APPLICATION NO:
**F/2000/0996**

LOCATION:
**48 & 50 Butts Hill Road, Woodley Reading.**

APPLICANT:
**Millgate Homes C/O The Barton Willmore Partnership Reading Ltd**

PROPOSAL:
**Proposed demolition of garage and outbuildings at no 50 and construction of estate road, paths, 5 dwellings with garages and replacement garage.**

EARLIEST DATE FOR DECISION: **25/04/2000**

APPLICATION EXPIRY DATE: **16/05/2000**

CASE OFFICER: **Heather Morgan**

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# WOKINGHAM DISTRICT COUNCIL

**TOWN AND COUNTRY PLANNING ACTS**

**Notification of Refusal of Permission**

**Millgate Homes**
**C/O The Barton Willmore Partnership Reading Ltd**
**Beansheaf Farmhouse**
**Bourne Close**
**Calcot**
**Berks**
**RG31 7BW**

**Application Number: F/2000/0996**

| | |
|---|---|
| **Parish:** | **WOODLEY** |
| **Location:** | **48 & 50, Butts Hill Road, Woodley, Reading.** |
| **Proposal:** | **Proposed demolition of garage and outbuildings at no 50 and construction of estate road, paths, 5 dwellings with garages and replacement garage.** |

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

**Reason**
1. The proposal represents piecemeal development of a backland nature in an area characterised by substantial rear gardens. The proposed access would result in the loss of a number of Silver Birches which contribute positively to this character. As a result the development would have detrimentral impact upon the character of the surrounding area. As such, the proposal is contrary to Policy EN1 of the Berkshire Structure Plan, Policies LH1, LBE1 and LBE2 of the Loddon Area Local Plan and Policies WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft) as modified.

**Reason**
2. The proposal, by reason of the number of units and their siting represents a cramped form of development constituting overdevelopment of the site. It would have a detrimental impact upon the character of the area. As such, the proposal is contrary to Policy EN1 of the Berkshire Structure Plan, Policies LH1, LBE1 and LBE2 of the Loddon Area Local Plan and Piolicies WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft) as modified.

**Reason**

3. The proposed development, by reason of siting of the units would result in overlooking and loss of privacy to the detriment of the residential amenity of the occupants in Ravensbourne Drive. As such, the proposal is contrary to Policy EN1 of the Berkshire Structure Plan, Policy LBE2 of the Loddon Area Local Plan and Policies WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft) as modified.

John Mitchell

John Mitchell
Development Control Manager
Date: 01/08/2000

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

| Applicationo | Name & Address |
|---|---|
| F/2000/0996 | DR Vincent<br>46 Butts Hill Road<br>Woodley<br>RG5 4NH |
| F/2000/0996 | A & C Bradshaw<br>61 Butts Hill Road<br>Woodley<br>RG5 4NJ |
| F/2000/0996 | Mr Hawkins<br>10 Ravensbourne Drive<br>Woodley<br>Reading RG5 4LA |
| F/2000/0996 | The Owner/Occupier<br>12 Ravensbourne rive<br>Woodley<br>Reading RG5 4LH |
| F/2000/0996 | CR Haywood<br>20 Ravensbourne Drive<br>Woodley<br>Rg5 4LH |
| F/2000/0996 | Mr & Mrs Dyer<br>52 Butts Hills Road<br>Woodley<br>RG5 4NH |
| F/2000/0996 | PA Redman & Petition<br>28 Ravenbourne Drive<br>Woodley<br>RG5 4LH |
| F/2000/0996 | Mr & Mrs Tetley<br>8 Roberts Grove<br>Wokingham<br>RG40 4WR |
| F/2000/0996 | Mr WP O'Donnell<br>16 Ravensbourne Drive<br>Woodley<br>RG5 4LH |
| F/2000/0996 | Rev T Coulson<br>30 ravensbourne Drive<br>Woodley<br>RG5 4LH |
| F/2000/0996 | P Livesay<br>4 Rochester Ave<br>Woodley<br>Rg5 4NA |

| | |
|---|---|
| F/2000/0996 | J Willcocks<br>4 Rochester Avenue<br>Woodley<br>Rg5 4NA |
| F/2000/0996 | Mr & Mrs Bennett<br>8 Rochester Ave<br>Woodley<br>RG5 4NA |
| F/2000/0996 | R & C Judd<br>55 Butts Hill Road<br>Woodley<br>RG5 4NJ |
| F/2000/0996 | Mr & Mrs Mathews<br>22 Ravensbourne Drive<br>Woodley<br>RG5 4CH |
| F/2000/0996 | S & J Falkner<br>14 Ravensbourne Drive<br>Woodley<br>RG5 4LH |
| F/2000/0996 | J & D Palmer<br>57 Butts Hill Road<br>Woodley<br>Berks. |
| F/2000/0996 | Mr T Thomas<br>24 Ravensbourne Drive<br>Woodley<br>RG5 4LH |
| F/2000/0996 | Mr & Mrs Vickery<br>53 Butts Hill road<br>Woodley<br>RG5 4NJ |
| F/2000/0996 | A & K Gidman<br>54 Butts Hill road<br>Woodley<br>RG 4NH |
| F/2000/0996 | A & N Paterson<br>56 Butts Hill Road<br>Woodley<br>Reading RG5 4NH |
| F/2000/0996 | W P O'Donnell<br>16 Ravensbourne drive<br>Woodley<br>Reading RG5 4LH |
| F/2000/0996 | P a Redman<br>28 Ravensbourne Drive<br>Woodley<br>RG45 4LH |

App refused,
Letter sent 03/08/00

**Received by Wokingham District Council**

# Application No: F/2000/0996

**Proposal:**
Proposed demolition of garage and outbuildings at no 50 and construction of estate road, paths, 5 dwellings with garages and replacement garage.

**Location:**
48 & 50, Butts Hill 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 letter for delivery of plans.**

**Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Heather Morgan P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 25/04/2000. Written comments submitted will become available for public inspection.**

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

**Head Planning and Transportation**

# MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 19 JULY 2000 FROM 7 00 PM TO 9.55 PM

*Present: Mrs D.C. Beatty, Mr. M.J Bryant, Mr. T.P Dredge, Mr. J.L. Earnshaw, Mrs J.A Lissaman, Mrs M.A. Long, Mr. K.A. Malvern, Mrs. M. Robertson, and Fiona Rolls.*

*Also present under Standing Order 39: Mr. F.D Browne, Mr. G. Cowan, Simon. Etheridge and Mr. A.J.Ross*

## 64. CHAIRMAN

**RESOLVED:** That Mr. K.A Malvern be elected Chairman of the Committee for the 2000/2001 Municipal Year.

## 65. VICE-CHAIRMAN

**RESOLVED:** That Mrs J.A Lissaman be elected Vice-Chairman of the Committee for the 2000/2001 Municipal Year.

## 66. ORDER OF BUSINESS

With the agreement of the Committee, the order of business was varied so that those applications where members of the public had indicated a wish to speak could be dealt with first.

## 67. MINUTES

The Minutes of the meeting of the Committee held on 28 June 2000 were confirmed as a correct record and signed by the Chairman.

## 68. APOLOGIES FOR ABSENCE

Apologies for absence were received from Mr. S.J.Conway, Mr. R.F.N.Eke and Mr. B.J.S Patman.

**71. APPLICATION NO: 2000/0996, PROPOSED DEMOLITION OF GARAGE AND OUTBUILDINGS AT NO.50 AND CONSTRUCTION OF ESTATE ROAD, PATHS, 5 DWELLINGS WITH GARAGES AND REPLACEMENT GARAGE, 48 & 50 BUTTS HILL ROAD, WOODLEY, FOR MILLGATE HOMES.**

The Committee considered a report about this application set out on Agenda pages 527 to 550.

Members were reminded that consideration of this application had been deferred at the Committee meeting held on 28th June 2000, to allow Members to carry out a site visit

In explaining the report the Head of Planning and Transportation informed Members that an additional letter of objection had been received.

Mr.T.Thomas attended the meeting and spoke in opposition to the proposal.

In considering the application, Members expressed concerns about the density and cramped nature of the development, the adverse and detrimental effect of the proposal on the character of the area and on the removal of trees.

**RESOLVED:** That Application No. 2000/0996 be refused on the grounds that it represented an over-development of the site, which have an adverse and detrimental effect on the character of the area.

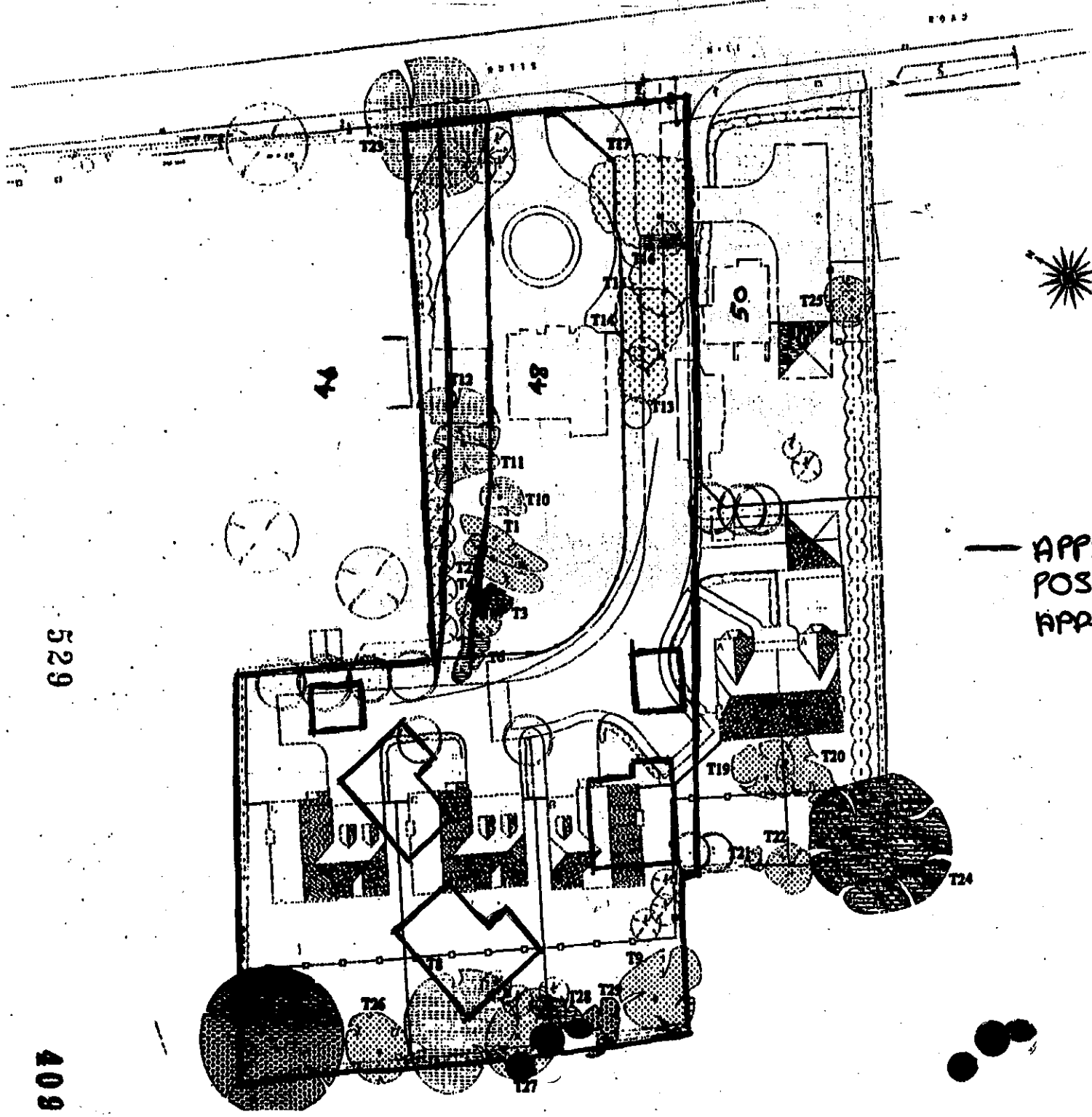
**Application No.** F/2000/0996 | **Received** 21.03.00 | **Woodley**

**Applicant :** Millgate Homes
**Location :** 48 & 50 Butts Hill Road, Woodley
**Proposal :** Proposed demolition of garage and outbuildings at No.50 and construction of estate road, paths, 5 dwellings with garages and replacement garage.

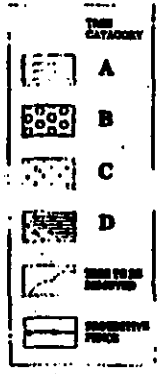
1. This application was deferred at development control committee on 28 June 2000 for a site visit. This took place at 08.30am on 14 July 2000. Any issues raised at this site visit will be reported verbally at committee.

   Various issues were raised during discussions at the above committee and these will be addressed in brief below.

   ***Letters of objection*** – All the letters plus the petition were fully addressed in the report. The case officer takes into consideration all the issues raised and determines whether the concerns are relevant in planning terms. If this proves to be the case, then these are considered alongside planning policy and a professional judgement made.
   ***Highways*** – The Highways Section have raised no objection to traffic generation in respect of the additional dwellings. They have no objection to the proposed access road in terms of its dimensions. Reference was made to the previous appeal decision. The Inspector clearly did not dismiss the appeal on the basis of traffic impact. Application 29444 showed an existing access to No.50 and a new drive to the houses. A revised plan on 30204 showed an adopted bellmouth and footway. The Inspector determined the appeal on the former which was of inadequate width and radii, and not upon traffic generation. Further information from the Highways Department will be addressed verbally at Committee.
   ***Privacy*** – Concerns were raised in respect of overlooking. This has been addressed in the attached report. In paragraph 7 of the decision, the Inspector states *"the development is unlikely to result in any loss of privacy or outlook for occupiers in Ravensbourne Drive and Rochester Avenue."* The proposed dwellings are further from the boundary than the previous appeal. For this reason it is also considered the development would not appear overdominant. The issue of privacy to properties fronting Butts Hill Road is addressed in the attached report.
   ***Noise & disturbance*** – The previous appeal proposed a new access between Nos. 48 (party to the application) and 46 (outside the red line of the site and not party). The Inspector concluded that vehicle movements would result in increased noise and disturbance and determines this is sufficient to have an adverse impact (paragraph 9). However, the access is now proposed between two properties who are actively involved in the application and who have accepted the situation. This is addressed more fully in the attached report.
   ***Loss of trees*** – The previous appeal proposal resulted in the loss of a line of silver birch trees running back into the site, adjacent to the boundary of No.46. A number of trees would also be lost as a result of the positioning of one of the dwellings. In the eyes of the Inspector, the character of the area and its




— APPROXIMATE POSITION OF APPROVAL HOUSES.




Client: Millgate Homes Ltd
Project: 48 & 50 Butts Hill Road Woodley
Title: Arboricultural Plan
Scale: 1:200
Dwg No: 3469/01

IAN KEEN LIMITED

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*"attractive quality results from the large number of trees in the gardens along Butts Hill* Road." The loss of a sylvan setting would significantly affect the character of the area. The current proposal would result in the retention of all of the trees lost in the previous proposal. Trees and Landscape have raised no objection and the previous reason is deemed to have been overcome.
***Character of the area*** – This has been largely covered by the preceding section. The Inspector refused the application as a result of the loss of trees and the consequent impact upon the character of the area. Nowhere is reference made to the unacceptability of backland development or the loss of extensive rear gardens.

A site plan is attached which gives an approximate position of the previous appeal and the current proposal in order to enable Members to make a more informed comparative judgement.

6. **Recommendation** – GRANT planning permission subject to conditions stated on the attached report plus a revision to the S 106 agreement to incorporate local sustainable transport initiatives into the financial contribution earmarked for 'safe routes to schools'.

Heather Morgan

4. **Appraisal** – The main issues are;

   A. Comparison with appeal dismissal
   B. Principle of development (Berkshire Structure Plan policies EN1, H5; Loddon Area Local Plan policies LTV1, LH1; Wokingham District Local Plan (Deposit Draft) as modified policies WOS3, WH1).
   C. Density of development and dwelling mix (Berkshire Structure Plan policy H9; Loddon Area Local Plan policies LH8, LBE2; Wokingham District Local Plan (Deposit Draft) as modified policy WH6).
   D. Loss of privacy/overdominance (Berkshire Structure Plan policy EN1; Loddon Area Local Plan policies LBE2, LBE5; Wokingham District Local Plan (Deposit Draft) as modified policies WOS3, WBE1).
   E. Trees and landscape (Berkshire Structure Plan policy EN1; Loddon Area Local Plan policies LBE8, LBE9; Wokingham District Local Plan (Deposit Draft) as modified policy WBE10).
   F. Highways and parking provision (Berkshire Structure Plan policies T6, T7; Loddon Area Local Plan policy LH1, LT5, LT6; Wokingham District Local Plan (Deposit Draft) as modified policies WOS3, WH1, WT6, WT7).
   G. Concerns of Woodley Town Council and residents

A. Comparison with appeal dismissal

The previous appeal was not dismissed on basis of impact upon the character of the area or backland development, but on an unacceptable access arrangement, loss of privacy to 44 and 50, loss of outlook to 46, noise and disturbance to 46 and loss of planting on the road and within the site (silver birches).

Any loss of outlook to No.46 from the previous proposal has been overcome by moving the dwelling and garage significantly further back into the site. The northernmost unit now proposed would relocated 48m from rear wall of No.46 and 13m from their garden boundary. The proposed dwelling on plot 3 would be 33m from back of No 48, as opposed to the 23m previously proposed and deemed unacceptable by the Inspector. These distances are considered sufficient to ensure that there is no overlooking, and that the two storey dwelling does not appear overdominant when viewed from the bungalow at No 46.

Access to the new dwellings is now proposed between Nos 48 and 50, as opposed to Nos 46 and 48. Whilst the construction of a road serving 5 dwellings would increase traffic between the two houses, the owners of these properties have been involved in discussions on the proposal. As such, it is considered that the owners are well aware of any impact in terms of noise, headlights etc and have accepted this. Subsequent owners would also be aware of the situation. On this basis, no objection is now raised to the introduction of an access between two established dwellings. The alteration of the access will also ensure the retention of silver birches which were deemed to be an important feature by the Inspector, as well as a number of large trees on the Butts Hill Road frontage.

| Application No. | Received | Woodley |
|---|---|---|
| F/2000/0996 | 21.03.00 | |

**Applicant :** **Millgate Homes**
**Location :** **48 & 50 Butts Hill Road, Woodley**
**Proposal :** **Proposed demolition of garage and outbuildings at No.50 and construction of estate road, paths, 5 dwellings with garages and replacement garage**

1. **Planning History** –

O/308/66 -Outline 1 dwelling to rear/of 46 & 48. Refused 2/1/67.
29444 -Erection of 3 detached dwellings with garages and parking with new access from Butts Hill Road. Refused 29/1/88 on basis of backland development too close to plot boundaries, loss of privacy and amenity, junction is substandard, does not incorporate adequate facilities to enable a service vehicle to turn on site.
-Dismissed 1/11/88. (Appeal decision attached at Appendix 1).

2. **Proposal** - is for the demolition of the garage at No.50 and the construction of a new access between 48 and 50 Butts Hill Road, leading to 3 detached 2 storey dwellings and a pair of semi-detached properties. This will comprise 3 three bedrooms and 2 four bedrooms.

3. **Consultations** -
   - ***Woodley Parish Council*** – Traffic conditions worse than in 1988 appeal. Concerned traffic does not keep to the speed limit. Existing residents have problems getting out of drives. Butts Hill Road is used by many school children – safety issues. Parking problems would be exacerbated. Loss of privacy to Ravensbourne Drive, new access road closer to existing houses. New dwelling intrusive on existing bungalow (Willowside). Increased security risk for houses bordering the site.
   - ***Trees and Landscape*** – No objections to proposal in principle. Although the proposals will require the removal of a number of trees but these are of minor significance. Site layout indicates outline proposals only and a detailed landscape scheme should be produced. There is considerable scope for additional tree and shrub planting.
   - ***Highways*** - No objection subject to conditions and a financial contribution of £15,000 towards safe routes to school.
   - ***3 letters of no objection/20 letters of objection*** – Concerned at extra traffic onto Butts Hill Road, detrimental to character of the area being low density, loss of trees onto gardens of Ravensbourne Drive, loss of outlook and privacy, access road leaves inadequate width for parked cars, any development would set an undesirable precedent, additional noise from extra traffic, noise during construction, loss of security to rear gardens. Petition of 34 signatures raising similar issues.

E. Trees and landscape
A large number of trees on the application site are to be retained, including the Silver Birches referred to by the previous planning Inspector. The Trees and Landscape section have advised that there is no objection in principle to the removal of a number of trees. This is subject to an acceptable detailed landscape scheme. Retention of landscaping will assist in the integration of the new development in the existing area.

F. Highways and parking provision
Adequate parking can be provided for the individual dwellings within curtilage, through integral garages and parking spaces. The proposal will result in the introduction of a new access onto Butts Hill Road. This would be within 42m of Ravensbourne Drive and the nearby crossing facilities. Highways do not consider that the location of the junction would be prejudicial to highway safety. In addition, the number of additional vehicles generated by the new dwellings is not considered sufficient to have an appreciable impact upon overall traffic levels utilising Butts Hill Road. Notwithstanding, the above the Highways Department consider that there will be some impact. As such, there is considered to be a justified request for financial contributions towards 'safe routes to schools' in the vicinity of the application site. The developers have agreed to contribute £15,000 towards such facilities in the locality.

G. Concerns of the Town Council and residents
The concerns of the Town Council and local residents are noted. Issues of traffic, impact on the character of the area, density, loss of trees, privacy and outlook have been dealt with above. Each application is considered on its individual merits and does not set a precedent for further development. Whilst the development will result in some additional noise, in relation to background levels and overall traffic movements this would be negligible. Noise during construction can be covered by condition. It is not considered there would be a loss of security to gardens as they are either back to back or clearly in the view of the proposed dwellings.

5. **Conclusion** – The proposal would result in an acceptable level and mix of housing within the identified settlement. It would produce an acceptable arrangement with adjoining residents, and the majority of trees on site will be retained. There would be no adverse impact upon highway safety and a contribution has been negotiated in respect of safe routes to schools.

6. **Recommendation** – GRANT planning permission subject to agreement on a Section 106 agreement to secure financial contribution of £15,000 towards 'safe routes to schools' and to the following conditions:

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

2. This relates to the application as amended by and shall be carried out in accordance with revised dwg No. 9522/01E submitted to the Local Planning Authority on 01/06/00.

B. Principle of development

The site lies within the identified settlement where development is acceptable in principle subject to other policies in the plan. The site could be classified as backland but does allow for infill of large gardens. The character of the area is identified by large properties in Butts Hill Road with substantial rear gardens and it is considered that the proposal would maintain that character. The properties in Ravensbourne Drive and Rochester Avenue have smaller gardens and are smaller in scale. The proposed development would represent a natural transition between Butts Hill Road and Ravensbourne Drive and Rochester Avenue.

C. Density of development and dwelling mix

Revised PPG3 'Housing' advises that schemes should aim to achieve a minimum of 30 dwellings per hectare. However, consideration needs to be given to the character of the surrounding area and the backland nature of the site. As such, it is constrained by the access into the site and the need for adequate distances to prevent overlooking/overdominance to existing properties and gardens. The existing density for the site is 5 dwellings per Ha. As proposed, the development would provide 18 dwellings per Ha. Whilst this density is below government guidelines it is considered to go some way towards meeting housing needs, and represents an improvement upon the existing situation. A denser development of smaller dwellings would be considered out of character with the surrounding area.

The scheme proposes a mix of 3 three bedrooms and 2 four bedrooms. The Council has an identified need for 1, 2 and 3 bedrooms in particular through the Housing Needs Survey. Whilst the scheme does not provide for smaller dwellings, at least 50% are 3 bedrooms. The sizes of dwellings are also contemporaneous with the surrounding area and no objection is raised on this basis. It is not considered that in the light of recent appeal decisions, that a refusal could be substantiated on the basis of a lack of mix of dwellings.

D. Loss of privacy/overdominance

The properties in Ravensbourne Drive, Rochester Avenue and Butts Hill Road are all two storeys, with the exception of No.46 which is a bungalow with a high pitched roof. Plots 3-5 have 15m deep gardens and their rear walls would be a minimum of 35m from the rear walls of properties in the drive and along the avenue. This is adequate to ensure no loss of privacy or overdominance. Existing landscaping along this boundary is to be retained which will minimalise the visual impact of any dwellings. Plots 3 – 4 would be located 35m from the rear wall of No.48, which will maintain adequate privacy. A distance of 30m would exist between No.50 and Plots 1 & 2 which is again deemed adequate. Plot 5 is proposed to be a 2 storey dwelling and would be some 38m from No.46. This property is a bungalow but has a high roof. However, the proposed dwelling is sufficiently distant not to appear overdominant. In addition, new planting of trees is proposed on the rear boundary of No.46. On this basis, the impact on No.46 is not deemed to be detrimental.

11. Soft landscape works shall include [planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed number/densities where appropriate; implementation and maintenance programme].

12. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed with the Local Planning Authority.

13. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed in accordance with the approved details before first occupation.

14. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons (1 November - 31 March) following the first 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 dangerous, damaged or diseased shall be replaced in the next planting season with others of similar size and species.

15. Existing trees, hedgerows and shrubs identified on the approved plans for retention shall not be damaged or destroyed, nor shall they be uprooted, felled or pruned for a period of 5 years after completion of the permitted development. Any trees, shrubs or hedgerows removed or which die or become dangerous, damaged or diseased before the end of that period shall be replaced with new trees, shrubs or hedging species of such size, species and in such number and position as may be agreed in writing by the Local Planning Authority before the end of the first available planting season following their loss or removal (November - March inclusive).

16. 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.

**REASONS**

1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.
2. For the avoidance of doubt.
3. In the interests of residential amenity.
4. In the interests of the character and amenities of the locality.
5. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.
6. 7. In the interests of highway safety.

3. No work of any sort shall take place between the hours of 1800 and 0800 Monday to Fridays and 1330 to 0830 Saturdays and no work shall take place on Sundays or Bank Holidays.

4. Prior to the commencement of development details of the proposed slab levels of the proposed dwellings shall be submitted to and approved in writing by the Local Planning Authority. The constructed development shall not vary from the approved levels.

5. The area shown on the permitted drawings for vehicle parking, garaging and turning shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

6. The area shown on the permitted drawings for vehicle parking, turning, loading and off-loading shall be kept available for such uses and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this reserved space.

7. No development shall be commenced until visibility splays of 2.5m by 90m to the left and 4.5m by 90m to the right have been provided at the junction of Butts Hill Road. The visibility splay shall thereafter be kept free of all obstructions to visibility over a height of 0.6 metres above carriageway level.

8. Provision shall be made to accommodate all site operatives' visitors' and construction vehicles loading, off-loading, parking and turning within the site during the construction period in accordance with details to be submitted to and agreed in writing by the Local Planning Authority.

9. Adequate precautions shall be taken during the construction period to prevent the deposit of mud and similar debris on the adjacent public highways in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

10. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include [proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (eg. furniture, play equipment, refuse or other storage units, signs, lighting etc); proposed and existing functional services above and below ground (eg. drainage power, communications cables, pipelines etc indicating lines, manholes, supports etc); retained historic landscape features and proposals for restoration, where relevant].

Heather Morgan

Date: March 2000

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# WOODLEY TOWN CONSULTATION SHEET

**APPLICATION NUMBER:** F/2000/0996

**PROPOSAL:** Proposed demolition of garage and outbuildings at No. 50 and construction of estate road, paths, 5 dwellings with garages and replacement garage.

**SITE ADDRESS:** 48 & 50 Butts Hill Road, Woodley

**APPLICANT:** Millgate Homes c/o The Barton Willmore Partnership, Reading Ltd.

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**COMMENTS:**

Nineteen residents were present and the Chairman adjourned the meeting to enable them to express their views in more detail. One resident was in support of the principle of the plan but he agreed that the traffic problem was a very valid concern.

Residents made reference to a previous application in 1988 which had been refused on highway grounds. It was considered that traffic conditions were now much worse than at that time and the closeness of the proposed access to Ravensbourne Drive would be hazardous. The volume of traffic was now much greater and very few vehicles kept to the speed limit, usually reaching their highest speeds between the speed cameras/pedestrian crossing (near Glendevon Road) and the railway bridge. A number of minor accidents had occurred in the area, as well as injuries being caused to the school crossing patrol person.

Other concerns related to:

- Existing hazards for residents getting into and out of their drives
- Butts Hill Road was a busy, through route between South Oxfordshire and the A329(M)/M4.
- Butts Hill Road/Ravensbourne Drive/Glendevon Road was a busy pedestian & cycle route to at least four schools – St. Dominic's Primary, Willowbank Infant, Willowbank Junior, and Waingel's Copse
- Any increase in traffic would be unacceptable
- Butts Hill Road was a main route for emergency services
- Parking problems would be exacerbated
- Loss of wildlife
- A wish to protect the environment

8.In the interests of highway safety and convenience.
9.10.11.12.1314.To enable the development to assimilate into its surroundings.
15.In the interests of the future health and amenity value of the trees.
16.To ensure a satisfactory external appearance.

Heather Morgan

Planning Inspectorate
Department of the Environment
Room Tollgate House Houlton Street Bristol BS2 9DJ
Telex 449321
Direct Line 0272-218927
Switchboard 0272-218811
GTN 2074

PLANNING DEPT.
PASSED TO [illegible] 30204
COPIES TO RG/VF/EL/KS.
18 NOV 1988
ACKNOWLEDGED
FILE No.

Interspace Design
The Studio
" Devoran "
St Mary Bourne
Near Andover
Hampshire SP11 6AY

Your Reference
IN
Our Reference
T/APP/H0330/A/88/
091017/094476/P2
Date 17 NOV 88

Gentlemen

TOWN AND COUNTRY PLANNING ACT 1971, SECTION 36 AND SCHEDULE 9
APPEALS BY B.H. WATTS (READING) LTD.
APPLICATION NOS: F29444 AND F30204

1. As you know I have been appointed by the Secretary of State for the Environment to determine the above mentioned appeals. These appeals are against the decisions of Wokingham District Council to refuse planning permission for two schemes for the erection of three dwellings and garages with access from Butts Hill Road on land to the rear of 48 Butts Hill Road, Woodley, near Reading, Berkshire. I have considered the written representations made by yourself,the Council, Woodley Town Council and by interested persons. I inspected the site on 23rd August 1988.

2. The appeal relates to a site of 0.23 hectares which currently forms part of the garden of 48 Butts Hill Road, a substantial detached house. The area around the appeal site is predominantly residential. Properties along this part of Butts Hill Road are largely detached houses with extensive gardens. Houses at the rear of the appeal site in Ravensbourne Drive and Rochester Drive are built to a higher density.

3. Both schemes involve the erection of three detached houses at the rear of 46 and 48 Butts Hill Road. Access to the proposed houses would be obtained by demolishing the existing garage to No. 48 and constructing a driveway close to the boundary with No. 46. A replacement garage would be constructed on the boundary with No. 50. In application No. 29444 the access to the three new houses would also be used for No. 48 and the existing access from that property to Butts Hill Road would be closed. In application No. 30204 the existing access to No. 48 would be retained and the new private drive would be used solely for the new houses. Although the Council considers application No. 29444 is unacceptable on highway grounds, no such objection is raised to application No. 30204.

- The drawing did not seem to be representative in showing existing trees on the site – although a number had already been removed
- The lack of dimensions on the drawing
- Loss of privacy and overlooking of gardens in Ravensbourne Drive
- The new access road would be closer to existing houses
- This plan proposed an access nearer to Ravensbourne Drive than the previous application in 1988
- The alignment of the proposed houses was insensitive

After the meeting had been reconvened the committee supported the neighbours' comments and recommended that the application be REFUSED, based on the following concerns:

- ❖ The potential increase in the volume of traffic on an already busy road
- ❖ The proposed access was unacceptable – being too close to Ravensbourne Drive and close to existing houses
- ❖ An increase in traffic hazards would be unacceptable on a school route
- ❖ The development would mean more overlooking of Ravensbourne Drive houses (than the previous plan) as they were sited nearer to the boundary line
- ❖ No specification was given for boundary treatment/screening
- ❖ The unacceptable impact on the infrastructure
- ❖ No dimensions were shown on the plan
- ❖ Butts Hill Road was a main route for the emergency services
- ❖ Additional new dwellings would be intrusive on existing – Members referred to the noticeable intrusiveness of the backland development at the rear of Willowside/Butts Hill Road which was eventually permitted on appeal
- ❖ This proposal could create a precedent for further development
- ❖ The increased security risk for houses bordering the development site

Ann Keen 27 April

4. Your original application to the Council indicated the access on drawing No. IN:618:1. The application was determined on the basis of this drawing. A revision to the access was shown on your drawing No. IN:618:1A but the Council considered that this was received too late for presentation to Committee. A further drawing, No. IN:618:1B, accompanied your second application, indicating that the bellmouth and footway would be adopted.

5. I understand that you accept that the access shown on your drawing No. IN:618:1 would have inadequate width and radii. Your concern is that you believe that the Council should have considered the revised drawing, and not the initial submission. However, I am only able to give my views on the scheme which was considered by the Council. In view of the lack of any evidence in support of the access shown in application No. 29444, I have concluded that it would be unacceptable.

6. From my consideration of the written representations and my visit to the appeal site I have concluded that the principal issues in both cases, other than access are:

(a) whether the development would result in a loss of amenity to residents of adjoining properties;

(b) whether the development would be detrimental to the character of the area.

7. Backland development of the type proposed can result in the loss of amenity from two sources, ie loss of privacy and outlook and disturbance from the use of the new access. In my view the development is unlikely to result in any loss of privacy or outlook for occupiers in Ravensbourne Drive and Rochester Avenue because of the distance between dwellings and the planting on the western boundary of the site.

8. The effect of the three dwellings and garages on occupiers of properties in Butts Hill Road would be more significant. No. 44 may experience some loss of privacy in the use of the rear part of its garden from the upper windows of dwellings 1 and 3. No. 46 should not experience any loss of privacy, but would experience a loss of outlook from the construction of dwelling 3 and its associated garage. Dwelling 2 and its garage would be located close to the boundary with No. 50 which would experience a significant loss of outlook. The windows on the flank wall of dwelling 2 would be to non-habitable rooms and therefore should not cause overlooking. However, the dormer window in dwelling 2 would result in a minor loss of privacy for No. 50.

9. The new access would result in the movement of vehicles to the side and rear of 46 Butts Hill Road. This would inevitably result in increased noise and disturbance from headlights. Although the present occupier of this property has raised no objection to the proposal, it is necessary to consider the amenity of future occupiers. Therefore, I have concluded that the development would adversely affect the amenity of adjoining residents, through a loss of privacy and outlook, and increased noise and disturbance.

10. I am also concerned at the effect of the proposal on the character of the area. Much of its attractive quality results from the large number of trees in the gardens along Butts Hill Road. The erection of dwelling 2 would require the removal of trees along the southern boundary of the site. The construction of the new drive would require the removal of planting along the road frontage. Moreover, I believe that it is also likely to result in the removal of most of the line of silver birch trees at the rear of No. 48. The loss of trees on the appeal site would significantly affect the character of the area.

11. I have considered the advice in Planning Policy Guidance Note No. 3 that full and effective use should be made of sites within existing urban areas to meet the requirements of new housing. The garden area of No. 48 is unusually large, even by comparison with that of nearby properties in Butts Hill Road. However, the access proposed in application No. 29444 would be inadequate. Moreover, the adverse effect of the proposal on the amenity of nearby residents and on the character of the area would result in demonstrable harm. Therefore, I have concluded that both appeals should be dismissed.

12. I have taken into account all the other matters in the representations, but none of them outweighs the considerations which have led to my decision.

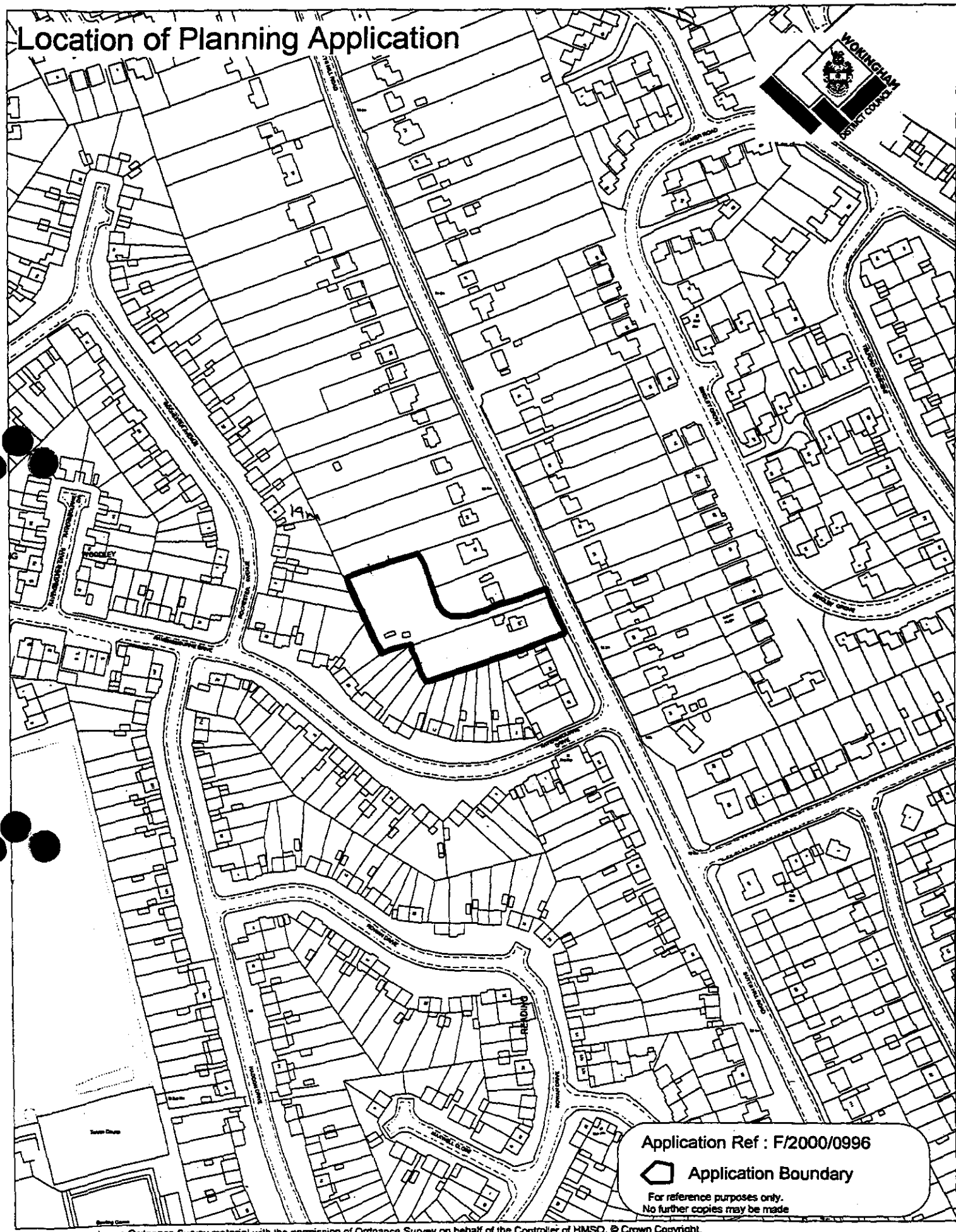
13. For the above reasons and in exercise of the powers transferred to me I hereby dismiss these appeals.

I am Gentlemen
Your obedient Servant

D. Bradley

DENNIS BRADLEY B.Sc. Dip.TP MRTPI
Inspector

# Location of Planning Application

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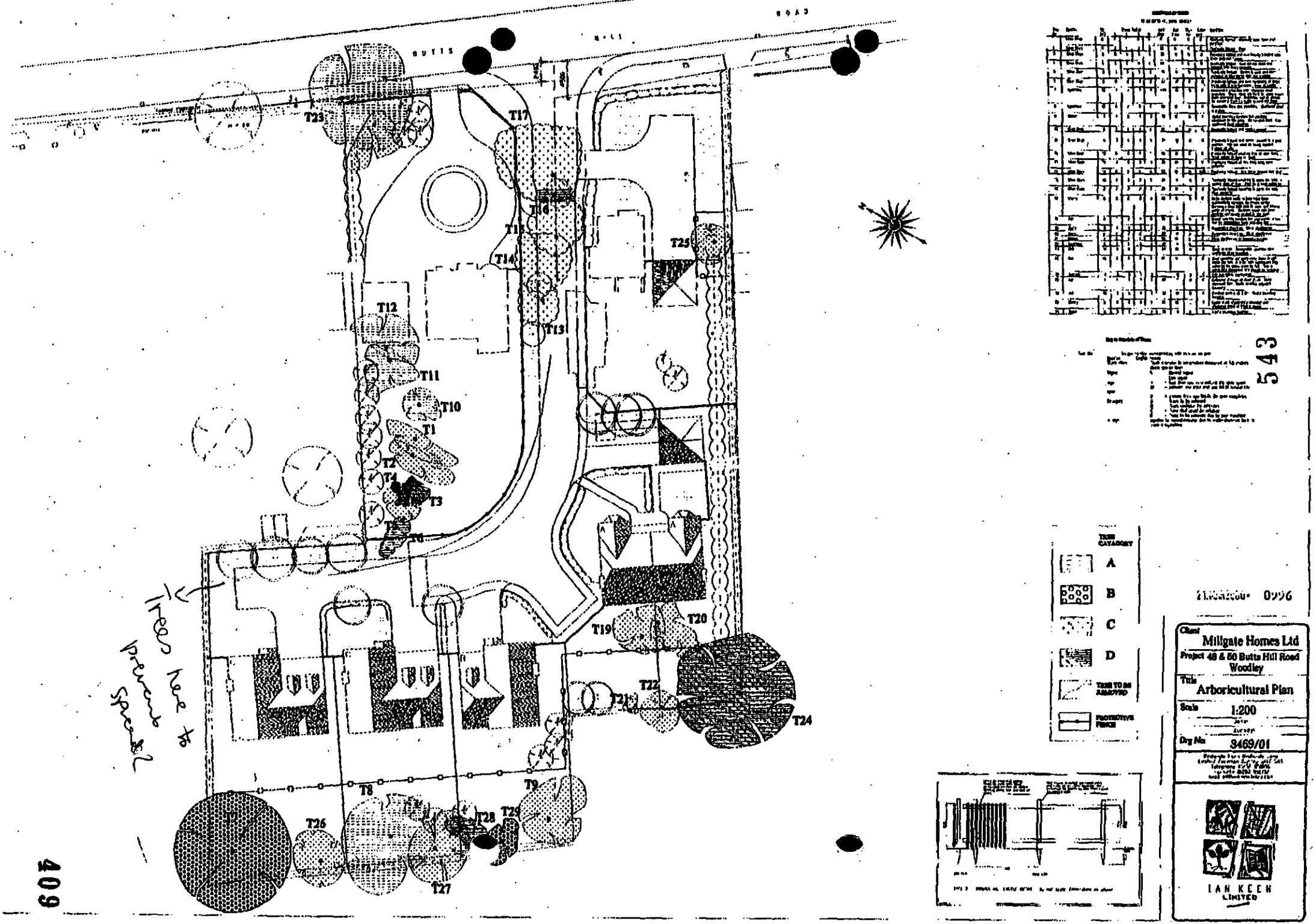
Development Control Section, Environmental Services, Wokingham District Council.
28 June 2000

Scale: 1 : 2500


T23
T17
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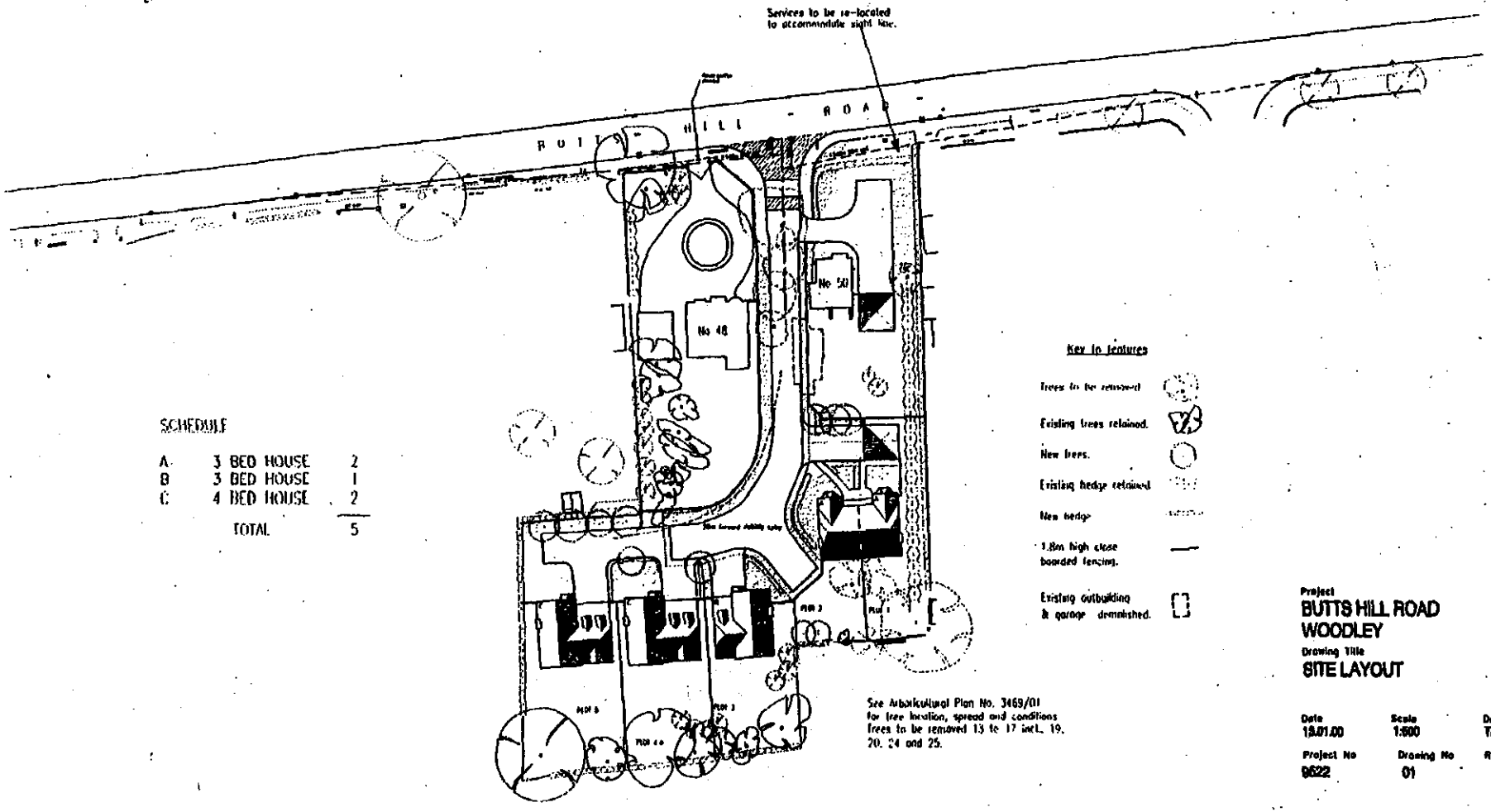
T21
T24
T8
T9
T26
T28
T29
T27
Trees here to prevent spread
TREE CATEGORY
A
B
C
D
TREE TO BE REMOVED
PROTECTIVE FENCE
Client
Millgate Homes Ltd
Project 48 & 50 Butts Hill Road Woodley
Title
Arboricultural Plan
Scale 1:200
Dwg No 3469/01
IAN KEEN LIMITED
543
0996
409

| Revision | Date | By |
|---|---|---|
| A. Minor layout revisions | 27/01/00 | TJ |
| B. Tree revisions as per Arboricultural plan 3469/01 | 15/03/00 | SJ |
| C. Highway amendments | 19/04/00 | TJ |
| D. Highway amendments | 05/05/00 | SJ |
| E. Plot 50 rear fence and garage sewing plots 1 & 2 re-aligned | 30/05/00 | TJ |




SCHEDULE

| | | |
|---|---|---|
| A | 3 BED HOUSE | 2 |
| B | 3 BED HOUSE | 1 |
| C | 4 BED HOUSE | 2 |
| | TOTAL | 5 |

Key to features

- Trees to be removed
- Existing trees retained.
- New trees.
- Existing hedge retained
- New hedge
- 1.8m high close boarded fencing.
- Existing outbuilding & garage demolished.

See Arboricultural Plan No. 3469/01 for tree location, spread and conditions. Trees to be removed 13 to 17 incl., 19, 20, 24 and 25.

Project
**BUTTS HILL ROAD WOODLEY**

Drawing Title
**SITE LAYOUT**

| Date | Scale | Drawn by |
|---|---|---|
| 13.01.00 | 1:500 | TJ |
| **Project No** | **Drawing No** | **Revision** |
| 9522 | 01 | E |

**Barton Willmore**
Architecture

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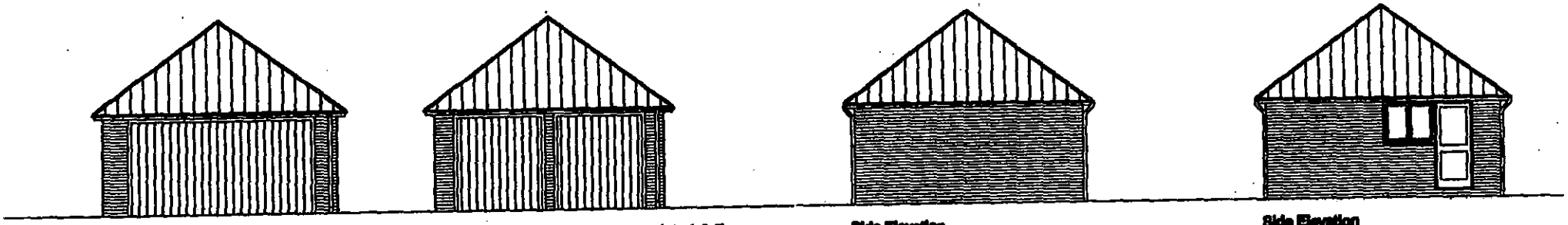
544

410

Revision Date By

21 MAR 2000 0996



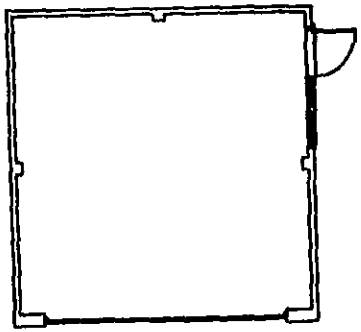
Front Elevation (No. 60 Butts Hill Road)

Front Elevation (garage to serve plots 1 & 2)

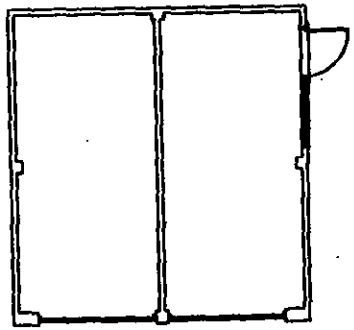
Side Elevation

Side Elevation

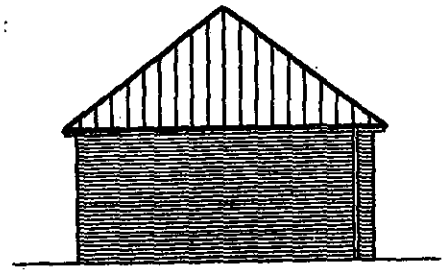
545



Plan (No. 60 Butts Hill Road)



Plan (garage to serve plots 1 & 2)



Rear Elevation

Project
**BUTTS HILL ROAD WOODLEY**

Drawing Title
**DOUBLE GARAGE PLANS & ELEVATIONS**

| Date | Scale | Drawn by |
|---|---|---|
| 01.02.00 | 100 | TJ |

| Project No | Drawing No | Revision |
|---|---|---|
| 9522 | 09 | - |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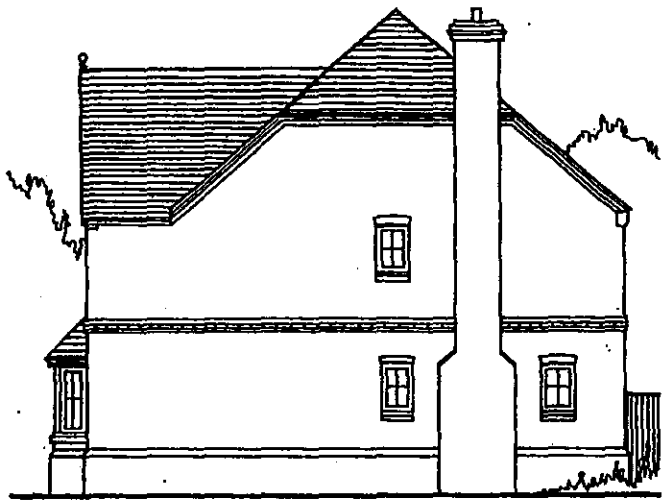
411

| Revision | Date | By |
|---|---|---|
| A. Roof amended & side window removed. | 27/01/00 | TJ |
| B. Handed floor plans to show second half of semis. | 20/03/00 | SE |

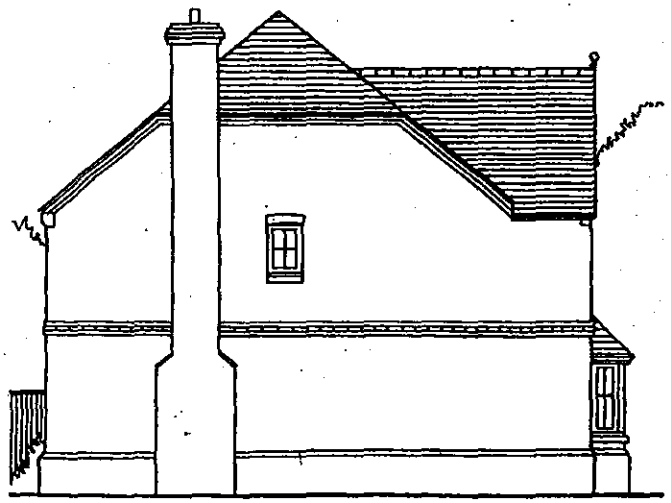


FRONT ELEVATION

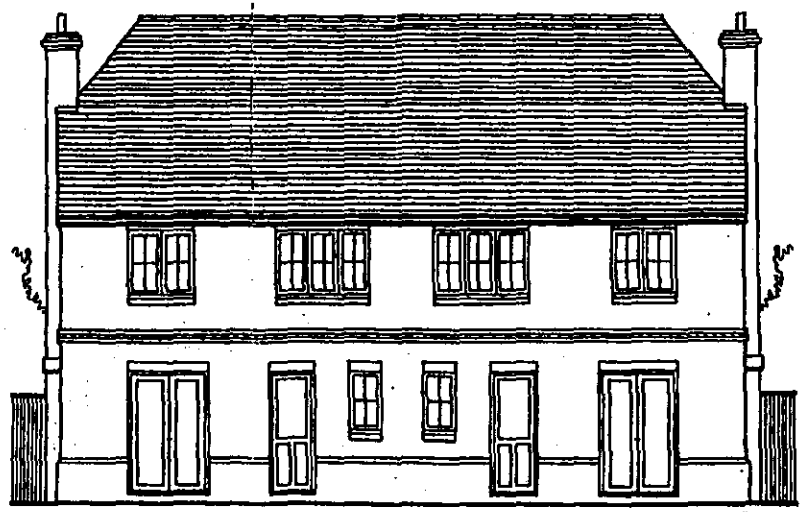


SIDE ELEVATION

21.MAR2000* 0996



SIDE ELEVATION



REAR ELEVATION

546

412

Project
**BUTTS HILL ROAD WOODLEY**

Drawing Title
**HOUSE TYPE A ELEVATIONS**

| Date | Scale | Drawn by |
|---|---|---|
| 10.01.00 | 100 | TJ |

| Project No | Drawing No | Revision |
|---|---|---|
| 9522 | 04 | B |

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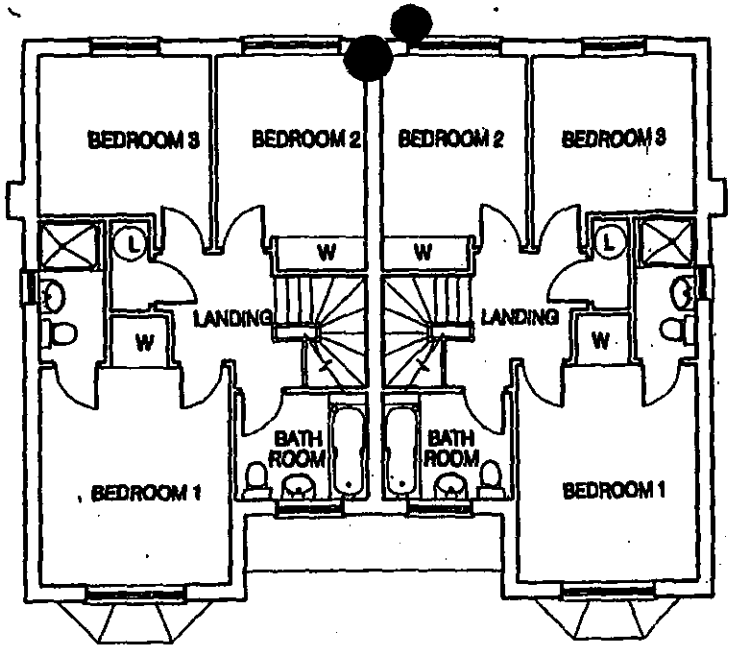
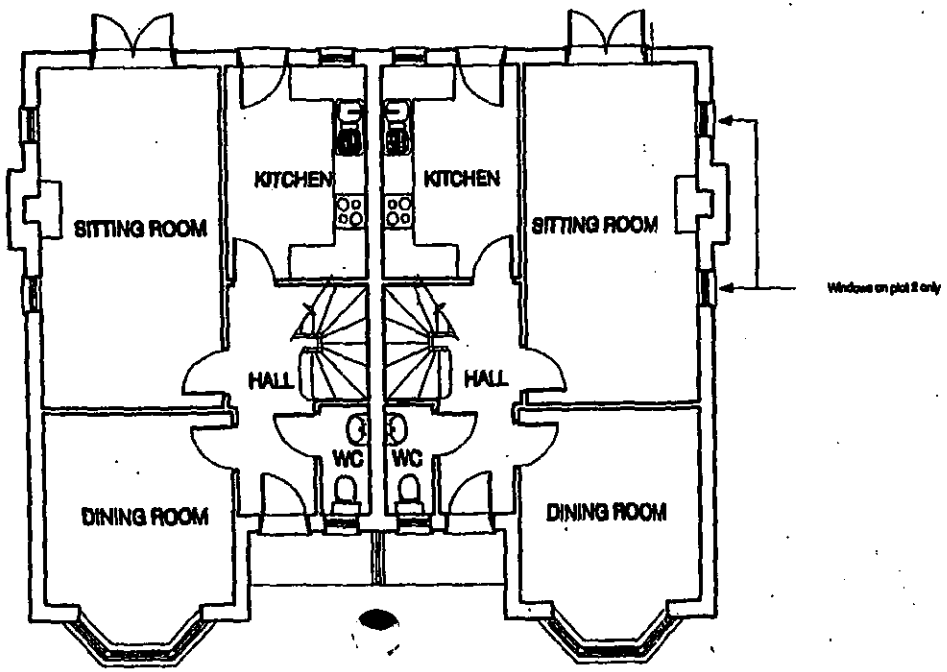
email: reading@bartonwillmore.co.uk

Associated offices at Bristol Cambridge Edinburgh Leeds London Wat Valley (Kent)

| Revision | Date | By |
|---|---|---|
| A. Internal layout changes. | 27/01/00 | TJ |
| B. Handed floor plans to show second half of semis. | 20/03/00 | SE |




FIRST FLOOR




GROUND FLOOR

547

Project
**BUTTS HILL ROAD WOODLEY**

Drawing Title
**HOUSE TYPE A FLOOR PLANS**

| Date | Scale | Drawn by |
|---|---|---|
| 07.01.00 | 1:100 | TJ |
| **Project No** | **Drawing No** | **Revision** |
| 9522 | 03 | B |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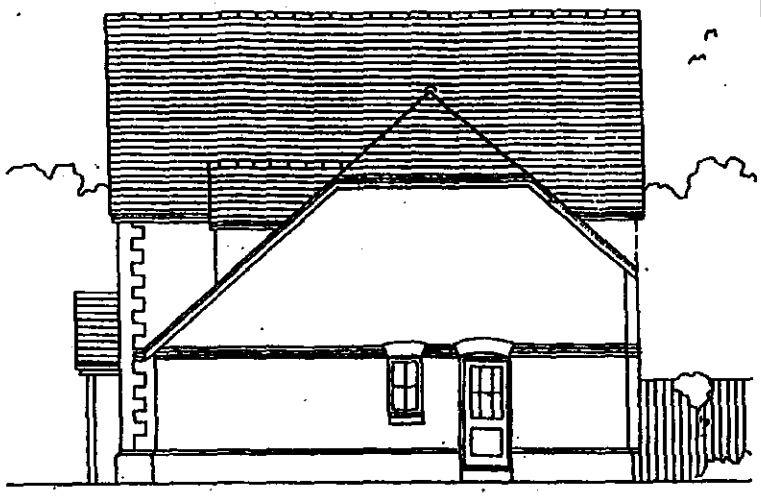
413

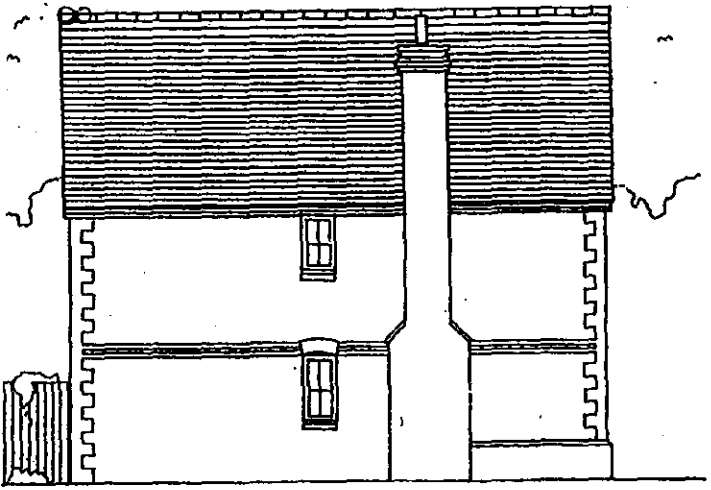
| Revision | Date | By |
|---|---|---|



FRONT ELEVATION



SIDE ELEVATION



SIDE ELEVATION



BEAR ELEVATION

Project
**BUTTS HILL ROAD WOODLEY**

Drawing Title
**HOUSE TYPE B ELEVATIONS**

| Date | Scale | Drawn by |
|---|---|---|
| 01.02.00 | 1:100 | TJ |
| **Project No** | **Drawing No** | **Revision** |
| 9522 | 06 | - |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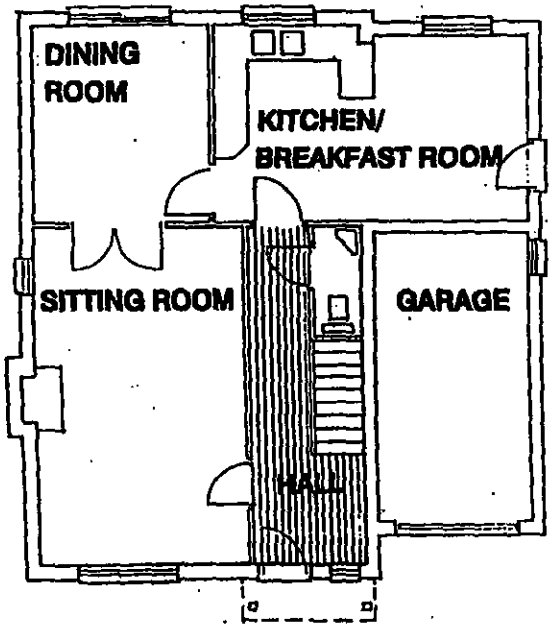
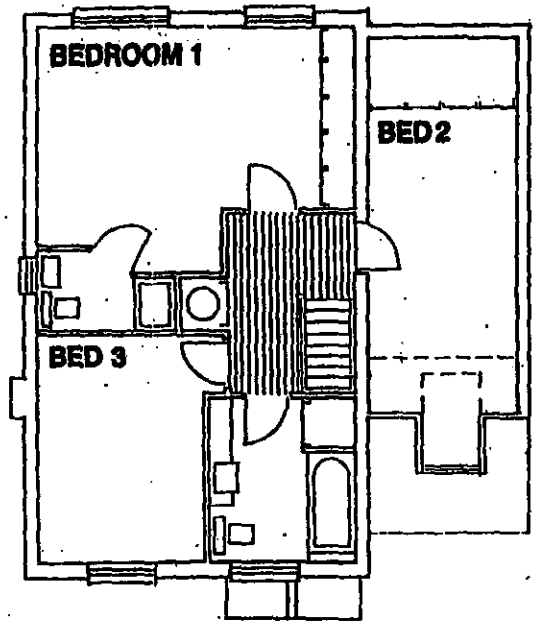
email: [illegible]

Revision Date By




GROUND FLOOR




FIRST FLOOR

Project
**BUTTS HILL ROAD WOODLEY**

Drawing Title
**HOUSE TYPE B PLANS**

| Date | Scale | Drawn by |
|---|---|---|
| 01.02.00 | 1:100 | TJ |
| **Project No** | **Drawing No** | **Revision** |
| 9522 | 05 | - |

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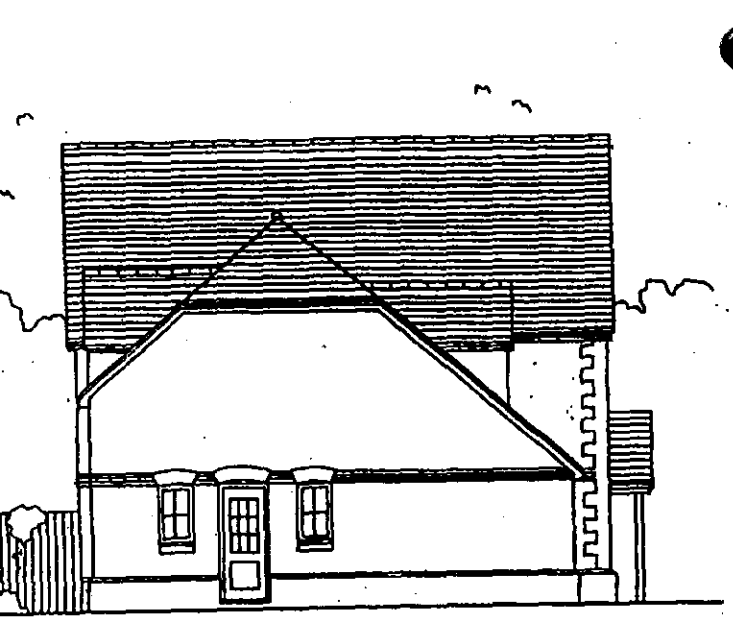
e-mail: [illegible]
Associated offices at Bristol Cambridge Edinburgh Leeds London West Malling Bend

415

549

Revision Date By



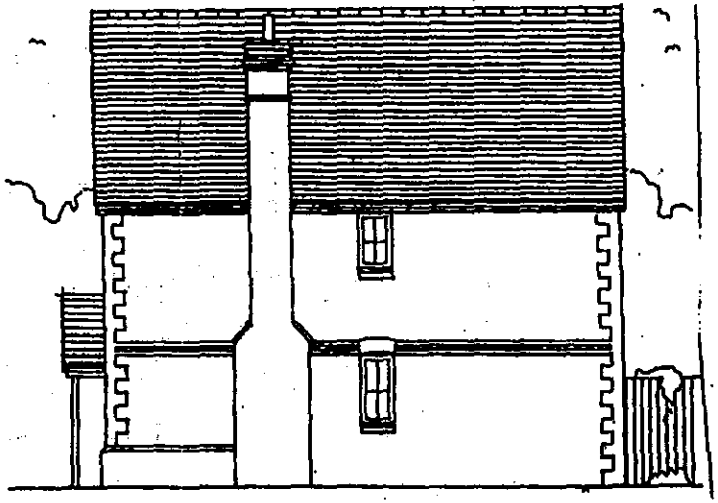
SIDE ELEVATION



FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION

550

Project
**BUTTS HILL ROAD WOODLEY**

Drawing Title
**HOUSE TYPE C ELEVATIONS**

| Date | Scale | Drawn by |
|---|---|---|
| 01.02.00 | 1:100 | TJ |
| Project No | Drawing No | Revision |
| 9522 | 08 | - |

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Multidisciplinary Consultants Project Services

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41

# MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 28 JUNE 2000 FROM 7.00 PM TO 10.10 PM

*Present: Mrs.D C Beatty, Mr.M J Bryant, Mr S R Conway, Mrs.A N M C Drake, Mr T P Dredge, Mr J L Earnshaw, Mrs J A Lissaman, Mrs M A Long, Mr K A Malvern, Mrs M Robertson and Fiona Rolls.*

*Also present under Standing Order 39: Mr F D Browne, Mr G Cowan, Simon Etheridge, Mr C E Lawley, Mr A Miller, Mr N D Rose and Mrs E L M Siggery,*

## 40. CHAIRMAN

**RESOLVED:** That Mr S.R.Conway be elected Chairman for the meeting.

## 41. ORDER OF BUSINESS

With the agreement of the Committee, the order of business was varied so that those applications where members of the public had indicated a wish to speak could be dealt with first.

## 42. MINUTES

The Minutes of the meeting of the Committee held on 7 June 2000 were confirmed as a correct record and signed by the Chairman.

## 43. APOLOGIES FOR ABSENCE

An apology for absence was submitted from Mr.A J Ross.

## 45. APPLICATION NO 2000/0996 PROPOSED DEMOLITION OF GARAGE AND OUTBUILDING AT NO.50 AND CONSTRUCTION OF ESTATE ROAD, PATHS, 5 DWELLINGS WITH GARAGES AND REPLACEMENT GARAGE, 48 & 50 BUTTS HILL ROAD, WOODLEY FOR MILLGATE HOMES

The Committee considered a report about this application set out on Agenda pages 396 to 417.

In explaining the report, the Head of Planning and Transportation commented that the financial contribution referred to was now to be put towards safer routes to schools and local traffic management schemes.

Mrs C A Jewell, Woodley Town Council, attended the meeting and gave that authority's observations on the proposal.

Mr.G Thomas attended the meeting and spoke in opposition to the proposal.

Mr.P Wescott (on behalf of the applicant) attended the meeting and spoke in support of the proposal.

**RESOLVED:** That consideration of Application No.2000/0996 be deferred to enable a site visit to be undertaken.

| Application No. | Received | Woodley |
|---|---|---|
| F/2000/0996 | 21.03.00 | |

**Applicant :** **Millgate Homes**
**Location :** **48 & 50 Butts Hill Road, Woodley**
**Proposal :** **Proposed demolition of garage and outbuildings at No.50 and construction of estate road, paths, 5 dwellings with garages and replacement garage**

1. **Planning History** –

O/308/66 -Outline 1 dwelling to rear/of 46 & 48. Refused 2/1/67.
29444 -Erection of 3 detached dwellings with garages and parking with new access from Butts Hill Road. Refused 29/1/88 on basis of backland development too close to plot boundaries, loss of privacy and amenity, junction is substandard, does not incorporate adequate facilities to enable a service vehicle to turn on site.
-Dismissed 1/11/88. (Appeal decision attached at Appendix 1).

2. **Proposal** - is for the demolition of the garage at No.50 and the construction of a new access between 48 and 50 Butts Hill Road, leading to 3 detached 2 storey dwellings and a pair of semi-detached properties. This will comprise 3 three bedrooms and 2 four bedrooms.

3. **Consultations** -
   - ***Woodley Parish Council*** – Traffic conditions worse than in 1988 appeal. Concerned traffic does not keep to the speed limit. Existing residents have problems getting out of drives. Butts Hill Road is used by many school children – safety issues. Parking problems would be exacerbated. Loss of privacy to Ravensbourne Drive, new access road closer to existing houses. New dwelling intrusive on existing bungalow (Willowside). Increased security risk for houses bordering the site.
   - ***Trees and Landscape*** – No objections to proposal in principle. Although the proposals will require the removal of a number of trees but these are of minor significance. Site layout indicates outline proposals only and a detailed landscape scheme should be produced. There is considerable scope for additional tree and shrub planting.
   - ***Highways*** - No objection subject to conditions and a financial contribution of £15,000 towards safe routes to school.
   - ***3 letters of no objection/20 letters of objection*** – Concerned at extra traffic onto Butts Hill Road, detrimental to character of the area being low density, loss of trees onto gardens of Ravensbourne Drive, loss of outlook and privacy, access road leaves inadequate width for parked cars, any development would set an undesirable precedent, additional noise from extra traffic, noise during construction, loss of security to rear gardens. Petition of 34 signatures raising similar issues.

4. **Appraisal** – The main issues are;

   A. Comparison with appeal dismissal
   B. Principle of development (Berkshire Structure Plan policies EN1, H5; Loddon Area Local Plan policies LTV1, LH1; Wokingham District Local Plan (Deposit Draft) as modified policies WOS3, WH1).
   C. Density of development and dwelling mix (Berkshire Structure Plan policy H9; Loddon Area Local Plan policies LH8, LBE2; Wokingham District Local Plan (Deposit Draft) as modified policy WH6).
   D. Loss of privacy/overdominance (Berkshire Structure Plan policy EN1; Loddon Area Local Plan policies LBE2, LBE5; Wokingham District Local Plan (Deposit Draft) as modified policies WOS3, WBE1).
   E. Trees and landscape (Berkshire Structure Plan policy EN1; Loddon Area Local Plan policies LBE8, LBE9; Wokingham District Local Plan (Deposit Draft) as modified policy WBE10).
   F. Highways and parking provision (Berkshire Structure Plan policies T6, T7; Loddon Area Local Plan policy LH1, LT5, LT6; Wokingham District Local Plan (Deposit Draft) as modified policies WOS3, WH1, WT6, WT7).
   G. Concerns of Woodley Town Council and residents

A. Comparison with appeal dismissal

The previous appeal was not dismissed on basis of impact upon the character of the area or backland development, but on an unacceptable access arrangement, loss of privacy to 44 and 50, loss of outlook to 46, noise and disturbance to 46 and loss of planting on the road and within the site (silver birches).

Any loss of outlook to No.46 from the previous proposal has been overcome by moving the dwelling and garage significantly further back into the site. The northernmost unit now proposed would relocated 48m from rear wall of No.46 and 13m from their garden boundary. The proposed dwelling on plot 3 would be 33m from back of No 48, as opposed to the 23m previously proposed and deemed unacceptable by the Inspector. These distances are considered sufficient to ensure that there is no overlooking, and that the two storey dwelling does not appear overdominant when viewed from the bungalow at No 46.

Access to the new dwellings is now proposed between Nos 48 and 50, as opposed to Nos 46 and 48. Whilst the construction of a road serving 5 dwellings would increase traffic between the two houses, the owners of these properties have been involved in discussions on the proposal. As such, it is considered that the owners are well aware of any impact in terms of noise, headlights etc and have accepted this. Subsequent owners would also be aware of the situation. On this basis, no objection is now raised to the introduction of an access between two established dwellings. The alteration of the access will also ensure the retention of silver birches which were deemed

to be an important feature by the Inspector, as well as a number of large trees on the Butts Hill Road frontage.

B. Principle of development

The site lies within the identified settlement where development is acceptable in principle subject to other policies in the plan. The site could be classified as backland but does allow for infill of large gardens. The character of the area is identified by large properties in Butts Hill Road with substantial rear gardens and it is considered that the proposal would maintain that character. The properties in Ravensbourne Drive and Rochester Avenue have smaller gardens and are smaller in scale. The proposed development would represent a natural transition between Butts Hill Road and Ravensbourne Drive and Rochester Avenue.

C. Density of development and dwelling mix

Revised PPG3 'Housing' advises that schemes should aim to achieve a minimum of 30 dwellings per hectare. However, consideration needs to be given to the character of the surrounding area and the backland nature of the site. As such, it is constrained by the access into the site and the need for adequate distances to prevent overlooking/overdominance to existing properties and gardens. The existing density for the site is 5 dwellings per Ha. As proposed, the development would provide 18 dwellings per Ha. Whilst this density is below government guidelines it is considered to go some way towards meeting housing needs, and represents an improvement upon the existing situation.. A denser development of smaller dwellings would be considered out of character with the surrounding area.

The scheme proposes a mix of 3 three bedrooms and 2 four bedrooms. The Council has an identified need for 1, 2 and 3 bedrooms in particular through the Housing Needs Survey. Whilst the scheme does not provide for smaller dwellings, at least 50% are 3 bedrooms. The sizes of dwellings are also contemporaneous with the surrounding area and no objection is raised on this basis. It is not considered that in the light of recent appeal decisions, that a refusal could be substantiated on the basis of a lack of mix of dwellings.

D. Loss of privacy/overdominance

The properties in Ravensbourne Drive, Rochester Avenue and Butts Hill Road are all two storeys, with the exception of No.46 which is a bungalow with a high pitched roof. Plots 3-5 have 15m deep gardens and their rear walls would be a minimum of 35m from the rear walls of properties in the drive and along the avenue. This is adequate to ensure no loss of privacy or overdominance. Existing landscaping along this boundary is to be retained which will minimalise the visual impact of any dwellings. Plots 3 – 4 would be located 35m from the rear wall of No.48, which will maintain adequate privacy. A distance of 30m would exist between No.50 and Plots 1 & 2 which is again deemed adequate. Plot 5 is proposed to be a 2 storey dwelling and would be some 38m from No.46. This property is a bungalow but has a high roof. However, the proposed dwelling is sufficiently distant not to appear overdominant. In addition, new planting of trees is proposed on the rear

boundary of No.46. On this basis, the impact on No.46 is not deemed to be detrimental.

E. Trees and landscape
A large number of trees on the application site are to be retained, including the Silver Birches referred to by the previous planning Inspector. The Trees and Landscape section have advised that there is no objection in principle to the removal of a number of trees. This is subject to an acceptable detailed landscape scheme. Retention of landscaping will assist in the integration of the new development in the existing area.

F. Highways and parking provision
Adequate parking can be provided for the individual dwellings within curtilage, through integral garages and parking spaces. The proposal will result in the introduction of a new access onto Butts Hill Road. This would be within 42m of Ravensbourne Drive and the nearby crossing facilities. Highways do not consider that the location of the junction would be prejudicial to highway safety. In addition, the number of additional vehicles generated by the new dwellings is not considered sufficient to have an appreciable impact upon overall traffic levels utilising Butts Hill Road. Notwithstanding, the above the Highways Department consider that there will be some impact. As such, there is considered to be a justified request for financial contributions towards 'safe routes to schools' in the vicinity of the application site. The developers have agreed to contribute £15,000 towards such facilities in the locality.

G. Concerns of the Town Council and residents
The concerns of the Town Council and local residents are noted. Issues of traffic, impact on the character of the area, density, loss of trees, privacy and outlook have been dealt with above. Each application is considered on its individual merits and does not set a precedent for further development. Whilst the development will result in some additional noise, in relation to background levels and overall traffic movements this would be negligible. Noise during construction can be covered by condition. It is not considered there would be a loss of security to gardens as they are either back to back or clearly in the view of the proposed dwellings.

5. **Conclusion** – The proposal would result in an acceptable level and mix of housing within the identified settlement. It would produce an acceptable arrangement with adjoining residents, and the majority of trees on site will be retained. There would be no adverse impact upon highway safety and a contribution has been negotiated in respect of safe routes to schools.

6. **Recommendation** – GRANT planning permission subject to agreement on a Section 106 agreement to secure financial contribution of £15,000 towards 'safe routes to schools' and to the following conditions:

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

2. This relates to the application as amended by and shall be carried out in accordance with revised dwg No. 9522/01E submitted to the Local Planning Authority on 01/06/00.

3. No work of any sort shall take place between the hours of 1800 and 0800 Monday to Fridays and 1330 to 0830 Saturdays and no work shall take place on Sundays or Bank Holidays.

4. Prior to the commencement of development details of the proposed slab levels of the proposed dwellings shall be submitted to and approved in writing by the Local Planning Authority. The constructed development shall not vary from the approved levels.

5. The area shown on the permitted drawings for vehicle parking, garaging and turning shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

6. The area shown on the permitted drawings for vehicle parking, turning, loading and off-loading shall be kept available for such uses and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this reserved space.

7. No development shall be commenced until visibility splays of 2.5m by 90m to the left and 4.5m by 90m to the right have been provided at the junction of Butts Hill Road. The visibility splay shall thereafter be kept free of all obstructions to visibility over a height of 0.6 metres above carriageway level.

8. Provision shall be made to accommodate all site operatives' visitors' and construction vehicles loading, off-loading, parking and turning within the site during the construction period in accordance with details to be submitted to and agreed in writing by the Local Planning Authority.

9. Adequate precautions shall be taken during the construction period to prevent the deposit of mud and similar debris on the adjacent public highways in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

10. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include [proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (eg. furniture, play equipment, refuse or other storage units, signs, lighting etc); proposed and existing functional services above and below ground (eg. drainage power, communications cables,

pipelines etc indicating lines, manholes, supports etc); retained historic landscape features and proposals for restoration, where relevant].

11. Soft landscape works shall include [planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed number/densities where appropriate; implementation and maintenance programme].

12. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed with the Local Planning Authority.

13. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed in accordance with the approved details before first occupation.

14. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons (1 November - 31 March) following the first 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 dangerous, damaged or diseased shall be replaced in the next planting season with others of similar size and species.

15. Existing trees, hedgerows and shrubs identified on the approved plans for retention shall not be damaged or destroyed, nor shall they be uprooted, felled or pruned for a period of 5 years after completion of the permitted development. Any trees, shrubs or hedgerows removed or which die or become dangerous, damaged or diseased before the end of that period shall be replaced with new trees, shrubs or hedging species of such size, species and in such number and position as may be agreed in writing by the Local Planning Authority before the end of the first available planting season following their loss or removal (November - March inclusive).

16. 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.

**REASONS**

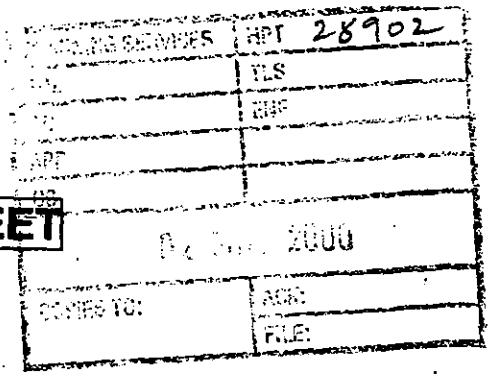
1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.
2. For the avoidance of doubt.
3. In the interests of residential amenity.
4. In the interests of the character and amenities of the locality.

5.Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.
6.7.In the interests of highway safety.
8.In the interests of highway safety and convenience.
9.10.11.12.1314.To enable the development to assimilate into its surroundings.
15.In the interests of the future health and amenity value of the trees.
16.To ensure a satisfactory external appearance.

Heather Morgan

Heather Mayer

Date: March 2000




# WOODLEY TOWN CONSULTATION SHEET

**APPLICATION NUMBER:** F/2000/0996

**PROPOSAL:** Proposed demolition of garage and outbuildings at No. 50 and construction of estate road, paths, 5 dwellings with garages and replacement garage.

**SITE ADDRESS:** 48 & 50 Butts Hill Road, Woodley

**APPLICANT:** Millgate Homes c/o The Barton Willmore Partnership, Reading Ltd.

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**COMMENTS:**

Nineteen residents were present and the Chairman adjourned the meeting to enable them to express their views in more detail. One resident was in support of the principle of the plan but he agreed that the traffic problem was a very valid concern.

Residents made reference to a previous application in 1988 which had been refused on highway grounds. It was considered that traffic conditions were now much worse than at that time and the closeness of the proposed access to Ravensbourne Drive would be hazardous. The volume of traffic was now much greater and very few vehicles kept to the speed limit, usually reaching their highest speeds between the speed cameras/pedestrian crossing (near Glendevon Road) and the railway bridge. A number of minor accidents had occurred in the area, as well as injuries being caused to the school crossing patrol person.

Other concerns related to:

- Existing hazards for residents getting into and out of their drives
- Butts Hill Road was a busy, through route between South Oxfordshire and the A329(M)/M4.
- Butts Hill Road/Ravensbourne Drive/Glendevon Road was a busy pedestian & cycle route to at least four schools – St. Dominic's Primary, Willowbank Infant, Willowbank Junior, and Waingel's Copse
- Any increase in traffic would be unacceptable
- Butts Hill Road was a main route for emergency services
- Parking problems would be exacerbated
- Loss of wildlife
- A wish to protect the environment

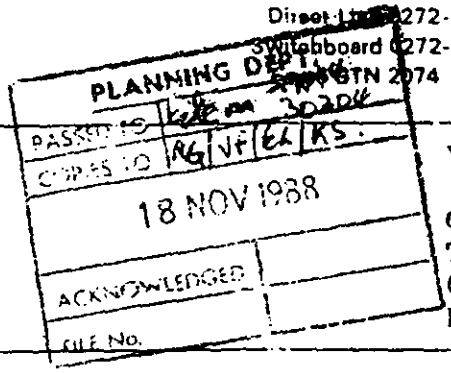
- The drawing did not seem to be representative in showing existing trees on the site – although a number had already been removed
- The lack of dimensions on the drawing
- Loss of privacy and overlooking of gardens in Ravensbourne Drive
- The new access road would be closer to existing houses
- This plan proposed an access nearer to Ravensbourne Drive than the previous application in 1988
- The alignment of the proposed houses was insensitive

After the meeting had been reconvened the committee supported the neighbours' comments and recommended that the application be REFUSED, based on the following concerns:

- ❖ The potential increase in the volume of traffic on an already busy road
- ❖ The proposed access was unacceptable – being too close to Ravensbourne Drive and close to existing houses
- ❖ An increase in traffic hazards would be unacceptable on a school route
- ❖ The development would mean more overlooking of Ravensbourne Drive houses (than the previous plan) as they were sited nearer to the boundary line
- ❖ No specification was given for boundary treatment/screening
- ❖ The unacceptable impact on the infrastructure
- ❖ No dimensions were shown on the plan
- ❖ Butts Hill Road was a main route for the emergency services
- ❖ Additional new dwellings would be intrusive on existing – Members referred to the noticeable intrusiveness of the backland development at the rear of Willowside/Butts Hill Road which was eventually permitted on appeal
- ❖ This proposal could create a precedent for further development
- ❖ The increased security risk for houses bordering the development site

Ann Keenan 27 April

Planning Inspectorate
Department of the Environment
Room Tollgate House Houlton Street Bristol BS2 9DJ
Telex 449321
Direct Line 0272-218927
Switchboard 0272-218811
GTN 2074




Interspace Design
The Studio
" Devoran "
St Mary Bourne
Near Andover
Hampshire SP11 6AY

Your Reference
IN
Our Reference
T/APP/H0330/A/88/
091017/094476/P2
Date 17 NOV 88

Gentlemen

TOWN AND COUNTRY PLANNING ACT 1971, SECTION 36 AND SCHEDULE 9
APPEALS BY B.H. WATTS (READING) LTD.
APPLICATION NOS: F29444 AND F30204

1. As you know I have been appointed by the Secretary of State for the Environment to determine the above mentioned appeals. These appeals are against the decisions of Wokingham District Council to refuse planning permission for two schemes for the erection of three dwellings and garages with access from Butts Hill Road on land to the rear of 48 Butts Hill Road, Woodley, near Reading, Berkshire. I have considered the written representations made by yourself, the Council, Woodley Town Council and by interested persons. I inspected the site on 23rd August 1988.

2. The appeal relates to a site of 0.23 hectares which currently forms part of the garden of 48 Butts Hill Road, a substantial detached house. The area around the appeal site is predominantly residential. Properties along this part of Butts Hill Road are largely detached houses with extensive gardens. Houses at the rear of the appeal site in Ravensbourne Drive and Rochester Drive are built to a higher density.

3. Both schemes involve the erection of three detached houses at the rear of 46 and 48 Butts Hill Road. Access to the proposed houses would be obtained by demolishing the existing garage to No. 48 and constructing a driveway close to the boundary with No. 46. A replacement garage would be constructed on the boundary with No. 50. In application No. 29444 the access to the three new houses would also be used for No. 48 and the existing access from that property to Butts Hill Road would be closed. In application No. 30204 the existing access to No. 48 would be retained and the new private drive would be used solely for the new houses. Although the Council considers application No. 29444 is unacceptable on highway grounds, no such objection is raised to application No. 30204.

4. Your original application to the Council indicated the access on drawing No. IN:618:1. The application was determined on the basis of this drawing. A revision to the access was shown on your drawing No. IN:618:1A but the Council considered that this was received too late for presentation to Committee. A further drawing, No. IN:618:1B, accompanied your second application, indicating that the bellmouth and footway would be adopted.

5. I understand that you accept that the access shown on your drawing No. IN:618:1 would have inadequate width and radii. Your concern is that you believe that the Council should have considered the revised drawing, and not the initial submission. However, I am only able to give my views on the scheme which was considered by the Council. In view of the lack of any evidence in support of the access shown in application No. 29444, I have concluded that it would be unacceptable.

6. From my consideration of the written representations and my visit to the appeal site I have concluded that the principal issues in both cases, other than access are:

(a) whether the development would result in a loss of amenity to residents of adjoining properties;

(b) whether the development would be detrimental to the character of the area.

7. Backland development of the type proposed can result in the loss of amenity from two sources, ie loss of privacy and outlook and disturbance from the use of the new access. In my view the development is unlikely to result in any loss of privacy or outlook for occupiers in Ravensbourne Drive and Rochester Avenue because of the distance between dwellings and the planting on the western boundary of the site.

8. The effect of the three dwellings and garages on occupiers of properties in Butts Hill Road would be more significant. No. 44 may experience some loss of privacy in the use of the rear part of its garden from the upper windows of dwellings 1 and 3. No. 46 should not experience any loss of privacy, but would experience a loss of outlook from the construction of dwelling 3 and its associated garage. Dwelling 2 and its garage would be located close to the boundary with No. 50 which would experience a significant loss of outlook. The windows on the flank wall of dwelling 2 would be to non-habitable rooms and therefore should not cause overlooking. However, the dormer window in dwelling 2 would result in a minor loss of privacy for No. 50.

9. The new access would result in the movement of vehicles to the side and rear of 46 Butts Hill Road. This would inevitably result in increased noise and disturbance from headlights. Although the present occupier of this property has raised no objection to the proposal, it is necessary to consider the amenity of future occupiers. Therefore, I have concluded that the development would adversely affect the amenity of adjoining residents, through a loss of privacy and outlook, and increased noise and disturbance.

10. I am also concerned at the effect of the proposal on the character of the area. Much of its attractive quality results from the large number of trees in the gardens along Butts Hill Road. The erection of dwelling 2 would require the removal of trees along the southern boundary of the site. The construction of the new drive would require the removal of planting along the road frontage. Moreover, I believe that it is also likely to result in the removal of most of the line of silver birch trees at the rear of No. 48. The loss of trees on the appeal site would significantly affect the character of the area.

11. I have considered the advice in Planning Policy Guidance Note No. 3 that full and effective use should be made of sites within existing urban areas to meet the requirements of new housing. The garden area of No. 48 is unusually large, even by comparison with that of nearby properties in Butts Hill Road. However, the access proposed in application No. 29444 would be inadequate. Moreover, the adverse effect of the proposal on the amenity of nearby residents and on the character of the area would result in demonstrable harm. Therefore, I have concluded that both appeals should be dismissed.

12. I have taken into account all the other matters in the representations, but none of them outweighs the considerations which have led to my decision.

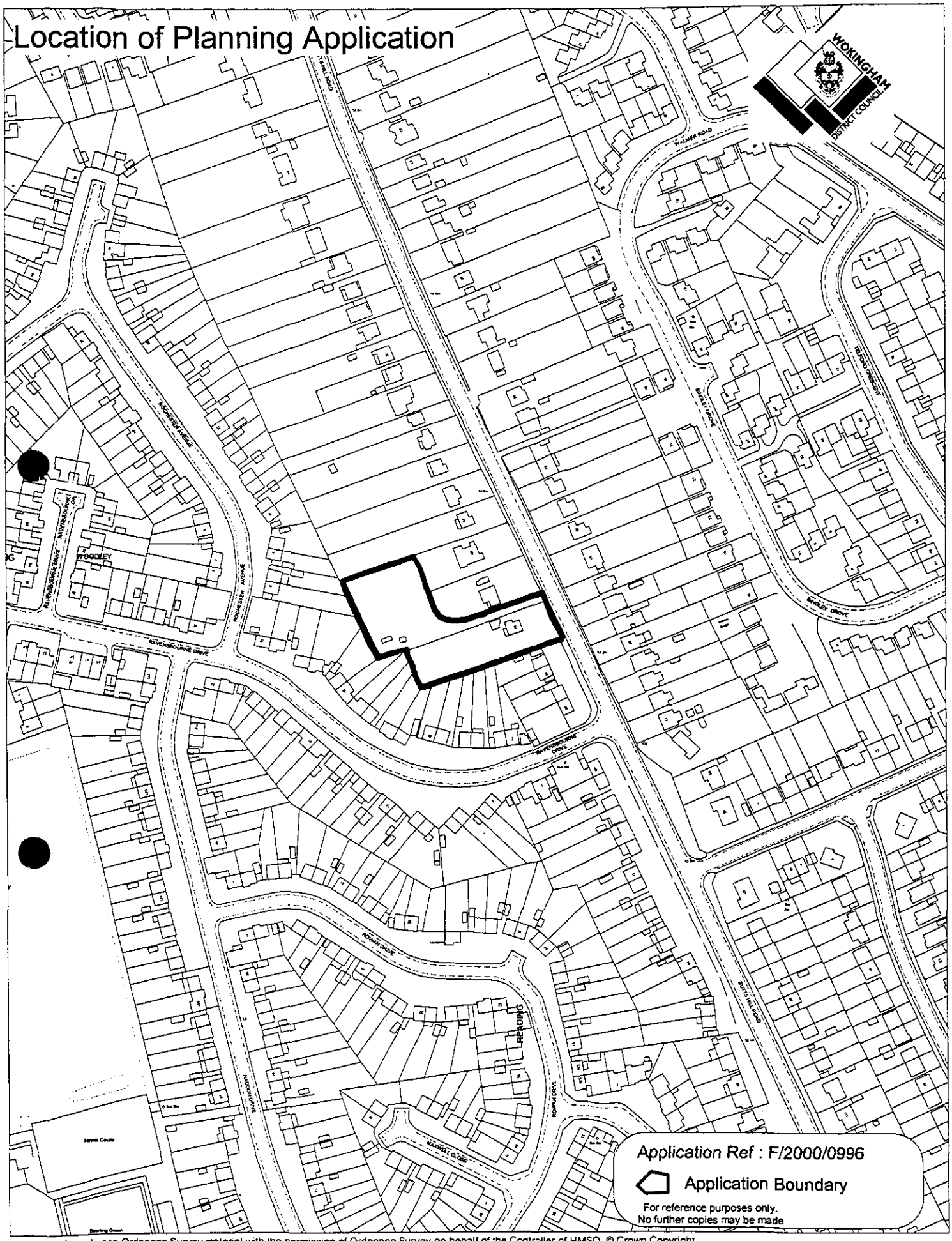
13. For the above reasons and in exercise of the powers transferred to me I hereby dismiss these appeals.

I am Gentlemen
Your obedient Servant

D Bradley

DENNIS BRADLEY B.Sc. Dip.TP MRTPI
Inspector

# Location of Planning Application

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Development Control Section, Environmental Services, Wokingham District Council.
28 June 2000

Scale: 1 : 2500

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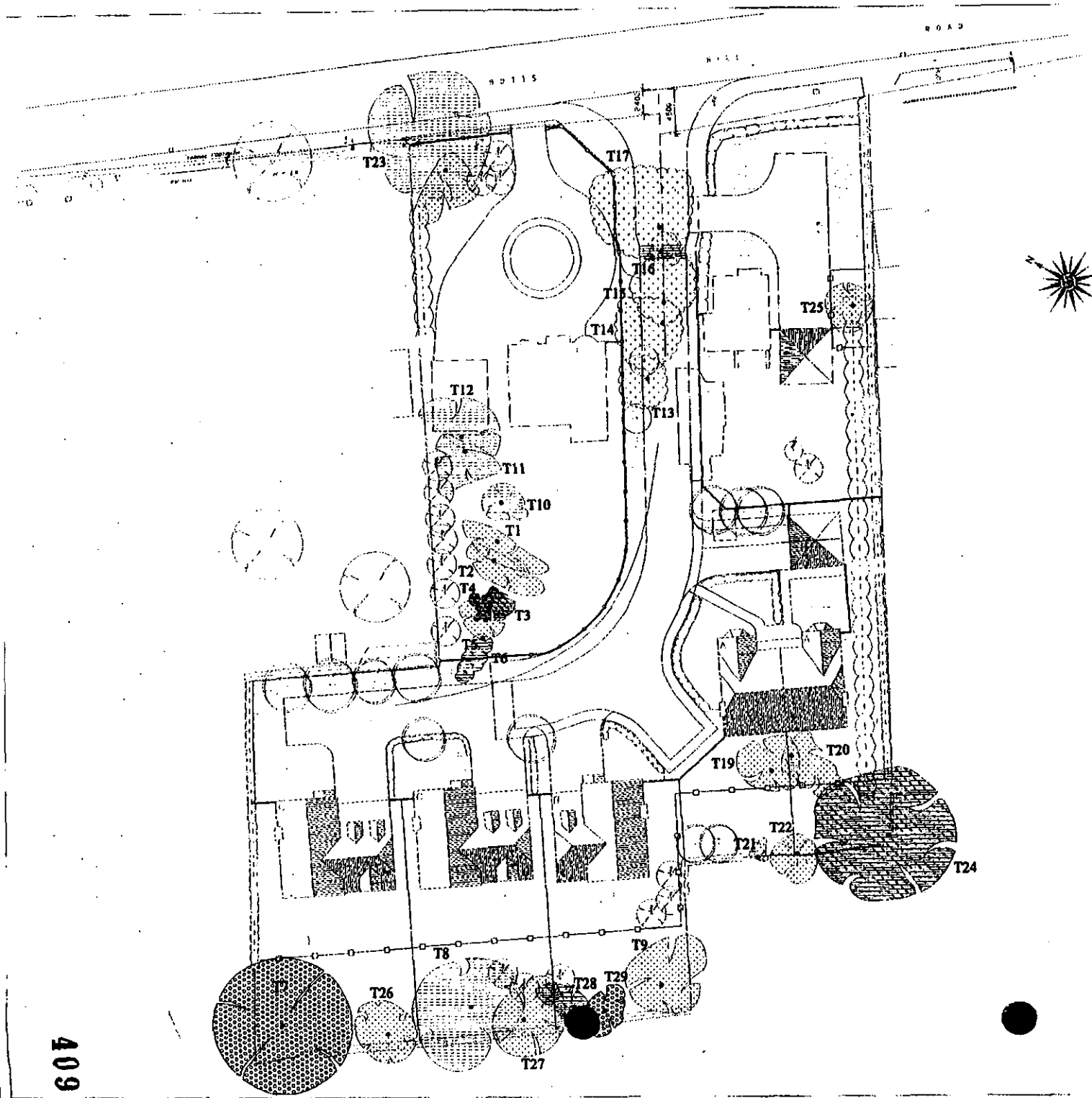
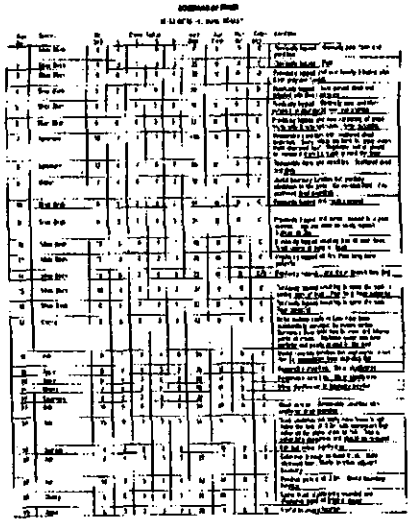
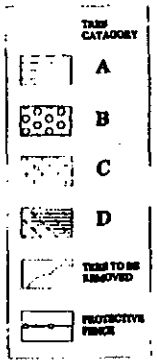
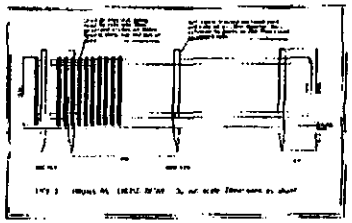




Client: Milligate Homes Ltd

Project: 48 & 50 Butts Hill Road Woodley

Title: Arboricultural Plan

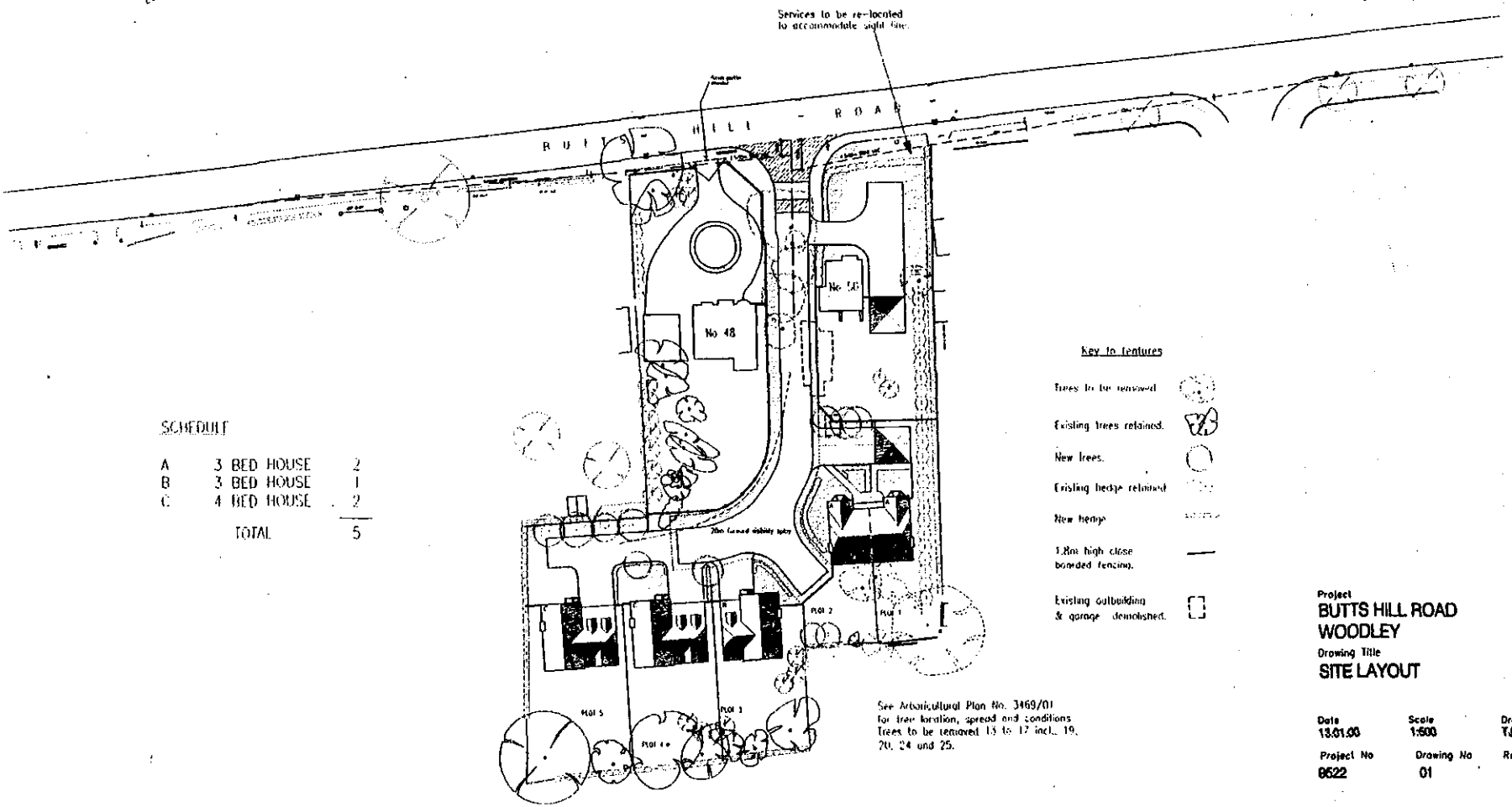
Scale: 1:200

Dwg No: 3469/01

IAN KEEN LIMITED

409

| Revision | | Date | By |
|---|---|---|---|
| A | Minor layout revisions | 27/01/00 | TJ |
| B | Tree revisions as per Arboricultural plan 3469/01 | 15/03/00 | TJ |
| C | Highway amendments | 19/04/00 | TJ |
| D | Highway amendments | 05/05/00 | TJ |
| E | Plot 50 rear fence and garage serving plots 1 & 2 re-aligned | 30/05/00 | TJ |




SCHEDULE

| | | |
|---|---|---|
| A | 3 BED HOUSE | 2 |
| B | 3 BED HOUSE | 1 |
| C | 4 BED HOUSE | 2 |
| | TOTAL | 5 |

Key to textures

- Trees to be removed
- Existing trees retained.
- New trees.
- Existing hedge retained
- New hedge
- 1.8m high close boarded fencing.
- Existing outbuilding & garage demolished.

See Arboricultural Plan No. 3469/01 for tree location, spread and conditions Trees to be removed 15 to 17 incl., 19, 20, 24 and 25.

Project
BUTTS HILL ROAD
WOODLEY

Drawing Title
SITE LAYOUT

| Date | Scale | Drawn by |
|---|---|---|
| 13.01.00 | 1:500 | TJ |

| Project No | Drawing No | Revision |
|---|---|---|
| 9522 | 01 | E |

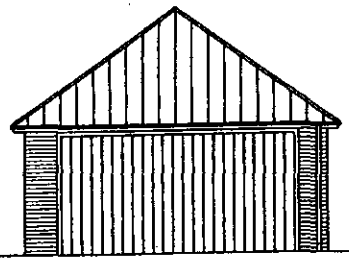

Barton Willmore
Architecture

Architects Master Planners Town Planners
Environmental Consultants Project Services

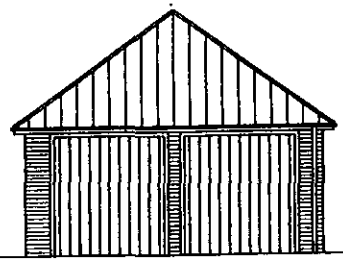
The Barton Willmore Partnership Reading Limited
Beansheaf Farmhouse, Bourne Close,
Calcot, Reading, RG31 7BW.
Tel: 0118 943 0000 Fax: 0118 943 0001

| Revision | Date | By |
|---|---|---|

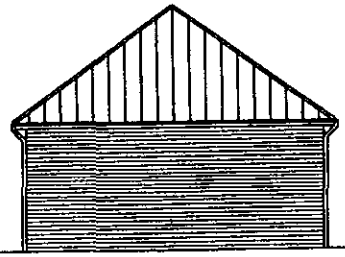
21.MAR2000 0996



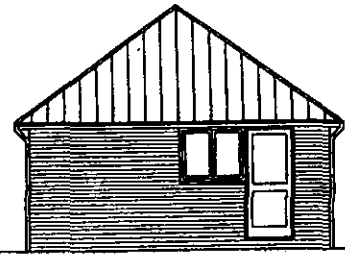
Front Elevation (No. 50 Butts Hill Road)



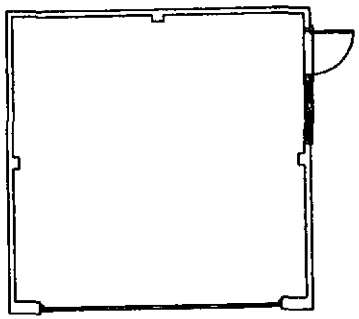
Front Elevation (garage to serve plots 1 & 2)



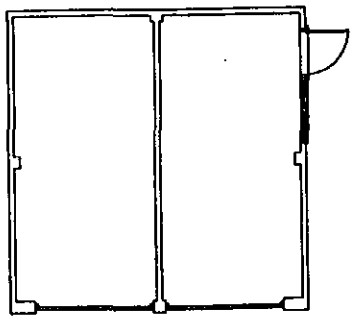
Side Elevation



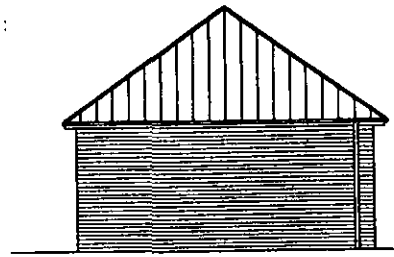
Side Elevation



Plan (No. 50 Butts Hill Road)



Plan (garage to serve plots 1 & 2)



Rear Elevation

Project
**BUTTS HILL ROAD**
**WOODLEY**

Drawing Title
**DOUBLE GARAGE**
**PLANS & ELEVATIONS**

| Date | Scale | Drawn by |
|---|---|---|
| 01.02.00 | 100 | TJ |

| Project No | Drawing No | Revision |
|---|---|---|
| 9522 | 09 | - |


Barton Willmore
Architecture

Architects Master Planners Town Planners
Environmental Consultants Project Services

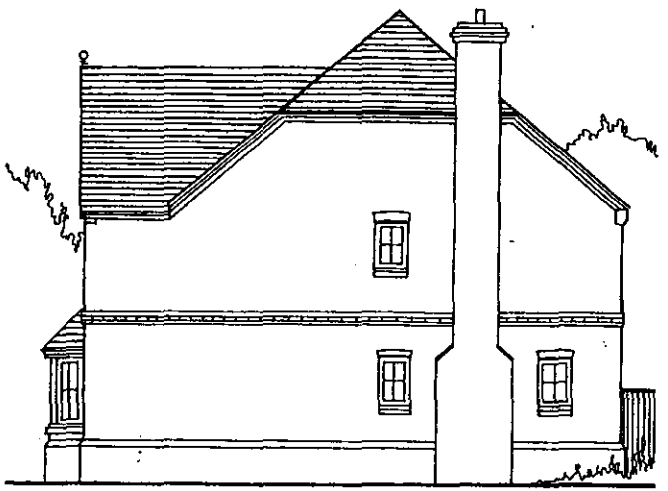
The Barton Willmore Partnership Reading Limited
Beansheaf Farmhouse, Bourne Close,
Calcot, Reading, RG31 7BW.
Tel: 0118 943 0000 Fax: 0118 943 0001


411

| Revision | Date | By |
|---|---|---|
| A. Roof amended & side window removed. | 27/01/00 | TJ |
| B. Handed floor plans to show second half of semis. | 20/03/00 | SE |

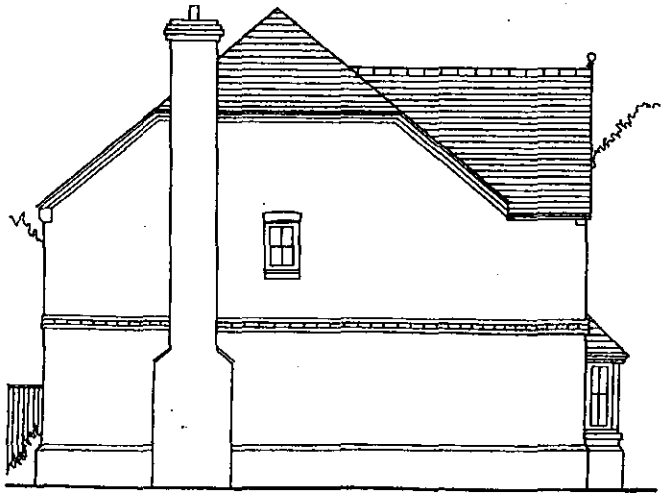


FRONT ELEVATION

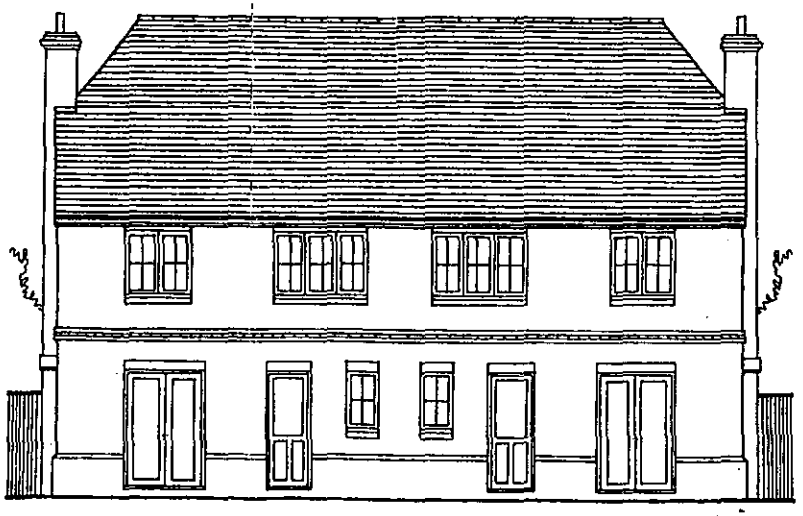


SIDE ELEVATION

21.MAR2000* 0996



SIDE ELEVATION



REAR ELEVATION

Project
**BUTTS HILL ROAD WOODLEY**

Drawing Title
**HOUSE TYPE A ELEVATIONS**

| Date | Scale | Drawn by |
|---|---|---|
| 10.01.00 | 100 | TJ |

| Project No | Drawing No | Revision |
|---|---|---|
| 9522 | 04 | B |

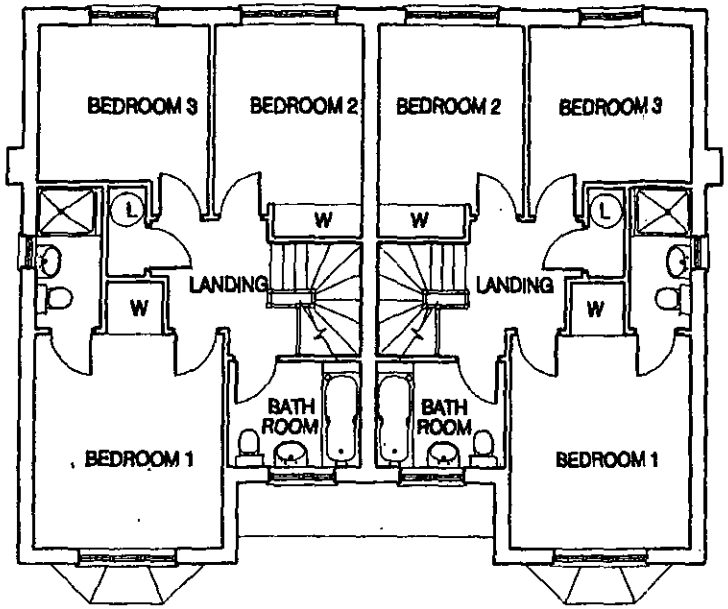
**Barton Willmore**
Architecture

Architects Master Planners Town Planners
Environmental Consultants Project Services

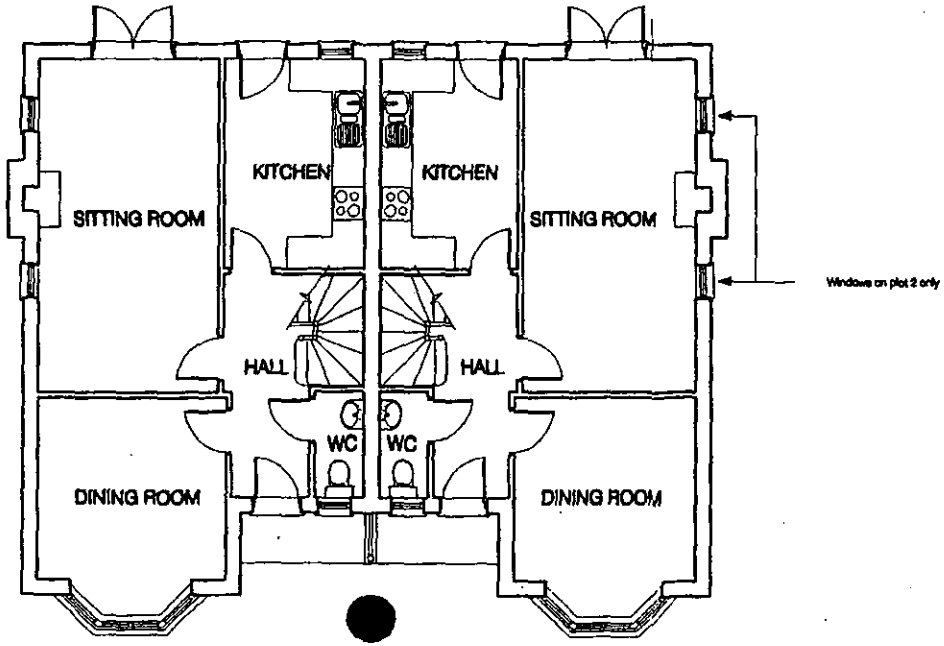
The Barton Willmore Partnership Reading Limited
Beansheaf Farmhouse, Bourne Close,
Calcot, Reading, RG31 7BW.
Tel: 0118 943 0000 Fax: 0118 943 0001
email: ...

Associated offices at Bristol Cambridge Edinburgh Leeds London Peel Valley (Kent)

| Revision | Date | By |
|---|---|---|
| A. Internal layout changes. | 27/01/00 | TJ |
| B. Handed floor plans to show second half of semi's. | 20/03/00 | SE |




FIRST FLOOR




GROUND FLOOR

Project
**BUTTS HILL ROAD WOODLEY**

Drawing Title
**HOUSE TYPE A FLOOR PLANS**

| Date | Scale | Drawn by |
|---|---|---|
| 07.01.00 | 1:100 | TJ |

| Project No | Drawing No | Revision |
|---|---|---|
| 9522 | 03 | B |


Barton Willmore
Architecture

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Calcot, Reading, RG31 7BW.
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| Revision | Date | By |
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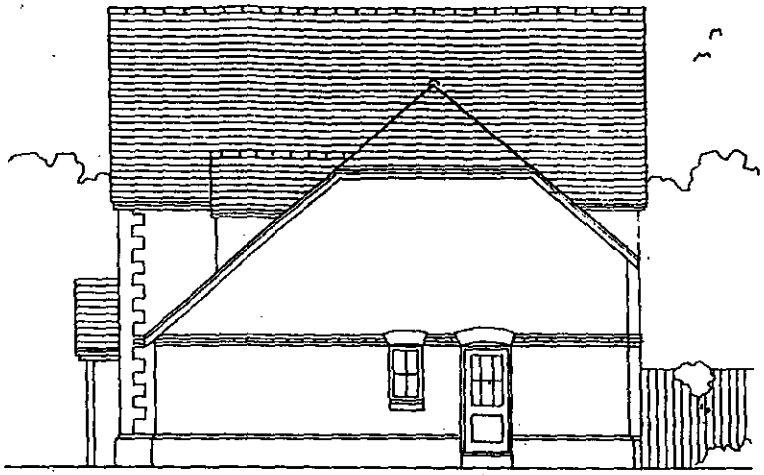
FRONT ELEVATION



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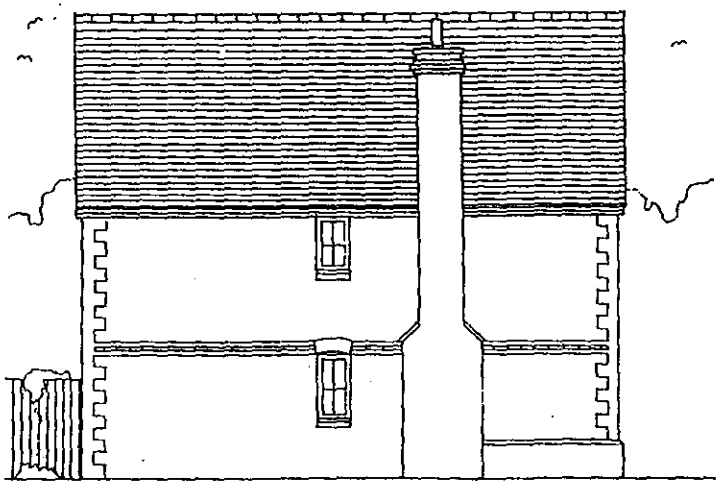

SIDE ELEVATION



REAR ELEVATION

Project
**BUTTS HILL ROAD WOODLEY**

Drawing Title
**HOUSE TYPE B ELEVATIONS**

| Date | Scale | Drawn by |
|---|---|---|
| 01.02.00 | 1:100 | TJ |
| **Project No** | **Drawing No** | **Revision** |
| 9522 | 06 | - |


Barton Willmore
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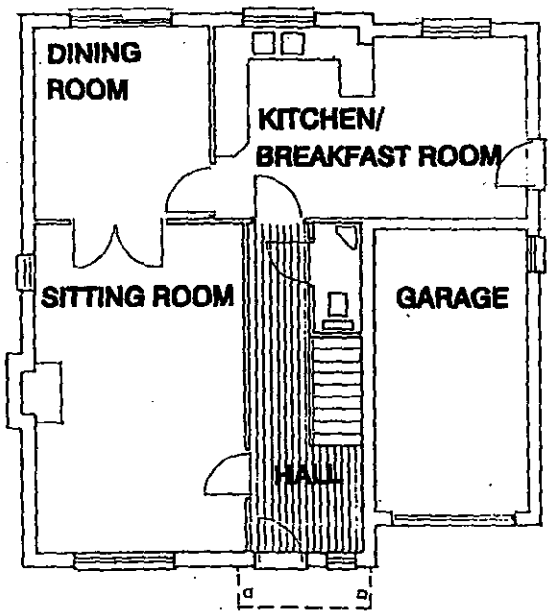
e-mail: [illegible]
Associated offices at: Bristol Cambridge Edinburgh Leeds London Nord Mating (Kent)


414

| Revision | Date | By |
|---|---|---|

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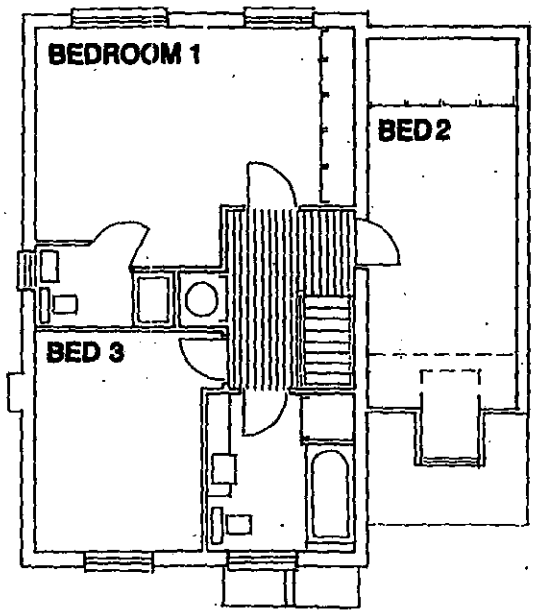


FIRST FLOOR

Project
**BUTTS HILL ROAD WOODLEY**

Drawing Title
**HOUSE TYPE B PLANS**

| Date | Scale | Drawn by |
|---|---|---|
| 01.02.00 | 1:100 | TJ |
| **Project No** | **Drawing No** | **Revision** |
| 9522 | 05 | - |


Barton Willmore
Architecture

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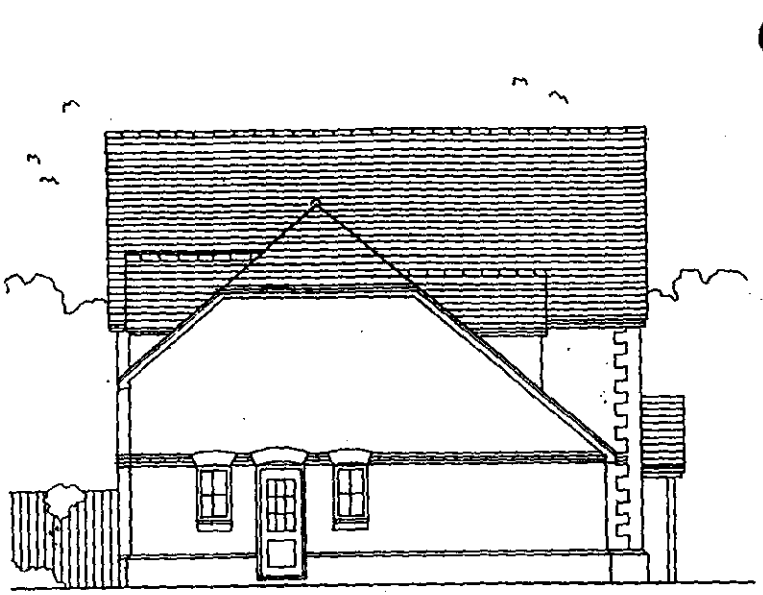
415

Revision Date By



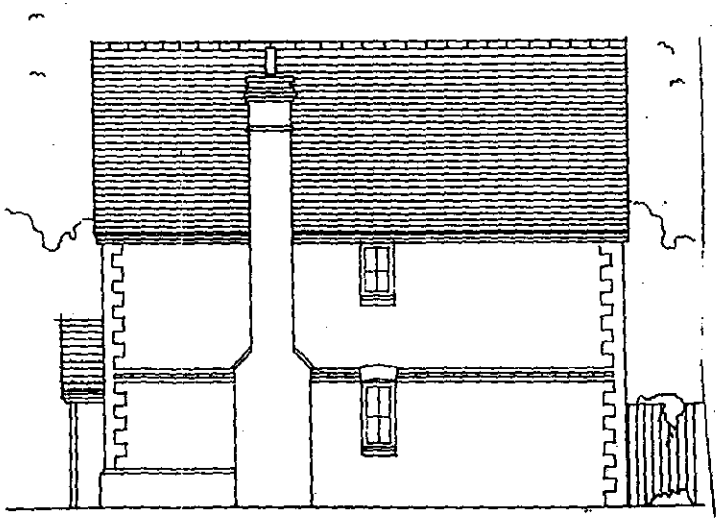
SIDE ELEVATION



FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION

Project
**BUTTS HILL ROAD WOODLEY**

Drawing Title
**HOUSE TYPE C ELEVATIONS**

| Date | Scale | Drawn by |
|---|---|---|
| 01.02.00 | 1:100 | TJ |

| Project No | Drawing No | Revision |
|---|---|---|
| 9522 | 08 | - |

Barton Willmore
Architecture

Architects Master Planners Town Planners
Environmental Consultants Project Services

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Calcot, Reading, RG31 7BW
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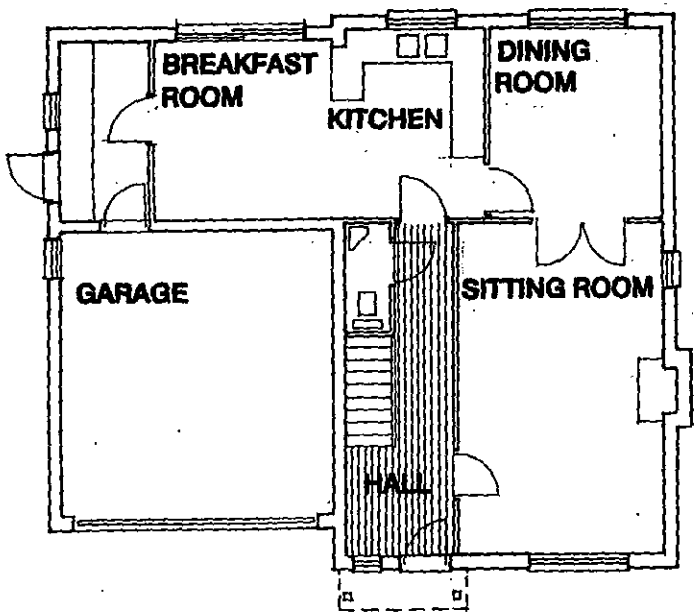
4169

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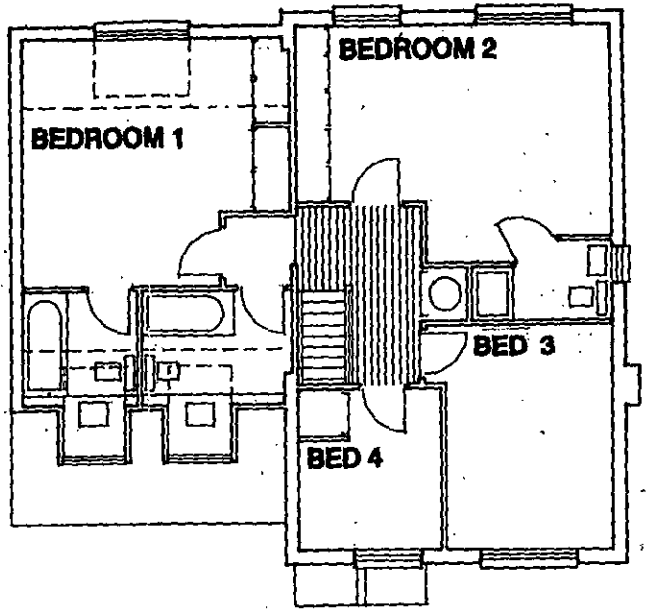


FIRST FLOOR

Project
BUTTS HILL ROAD
WOODLEY

Drawing Title
HOUSE TYPE C
PLANS

| Date | Scale | Drawn by |
|---|---|---|
| 01.02.00 | 1:100 | TJ |

| Project No | Drawing No | Revision |
|---|---|---|
| 9522 | 07 | - |

Barton Willmore
Architecture

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Environmental Consultants Project Services

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Tel: 0118 943 0000 Fax: 0118 943 0001

Tel: (0118) 974 6446

Date:

My ref: F/2000/0996

**CONFIDENTIAL**

Councillor Dredge
67 Welford Road
Woodley
RG5 4QS


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


Dear Councillor

**Application Number: F/2000/0996**
**48 & 50, Butts Hill Road, Woodley, Reading.**
**Proposed demolition of garage and outbuildings at no 50 and construction of estate road, paths, 5 dwellings with garages and replacement garage.**

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

If you have any questions please do not hesitate to contact **Heather Morgan** on **(0118) 974 6446**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than _____

Yours faithfully

Head of Planning and Transportation

---

**LISTING FORM**
Case officer: **Heather Morgan** Application Number: **F/2000/0996**
**48 & 50, Butts Hill Road, Woodley, Reading.**
**Proposed demolition of garage and outbuildings at no 50 and construction of estate road, paths, 5 dwellings with garages and replacement garage.**

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor Dredge

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

Tel: (0118) 974 6446

Date:

My ref: F/2000/0996

**CONFIDENTIAL**

Councillor Ferris
The Corner House
Station Road
Twyford
RG10 9NG

Cllr Leonard


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


Dear Councillor

**Application Number: F/2000/0996**
**48 & 50, Butts Hill Road, Woodley, Reading.**
***Proposed demolition of garage and outbuildings at no 50 and construction of estate road, paths, 5 dwellings with garages and replacement garage.***

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

If you have any questions please do not hesitate to contact **Heather Morgan** on **(0118) 974 6446**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than _____

Yours faithfully

Head of Planning and Transportation

---

**LISTING FORM**

Case officer: **Heather Morgan** Application Number: **F/2000/0996**
**48 & 50, Butts Hill Road, Woodley, Reading.**
**Proposed demolition of garage and outbuildings at no 50 and construction of estate road, paths, 5 dwellings with garages and replacement garage.**

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor Ferris

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

Tel: (0118) 974 6446

Date:

My ref: F/2000/0996

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 McCann
5 Seaford Gardens
Woodley
RG5 3LN

Dear Councillor

**Application Number: F/2000/0996**
**48 & 50, Butts Hill Road, Woodley, Reading.**
**Proposed demolition of garage and outbuildings at no 50 and construction of estate road, paths, 5 dwellings with garages and replacement garage.**

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

If you have any questions please do not hesitate to contact **Heather Morgan** on **(0118) 974 6446**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than _____

Yours faithfully

Head of Planning and Transportation

---

**LISTING FORM**
Case officer: **Heather Morgan** Application Number: **F/2000/0996**
**48 & 50, Butts Hill Road, Woodley, Reading.**
**Proposed demolition of garage and outbuildings at no 50 and construction of estate road, paths, 5 dwellings with garages and replacement garage.**

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor McCann

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

NOTES FROM CTTEE 19/07

COMMENTS

Traffic impact. → TC written comments.
No 22 - 3rd floor - dormers are pd. could be put in anyway.
comfiers - no objection to their loss.
Trees lost - No TPO's nothing we can do. since '88 appeal.
Query why No 48's access is still separate.
Noise & disturbance → acceptable now.
No 46. no objection at appeal. not involved.
W side → deemed acceptable.
Barkham Road.
Char. of the area → refers to trees as defined by Inspector, no reference to what the char. is in any
H'ways - no real objection.
Density - No 50. density acceptable mix from BH Rd & R. Drive.
Sm. rear gdns for semis. → acceptable. west facing. 10m deep.
silver birches - Trees & L'scape have no objection to the current proposal.
Oak tree loss - no obj. adeq. privacy even if tree is lost.
→ jcts in close proximity.
Insp. refined on access position.

REFUSED.

Char. of the area incl. removal of trees.
Overdevelopment
Impact on residents on R'bourne Drive.


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e-mail: aztec@shireinns.co.uk
COTTONS HOTEL
Knutsford Cheshire
Tel: 01565 650333 Fax: 01565 755351
e-mail: cottons@shireinns.co.uk
CROWN HOTEL
Wetheral Cumbria
Tel: 01228 561888 Fax: 01228 561637
e-mail: crown@shireinns.co.uk
KETTERING PARK HOTEL
Kettering Northamptonshire
Tel: 01536 416666 Fax: 01536 416171
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SHIRE INNS

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Fareham Hampshire
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**Application No.** **Received** **Woodley**
**F/2000/0996** **21.03.00**

**Applicant :** **Millgate Homes**
**Location :** **48 & 50 Butts Hill Road, Woodley**
**Proposal :** ***Proposed demolition of garage and outbuildings at No.50 and construction of estate road, paths, 5 dwellings with garages and replacement garage.***

1. This application was deferred at development control committee on 28 June 2000 for a site visit. This took place at 08.30am on 14 July 2000. Any issues raised at this site visit will be reported verbally at committee.

   Various issues were raised during discussions at the above committee and these will be addressed in brief below.

   ***Letters of objection*** – All the letters plus the petition were fully addressed in the report. The case officer takes into consideration all the issues raised and determines whether the concerns are relevant in planning terms. If this proves to be the case, then these are considered alongside planning policy and a professional judgement made.
   ***Highways*** – The Highways Section have raised no objection to traffic generation in respect of the additional dwellings. They have no objection to the proposed access road in terms of its dimensions. Reference was made to the previous appeal decision. The Inspector clearly did not dismiss the appeal on the basis of traffic impact. Application 29444 showed an existing access to No.50 and a new drive to the houses. A revised plan on 30204 showed an adopted bellmouth and footway. The Inspector determined the appeal on the former which was of inadequate width and radii, and not upon traffic generation. Further information from the Highways Department will be addressed verbally at Committee.
   ***Privacy*** – Concerns were raised in respect of overlooking. This has been addressed in the attached report. In paragraph 7 of the decision, the Inspector states *"the development is unlikely to result in any loss of privacy or outlook for occupiers in Ravensbourne Drive and Rochester Avenue."* The proposed dwellings are further from the boundary than the previous appeal. For this reason it is also considered the development would not appear overdominant. The issue of privacy to properties fronting Butts Hill Road is addressed in the attached report.
   ***Noise & disturbance*** – The previous appeal proposed a new access between Nos. 48 (party to the application) and 46 (outside the red line of the site and not party). The Inspector concluded that vehicle movements would result in increased noise and disturbance and determines this is sufficient to have an adverse impact (paragraph 9). However, the access is now proposed between two properties who are actively involved in the application and who have accepted the situation. This is addressed more fully in the attached report.
   ***Loss of trees*** – The previous appeal proposal resulted in the loss of a line of silver birch trees running back into the site, adjacent to the boundary of No.46. A number of trees would also be lost as a result of the positioning of one of the dwellings. In the eyes of the Inspector, the character of the area and its

*"attractive quality results from the large number of trees in the gardens along Butts Hill* Road." The loss of a sylvan setting would significantly affect the character of the area. The current proposal would result in the retention of all of the trees lost in the previous proposal. Trees and Landscape have raised no objection and the previous reason is deemed to have been overcome.
***Character of the area*** – This has been largely covered by the preceding section. The Inspector refused the application as a result of the loss of trees and the consequent impact upon the character of the area. Nowhere is reference made to the unacceptability of backland development or the loss of extensive rear gardens.

A site plan is attached which gives an approximate position of the previous appeal and the current proposal in order to enable Members to make a more informed comparative judgement.

6. **Recommendation** – GRANT planning permission subject to conditions stated on the attached report plus a revision to the S 106 agreement to incorporate local sustainable transport initiatives into the financial contribution earmarked for 'safe routes to schools'.

Heather Morgan

# NOTES FOR CTTEE

① Referred for members site visit.
Issues raised by Members at previous committee have been addressed in the report to this cttee.

② Scheme meets revised PPG3, adequate privacy distances are provided, density and gardens acceptable. No objection in traffic generation terms.

③ One additional letter raising issues of privacy, precedent, character, trees, traffic arguements from 16 Ravensbourne Drive.

④ Scheme allowed ~~[illegible]~~ to rear of 27 Willowside and 7-15 Butts Hill Road
2 schemes refused 1998. Amended schemes overcame the prev. reasons for dismissal
H'way safety not an issue, nor overlooking., wouldn't harm character of the area & living conds of n'hours

"Details of soft landscaping to strengthen the existing hawthorn hedge along the boundary with Ravensbourne shall be submitted to Drive and approved in writing by the LPA. The existing wire fence which exists in the garden of 48 Butts Hill Road along this boundary shall be maintained until the hedging has become succesfully established, at which point the fencing shall be removed and shall not be re-erected" Suggested condition.

| PLANNING SERVICES |
|---|
| POL |
| DC |
| APP |
| CS 0035 HM |
| 10 JUL 2000 |
| COPIES TO: / ACK: |
| FILE: |

16 Ravensbourne Drive
Woodley
Reading
Berks
RG5 4LH
7 July 2000

Mrs. J. Mitchell
Development Control Manager
Wokingham District Council.

Reported to Ctte

Dear Sir,

Planning Application no. F/2000/0996 - Proposed demolition of garage and outbuildings at no. 50 Butts Hill Road and construction of estate road, paths, 5 dwellings with garages and replacement garage at nos. 48 and 50 Butts Hill Road.

1. As you are no doubt aware detailed discussion of the subject application at the Development Control Committee meeting on the 28th of June was deferred pending a site visit by committee members. I attended the meeting having been advised that I could do so by Mrs. J. Jordan in his letter ref. F 2000/0996 dated 23 June. I was puzzled by the statement in his letter that "the application has been recommended for APPROVAL and you can see a copy of the committee report at the Environmental Services Department, Council Offices etc., or at your local Library." Being unable to get to Wokingham before the meeting, I enquired at the Woodley Council Offices where the staff helpfully produced a copy of the agenda for the forthcoming meeting. Whilst the agenda had arrived on the 26th June the council staff were unaware of the committee report referred to by Mrs. Jordan. Woodley Library did not expect to receive a copy of the agenda until the 29th June, the day after the meeting. I imagine it is rare for a committee report to appear before a meeting. Perhaps Mrs. Jordan had a different meeting in mind. Nevertheless, on reading the agenda a number of concerns surfaced and it seemed to me that a direct approach to yourself was appropriate. To aid cross reference my comments are presented in the same order as the subject application assessment.

2. Section 4 - Appraisal
'A'. Comparison with appeal dismissal

continued

The first para statement that " The previous appeal was not dismissed on the basis of impact upon the character of the area or backland development, ...." is not true. Para 10 of the appeal dismissal states " I am also concerned at the effect of the proposal on the character of the area". Likewise, Para 11 states " Moreover, the adverse effect of the proposal on the amenity of nearby residents and on the character of the area would result in demonstrable harm".

The second para focuses solely on the way in which loss of outlook to nos. 46 and 48 Butts Hill Road caused by the 1988 scheme "has been overcome by moving the dwelling and garage significantly further back into the site" That is a slappy statement. Just a casual glance at the 1988 plan shows that it would be impossible. The orientation of dwelling 1 in front of dwelling 3 on the 1988 plan simply wouldn't allow it. The improvement of outlook for nos. 46 and 48 has been achieved by scrapping the original site layout and locating all the new properties as close to the Ravensbourne Drive properties as is practicable and with a total lack of sensitivity. The six worst affected properties in Ravensbourne Drive are facing a loss of outlook (see sketch attached) far more severe than was the case for nos 46 and 48 Butts Hill Road.

None of the overlook distances quoted in the 2nd para appear on the plans, and as a layman in these matters I find this disturbing. Either there are other plans which have not been disclosed for comment or the quoted distances have been scaled from copies of the originals. If the latter, that is bad practice frowned on elsewhere because of the risks of distortion in the copying process and in subsequent storage and handling. The situation might be of less concern if the plans included a representative scale but they do not. I have pointed out the absence of significant dimensions such as the distance of the new properties from existing boundaries to the planning officer on two occasions but no response by way of changes to the plans has been forthcoming. The Woodley Town Council Councillor has made similar comment but to no avail it seems. As it stands, if these are the plans to which a builder might work then the final location of the properties is in the lap of the gods.

Finally, the assessment states that " The proposed dwelling on Plot 3 would be 33 m back from the back of no. 48, as opposed to the 23 m previously proposed and deemed unacceptable by the Inspector" In fact para 8 of the Inspectors report, which discusses loss of privacy and

continued

outlook matter makes no reference to 48 Butts Hill Road at all and nowhere in the report does the Inspector quote actual dimensions; also the plan does not show the quoted 23m distance either.

The third para of 'A' discusses the effect on nos 48 and 50 Butts Hill Road of the new access road between. Suffice to say that the 1988 Inspector's opinion was opposite to the views expressed in the current assessment, and in para 11 of his report he stated that the proposed access would be inadequate. Is it significant that the current plans avoid showing the road width and hence avoid comparison? The fact is that both the road size and the effects of its placement even nearer to the Lavensbourne Drive exit than the 1988 scheme have caused serious concerns to be raised elsewhere and I will not dwell on them.

As to the 3rd para's statement that the new plan will ensure the retention of silver birch trees which were deemed to be important by the Inspector it omits stating that construction of the access drive will result in the removal of a line of four silver birch trees along the boundary between nos. 48 and 50. What price the Inspectors concern about trees?

3. Section B - Principles of development

This states that "The character of the area is identified by large properties in the Butts Hill Road with substantial rear gardens and it is considered that the proposal would maintain that character" I do not understand how infilling with properties having shorter rear gardens (see sketch) than those which they will overlook in Lavensbourne Drive will maintain the character attributed to Butts Hill Road properties. The notion that the infill properties represent a natural transition between Butts Hill Road and Lavensbourne Drive is at best silly and at worst patronising. It would have been better not said. The two semi detached three bedroom houses on plots 1 and 2 of the proposal are about the same size as the "smaller in scale with smaller gardens" properties in Lavensbourne Drive except that, as already noted, plots 1 and 2, like the rest, have shorter gardens.

4. Section C - Density of development and dwelling mix

Section C compares the proposed housing density with current guidelines. Because of the small number of dwellings involved and the constraints of the site the discussion is almost academic although it is noteworthy that

continued

PPG3 does stress that high density development should not be at the expense of the green and open spaces within the urban area, which are important for creating an attractive living environment. That is precisely what the present land use achieves and what the proposed development would degrade. It is obviously prudent and desirable where appropriate to meet national guidelines but this small proposal is a commercial venture for profit no matter what lip service is paid to housing needs. As far as I know there is no obligation on the developer to comply with PPG3 guidelines. It matters not whether the proposal is for 1 or 5 houses. If the developer chooses to abandon the scheme then the density and mix question would be irrelevant and the present outlook would prevail.

Concerning the proposed mix of house sizes the reference to "at least 50% of the dwellings having three bedrooms" is little more than window dressing and worth a giggle. There are only five houses in the project. It follows that there can only be more (or less) than 50% in such a number, half a three bedroom house being somewhat impractical.

Why - Section D - Loss of privacy/overdominance

The section opens with a statement that "The properties in Ravensbourne Drive, Rochester Avenue and Butts Hill Road are all two storeys, with the exception of no. 46 which is a bungalow with a high pitched roof. That is wrong. No. 22 Ravensbourne Drive is a three storey dwelling having possibly the worst loss of privacy/overdominance situation of the six most badly affected properties in Ravensbourne Drive. In total, as shown on the attached sketch, there are 12 dwellings in Ravensbourne Drive abutting the boundary of the development area and will be affected to a greater or lesser extent. The overview situation of nos. 20 and 22 Ravensbourne Drive is particularly aggravated by the closeness of the Plot 3 house to the dog leg Southern Boundary of the existing no. 48 Butts Hill Road plot. The distance looks to be between three and four metres. This is a particular area where a dimension is needed on the drawing. By comparison the overlooking of nos 46, 48 and 50 Butts Hill Road is trivial, which is not to say that their needs should be ignored. As noted previously, various dimensions appear in Section 'D' which are absent from the plans. Their validity, to the layman at least, is suspect. Is clarification is needed.

continued

It is stated in Section 'D' that the distance from the rear walls of plots 3 to 5 to the rear walls of Lavensbourne Drive properties is adequate to ensure no loss of privacy / overdominance, and the situation is enhanced by the presence of retained landscaping ie trees. The fact is that the Lavensbourne properties will be overlooked by 10 upper windows in the new properties whilst for much of the year the boundary trees are bare. The 46 degree distance is a moot point and their future density could be easily arranged.

Regarding the conifer hedge planting on the Southern boundary of the 58 Butts Hill Road plot I have written to the Planning Officer on two occasions pointing out that the plans omit the conifer hedge extension at right angles to the Southern line. See the attached sketch. The absence of the trees from the plans may be simply taken as an invitation to remove them. These particular trees provide an effective year round screen shielding the rear of no. 50 Butts Hill Road from the gaze of Lavensbourne Drive properties and vice versa. The plans should show their presence but so far my comment seems to have had no effect. Certainly their future should be stated on the Arboricultural plan.

It is unfortunate that Section 'D' makes so much of the comparatively minor loss of privacy / overdominance of nos 46, 48 and 50 Butts Hill Road whilst wrongly asserting no loss of amenity for more grievously affected Lavensbourne Drive properties. A more balanced assessment would be appreciated preferably based on a site visit.

Section E - Trees and Landscape

It is said that the Trees and Landscape Section have advised that there is no objection to the removal of a number of trees. Which? In any case they are behind the times. Trees have already been removed ahead of building. Sadly, as shown in the Arboricultural Plan, the Silver Birches referred to by the 1988 Planning Inspector are now in a parlous state. All have suffered from recent topping. Three are category 'C' in poor condition and three are category 'D' to be removed because of poor condition. The damage has come about since the 1988 appeal refusal. Contrary to Section E's understandable optimism, future retention of landscaping (trees) is uncertain in the case of the birches.

Continued

## Section F – Highways and parking provision

This section makes light of the very serious concerns of local people about the hazards of Butts Hill Road. The view of the Highways section that the location of the junction of the new access road would not be prejudicial to highway safety is unsound. The proposed development worsens the situation rejected in 1988. In the light of experience on the ground it is folly to bring the site access drive closer to the Lavensborne Rise exit on to Butts Hill Road. The proposal will result in additional turning movements on to what is now a primary road and will be detrimental to the free flow of traffic. In this instance detrimental means downright dangerous at times. The proposal that the developers contribute £15000 towards safe routes is almost laughable and contradicts the Highways section's opinion on safety. The money is more an indication of the scale of profit to be made. The fact is that in spite of Wokingham Council's considerable efforts to improve safety along that stretch of Butts Hill Road children are still at risk day by day. If it were possible to produce more effective measures no doubt the Council would have done so. Accepting £15000 as conscience money, likely to be absorbed into general funds anyway, is not the way to reduce the inevitable increased aggravation in the area.

## Section G – Concerns of the town council and residents

The bland assertion that the concerns of the Town Council and local residents about issues of traffic, impact on the character of the area, density, loss of trees, privacy and outlook have been dealt with is a travesty of the facts. There is a strong impression that when it speaks of local residents it means only the occupiers of 46, 48 and 50 Butts Hill Road. As far as I am aware there has never been an on the ground look at the situation on the opposite side of the boundary to the development site. There is a need for a more rigourous and factual approach to assessing the impact of the scheme on the area as a whole. Recall the way in which ~~[illegible]~~ the first para of Section A turned the Inspectors' judgement on its head; that alone sapped confidence in what was to follow.

The statement that "Each application is considered on its individual merits and does not set a precedent for further development" is one of these cliche statements common place in these situations. Of course precedent will figure in future applications of this kind along the other Butts Hill Road backlands. Another Butts Hill Road resident

continued

has already said in public that he wants this proposal to open the way for development of his own backyard further along the road. It would be naive to expect otherwise.

3. 5 - Conclusion

It is not the case that there would be no adverse effects on highway safety. It is a silly statement. The report offers no conception of what the use of £15000 in respect of safe routes to schools might achieve. A cursory look at the situation on the ground will show that the local authority has already implemented such practicable arrangements as are possible, and at considerable expense. The possibilities for significant innovation at acceptable cost are limited, more the pity.

Regarding the level and mix of housing referred to, I commented earlier on the notion in Section 'B' about the so called natural transition of property size from large to small across the site. Large being the Butts Hill Road side. On looking at the layouts again it appears that in plan the two four bedroom houses are at least as big, if not bigger, than no. 48 Butts Hill Road. They, and also the detached three bedroom house, are certainly larger in plan than no. 50 Butts Hill Road. This effectively despoils of the graduated size theme, and is another instance where the presence of salient dimensions would have aided comprehension. Even the house plans and elevations lack outline dimensions. They are just pictures. It is not easy to understand how the Development Control Committee can reach considered conclusions in the absence of such crucial data.

Finally, it is nonsense to state that the proposal would produce an acceptable arrangement with adjoining residents. It will not and in its present insensitive state is unlikely to!

4. In conclusion, please accept my apologies for the length of this script. Old age (I shall be the happy recipient of a free TV licence in the near future) has witnessed any capability I may once have had for concise comment. Two final points however. First, the assessment needs careful editing to reduce the potential it has for adverse comment. Second, it is a pity that access problems resulted in rejection of the 1988 appeal.

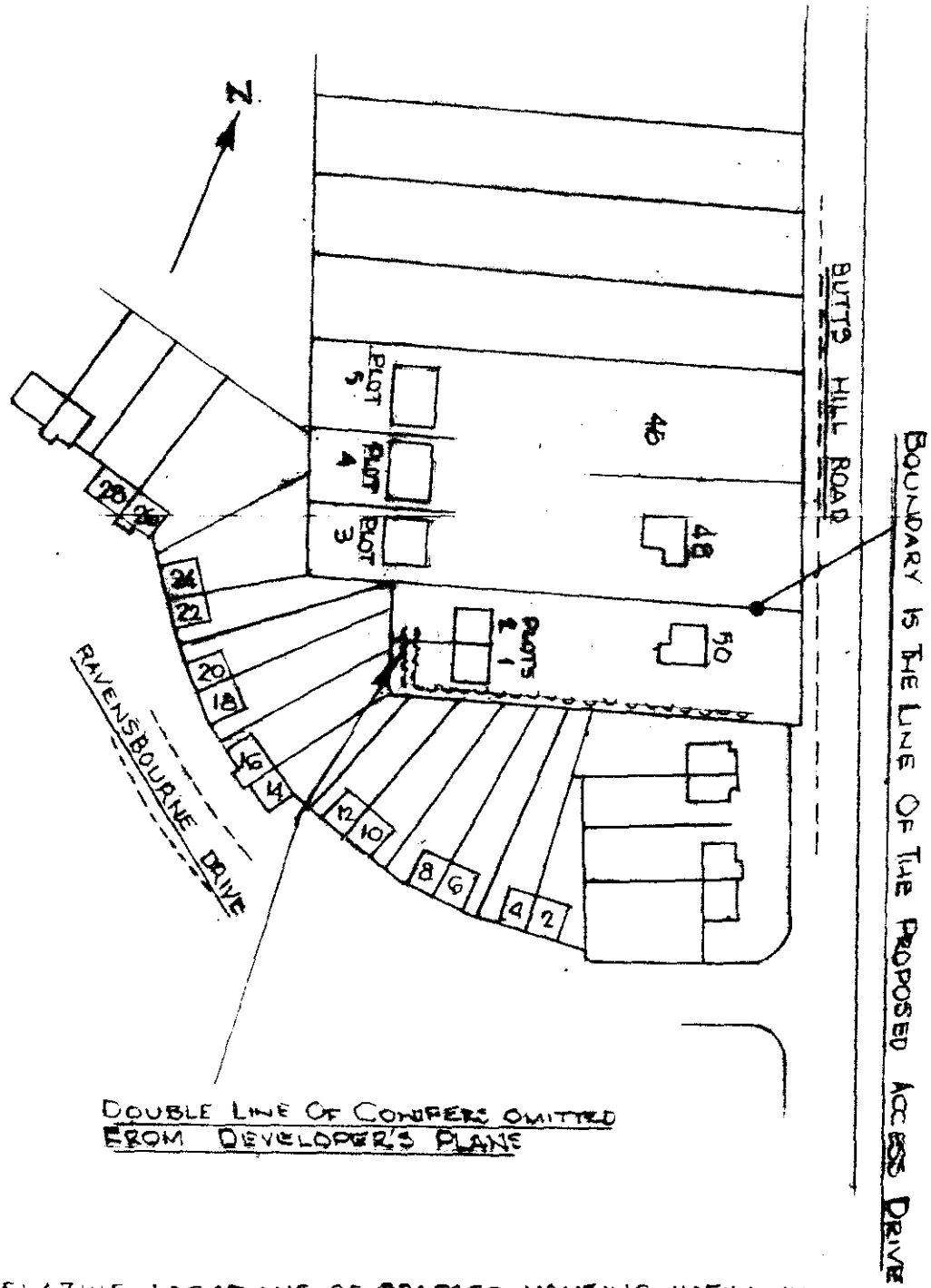
continued

The orientation of the properties proposed then was about optimum in terms of sensitivity to the surrounding properties. Also the Inspector's views on overview and amenity effects on Lavensbourne Drive properties could be accepted without too much heartburn. Overview problems affecting 46 and 48 Butts Hill Road were also capable of remedy. Had the 1988 scheme gone ahead it would not have inhibited development of the 50 Butts Hill Road plot. As I understand it there is space beside that house to allow insertion of a decent property fronting on Butts Hill Road

Yours sincerely

W. P. O'Donnell

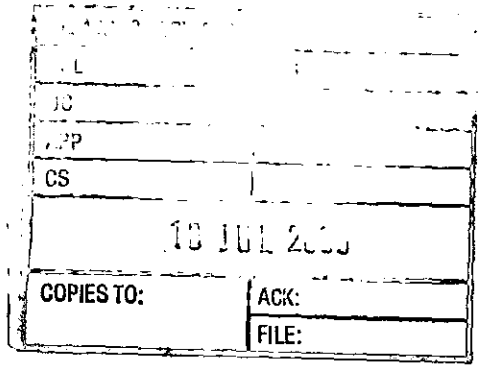
(W. P. O'DONNELL)




RELATIVE LOCATIONS OF PROPOSE HOUSING INFILL IN BUTTS HILL ROAD (PLOTS 1, 2, 3, 4, 5) AND RAVENSBOURNE DRIVE PROPERTIES

EXISTING PROPERTY LOCATIONS DERIVED FROM LAND REGISTRY WOODLEY AND SANDFORD PARISH MAP

SCALE (APPROX) 1/1250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# MEMBERS SITE VISIT 14/7/00

Members in attendence:-
Cllr Linsaman, Cllr Robertson, Cllr Rolls,
Cllr Conway, Cllr Dredge.
(Town Councillor Anne Keenan attended plus 2 reps from Barton Wilmore to show position of the houses).

Concerns raised

Distances to No SO queried eg proximity.
Concerned at the depth of the rear gardens of the semi's.
Concerned at the level of development in this location.
Adequate privacy could be provided for the remaining houses & properties adjacent.
Rear boundary - would wish to see the hawthorn hedge retained and supplemented with additional planting. Keep double fencing until the hawthorn is established
(Condition?)

---

Mix, PPG, adequate depths & distances.
Happy to amend l'scaping condition - if necessary. ie the hawthorn.
1.8m cbf if needed

Tel. Con 17/7

# CONFIDENTIAL

# WOKINGHAM DISTRICT COUNCIL

# MEMORANDUM

From: Tom Callaghan, Highways

To: Heather Morgan, Planning

My Ref: F/2000/0996

Your Ref: F/2000/0996

Date: 10th July 2000

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**PLANNING APPLICATION F/2000/0996**
**48-50 BUTTS HILL ROAD, WOODLEY**
**PROPOSED ERECTION OF 5 DWELLINGS**

At the last DC meeting, Terry Dredge asked for any data the Highway Authority may have on traffic flows and speeds along Butts Hill Road. It has not been possible to collect the data in time for the print deadline of the report, but I will make sure that some additional data will be made available at the Committee meeting.

Many thanks

Tom Callaghan

# MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 28 JUNE 2000 FROM 7.00 PM TO 10.10 PM

*Present: Mrs.D C Beatty, Mr.M J Bryant, Mr S R Conway, Mrs.A N M C Drake, Mr T P Dredge, Mr J L Earnshaw, Mrs J A Lissaman, Mrs M A Long, Mr K A Malvern, Mrs M Robertson and Fiona Rolls.*

*Also present under Standing Order 39: Mr F D Browne, Mr G Cowan, Simon Etheridge, Mr C E Lawley, Mr A Miller, Mr N D Rose and Mrs E L M Siggery,*

## 40. CHAIRMAN

**RESOLVED:** That Mr S.R.Conway be elected Chairman for the meeting.

## 41. ORDER OF BUSINESS

With the agreement of the Committee, the order of business was varied so that those applications where members of the public had indicated a wish to speak could be dealt with first.

## 42. MINUTES

The Minutes of the meeting of the Committee held on 7 June 2000 were confirmed as a correct record and signed by the Chairman.

## 43. APOLOGIES FOR ABSENCE

An apology for absence was submitted from Mr.A J Ross.

## 44. APPLICATION NO 2000/0523 PROPOSED ERECTION OF 7 DWELLINGS WITH ASSOCIATED ACCESS AND DEMOLITION OF EXISTING 2 DWELLINGS, 221-223 NINE MILE RIDE, FINCHAMPSTEAD FOR MR GARDINER & MRS HAWKINS

The Committee considered a report about this application set out on Agenda pages 387 to 395.

Mrs.Bennett and Mrs. A Horsfield attended the meeting and spoke in opposition to the proposal.

Ms.J Ireland, (on behalf of the applicant) attended the meeting and spoke in support of the proposal.

During the debate on this application, Members drew attention to the existing on-street parking problems in Bankside and the officers agreed to investigate the matter.

**RESOLVED:** 1) That Application No.2000/0523 be approved, subject to the conditions set out in the Agenda, together with an additional condition securing the retention of the existing hedges and trees on the boundary of the site and the amendment of condition 2 limiting construction hours to 08.00-17.30 Monday to Friday, 08.00-12.30 on Saturdays and no work on Sundays;

2) That an informative be added to relating to house types;

3) That investigations be made into the possibility of making appropriate trees on the site the subject of a tree preservation order.

(Note: Mrs M A Long asked to be recorded as voting against the decision to approve the application).

## 45. APPLICATION NO 2000/0996 PROPOSED DEMOLITION OF GARAGE AND OUTBUILDING AT NO.50 AND CONSTRUCTION OF ESTATE ROAD, PATHS, 5 DWELLINGS WITH GARAGES AND REPLACEMENT GARAGE, 48 & 50 BUTTS HILL ROAD, WOODLEY FOR MILLGATE HOMES

The Committee considered a report about this application set out on Agenda pages 396 to 417.

In explaining the report, the Head of Planning and Transportation commented that the financial contribution referred to was now to be put towards safer routes to schools and local traffic management schemes.

Mrs C A Jewell, Woodley Town Council, attended the meeting and gave that authority's observations on the proposal.

Mr.G Thomas attended the meeting and spoke in opposition to the proposal.

Mr.P Wescott (on behalf of the applicant) attended the meeting and spoke in support of the proposal.

**RESOLVED:** That consideration of Application No.2000/0996 be deferred to enable a site visit to be undertaken.

**46. APPLICATION NO 2000/1164 PROPOSED REDEVELOPMENT OF GARDEN CENTRE (AMENDMENT TO CONSENT 99/70375/F) KENNEDYS GARDEN CENTRE, BATH ROAD, WARGRAVE, FOR WYEVALE GARDEN CENTRE**

The Committee considered a report about this application set out on Agenda pages 418 to 429.

In explaining the report, the Head of Planning and Transportation informed Members that, since the Agenda had been despatched, an addition letter of objection had been received.

Mrs.E.O'Brian, Wargrave Parish Council, attended the meeting and gave that authority's observations on the proposal.

Mr.McClur-Fisher attended the meeting and spoke in opposition to the proposal.

Mr F D Browne and Simon Etheridge, local Members, attended the meeting and spoke in opposition to the proposal.

In considering the application, Members expressed concern about the scale of the development now proposed, compared to that previously approved and in the circumstances it was

**RESOLVED:** 1) That Application No.2000/1164 be refused on the grounds that it represented inappropriate development in the Green Belt;

2) That a report be submitted to a future meeting on what further action might be appropriate.

**47. APPLICATION NO 99/69539 PROPOSED ERECTION OF BUILDING FOR USE AS A BOATHOUSE, LANDING STAGE AND ANCILLARY WORKS, UPPER THAMES ROWING CLUB, REMENHAM LANE, REMENHAM, FOR UPPER THAMES ROWING CLUB**

The Committee considered a report about this application set out on Agenda pages 439 to 451.

In explaining the report, the Head of Planning and Transportation informed Members that, since the Agenda had been despatched, an additional representation had been received.

Mr. Southwell attended the meeting and spoke in opposition to the proposal.

Mr.G Beard and Mr P Bucket attended the meeting and spoke in support of the proposal.

Mr F D Browne, a local Member, attended the meeting and expressed concerns about the proposal. He referred particularly to unauthorised dumping of soil on the site and the need for consideration to be given to the travel arrangements for users of the site.

| Application No. | Received | Woodley |
|---|---|---|
| F/2000/0996 | 21.03.00 | |

**Applicant :** **Millgate Homes**
**Location :** **48 & 50 Butts Hill Road, Woodley**
**Proposal :** **Proposed demolition of garage and outbuildings at No.50 and construction of estate road, paths, 5 dwellings with garages and replacement garage**

1. **Planning History** –

O/308/66 -Outline 1 dwelling to rear/of 46 & 48. Refused 2/1/67.
29444 -Erection of 3 detached dwellings with garages and parking with new access from Butts Hill Road. Refused 29/1/88 on basis of backland development too close to plot boundaries, loss of privacy and amenity, junction is substandard, does not incorporate adequate facilities to enable a service vehicle to turn on site.
-Dismissed 1/11/88. (Appeal decision attached at Appendix 1).

2. **Proposal** - is for the demolition of the garage at No.50 and the construction of a new access between 48 and 50 Butts Hill Road, leading to 3 detached 2 storey dwellings and a pair of semi-detached properties. This will comprise 3 three bedrooms and 2 four bedrooms.

3. **Consultations** -
   - ***Woodley Parish Council*** – Traffic conditions worse than in 1988 appeal. Concerned traffic does not keep to the speed limit. Existing residents have problems getting out of drives. Butts Hill Road is used by many school children – safety issues. Parking problems would be exacerbated. Loss of privacy to Ravensbourne Drive, new access road closer to existing houses. New dwelling intrusive on existing bungalow (Willowside). Increased security risk for houses bordering the site.
   - ***Trees and Landscape*** – No objections to proposal in principle. Although the proposals will require the removal of a number of trees but these are of minor significance. Site layout indicates outline proposals only and a detailed landscape scheme should be produced. There is considerable scope for additional tree and shrub planting.
   - ***Highways*** - No objection subject to conditions and a financial contribution of £15,000 towards safe routes to school.
   - ***3 letters of no objection/20 letters of objection*** – Concerned at extra traffic onto Butts Hill Road, detrimental to character of the area being low density, loss of trees onto gardens of Ravensbourne Drive, loss of outlook and privacy, access road leaves inadequate width for parked cars, any development would set an undesirable precedent, additional noise from extra traffic, noise during construction, loss of security to rear gardens. Petition of 34 signatures raising similar issues.

4. **Appraisal** – The main issues are;

   A. Comparison with appeal dismissal
   B. Principle of development (Berkshire Structure Plan policies EN1, H5; Loddon Area Local Plan policies LTV1, LH1; Wokingham District Local Plan (Deposit Draft) as modified policies WOS3, WH1).
   C. Density of development and dwelling mix (Berkshire Structure Plan policy H9; Loddon Area Local Plan policies LH8, LBE2; Wokingham District Local Plan (Deposit Draft) as modified policy WH6).
   D. Loss of privacy/overdominance (Berkshire Structure Plan policy EN1; Loddon Area Local Plan policies LBE2, LBE5; Wokingham District Local Plan (Deposit Draft) as modified policies WOS3, WBE1).
   E. Trees and landscape (Berkshire Structure Plan policy EN1; Loddon Area Local Plan policies LBE8, LBE9; Wokingham District Local Plan (Deposit Draft) as modified policy WBE10).
   F. Highways and parking provision (Berkshire Structure Plan policies T6, T7; Loddon Area Local Plan policy LH1, LT5, LT6; Wokingham District Local Plan (Deposit Draft) as modified policies WOS3, WH1, WT6, WT7).
   G. Concerns of Woodley Town Council and residents

A. Comparison with appeal dismissal

The previous appeal was not dismissed on basis of impact upon the character of the area or backland development, but on an unacceptable access arrangement, loss of privacy to 44 and 50, loss of outlook to 46, noise and disturbance to 46 and loss of planting on the road and within the site (silver birches).

Any loss of outlook to No.46 from the previous proposal has been overcome by moving the dwelling and garage significantly further back into the site. The northernmost unit now proposed would relocated 48m from rear wall of No.46 and 13m from their garden boundary. The proposed dwelling on plot 3 would be 33m from back of No 48, as opposed to the 23m previously proposed and deemed unacceptable by the Inspector. These distances are considered sufficient to ensure that there is no overlooking, and that the two storey dwelling does not appear overdominant when viewed from the bungalow at No 46.

Access to the new dwellings is now proposed between Nos 48 and 50, as opposed to Nos 46 and 48. Whilst the construction of a road serving 5 dwellings would increase traffic between the two houses, the owners of these properties have been involved in discussions on the proposal. As such, it is considered that the owners are well aware of any impact in terms of noise, headlights etc and have accepted this. Subsequent owners would also be aware of the situation. On this basis, no objection is now raised to the introduction of an access between two established dwellings. The alteration of the access will also ensure the retention of silver birches which were deemed to be an important feature by the Inspector, as well as a number of large trees on the Butts Hill Road frontage.

B. Principle of development

The site lies within the identified settlement where development is acceptable in principle subject to other policies in the plan. The site could be classified as backland but does allow for infill of large gardens. The character of the area is identified by large properties in Butts Hill Road with substantial rear gardens and it is considered that the proposal would maintain that character. The properties in Ravensbourne Drive and Rochester Avenue have smaller gardens and are smaller in scale. The proposed development would represent a natural transition between Butts Hill Road and Ravensbourne Drive and Rochester Avenue.

C. Density of development and dwelling mix

Revised PPG3 'Housing' advises that schemes should aim to achieve a minimum of 30 dwellings per hectare. However, consideration needs to be given to the character of the surrounding area and the backland nature of the site. As such, it is constrained by the access into the site and the need for adequate distances to prevent overlooking/overdominance to existing properties and gardens. The existing density for the site is 5 dwellings per Ha. As proposed, the development would provide 18 dwellings per Ha. Whilst this density is below government guidelines it is considered to go some way towards meeting housing needs, and represents an improvement upon the existing situation. A denser development of smaller dwellings would be considered out of character with the surrounding area.

The scheme proposes a mix of 3 three bedrooms and 2 four bedrooms. The Council has an identified need for 1, 2 and 3 bedrooms in particular through the Housing Needs Survey. Whilst the scheme does not provide for smaller dwellings, at least 50% are 3 bedrooms. The sizes of dwellings are also contemporaneous with the surrounding area and no objection is raised on this basis. It is not considered that in the light of recent appeal decisions, that a refusal could be substantiated on the basis of a lack of mix of dwellings.

D. Loss of privacy/overdominance

The properties in Ravensbourne Drive, Rochester Avenue and Butts Hill Road are all two storeys, with the exception of No.46 which is a bungalow with a high pitched roof. Plots 3-5 have 15m deep gardens and their rear walls would be a minimum of 35m from the rear walls of properties in the drive and along the avenue. This is adequate to ensure no loss of privacy or overdominance. Existing landscaping along this boundary is to be retained which will minimalise the visual impact of any dwellings. Plots 3 – 4 would be located 35m from the rear wall of No.48, which will maintain adequate privacy. A distance of 30m would exist between No.50 and Plots 1 & 2 which is again deemed adequate. Plot 5 is proposed to be a 2 storey dwelling and would be some 38m from No.46. This property is a bungalow but has a high roof. However, the proposed dwelling is sufficiently distant not to appear overdominant. In addition, new planting of trees is proposed on the rear boundary of No.46. On this basis, the impact on No.46 is not deemed to be detrimental.

E. Trees and landscape
A large number of trees on the application site are to be retained, including the Silver Birches referred to by the previous planning Inspector. The Trees and Landscape section have advised that there is no objection in principle to the removal of a number of trees. This is subject to an acceptable detailed landscape scheme. Retention of landscaping will assist in the integration of the new development in the existing area.

F. Highways and parking provision
Adequate parking can be provided for the individual dwellings within curtilage, through integral garages and parking spaces. The proposal will result in the introduction of a new access onto Butts Hill Road. This would be within 42m of Ravensbourne Drive and the nearby crossing facilities. Highways do not consider that the location of the junction would be prejudicial to highway safety. In addition, the number of additional vehicles generated by the new dwellings is not considered sufficient to have an appreciable impact upon overall traffic levels utilising Butts Hill Road. Notwithstanding, the above the Highways Department consider that there will be some impact. As such, there is considered to be a justified request for financial contributions towards 'safe routes to schools' in the vicinity of the application site. The developers have agreed to contribute £15,000 towards such facilities in the locality.

G. Concerns of the Town Council and residents
The concerns of the Town Council and local residents are noted. Issues of traffic, impact on the character of the area, density, loss of trees, privacy and outlook have been dealt with above. Each application is considered on its individual merits and does not set a precedent for further development. Whilst the development will result in some additional noise, in relation to background levels and overall traffic movements this would be negligible. Noise during construction can be covered by condition. It is not considered there would be a loss of security to gardens as they are either back to back or clearly in the view of the proposed dwellings.

5. **Conclusion** – The proposal would result in an acceptable level and mix of housing within the identified settlement. It would produce an acceptable arrangement with adjoining residents, and the majority of trees on site will be retained. There would be no adverse impact upon highway safety and a contribution has been negotiated in respect of safe routes to schools.

6. **Recommendation** – GRANT planning permission subject to agreement on a Section 106 agreement to secure financial contribution of £15,000 towards 'safe routes to schools' and to the following conditions:

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

2. This relates to the application as amended by and shall be carried out in accordance with revised dwg No. 9522/01E submitted to the Local Planning Authority on 01/06/00.

3. No work of any sort shall take place between the hours of 1800 and 0800 Monday to Fridays and 1330 to 0830 Saturdays and no work shall take place on Sundays or Bank Holidays.

4. Prior to the commencement of development details of the proposed slab levels of the proposed dwellings shall be submitted to and approved in writing by the Local Planning Authority. The constructed development shall not vary from the approved levels.

5. The area shown on the permitted drawings for vehicle parking, garaging and turning shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

6. The area shown on the permitted drawings for vehicle parking, turning, loading and off-loading shall be kept available for such uses and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this reserved space.

7. No development shall be commenced until visibility splays of 2.5m by 90m to the left and 4.5m by 90m to the right have been provided at the junction of Butts Hill Road. The visibility splay shall thereafter be kept free of all obstructions to visibility over a height of 0.6 metres above carriageway level.

8. Provision shall be made to accommodate all site operatives' visitors' and construction vehicles loading, off-loading, parking and turning within the site during the construction period in accordance with details to be submitted to and agreed in writing by the Local Planning Authority.

9. Adequate precautions shall be taken during the construction period to prevent the deposit of mud and similar debris on the adjacent public highways in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

10. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include [proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (eg. furniture, play equipment, refuse or other storage units, signs, lighting etc); proposed and existing functional services above and below ground (eg. drainage power, communications cables, pipelines etc indicating lines, manholes, supports etc); retained historic landscape features and proposals for restoration, where relevant].

11. Soft landscape works shall include [planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed number/densities where appropriate; implementation and maintenance programme].

12. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed with the Local Planning Authority.

13. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed in accordance with the approved details before first occupation.

14. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons (1 November - 31 March) following the first 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 dangerous, damaged or diseased shall be replaced in the next planting season with others of similar size and species.

15. Existing trees, hedgerows and shrubs identified on the approved plans for retention shall not be damaged or destroyed, nor shall they be uprooted, felled or pruned for a period of 5 years after completion of the permitted development. Any trees, shrubs or hedgerows removed or which die or become dangerous, damaged or diseased before the end of that period shall be replaced with new trees, shrubs or hedging species of such size, species and in such number and position as may be agreed in writing by the Local Planning Authority before the end of the first available planting season following their loss or removal (November - March inclusive).

16. 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.

**REASONS**

1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.
2. For the avoidance of doubt.
3. In the interests of residential amenity.
4. In the interests of the character and amenities of the locality.
5. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.
6. 7. In the interests of highway safety.

8.In the interests of highway safety and convenience.
9.10.11.12.1314.To enable the development to assimilate into its surroundings.
15.In the interests of the future health and amenity value of the trees.
16.To ensure a satisfactory external appearance.

Heather Morgan

WTC & residents comments CTTEE 28/06.

R'bourne Drive.

Dwgs - inadeq. (not shown on site layout.)
Sch. of trees inadeq → T & L satisfied.
R'bourne Drive - proxim. to jct of concern.
movies → T. Dredge advised. Advise verbally
not
cumulative impacts.
397 - b'land devel. → on the frontage - has been
trees amenity & character addressed.

WOS3 + WBE' - no impacts.
Houses → acceptable distance.
✓① loss of char. to total area
✓② loss of trees → no obj. from T&L.
✓③ mix → loss of appeal.
✓④ highways
✓⑤ Massing on R'bourne Drive.

3 storey - presumably dormer extension
to difference in terms of recommend
✓Impacts on traffic levels - h'ways no obj.
✓Dims of access road - h'ways no obj.
Precedents - each
✓Letters - not seen as inconsequential by case
officer. Not been disregarded by officer
as to been addressed in the report.

T.D - wants more info on the h'ways issue

⊛ Defered for site visit ⊛

Please E Mail
Heather

Development Control Sub-Committee
~~Committee Date~~ 28/6/00

Application No. ~~Application No.~~ F/2000/0996 | Received ~~Received Date~~ 21/3/00 | Parish Woodley

Applicant : ~~Applicant~~ Millgate Homes
Location : ~~Location~~ 48 & 50 Butts Hill Road, Woodley
Proposal : ~~Proposal~~ Proposed demolition of garage and out-buildings at No 50 and construction of estate road, patios, 3 dwellings with garages and replacement garage.

1. Planning History - See report attached
2. Proposal -
3. Consultations -
   - *Consultation* See report attached
4. Appraisal - See report attached

   A.

   A.
5. Conclusion - See report attached
6. Recommendation - See report attached.

is for the ~~erection~~ demolition of the garage at No 50 and the construction of a new access between 48 and 50 Butts Hill Road, leading to 3 detached 2 storey dwellings.

**WORK SHEET FOR :** Heather Morgan

**Application Number :** F/2000/0996

**Applicant :** Millgate Homes C/O The Barton Willmore Partnership Reading Ltd.

**Location :** 48 & 50, Butts Hill Road, Woodley, Reading.
**Proposal :** Proposed demolition of garage and outbuildings at no 50 and construction of estate road, paths, 5 dwellings with garages and replacement garage.

**Site Notice Displayed ? :** YES [ ] NO [✓] DATE [ ]

**Date of Neighbour Notifications :** 30/3/00

**Date of Site Visit :** 4/4/00

**Date Registered : 21/03/2000**

**Earliest Date for Decision : 25/04/2000**

**Latest Consultation Date/Site Notice Expiry Date : 25/04/2000**

**Application Expiry Date: 16/05/2000**

**Consultation Responses :**

① Woodley PC - Traffic conditions worse than in 88 appeal. Concerned that traffic doesn't keep to the speed limit. Existing residents have problems getting out of drives. Butts Hill Road is used by many school kids → safety issues. Parking problems would be exacerbated. Loss of privacy to Ravensbourne Dre, new access road closer to existing houses. New dwellings intrusive on existing (Willowside). Inc. security risk for houses bordering the site.

~~Planning Issues :~~

② Trees and Landscape - No objections to proposal in principle. Although the proposals will require the removal of a number of trees, but these are of minor significance. Site layout indicates outline proposals only and a detailed landscape scheme should be produced. There is considerable scope for additional tree and shrub planting.

③ Highways - No objection subject to conditions and a financial contribution towards cycle route provision.

④ 3 letters of no objection
20 letters of objection – Concerned with extra traffic onto Butts Hill Road, detrimental to character of the area being low density, loss of trees onto gardens of Ravensbourne Drive, loss of outlook and privacy, access road leaves inadequate width for parked cars, any development would set an undesirable precedent, additional noise from extra traffic, noise during construction, loss of security to rear gardens.
Petition of 34 signatures raising similar issues.

Planning History

0/308/66 – Outline. 1 dwelling to r/o 46 & 48
– Refused 2/1/67.

29444 – Erection of 3 detached dwellings with garages and parking with new access from Butts Hill Road.
– Refused 29/1/88.
Backland development too close to plot boundaries, loss of privacy and amenity, junction to substandard, does not incorporate adequate facilities to enable a service vehicle to turn on site.
– Dismissed 1/11/88.

Appeal – development is unlikely to result in any loss of privacy for Ravensbourne Dve and Rochester Avenue.
– No 46 would experience a loss of outlook from construction of dwelling.
– No 50 would experience a significant loss of outlook.
– New access would result in increased noise and disturbance, and would adversely affect the amenity of adjoining residents through noise
– Quality of area results from the large number of trees in the gardens along Butts Hill Road. Loss of some of these trees would affect character of the area
– Proposed access off Butts Hill Road would be inadequate.

NOD necessary for the report.

Planning Issues

1/ Comparison with appeal dismissal

Appeal was dismissed on basis of loss of privacy or outlook to properties to rear. Appeal was dismissed on basis of general impact upon the character of the

Application Number: F/2000/0996

Appraisal :

area. Not refined on backland development. Loss of outlook to No 46 → dwelling and garage moved further back into the site. Now proposed to be 48m from rear of No 46 and 13m from rear boundary. This provides a better relationship. (Consider reference to SO Butts Hill Road should in fact relate to No 48). The proposed dwelling on plot 3 would be 33m from back of 48. Previously it would have been approx. 23m. These new distances are deemed adequate to prevent overdominance / loss of outlook. (See below for more detailed assessment). Access now proposed between 48 and SO, as opposed to 46 and 48 as previously. Whilst the construction of a road serving 5 dwellings would increase traffic the application has been submitted by Nos 48 and SO. As such, it is considered they are well aware of the impact in terms of noise, headlights etc and have accepted this. Subsequent owners would also be aware of the situation. (See below for more detailed assessment). The current proposal alters the access, which is now to be between Nos 48 and SO. This will ensure the retention of Silver Birches which were deemed to be an important feature by the Inspector. A number of large trees on Butts Hill Road are to be retained, which deals with the previous Inspectors concerns.

2/ Principle of development

The site lies within the identified settlement where development is acceptable in principle subject to other policies in the plan. The site could be classified as backland, but does allow for infill of large gardens. Whilst the character of the area is identified by large properties in Butts Hill Road with substantial rear gardens, it is not considered that the proposal would adversely affect that character. The properties in Ravensbourne Drive and Rochester Avenue have smaller gardens and are smaller in scale. The proposed development would represent a transition between Butts Hill Road and Ravensbourne Drive and Rochester Avenue.

~~Recommendation: Approval ☐ Refusal ☐~~
~~(tick appropriate box)~~

3/ Density of development

Revised PPG3 advises that schemes should aim to achieve a minimum of 30 dwellings per Hectare. However account also needs to be taken of the character of the surrounding area and the fact this is a backland site. As such, it is constrained by the access into the site and the need for adequate distances to prevent overlooking / over-dominance to existing properties and gardens. The existing density for the site is 5 dwellings per Ha. As pro-

posed, the proposal would provide 18 dwellings per Ha. Whilst this density is below government guidelines it is considered to go some way towards meeting housing needs. A denser development of smaller dwellings would be considered out of character with the surrounding area.

4/ Dwelling Mix

The scheme proposes a mix of 3x3 beds and 4x2 beds. The Council has an identified need for 1, 2 and 3 beds in particular. Whilst the scheme does not provide for smaller dwellings, at least 50% are 3 beds. The size of dwellings are also contemporaneous with the surrounding area and no objection is raised on this basis. It is not considered that in the light of recent appeal decisions, that a refusal could be substantiated on the basis of a lack of mix of dwellings.

5/ Loss of privacy / overdominance

The properties in Ravensbourne Drive, Rathmore Avenue and Butts Hill Road are all two storeys, with the exception of No 46 which is a bungalow with a high pitched roof. Plots 3-5 have 15m deep gardens, and their rear walls would be a minimum of 35m from the rear walls of properties in the Drive and along the Avenue. This is adequate to ensure no loss of privacy or overdominance. Existing landscaping along this boundary is to be retained which will minimise the visual impact of any dwellings. Plots 3 & 4 would be located 35m from the rear wall of No 48, which will maintain adequate privacy. A distance of 30m would be between No 50 and Plot 1 or 2 which is again deemed adequate. Plot 5 is proposed to be a 2 storey dwelling and would be some 38m from No 46. This property is a bungalow, but has a high roof. However, the proposed dwelling is sufficiently distant, so as not to appear overdominant. In addition, new planting of trees is proposed on the rear boundary of No 46. On this basis, the impact on No 46 is not deemed detrimental.
(Note - whilst the garage for No 50 is set back from the rear of the dwelling, No 50 are party to the application and so not deemed appropriate in this instance to require the re-siting of the garage).

6/ Trees and Landscape

A large number of trees on the application site are to be retained, including the silver birches referred to by the previous Planning Inspector. The Trees and Landscape

Section have advised that there is no objection in principle to the removal of a number of trees. This is subject to an acceptable detailed landscape scheme. Retention of landscaping will assist in the integration of the new development in the existing area.

7, Highways and parking provision

Adequate parking can be provided for the individual dwellings within curtilage, through integral garages and parking spaces.

The proposal will result in the introduction of a new access onto Butts Hill Road. This would be within 42m of Ravensbourne Drive and the nearby crossing facilities. Highways do not consider that this would be prejudicial to highway safety. The number of additional vehicles generated by the new dwellings is not considered sufficient to have an appreciable impact upon traffic levels utilising Butts Hill Road. Nonetheless, the above the Highways Department consider that the impact there is is above 'de minimus'. As such, there is considered to be an justified request for financial contributions towards cycle route provision in the vicinity of the application site.

8, Concerns of the Town Council and residents

Issues of traffic, impact on the character of the area, density, loss of trees, privacy and outlook have been dealt with above. Each application is considered on its individual merits and ~~approval~~ does not set a precedent for further development. Whilst the development will result in some additional noise, in relation to background levels and overall traffic movements this would be negligible. Noise during construction can be covered by condition. It is not considered there would be a loss of security to gardens as they are either back to back or clearly in the view of the proposed dwellings.

Recommendation: — ~~[illegible]~~, GRANT planning permission subject to, agreement on a Section 106 Agreement to secure financial contributions towards

cycle ways provision ; and to the following conditions :—

| | | |
|---|---|---|
| 1 | SC01 | SR02. |
| 2 | SC04 | SR04 Dwg No 9522/01.E received 01/08/00 |
| 3 | SC17 | SR10. |
| 4 | SC18 | SR17 |
| 5 | SC23 | SR06 parking/garaging/turning. |
| 6 | SC24 | SR13 |
| 7 | SC31 | SR13 ? |
| 8 | SC33 | SR14 |
| 9 | SC34 | SR14 |
| 10 | SC40 | SR16 |
| 11 | SC41 | SR16. |
| 12 | SC42 | SR16 |
| 13 | SC45 | SR16 |
| 14 | SC48 | SR16. |
| 15 | SC49 | SR18. |
| 16 | SC52 | SR12. |

# RECORD OF SITE VISIT

SITE ADDRESS: 48 & 50 Butts Hill Road Woodley Reading.

APPLICATION NUMBER: F/2000/0996

OFFICER: Heather Morgan

DATE OF SITE VISIT: 4/4/00

1 SITE/STATUTORY NOTICE DISPLAYED ? No

2. DESCRIPTION OF SURROUNDINGS Residential development surrounding the site. Properties in Ravensbourne Dre + Rochester Ave. are 2 storey dwellings. Some rear dormers in roof.

3. DESCRIPTION OF SITE/BUILDING Currently tree rear gardens of 48 + 50. Raw. Dre properties have reasonable length gardens. Butts Hill Rd properties are v. well spaced. 2 storey detached 48 + 50. No 46 bungalow (high roof)

no 50 - no side widows No 48 one 1st floor side widow.

4. RELATIONSHIP TO ADJOINING PROPERTIES B. Hill Rd properties - all in one line. No 46 - no 1st floor rear windows.

5. SITE CONSTRAINTS

TREES Numerous trees on site. frontage trees and one to rear appear the best.

ACCESS/PARKING Two existing access points. One new one to be created. Reasonably busy road but good visibility

LEVELS Relatively flat across the site -

BOUNDARY TREATMENT mix of 2m close hedges.

OTHERS N/A

Tel. 0118 974 6446 (Direct Line)
E-mail: Heather.Morgan@wokingham.gov.uk
Date. 6 November, 2000
My ref. HPM/F/2000/0996/Post App
Your ref.

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

Mr. L. Vernon,
Barton Wilmore Partnership Reading Ltd,
Beansheaf Farmhouse,
Bourne Close,
Calcot,
Reading.
RG31 7BW.

**WITHOUT PREJUDICE**

Dear Mr. Vernon,

**AMENDED SCHEME FOR 48 AND 50 BUTTS HILL ROAD, WOODLEY**

I refer to your letter dated 121 October 2000, with enclosed plans, regarding the above. I apologise for the delay in replying which is due to pressure of work.

As you are well aware, whilst the application was recommended for approval by the officer it was overturned at committee. The application was refused on three grounds:
(1) Piecemeal development of a backland nature in an area characterised by substantial rear gardens. The access would result in the loss of a number of Silver Birches which contribute positively to its character.
(2) The number of units on site presents a cramped form of development constituting overdevelopment.
(3) The development would result in overlooking and loss of privacy to the detriment of the residential amenity of the occupants in Ravensbourne Drive.

The revised scheme proposes a number of alterations. The pair of semi's adjacent to No 50 have been deleted and replaced by one dwelling. The garden depth of this property has been increased from 12m to 15m. The dwelling has also been designed to ensure minimal overlooking.

Backland Development
The amendments proposed would not overcome this reason for refusal, although you should note that the officer recommendation was not for refusal on this basis. It appears from the plans that the access arrangements are identical, resulting in the loss of the Silver Birch trees.

Overdevelopment
The revised scheme reduces the number of dwellings from 5 to 4. The fourth proposed dwelling has also been repositioned further from the boundary with Ravensbourne Drive to allow for more garden space. This is considered to represent a material improvement upon the previous scheme. You may also recall that this alteration was suggested by

one of the members on the committee site visit, who may view this element of the scheme in a more positive light.

Privacy

It is noted that the fourth dwelling has been designed to move habitable room windows as far as possible away from the boundary. However, this in itself is unlikely to overcome the third reason for refusal which will still stand for the remaining three dwellings.

On the basis of the above, the revised scheme would not overcome two of the three reasons for refusal. Any officer would obviously need to take the previous reasons for refusal into account along with the original officer recommendation for approval, and come to a recommendation. Unfortunately the final decision is likely to rest with the development control committee, of whose views your client is no doubt aware.

This letter represents an Officer opinion and cannot be seen to prejudice the decision of the LPA on any application submitted.

Yours sincerely,

HEATHER MORGAN

Senior Planning Officer

**The Barton Willmore Partnership Reading Limited**
Beansheaf Farmhouse, Bourne Close, Calcot,
Reading, RG31 7BW.
Tel 0118 943 0000 Fax 0118 943 0001
e-mail: housing@reading.bartonwillmore.co.uk

PLANNING SERVICES | HPT 35240
PDL | RLS
DC | ENF
APP |
CS |
12 OCT 2000
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FILE:
Reply reqd

Barton Willmore
Architecture

District Planning Officer
Wokingham District Council
P O Box 157
Shute End
WOKINGHAM
Berks RG40 1WR
**For the attention of Ms H Morgan**

9522/A3/LRSV/JCR
11 October 2000

Dear Sirs

**48 AND 50 BUTTS HILL ROAD, WOODLEY, READING**
**REFUSAL NOTICE F/2000/0996**

Further to the issue of the above planning refusal notice and, as a result of subsequent discussions with Heather Morgan, we are as agreed, submitting revised proposals for your comments prior to the preparation and submission of a new planning application.

Please therefore find enclosed, a copy of the revised site plan drawing no 9522/01F and house type 'D' drawing nos 9522/11 and 12.

These proposals show the omission of the pair of semi detached, 3 bed houses on plot no 1 in favour of a single 4 bed house with integral garage.

The new house type has been designed specifically for this plot and in its 'L' shaped form, its siting allows for a generous rear garden of some 15½ metres, which now retains all the existing trees along the south western boundary and will also include the fruit trees within the plot. The orientation of the dwelling and relationship of habitable rooms to adjoining properties will ensure the maximum privacy for all residents.

We believe these changes address the reasons for refusal set out in the above decision and therefore would be grateful for comments at your earliest convenience.

Yours faithfully

**L R S VERNON**

Enc
cc
G Meier – Millgate Homes

Certificate No. FS 24894

**Architects • Master Planners • Town Planners**
**Environmental Consultants • Project Services**

**Contact:** Lorne Vernon, Dominic Jarman,

A list of directors can be inspected here and at our associated offices in:
Bristol Cambridge Edinburgh Leeds London West Malling (Kent)
Registered Office: Beansheaf Farmhouse, Bourne Close, Calcot, Reading, RG31 7BW
Registered in Cardiff Number: 2112957

# FAX MESSAGE COVERSHEET

STATUS: (Urgent, Very Urgent)


Environmental Services Department
PO Box 153
Shute End, Wokingham
Berkshire RG40 1WL
Tel: 0118 974 6000
Fax: **0118 9746313**
DX 33506 WOKINGHAM


**DATE:** :16th June 2000
**TO:** :Barton Willmore
**ATTENTION OF:** :L Vernon
**FROM:** :Tom Callaghan
**TELEPHONE NO:** :0118 974 6323
**FAX NO:** :
**NO. OF PAGES:** :0
**COMMENTS:** :**PLANNING APPLICATION F/2000/0996**
**PROPOSED RESIDENTIAL DEVELOPMENT OF 5 DWELLINGS.**

I refer to our recent discussions today concerning the provision of a S106 Agreement for the above site.

As you are aware, our consultants have suggested that a figure of £15,000 would be appropriate for a development of this scale to assist in the funding of the Council's Safe Routes to Schools policy, of which 2 are located close to this site. I can confirm that this funding would be targeted towards improved footway/cycling facilities and improved crossing points.

As discussed, your agreement to this contribution would assist in a favourable recommendation being made to the planning officer in time for the next meeting of the Development Control Sub Committee on the 28th June.

I apologise for the delay in providing this information, however if you require any further assistance please contact me on the above telephone number.

Many thanks

L. Vernon confirmed by phone S106 Acceptable.

TC 16/6/00

**The Barton Willmore Partnership Reading Limited**
Beansheaf Farmhouse, Bourne Close, Calcot,
Reading, RG31 7BW.
Tel 0118 943 0000 Fax 0118 943 0001
e-mail: architects@reading.bartonwillmore.co.uk

Barton Willmore
Master Planning

30072

COPIES TO:

Environmental Services Department
Wokingham District Council
Planning Services
P O Box 157
Shute End
Wokingham
Berkshire RG40 1WR

**For the attention of Heather Morgan**

Our Ref: 9522/A3/LRSV/JCR

31 May 2000

Dear Sirs

**RESIDENTIAL DEVELOPMENT 48 TO 50 BUTTS HILL ROAD, WOODLEY**
**PLANNING APP NO F/2000/0996**

We have been requested by our client to make a very minor amendment to the above application proposals. This requires a small adjustment to the rear boundary of No 50 Butts Hill Road and the proposed garages serving plots 1 and 2.

We are therefore enclosing two copies of the revised site plan drawing no 9522/01E for inclusion with the above planning application.

Yours faithfully

**L R S VERNON**

Encs

cc
P Westcott – Millgate Homes

Certificate No. FS 24864

**Master Planers • Urban Designers • Architects**
**Town Planners • Environmental Consultants**

**Contact:** David Richards, Clive Rand

A list of directors can be inspected here and at our associated offices in:
Bristol Cambridge Edinburgh Leeds London West Malling (Kent)
Part of Barton Willmore Partnership Reading Limited
Registered Office Beansheaf Farmhouse, Bourne Close, Calcot, Reading, RG31 7BW
Registered in Cardiff Number. 2112957

**HIGHWAYS CONSULTATION SHEET**

**From:** Heather Morgan

**Date:** 29 March 2000

**Application Number:** F/2000/0996

**Proposal:** Proposed demolition of garage and outbuildings at no 50 and construction of estate road, paths, 5 dwellings with garages and replacement garage.

**Site Address:**
48 & 50, Butts Hill Road, Woodley, Reading.

**Applicant:**
Millgate Homes C/O The Barton Willmore Partnership Reading Ltd.

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).

---

A contribution (currently being negotiated with the Developer) will be required towards local highway improvements, and a Section 106 will be needed.

The road shall be built to adoptable standards.

SC24 SR17

SC23 SR13

SC29 2.5m x 90m to the left SR13
4.5m x 90m to the right

SC32 - SR13

SC33 - SR13

IN08 [redacted]

**Signed:** A. Linnell **Print name:** A LINNELL

1327

# WOKINGHAM DISTRICT COUNCIL

To Heather.

Date 28/6 Time

## WHILE YOU WERE OUT

Name Ann Keenan

Of Woodley TC

Phone No. 9690356 Ext.

| | | | |
|---|---|---|---|
| Phoned | ✓ | Please call back | ✓ |
| Called to see you | | Will call back | |
| Wants to see you | | Urgent | |

MESSAGE 0096 Revised plans - not up to add - objection still stand

48-50 Butts Hill Rd

Signed

Heather

Application F/2000/0996

458850 Butts Hill Road, Woodley

Highways issue have been agreed in general subject to conditions, however a contribution is sought from the developer so any approval will need to be subject to a legal agreement.

Will have a word with you next week (11m in on Thursday or if you need to speak earlier my # is 01256-318815 direct line).

Regards.

A. Linnell

ALISON LINNELL

(adoptable standards, parking/turning etc, sight lines and so on will be req'd).

**TO: DEVELOPMENT CONTROL** FROM: Environmental Design
Heather Morgan

DATE: 27th April 2000

| | |
|---|---|
| Location: | 48 & 50 Butts Hill Road, Woodley |
| Proposal: | PROPOSED DEMOLITION OF GARAGE AND OUTBUILDINGS, CONSTRUCTION OF ESTATE ROAD, PATHS, 5 DWELLINGS WITH GARAGES AND REPLACEMENT GARAGE |
| Application Number: | F/2000/0996 |

In response to your consultation dated 29th March 2000 for the above application, the tree and landscape comments are as follows:

I have on objections to the proposal in principle. Although the proposals will require the removal of a number of trees the Arboricultural Plan drawing 3469-01 produced by Ian Keen Limited correctly identifies these trees as being of minor significance. The trees shown to be retained are all adequately protected by fencing which accords to BS 5837.

The site layout drawing (drawing 9522-01) indicates outline landscape proposals only and a detailed landscape scheme should also be produced by the applicant. All new planting should be identified separately on the plan giving full details of species name, location of each species, size of plants at time of planting and planting densities.

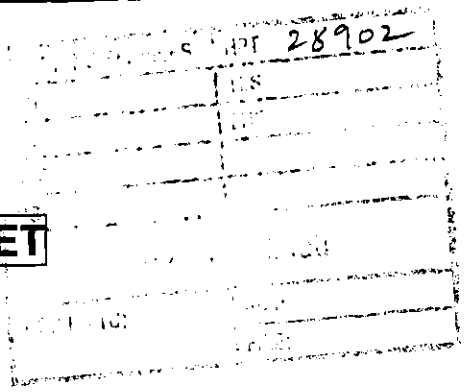
Currently large areas of soft landscape within the development are shown as grass and hedges. There is considerable scope for additional tree and shrub planting within the development which should be addressed by the applicant when the detailed proposals are submitted for approval.

ROBERT PETROW
Consultant Landscape Architect

Note sent 3/5 awaiting confirmation that appeal makes no difference.

Heather Morgan

Date: March 2000



# WOODLEY TOWN CONSULTATION SHEET

**APPLICATION NUMBER:** F/2000/0996

**PROPOSAL:** Proposed demolition of garage and outbuildings at No. 50 and construction of estate road, paths, 5 dwellings with garages and replacement garage.

**SITE ADDRESS:** 48 & 50 Butts Hill Road, Woodley

**APPLICANT:** *Millgate Homes c/o* The Barton Willmore Partnership, Reading Ltd.

---

**COMMENTS:**

Nineteen residents were present and the Chairman adjourned the meeting to enable them to express their views in more detail. One resident was in support of the principle of the plan but he agreed that the traffic problem was a very valid concern.

Residents made reference to a previous application in 1988 which had been refused on highway grounds. It was considered that traffic conditions were now much worse than at that time and the closeness of the proposed access to Ravensbourne Drive would be hazardous. The volume of traffic was now much greater and very few vehicles kept to the speed limit, usually reaching their highest speeds between the speed cameras/pedestrian crossing (near Glendevon Road) and the railway bridge. A number of minor accidents had occurred in the area, as well as injuries being caused to the school crossing patrol person.

Other concerns related to:

- Existing hazards for residents getting into and out of their drives
- Butts Hill Road was a busy, through route between South Oxfordshire and the A329(M)/M4.
- Butts Hill Road/Ravensbourne Drive/Glendevon Road was a busy pedestian & cycle route to at least four schools – St. Dominic's Primary, Willowbank Infant, Willowbank Junior, and Waingel's Copse
- Any increase in traffic would be unacceptable
- Butts Hill Road was a main route for emergency services
- Parking problems would be exacerbated
- Loss of wildlife
- A wish to protect the environment

- The drawing did not seem to be representative in showing existing trees on the site – although a number had already been removed
- The lack of dimensions on the drawing
- Loss of privacy and overlooking of gardens in Ravensbourne Drive
- The new access road would be closer to existing houses
- This plan proposed an access nearer to Ravensbourne Drive than the previous application in 1988
- The alignment of the proposed houses was insensitive

After the meeting had been reconvened the committee supported the neighbours' comments and recommended that the application be REFUSED, based on the following concerns:

- ❖ The potential increase in the volume of traffic on an already busy road
- ❖ The proposed access was unacceptable – being too close to Ravensbourne Drive and close to existing houses
- ❖ An increase in traffic hazards would be unacceptable on a school route
- ❖ The development would mean more overlooking of Ravensbourne Drive houses (than the previous plan) as they were sited nearer to the boundary line
- ❖ No specification was given for boundary treatment/screening
- ❖ The unacceptable impact on the infrastructure
- ❖ No dimensions were shown on the plan
- ❖ Butts Hill Road was a main route for the emergency services
- ❖ Additional new dwellings would be intrusive on existing – Members referred to the noticeable intrusiveness of the backland development at the rear of Willowside/Butts Hill Road which was eventually permitted on appeal
- ❖ This proposal could create a precedent for further development
- ❖ The increased security risk for houses bordering the development site

Ann Keenan 27 April

Planning Inspectorate
Department of the Environment
Room Tollgate House Houlton Street Bristol BS2 9DJ
Telex 449321
Direct Line 0272-218927
Switchboard 0272-218811
GTN 2074

PLANNING DEPT.
PASSED TO [illegible] 30204
COPIES TO RG VF EL KS.
18 NOV 1988
ACKNOWLEDGED
FILE No.

Interspace Design
The Studio
" Devoran "
St Mary Bourne
Near Andover
Hampshire SP11 6AY

Your Reference
IN
Our Reference
T/APP/H0330/A/88/
091017/[illegible]/P2
Date 1 NOV 88

Gentlemen

TOWN AND COUNTRY PLANNING ACT 1971, SECTION 36 AND SCHEDULE 9
APPEALS BY B.H. WATTS (READING) LTD.
APPLICATION NOS: F29444 AND F30204

1. As you know I have been appointed by the Secretary of State for the Environment to determine the above mentioned appeals. These appeals are against the decisions of Wokingham District Council to refuse planning permission for two schemes for the erection of three dwellings and garages with access from Butts Hill Road on land to the rear of 48 Butts Hill Road, Woodley, near Reading, Berkshire. I have considered the written representations made by yourself,the Council, Woodley Town Council and by interested persons. I inspected the site on 23rd August 1988.

2. The appeal relates to a site of 0.23 hectares which currently forms part of the garden of 48 Butts Hill Road, a substantial detached house. The area around the appeal site is predominantly residential. Properties along this part of Butts Hill Road are largely detached houses with extensive gardens. Houses at the rear of the appeal site in Ravensbourne Drive and Rochester Drive are built to a higher density.

3. Both schemes involve the erection of three detached houses at the rear of 46 and 48 Butts Hill Road. Access to the proposed houses would be obtained by demolishing the existing garage to No. 48 and constructing a driveway close to the boundary with No. 46. A replacement garage would be constructed on the boundary with No. 50. In application No. 29444 the access to the three new houses would also be used for No. 48 and the existing access from that property to Butts Hill Road would be closed. In application No. 30204 the existing access to No. 48 would be retained and the new private drive would be used solely for the new houses. Although the Council considers application No. 29444 is unacceptable on highway grounds, no such objection is raised to application No. 30204.

4. Your original application to the Council indicated the access on drawing No. IN:618:1. The application was determined on the basis of this drawing. A revision to the access was shown on your drawing No. IN:618:1A but the Council considered that this was received too late for presentation to Committee. A further drawing, No. IN:618:1E, accompanied your second application, indicating that the bellmouth and footway would be adopted.

5. I understand that you accept that the access shown on your drawing No. IN:618:1 would have inadequate width and radii. Your concern is that you believe that the Council should have considered the revised drawing, and not the initial submission. However, I am only able to give my views on the scheme which was considered by the Council. In view of the lack of any evidence in support of the access shown in application No. 29444, I have concluded that it would be unacceptable.

6. From my consideration of the written representations and my visit to the appeal site I have concluded that the principal issues in both cases, other than access are:

(a) whether the development would result in a loss of amenity to residents of adjoining properties;

(b) whether the development would be detrimental to the character of the area.

7. Backland development of the type proposed can result in the loss of amenity from two sources, ie loss of privacy and outlook and disturbance from the use of the new access. In my view the development is unlikely to result in any loss of privacy or outlook for occupiers in Ravensbourne Drive and Rochester Avenue because of the distance between dwellings and the planting on the western boundary of the site.

8. The effect of the three dwellings and garages on occupiers of properties in Butts Hill Road would be more significant. No. 44 may experience some loss of privacy in the use of the rear part of its garden from the upper windows of dwellings 1 and 3. No. 46 should not experience any loss of privacy, but would experience a loss of outlook from the construction of dwelling 3 and its associated garage. Dwelling 2 and its garage would be located close to the boundary with No. 50 which would experience a significant loss of outlook. The windows on the flank wall of dwelling 2 would be to non-habitable rooms and therefore should not cause overlooking. However, the dormer window in dwelling 2 would result in a minor loss of privacy for No. 50.

9. The new access would result in the movement of vehicles to the side and rear of 46 Butts Hill Road. This would inevitably result in increased noise and disturbance from headlights. Although the present occupier of this property has raised no objection to the proposal, it is necessary to consider the amenity of future occupiers. Therefore, I have concluded that the development would adversely affect the amenity of adjoining residents, through a loss of privacy and outlook, and increased noise and disturbance.

10. I am also concerned at the effect of the proposal on the character of the area. Much of its attractive quality results from the large number of trees in the gardens along Butts Hill Road. The erection of dwelling 2 would require the removal of trees along the southern boundary of the site. The construction of the new drive would require the removal of planting along the road frontage. Moreover, I believe that it is also likely to result in the removal of most of the line of silver birch trees at the rear of No. 48. The loss of trees on the appeal site would significantly affect the character of the area.

11. I have considered the advice in Planning Policy Guidance Note No. 3 that full and effective use should be made of sites within existing urban areas to meet the requirements of new housing. The garden area of No. 48 is unusually large, even by comparison with that of nearby properties in Butts Hill Road. However, the access proposed in application No. 29444 would be inadequate. Moreover, the adverse effect of the proposal on the amenity of nearby residents and on the character of the area would result in demonstrable harm. Therefore, I have concluded that both appeals should be dismissed.

12. I have taken into account all the other matters in the representations, but none of them outweighs the considerations which have led to my decision.

13. For the above reasons and in exercise of the powers transferred to me I hereby dismiss these appeals.

I am Gentlemen
Your obedient Servant

D Bradley

DENNIS BRADLEY B.Sc. Dip.TP MRTPI
Inspector

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT, 1971

**An appeal by B H Watts (Reading) Ltd against the REFUSAL of Wokingham District Council to permit the erection of three detached dwellings with garages and parking, land to rear of 48 Butts Hill Road, Woodley.**

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**Department of the Environment Ref:-** H0330/A/88/091017

**District Planning Authority Ref:-** 29444

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## 1.00 THE SITE AND ITS LOCATION

1.01 An extract from the current Ordnance Survey map to scale 1:2500 (Berkshire Sheets SU7673-7674) is submitted showing the location of the appeal site edged in red.

1.02 The appeal site comprises approximately 0.23 Ha (0.56 Acres) of domestic garden within the curtilage of No 48 Butts Hill Road. The area is one of established residential development and the properties along the frontage of Butts Hill Road represent established ribbon development between the A4 London Road and Woodley. A characteristic of this development is a variety of detached bungalow and two storey houses set in large elongated plots.

## 2.00 POLICIES

2.01 The policies applicable to this area are contained in the Wokingham District Council Planning Handbook and Development Control Policies and Guidelines (Dec 1987). This document which was originally adopted by the District Planning Authority in January 1984 specifies the criteria against which proposals for, amongst other matters, new development will be judged.

2.02 General principles for new development are specified in that document. That is proposals for new development would be:

sympathetic to the density and character of existing development in terms of the form, layout and relationship to surrounding development. The emphasis will be on ensuring compatibility with surrounding development.

2.03 Specific comment is made in regard of proposals for backland development which crystallises the general principles specified above (paragraph 1.66).

"(d) Backland

1.68 The development of individual sites in a piecemeal manner will usually result in poor layout, loss of privacy and amenity and will involve an inconvenient and substandard means of access. Development of backland sites, therefore, will normally only be permissible within approved housing areas where properly designed and comprehensive layouts can be achieved, together with access meeting normal standards. Such comprehensive schemes should provide for the future development of all available vacant building land in the vicinity and should not leave small individual plots land locked. The form of development on any backland site should be sympathetic to the surrounding development."

3.00 **EXPLANATORY COMMENTS**

3.01 The original scheme which was submitted by the applicant involved the closing of the existing access to No 46 Butts Hill Road and opening a new access adjacent to the boundary with No 46. The single width access road to the rear (with passing bay) served the rear of the site where it was proposed to construct the three new houses with detached garages. The access would have been achieved by demolishing the existing garage to No 48 and constructing a new garage to the boundary with No 50. Access to No 48 would be achieved via the proposed new access.

3.02 The proposals show that the 3 dwellings would be inward facing with deep pitched roofs to the centre. Each house would have a separate double garage with flying hip or eaved roofs to match the appropriate house which will give a comprehensive plot coverage. It appears that the layout of the site has been designed in such a way so as to focus the built form generally away from the boundaries of the site toward the centre. In addition, the house types proposed have minimal flank window space giving a front/rear aspect to the houses.

3.03 The appeal site is irregular in shape in that the garden area incorporates a double plot width from the general development along Butts Hill Road by extending across behind the rear garden of the bungalow at No 46.

3.04 When considering planning application 29444, the subject of this appeal, the District Planning Authority took account of the policy references laid out in the Planning Handbook and Development and Development Control Policies and Guidelines and in particular the section on backland development. The pertinent issues against which the proposals were considered are: is the proposed development compatible with surrounding development; does the proposed development represent poor layout in that it involves piecemeal development of backland; will the proposed development cause loss of privacy and amenity to adjacent properties; will the proposals, if permitted, set a precedent for further such development in the area?

3.05 On the issue of compatibility with surrounding development the opinion of the District Planning Authority is that the proposals fail on this point. The development along Butts Hill Road is typically represented by large detached houses set to the front of wide and long plots. To the rear of the appeal site along Ravensbourne Drive and Rochester Avenue there is a sinuous line of semi-detached properties which also have relatively long back gardens. It is apparent when looking at the location plan and when viewing the site on the ground that this expanse of maturely vegetated domestic gardens is a characteristic of the housing in this area. There are two factors to consider when assessing the question of compatibility, that is, compatibility of proposals with the built form and compatibility in terms of sympathy of the development in physical terms with that of the surrounding area. Whilst compatibility in the house designs may be accepted in general terms in relation to No 48, the proposed layout of the houses and the garden areas associated with these cannot be accepted. The buildings would represent a physical and visual intrusion into an otherwise open area giving an island effect of development which bears no relationship to surrounding development either in the size of the plots or the massing of the

buildings as a whole in the location in which they are proposed.

3.06 Taking the points mentioned in paragraph 3.05 a stage further with reference to the second issue specified above, that is, whether the proposals represent a poor layout and therefore piecemeal development of backland. Development in older residential areas is generally represented by uniform and symmetrical development. This situation is compromised at the appeal site by virtue of the estate development along Ravensbourne Drive and Rochester Avenue. The layout therefore represents incongruent design which results in an intrusion of haphazard and unrelated development to the rear of the properties along Butts Hill Road. It is a cellular layout which is likely to generate similar proposals for other land directly to the north. The proposals therefore represent piecemeal development. In addition the proposals do not allow for the comprehensive development of all available land in the area in a manner which is appropriate and sympathetic to that area.

3.07 It is the view of the District Planning Authority that the proposals if allowed, would cause a loss of privacy and amenity to adjacent properties. Whilst the site is generally well screened on all sides the development would, because of its isolated location to the rear of all adjacent properties have a detrimental effect upon the general amenity of the area. This would result in overlooking from the two properties with a northerly rear aspect. In addition, loss of amenity will be more immediate to Nos 46 and 50 Butts Hill Road. The initial impact which the proposals would have on No 46 is that a new driveway would bring vehicle movements along close to the boundary of the plot with the resultant impact from noise, fumes etc derived from 3 new houses where currently there is none. Further it is proposed to construct a garage with pitched roof adjacent to the rear boundary of No 46 to approximately 5 metres in height, again where there is no building at present. The impact therefore upon No 46 will be considerable and in the opinion of the District Planning Authority, unacceptable. With regard to the impact of the proposed development upon No 50, there is a 2.1 m high hedge along the boundary which is supported by a series of mature Lawson Cypress trees. However the submitted plans omit the detail that 5 of these trees would be removed to enable the

construction of the garage and the house adjacent to this boundary. This would mean that behind the hedge where there was once vegetation it would now be replaced by a garage which is approximately 5 m in height and a house which would be 8 m in height. The impact of the proposals on the vegetation within the site will be considered below.

3.08 A point which needs clarification at this point is the question of precedent. Whilst in itself this is not a material consideration, the District Planning Authority are concerned about the implications of allowing these proposals. The section of Butts Hill Road north from the appeal site is typified by properties set in long and substantial grounds. There is no policy objection to backland development on the part of the District Planning Authority subject to detailed planning considerations. When considering such applications the District Planning Authority would wish to see comprehensive schemes presented for consideration taking into account the character of existing residential development and by providing a suitable means of access which does not cause any adverse effect on the established areas. In considering this application the District Planning Authority has taken the view that were consent for this application to be granted it would result in a series of development proposals being submitted to the District Planning Authority for similar schemes within the district in general and specifically for the area to the north. The end result would be a series of isolated groupings of houses isolated to the rear of the surrounding development each with its own private access onto Butts Hill Road. This would not represent comprehensive or co-ordinated housing development, nor can it be considered sympathetic to surrounding development.

3.09 In the opinion of the District Planning Authority an important aspect when considering the local environmental impact of the proposals is the effect which the development would have on the vegetation of the garden and the general amenity of the area. In considering plan IN:619:1 a number of discrepancies with regard to the vegetation which would be lost in the development were noted. In fact the trees which would be lost if consent was granted would be greater than that shown. The Birch trees to the

rear of the existing house especially at the pinch point of the access road are considered worthy of retention but would suffer extensive root damage as a result of the access road being constructed. Initially, in the order of four stands would have to be removed to facilitate the construction of the drive, however in the longer term the roots of all the other Birches may suffer damage. Six Lawson Cypress trees, again not noted on the plans submitted, would be lost along the boundary with No 50. Further Lawson Cypress will be lost as a result of the development adjacent to the boundaries of Nos 46 and 50 by the access drive and with the repositioned garage for No 48. Whilst in themselves they are not specimens of particular value, their value lies in amenity terms, making an effective screen along the boundary with the adjacent properties. In addition, an Oak would be lost by the development of the plot adjacent to No 50. The plans are also inaccurate in respect of the south west corner where 2 trees noted have been felled in the past. In total, the proposals would result in the loss of a substantial number of trees, thinning the internal site coverage especially of the vegetation which gives height to an otherwise standard 2 m boundary screen. The visual impact of the development therefore would result in buildings projecting above this, reinforcing the isolated nature of the development.

3.10 With reference to plans IN:618:1A which were submitted by the applicant too late for consultation and therefore not detailed to Committee, attempted to overcome the Highway Authority reasons for recommending refusal. These were included as part of the submission of a subsequent application (30204) which retained the same details. On that occasion the Highway Authority recommended that conditions be attached in the event of the planning permission being granted subject to some minor amendments being made. However in the opinion of the District Planning Authority plan IN:618:1A does not overcome the planning reasons for refusal and indeed would result in a further loss of amenity to No 48 by virtue of the need to screen the access drive to the rear.

**4.00 CONCLUSION**

4.01 The policy of the District Planning Authority is unequivocal with

regard to backland development. Proposals for such should not cause any adverse local impact upon the privacy or amenity of the surrounding development. These proposals do cause demonstrable harm to the local environment. The site is isolated, prominent and maturely vegetated, and the introduction of three new detached houses will significantly alter the character of the area. In this respect therefore, the proposals are not considered sympathetic to surrounding development.

4.02 The application has, in the opinion of the District Planning Authority, been correctly determined on its merits within the policies and principles presently operating for the area and permission refused for the reasons given. The Secretary of State is therefore asked to uphold the decision and dismiss the appeal.

TPL/LS/13/5/88

REFUSAL OF PLANNING
PERMISSION

P

WOKINGHAM DISTRICT COUNCIL

LOCAL GOVERNMENT ACT, 1972

TOWN AND COUNTRY PLANNING ACT, 1971

To: B H WATTS (READING) LTD
C/O INTERSPACE DESIGN
THE STUDIO DEVORAN
ST MARY BOURNE
ANDOVER HANTS SP11 6AY

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

Application No. 30204 (F )

Proposal:
ERECTION OF 3 DETACHED DWELLINGS WITH GARAGES & PARKING
LAND TO REAR OF 48 BUTTS HILL ROAD WOODLEY

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

01 The proposal represents poor layout in that it involves piecemeal development of backland, building [illegible] plot boundaries and an inconvenient substandard access. The new dwellings in relation to the existing dwellings will be likely to result in a loss of privacy and amenity, and furthermore, an unfortunate precedent is likely to be created.

02 The proposal would result in [illegible] detriment of the visual amenity of the adjacent properties.

Date 28 APR 1988

Planning Officer

N.B. A statement of the applicant's rights is attached

REFUSAL OF PLANNING
PERMISSION

P
TPL

WOKINGHAM DISTRICT COUNCIL

LOCAL GOVERNMENT ACT, 1972

TOWN AND COUNTRY PLANNING ACT, 1971

To: B H WATTS (READING) LTD
C/O INTERSPACE DESIGN
THE STUDIO DEVORAN
ST MARYBOURNE
NR ANDOVER HANTS SP11 6AY

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

Application No. 29444 (F )

Proposal:
ERECTION OF 3 DETACHED DWELLINGS WITH GARAGES & PARKING
WITH NEW ACCESS FROM BUTTS HILL ROAD
LAND TO REAR OF 48 BUTTS HILL ROAD WOODLEY

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

01 The proposal represents poor layout in that it involves piecemeal development of backland, building close to plot boundaries and an inconvenient, substandard access. The unsatisfactory siting of the proposed dwellings in relation to the existing dwellings will be likely to result in a loss of privacy and amenity, and furthermore, an unfortunate precedent is likely to be created.

02 The use of the proposed vehicular access would result in additional vehicle turning movements at a junction which is substandard in respect of width and radii, and the safety and flow of traffic on the distributor road would be adversely affected.

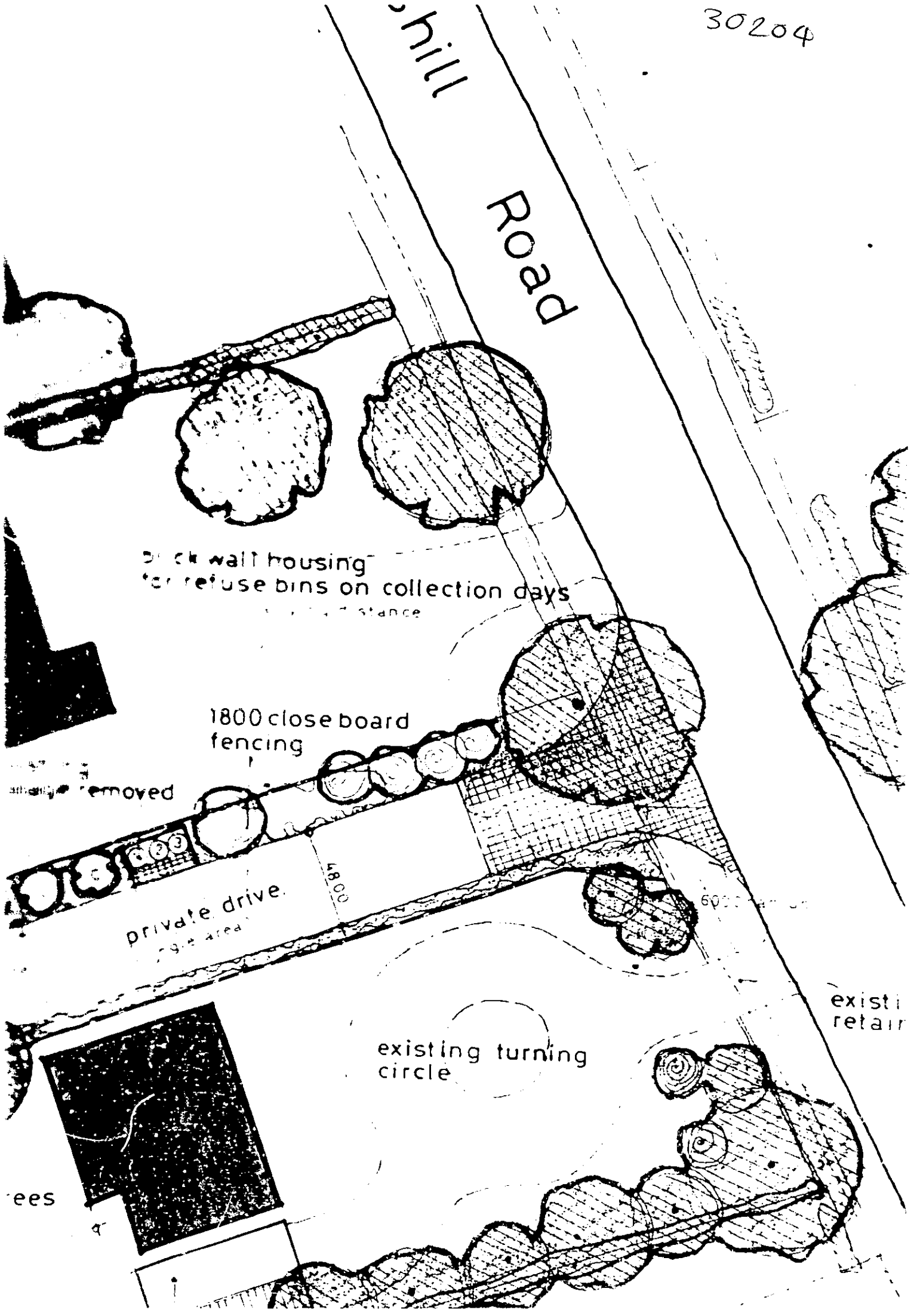
03 The proposal does not incorporate adequate facilities to enable a service vehicle to turn on site and so enter the highway in a forward gear which is considered essential in the interests of road safety.

04 The proposal would result in a considerable loss of trees to the detriment of the visual amenity of the adjacent properties.

Date..... 29 JAN 1988 ..... District Secretary

N.B. A statement of the applicant's rights is attached

30204


hill Road
brick wall housing
for refuse bins on collection days
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fencing
removed
4800
private drive
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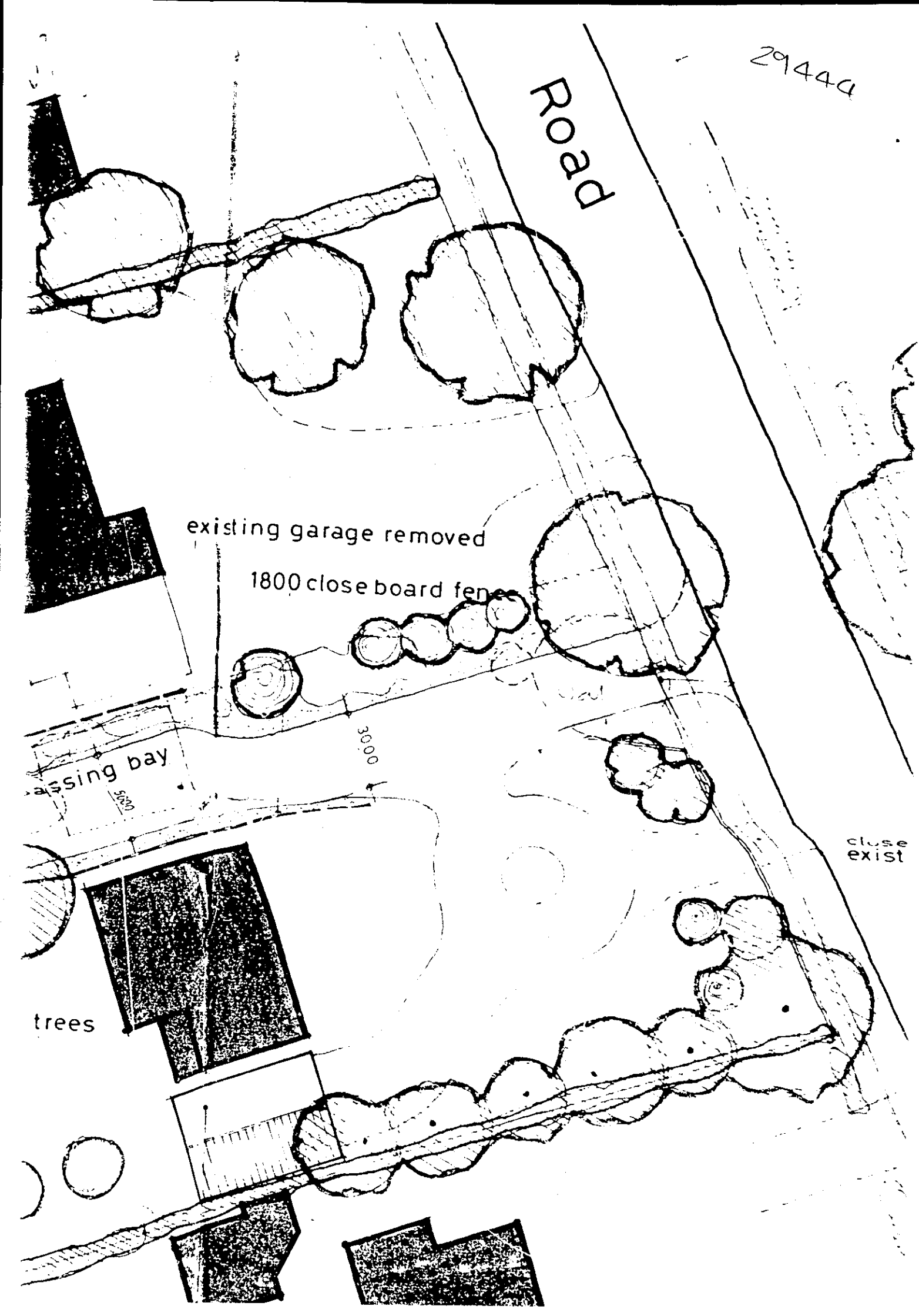
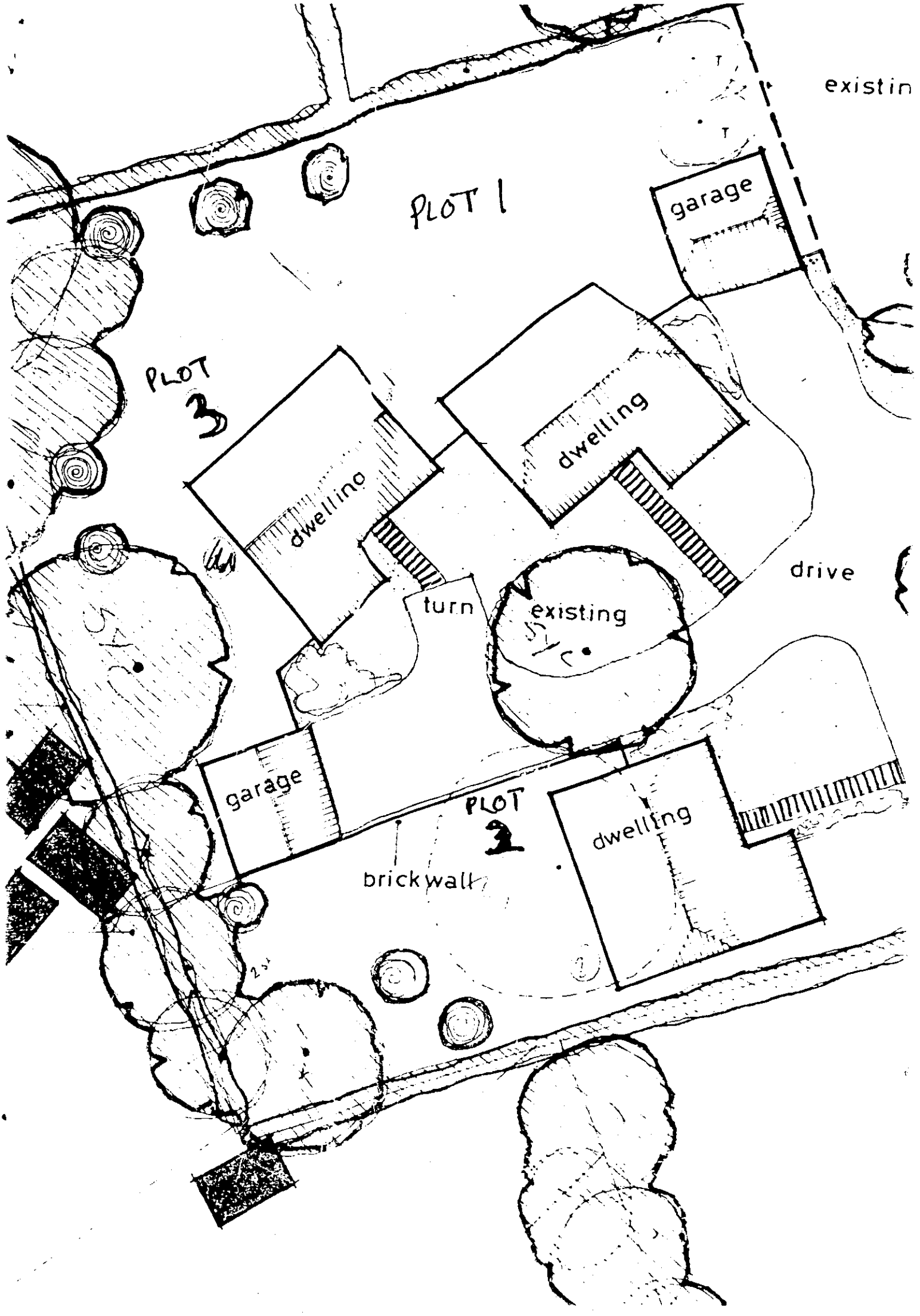

29444
Road
existing garage removed
1800 close board fence
3000
assing bay
trees
cluse
exist


existin
PLOT 1
garage
PLOT
3
dwelling
dwelling
drive
turn
existing
garage
PLOT
2
brickwall
dwelling

20/4/00

CW Dredge rang re tree application.

Doesn't appear to have received a notification letter.

Spoke to CH on 25/4/00.

Agreed to send out a new letter.

1327

# WOKINGHAM DISTRICT COUNCIL

To

Date Time

## WHILE YOU WERE OUT

Name Ann Jacobs

Of Twyford Parish Council

Phone No. 934 5444 Ext.

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

MESSAGE Report DC subCttee.

The Surgery page ~~944~~
Twyford item C missing 945
First class post

direct Cllr. Mrs Dane
945 96 Wargrove Rd
Twyford RG10 9PJ.

Signed

46 Butts Hill Rd
Woodley
RG5 4NH

| PLANNING SERVICES | 31/04/2000 |
|---|---|
| POL | |
| DC | CNF |
| APP | |
| CS OBS | HM |
| 04 APR 2000 | |
| COPIES TO: | ACK: ✓ |
| | FILE: |

The Planning Officer:
Wokingham District Council
PO Box 157
Shute end
Wokingham

Dear Sir/Madam,

Application No. F/2000/0996
50 & 48 Butts Hill Rd Woodley

With reference to your letter of 29/03/2000 and as the owner of a property adjoining the land in question, I have no objection to the proposed development.

I have seen the plans - the houses are well designed, also the site, with shrubs etc should look very nice.

Yours faithfully

Doreen R Vincent

11 APR 2000
COPIES TO:

Environmental Services Department,
Planning Services,
PO Box 157,
Shute End,
Wokingham Berks.
RG40 1WR

10 Ravensbourne Drive,
Woodley,
Reading,
Berks.
RG5 4LH

8th April 2000

Attention Heather Morgan.
Ref: F/2000/0996

PROPOSED CONSTRUCTION OF 5 DWELLINGS AT
48 AND 50 BUTTS HILL RD WOODLEY

Regarding the proposed construction, I have no objection to the houses being built on the site providing the Boundary Hedge and the Conifer Trees just inside the Boundary remain as they are at the present time.

Yours faithfully,

P Hawkins

P Hawkins

Copy to:- Mrs Ann Keenan,
Community and Members' Services Officer
Woodley Town Council.

| PLANNING SERVICES | HPT |
|---|---|
| POL | TLS |
| DC | FNF |
| APP | |
| CS 055 | HM |
| 13 APR 2000 | |
| COPIES TO: | ACK |
| | FILE |


12.00


Environmental Services Department,
Planning Services,
PO Box 157,
Shute End,
Wokingham Berks.
RG40 1WR

12 Ravensbourne Drive,
Woodley,
Reading,
Berks.
RG5 4LH


8th April 2000

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Ref: F/2000/0996

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Yours faithfully,

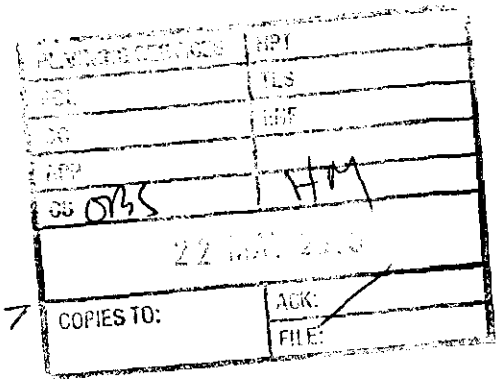
Copy to:- Mrs Ann Keenan,
Community and Members' Services Officer
Woodley Town Council.

2 from same address booked
3 from same address (booked as one)

# Letters of Objection

(1) Concerned re extra traffic onto Butts Hill Road. Inc. traffic volumes generally.
(2) Detrimental to character of the area. Surrounding area is low density.
(3) Loss of trees onto gdns of Ravensbourne Drive.
(4) Loss of outlook and privacy due to new houses and loss of trees (some already removed)
(5) Access road - room for parked cars & rubbish.
(6) Home on sth side - potential for new ribbon development.
(7) Any development would set a precedent.
(8) Additional noise from extra traffic.
(9) Noise disruption during construction.
(10) Loss of security to rear gardens.

Petition 34 signatures




KEITH STOBART
46 RIVENMEAD ROAD
WOODLEY
READING
BERKS
RG5 4QH

REF
PLAN F/2000/1247

19/5/2000

Dear Mrs Morgan

I am writing with reference to the above plan there are several points I wish to raise.

1) BOUNDARY
The existing boundary nearest to my house/garden consists of a building is this building to be demolished? or the roof removed to leave this wall as the boundary.

2) TREES
What type of trees will be planted and how high will they be allowed to grow and will there me a maintenace contract on them obviously if they grow to high my garden and all my neighbours light will be affected.

3) CLOSENESS House no 7 appears very close to the boundary wall/fence, and surely this is going to affect all the neighbours houses and gardens as to the amount of light & privacy. Surely house no 7 should not be allowed to be built so close.

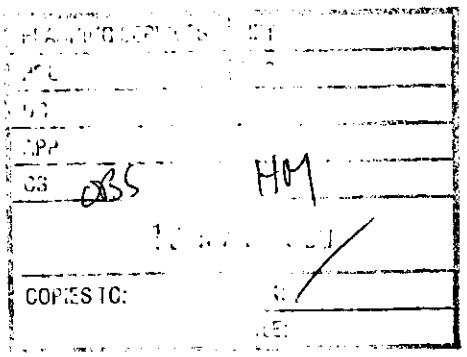
4) HOUSES NO 7 The plans show a rear extension which affects the nearness to me and daylight available surely if this house number 7

is built it should be restricted on size due to the light/sun available to everbody's gardens?

I hope you consider these comments as this development will affect the lives of several surrounding families.

Yours Sincerely
KA Stobbart
KEITH STOBBART

(19)




28 RAVENSBOURNE DRIVE
WOODLEY
READING
RG5 4LH

TEL.0118 969 2834

11th May 2000

Heather Morgan
Planning Officer
Wokingham District Council

**PLANNING APPLICATION NO F/2000/0996(AMMENDMENT)**

Dear Madam,

With reference to the amendment to the above Planning Application, I should like everyone to appreciate the following points. (1) The entrance to the proposed estate still poses an immense danger to traffic along Butts Hill Road. At present traffic has to contend with cars going in and out of Ravensbourne Drive and Glendevon Road as well as pedestrians using the controlled crossing. (2) Traffic also has to contend with cars backing in or out of houses on the east side of Butts Hull Road opposite the proposed estate. These houses have front gardens too small to provide a turning circle for cars.

The proposers are well aware of the dangers such an estate would present to traffic, hence the amendment.

Already the lollypop lady has been knocked down twice on the controlled crossing in Butts Hill Road . It seems too much for traffic to contemplate the entry and exit points of Ravensbourne Drive, Glendevon Road as well as concentrating on the controlled crossing. This crossing is one of the major routes for pupils going and coming from Waingles Copse School. Previous injuries to pedestrians as well as crossing controllers demonstrate how futile it is to control traffic in Butts Hill Road. Adding another entry into Butts Hill Road is bordering on insanity. This is why when the Gough Cooper estate was built in the 1960s comprising Ravensbourne Drive, Haddon Drive, Rowan Drive and Wilmington Close, Wilmington Close was blocked off, as it was considered Butts Hill Road had sufficient traffic entry points onto it.

The Department of the Environment on 18th November 1988 has already turned down this type of entry onto Butts Hill Road. The inspector, a Mr Dennis Bradley wisely appreciated the access proposed or any access for that matter as wholly inadequate. This ruling is more appropriate today with the increased traffic volume.

I believe this was a wise decision on the D.O.E's part as it exonerates all persons from the appalling casualty rate at these junctions in the past. I am still awaiting Police accident records for this road.

Yours faithfully

P A Redman

Dear Heather,

Here is my response to the subject amended drawing.

May I say, that I hope you will not take it amiss that I have addressed you by your first name. Previously, I addressed you as Madam, a title I dislike being redolent of camiknickers and the smell of mothballs. On the other hand, being nearly 74 years old and family brainwashed by aunts long since gone I also find immediate use of first names in correspondence such as this a bit daunting even though there is no obvious alternative. Yrs stumblingly as ever Bill O'Donnell

(18)

2nd letter

16 Ravensbourne Drive
Woodley
Reading
Berks

SDS

| | |
|---|---|
| PLANNING SERVICES | RGS 4LH |
| POL | 11 May 2000 |
| DC HM | |
| APP | |
| CS SDS | |
| 15 MAY 2000 | |
| COPIES TO: | |

Heather Morgan
Planning Officer
Wokingham District Council.

Dear Heather,

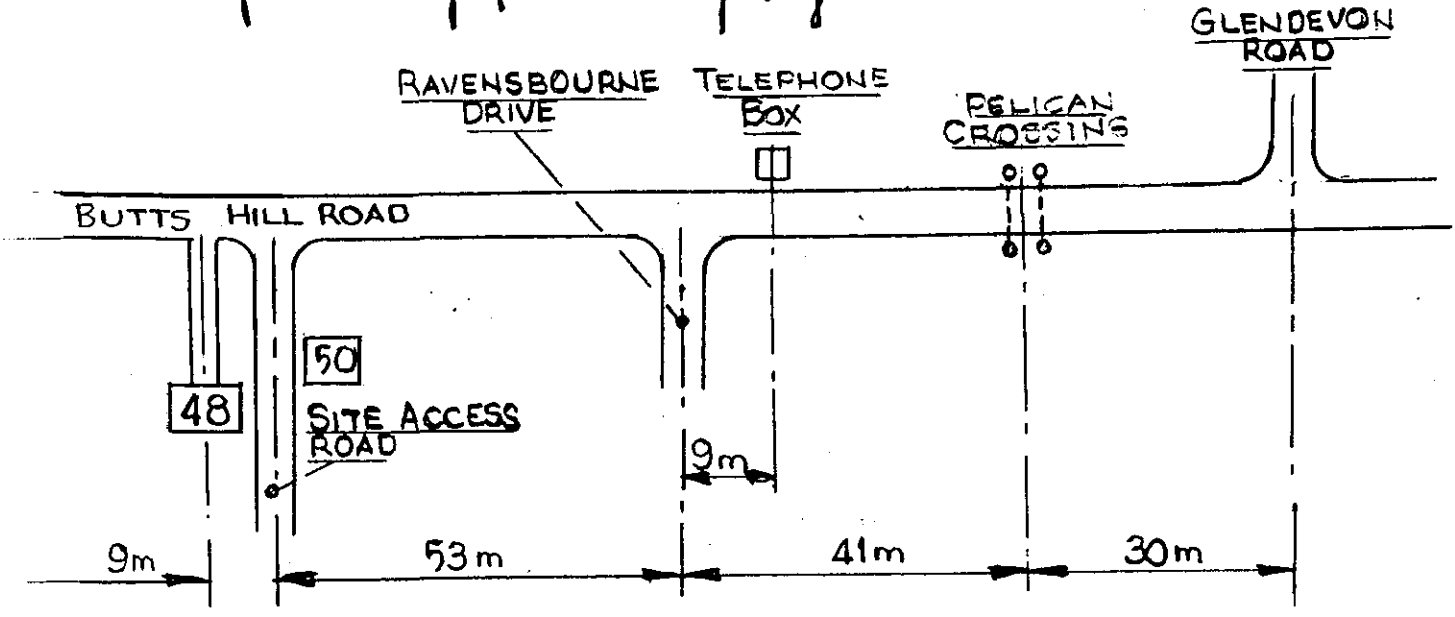
Layout Drawing 9522/01C for Planning Application No. F/2000/0996 for Residential Development at 48 to 50 Butts Hill Road.

1. The subject layout drawing has been raised in issue to 01C to incorporate changes to the development site access from Butts Hill Road. Other than minor changes to bring the bell mouth access into line with Berkshire Council's Design Guide the changes seem to be mainly cosmetic and do nothing to allay previously expressed serious concerns about the potential of the proposed scheme for traffic conjestion and accidents. Incidentally, the original 1988 proposals also stated that "BCC Highways confirmed adoption of bellmouth with footway" but nevertheless the proposal was rejected on appeal because, together with other objections, the access proposals were considered to be unacceptable.

2. Although in my earlier letter on the subject I commented on the problems of access to the site, it seems to me that in tinkering with the outlet to Butts Hill Road the authors of the scheme are attempting to put a gloss on what increasingly seems to be a potentially hazardous situation. I assume that it is fundamentally bad practice to increase the number of junctions on to an already heavily loaded thoroughfare. The scheme as proposed can only serve to worsen existing hazards brought about by the relentless increase in traffic volume along Butts Hill Road. Compliance with the local authority design guide for the bell mouth access has little bearing on the traffic dangers inherent in the scheme. Indeed the closeness of the exit from No. 48 Butts Hill Road, more a matter of feet rather than yards, to the proposed access to the development site is an obvious example of a potential source

cont.

2 cont.
of problems. The sketch below illustrates the point though I must point out that the distances shown are approximate being the result of counting paces in my size 10s!




3. A feature of the developer's drawing is that traffic wise it unavoidably shows an entirely hygenic situation. Its focus is on maximum utilisation of acreage for the vendor's benefit and ignores potential environmental consequences. Indication of sight lines from the site bell mouth in no way represents the reality of inevitable street clutter caused by parked vehicles, telephone poles, street lamps, trees and so on. Also an altogether too frequent occurence nowadays is the passage of emergency vehicles at high speed along Butts Hill Road which seems to have become a conduit from north to south especially for fire tenders from Sonning fire station. Typically, regarding clutter, normal traffic problems are often compounded by the parking of heavy goods vehicles, vans and cars at the telephone box shown in the sketch above. At peak traffic times this can result in sizeable traffic tailbacks, frustrated drivers trying to get out of Ravensbourne Drive and, at least twice a day, processions of schoolchildren adding to the gaiety of the scene by using the Pelican crossing in conjunction with the Lollipop Lady! There have been accidents in the short distance between Ravensbourne Drive and Glendevon Road. Children have been hurt and even the Lollipop Lady has been knocked over. One problem is that from Western Avenue to the north to the roundabout at the start of Loddon Bridge Road in the South, the Butts Hill Road is

cont.

3 cont.
fairly straight with a good surface conducive to speeding. Common experience is that the local speed limit is ignored with impunity so, as mentioned earlier, the injection of another junction into the situation will increase the number of hold ups and delays to through traffic with all the potential for ill that that implies.

4. When I first wrote to you in April the drawing lacked significant information likely to aid comment on the proposals. The omission of dimensions locating important features such as the distance of the proposed dwellings from existing boundaries raises doubts about the final location of the new properties. This needs to be settled so that neighbours are clear about what is intended. The continued failure to show the Butts Hill Road properties directly opposite the proposed access bell mouth avoids drawing attention to the potential for hindrance of vehicles exiting from that direction. One other point is that the drawing still mis-represents the conifer hedge layout (by omission) at the end of the no. 50 site remote from the Butts Hill Road end.

5. Finally, if the style of access road previously deemed unacceptable should now be considered satisfactory, may I earnestly suggest that the Planning Authority re-consider the 1988 layout which not only located the access road further away from Lavendourne Drive but also showed a more considerate orientation of the three houses on the no. 48 plot. This would, of course, require a separate scheme for the no. 50 Butts Hill Road property where an additional house could be located to one side of no. 50 and concurrent with the existing Butts Hill Road building line.

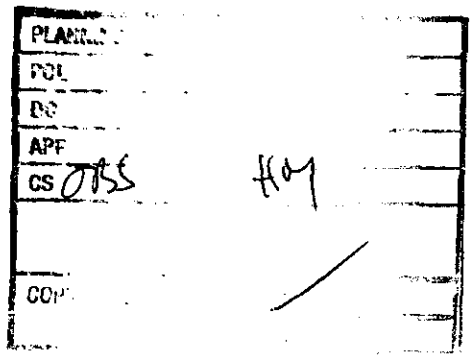
Yours sincerely

W. P. O'Donnell

**Nigel and Ann-Marie Paterson**

56 Butts Hill Road
Woodley
Reading RG5 4NH
Berkshire

Fax 0118 9441534
Home Phone 0118 9441534
Email ann-marie.nigel@buttshill.freeserve.co.uk




14 April 2000

Heather Morgan
Case Officer
PO Box 157
Council Offices
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Ms Morgan,

Planning Application F/2000/0996 - 48/50 Butts Hill Road

We wish to notify you of our objections to the above planning application. The basis of our objections are

- The access road to the development would be dangerous. Butts Hill Road is already an extremely busy highway, an additional junction so close to Ravensbourne Drive would be hazardous.
- We consider that the application would be an over development of the area.
- We are concerned that should planning permission be granted it would open the door for further applications of a similar nature in the other large back gardens on Butts Hill Road. This would exacerbate the above two problems.

We request that you consider our objections carefully and strongly urge you to refuse planning permission for this proposed development.

Yours sincerely,

Ann-Marie and Nigel Paterson

cc: Woodley Town Council

Heather Morgan.

The attached letter is a copy of the original. The copy, strangely, is more legible. Regrettably, as I get older, my hands are becoming more clumsy and I apologise if the effect of this makes reading difficult.

Yours sincerely

M. P. O'Donnell

Phone: 0118 969 6231.

(16)

16 Ravensbourne Drive
Woodley
Reading
Berks
RG5 4LH

13 April 2000.

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Heather Morgan
Planning Officer
Wokingham District Council

Dear Madam

Planning Application no. F/2000/0996 - Proposed demolition of garage and outbuildings at no. 50 Butts Hill Road and construction of estate road, paths, 5 dwellings with garages and replacement garage at Nos. 48 and 50 Butts Hill Road.

1. With reference to the content of the Planning services letter dated 29 March 2000 I offer the following comments embodying my objections to the subject proposal. The principal issues involved are:

(a) that the development will result in loss of amenity to myself at the above address and to neighbours occupying Ravensbourne Drive and Rochester Avenue dwellings adjacent to the South Eastern and South Western boundaries of the proposed backland development.

(b) that the development will be detrimental to the character of the area and because of the alignment of the access drive at plot 5 have the potential for future worsening of the overall outlook at the rear of Butts Hill Road properties in the direction of Western Avenue.

2. Loss of amenity to myself and neighbours comes from two main sources ie, loss of privacy and outlook, and disturbances from the use of the new access.

3. The proposal for a similar scheme at 48 Butts Hill Road in Nov. 1988 was rejected in part on the reduction in privacy afforded to dwellings in Butts Hill Road which, incidentally were further from the then proposed backfilling than the properties

cont.

3 cont.
affected by F/2000/0996. At that time the D. of E. Inspector took the view that the development was unlikely to result in any loss of privacy or outlook for occupiers in Ravensbourne Drive or Rochester Avenue. That situation has been drastically reversed and the degree of loss of privacy and outlook to Ravensbourne Drive and Rochester Avenue is far more severe than might have been suffered by the fewer number of Butts Hill Road occupiers affected.

4. Whereas in 1988 the proposal located two dwellings diagonally across the site with the third being parallel to but nineteen (19) metres back from the Ravensbourne Drive boundary, thus minimising overview from windows, the new proposal locates three (3) dwellings in line at about 14 metres from the boundary whilst the two semi-detached properties are about 12 metres from the dog leg boundary. The extent to which the proposed dwellings will overlook the existing Ravensbourne Drive dwellings beyond the boundaries can be appreciated from the following list of planned viewpoints :

(a) 2 Type 'C' dwellings - 3 upper windows, 2 ground floor windows and a patio door in each house.

(b) 1 Type 'B' dwelling - 2 upper windows, 2 ground floor windows and a patio door

(c) 2 Type 'A' dwellings (semi-detached) each having 2 upper window a ground floor window, a patio door and a glazed kitchen door.

The existing planting fronting these windows is mainly deciduous offering limited screening to ground floor glazing for about half the year. For the remainder of the year the planting is bare with views through the branches towards the Butts Hill Road properties a long distance away. Recently, trees have been removed from these plantings. In particular a large tree in the area of the junction between the rear boundaries of 48 and 50 Butts Hill Road for no apparent reason.

5. Regarding my own property, which will be overlooked mainly by the semi-detached plots 1 and 2 dwellings with lesser overview from plots 3, 4 and 5, neither the Site Plan nor the Arboricultural Plan

cont.

5 cont.
shows the true state of planting at the end of plot 1. The plans show the conifer belt planting along the South Eastern boundary of 50 Butts Hill Road as ending about 6 metres from the boundary with my property. In fact there is a continuation of two short rows of conifers at about right angles to the main line, and between five and six metres long estimated visually. These two rows in parallel form a bay open to the centre of the garden and dead where it meets the main line. The two rows effectively screen most of the 50 Butts Hill Road house and garden which would otherwise be in full view from my house. Loss of these trees together with the Oak tree T24 as scheduled on the site plan will effectively remove all screening from that end of the development site leaving my property clearly exposed to overview from plots 1 and 2 dwellings, and resulting in a drastic loss of amenity to me. Whilst the Arboriculture plan shows possible planting of two trees at the north western end of plot 2 there is no indication of intention to fill the unwanted gap along the plot 1 boundary. All that will remain is a disintegrating scrub hedge of lilac and hawthorn which is bare for much of the year. This would be a most unsatisfactory situation. In the event that the plan be accepted it should include at least a 2 metre high close boarded fence along that boundary backed by suitable tree planting to achieve eventual screening from the upper windows of plots 1 and 2 houses.

6. In the matter of the conifer screen, of which there is no assurance that it will be retained, it looks as though at its closest point the plot 1 house will not be more than about 1·8 metres from the nominal centre line of the screen. Taking account of foundation excavations and subsequent building operations against the canopy spread of the trees, observation of similar work elsewhere suggests that survival of some of the trees may be uncertain.

7. In general, because none of the existing boundary trees are protected, and future property owners may want to get the most use from the small garden plots available to them, it is a possibility that present boundary planting may disappear leaving properties that have enjoyed over 40 years of reasonable privacy exposed to overview. Such an event will simply worsen the already potential severe loss of amenity.

8. With regards to access to the site the proposed drive as shown on the plans looks inadequate. Scaling the width of the drive on the drawing,

cont

8 cont.
it appears to be narrower than the 4.8 metre width of the 1988 proposal except for a short distance of about 7 metres where it widens slightly into the kerb mouth exit on to Butts Hill Road.

9. The movement of vehicles between and behind 48 and 50 Butts Hill Road will unavoidably result in increased noise, and at night disturbance from headlights and the increasing use of external night lights on individual properties for security purposes. Should it prove necessary to install street lighting that also would compound affects on the amenity of properties adjacent to the proposed dwellings. It is noticeable how close the edge of the driveway is to the side wall of No. 50 Butts Hill Road. Whilst the present occupier of No. 50 may feel content about the effects of traffic flow past the house, not having experienced it yet, it is nevertheless right to consider the amenity of future occupiers.

10. In view of the foregoing it may be concluded that the development as proposed would be likely to adversely affect the amenity of adjoining properties through loss of privacy and outlook, and increased noise and disturbance. In particular I allude to the regrettable alignment of the properties with regards to Ravensbourne Drive. It should also be said that plots 4 and 5 will also overlook the rear of Nos. 46 and 44 Butts Hill Road with consequential degradation of amenity for those properties. It is noticeable that in not showing those properties, and also the corresponding properties across Butts Hill Road, the plans avoid drawing attention to a potential loss of amenity to those properties. It would also have assisted assessment if the plans had included salient dimensions such as distances of the proposed properties from existing boundaries. Experience suggests that scaling from drawings is not sound practice and can easily result in errors leading to unnecessary argument as to the exact location of buildings etc.

11 Undoubtedly there would be a serious effect on the character of the area to which there would be demonstrable harm. Backland infill in this particular instance will result in overdevelopment of the area with new properties out of character with those established in the area. Although recent fellings in the area of the proposed infill have reduced the number of trees there, it remains that the overall attractive quality of the entire Butts Hill Road scene owes much to the large number of trees in view

cont

11 cont.
across the whole area. The proposed infill necessarily entails the removal of yet more trees and a long established hawthorn hedge between hos. 48 and 50 Butts Hill Road. As noted in the Arboricultural plan some trees such as the silver birches are already in jeopardy due in part to inept topping, so the potential loss of such as these in addition to losses associated with the development will gradually result in diminishing the attractiveness of the area

12. Looking to the future, acceptance of this particular backlands infill is likely to encourage more speculative applications for similar developments in other large gardens along Butts Hill Road. The trigger for such will be the alignment of the access drive at plot 5 which plainly invites consideration of its continuation across the remaining large gardens in the direction of Western Avenue. It is conceivable that agreement to the current application would make it difficult to refuse similar applications for permission. This would inevitably result in a steady decline in the character of the entire area.

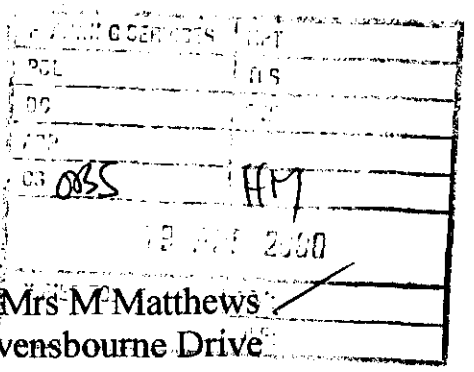
13. Lastly it can be said that the reasons for rejection by the D. of E of the 1988 scheme are as valid as ever, and actually more so in the light of the far greater potential for damage to the amenity of properties bounding the scheme.

14. Not a factor for consideration in the present context, but of perhaps more than passing interest, is that adjacent to no. 50 Butts Hill Road, and part of that property, is a plot width capable of accepting a house built up to the existing Butts Hill Road building line. Use of such instead of the present scheme of a house at the end of the plot would obviate the need for destruction of the long established boundary hedge between hos. 48 and 50, and allow preservation of some trees marked for removal. Although the 1988 scheme was rejected, if the tide of authority opinion favoured such backland infil, it is feasible that a more appropriate working of the 1988 scheme might be contrived for approval. Separating the current combined hos. 48 and 50 proposal into separate elements might help allaying concerns about opening the door to future ribbon development mentioned previously.

Yours sincerely

W.P. O'Donnell (W.P. O'DONNELL)

Recd. PH 18.4.00



(15)

Heather Morgan
Case Officer
Wokingham District Council
P.O. Box 157
Shute End
Wokingham RG40 1WR

Mr & Mrs M Matthews
22 Ravensbourne Drive
Woodley
Berkshire
RG5 4LH

14th April 2000

Dear Heather Morgan,

**Re: Planning Application F/2000/0996 – 48 & 50 Butts Hill Road**

We are writing to express our strong objections to the proposed development at the above address.

After searching for many years for the appropriate family home, we finally found our ideal home in June last year set in a well-established residential area. We are, therefore very distressed at the proposed application for the following reasons: -

- We would lose our privacy, as we would be overlooked by three of the proposed dwellings. Although the plans show that the existing trees may or may not be removed at the time of building, we have been informed that the occupants may remove them at any time in the future, thus losing the existing screening.
- At the present time we have a very high level of security at the back. This would alter completely if the plans were to go ahead, as there would be a road yards from our back garden, which would pose a much greater security risk. The secluded rear garden and its outlook were a major purchasing point for us last year!
- With an increase in people, cars, possibly children and pets, there will inevitably be an increase in the noise disturbance and pollution levels. At the moment it is a very peaceful and charming place to live. (We do have three children of our own and they have waited a long time, as we have, to enjoy a nice garden and pleasant surroundings.)
- At the moment when we look out of the bedroom windows we see lots of greenery, (trees, lawns, flowers). The outlook would be totally different should these plans go ahead. We would see other houses, (probably

straight into the bedrooms of some, as they would us), a road, cars streetlights etc. Also the established wildlife that inhabits the surrounding areas would be lost. At the moment in the trees behind us we have many resident squirrels, an immense variety of birds, and we also see hedgehogs. All of this is a great learning curve for our children in their own back garden and it would all just vanish!

Aside from these personal issues there are a number of other reasons why we feel strongly that this proposed development should not go ahead.

- The development would be totally out of character with the surrounding area.
- Another road leading out on to the already very busy Butts Hill Road would be a nightmare in the mornings as well as being extremely dangerous being so close to Ravensbourne Drive!
- It would be a further burden on already over-stretched public resources i.e. schools – Waingels is already very over subscribed.
- It is a piecemeal development of backland and if this should be approved then future plans would be very hard to turn down.
- Previous applications for dwellings at 48 Butts Hill Road have been turned down by Wokingham District Council and at Appeal, for less than the current application.
- Environmental impact is misleading as many trees have been conveniently removed prior to the planning application.
- The application is an over development of the area.

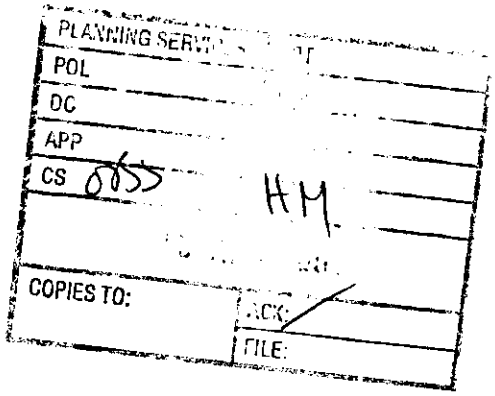
As you can imagine our lives in this house would totally change should these plans be approved. We hope you can understand our reasons and that they will be considered before the decision is made.

Yours Sincerely

Michael & Carol Matthews

c.c. Woodley Town Council

(19)




14 Ravensbourne Drive
Woodley
READING
RG5 4LH

15.04.2000

Dear H. Morgan

**Re: Plan No F/2000/0996**

We are writing to express our concerns about the proposed development of 48 and 50 Butts Hill Road.

As long term residents of Woodley we have seen a huge amount of building over the past twenty years. However not all the proposed developments have been approved and indeed a similar application to this one was turned down a few years ago. Liberal Democrat councillors are on record as being against such in-fill building.

At present we enjoy not being overlooked and feel our back garden is both private and secure. We feel it will be neither if the proposed new houses are built.

We are also worried about the effect such a development will have on our local environment and its wildlife. We get a lot of pleasure from watching the birds and animals which share this green space with us, We have noticed the recent felling of trees with alarm and are horrified to note that the large oak tree is a proposed victim of this planning application. In many areas the English Oak Tree is a protected species and we feel it would be a shame if one was felled in Woodley simply so that 5 more houses could be built in an already over-developed area.

Of course we have many other concerns, particularly about the dangers of another road junction onto an already busy Butts Hill Road. We worry that if this application were to be approved it could give rise to other in-fill applications which would add to the dangers, the environmental and social damage, and increase the burdens on already over-stretched public resources and schools,

We trust our concerns will be noted and that this planning application will be rejected.

Yours sincerely

S, Faulkner and J. Faulkner

c.c: Mr T. McCann, Mr T.P. Dredge, Dr L.T.S. Ferris, Woodley Town Council

obs letter.

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| 19 APR 2000 | |
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**Carol Hurst**

**From:** John & Doreen Palmer [palmer@woodley57.freeserve.co.uk]
**Sent:** 18 April 2000 12:09
**To:** carol.hurst @wokingham.gov.uk
**Subject:** Planning application F/2000/0996 - 48/50 Butts Hill Road

I write to express our concern over the above application . We, my wife and I, both feel that the impact of an increase in the density of housing in this way is out of character with the surrounding area. However the main concern we have is the new road access onto an already busy,dangerous main road . The proximity to the junction formed by Ravensbourne Drive must concern your Highways Engineer and his responsibilities for efficient road design and safety.
As a resident, [57 Butts Hill Road] I witness and experience daily the intensity of the traffic problem on this main road and believe that the new access planned to be unacceptable from a road safety point of view.

We are yours faithfully
J H and D Palmer
57 Butts Hill Road
Woodley

885

**Carol Hurst**

**From:** John & Doreen Palmer [palmer@woodley57.freeserve.co.uk]
**Sent:** 18 April 2000 12:09
**To:** carol.hurst @wokingham.gov.uk
**Subject:** Planning application F/2000/0996 - 48/50 Butts Hill Road

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As a resident, [57 Butts Hill Road] I witness and experience daily the intensity of the traffic problem on this main road and believe that the new access planned to be unacceptable from a road safety point of view.

We are yours faithfully
J H and D Palmer
57 Butts Hill Road
Woodley

8hs

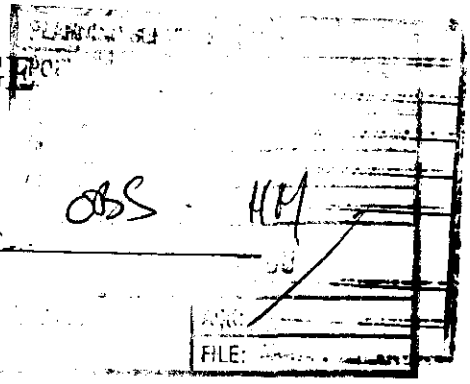
**Carol Hurst**

**From:** John & Doreen Palmer [palmer@woodley57.freeserve.co
**Sent:** 18 April 2000 12:49
**To:** carol.hurst@wokingham.gov.uk
**Subject:** planning application F/2000/0996-48-50 Butts Hill Road

We write to register our concern regarding the planned development with access onto Butts Hill Road. The housing planned seams to be most unsuitable in so far as it encroaches upon adjacent existing property,being out of character with area , however our main concern relates to the new road junction onto the main Butts Hill Road.
We are resident on this busy [and dangerous] main road and therefore feel able to offer the view that the proximity to the existing Ravensbourne Drive of the proposed access road is contrary to good Highway Engineering practice. Reference to the Councils own highways expert will surely reveal a concern for the consequential road safety issues.
Yours faithfully
JHPalmer
57 Butts Hill Road
Woodley

(2)

# FACSIMILE MESSAGE




TO: PLANNING OFFICER, W.B.C. OBS - HH

FAX NO: 0118 9746484

FROM: Mr + Mrs JUDD

DATE: 18-4-00 No of PAGES 3

RE: OBJECTION TO PLANNING APPLICATION

MESSAGE: Please see attached letter

55 Butts Hill Road
Woodley
Reading
Berks
RG5 4NJ

17th April 2000

Dear Sirs.

**Objection To Planning Application F/2000/0996-48/50 Butts Hill Road**

We object to the above planning application and as owners of No. 55 are suprised not to have received direct notification of the proposal since it is only three properties from our home.

We object on the following grounds:

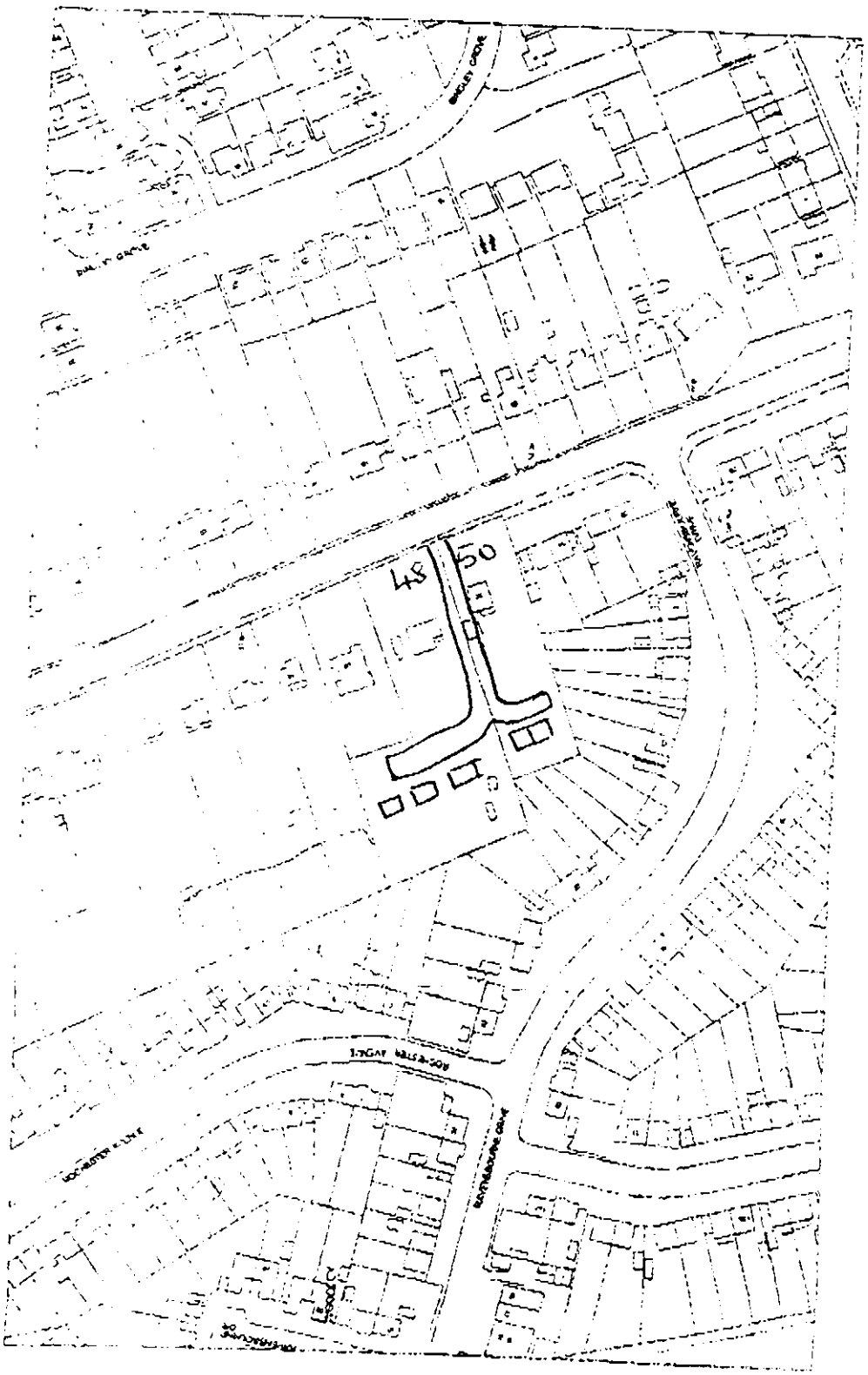
The proposed development is out of character with the surrounding area.
A similar application was refused by Wokingham District Council and their decision was supported at appeal.
An additional junction would be created close to Ravensborne Drive and Glendevon Road junctions with Butts Hill Road to the detriment of road safety.
Granting of this permission would set a precedent for the development of backland in the remainder of Butts Hill Road to the detriment of the character of the area and road safety, particularly if future intensification of the proposed road access occurs through successive developments of adjacent plots using the same access.

Yours faithfully

R E Judd

C Judd

Cc Councillors T.Cann, T.P.Dredge, Dr L.T.S. Ferris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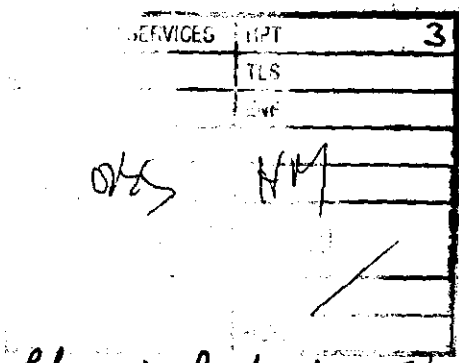


5, Ravenshourne Drive
Woodley
Reading
RG5 4NH

13.4.00

Planning Application F/2000/0996
- 48/50 Butts Hill Road

Dear Sir.

As a resident of Ravenshourne Drive I write to object to this application for planning permission because giving permission for this type of development would open the door for further applications in other large gardens in Butts Hill Road, thus changing the character of the area.

The development would also be dangerous as there would be an additional road junction close to Ravenshourne Drive opening on to such a busy road as

Bulto Hill Road.

Yours faithfully

T. E. F. Coulson

(Rev. T. E. F. Coulson)

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(9)

8 Rochester Ave
18-4-2000 Woodley
Reading
Berks RG5 4NA

Dear Sir/Madam, F/2000/0996

re- the proposed building of a road and five house to the rear of numbers 48/50 Butts Hill Rd, I would like to have my disapproval acknowledged.

If when we purchased our home, we had wanted to live in a highly built up area, we would not have bought this one.

We like what we've bought and have been paying for for 15 years, and I am appalled that some-one can in the name of increasing their bank balance, remove our privacy, quiet location, and, quite possibly devalue our home.

If this proposal goes through then it can surely only be a matter of time before

Another proposal is put forward to buy the remaining gardens (or parts of) and a refusal would surely not be feasible due to the first one being accepted.

I enjoy my home and garden, its peaceful, its green, and its very private.

I do NOT want thundering lorries for months on end disrupting my peace and at the end of months of torment to look out onto buildings and a road.

I can only imagine what others feel that are right on the borderline of this disgraceful proposal, as I am two gardens away, but I know that if it is allowed to go through, then in no time at all this nightmare will become mine.

Please DO NOT pass this.

Yours Sincerely

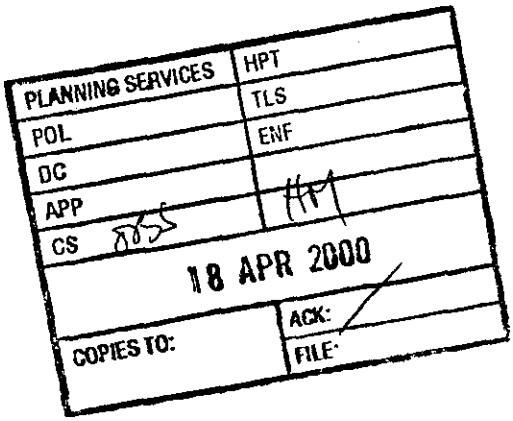
L A Bennett (MRS)

DAVID T BENNETT (SON)

Recd 3.10pm 17-4.00

**Pat Livesey**
**4 Rochester Avenue**
**Woodley**
**Reading**
**RG5 4NA**

**Tel: 0118 9618017**




13 April 2000

Ms H Morgan
Planning Services
Environmental Services Dept
PO Box 157
Wokingham District Council
Shute End
Wokingham
RG40 1WR

Dear Ms Morgan,

Planning Application F/2000/0996

I am writing to comment on the above application which I object to for the following reasons –

- An application for fewer houses on part of the site was refused by the Council and at Appeal a few years ago. In view of this I do not see how this, far larger, application could be approved.
- The application would be an over development of the area and would also be out of character with the surrounding houses which are at least 40 years old and all of which are laid out on spacious plots.
- It would be dangerous on highway grounds as there would be an additional road junction very close to Ravensbourne Drive.
- Increased traffic on Butts Hill Road which is already a very busy road and the main cut through from the A4 to the 329M and M4.
- Should this application be successful it could open the door for similar applications in other large gardens in the area which could destroy the character of this part of Woodley. It would appear from the plans that the developers have laid out the site in such a way that they could extend into the other gardens along Butts Hill Road at some stage in the future. This could result in an estate of 40 to 50 houses being built over a period of time.
- Possible loss of screen – the Plans do not show that all the trees are being removed, but as none are protected it is possible that they could be removed in the future by any new owners. Some have already been removed by the present owners.
- More houses would put extra pressure on already over-stretched public resources such as schools, doctors etc.
- This backland development would cause damage to the environment by pollution, noise and disturbance of local wildlife.

I hope these objections will all be taken into consideration when determining the application.

Yours faithfully

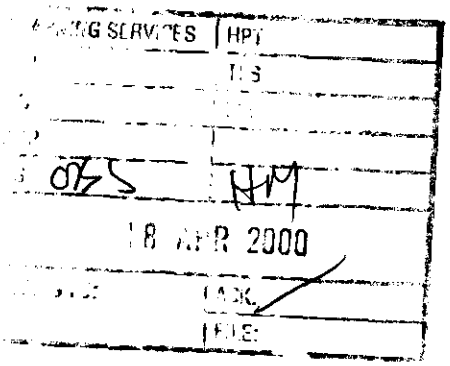
Pat Livesey

Pat Livesey

cc Woodley Town Council

Recd 3.10pm 17.4.00

(6)




**John Willcocks**

**4 Rochester Avenue**
**Woodley**
**Reading**
**RG5 4NA**

**Tel: 0118 9618017**
**Mobile: 0411 556529**
**E.Mail J.W.Toys@btinternet.com**

13th April 2000

Ms H Morgan
Planning Services
Environmental Services Dept
PO Box 157
Wokingham District Council
Shute End
Wokingham
RG40 1WR

Dear Ms Morgan,

Planning Application F/2000/0996

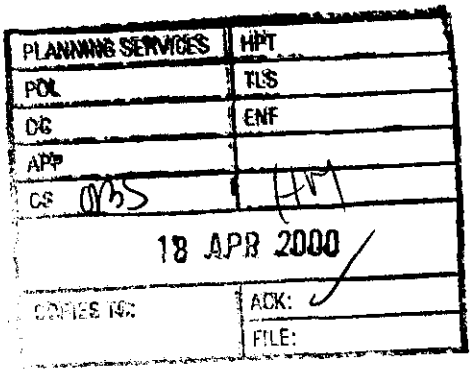
I am writing to comment on the above application which I object to for the following reasons –

- An application for fewer houses on part of the site was refused by the Council and at Appeal a few years ago. In view of this I do not see how this, far larger, application could be approved.
- The application would be an over development of the area and would also be out of character with the surrounding houses which are at least 40 years old and all of which are laid out on spacious plots.
- It would be dangerous on highway grounds as there would be an additional road junction very close to Ravensbourne Drive.
- Should this application be successful it could open the door for similar applications in other large gardens in the area which could destroy the character of this part of Woodley. It would appear from the plans that the developers have laid out the site in such a way that they could extend into the other gardens along Butts Hill Road at some stage in the future. This could result in an estate of 40 to 50 houses being built over a period of time.

Yours faithfully

John Willcocks

(8)




54 Butts Hill Road
Woodley
Reading
Berkshire
RG5 4NH

16th April 2000

Case Officer,
Heather Morgan
P.O. Box 157
Shute End
Wokingham
RG40 1WR

Dear Sir/Madam

**RE: Planning Application F/2000/0996 – 48/50 Butts Hill Road.**

We have been informed that we should have received correspondence regarding the above – we have not but we have received a letter from Woodley Town Council. Surely something this nature should have been sent to all in the locality.

With reference to the above proposed application. We list below a few of the objections and worries that we have and would like to receive comments about.

1. A similar application was turned down by Wokingham District Council a few years ago. We feel that the objections then apply at this present time. We would like to know what has changed since that decision to allow permission to be granted now. ???.

2. The development would be dangerous on highway grounds as there would be an additional road junction very close to Ravensbourne Drive. Plus the fact that it would not be very desirable to have any additional road junctions on such a busy road as Butts Hill Road.

3. Butts Hill Road is the main route to Winnersh etc from the A4, Sonning and surround areas and has far to much traffic as it is. We have difficulty in getting our car out now, what would it be like with an additional road which means even more traffic. ???

4. Since the first application was made we now have 2 Pelican crossing and a lollipop lady because of the nature of the traffic. Many children live this side of Butts Hill Road and have to cross the road to attend their school – further traffic would make it even more dangerous.

5. The proposed development would be out of character with the surrounding area. This is not a brown field site. There are many large gardens in Butts Hill – this surely would open the door for further applications If permission is given once it would be difficult to turn down further applications of this kind in the future.

6. At the moment we have a lovely country view from the back of our house – that would all disappear. There are some beautiful large trees in the gardens mentioned on your plan. We would lose all the wild life and birds that these bring to our gardens. If the development goes ahead the trees would be removed. (that is if they do not already have a preservation order on them.??)

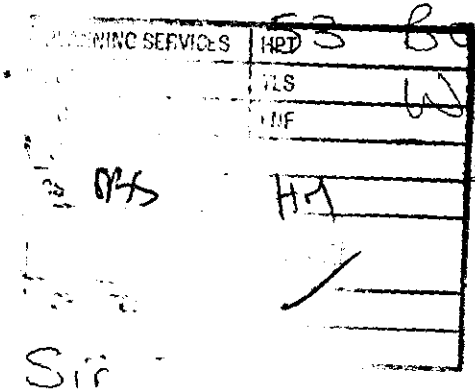
7. Woodley is fast becoming an over developed area – we must protect Woodley from this happening. If this application is allowed to proceed it will help to destroy Woodley which is a very pleasant place to live.

**A & K. Gidman**

c.c. Mr. T. McCann.
Mr .P. Dredge
Dr L. T. S. Ferris.

1)

PLANNING SERVICES | HPT | TLS | INF | HM



53 Butts Hill Rd
Woodley
Reading
RG5 4NJ.

F/2000/0996

Dear Sir

We are strongly objecting to the new development at the back of 48/50 Butts Hill Rd. Reason being having lived here for 35 yrs we have seen a lot of changes e.g. volume of traffic to which we have complained to the Police on several occasions but nothing seem to have been done, We have had an old man knocked off his bicycle, lollipop lady knock over and a young lad knock over out-side 54 Butts Hill Rd. the traffic on this road reaches 60mls an hour before going down butts Hill to the speed camera's and then all the brake lights

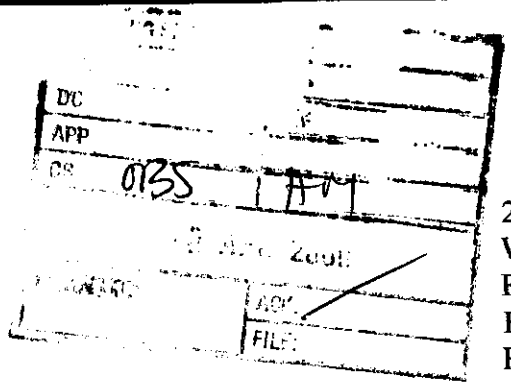
come on, coming up from just Tiles there are no restrictions & they absolutley fly past till they reach the A·4.

So this new Exit so very near Ravensbourne would only endanger every body, with Building lorry's e·g. Bricks Blocks Electric / Gas. all the mess of a building site plus on road parking for labourers. this will cause Havoc trying to get out of our drive with all the traffic on this busy road these new houses will be adding at least 15+ cars to come into the rd. also if you agree to this it was be an opening for more development as 46 belongs to 48 in some way relatively speaking which could eventually be knocked down for more houses, and the rest of the large gardens sold off and add to an already over development

3

also. why were the Houses in Botts Hill Rd not notified instead of coming across a 6 x 8 notice stuck on the end of no 50 Botts Hill Rd only on posting a letter did we notice it. you certainly would miss it travelling by car.
this project will affect everybody on this main rd from one end to the other.

Mr & Mrs W.J. Vickery
& family.




24 Ravensbourne Drive
Woodley
Reading
Berks
RG5 4LH

16/04/00

Case Officer
Heather Morgan
PO Box 157
Shute End
Wokingham
RG40 1WR

**REF: PLAN NO. F/2000/0996**

Dear Madam

I am writing to inform you of my views regarding the proposed demolition of garage and out buildings at No. 50 and construction of estate road, paths, 5 dwellings with garages and replacement garage – 48 & 50 Butts Hill Road Woodley. My property backs immediately onto the area in which it is proposed that three large detached houses be built.

I must object in the strongest terms to these plans for several reasons. I believe that the development will be out of keeping with the area and will have an unacceptable impact on the privacy of my property. I moved to my current home three years ago, one of the main reasons for this was that my wife and myself felt that whilst not secluded the property was not obtrusively over looked by other houses. If these plans are approved then this will no longer be the case.

Whilst I feel most strongly about the need to protect the environment from over development I also feel that one of the most important environments to protect is that in which we live. Whilst my garden and those surrounding it are often referred to as "brown field" sites to us they are our home and as such the most important environment we experience.

In conclusion I urge you to consider the impact that these proposals will have on both my neighbours and myself. I feel that these plans represent an over development that is out of character and will detract greatly from the surrounding area. I am aware that similar plans were turned down by Wokingham District Council a few years ago and hope that the same common sense approach will be shown on this occasion.

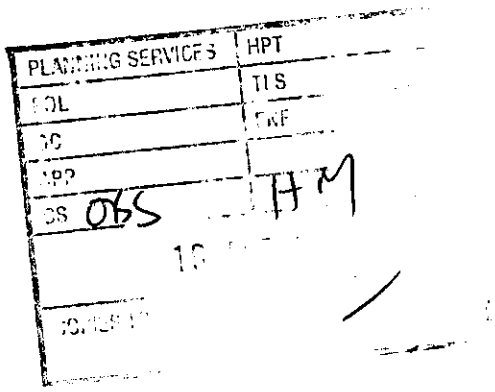
Yours sincerely

T. Thomas

Mr Tregear Thomas

Tel: 0118 969 4031

61 Butts Hill Road
Woodley
Reading
Berkshire
RG5 4NJ




6 April, 2000

Mr C. Wood
Head of Planning & Transportation
Wokingham District Council
P.O. Box 157
Shute End
Wokingham
Berkshire RG40 1WR

**Re: Application Number F/2000/0996**

Dear Mr Wood

We write in connection with the above planning application reference. Whilst we do not object in principle to the application or its detail with regard to the housing we would like to voice our concerns over the presence of yet another side road entering on to Butts Hill.

At the point proposed for the access to and from the development such a side road will make an additional traffic hazard on an already very busy section of this main route in to and out of Woodley. There are already, in a 200 metre section, two intersections and a pedestrian traffic light controlled crossing. Of the existing busy junctions one is on a 'bus route and the other has considerable housing feeding its use. In the case of the latter it is heavily used by school children from three local schools as well as residents. We feel that the presence of a third intersection within this distance without any intervention to manage the traffic passing through this section of Butts Hill Road would inevitably lead to increased accident potential.

Living where we do we are very aware of the speed of traffic on this straight section of Butts Hill Road between Glendevon Road and Western Avenue. In recent times our impression has been one of increasing traffic speed and the growing need for traffic calming measures in order to avoid the likelihood of further accidents. Indeed we are aware of several incidents at the above mentioned crossing where motorists, probably exceeding the 30mph limit, have failed to stop at the red light or at the request of the school crossing patrol and even when children have actually been using the crossing.

We feel that if the proposed development is approved it will add significantly to the complications on this section of road and that there should be some traffic calming measures instituted as a necessary corollary to the development.

Yours sincerely,

A.C.C. Bradshaw and C.M. Bradshaw

(5)

*20, RAVENSBOURNE DRIVE*
*WOODLEY*
*READING*
*BERKSHIRE RG5 4LH*

**Ref. Heather Morgan F/2000/0996**

**Date 9th April 2000**

Dear Sir

**Re. PLANNING APPLICATION - 48 & 50, BUTTS HILL ROAD, WOODLEY**

I wish to take this opportunity to make my views known to you regarding this application. I also wish to record my objection to this development in the strongest terms for the following reasons.

1. **OVERDEVELOPMENT:** The character of this area, which after all is our home, will be significantly and irrevocably altered, by creating a density of housing that was never contemplated during the original planning and development of this attractive part of Woodley.
   There is absolutely no doubt, that should this development be allowed to go ahead, it would have a detrimental and major fundamental effect, upon the lives of the many, many people whose properties border the gardens of nos. 48 and 50 Butts Hill Road.
   My family have lived here for 34 years. The property was bought largely on the strength of its secluded rear garden and the fact that further development directly adjacent was considered not possible.
   It is surely very questionable indeed, whether the financially motivated desires of so few, should be allowed to impact so devastatingly upon the lives of so many.

2. **ACCESS**: The plans show the introduction of an access road from Butts Hill Road running at right angles to my property. This will result in disturbance from vehicle headlights using the road at night and a very much-increased risk to the overall security of my property. Furthermore, should this access road be permitted, then the way will be opened to allow the whole of the garden areas to the rear of the properties on Butts Hill Road to be similarly developed. It is also certain that by allowing this initial development, any further applications will be almost impossible to disallow.
   I would also urge you to consider the implication of forming a road junction so close to the Ravensbourne Drive junction. Butts Hill Road is the main route through Woodley from the north to the M4, and is an extremely busy road carrying fast moving traffic. To form yet another road junction along this road would seem to be utter folly, and add significantly to the possibility of traffic accidents occurring.

3. **LOSS OF PRIVACY:** I have a 31-year-old profoundly handicapped son living at home, and who is confined to a stretcher trolley at all times. Such are the nature of his disabilities that he requires very specialised facilities for his wellbeing and personal care. Above all he needs privacy and peace.
   Neither the rear of my property, or the garden is overlooked at present, the garden being particularly secluded.
   The rear of my property has been extended to provide a conservatory style day room for him, and which contains a shower trolley installation. All of his personal and nursing care is undertaken there and his privacy needs have been adequately catered for at either side. I am acutely aware that my son's privacy will be compromised during his care procedures and while using the garden in the summer.

4. **ADDITIONAL NOISE LEVEL:** It is entirely reasonable to suppose, that general noise levels will significantly rise over and above those enjoyed at present. There will be at least five, and probably twice this number of vehicles introduced into the area. This will create additional disturbance from engine noise, slamming doors etc. The peace and quietness currently found in the garden by my family, in particular by my son will disappear forever.

5. **ENVIRONMENTAL:** Another small area of green habitat will disappear, together with the wildlife that it supports. Several large trees will have to be felled in order to make way for this development. Please note, that during the previous 4 weeks such clearance work has already commenced, and several very mature trees have already been removed. As the boundary between my property and no.50 Butts Hill Rd. is not defined by fencing, it is the intention to refer this matter for legal advice.

I strongly suggest that there is no requirement or need to build houses in the rear gardens of these properties. There are after all, many well-balanced housing developments under construction locally, all with available housing, and which have been styled and planned to blend acceptably into their surrounding area.

The Wokingham district overall plan has always been against such back garden development, and a similar planning application made in 1988 was disallowed both by the planning committee and at appeal. I would urge that this latest application also be rejected.

Yours faithfully

C R Hayward

cc. **Woodley Town Council**

52, Butts Hill Road
Woodley
Berkshire
RG5 4NH

PLANNING SERVICES | HPT
TLS
ENF
17 APR 2000
CREATED: | ACK:
FILE:

13 April 2000

Your ref: Heather Morgan
F/2000/0996

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

Dear Sirs,

Application No; F/2000/0996

Site Address :48 & 50 Butts Hill Road,Woodley,Berkshire

Proposal , :Proposed demolition of garage and outbuilding at no 50 and construction of estate road,paths,5 dwellings with garages and replacement garage.

We are writing to object most strongly to the above proposed development. Being an immediate neighbour the development will have a devastating effect on our lives. Our reasons for you not granting planning consent are as follows;

1. We live on an extremely busy main road and when we leave our drive we have to negotiate not only all the traffic leaving Ravensbourne Drive but a letter box,cherry tree,lamp post and we have to get the car positioned just right to see the traffic in Butts Hill Road. The consequences of another road so near to our property would make our movements in and out of drive even more dangerous.

2. We can see if this development gets planning consent it would be just the tip of the ice-berg with further applications for other properties down Butts Hill Road creating many more vehicles to use the new road.

3. The development is completely out of character with the surrounding area and would be an over development of the area.

4. We remember a few years ago a similar application was turned down by Wokingham District Council and also at appeal.

5. What is going to happen to all the lovely trees that run along our boundary. We see from the plans that the hedges are to be retained but I could not see any mention to the conifers where the squirrels live.

We trust you will take into consideration the views of all concerned parties and reject the application in full on safety and environmental grounds.

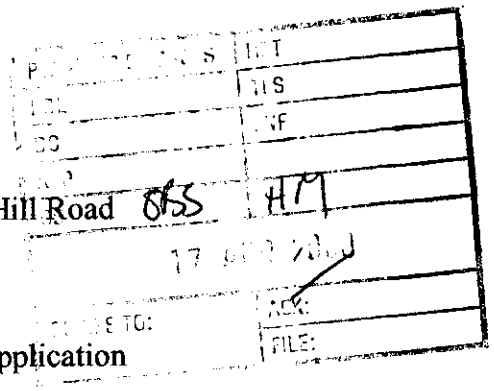
Yours faithfully,

Mr & Mrs Dyer

Mr M V & Mrs E M DYER

cc. Woodley Town Council

(2)



To Planning Services, Wokingham District Council

Reference:-Planning Application F/2000/0996 – 48/50 Butts Hill Road

Dear Sir or Madam:

Please note the following objections to the above Planning Application

1) Road Safety
2) Over development of the area.
3) Trees being cut down unnecessarily.

Road Safety:
We have lived at 2 Ravensbourne Drive for the past 25 years, during this time the number of houses in this immediate area has trebled, Butts Hill road is now a very busy main road. To the extent that during the morning rush hour cars queue past our house because they are unable to get onto Butts Hill Road due to the volume of traffic. This situation has already resulted in a number of minor accidents. To add an additional junction, on the same side of Butts Hill as Ravensbourne Drive, within a 100 Meters will be dangerous and add to the considerable existing congestion.
A similar Planning Application was turned down several years ago because of these safety issues, Butts Hill Road has become busier since that time as it is now the main link between the M329 Motorway and the A4.

Over Development of the Area.
It is clear to see from the plans that the future intention is to continue this development along the remaining back gardens of the houses that face onto Butts Hill Road, (As they have done with the Houses opposite ) this will result in an additional 30 to 50 houses all trying to get onto Butts Hill Road, and out of Woodley during the Rush hour, The current Road system cannot cope with the existing traffic, it is therefore madness to consider more houses until the roads, services and Parking in Woodly are upgraded to cope with the already vastly expanded population.

Trees Being Cut Down.
Trees have already been removed from the proposed site. It is clear from the plans that a case has been made to remove additional trees for a verity of reasons. It is normal for Trees to have Splits, and other Trees to have Dead Branches, that is what happens as trees get older, it does not mean that they are unsafe. If a proposal to develop this site had not been made I believe that these trees would have still been standing very much longer than I and members of the planning authority.
I thought the authorities were against the destruction of large mature trees.

In summary we are clearly lodging our objection to any development of this site on Safety, Enviromental and Civic grounds.

Yours

Judith Tetley John Tetley

John and Judith Tetley

2 Ravensbourne Drive, Woodley.
0118 9695255

BY HAND 17/04.

(D)

| PLANNING SERVICES | HPT |
|---|---|
| COL | TLS |
| DC | ENF |
| APP | |
| CS 085 | HM |
| 17 APR 2000 | |
| COPIES TO: | ACK: |
| | FILE: |

28 Ravensbourne Drive
Woodley
READING
RG5 4LH

Date 15 April 2000

Heather Morgan
Planning Officer
Wokingham District Council

**Planning Application F/2000/0996 – 48/50 Butts Hill Road**

Dear Madam,

This letter is to object to Planning Application F/2000/0996 on the following grounds,

1. That yourselves have already dismissed this type of plan in November 1988. The application then went to an appeal, which was also rejected. One of the reasons for the rejection was yet another road entry onto a very busy Butts Hill Road. This situation is now more critical due to increased traffic in Butts Hill Road over the last 12 years and the larger development proposed.

2. The proposed development is detrimental to the character of the area. Property density in Butts Hill Road is low and any new development will increase this. The existing Woodley entrance and exits are: -

1. Loddon Bridge Road. High property density
2. Reading Road Medium Property density
3. Through the old Woodley Airfield and the trading estate. High property density
4. Past the swimming Pool. The Bulmershe area. High property density
5. Denmark Road via the Waingels school Medium Property density
6. From the A4 through Pound Land and Butts Hill Road. Low property density

The latter is a congenial way to enter Woodley. The name of Woodley conjures up a haven of trees not a conglomerate of bricks and mortar.

3. The proposed development is also detrimental to residents of Ravensbourne Drive due to tree loss between the back gardens of Ravensbourne Drive and the Proposed development area.

Tree loss (which has been surreptitiously going on over the last year) together with the size of the proposed development gives an overwhelming presence to residents in Ravensbourne Drive with considerable loss of outlook and privacy. Not only to residents in Ravensbourne Drive whose gardens back onto the proposed development but all residents on the north side of Ravensbourne Drive, a large number of people, myself included.
A general reduction of trees on the proposed development site was I assume to solve one of the points of rejection raised in the appeal last November 1988.

Date 15 April 2000

4. The actual proposed development plan of road and house layout has several anomalies.

1. The proposed road will only have housing on one side, thus leaving a haven for parked cars and rubbish to the degradation of the area around. A far as I can tell this is a first, where a road is fenced one side and having 3 four bedroom houses on the other.

2. The last 4-bedroom house west of the proposed development is also at the south side of the road leaving the potential for new ribbon development of the road continuing up behind the gardens of Rochester Avenue. If parts of the very large gardens in Butts Hill Road houses were sold off, as no doubt this will happen, as everyone has their price, this would effect over 50 properties in Rochester Avenue.

I have enclosed a Petition of names of some of these people that this type of development could effect. Neither the Council nor the DOE could stop such a development where a precedent has been established by a road in from Butts Hill Road based on the proposed development already before you.

Yours faithfully

P A Redman

34 signatures.

**Petition** **Date April 2000**

We, the undersigned, object to the proposed mini estate comprising 5 houses, (Planning Application F/2000/0986) between Ravenshourne Drive and Butts Hill Road Woodley because the potential is there for ribbon development between houses in Rochester Avenue and Butts Hill Road.

| Name | Address –Rochester Avenue– |
|---|---|
| C A Bennett | 6 Rochester |
| [illegible] | 8 Rochester |
| A Seal | 10 Rochester |
| [illegible] | 12 Rochester Ave |
| [illegible] | 20 " |
| [illegible] | 20 " |
| [illegible] | 22 " |
| [illegible] | 24 " |
| [illegible] | 28 " |
| S Burr | 30 Rochester Ave |

**Petition** **Date April 2000**

We, the undersigned, object to the proposed mini estate comprising 5 houses, (Planning Application F/2000/0996) between Ravensbourne Drive and Butts Hill Road Woodley because the potential is there for ribbon development between houses in Rochester Avenue and Butts Hill Road.

| Name | Address | Rochester Avenue |
|---|---|---|
| Carolyn Brown | 32 | " " |
| [illegible] | | |
| [illegible] | 34 | " " |
| [illegible] | 34 | " " |
| Steve Amor | 36 | " " |
| Kelly Amor | 36 | " " |
| Lynn Amor | 36 | " " |
| [illegible] | 38 | " " |
| [illegible] | 40 | " " |

**Petition** **Date April 2000**

We, the undersigned, object to the proposed mini estate comprising 5 houses, (Planning Application F/2000/0996) between Ravensbourne Drive and Butts Hill Road Woodley because the potential is there for ribbon development between houses in Rochester Avenue and Butts Hill Road.

Name----------Address --Rochester Avenue--

Mr John M Brown (J M Brown) No 42

John Dickens (J Dickens) No 50

Douglas McDonald Dmcdonald No 54

[illegible] No 42

4

**Received by Wokingham District Council**

# Application No: F/2000/0996

**Proposal:**
Proposed demolition of garage and outbuildings at no 50 and construction of estate road, paths, 5 dwellings with garages and replacement garage.

**Location:**
48 & 50, Butts Hill 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 letter for delivery of plans.**

**Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Heather Morgan P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 25/04/2000. Written comments submitted will become available for public inspection.**

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

**Head Planning and Transportation**

## WOKINGHAM D.C. DEVELOPMENT CONTROL

| | |
|---|---|
| Start date: | 21 MAR 2000 |
| Officer: HM | Application No. F/2000/0996 |

Map No. ..... Site ..A:30...
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) PROPOSED DEMOLITION OF GARAGE & OUTBUILDINGS AT NO 50 AND CONSTRUCTION OF ESTATE ROAD, PATHS, 5 DWELLINGS WITH GARAGES AND REPLACEMENT GARAGE

Location: 48 & 50 BUTTS HILL ROAD

Parish: WOODLEY Ward: Coronation ✓ 3013

Applicant: MILLGATE HOMES

Fee Received 950-00 (7) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

---

**Additional information required for validation**

| | | Reason | Requested | Received |
|---|---|---|---|---|
| 1 | 1:2500 OS location plan showing property edged in blue/red | | | |
| 2 | 1:500 block plan showing existing & proposed dev. + adj. Properties | | | |
| 3 | Forms unsigned | | | |
| 4 | Correct S 66 certificate | | | |
| 5 | Elevation plans | House A – 2 sitting room windows omitted from side elevation. | | |
| 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 : 30/3..... Parish Council Informed - YES / ~~NO~~

### INTERNAL CONSULTATIONS

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

### EXTERNAL CONSULTATIONS

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

### HERITAGE BODIES

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

**OTHERS:**

.....

.....

No pre-apps.

**NEIGHBOURS:**

S/N+ 48, 50 Butts Hill Road, Woodley
44, 46, 52 Butts Hill Rd
2, 4, 6 Rochester Avenue
4-26 (evens) Ravensbourne Drive
59-67 (odds) Butts Hill Rd.

30/3

1789/a

# SECTION 66 CERTIFICATE

Application No.

21.MAR2000* 0996

**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 |
|---|---|---|
| A SMITH | No 50 BUTTS HILL ROAD, WOODLEY | 17 MARCH 2000 |
| G & C ELLIOTT | NO 48 BUTTS HILL ROAD, WOODLEY | |

## CERTIFICATE C

I certify that

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

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

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

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

  (b) .....

  .....

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

  the (c) .....

  on (d) .....

1789/b

## CERTIFICATE D

*I certify that*

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

**OR**

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

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

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

on (d) . . . . . .

## ALL APPLICANTS MUST COMPLETE THIS SECTION

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

### Agricultural Holdings Certificate

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

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

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

**OR**

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

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

Signed . . . . . .

pp THE BARTON WILLMORE PARTNERSHIP READING LTD

On behalf of . . . MILLGATE HOMES . . . . . .

Date . . 17 MARCH 2000 . . . . . .

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

1913 *la*

## SCHEDULE 2

Articles 6, 7 and 9

21 MAR 2000* 0996

## PART 1
## Town and Country Planning (General Development Procedure) Order 1995

## NOTICE UNDER ARTICLE 6 OF APPLICATION FOR PLANNING PERMISSION

*(to be published in a newspaper or to be served on an owner* or a tenant**)*

Proposed development at *(a)* NOS 48 & 50 BUTTS HILL ROAD, WOODLEY

I give notice that *(b)* MILLGATE HOMES

is applying to the *(c)* WOKINGHAM DISTRICT Council

for planning permission to *(d)* DEMOLISH EXISTING GARAGE AND OUTBUILDINGS AT NO 50 BUTTS HILL ROAD AND CONSTRUCT ESTATE ROAD, PATHS AND 5 NO 3 & 4 BED HOUSES AND GARAGES INCLUDING REPLACEMENT GARAGE

Any owner* of the land or tenant** who wishes to make representations about this application should write to the

Council at *(e)* PLANNING DEPARTMENT, P O BOX NO 157, COUNCIL OFFICES, SHUTE END, WOKINGHAM BERKSHIRE RG40 1WR

*(f)* .....

* "owner" means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than seven years, or, in the case of development consisting of the winning or working of minerals, a person entitled to an interest in a mineral in the land (other than oil, gas, coal, gold or silver).

** "tenant" means a tenant of an agricultural holding any part of which is comprised in the land.

Signed .....
pp THE BARTON WILLMORE PARTNERSHIP READING
† On behalf of MILLGATE HOMES LTD

Date 17 MARCH 2000

*Statement of owners' rights*

The grant of planning permission does not affect owners' rights to retain or dispose of their property, unless there is some provision to the contrary in an agreement or in a lease.

*Statement of agricultural tenants' rights*

The grant of planning permission for non-agricultural development may affect agricultural tenants' security of tenure.

† Delete where inappropriate

---

Insert:

*(a)* address or location of the proposed development
*(b)* applicant's name
*(c)* name of Council
*(d)* description of the proposed development
*(e)* address of the Council
*(f)* date giving a period of 21 days beginning with the date of service, or 14 days beginning with the date of publication, of the notice (as the case may be).

1913/b **Town and Country Planning (General Development Procedure) Order 1995**

## NOTICE UNDER ARTICLE 6 OF APPLICATION FOR PLANNING PERMISSION

*(to be posted in the case of an application for planning permission for development consisting of the winning and working of minerals by underground operations (in addition to the service or publication of any other requisite notices in this Schedule))*

Proposed development at *(a)* .....

I give notice that *(b)* .....

is applying to the *(c)* ..... Council

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

Members of the public may inspect copies of:

- the application
- the plans
- and other documents submitted with it

at *(e)* ..... during

all reasonable hours until *(f)* .....

Anyone who wishes to make representations about this application should write to the Council at *(g)* .....

..... by *(f)* .....

Signed .....

† On behalf of .....

Date .....

† Delete where inappropriate

---

Insert:

*(a)* address or location of the proposed development
*(b)* applicant's name
*(c)* name of Council
*(d)* description of the proposed development
*(e)* address at which the application may be inspected (the applicant is responsible for making the application available for inspection within the area of the local planning authority)
*(f)* date giving a period of 21 days, beginning with the date when the notice is posted
*(g)* address of Council

PC 23 / 50 048

ADDRESS 48 BUTTS HILL ROAD PARISH WOODLEY

PLOT No. Old Property ORD. SHEET No. SU 7673(4

BUILDER

| Plan No. | Applicant | Description of Development | Date of Decision | Decision |
|---|---|---|---|---|
| O/308/66 | Mr. G. F. Elliott | Outline - Dwelling & Garage | 2 · 1 · 67 | N/A Ref |
| R/143/70 | " | Double Garage | 16 · 4 · 70 | App. Cond |
| BR 6235 | " | ext to lounge + conservatory | 28 · 3 · 77 | App N/A |
| 06157 | " | " " | 12 · 5 · 77 | N/A c/o |
| 29444 APPEAL | B. H. WATTS & CO. | 3 DWELLINGS, GARAGES, PARKING R/O | 20 · 1 · 88 | Ref |
| 30204 APPEAL | " | " | 13 · 4 · 88 | Ref |

DATE OF COMPLETION

MINISTRY DECISION 29444/30204 - APPEALS DISMISSED - 18.10.88

SPECIAL ORDERS

DRAINAGE

PC 23 150 050

ADDRESS 50 BUTTS HILL ROAD PARISH WOODLEY

PLOT No. Old Property ORD. SHEET No. SU 7673(4

BUILDER

| Plan No. | Applicant | Description of Development | Date of Decision | Decision |
|---|---|---|---|---|

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

**The Barton Willmore Partnership Reading Limited**
Beansheaf Farmhouse, Bourne Close, Calcot,
Reading, RG31 7BW.
Tel 0118 943 0000 Fax 0118 943 0001
e-mail: housing@reading.bartonwillmore.co.uk

Barton Willmore
Architecture

District Planning Officer
Wokingham District Council
P O Box 157
Shute End
WOKINGHAM
Berks RG40 1WR

21 MAR 2000

9522/A3/LRSV/VCR
17 March 2000

Dear Sirs

**PROPOSED RESIDENTIAL DEVELOPMENT AT NOS 48 AND 50 BUTTS HILL ROAD, WOODLEY, READING, BERKSHIRE**

Please find enclosed for your consideration a detailed planning application for residential development at the above location.

Enclosed with our application is our clients cheque in the sum of £950.00 which is, we believe, the appropriate plan fee together with the following drawings:-

| | | | |
|---|---|---|---|
| 9522/01B | Site Plan Scale 1:500 | 9522/06 | House Type B Elevations |
| 9522/02 | Location Plan Scale 1:250 | 9522/07 | House Type C Floor Plans |
| 9522/03A | House Type A Floor Plans | 9522/08 | House Type C Elevations |
| 9522/04A | House Type A Elevations | 9522/09 | Single/Double Garage Plans and Elevations |
| 9522/05 | House Type B Floor Plans | | |
| 3469/01 | Tree Survey and Conditions Plan | | |

The proposals now before you are for the demolition of the existing garage and out buildings at No 50 Butts Hill Road to accommodate a new access road between Nos. 50 and 48 Butts Hill Road, and the construction of 5 No. 3 and 4 bed houses each with a single or double garage, including a replacement double garage to serve No. 50 Butts Hill Road.

The access arrangement and road geometry are all in accordance with our discussions with Steve Auton which were accepted in principle in Wokingham District Council's letter to us dated the 19th July 1999 ref: SNA/KG/P17(13215).

We trust that you have all the information necessary to register our application, however if you wish to discuss the details of the proposals further, please do not hesitate to contact the writer.

Yours faithfully

**L R S VERNON**

Encs

cc P Westcott – Millgate Homes

Certificate No. FS 24864

**Architects • Master Planners • Town Planners**
**Environmental Consultants • Project Services**

**Contact:** Lorne Vernon, Dominic Jarman,

A list of directors can be inspected here and at our associated offices in:
Bristol Cambridge Edinburgh Leeds London West Malling (Kent)
Registered Office: Beansheaf Farmhouse, Bourne Close, Calcot, Reading, RG31 7BW
Registered in Cardiff Number 2112957

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

21/12/2000* 0996

| | | |
|---|---|---|
| 1. | APPLICANT'S NAME | MILLGATE HOMES F.A.O. MR. PAUL WESTCOTT |
| | ADDRESS | MILLGATE COURT |
| | | TERRACE ROAD NORTH, BINFIELD, BERKSHIRE |
| | POST CODE | RG42 5HZ PHONE |
| 2. If the applicant has an agent, all correspondence will be sent to the agent | AGENT'S NAME | THE BARTON WILLMORE PARTNERSHIP READING LTD |
| | ADDRESS | BEANSHEAF FARMHOUSE, BOURNE CLOSE, |
| | | CALCOT, READING, BERKSHIRE |
| | POST CODE | RG31 7BW PHONE 0118 943 0000 |
| 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 AT NOs 48 AND 50 BUTTS HILL ROAD |
| | | WOODLEY, BERKSHIRE |
| 4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used. | | TO DEMOLISH EXISTING GARAGE AND OUTBUILDINGS AT NO 50 BUTTS HILL AND CONSTRUCT ESTATE ROAD PATHS AND 5 NO 3 & 4 BED HOUSES AND GARAGES INCLUDING REPLACEMENT GARAGE |
| 5. Give the area in hectares or part of a hectare | AREA OF SITE | .389 ha/.9 acre |
| 6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee | OWNERSHIP | PROSPECTIVE PURCHASER |
| 7. List all the plans and drawings submitted with the application | PLANS/DRAWINGS | SEE ATTACHED SCHEDULE IN COVERING LETTER |

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 | ☐ |

1769b

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

RESIDENTIAL GARDENS

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.

TO BE AGREED WITH LOCAL AUTHORITY

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 FENCING/HEDGES AND PROPOSED 1.8 METRE HIGH, BRICK AND TIMBER CLOSE BOARDED WALLS AND FENCES

16. HOW WILL SURFACE WATER BE DISPOSED OF?

LA SEWER

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/~~NO~~

If no, please give details

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

EXISTING ACCESS TO NO 48 ADJUSTED
EXISTING ACCESS TO NO 50 CLOSED UP
PROPOSED NEW ACCESS ROAD 5.5 METRES AND 4.8 METR WIDE TO SERVE ONE EXISTING DWELLING AND 5 NEW DWELLINGS.

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

IN ACCORDANCE WITH PART M OF BUILDING REGULATIONS

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 | 5 / 36 * | 1 / 5 * | - / - * |
| BUNGALOW | / * | / * | / |
| FLAT/MAISONETTE | / * | / * | / * |
| OTHER | / * | / * | / * |

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE?

~~YES~~/NO

If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS?

~~YES~~/NO

If YES, please ask for and complete Part 3 of the form

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

£950

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 PP THE BARTON WILLMORE PARTNERSHIP READING LTD.

ON BEHALF OF MILLGATE HOMES

DATE 17 MARCH 2000

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

| Revision | Date | By |
|---|---|---|




REFUSED PLANS

REFUSED

Project
BUTTS HILL ROAD, WOODLEY

Drawing Title
LOCATION PLAN

| Date | Scale | Drawn by |
|---|---|---|
| 02.02.00 | 1:1250 | TJ |
| Project No. | Drawing No. | Revision |
| 9622 | 02 | - |

Barton Willmore
Architecture

Date: 02 May 2000

To: Case Officer

---

We have received Minor Amendments for the following planning application:

Application Number: F/2000/0996

Location: 48 & 50, Butts Hill Road, Woodley, Reading.

Proposal: Proposed demolition of garage and outbuildings at no 50 and construction of estate road, paths, 5 dwellings with garages and replacement garage.

Applicant: Millgate Homes C/O The Barton Willmore Partnership Reading Ltd.

Case Officer: Heather Morgan

---

The new plans show the following: Minor adjustments to road geometry. Drawing no 9552/01/Rev C.

---

**Comments are required by 12/05/2000.**

**Should you have any queries regarding this application please contact the case officer Heather Morgan on (0118) 974 6446.**

(RING ONE)

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

App No. (Planaps) /F/2000/0496 (Ludhouse) Date Rec. 27/04/00

Location: 48 & 50 Butts Hill Road, Woodley

Parish Woodley

Applicant: Millgate Homes.

Description of attached plans Minor adjustments to road geometry.

Drawing No's: 9522/01/Rev C.

## CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS: ✓

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

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

NEIGHBOURS: ✓

Date for Responses 10 days

## FURTHER ACTION

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

Redate Application Y / (N) From

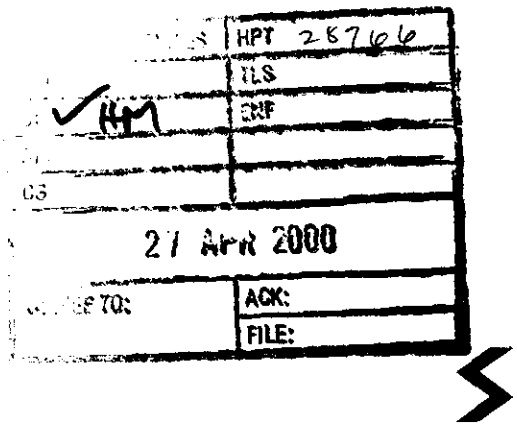
New Site Notice Y / (N)

New Description

CASE OFFICER A.P.M.

Consultations Sent by Admin. on 02.05.00

Yellow - Part One Copy
Green - Officer's Copy




**The Barton Willmore Partnership Reading Limited**
Beansheaf Farmhouse, Bourne Close, Calcot,
Reading, RG31 7BW.
Tel 0118 943 0000 Fax 0118 943 0001
e-mail: housing@reading.bartonwillmore.co.uk

Barton Willmore
Architecture

Environmental Services Department
Wokingham District Council
Planning Services
P O Box 157
Shute End
Wokingham
Berkshire RG40 1WR

0996

MINOR AMENDMENTS

**For the attention of Heather Morgan**

Yr Ref: F/2000/0996
Our Ref:9522/A3/LRSV/JCR

26 April 2000

Dear Sirs

**RESIDENTIAL DEVELOPMENT AT 48 TO 50 BUTTS HILL ROAD, WOODLEY**
**PLANNING APPLICATION NO F/2000/0996**

Following receipt of highways comments in WSP's letter dated 14 April 2000, we have now made some minor adjustments to the road geometry on our site layout plan, as follows: -

Item 1: Paragraph 3: Here we have shown the required sight lines for the access to no 48 Butts Hill Road. These require marginal adjustments to the 1.8 metre high fences.

Item 1: Paragraph 4: Here we have added the raised table as detailed on the enclosed extract from TD41 design guidance notes.

Item 2: Turning head has been adjusted to comply with Berkshire County Council's Design Guide.

Item 3: We control the tree in question and crown lifting can be actioned if necessary. For your information, we note currently there is no obstruction below a level of approximately 1.6 metres.

Item 4: Addressed by increasing radii to the entrance to no 50 Butts Hill Road.

**Architects • Master Planners • Town Planners**
**Environmental Consultants • Project Services**

**Contact:** Lorne Vernon, Dominic Jarman,

A list of directors can be inspected here and at our associated offices in:
Bristol Cambridge Edinburgh Leeds London West Malling (Kent)
Registered Office: Beansheaf Farmhouse, Bourne Close, Calcot, Reading, RG31 7BW
Registered in Cardiff Number: 2112957

Our Ref:9522/A3/LRSV/JCR

26 April 2000

As mentioned to WSP, the retention of the existing access to no 48 Butts Hill Road is an important element of the project and we trust that with the addition of these control measures our proposals will be acceptable to your highways department.

Please now find enclosed 4 copies of our revised layout drawing no 9522/01C for inclusion with the above planning application.

If you require any further information, please do not hesitate to contact the writer. Please note that we have copied the enclosed drawing to Mr Callaghan and also to WSP.

Yours faithfully

**L R S VERNON**

Encs

cc
T Callaghan – Wokingham District Council
G Threader – WSP

GFT/-/WDC/F2000/0996

MINOR AMENDMENTS

14 April 2000

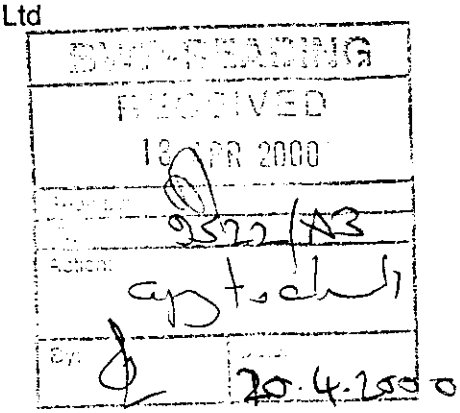
0996

WSP

Intec 4
Wade Road
Basingstoke
Hampshire
RG24 8NE

Tel: +44(0)1256 318800
Fax: +44(0)1256 318700
http://www.wspgroup.com

Mr L Vernon
The Barton Willmore Partnership Reading Ltd
Beansheaf Farmhouse
Bourne Close
Calcot
Reading
Berkshire
RG31 7BW




Dear Mr Vernon

**48 and 50 Butts Hill Road, Woodley**
**Residential Development**
**Planning Application Number F/2000/0996**

Further to your discussions with my colleague Mr Cuell earlier this week regarding the above planning application would you please clarify the following aspects of your proposals.

1. Access to No 48 Butts Hill Road is within 2 m of the northern radius of the proposed access. Movements into and out of the access may at times coincide with the manoeuvres from the proposed development increasing the risk of possible conflicts. It is good practise to limit where possible the number of accesses/junctions constructed onto a distributor road. An increased frequency of junctions and accesses along a route is likely to increase the number of hold ups and delays to through traffic, increasing the potential for congestion and accidents.

To remove this potential conflict we recommend further investigation is carried out into moving the access of No 48 onto the access road itself, similar to the treatment of No 50.

To allow us to check fully your proposals, we require that the treatment of the access ramp of No 48 is provided in greater detail for us to examine. Sight lines from the access should be provided in accordance with DB 32 paragraph 3.68 and the Berkshire Design Guide.

To reduce the speed of vehicle egress from the development and reduce the possible conflict between vehicles using the accesses, consideration should be given to the positioning of a flat top speed table in the access bell mouth. The table layout and design should be in accordance with the layouts shown in Transport in the Urban Environment or TD 41/95 design guidance notes, it would also ease the movements of pedestrians across the bell mouth.

2. The layout of the proposed turning head on the access road appears not to be in accordance with the Berkshire County Council Design Guide.

**WSP Civils Ltd**

Registered Office:
Buchanan House
24-30 Holborn
London
EC1N 2HS

Registered Number:
2430067 England

Evidence is required to confirm that service vehicles would be able to manoeuvre within the proposed turning head and that sufficient turning area is available, if on street parking occurs within the head.

3. The canopy of tree reference T23 is located within the visibility splay to the left from the access. Lower branches of this tree may block the visibility envelope. Your views on this matter would be welcomed.

4. Access into No 50 is shown with kerb lines aligned at 90 degrees to the access road, forcing a slow manoeuvre by vehicles into the access, which may block the movements of vehicles following in turn blocking back onto Butts Hill Road. *Ensure the design allows for easy movements of* vehicles into the access.

To allow us to complete our highway design assessment we would welcome your views and design proposals on the above aspects of your planning application. Please note these are our initial comments and are made without prejudice to any future advice that the Highway Authority may provide.

If you wish to discuss these issues further please contact my colleague Mr Cuell on 01256 318738 or myself on the direct dial number shown below.

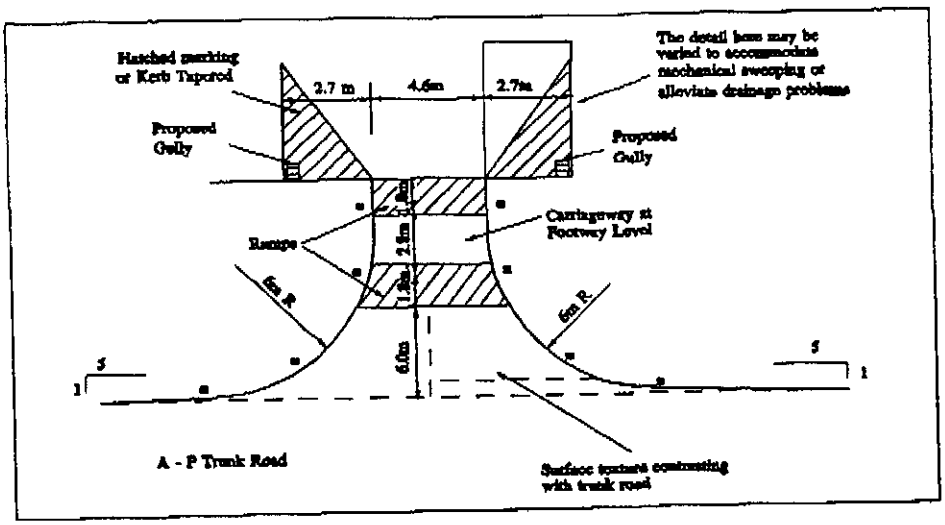
Yours sincerely

**Graham Threader**
***Team Leader***
DDI: 01256 318784

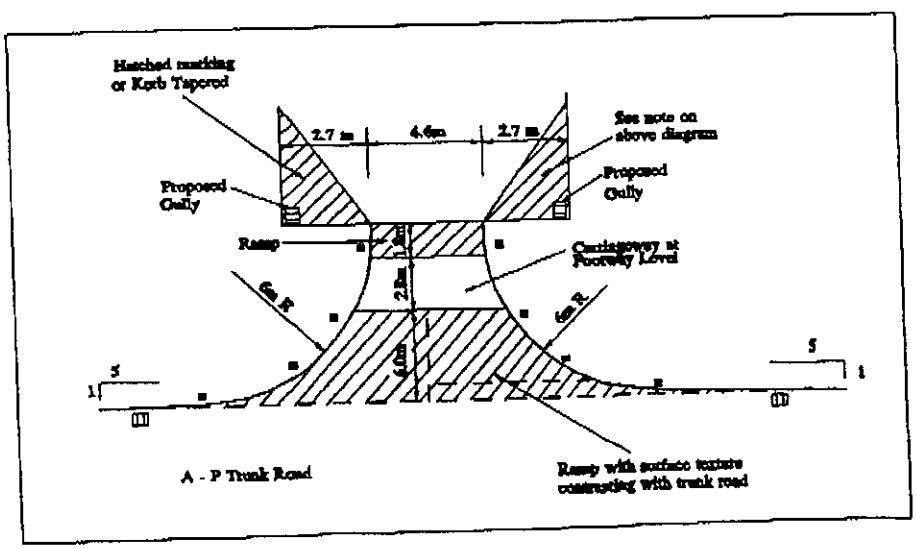
cc: Mr Tom Callaghan (Wokingham District Council)

## Layout 8 - Typical "Gateway" Entry Treatment

MINOR AMENDMENTS




**Alternative Layout:**




Note: On both of these layouts, where the use exceeds 50 vehicles per hour in the peak, or there is occasional use by LGVs tapers may be considered to be added on both sides of the access on the trunk road. The tapers should be 1:5 and should start and finish 15m from the centre line of the direct access. Where site conditions are difficult, entry radii may be reduced to 4m as a Relaxation.

Date: 11 May 2000

To: Case Officer

---

We have received Revised Plans for the following planning application:

Application Number: F/2000/0996

Location: 48 & 50, Butts Hill Road, Woodley, Reading.

Proposal: Proposed demolition of garage and outbuildings at no 50 and construction of estate road, paths, 5 dwellings with garages and replacement garage.

Applicant: Millgate Homes C/O The Barton Willmore Partnership Reading Ltd.

Case Officer: Heather Morgan

---

The new plans show the following: Adjustments to proposed access to No 50 Butts Hill Road, northern & southern legs of turning head increased in size. Drawing no 9522/01 Rev D.

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**Comments are required by 21/05/2000.**

**Should you have any queries regarding this application please contact the case officer Heather Morgan on (0118) 974 6446.**

(RING ONE)

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

App No. (Planaps) F/2000/0996 (Ludhouse) Date Rec. 09/05/00

Location: 48 & 50 Butts Hill Road, Woodley

Parish Woodley

Applicant: Millgate Homes

Description of attached plans Adjustment to proposed access to No. 50 Butts Hill Road, Northern V[illegible] legs of turning head increased in size and southern

Drawing No's: 9522/01 Rev D

## CONSULTEES

~~Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.~~ None

Please tick which of the following you wish consulted.

OTHERS: _____

_____

_____

_____

Drawing No's

1. NK (Landscape & Trees) _____
2. NK (Env. Design) _____
3. XA (Highways) _____ ✓
4. NF (Building Control) _____
5. BC/DC Liaison _____

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

NEIGHBOURS: _____

_____ Date for Responses 10 DAYS

## FURTHER ACTION

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

Redate Application Y (N) From _____

New Site Notice Y (N)

New Description _____

CASE OFFICER A.P.W

Consultations Sent by Admin. on 11.05.B

Yellow - Part One Copy
Green - Officer's Copy

**The Barton Willmore Partnership Reading Limited**
Beansheaf Farmhouse, Bourne Close, Calcot,
Reading, RG31 7BW.
Tel 0118 943 0000 Fax 0118 943 0001
e-mail: housing@reading.bartonwillmore.co.uk

PLANNING SERVICES | HPT 2912
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Barton Willmore
Architecture

Environmental Services Department
Wokingham District Council
Planning Services
P O Box 157
Shute End
Wokingham
Berkshire RG40 1WR

0996

REVISED PLAN

**For the attention of Heather Morgan**

Yr Ref: F/2000/0996
Our Ref:9522/A3/LRSV/JCR

8 May 2000

Dear Sirs

**RESIDENTIAL DEVELOPMENT AT 48 TO 50 BUTTS HILL ROAD, WOODLEY – PLANNING APPLICATION NO F/2000/0996**

Following our letter dated 26 April and subsequent telephone conversation with your Highways Department we have made two further minor alterations to the site plan, now drawing no 9522/01D and they are as follows: -

- Adjustment to proposed access for No 50 Butts Hill Road to remove conflict with traffic calming in estate road.
- Northern leg of turning head increased by one metre and southern leg of turning head increased by 1½ metres.

We are enclosing four copies of this drawing for inclusion with the above planning application and confirm that we have copied the drawing to Mr Callaghan.

Yours faithfully

**L R S VERNON**

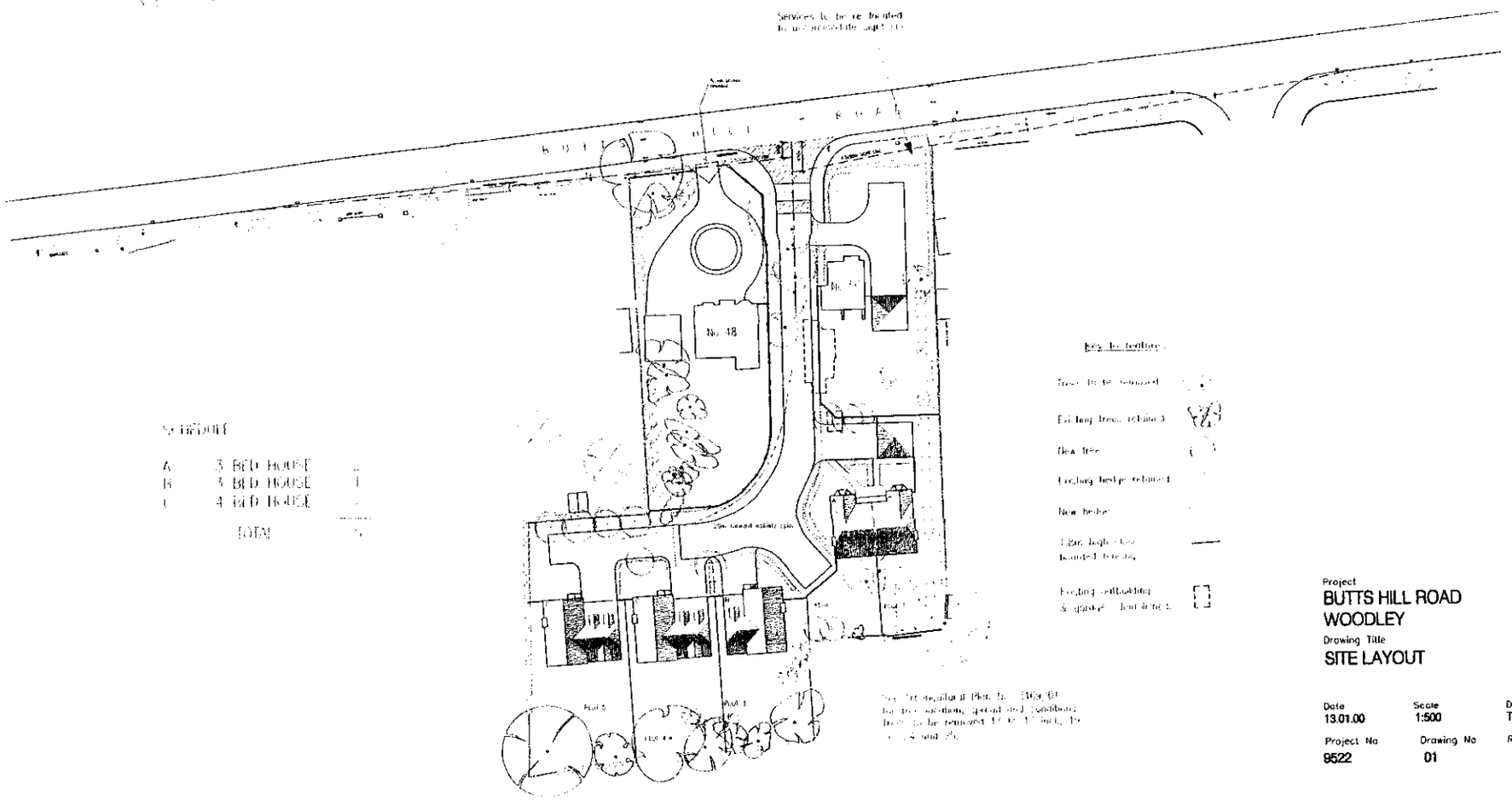
Encs
cc
T Callaghan – Wokingham District Council
T Cuell – WSP

**Architects • Master Planners • Town Planners**
**Environmental Consultants • Project Services**

**Contact:** Lorne Vernon, Dominic Jarman,

A list of directors can be inspected here and at our associated offices in:
Bristol Cambridge Edinburgh Leeds London West Malling (Kent)
Registered Office: Beansheaf Farmhouse, Bourne Close, Calcot, Reading, RG31 7BW
Registered in Cardiff Number: 2112957

| Revision | Date | By |
|---|---|---|
| [illegible] | [illegible] | [illegible] |




| | | |
|---|---|---|
| A | 3 BED HOUSE | 1 |
| B | 3 BED HOUSE | 1 |
| C | 4 BED HOUSE | 1 |
| TOTAL | | 3 |

Project
BUTTS HILL ROAD
WOODLEY

Drawing Title
SITE LAYOUT

| Date | Scale | Drawn by |
|---|---|---|
| 13.01.00 | 1:500 | TJ |
| Project No | Drawing No | Revision |
| 9522 | 01 | E |


Barton Willmore
Architecture

Architects Master Planners Town Planners
Environmental Consultants Project Services

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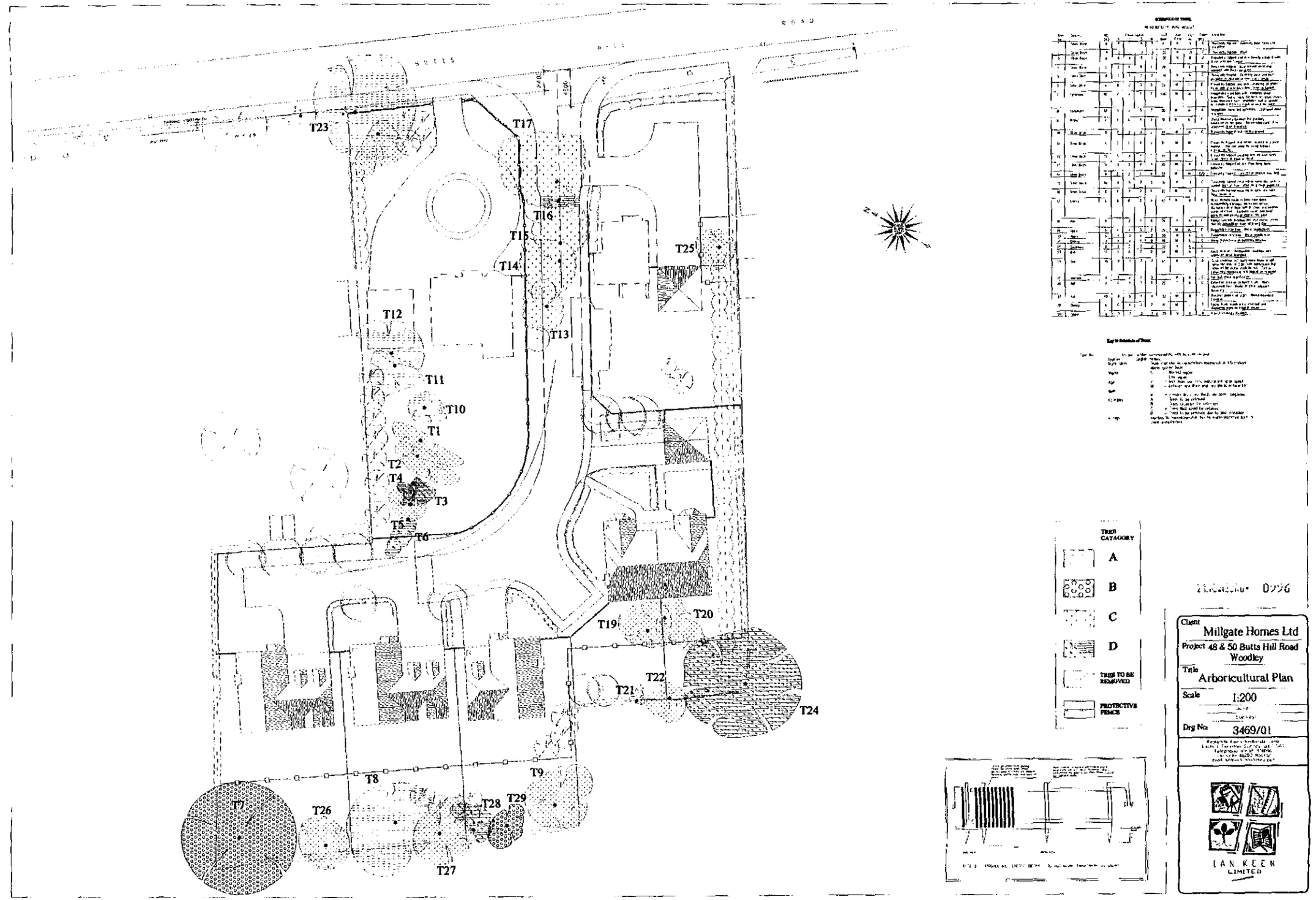
Associated offices at Bristol Cambridge Edinburgh Leeds London West Reading (Kent)




Client: Millgate Homes Ltd

Project: 48 & 50 Butts Hill Road Woodley

Title: Arboricultural Plan

Scale: 1:200

Drg No: 3469/01

IAN KEEN LIMITED