP16 0BE

Dear Sirs

APPEAL BY: **Mr A Ager**
SITE: **43 Crockhamwell Rd, Woodley**

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

I have also sent copies to The Planning Inspectorate.

Yours faithfully

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

HAWKINS EADES PLANNING

100 HIGH STREET, GREAT MISSENDEN
BUCKINGHAMSHIRE, HP16 0BE
TEL: 01494 891555 / 891666 FAX: 01494 891222

PRINCIPAL : MIKE PENTON, MA(HONS), DIP TP, MRTPI
CONSULTANT : GRAHAM EADES MBIAT

PLANNING SERVICES | HPT 44906
TLS
APP
CS DC
25 JUN 2001
COPIES TO:
FILE:

WITH COMPLIMENTS

The Planning Inspectorate

FOR OFFICIAL USE ONLY
Date received

PLANNING APPEAL

The appeal must reach the Inspectorate within 6 months of the date of the notice of the Local Planning Authority's decision, or within 6 months of the date by which they should have decided the application.

A. INFORMATION ABOUT THE APPELLANT(S)

Full Name: MR. A.E. AGER

Address: GLEN RHYL, RUSCOMBE LANE, RUSCOMBE, READING, BERKS

Postcode: RG10 9JN Reference: HEP/518/MIF

Failure to provide the postcode may cause delay in processing your appeal.

Daytime Telephone No: Fax No:

Agent's Name (if appropriate): HAWKINS EAVES PLANNING

Agent's Address: 100, HIGH ST, GT. MISSENDEN, BUCKS.

Postcode: HP16 0BE Reference: HEP/518/MIF

Failure to provide the postcode may cause delay in processing your appeal.

Daytime Telephone No: 01494 891555/666 Fax No: 01494 891222.

B. DETAILS OF THE APPEAL

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

Description of the Development:

PROPOSED EXTENSION TO PROVIDE 2 FLATS WITH CAR PARKING.

Address of the Site:
43, CROCKHAMWELL RD, WOODLEY, READING, BERKS.

Postcode: RG5 3JZ.

Failure to provide the postcode may cause delay in processing your appeal

National Grid Reference (see key on OS map for Instructions).
Grid Letters: Grid Numbers
eg TQ:298407

Date and LPA reference number of the application you made and which is now the subject of this appeal: 3/3/01 F/2001/3494

Date of LPA notice of decision (if any): 22/5/01

Are there any outstanding appeals for this site eg Enforcement, Lawful Development Certificate etc? If so please give details and any Planning Inspectorate reference number here:

NONE

C. REASON FOR THE APPEAL

THIS APPEAL IS AGAINST the decision of the LPA:- **(*Delete as appropriate)** **(✓)**

1. to *refuse/~~grant subject to conditions~~, planning permission for the development described in Section B. ☑

2. to *refuse/grant subject to conditions, approval of the matters reserved under an outline planning permission. ☐

3. to refuse to approve any matter (other than those mentioned in 2 above) required by a condition on a planning permission. ☐

Or the failure of the LPA:-

4. to give notice of its decision within the appropriate period on an application for permission or approval. ☐

D. CHOICE OF PROCEDURE

CHOOSE ONE OF THE FOLLOWING TYPES OF PROCEDURES - Appeals decided by written representations are normally decided much quicker than by the hearing/inquiry method. For further information see the booklet "Making your planning appeal" which accompanied this form.

1. WRITTEN REPRESENTATIONS ☑

If you have chosen the written representations procedure, please tick if the whole site can clearly be seen from a road or other public land. (An unaccompanied site visit will be arranged if the Inspector can adequately view the site from public land.) ☐

2. LOCAL INQUIRY Please give reasons why an inquiry is necessary ..... ☐

.....

3. HEARING Although you may prefer a hearing, the Inspectorate must consider your appeal suitable. ☐

E. ESSENTIAL SUPPORTING DOCUMENTS

A copy of each of the following should be enclosed with this form.

1. The application submitted to the LPA; ☐

2. The site ownership details (Article 7 certificate) submitted to the LPA at application stage; ☐

3. Plans, drawings and documents forming part of the application submitted to the LPA; ☐

4. The LPA's decision notice (if any); ☐

5. Other relevant correspondence with the LPA; please identify the correspondence by date or otherwise: ..... ☐

6. A plan showing the site in red, in relation to two named roads (preferably on an extract from the relevant 1:10,000 OS map). **(Failure to submit this can delay your appeal).** ☐

Copies of the following should also be enclosed, if appropriate:

7. If the appeal concerns reserved matters, the relevant outline application, plans submitted and the permission; ☐

8. Any plans, drawings and documents sent to LPA but which do not form part of the submitted application (eg drawings for illustrative purposes); ☐

9. Additional plans or drawings relating to the application but not previously seen by the LPA. Please number them clearly and list the numbers here: ..... ☐

F. APPEAL SITE OWNERSHIP DETAILS

IMPORTANT: THE ACCOMPANYING NOTES SHOULD BE READ BEFORE THE APPROPRIATE CERTIFICATE IS COMPLETED. CERTIFICATES A AND B ARE GIVEN BELOW. IF NEEDED, CERTIFICATES C AND D ARE ATTACHED TO THE GUIDANCE NOTES

SITE OWNERSHIP CERTIFICATES

PLEASE DELETE INAPPROPRIATE WORDING WHERE INDICATED (*) AND STRIKE OUT INAPPLICABLE CERTIFICATE

CERTIFICATE A

I certify that:

On the day 21 days before the date of this appeal nobody, except the appellant, was the owner (see Note (i) of the guidance notes) of any part of the land to which the appeal relates.

OR

CERTIFICATE B

I certify that:

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

Owner's Name	Address at which notice was served	Date on which notice was served

I further certify that:

AGRICULTURAL HOLDINGS CERTIFICATE (TO BE COMPLETED IN ALL CASES WHERE A, B, C OR D OWNERSHIP CERTIFICATE HAS BEEN COMPLETED)

*• None of the land to which the appeal relates is, or is part of, an agricultural holding.

OR

*• I have/the appellant has *given the requisite notice to every person other than my/him/her*self who, on the day 21 days before the date of the appeal, was a tenant of an agricultural holding on all or part of the land to which the appeal relates, as follows:

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

*** Delete as appropriate. If the appellant is the sole agricultural tenant the first alternative should be deleted and "not applicable" should be inserted below the second alternative.**

Signed Hawkins Fakes Planning (on behalf of) MR. A.F. AGER

Name (in capitals) HAWKINS FAKES PLANNING Date 22/6/01

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

SEE SEPARATE STATEMENT

PLEASE SIGN BELOW

I confirm that a copy of this appeal form and any supporting documents relating to the application not previously sent to the LPA has been sent to them. I undertake that any future documents submitted in connection with this appeal will also be copied to the local planning authority at the same time.

Signed Hawkins Eades Planning (on behalf of) MR. A.E. AGER

Name (in capitals) HAWKINS EADES PLANNING Date 22/6/01

The Planning Inspectorate is registered under the Data Protection Act 1984, so that we may hold information supplied by you on our computer system for the purpose of processing this appeal.

CHECKLIST - Please check this list thoroughly to avoid delay in the processing of your appeal.

- This form signed and fully completed.
- Any relevant documents listed at Section E enclosed.
- Full grounds of appeal/outline of case set out at Section G.
- Relevant ownership certificate A, B, C or D completed and signed.
- Agricultural Holdings Certificate completed and signed.

♦ **1ST COPY: Send one copy of the appeal form** with all the supporting documents to

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

♦ **2ND COPY: Send one copy to the LPA,** at the address from which the decision on the application (or any acknowledgments, etc) was received, enclosing any supporting documents not previously submitted to them as part of the application.

The Planning Inspectorate

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

Direct Line 0117-3726079
Switchboard 0117-3728000
Fax No 0117-3728443

GTN 1371-6079

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

Your Ref: F/2001/3494

Our Ref: APP/X0360/A/01/1067998

Date: 4 July 2001

DG.

APP
CS DG
05 JUL 2001
COPIES TO:
ACK:
FILE:

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR A AGER
SITE AT 43 CROCKHAMWELL ROAD, WOODLEY, READING

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

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

The appellant has requested the written procedure. Unless you tell me otherwise, I will assume that you do not want an inquiry. The date of this letter is the **starting date** for the appeal.

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

Within 2 weeks from the starting date -

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

i) any comments they made at application stage will be sent to me and if they want to make any additional comments, wherever possible, they must submit 3 copies within **6 weeks of the starting date.** If representations are submitted after the deadline, they will not normally be seen by the Inspector and they will be returned.
ii) they can get a copy of our booklet 'Guide to taking part in planning appeals' free of charge from you, and
iii) if they want to receive a copy of the appeal decision they must write to me asking for one.

You must submit a copy of a completed appeal questionnaire with copies of all necessary supporting documents, to the appellant and me. It is essential that details of all the relevant development plan policies are included with it at this early stage.

Within 6 weeks from the starting date -

You must submit 2 copies of your statement to me if the appeal questionnaire does not comprise the full details of your case. The appellant must submit 2 copies of any statement to me if it proves necessary to add to the full details of the case made in the grounds of appeal. I will send a copy of your statement to the appellant and send you a copy of their statement. Please keep your statement concise, *as recommended in Annex 1(i) of DETR Circular 05/2000.* Please also include a list of any conditions or limitations you would agree to, if the appeal were to be allowed. I will send you and the appellant a copy of any comments submitted by interested parties.

Within 9 weeks from the starting date -

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

Site visit arrangements

We will arrange for our Inspector to visit the appeal site and we will send you the details. In most cases the visit will be arranged within 12 weeks of the **starting date**.

You **must keep to the timetable** set out above and ensure your representations are submitted within the deadlines. If not, your representations will not normally be seen by the Inspector and they will be returned to you. Inspectors will not accept representations at the site visit, nor will they delay the issue of their decision to wait for them. As I have given details of the timetable, I will not send you reminders.

Planning obligations - Section 106 agreements

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

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

Yours faithfully

Mr S Campbell

102(BPR)

HEP/518

GROUNDS OF APPEAL

1. Policy LTVI of the Loddon Area Local Plan states that Woodley is an "identified settlement" within which development will normally be allowed. Therefore, the principle of the appeal scheme is not an issue.

2. The Council, in refusing the appeal scheme, criticise the proposals as constituting over development. This is refuted. Recent Central Government guidance on housing (PPG3, March 2000) urges making more efficient use of land in urban areas to reduce the amount of Greenfield land taken for development. In particular, it seeks greater intensity of development at places with good public transport accessibility such as city, town, district and local centres (Paragraph 58). The appeal proposals meet these criteria.

3. In terms of design, it is not accepted that the appeal development will form an obtrusive feature in the street scene. In design terms, the extension is subordinate to the main building with a lower ridge height and set back somewhat from the front elevation of the existing building. Brickwork and roofing materials are to match the existing. The first floor accommodation is provided partly in the roof space, lit by two well-designed dormer windows.

4. In terms of the impact on the amenities of the occupiers of nearby properties, the Planning Officer in his appraisal of the appeal scheme (in the Planning Application file), found that in relation to No. 5 Silver Fox Crescent (which has no flank wall windows), there would be no material detriment by reason of overbearing, overlooking or privacy issues and in relation to No. 41b Crockhamwell Road, no material detriment by reason of overlooking. The two first floor rear facing bathroom windows could be conditioned to be obscure glazed if this appeal is allowed.

5. With regard to amenity space provision, the existing flats above the insurance brokers have no allocated or laid out amenity space. The appeal scheme does provide a limited amount at the rear of the proposed extension, but the occupiers

of the 1-bed flats are unlikely to be families and the lack of amenity space for the existing flats has been no deterrent to their letting. In tight urban situations like this, a degree or flexibility in amenity space provision could reasonably have been exercised.

6. The policies cited by the Council in refusing the appeal application generally indicate support for it. Policy OS1 of the Structure Plan seeks sustainable levels, locations and forms of new development. The appeal site location is very sustainable being adjacent to Woodley town centre and to public transport routes. Policy EN1 of the Structure Plan encourages the development of underused land in built up areas, which helps to reduce the need for travel and minimises the need to take green field sites for development. Finally, Policy WC3(c) of the Wokingham District Local Plan encourages development to be located and designed so as to reduce the need to travel and encourage the use of walking, cycling and public transport as alternatives to the car.

7. For all the above reasons, it is requested that this appeal is allowed.

Appendix 1

Appendix 2



BERKSHIRE STRUCTURE PLAN 1991-2006

Incorporating Alterations adopted in August 1997





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3.7 Sustainable levels, forms and locations for development are therefore sought which contribute towards meeting the needs and aspirations of today's society for homes, jobs and services, without compromising the ability of future generations to meet their own needs. This implies a greater reliance on the use of renewable resources at an acceptable level, coupled with the conservation of non-renewable resources and the reduction of land, water and air pollution. In addition, growth during the Plan period needs to be kept down to levels which can be accommodated within the environmental and other limits described in Chapter 2.

3.8 This approach is considered appropriate in view of :

- the limited capacity of the County to absorb further development;
- the need to husband land so that there is scope for development beyond 2006;
- the cumulative impact of development on existing communities, on the transport network and on pollution;
- the extent of existing commitments;
- uncertainties as to the timing and extent of recovery from the recent recession;
- changing economic factors which may affect people's aspirations and ability to form new households in separate accommodation;
- emphasis in the Regional Guidance on sustainable development, respecting environmental constraints and reducing rates of development in the west of the region.

3.9 Wthin this framework it is intended that scope and flexibility should be provided for helping to meet local housing needs, to secure and maintain a balanced local economy and to allow the provision of a wide range of job opportunities.

The Overall Strategy

Policy OS1 **The overall strategy of the Plan is to seek sustainable development and improvement to the quality of life in Berkshire by pursuing the following objectives :**

(i) to restrain development to levels that respect the limits set by environmental, infrastructure and other constraints upon the development of land;

(ii) to give priority within (i) to meeting Berkshire's economic and social needs, including the provision of low-cost housing and wider employment opportunities;

(iii) to protect and enhance the character and quality of Berkshire's landscape, environment and heritage;

(iv) to steer development to locations which minimise the need for travel and can be well served by public transport;

6 ENVIRONMENT AND CONSERVATION

MAINTAINING ENVIRONMENTAL QUALITY

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

The Environment of the Built-up Areas

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

Protection and Enhancement of the Environment of Built-Up Areas

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

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

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

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

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

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

(v) **to conserve natural resources;**

(vi) **to minimise pollution;**

(vii) **to seek improvements to infrastructure, services and amenities;**

(viii) **to promote an appropriate balance between all forms of transport by continuing to develop an integrated transport strategy.**

MAIN THEMES OF THE STRATEGY

3.10 The main themes of the Structure Plan strategy are outlined below and developed in more detail in subsequent chapters. Environmental concerns are reflected in policies in all sections of the Plan. References to policies in the Plan of particular relevance are listed under each sub-heading.

Restraining Levels of Growth

3.11 The Plan seeks to keep growth down to levels which can be accommodated within the limits set by environmental, infrastructure and other considerations (Policies OS1; LD1, LD3, LD6, LD7; H1, H2; BU1; TC1; R1; M1, M3).

3.12 A restrained level of growth will generally take less open land for development, generate less traffic and waste and help towards reducing pollution, energy consumption, the depletion of water resources and the demand for minerals and aggregates. It will also allow more scope for catching up in the provision of social and physical infrastructure (subject to the environmental acceptability of proposals and availability of the necessary resources).

3.13 This approach is in line with key objectives in the regional planning guidance for the South East, in which it is suggested that levels of development should respect the region's valuable environmental features and avoid the wasteful use of land and other natural resources. The regional guidance also states that a reducing rate of growth is appropriate in the west of the region to enable infrastructure and services to catch up with rapid rates of development in the recent past.

3.14 The overall housing provision for the period 1991-2006 was increased by the County Council from 37,000 to 40,000 dwellings in response to a direction issued by the Secretary of State for the Environment on 29 June 1995. While the Council has welcomed the fact that the Secretary of State has not pressed it to accept the total of 48,000 dwellings recommended by the Panel which conducted the Examination in Public in 1993, it remains concerned that increasing the provision above 37,000 dwellings could have serious environmental consequences contrary to the overall objectives of the Structure Plan.

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

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

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

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

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

Environmental Nuisance

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

Protection from Environmental Nuisance

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

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

Flooding

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

Appendix 3

LODDON AREA LOCAL PLAN

Adopted 5 May 1995

Published by: Wokingham District Council
Planning Department
Shute End
Wokingham

plan, a village is not synonymous with an identified settlement, the latter being used to define an area where particular planning policies are appropriate. There will therefore be cases where parts of villages have been excluded from the identified settlement, for example, small groups of development on the far side of a road that marks the boundary of the main built up area of the village. In order to be consistent in the treatment of settlements of similar size, function and character, it has been necessary to draw up a definition for settlements warranting identification on the Proposals Map.

1.1.05 An 'identified' settlement or built-up area must possess all the following characteristics:-

(i) a sizeable amount of development in a compact form. (If development is interspersed with areas of land which are characteristically rural or open, this will not come within this criterion);

(ii) possess a range of basic services, such as a school, shop and community facilities, providing a forum for social contact;

(iii) be physically and socially cohesive.

On this basis the following policy is put forward.

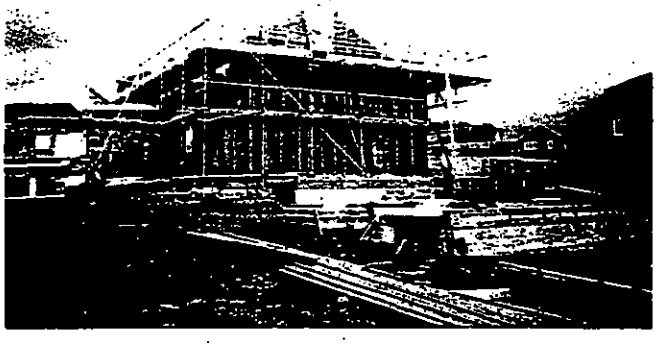
❖ LTV1 'IDENTIFIED SETTLEMENTS'

WITHIN THE IDENTIFIED SETTLEMENTS AS LISTED BELOW AND AS SHOWN ON THE PROPOSALS MAP, DEVELOPMENT WILL NORMALLY BE ALLOWED, SUBJECT TO THE PROVISIONS OF OTHER POLICIES CONTAINED IN THIS PLAN. THE 'IDENTIFIED' SETTLEMENTS ARE:-

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

LIMITING THE SPREAD OF DEVELOPMENT

1.1.06 The District Council recognises the need to maintain an acceptable level of environmental quality and considers that the maintenance of a clear distinction between built-up areas and the countryside is fundamental to achieving this aim. Such an approach helps to ensure that individual settlements retain their identity and that the open and rural character of land outside the boundaries of identified settlements is retained. Accordingly it is intended to limit development outside identified settlements to that which is appropriate to the countryside or has a special reason to locate there. Although these uses are acceptable in principle, they must also be acceptable in practice. This is particularly important in the case of small scale housing and employment development on the edge of settlements which is dealt with in more detail in policies LH1 and LE2.



❖ LTV2 DEVELOPMENT IN RURAL AREAS

ALL LAND OUTSIDE THE IDENTIFIED SETTLEMENTS, AS SHOWN ON THE PROPOSALS MAP IS CONSIDERED TO BE RURAL AREA WITHIN WHICH DEVELOPMENT WILL NOT NORMALLY BE ALLOWED. IN ACCORDANCE WITH THE

1.4 QUALITY AND CONSERVATION OF THE BUILT ENVIRONMENT



NEW DEVELOPMENT, REDEVELOPMENT AND REFURBISHMENT

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

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

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

❖ *LBE1 DESIGN OF NEW DEVELOPMENT*

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

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

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

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

❖ LBE2 INAPPROPRIATE DESIGN

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

ENVIRONMENTAL IMPROVEMENT

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

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

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

❖ LBE3 REFURBISHMENT AND REDEVELOPMENT

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

❖ LBE4 ENVIRONMENTAL ENHANCEMENT SCHEMES

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

SUNLIGHT, DAYLIGHT AND NOISE

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

❖ LBE5 SUNLIGHT AND DAYLIGHT

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

Appendix 4



Wokingham District Local Plan
Deposit Draft

With Proposed Amendments Highlighted

February 2000

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

POLICY WOS3: DEVELOPMENT CONTROL PRINCIPLES

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

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

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

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

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

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

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

Implementation: Through the development control process.

Monitoring: Planning applications determined.

Services, Amenities and Infrastructure

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

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

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

Cont.

POLICY FRAMEWORK

National Policy

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

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

Strategic Policy

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

Supplementary Planning Guidance

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

THE BUILT ENVIRONMENT

DESIGN PRINCIPLES

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

POLICY WBE1: DEVELOPMENT IN ITS LOCAL CONTEXT

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

a) ITS ENVIRONMENTAL IMPACT

b) ITS VISUAL IMPACT

c) ACCESSIBILITY

Cont.

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

e) THE LOCAL TOWNSCAPE

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

g) SAFETY AND SECURITY

h) THE PRIVACY AND AMENITY OF THE EXISTING ENVIRONMENT

i) SUPPLEMENTARY PLANNING DESIGN GUIDANCE ADOPTED BY THE COUNCIL.

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

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

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

POLICY WBE2: IMPROVING ON THE LOCAL CONTEXT

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

Implementation: Through the development control process.

Monitoring: Check quality of development on the ground.

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

POLICY WBE3: CHARACTER OF LARGE SCALE DEVELOPMENT

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

Cont.

Appendix 5

CONDITIONS IN THE EVENT OF THE APPEAL BEING ALLOWED

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

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

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

   Reason: To ensure that the external appearance of the building is satisfactory.

3. Immediately following the implementation of this permission, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification) no extensions or alterations permitted by Classes A, B and C of Part 1 of the Second Schedule of the 1995 Order shall be carried out without the prior written permission of the Local Planning Authority.

   Reason: To safeguard the character of the premises and the residential and visual amenities of the occupiers of adjoining properties.

4. No work of any sort shall take place between the hours of 18.00 and 08.00 Mondays to Fridays and 13.30 to 08.00 Saturdays and no work shall take place on Sundays or Bank-Holidays.

   Reason: In the interests of the amenities of the occupants of this property and other properties nearby.

5. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the first floor level or above of the west elevation of the building hereby permitted except for any which may be shown on the approved drawing(s).

   Reason: To safeguard the residential amenities of the occupiers of neighbouring properties.

6. The proposed building(s) shall be built to the ground levels and heights as shown on the approved drawings or lower. If the indicated existing heights and levels of the neighbouring properties should prove to be erroneous, then the heights of the proposed buildings as constructed shall be no higher than the

relative height difference(s) between the heights of the neighbouring properties as shown on the approved drawings and the proposed buildings(s).

Reason: To ensure that the proposed development is built to the heights relative to adjoining properties as shown on the approved drawings, or lower, in the interests of visual amenity.

7. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

   Reason: To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

8. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

   Reason: In the interests of visual amenity.

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

   Reason: In the interests of visual amenity.

10. No trees, hedgerows or shrubs within the curtilage of the site, except those shown on the approved plan(s) or otherwise clearly indicated in the approved details as being removed, shall be felled, lopped or pruned, nor shall any roots be removed or pruned without the prior consent of the Local Planning Authority during development and for a period of five years after completion of the development hereby approved. The branch structure and trunks of the trees to be retained and their root systems shall be protected from any damage during site works, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Any trees, hedgerows or shrubs removed or which die or become dangerous, damaged or diseased before the end of a period of five years after completion of the

development hereby approved shall be replaced with new trees, hedging or shrub species (of such size species and in such number and position as maybe agreed in writing), before the end of the first available planting season (1st November to 31st March) following their loss or removal.

Reason: The existing trees/hedgerows/shrubs represent an important public visual amenity in the area.



Site Plan, Scale: 1 to 1250

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Date: 18 July 2001

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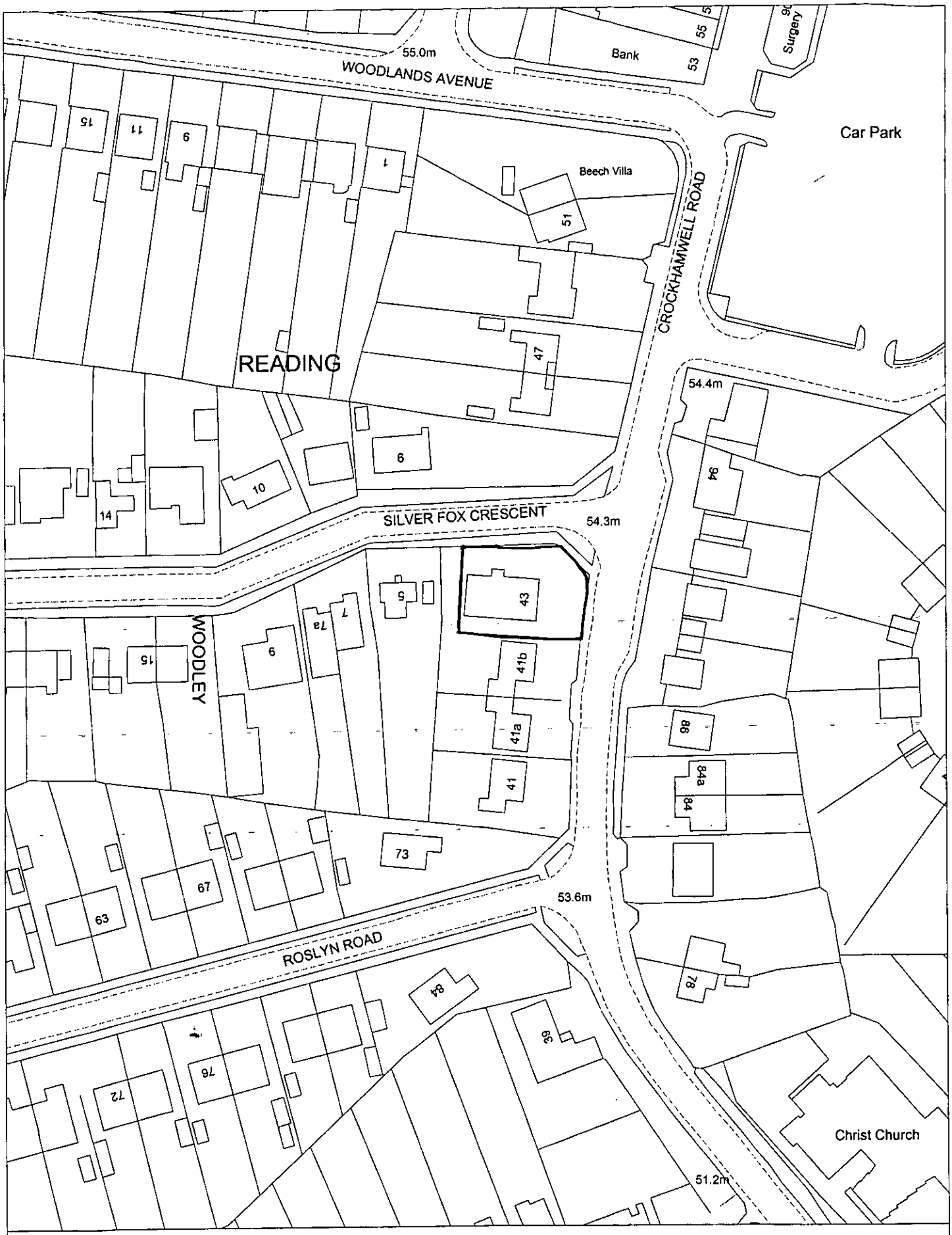

Site Plan, Scale: 1 to 1000

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