APPLICATION NO:
F/2000/2943

LOCATION: 20 Pheasant Close
20 Pheasant Close, Winnersh Wokingham.

APPLICANT:
Mr R A Alcock C/O The Edwards Irish Partnership

PROPOSAL:
Proposed erection of one dwelling.

EARLIEST DATE FOR DECISION: **05/01/2001**

APPLICATION WILL HAVE EXPIRED ON:
01/02/2001

CASE OFFICER: **Emy Circuit**

RAILEX
Marbleboard

EASIFILE EP7

Appeal Decision

Site visit made on 30 July 2001

by A C Pickering JP FRTPI

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

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

Date

14 AUG 2001

Appeal Ref: APP/X0360/A/01/1064150
20 Pheasant Close, Winnersh

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by R A Alcock against the decision of Wokingham District Council.
- The application (Ref.F/2000/2943), dated 4 December 2000, was refused by notice dated 29 January 2001.
- The development proposed is the construction of a four bedroom chalet bungalow.

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

Procedural Matters

1. With the agreement of the parties I undertook this visit unaccompanied. I am satisfied that I have sufficient information to reach an informed and considered decision.

Main Issue

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

Planning Policy

3. The most relevant part of the development plan is the Loddon Area Local Plan. Policies LBE1 and LBE2 seek an appropriate standard of design for new development related to its setting, and other policies are intended to protect amenity interests. The Wokingham District Local Plan is a material policy consideration but it has not yet been adopted and does not carry the same weight. It reflects the general aims of the adopted plan in policies WOS3, WBE1, WBE2 and WH1.

Reasons

4. I agree with the Council that the distance between the proposed house and others in Pheasant Close should ensure that the new dwelling would have no unreasonable overshadowing or overbearing impact on neighbouring amenity. I consider that the domestic garden land between nos.20 and 21, largely occupied by trees and shrubs, is not an important open interval in the context of policy LTV6 of the adopted plan and that the loss of this space, or the conifers, would not cause significant environmental harm.

5. There are two principal styles of dwellings in the western branch of Pheasant Close. Most are chalet-type dwellings with high, tile-hung or boarded, gables facing the road. On the same side as the appeal site are four houses with mansard roofs on slightly deeper building lines. There is an individual house at the end of the close and the dwellings on the approach from Reading Road are of different designs. In the eastern leg of the close is a range of dormer bungalows. A number of these properties have been altered, or are being altered.

6. The appeal dwelling would reflect the layout and density of buildings in the close, and its floor area and scale would be consistent with other houses. The front tile-hung gable would not be dissimilar to the other chalet dwellings. Although the small bay window would be unusual I do not find it objectionable, and my impression of the overall design is that it includes several characteristics of the existing dwellings and bears reasonable comparison with the newer house at the end of the close, which fits in well with its surroundings. Having regard to the spacing and proximity of other dwellings I consider that there would be sufficient separation between the dwelling and its neighbours to avoid any cramped sensations.

7. It is a matter of judgement, but in my view although the proposed dwelling would look different it would not appear so conspicuously out of place in this setting of pleasant, but architecturally undistinguished, suburban houses as to justify refusing permission. Given the correct choice of materials and the retention of trees as proposed I believe this infilling would contribute to the character of the area without significant adverse effects. I consider that the scheme would not compromise the protective objectives of the development plan or the emerging plan or harm the visual characteristics of the area. I am not persuaded that the development would promote serious road hazards on this lightly trafficked cul-de-sac.

Conditions

8. The Council has suggested a range of conditions, some of which are disputed by the appellant. Materials need to be agreed. I see no sound purpose in requiring obscure glazing, nor do circumstances seem so unusual as to warrant restricting permitted development rights. Bearing in mind the individual scale of the development I regard conditions 6, 7, 8, 9, 10,11, 12, 14, 15 and 16 as unnecessary. Details of the boundary treatment required by condition 13 have been provided and it too will be omitted.

Conclusions

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

Formal Decision

10. In exercise of the powers transferred to me, I allow the appeal and grant planning permission for the construction of a four bedroom chalet bungalow at 20 Pheasant Close, Winnersh, in accordance with the terms of application F/2000/2943 dated 4 December 2000, and the plans submitted therewith, subject to the following conditions:

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

2) No development shall take place until details of the materials to be used in the construction of the external surfaces of the dwelling hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall not be carried out otherwise than in accordance with the approved details.



Inspector

Information

11. A separate note is attached setting out the circumstances in which the validity of this decision may be challenged by making an application to the High Court within 6 weeks from the date of this decision.

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

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

14. Attention is drawn to the enclosed note relating to the requirements of the Chronically Sick and Disabled Persons Act 1970, as amended.

(EXC)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr R A Alcock
C/O The Edwards Irish Partnership
36 Langborough Road
Wokingham
Berkshire
RG41 2BT

Application Number: F/2000/2943

Parish: **WINNERSH**

Location: **20, Pheasant Close, Winnersh, Wokingham.**

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

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

Reason

1. The proposed dwelling, by virtue of its size, massing and design, would be out of keeping with the surrounding area and, hence, harmful to its character and appearance. The proposals are, therefore, contrary to policies LBE1 and LBE2 of the Loddon Area Local Plan and to policies WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft).

Informative

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

Loddon Area Local Plan Policies LTV1, LBE1, LBE2, LBE5, LH1 and LTV6.

Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3, WBE1, WBE2 and WH1.

John Mitchell

John Mitchell
Development Control Manager
Date: 29/01/2001

Notice checked by: _____

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

Tel: (0118) 974 6479 (Direct Line)
Fax: (0118) 974 6484
Email: Emy.Circuit@wokingham.gov.uk
Date: 3 October 2001
My ref: EXC/F/2000/2943
Your ref:

David Evans
Oxford House Properties
Wellisford House
Fleet Hill
Finchampstead
Berkshire
RG40 4LF

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

Dear Mr Evans

SUBMISSION OF MATERIALS TO COMPLY WITH CONDITION 2 OF PLANNING PERMISSION F/2000/4943, ERECTION OF A DETACHED DWELLING AT 20/21 PHEASANT CLOSE, WINNERSH

I write in response to your letter of 31 August 2001, regarding the materials submitted in relation to condition 2 of the above consent, and apologise for the delay in doing so.

I can confirm that the samples submitted are considered acceptable. For clarity the approved materials are:

Roof tiles – Redland Dark Brown
Hanging Tiles – Redland Dark Red
Facing Bricks – Optiroc Heritage Old English

If you have any queries regarding this application please contact Emy Circuit on 0118 974 6479.

Yours sincerely

Mike Evans
Principal Enforcement Control Officer

By hand 31/8/01

Oxford House Properties Ltd.

Wellisford House · Fleet Hill · Finchampstead · Berks. RG40 4LF
Tel: 0118 973 2321
Fax: 0118 932 8189

The Planning Officer
Wokingham DC.
Council Offices
Shute End
Wokingham.
For the attn of Emma Circuit

31/8/01

Dear Ms Circuit,

Application F/2000/2943, 20, Pheasant Close Woosehill

Herewith sample materials which are as follows.

Roof Tiles REDLAND DARK BROWN - colour similar to neighbours style duff.

Hanging Tile REDLAND DARK RED. - similar to tile hanging on 20 + others

Face Bricks. HERITAGE OLD ENGLISH. - similar, some exms yellower rather than pinker but blends ok.

These colours are quite close to those on some of the existing houses.

I look forward to hearing from you.

Yours sincerely,

David Lewis

(DAVID LEWIS)

Tel. (0118) 974 6487 (Direct Line)
Fax. (0118) 974 6484
Email. John.Mitchell@wokingham.gov.uk
Date 31 May 2001
My ref. JRM/SB/F/2001/3619; F/2000/2943 & F/2001/3618
Your ref. PHE/FJ/1371

43480

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

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

Dear Mr Edwards

PLANNING APPLICATIONS F/2001/3619 AND F/2001/2943

Thank you for your letter of 16 May 2001. I apologise for the delay in replying.

May I turn first to the matter of pre-application advice. You advise that you discussed both these applications with the senior planning officer for the area, Mrs Polnik. However, it appears that this was done over the counter on a duty day rather than by a formal appointment and through written pre-application advice. Advice given over the counter must be treated with the greatest of caution as the case officer has not had time to digest the proposal nor to properly assess its effect.

I turn now to the application at 16 Murdoch Road. There were three problems identified with the proposal, two of overlooking which could be easily resolved and one of the overbearingness of the garage/bedroom projection forward of the main dwelling. The case officer considered that had it been possible to revise the scheme then amendments would have been sought but the necessary amendments to resolve the impact of the garage and bedroom projection were such that a significant redesign of the scheme was involved. Consequently we did not seek to negotiate on this matter.

We would, however, be more than happy to discuss this matter with yourselves and perhaps you would contact the case officer, Emy Circuit on (0118) 974 6479 to arrange an appointment.

Turning now to 20 Pheasant Close, the principle of a house in this location is acceptable. However, the design of houses in Pheasant Close is consistent and both proposals have been refused on this site because of size, massing and design. Whilst we would not be looking for a design that mimicked the appearance of the majority of houses in Pheasant Close we would want to see something which had greater regard to them. Again perhaps you would be kind enough to make an appointment with the case officer, Emy Circuit who will be happy to advise on this matter.

I hope you find this information helpful.

Yours sincerely

JOHN MITCHELL
Development Control Manager

The Edwards Irish Partnership

Architects & Surveyors

16 Langborough Road, Wokingham, Berks. RG40 2BT

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

3618

Mr J Mitchell
Development Control Officer
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks
RG40 1WR

PLANNING SERVICES	HPT
POL	TLS
DC EXC	ENF
APP	
CS	43480
18 MAY 2001	
COPIES TO:	ACK: 21/5/01
2	FILE:

16 May 2001

Ref: PHE/FJ/1371

Emy - pl. let me know background I will draft a reply. We refused 3619 on Thursday - oops.

Dear Mr Mitchell,

I am writing to you to express my concern over the progress and handling of two recent applications, there being, F/2001/3619 and F/2001/2943. 1st Murdoch Rd 20 Pheasant Close.

The first application is current and following a telephone conversation with Emy Circuit is likely to receive a delegated refusal.

The second application (F/2001/2943) was refused on 29TH January 2001, again under delegated powers.

My concern is that for both applications a meeting was held with a senior planning officer, Mrs Polnick, and the proposals were fully discussed and her comments acted upon prior to making the applications. In both instances when trying to find out progress on the applications it has been difficult in obtaining the planning officers for comment.

The latter application was refused without discussion and the former is heading the same way. I have requested a meeting to discuss the proposals and try to obtain a solution that will be acceptable to both my client and your department, however this has been refused.

As a result of your officer's unwillingness to discuss these applications in detail to reach a possible compromise situation, more time and expense has resulted, particularly with application F/2001/2943, when another application has been made and an appeal has also been lodged.

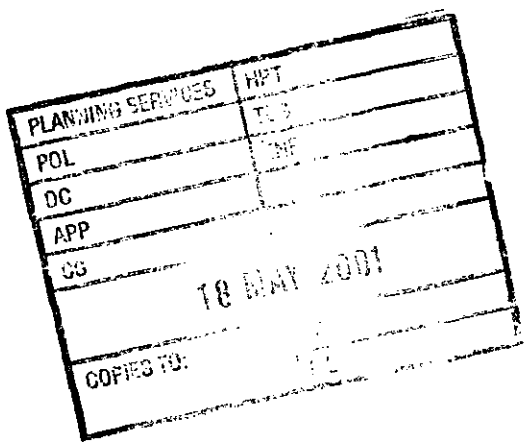
I trust application F/2000/3619 will not have to go the same way and that Ms Circuit will agree to a meeting to disouss the current application further.

I would welcome your comments regarding the matter and look forward to hearing from you shortly.

Yours sincerely

Paul Edwards.

Paul Edwards
Partner



Tel. (0118) 974 6487 (Direct Line)
Fax. (0118) 974 6484
Email. John.Mitchell@wokingham.gov.uk
Date 21 May 2001
My ref. JRM/SB/F/2001/3619 & F/2001/2943
Your ref. PHE/FJ/1371

43480

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

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Switchboard Tel: (0118) 974 6000
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http://www.wokingham.gov.uk

Dear Mr Edwards

PLANNING APPLICATION NOS. F/2001/3619 AND F/2001/2943

Thank you for your letter of 16 May regarding the above applications.

I am looking into this matter and will come back to you with a full reply as soon as possible.

Yours sincerely

SL

JOHN MITCHELL
Development Control Manager

The Edwards Irish Partnership

Architects & Surveyors

36 Langborough Road, Wokingham, Berks. RG40 2BT

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

FAX COVER SHEET

TO [redacted]

COMPANY Wokingham District Council – Planning Services

FROM Paul Edwards

FAX No 0118-9746486

PAGES INC 2 (incl. cover) DATE 16th May 2001

MESSAGE:

RE : 16 MURDOCH ROAD – WOKINGHAM.
APP NO. F/2001/3619.

Please find letter attached.

PLANNING SERVICES	APP/13427
POL	
DC ES	ENF
APP	
CS	
18 MAY 2001	
COPIES TO:	ACK:
	FILE:

0118 9894403

The Edwards Irish Partnership

Architects & Surveyors

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

Planning Services
Wokingham District Council
P.O. Box 157
Shute End
Wokingham
Berks
RG40 1WR

PLANNING SERVICES	
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APP	
CS	
18 MAY 2001	
COPIES TO:	ACK:
	FILE:

16 May 2001

Ref: PHE/FJ/1371

For the attention of Emy Circuit

Dear Sirs,

RE: PROPOSED DETACHED DWELLING – 16 MURDOCH ROAD – WOKINGHAM.
APP NO. F/2001/3619.

Following our telephone conversation late yesterday afternoon, I write to express my concern on the handling of the above application.

I understand from our conversation that the application will be refused for three reasons under delegated powers. I have requested that the matter should be discussed further to try to obtain a scheme that would be acceptable to all parties but you refuse to do so. I find this attitude rather short sighted as it means that an application will have to be prepared and possibly an appeal lodged taking up not only my time at my clients expense but also further time by your department.

I therefore request that you reconsider your position and telephone me to arrange a convenient time for a meeting.

Whilst writing I would like to point out that a pre-application meeting was held with Mrs Polnick who gave her qualified support to the proposal. Her comments regarding the dormer windows overlooking No. 14 Murdoch Road were taken into account when preparing this scheme.

I also feel that the design and layout of the house we are proposing are more in keeping with the character of Murdoch Road and has less impact on both adjacent properties than the house approved by your department, ref: - 97/66513/F.

I look forward to hearing from you very shortly.

Yours faithfully

Paul Edwards.

Paul Edwards
Partner

cc. Mr Johnstone
By fax and mail

The Edwards Irish Partnership
Architects & Surveyors

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

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PLANNING SERVICES	HPT 43377
POL	TLS
DC ES	ENF
APP	
CS	
17 MAY 2001	
COPIES TO:	ACK:
	FILE:

16 May 2001

Ref: PHE/FJ/1371

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I look forward to hearing from you very shortly.

Yours faithfully

Paul Edwards.

Paul Edwards
Partner

cc. Mr Johnstone
By fax and mail.

16 Murdoch Road (F/2001/3619)

- Extant consent for a dwelling on the site
- No written pre-apps
- Basia sp. may have spoken at the counter some time ago.
- 3 problems with proposal, two of overlooking which could be easily resolved, and I would have requested revisions if these had been the only concerns, but the third issue, of the overbearing impact of the garage/bedroom, projecting forward of the main dwelling, appeared to require a significant redesign of the scheme + therefore did not negotiate
- first contact from agent on 15 May – told him I would be passing the file to typing that day with recommendation for refusal, told him why I had not approached him and did not agree to a meeting prior to decision or to hold the file back, although he said he would write for a meeting (see copy attached) (maybe I should have made it clearer that I would be happy to discuss after)

20 Pheasant Close (F/2000/2943 & F/2001/3618)

- record of pre-app with applicant & a different agent only – not clear a house will fit satisfactorily, applicant told main issues
- Basia spoke at counter - would have said principle ok dependent on design / highways etc
- 2943 refused in January due to size massing and design – principle of house ok but did not consider small changes could make proposal acceptable
- no contact prior to receipt of 2nd application – I am not aware of any request to meet - smaller but little change to design, therefore did not negotiate and application was refused on 17 May (day after date of letters from Paul Edwards)
- appeal on first application logged on 14 May

Applicationo	Name & Address
F/2000/2943	Mrs V Richardson 1 Pheasant Close Winnersh RG41 5LS
F/2000/2943	Mr & Mrs H Thompson 24 Pheasant Close Winnersh RG41 5LS
F/2000/2943	Mr & Mrs S Turner 2 Pheasant Close Winnersh RG41 5LS
F/2000/2943	Mrs J Mitchell & Petition 8 Pheasant Close Winnersh RG41 5LS
F/2000/2943	Mr R Busk 19 Pheasant Close Winnersh RG41 5LS
F/2000/2943	E Gausden 12 Pheasant Close Winnersh RG41 5LS
F/2000/2943	Mrs J Fletcher 5 Pheasant Close Winnersh RG41 5LS
F/2000/2943	Major J James 11 Lindsay Drive Shepperton Middlesex TW17 8JU
F/2000/2943	J & W Gooding 18 Pheasant Close Winnersh Wokingham RG41 5LS
F/2000/2943	Mr R Wilson 17 Pheasant Close Winnersh Rg41 5LS
F/2000/2943	Mrs J Eaton 7 Pheasant Close Winnersh RG41 5LS

F/2000/2943	Mr & Mrs D Lilwall 8 Pheasant Close Winnersh RG41 5LS
F/2000/2943	Ms S D Wright 10 Pheasant Close Winnersh RG41 5LS
F/2000/2943	Mr T Ross 11 Pheasant Close Winnersh RG41 5LS
F/2000/2943	Mr J McDowell 15 Pheasant Close Winnersh RG41 5LS
F/2000/2943	M j Healey Ennisgreen 1A Pheasant Close Winnersh RG41 4ZS
F/2000/2943	A & L Cox 4 Pheasant Close Winnersh RG41 5LS

App refused letter
Sent 14.02.01

WORK SHEET FOR : Emy Circuit

Application Number : F/2000/2943

Applicant : Mr R A Alcock C/O The Edwards Irish Partnership.

Location : 20, Pheasant Close, Winnersh, Wokingham.
Proposal : Proposed erection of one dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		20/12/00

Date of Neighbour Notifications : .....

Date of Site Visit : 20 December '00

Date Registered : 07/12/2000

Earliest Date for Decision : 05/01/2001

Latest Consultation Date/Site Notice Expiry Date : 05/01/2001

This application will have expired on: 01/02/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Winnersh PC - out of keeping | over development, maintain trees, access from otherside

Consultation Responses :

Environmental Health - condition re noise construction
Highways - conditions
Landscape - loss of leyland acceptable, details of protection of retained trees at front which are locally important
Local councillor - out of keeping - size + appearance, parking - keep trees.
Local residents
uniform style / size - would be larger / intrusive / bay/cottage windows not in close / diff silouette / out of character - mainly chalet style
garden area adds to character / v. visible
hazard due to drive on bend / parking probs.
tree at centre should be TPO if allowed.
no advantage for existing residents.
should access from other side of site (also construction traffic)

Planning Issues :

within identified settlement
∴ impact on neighbours + the character of the area / street scene.

Petition - 20 signatures - intrusive, overbearing, car parking preserve trees at front

would object if access at rear
maintain trees at rear
access for emergency services
change in outlook
disruption during construction
overlooking of No 20
Winnersh already dense
loss of trees shrubs
property values
cramped

20 Pheasant Close, Winnersh
F/2000/2943
Proposed erection of one dwelling

History: Following outline consents in 1960/61 planning permission for 20 Pheasant Close was granted in 1962 (61/62). Since then there has been a roof extension, including a dormer window (PD/349/70, 1970).

Appraisal: Pheasant Close is a cul-de-sac, off Reading Road. The road forks and Nos 20 & 21 are located on the wedge of land between the two branches of the road, with both front and rear boundaries adjoining the highway. The proposal is for a two-storey dwelling on land between 20 and 21 Pheasant Close. The major part of the site currently forms a side garden area to No 20, with a smaller section falling within the curtilage of No 21. In addition, some of the land currently belonging to No 20 would be transferred to No 21.

The site is located within the Identified Settlement and is well related to local facilities so the proposal is acceptable in principal. Hence, the main considerations are the impact on neighbours and the character of the surrounding area and highway issues.

The proposed dwelling would be two-storey, with an integral garage. The width of the house would be 10.1 metres. The spread from front to back would be 11.4 metres but the deepest part of the building would be 10 metres (to the front of the bay on the northern side). The main ridge would be 7.5 metres high with barn hips to the side and there would be an asymmetrical gable to the front. The eaves height would be 2.6 or 3.8 metres and all the rear and one of the front windows would be dormers.

Impact on Neighbours
The proposed house would be to the south of No 20 and project about two metres to the rear of it (3.4 metres projection, 6 metres from the side of No 20). There would be 2.2 metres between the two dwellings - it is not considered that this would result in unacceptable overshadowing of the neighbouring property. Neither No 20 or No 21 has side windows – therefore, the proposal would not result in an unacceptable reduction in daylight to rooms in these properties or be overbearing.

Impact on the character of the surrounding area
The garden to No 20 currently forms an open area that contributes to the character of the area and, in particular the openness of it. Arboricultural advice is that two of these at the front of the property contribute to the visual amenity of the close and should be retained. However, there is no objection to the loss of the Leyland Cypress trees. Although, the garden does make a positive contribution to the character of the area, on balance it is not considered that its loss would be sufficiently harmful to warrant refusal of a proposal that was otherwise acceptable.

There are 29 two-storey, detached dwellings in the road, which has quite a distinctive character with only three basic house types (two in the western branch and one in the eastern section of the road). No 12 is a newer dwelling but its design reflects the

character of the existing properties, with a large gable to the front and low eaves at the sides of the property.

The proposed dwelling would front the western part of the road, where the dominant house type is two-storey with a pitched roof, approximately 2.5 metre eaves and large gables to the front and rear. Many of the houses have added dormer windows in the side elevations and these tend to be flat roofed. The houses are separated by flat-roofed garages and this, combined with the low eaves at the sides, gives the road a relatively spacious feel, despite the fairly closely spaced footprints of the houses. Four houses in this part of the road (Nos 15 – 18) have a mansard type roof with side gables. The houses in the eastern section of the road have a pitched roof with side gables and flat-roofed dormers to the front.

The front of the proposed dwelling would be level with the front of No 20 and it would be similar in width to its neighbours. The distance to the side boundaries would also be similar. Although it would be slightly deeper than the original house types, some have been extended at the rear. Thus, the siting and footprint of the proposed dwelling would not be out of place. However, the house would be two-storey across its whole width and it would be high at the sides compared to many of the houses in the close. This would cause it to appear relatively cramped. Furthermore, its design would be out of character. Although, the existing houses in Pheasant Close have been extended and personalised, they display distinct characteristics, which the design of the proposed house does not reflect. The main factors contributing to this would be the combination of front and side gables, the half hipped roof, pitched dormers and integral garage.

Only Nos 20 and 21 currently have boundaries to private garden areas adjoining the highway. No 20 has conifers along this boundary and No 21 has had a hedge, set back from the pavement edge, but this appears to have been cut down, leaving the boundary with the eastern part of the street open. Since front gardens in Pheasant Close are open plan, the erection of a 2 metre fence at the back edge of the ~~footpath~~ verge would be harmful to the open plan character of the area.

The proposed four-bedroom house would have a fairly small but not unacceptable rear garden – it may be necessary to restrict PD for extensions and out buildings if planning permission were granted for a house on the site. Also for fences at the front of the property as the development is open plan.

Highway issues

Neighbours are concerned about the position of the access, close to a bend in the road, and the potential for on street parking. Parking for three vehicles would be provided within the curtilage of the property (4 bedrooms proposed) and the Highway Authority are satisfied with the proposals

Recommendation: refusal

Application Number F/2000/2943
~~Conditions~~/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
			The proposed dwelling, by virtue of its size, massing and design, would be out of keeping with the surrounding area and, hence, harmful to its character and appearance. The proposals are, therefore, contrary to policies LBE1 and LBE2 of the LALP and Policies WOS3 and WBE1 of the WDLPDD.

RECORD OF SITE VISIT

SITE ADDRESS: 20 Pheasant Close Winnersh Wokingham.

APPLICATION NUMBER: F/2000/2943

OFFICER: Emy Circuit

DATE OF SITE VISIT: 20/12/00

1 SITE/STATUTORY NOTICE DISPLAYED ? on tree close to front of site

2. DESCRIPTION OF SURROUNDINGS

residential, 2-storey, distinctive steep pitched roofs with box dormers to sides or hip + dormers to front open plan frontages / other branch of road has 3rd design with side gables and box dormers to the front.

3. DESCRIPTION OF SITE/BUILDING

garden area at side of 21, also includes land at 21.
dense conifer boundary + other vegetation on site.

4. RELATIONSHIP TO ADJOINING PROPERTIES

No 21 lacks private amenity space

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Tel: (0118) 974 6479

Date: 30 January 2001

My ref: F/2000/2943

CONFIDENTIAL

Councillor E Siggery
Willow
375 Reading Road
Winnersh
RG41 5LT

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

Dear Councillor

Application Number: F/2000/2943
20, Pheasant Close, Winnersh, Wokingham.
Proposed erection of one dwelling.

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

If you have any questions please do not hesitate to contact **Emy Circuit** on **(0118) 974 6479**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 9 February 2001

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Emy Circuit** Application Number: **F/2000/2943**
20, Pheasant Close, Winnersh, Wokingham.
Proposed erection of one dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor E Siggery

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

Tel: (0118) 974 6479

Date: 30/1/01

My ref: F/2000/2943

CONFIDENTIAL

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

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

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This form must be received no later than 9 February 2001

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Emy Circuit** Application Number: **F/2000/2943**
20, Pheasant Close, Winnersh, Wokingham.
Proposed erection of one dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor R Turner

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

Tel: (0118) 974 6479

Date: 30 January 2001

My ref: F/2000/2943

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 Bray
45 Bluebell Meadow
Winnersh
Wokingham
RG41 5UW

Dear Councillor

Application Number: F/2000/2943
20, Pheasant Close, Winnersh, Wokingham.
Proposed erection of one dwelling.

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

If you have any questions please do not hesitate to contact **Emy Circuit** on **(0118) 974 6479**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 9 February 2001

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Emy Circuit** Application Number: **F/2000/2943**
20, Pheasant Close, Winnersh, Wokingham.
Proposed erection of one dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor Bray

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: ~~22 NOV 2000~~ Valid 07 DEC 2000	Map No. 60 Site 0.04
Officer: EXC / Application No. F/2000/2943	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F.) PROPOSED ERECTION OF ONE DWELLING

Location: ~~LAND ADJ~~ 20 PHEASANT CLOSE

Parish: WINNERSH Ward: WINNERSH 12.12.00

Applicant: MR AL COCK

Fee Received 190-00 (1) 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			07 DEC
4	Correct S 66 certificate	Serve notice also on WDC for new crossing over footpath?	1/12 ✓	
5	Elevation plans	Elevations for new 1.8m high fence at rear/side of property.	1/12 ✓	
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 : 12.12.00 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

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

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

HERITAGE BODIES

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

OTHERS:

.....
.....
..... 2 x pre-apps attached (but no record of pre-app meeting with B.P. as stated in letter.)

NEIGHBOURS:

S/N + 1, 2, 3 Pheasant Close
21, 23, 24, 25 Pheasant Close ✓

Received by Wokingham District Council

Application No: F/2000/2943

Proposal:
Proposed erection of one dwelling.

Location:
20, Pheasant Close, Winnersh, Wokingham.

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

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 05/01/2001. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

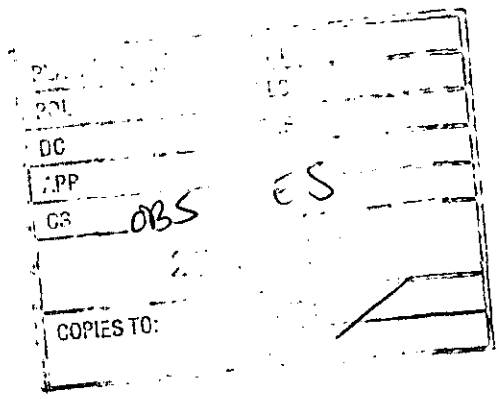
12 December 2000

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2000/2943
CASE OFFICER: Emy Circuit

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)
26+27 Pheasant Close, Winnersh	~~28~~ 21	22.12.00

Emy Circuit



1 Pheasant Close,
Winnersh,
Wokingham,
Berkshire,
RG41 5LS

23rd December, 2000

Dear Mr. Mitchell,

Application Number: F/2000/2943

Site Address: 20 Pheasant Close, Winnersh, Wokingham, Berks.

Proposal: Proposed erection of one dwelling

I have inspected the plans for the above dwelling and would like to submit the following comments in order that they may be considered by the planning officer before a decision is made.

Pheasant Close is a pleasant residential street comprising houses of a fairly uniform style and size. The proposed dwelling appears to be significantly larger than the rest of the houses in the Close and potentially of significant detriment to the Close's character. It would be an intrusive feature on the street scene and its very existence would destroy an attractive and well maintained open plan garden, which adds

considerably to the appearance of this residential area. I am concerned that a large house, very closely situated to th neighbour, and crammed into a corner plot, will have a detrimental effect on the character of the Close and my utility and property value.

I am also concerned that the proposed development could add to the already existing risks caused by the blind bend at this point in the road. It would be yet another driveway access on this hazardous corner; parking associated with the property would increase the risk to pedestrians, children, dogs and cats, etc. of being hit by cars avoiding other cars parked on the bend, and vehicles regularly or occasionally parked on this corner would cause considerable inconvenience to other road users. I already suffer considerable annoyance and inconvenience from the users of the bed and breakfast annex to The Pheasant Inn (No 1A Pheasant Close), who regularly park on the pavement and in the road outside my house.

Finally, I feel strongly that the tree in the centre of the proposed development site is a very beautiful feature of the Close and should be subject to a preservation order if the new development is allowed.

Yours sincerely,

Virginia C. Richardson (Mrs.)

TEXT SUBMITTED ELECTRONICALLY
22/12/00.

3 Copies received in Planning on 2/1/01

PLANNING SERVICES	HPT
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02 JAN 2001	
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	FILE:

2 Pheasant Close
Winnersh
Wokingham
RG41 5LS

John Mitchell,
Development Control Manger
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

22 December 2000

Dear Mr. Mitchell,

Application Number: F/2000/2943
Site Address: 20 Pheasant Close, Winnersh, Wokingham
Proposal: Proposed erection of one dwelling

Thank you for your letter of 12 December 2000, ref Emy Circuit F/2000/2943.

My wife and I have taken the opportunity to carefully inspect the plans and other details available to the public in your office. We have the following comments, that we would like to submit before the application is determined, with the intention that they can be considered by the planning officer before a decision is made on the application:

General:

The development is to be in a garden, highly visible to all who live in the close, which has been in long standing as such. It virtually does not matter where one stands on the close, one could see the proposed new development. Any development here would significantly impact on other resident's utility and potentially be of significant detriment to character of the close. Some properties would be very adversely affected.

We recognize the increasing pressures for development in the Berkshire area and that eventually some development on this land could take place in the future. Extension works are always possible, but new developments are a different thing entirely. Since our house is most visibly and obviously affected and likely to be the most adversely affected in the close, we naturally have a preference for any new development not to proceed.

The scheme, as proposed, has no gain for residents in the close not involved in the proposal and is a disadvantage to most. All of our comments are in relation minimizing the impact of any intrusive development feature on the street scene and our utility. We have not had any input into the proposed scheme, other than to comment, and currently have no incentive to encourage its progress.

The Building

The proposed new development is not in keeping with the character of the majority of residencies, in the 1-20 side, of Pheasant Close. For example: -

- The new development, as proposed, would have an overbearing detrimental impact on the street scene, right up and down the Close.
- Cottage style windows are not a general feature in Pheasant Close.
- Bay windows are not a general feature in Pheasant Close.
- Unlike the majority of properties originally built in the Close, the silhouette of the proposed building is not chalet style and nor does it resemble the few other styles of property in the close.

The Road Access

It is our view that the front access to the proposed development should be on the 21-30 side of Pheasant Close, with the building much closer to the eastern site perimeter, because of the following factors: -

- The proposed scheme would permanently, adversely affect our amenity, whereas an extension to existing residencies would be unlikely to do so.
- The proposed new development does not obviously conflict with the character of the residencies, in the 21 to 30 side, of Pheasant Close.
- We believe this site was obviously originally intended to be No. 22, with a drive way between No.s 21 and 23 Pheasant Close. Following the original access driveway intention would also facilitate maintaining sequential numbering on the close.
- There is no bend in the road, near the site, on the 21 to 30 side of Pheasant Close.
- There is a far lower concentration of driveways on the 21 to 30 side of Pheasant Close and significantly under utilized frontage. There are fewer residencies on this side, therefore there would be lower risk to children.
- Driveway access for the proposed development on the 1 to 20 side of Pheasant Close is inappropriate (and could be dangerous) for the following reasons:
  1. It would be one more driveway access on a blind bend.
  2. It would undoubtedly lead to regular parking on a blind bend; increasing risk particularly to young children, pedestrians and also domestic animals.
  3. Any regular, even occasional parking in this area of Pheasant Close would mean the existing off road parking at No. 2 would be impossible to drive into without several manoevres each time, because of the bend in the road. (It is difficult enough already).
  4. There is a major impact on all residents in the Close, No.s 2 to 20, in that even occasional additional roadside parking on a bend would permanently inconvenience access by vehicle.

Should the project go ahead, it is requested that construction site access be restricted to the 21 to 30 side of Pheasant Close only, for the reasons 1 to 4.

External Works

Whilst the plans do not include removal of any trees except the tall row of conifers, we feel strongly that the tree in the centre of the proposed front of the site is under threat, should it pose an inconvenience to construction access. In any circumstance of development on this site, this tree needs to be preserved.

The proposed rear fencing is very much out of keeping with the remainder of properties on Pheasant Close at any point. Surely, hedging is more appropriate?

Summary

It is our view that this development, as proposed, would be overbearing and detrimental to the street scene over a wide area and be a permanent inconvenience to the majority of residents in the close. If it did go ahead, the impact could be minimized if the road access were on the eastern side of the site. Impact could be further mitigated by careful application of hedge boundaries on the western side of the site and selected tree preservation.

Should we have any supplementary comments, arising before the respond by date, we will write again.

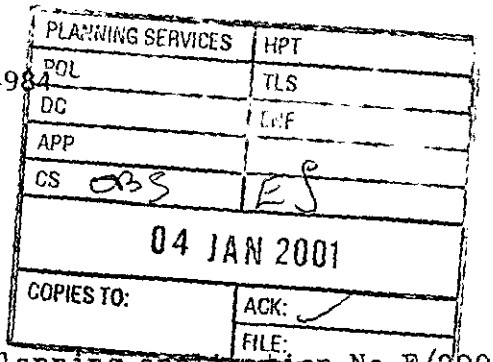
Yours sincerely,



Mr. and Mrs. SG Turner

0118 9
Telephone (0734) 784984

5 Pheasant Close,
Winnersh,
Wokingham,
Berks.,
RG41 5LS
03.01.01



Dear Sirs,

Ref. Planning application No. F/2000/2943
20 Pheasant Close, Winnersh

I would like to register my opposition to the above planning application on several counts, mainly:-

1) This development is on a narrow bend where there is scarcely room for two cars to pass safely and any extra cars would cause a very dangerous hazard, especially if they were parked on the road.

2) The noise and general disruption caused by builders lorries etc during construction.

3) Having seen the plans I consider that this development is totally out of keeping with the rest of the Close, and would lead to the lowering in value of our properities and would destroy the seclusion of the Close.

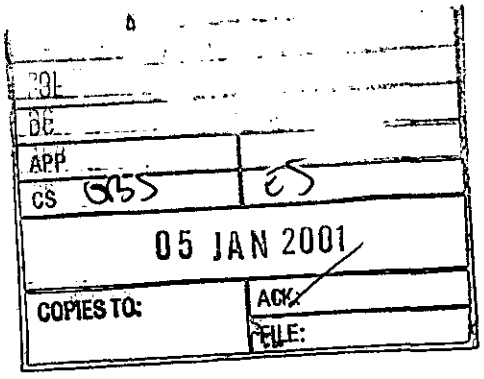
4) The destruction of trees and shrubs on the site to allow room for the development, thereby destroying a pleasant green environment upon entering the Close.

I hope therefore that you will refuse this and any future development on this site due mainly to the safety aspect.

Yours faithfully,

J. Fletcher

J. Fletcher (Mrs).



8 Pheasant Close
Winnersh
WOKINGHAM
RG41 5LS

Tel: 0118 9795350

3rd January 2001

Mr John Mitchell
Development Control Manager
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
RG40 1WR

Dear Mr Mitchell

Re: Application Number F/2000/2943.

Site Address: 20 Pheasant Close, Winnersh, Wokingham.

Proposal: Proposed Erection of 4 bed roomed dwelling.

We wish to object to this planning application on the following grounds:

- The erection of an additional property will place a further strain on parking space in what is already a narrow and congested close.

- There is also a road safety issue in that both residents and visitors of the proposed dwelling will almost certainly park their cars in the road creating a bottleneck on what is already a very dangerous bend.

- The Close will lose a very attractive open 'garden view ' feature which is very distinctive as one enters the close before the bend. (To the right of number 20 viewed from the road). This will have a detrimental effect on the overall appeal of the Close to prospective home buyers, and therefore have the knock on effect of reducing the resale value of all the other houses in the Close.

- The planning application is purely for financial gain by the resident of number 20 and if planning permission is granted it will be to the financial loss of the majority of the residents.

- We also understand that the owner of number 20, (or his agent), has 'bought off' certain neighbours to discourage them from raising any objections to his planning application, this having the affect of creating an 'uneven playing field' in respect of the planning application.

Continued. .

We do hope you will take our objections into consideration when making your final decision.

Yours faithfully,

J. Lilwall.
D J. Lilwall.

Mr & Mrs D J Lilwall.

P.S.:- Planning permission was turned down in 1969 and 1970.

- MR. Mitchell, please bear in mind that because your planning dept. granted permission to No 7, Pheasant Close, MRS Eaton the owner is allowed 6 persons non-related in other words lodgers to reside under the one roof, all having a vehicle each which puts a strain on parking resources on this small close, which is an absolute disgrace; We the immediate neibour have to suffer for your planning dept's desicisions. So please think before committing us to any more misery, Please don't make same mistake twice, our wishes as residents of the Close can't be ignored. The only person you are going to make happy is the Owner of No 20, who is only doing this for greed, he is not being fair on the rest of the residents. We rest our case for now!!

1 of 2

03/01/2001

By Hand

4, Pheasant Close,
Winnersh,
Wokingham

PLANNING SERVICES	
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CS 0185	ES
03 JAN 2001	
COPIES TO:	ACK:
	FILE:

Environmental Services
Planning
Wokingham Council,
Shute End

Reference Application Number F/2000/2943

Dear Sir,

We wish to register our objections to the above mentioned application.

Pheasant Close is one of the few roads left in Winnersh which enhances the whole area. This proposed development distracts from the overall effect of the older properties by making an eyesore. The proposed property is too large for the available site even with the acquisition of additional land.

2 of 2

Pheasant Close is a very narrow road, and the proposed development will create a safety hazard due to the proposed development being on the corner of the Close.

It has to be realised that another four bedroom house could require on-road parking for as many as another six vehicles

On behalf of the impartial residents of Pheasant Close - please reject this planning application

Yours Faithfully

A.B. Cox L.K. Cox

PLANNING SERVICES	HPT
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CS CMS	
05 JAN 2001	
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	FILE:

APPLICATION NUMBER. P/2000/2443

M. DOWELL
PHEASANT CLOSE
WINNERSH
WOKINGHAM
RG41 5LS

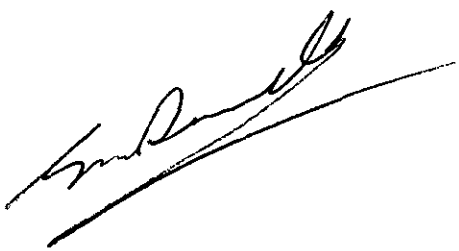
3/1/2001

Dear Mr Mitchell

I am writing in objection to the proposed infill building at number 20 Pleasant Close. Not only will it destroy the pleasing view on the way into the Close. It will also exspiate the parking problem in the Close, especially by its location on the bend.

The proposed building is

totally out of character with the rest of the houses. Also if permission is given it could be changed to flats.



Walton-on-Thames
(0932) 220506

From: Mr. Richard C. James, MC.
11 Lindsay Drive
Shepperton
Middlesex
TW17 8JU

POL	TLS
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CS OBS	
10 JAN 2001 EXC	
COPIES TO:	ACK:

John Mitchell, Esq,
Development Control Manager,
Environmental Services Department,
Planning Services,
P.O. Box 157
Shute End,
Wokingham, Berkshire. RG40 1WR.

3 January 2001.

Planning Application at 20, Pheasant Close,

Dear Sir, I have today received a letter concerning Application Number: F/2000/2943 about 20, Pheasant Close, Winnersh.

I wish to raise the strongest objection to the proposed erection of one dwelling - or for that matter any other proposal. I own No 3, Pheasant Close. If I had known earlier of the application I would have attended the meeting today at 8.0 pm in the Winnersh Community Hall. (P.T.O.)

A few years ago there was a proposal for a erection in 3, Pheasant Close which I, and others, objected to and nothing came of it. Pheasant Close is a pleasant small cul-de-sac and any changes to it would spoil its character.

I hope you will use your influence to over-throw this application and preserve the quality of Pheasant Close.

Yours faithfully,

J. James

(J. G. JAMES)

BY HAND
5/01/2001.

No 17 Pheasant Close
Winnersh RG41 5LS

08)

PLANNING SERVICES	HPT
DEL 4th January, 2001	
DC EXC	ENF
APP	
CS OBS	EXC
08 JAN 2001	
COPIES TO:	ACK: ✓
	FILE:

Dear Mr. Mitchell,

re: F/2000/2943

Having seen the plans for the new dwelling proposed at 20 Pheasant Close, I am writing to urge you not to approve the planning application. My reasons are:

1) The proposed dwelling is too large for the Close and it will look out of place. After all, the application is for a chalet bungalow but the plans are not.

2) The proposed dwelling is too near the road leaving very little room for an adequate drive. This will result in on-street parking, which must not be permitted. Besides, the plans I've seen show a single garage which, for a new 4-bedroom house, is just too small.

These two reasons alone, I feel, are sufficient to require new plans to be drawn up. There might be other reasons but I've not had long enough to consider the plans. I do not oppose the building of a new house on that plot but the dwelling must take into consideration where it is and the fact that the road cannot

accomodate further on-street parking.

Please reject the applicatin and insist on better planning.

Yours sincerely,

Robert Wilson.

7, Pheasant Close,
Winnersh
Wokingham
Berks
RG41 5LS
7/1/00

Tel: 01189-627

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
GS	
09 JAN 2001	
COPIES TO:	ACK:
	FILE:

Dear Mr. Mitchell,

Re. Planning Application at
20 Pheasant Close
Application No: F/2000/2943

I am writing to express my concerns regarding the above proposal.

I have lived here for over 20 years and would list my concerns as below:

1) Loss of an attractive feature of the Close ie. the lawns of no. 20 - always a pretty sights as you enter the Close
2) Change of character of the Close - the house does not fit in with the existing styles, nor was the plot intended to be for two houses. Squeezing another house

onto such a small space will simply spoil the look of that part of the Close.

3) If no. 20 were to be demolished, a much larger plot would be created, which could be used to erect a block of flats, for example - totally out of context in our Close

4) Parking on that corner of the Close would be a danger to both motorists and children.

I trust you will consider all these points, which I know many other residents of Pheasants Close are extremely concerned about.

Yours sincerely

(Mrs) Judy Eaton

FROM: Emy Circuit

DATE: 12 December 2000

DELEGATED

PLANNING SERVICES	HPT
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CS	
08 JAN 2001	
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	FILE:

WINNERSH PARISH CONSULTATION SHEET

Application Number: F/2000/2943

Proposal: Proposed erection of one dwelling..

Site Address: 20, Pheasant Close, Winnersh, Wokingham.

Applicant: Mr R A Alcock C/O The Edwards Irish Partnership.

Your observations are required in respect of this application **by 05/01/2001** .

The Committee **OBJECTED** to this application on the following grounds:

1 The proposed dwelling would be out of keeping with surrounding properties
2 It would be over-development of the site
3 Access to the site from the bend on the left hand limb of Pheasant Close would be inappropriate. Access should be from the right hand limb.
4 The mature trees on the western face of the site should be retained

SIGNED: _____ DATE: 04.01.01

Clerk To Winnersh Parish/Town Council.

18, Pheasant Close,
Winnersh,
Nr Wokingham,
Berkshire
RG41 5LS
3rd January 2001

PLANNING SERVICES	HPT
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08 JAN 2001	
COPIES TO:	ACK: ✓
	FILE:

John Mitchell,
Development Control Manager,
Environmental Service Dept.
Planning Services,
PO Box 157
Shute End,
Wokingham,
RG40 1WR

Dear Sir,

Ref: App No. F/2000/2943: 20 Pheasant Close, Winnersh
Proposed erection of one dwelling.

We are writing to object to the erection of the proposed dwelling at 20, Pheasant Close and feel that the proposed dwelling would be out of character with those existing in Pheasant Close.

Having seen a copy of the above planning application it would appear that the building is a four bedroom house and not a bungalow as stated in the application.

We are concerned that access to the property would be of a dangerous nature being close to a bend and parking for vehicles would be limited. For safety reasons it would be more appropriate for access to be on the east side of the site and not to the west as proposed.

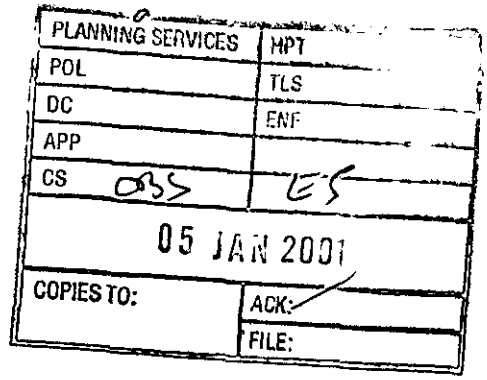
We have also been informed that planning permission for a building on the site was refused in 1969 and 1970.

Yours faithfully,

Wendy P Gooding Wendy P Gooding

James R Gooding James R Gooding

Recd 10004M 5-1-01



11 Pheasant Close
Winnersh
WOKINGHAM
RG41 5LS

04 January 2001

Development Control Manager
Environmental Services Department
Planning Services
PO Box 157
Shute End
WOKINGHAM
Berkshire
RG40 1WR

Dear Mr John Mitchell.

Re. Planning Application F/2000/2943 - 20 Pheasant Close, Winnersh, Wokingham. Proposed Erection of One Dwelling.

It is with considerable concern that I am writing to object to the Proposed Erection of One Dwelling at 20 Pheasant Close. I am deeply concerned about the change to the character and charm of the Close.

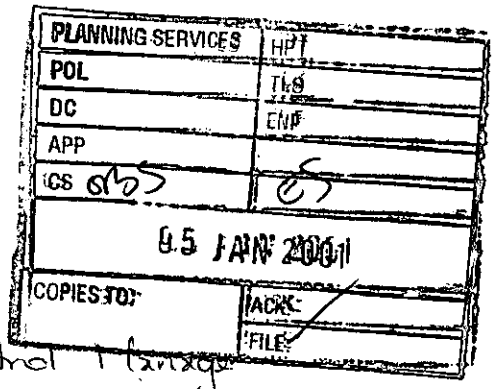
Yours sincerely

MJRoss

Mr T J Ross

10 Pheasant Close
Winnersh
Wokingham
Berkshire
RG41 5LS

2 January 2001



John Mitchell
Development Control Manager
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Application Number: F/2000/2943
Site: 20 Pheasant Close, Winnersh
Proposal: Proposed Erection of one Dwelling.

Dear Mr. Mitchell

I am writing to express my concerns with the proposed Plans for the dwelling on the 20 Pheasant close site. A Summary of my concerns are found below:

- The proposed design of the dwelling is out of character with the ajoining properties.
- The approach into the close would be changed from a pleasant Spacious established close into a perceived cramped mish mash of established and ultra modern houses.
- Access to the new dwelling would presumably be within close proximity to the corner of the approach road and I would like to raise this as a road Safety concern.

I would like these concerns taken into consideration when the proposed Plans are reviewed.

Yours Sincerely

S D Wright.

Ms. S D Wright.

PLANNING SERVICES	ref 38268
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	FILE:

45 Bluebell Meadow
Winnersh
Wokingham
Berks.
RG41 5UW

Tel: 0118 989 4139

3 January, 2001

Dear Emy,

F/2000/2943 – 20 Pheasant Close, Winnersh

Having inspected the plans for this new house, I do not believe it is in keeping with the rest of Pheasant Close either in appearance or size (too big).

I understand that existing residents have concerns about cars parking on or near the bend. I assume the plans include the number of car parking spaces that the guidelines require for this size of house. If the application is to be given consent, consideration should be given to conditions on parking – certainly while construction is taking place.

I would support Neil Etherington's wish to retain the crab apple and silver birch trees.

Yours sincerely,

P. Bray

Prue Bray
Councillor, Winnersh ward (Liberal Democrat)

12 Pheasant Close
Winnersh
Berks
RG41 5LS

PLANNING SERVICES | HPT
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FILE:

3rd January 2001

PLANNING APPLICATION 20, PHEASANT CLOSE, WINNERSH – Application no. F/2000/2943.

Dear Sir

With reference to the above application I would like to list my concerns for the proposed development.

1) The general outlook from my property will be altered and change the character of the Close for the first time in 30 years.

2) The position of the proposed property would require access to the Close on a very dangerous corner and add to further restricting access to the Close for residents and service providers.

3) The actual building process would severely affect all residents of the Close.

4) The proposed dwelling is totally out of character with the Close and obviously designed as a maximum profit venture for those involved with no consideration for existing residents.

5) There is also the possibility of developing the site further if the adjacent property is sold to the same developer. This could lead to an even larger property being considered.

I feel that if Planning permission is granted that consideration should be given to a total redesign of the property so that a real chalet-style house is built more fitting to the surroundings and that the property access is from the other arm of the Close.
This would solve the safety and access problems in one move and give the majority of the Close just a close-boarded fence to change the outlook and give the owners of the new property a south-facing garden.

Yours faithfully

E.Gausden

PLANNING SERVICES	HPT
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	FILE:

Richard Busk
19, Pheasant Close
Winnersh
Wokingham
RG41 5LS

FAO Mr. John Mitchell
Development Control Manager
Environmental Services Dept.
Planning Services
PO box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Sir

Application Number: F/2000/2943
Site Address/: 20 Pheasant Close, Winnersh, Wokingham
Proposal: New Dwelling

I wish to strongly object to this application.

1) The design is not in keeping with the surrounding houses, which are mainly chalet style.
2) The house is out of proportion with the surrounding houses, it appears to be much larger, by almost 50%.
3) The house is on a corner that is already difficult to navigate safely in a car. The new house will almost certainly lead to more traffic and parking on the road on this corner which will make this situation worse. There are many children that cycle in this area and this will make the road more hazardous for them.
4) The house extends further/deeper behind number 20 meaning we will lose more of our privacy in our garden as we will now be overlooked.
5) The center of Winnersh is already very dense in terms of building and should not be allowed to get worse.

regards

Richard Busk

MRS - J - Mitchell + Petition

John Mitchell,
Development Control Manager
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

PLANNING SERVICES	HPT
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02 JAN 2001	
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	FILE:

Date: 2nd January 2001

Dear Mr. Mitchell,

Application Number : F/2000/2943
Site Address: 20 Pheasant Close, Winnersh, Wokingham
Proposal: Proposed Erection of One Dwelling

The undersigned have inspected the plans for the above planning application and agree with the following comments: -

- This development would be overbearing and detrimental on the street scene right up and down Pheasant Close and be of significant detriment to the character of the close.
- The impact of the new development would be an intrusive feature on the street scene.
- There is a detrimental impact, in that this development would be a permanent inconvenience to the majority of residents in the close, because of the potential for increased car parking on a blind bend, impeding safe access by vehicle.
- The tree in the centre of the front of the site is now threatened and needs to be preserved.

M.A. Gausden
No. 12. PHEASANT CLOSE

R. Busk. 19. PHEASANT CLOSE
J Busk

No. 10 PHEASANT CLOSE

No 8 Pheasant Close.
JENNY MITCHELL.

No 13 Pheasant Close.

P K Cox
A B Cox
4 Pheasant Close
Winnersh

L THYER
M E THYER.

M J Ross. 11 PHEASANT CLOSE.

No 6
PHEASANT CLOSE

Mrs. C.K. Toor.
14. PHEASANT CLOSE.

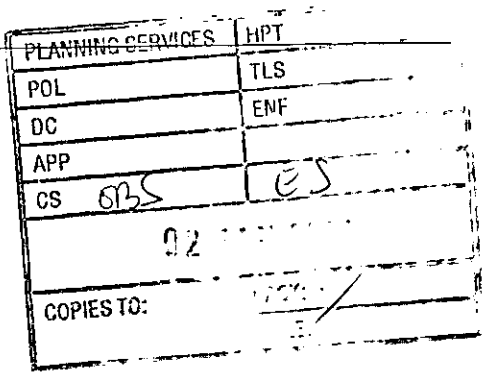
R.P.T. Wilson
R.P.T. WILSON
No 17 PHEASANT CLOSE

15 Pheasant Close

James R Gooding 18, Pheasant Close.
Wendy P Gooding " "

5 Pheasant Close

Ian Jordan



From: WebComments@wokingham.gov.uk
Sent: 22 December 2000 11:08
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications

****

NatureofEmail: Comment
ApplicationNumber: F/2000/2943
Correspondent_FullName: MR AND MRS H R THOMPSON
Correspondent_StreetAddress: 24 PHEASANT CLOSE
Correspondent_Address2: WINNERSH
Correspondent_Town: WOKINGHAM
Correspondent_County: BERKSHIRE
Correspondent_PostCode: RG41 5LS
Correspondent_Telephone: 01189 781850
Correspondent_Email:

Comments:

PLEASED TO NOTE NO ACCESS TO THE PROPOSED DWELLING OR GROUNDS VIA THE REAR, (BORDERING ON THE PART OF THE CLOSE CONTAINING HOUSE NUMBERS 23 TO 30). WE WOULD OBJECT TO THE PROPOSALS IF ACCESS VIA THIS SIDE OF THE CLOSE WERE PROPOSED.WE ALSO REQUIRE CONFIRMATION THAT EXISTING MATURE TREES/SHRUBS CURRENTLY OUTSIDE THE FENCE BOUNDARY AT THE REAR OF NO.20 ARE MAINTAINED AS THEY PROVIDE SCREENING FOR US (24)AND NO.23 FROM PROPOSED NEW DWELLING.

PLANNING SERVICES	HPT
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04 JAN 2001	
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	FILE:

ENNISGREEN
1A PHEASANT CLOSE
WINNERSH
WOKINGHAM RG41 4ZS
TEL: 0118 9784529 FAX: 0118 9794161

January 3, 2001

John Mitchell
Development Control Manager
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berks RG40 1WR

Dear Mr Mitchell

Application No. f/2000/2943
Site Address: 20 Pheasant Close, Winnersh, Wokingham.
Proposal: Proposed erection of one dwelling

With reference to the planning permission for the above. I have major reservations because I have been having problems with unknown persons parking on either side of Pheasant Close, between 373 Reading Road and Ennisgreen- 1a Pheasant Close, resulting in my having to turn into the right hand fork of Pheasant Close to turn around and get into my own drive.

Will the new premises have enough parking spaces for four cars? Statistically Winnersh has an average of 3.1 cars per household.

If they park on the road will there be adequate room for emergency services to serve all of Pheasant Close. I doubt it!

Yours Sincerely

Michael J Healey

TO: **DEVELOPMENT CONTROL**
Emy Circuit

FROM: Environmental Design

DATE: 27th December 2000

Location: 20 Pheasant Close, Winnersh.

Proposal: Erection of one dwelling.

Application Number: F/2000/2943

In response to your consultation dated 12th December 2000 for the above application, the arboricultural comments are as follows:

The proposal will result in the loss of a line of Leyland Cypress trees. These are not particularly suited to the location and I have no objection to their removal.

To the front of the proposed dwelling is a small Crab Apple and Silver Birch. These are attractive specimens and whilst not significant in the wider landscape they do contribute to the amenity of this part of Pheasant Close. If planning permission is granted I would recommend that a condition be attached requiring that these two trees be retained and that no works are carried out to them without the consent of the District Council for a period of 5 years following completion of the development. Details of how the trees will be protected and how the driveway will be constructed so as to avoid damage to the roots of these trees should also be submitted.

Neil Etherington
Senior Arboriculturist

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

37687
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CS
COPIES TO:
ACK:
FILE:

From: Joanne Ellis, Environmental Health

My Ref: jpe/pheasant

To: Emy Circuit, Development Control

Your Ref: F/2000/2943

Date: 14 December 2000

PROPOSAL: ERECTION OF ONE DWELLING

ADDRESS: 20 PHEASANT CLOSE, WINNERSH

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

1 Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8am and 7pm Monday to Friday and 8am to 1.30pm Saturdays and at no time on Sundays, Bank or National Holidays.
Reason - To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

HIGHWAYS CONSULTATION SHEET

From: Emy Circuit **Date:** 12 December 2000

Application Number: F/2000/2943

Proposal: Proposed erection of one dwelling.

Parish: WINNERSH PARISH

Site Address:
20, Pheasant Close, Winnersh, Wokingham.

Applicant:
Mr R A Alcock C/O The Edwards Irish Partnership.

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

✓ below as applicable;

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

C049, R049 - garage.
C122, R122 - parking
C128, R128 - ped visibility

C140 (INSERT = 5), R140 - soft area.
C125 (2.0m by 60m), R125

NOT

Signed: _____ **Print name:** Adam Goggins 21/12/00

07 DEC 2000

The Edwards Irish Partnership
Architects & Surveyors

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

The Planning Department
Wokingham District Council
P.O. Box 157
Shute End
Wokingham
Berks
RG40 1WR

05 December 2000

Ref: PHE/FJ/1412

Dear Sirs,

RE: PROPOSED CHALET BUNGALOW – LAND ADJACENT TO 20 PHEASANT CLOSE – WINNERSH.

Please find enclosed on behalf of my client the application for planning permission to erect a four-bedroom chalet bungalow on the above site.

I have had a pre-application meeting with Mrs.Polnick to discuss this proposal of providing one infill plot in an established residential area.

Since our preliminary discussion, further land has been gained to the rear from No.21, whilst the owners of this property are gaining more valuable land from the side of No. 20.

All the Councils technical requirements are met with this application and in doing so create a better amenity space and environment for the adjacent property No. 21. Elevations of the side and rear fence have also been added as requested by the administration department.

The application consists of six copies of drawing No. 1412/02A together with application forms, Certificate B and a cheque for £190.00 being the appropriate fee. A notice No.1 is also enclosed for submission to the Highways Department.

I trust this application meets with your approval and should you require any further information please do not hesitate to contact me.

Yours faithfully

Paul Edwards.

Paul Edwards
Partner

. Encs.

1509/ab

PLANNING APPLICATION PART 1

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

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

If you are a new applicant, notes to help you fill in the form are attached. If you still have any questions about the form, please call Ian Jordan on 0118 974 6428

For office use only
Application No.

1. 07.NOV.2000* 2943	YOUR NAME	Mr. R. A. ALCOCK.
	ADDRESS	20 PHEASANT CLOSE
		WINNERSH BERKS.
	POST CODE	Tel No.
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	THE EDWARDS IRISH PARTNERSHIP
	ADDRESS	36 LANGBOROUGH RAD
		WOKINGHAM BERKS
	POST CODE	RG40 2BT Tel No. 0118 989 4403
3. On the plans outline the whole site in RED. Any OTHER land in your Ownership or control outline in BLUE.	SITE LOCATION	20 PHEASANT CLOSE
		WINNERSH
		BERKS
4. Give the area of the application site in hectares, if appropriate, or part of a hectare.	SITE AREA	0.038 HA.
5. Give brief details of the proposal	ABOUT THE APPLICATION	CONSTRUCTION OF 4 BEDROOM
		CHALET BUNGALOW
6. What is your interest in the application site, e.g. owner, prospective purchaser, a tenant with a lease.	OWNERSHIP	OWNER / PROSPECTIVE PURCHASER.

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

PLANS/DRAWINGS

1:25000 Location Plan	✓	1:100 Floor Plan	✓
1:500 Block Plan	✓	Other	
1:100 Elevations	✓		

8. Does the application involve any of the following

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

CHANGE OF USE		ALTERATION or EXTENSION	
CONSTRUCTION OF NEW BUILDING	✓	DEMOLITION	
OTHER			

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

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

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

EXTERNAL APPEARANCE		SITING	
MEANS OF ACCESS		DESIGN	
		LANDSCAPING	

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDINGS ON THE APPLICATION SITE, e.g. residential, industrial, etc. If the site is vacant say so, and if possible give last known use.

RESIDENTIAL

12. ARE THERE ANY TREES ON THE SITE ?
IF YES, please show their position, spread, and species of the trees on the plans. Indicate any which are to be felled.

YES / ~~NO~~

13. PLEASE LIST THE EXTERNAL MATERIALS TO BE USED.

FACE BRICKWORK & TILE HANGING TO BE AGREED

MAIN ROOF TILES TO BE AGREED.

14. WILL SURFACE WATER BE DRAINED INTO THE EXISTING DRAINAGE SYSTEM ?
If NO, please give details of any new system to be constructed.

YES / ~~NO~~

15. WILL FOUL SEWAGE BE DISPOSED OF INTO THE EXISTING SEWAGE SYSTEM ?
If NO, please give details of any new system to be constructed.

YES / ~~NO~~

16. WILL PEDESTRIANS / VEHICLES ACCESS THE SITE ?
Please show details of the existing access and any proposed changes on the plans.

YES / ~~NO~~

17. WILL THE CAR PARKING PROVISION AT THIS SITE BE CHANGED ?
If YES, please show details of any changes on the plans.

YES / ~~NO~~

18. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE ?
If YES, please show the route and any proposed alternative on the plans.

~~YES~~ / NO

19. DOES THE PROPOSAL INVOLVE NEW RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS ? If YES, please complete the following table.

YES / ~~NO~~

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

20. HAS PROVISION BEEN MADE FOR THE DISABLED ?
If YES, please show on the submitted plans what is to be provided.

YES / ~~NO~~

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL DEVELOPMENT ?
If YES, please complete PART 2 of the form.

~~YES~~ / NO

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS (INCLUDING SCRAP YARDS) ?
If YES, complete PART 3 of the form and submit whole application to Wokingham District Council.

~~YES~~ / NO

23. THE FEE ENCLOSED IS £ 190.00

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

SIGNED R F Edwards ON BEHALF OF Mr A.R. ALCOCK DATE 4:12:2000

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

1789/a

SECTION 66 CERTIFICATE

Application No. 07.NOV.2000* 2943

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

CERTIFICATE A

I certify that:

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

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

OR

CERTIFICATE B

I certify that:

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

Owner's(a) name	Address at which notice was served	Date on which notice was served
MR & MRS PALMER	21 PHEASANT CLOSE WINNERSH.	21:11:2000
WOKINGHAM D.C. HIGHWAYS DEPT.	COUNCIL OFFICES SHUTE END WOKINGHAM	4:12:2000.

+ See Note (a) to Certificate A

OR

CERTIFICATE C

I certify that

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

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

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

(b) Insert description of steps taken.

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

(b) .....

.....

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

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

(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).

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 . . . . R Edwards . . . . . .

On behalf of . . . . Mr & Mrs R Alcock . . . . . .

Date . . . . 4TH DECEMBER 2000 . . . . . .

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

1913 /a

COPY

SCHEDULE 2

Articles 6, 7 and 9

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)* 20 PHEASANT CLOSE WINNERSH BERKS

I give notice that *(b)* Mr & Mrs R. ALCOCK

is applying to the *(c)* WOKINGHAM DISTRICT Council

for planning permission to *(d)* ERECT A 4 BEDROOM CHALET BUNGALOW

Any owner* of the land or tenant** who wishes to make representations about this application should write to the Council at *(e)* COUNCIL OFFICES P.O. BOX 157 SHUTE END WOKINGHAM BERKS.

by *(f)* 22ND DECEMBER 2000

* "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 A A Edwards

† On behalf of Mr & Mrs R. ALCOCK

Date 4:12:2000.

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).

ADDRESS 20 PHEASANT CLOSE PARISH WINNERSH

PLOT No. 20 O.D. SHEET No. SU. 7860

BUILDER Tiling Properties Ltd

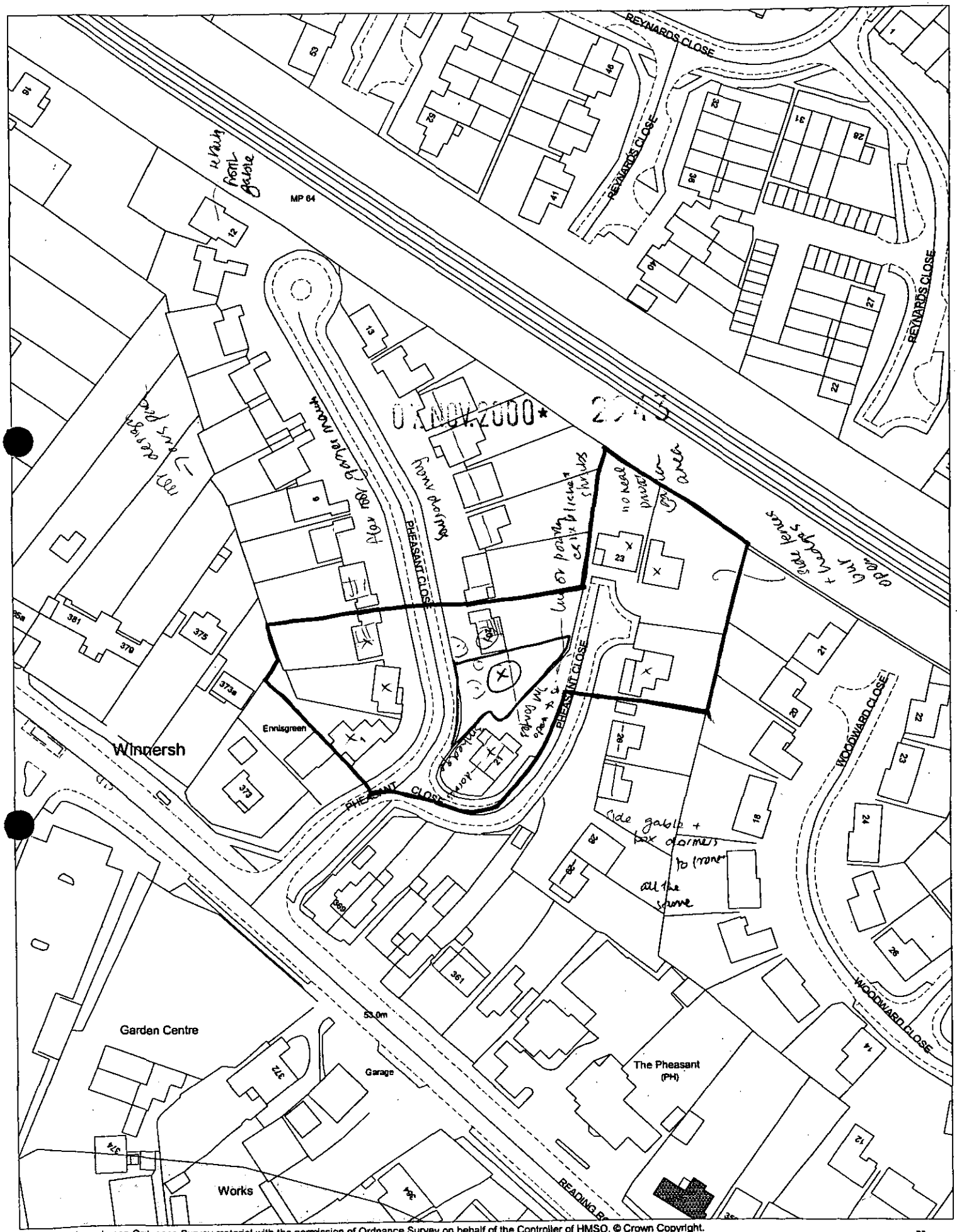
Plan No.	Applicant	Description of Development	Date of Decision	Decision
O/225/59	True Bond Homes Ltd	Outline	12 · 11 · 59	N/A · Ref
O/44/60	Mr. A. Oxbrough	"	22 · 2 · 60	N/A · Cl
O/107/61	Lower Bowden Properties	"	28 · 4 · 61	N/A · Ref
O/127/61	"	"	18 · 5 · 61	N/A · Cl
R/177/61	Tiling Properties Ltd	Amended siting for Road	7 · 9 · 61	N/A · Cl
O/281/61	"	Outline	5 · 10 · 61	N/A · Cl
61/62	"	Detached House	9 · 8 · 62	App. Cl
PD/349/70	Mr. W.C. Chater	Extn. of rooms in Roof space & New dormer window	6 · 8 · 70	App. N

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE



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

Scale: 1 : 1250

N
W E
S

WRITTEN REPRESENTATION APPEAL

CASE OFFICER: EXC

APPLICATION NUMBER: 2943

APPELLANT: Mr & Mrs R A Alcock

SITE: 20/21 Pheasant Close, Winnersh

APPEAL REF: APP/X0360/1064150

START DATE: 10/05/01

DATE OF SITE VISIT 30/07/01

ALLOWED 14/08/01

Progress Record	Date Actioned	Initials
Appeal Logged:	14/05/01	
Entered on Access:	16/05/01	DG
Notification Letters Due:	**24/05/01**	
Notification Letters Sent:	23/05/01	DG
Questionnaire Due:	**24/05/01**	
Questionnaire Sent:	23/05/01	DG
Statement Due:	**21/06/01**	
Statement Sent:	18/06/01	DG
Comments on Statement Due	12/07/01	
Comments on Statement Sent	—	
Decision letter circulated:	15/08/01	DG
Decision entered on Access:	15/08/01	DG

Appeal Decision

Site visit made on 30 July 2001

by A C Pickering JP FRTPI

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

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

Date

14 AUG 2001

Appeal Ref: APP/X0360/A/01/1064150
20 Pheasant Close, Winnersh

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by R A Alcock against the decision of Wokingham District Council.
- The application (Ref.F/2000/2943), dated 4 December 2000, was refused by notice dated 29 January 2001.
- The development proposed is the construction of a four bedroom chalet bungalow.

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

Procedural Matters

1. With the agreement of the parties I undertook this visit unaccompanied. I am satisfied that I have sufficient information to reach an informed and considered decision.

Main Issue

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

Planning Policy

3. The most relevant part of the development plan is the Loddon Area Local Plan. Policies LBE1 and LBE2 seek an appropriate standard of design for new development related to its setting, and other policies are intended to protect amenity interests. The Wokingham District Local Plan is a material policy consideration but it has not yet been adopted and does not carry the same weight. It reflects the general aims of the adopted plan in policies WOS3, WBE1, WBE2 and WH1.

Reasons

4. I agree with the Council that the distance between the proposed house and others in Pheasant Close should ensure that the new dwelling would have no unreasonable overshadowing or overbearing impact on neighbouring amenity. I consider that the domestic garden land between nos.20 and 21, largely occupied by trees and shrubs, is not an important open interval in the context of policy LTV6 of the adopted plan and that the loss of this space, or the conifers, would not cause significant environmental harm.

5. There are two principal styles of dwellings in the western branch of Pheasant Close. Most are chalet-type dwellings with high, tile-hung or boarded, gables facing the road. On the same side as the appeal site are four houses with mansard roofs on slightly deeper building lines. There is an individual house at the end of the close and the dwellings on the approach from Reading Road are of different designs. In the eastern leg of the close is a range of dormer bungalows. A number of these properties have been altered, or are being altered.

6. The appeal dwelling would reflect the layout and density of buildings in the close, and its floor area and scale would be consistent with other houses. The front tile-hung gable would not be dissimilar to the other chalet dwellings. Although the small bay window would be unusual I do not find it objectionable, and my impression of the overall design is that it includes several characteristics of the existing dwellings and bears reasonable comparison with the newer house at the end of the close, which fits in well with its surroundings. Having regard to the spacing and proximity of other dwellings I consider that there would be sufficient separation between the dwelling and its neighbours to avoid any cramped sensations.

7. It is a matter of judgement, but in my view although the proposed dwelling would look different it would not appear so conspicuously out of place in this setting of pleasant, but architecturally undistinguished, suburban houses as to justify refusing permission. Given the correct choice of materials and the retention of trees as proposed I believe this infilling would contribute to the character of the area without significant adverse effects. I consider that the scheme would not compromise the protective objectives of the development plan or the emerging plan or harm the visual characteristics of the area. I am not persuaded that the development would promote serious road hazards on this lightly trafficked cul-de-sac.

Conditions

8. The Council has suggested a range of conditions, some of which are disputed by the appellant. Materials need to be agreed. I see no sound purpose in requiring obscure glazing, nor do circumstances seem so unusual as to warrant restricting permitted development rights. Bearing in mind the individual scale of the development I regard conditions 6, 7, 8, 9, 10,11, 12, 14, 15 and 16 as unnecessary. Details of the boundary treatment required by condition 13 have been provided and it too will be omitted.

Conclusions

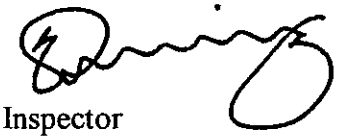
9. For the reasons given above and having regard to all other matters raised, I conclude that the appeal should be allowed.

Formal Decision

10. In exercise of the powers transferred to me, I allow the appeal and grant planning permission for the construction of a four bedroom chalet bungalow at 20 Pheasant Close, Winnersh, in accordance with the terms of application F/2000/2943 dated 4 December 2000, and the plans submitted therewith, subject to the following conditions:

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

2) No development shall take place until details of the materials to be used in the construction of the external surfaces of the dwelling hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall not be carried out otherwise than in accordance with the approved details.



Inspector

Information

11. A separate note is attached setting out the circumstances in which the validity of this decision may be challenged by making an application to the High Court within 6 weeks from the date of this decision.

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

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

14. Attention is drawn to the enclosed note relating to the requirements of the Chronically Sick and Disabled Persons Act 1970, as amended.

The Planning Inspectorate

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

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

GTN 1371-6079

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

Your Ref: F/2000/2943

Our Ref: APP/X0360/A/01/1064150

Date: 14 August 2001

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR R A ALCOCK
SITE AT 20 PHEASANT CLOSE, WINNERSH, WOKINGHAM

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

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

DG

PLANNING SERVICES	HPT 46735
POL	
DC	
API	
CS	
15 AUG 2001	
COPIES TO:	FILE

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

Phone No. 0117 372 8252 Fax No. 0117 372 8139

E-mail: Complaints@planning-inspectorate.gsi.gov.uk

Yours faithfully

Miss A Groves

COVERDL1

(EXC)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr R A Alcock
C/O The Edwards Irish Partnership
36 Langborough Road
Wokingham
Berkshire
RG41 2BT

Application Number: F/2000/2943

Parish: **WINNERSH**

Location: **20, Pheasant Close, Winnersh, Wokingham.**

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

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

Reason

1. The proposed dwelling, by virtue of its size, massing and design, would be out of keeping with the surrounding area and, hence, harmful to its character and appearance. The proposals are, therefore, contrary to policies LBE1 and LBE2 of the Loddon Area Local Plan and to policies WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft).

Informative

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

Loddon Area Local Plan Policies LTV1, LBE1, LBE2, LBE5, LH1 and LTV6.

Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3, WBE1, WBE2 and WH1.

John Mitchell
Development Control Manager
Date: 29/01/2001

Notice checked by: _____

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

Appeal Ref: APP/X0360/1064150

LPA Ref: F/2000/2943

Site Address: 20 Pheasant Close, Winnersh

Applicant: Mr and Mrs R A Alcock

Proposed conditions for appeal, if allowed:

Conditions:

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
2. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.
3. The Bathroom window in the first-floor, rear elevation, the WC window in the ground-floor, front-elevation and the en-suite bathroom in the first-floor front elevation of the development hereby permitted shall not at any time be glazed other than with obscured glass. They shall be permanently so retained thereafter.
4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no fences, gates, walls or other means of enclosure shall be erected within the curtilage of any dwellinghouse the subject of this permission, forward of any wall of that dwellinghouse which fronts onto any highway. This condition shall not be construed as prohibiting the erection of any means of enclosure shown on the approved drawings, or its replacement in the same location to the same or lower height as originally approved.
5. Immediately following the implementation of this permission, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification) no buildings, extensions or alterations permitted by Classes A, B, C, D and E of Part 1 of the Second Schedule of the 1995 Order shall be carried out without the prior written permission of the Local Planning Authority.
6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.
7. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided.

The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

8. The dwelling/building shall not be occupied until visibility splays of 2.4 metres by 2.4 metres have been provided at the intersection of the driveway and the adjacent footway. (Dimensions to be measured along the edge of the drive and the back of the footway from their point of intersection). The visibility splays shall thereafter be kept free of all obstructions to visibility above a height of 0.6 metres.

9. No building shall be occupied until the vehicular access has been surfaced with a bonded material across the entire width of the access for a distance of five metres measured from the carriageway edge.

10. Before any other part of the development hereby permitted is commenced, the proposed vehicular access shall be formed and provided with visibility splays of 2.0 metres by 60 metres in accordance with details to be submitted to and approved by the Local Planning Authority. The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height and maintained clear of any obstruction exceeding 0.6 metres in height at all times.

11. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 7 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays.

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

13. The development shall not commence until details of all boundary treatment(s) has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the Local Planning Authority. The approved scheme shall be maintained in perpetuity.

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

15. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are

removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

16. Provision shall be made for services, including cable TV pre-ducting, to be placed underground. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no overhead wire cables or other form of overhead servicing shall be placed over or used in the development of the application site or subsequently.

Reasons:

1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.
2. To ensure that the external appearance of the building is satisfactory.
3. To safeguard the residential amenities of the occupiers of neighbouring properties.
4. To safeguard the visual amenities of neighbouring residents and the locality.
5. To safeguard the character of the premises and the residential and visual amenities of the occupiers of adjoining properties.
6. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.
7. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.
8. In the interests of highway safety and convenience.
9. To avoid spillage of loose material onto the carriageway and in the interests of road safety.
10. In the interests of highway safety and convenience.
11. To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.
12. In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.
13. To safeguard the visual amenities of neighbouring properties and the locality.
14. In the interests of visual amenity
15. In the interests of visual amenity.
16. To safeguard visual amenities.

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

APPEAL BY: Mr & Mrs R A Alcock
SITE: 20/21 Pheasant Close, Winnersh
APPLICATION NO.: 2943
PROPOSAL: Proposed erection of one dwelling

LIST OF PERSONS CIRCULATED WITH NOTICE OF APPEAL

District Councillor(s) for Winnersh

Mrs P Bray

Mrs E Siggery

Mr R Turner

Clerk(s) of Parish / Town Council of Winnersh

Mrs J Harlin, Winnersh Community Centre, New Rd, Sindlesham, Berks RG41 5DU

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

Environmental Design, WDC
- FAO Neil Etherington

Environmental Health, WDC
- FAO Joanne Ellis

pplicationo	Name & Address
F/2000/2943	Mrs V Richardson 1 Pheasant Close Winnersh RG41 5LS
F/2000/2943	Mr & Mrs H Thompson 24 Pheasant Close Winnersh RG41 5LS
F/2000/2943	Mr & Mrs S Turner 2 Pheasant Close Winnersh RG41 5LS
F/2000/2943	Mrs J Mitchell & Petition 8 Pheasant Close Winnersh RG41 5LS
F/2000/2943	Mr R Busk 19 Pheasant Close Winnersh RG41 5LS
F/2000/2943	E Gausden 12 Pheasant Close Winnersh RG41 5LS
F/2000/2943	Mrs J Fletcher 5 Pheasant Close Winnersh RG41 5LS
F/2000/2943	Major J James 11 Lindsay Drive Shepperton Middlesex TW17 8JU
F/2000/2943	J & W Gooding 18 Pheasant Close Winnersh Wokingham RG41 5LS
F/2000/2943	Mr R Wilson 17 Pheasant Close Winnersh Rg41 5LS
F/2000/2943	Mrs J Eaton 7 Pheasant Close Winnersh RG41 5LS

F/2000/2943	Mr & Mrs D Lilwall 8 Pheasant Close Winnersh RG41 5LS
F/2000/2943	Ms S D Wright 10 Pheasant Close Winnersh RG41 5LS
F/2000/2943	Mr T Ross 11 Pheasant Close Winnersh RG41 5LS
F/2000/2943	Mr J McDowell 15 Pheasant Close Winnersh RG41 5LS
F/2000/2943	M J Healey Ennisgreen 1A Pheasant Close Winnersh RG41 4ZS
F/2000/2943	A & L Cox 4 Pheasant Close Winnersh RG41 5LS

App refused letter
Sent 14.02.01

16.a.	What is the date you told those you notified about the appeal that we must receive any further comments by?	21/06/01
b.	Copies of the following documents must, if appropriate, be enclosed with this questionnaire.	Number of Documents Enclosed / N/A
i)	representations received from interested parties about the original application	21
ii)	the planning officer's report to committee	✓
iii)	any relevant committee minute	✓
17.	FOR APPEALS DEALT WITH BY WRITTEN REPRESENTATIONS ONLY Do you intend to send another statement about this appeal? If NO, please send the following information:-	YES / ~~NO~~
a.	In non-determination cases:	
i)	what the decision notice would have said;	
ii)	how the relevant development plan policies relate to the issues of this appeal.	
b.	In all cases:	
i)	the relevant planning history;	
ii)	any supplementary reasons for the decision on the application;	
iii)	matters which you want our Inspector to note at the site visit.	
18.	THE MAYOR OF LONDON CASES ONLY	
a.	Was it necessary to notify the Mayor of London about the application? If YES please attach a copy of that notification.	YES / NO
a.	Did the Mayor of London issue a direction to refuse planning permission If YES, please attach a copy of that direction.	YES / NO

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

Signature: DMyrell on behalf of Wokingham District Council

Date sent to us and the appellant 23/05/01 OUR Ref: F/2000/2943

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The Planning Inspectorate

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QUESTIONNAIRE

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

PLANNING, LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT

APPEAL REF: APP/X0360/A/01/1064150 **GRID REF:** _____

APPEAL BY: Mr & Mrs RA Alcock

SITE: 20/21 Pheasant Close Winnersh

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

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

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

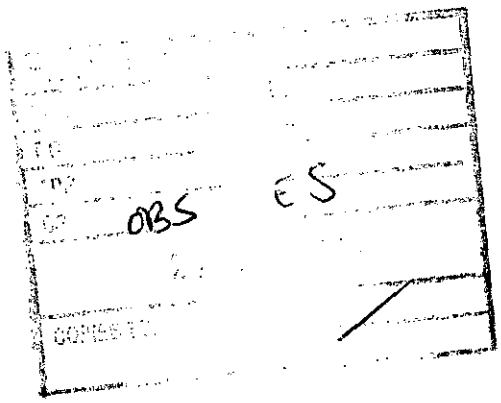
1.	Do you agree to the written representations procedure?	YES / ~~NO~~
OR	Do the you wish to be heard by an Inspector at: a. a local inquiry?	~~YES~~ / NO
	or b. a hearing?	~~YES~~ / NO
2. a.	If the written procedure is agreed, could the Inspector see the whole site clearly from a road or other public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

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

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

Emy Circuit

1 Pheasant Close,
Winnersh,
Wokingham,
Berkshire,
RG41 5LS



23rd December, 2000

Dear Mr. Mitchell,

Application Number: F/2000/2943
Site Address: 20 Pheasant Close, Winnersh, Wokingham, Berks.
Proposal: Proposed erection of one dwelling

I have inspected the plans for the above dwelling and would like to submit the following comments in order that they may be considered by the planning officer before a decision is made

Pheasant Close is a pleasant residential street comprising houses of a fairly uniform style and size. The proposed dwelling appears to be significantly larger than the rest of the houses in the Close and potentially of significant detriment to the Close's character. It would be an intrusive feature on the street scene and its very existence would destroy an attractive and well maintained open plan garden, which adds

considerably to the appearance of this residential area. I am concerned that a large house, very closely situated to its neighbour, and crammed into a corner plot, will have a detrimental effect on the character of the Close and my utility and property value.

I am also concerned that the proposed development could add to the already existing risks caused by the blind bend at this point in the road. It would be yet another driveway access on this hazardous corner; parking associated with the property would increase the risk to pedestrians, children, dogs and cats, etc. of being hit by cars avoiding other cars parked on the bend, and vehicles regularly or occasionally parked on this corner would cause considerable inconvenience to other road users. I already suffer considerable annoyance and inconvenience from the users of the bed and breakfast annex to The Pheasant Inn (No 1A Pheasant Close), who regularly park on the pavement and in the road outside my house.

Finally, I feel strongly that the tree in the centre of the proposed development site is a very beautiful feature of the Close and should be subject to a preservation order if the new development is allowed.

Yours sincerely,

Virginia C. Richardson (Mrs.)

Appeal Reference: APP/X0360/A/01/1064150

Application Number: F/2000/2943

Location: 20 Pheasant Close, Winnersh

Applicant: Mr and Mrs R A Alcock

Proposal: erection of a detached dwelling

Consultation Responses:

- Winnersh Parish Council – out of keeping/over development, maintain trees, access from other side preferred
- Environmental Health – condition re hours of construction
- Highways – recommend conditions
- Landscape – loss of Leyland Cypress acceptable, details of protection of retained trees to be submitted
- Local Councillor – out of keeping – size and appearance, parking, keep trees
- 16 letters from local residents plus a petition of 20 signatures: uniform style/size of houses in road – would be larger/cramped/intrusive/ overbearing; bay/cottage windows not seen in close; garden area adds to character of the close; v visible/ change in outlook; silhouette out of character, mainly chalet style; hazard due to drive on bend/parking problems/ inadequate parking provision/access for emergency vehicles; tree at centre should be TPO if allowed; no advantage for existing residents; access should be from other side of site (including construction traffic)/ would object if access was at rear; disruption during construction; overlooking of No20; Winnersh already dense; property values; disruption during construction

Planning Issues: Within Identified Settlement, therefore, impact on neighbours and the character of the area/street scene

History: Following outline consents in 1960/61 planning permission for 20 Pheasant Close was granted in 1962 (61/62). Since then there has been a roof extension, including a dormer window (PD/349/70, 1970).

Appraisal: Pheasant Close is a cul-de-sac, off Reading Road. The road forks and Nos 20 & 21 are located on the wedge of land between the two branches of the road, with both front and rear boundaries adjoining the highway. The proposal is for a two-storey dwelling on land between 20 and 21 Pheasant Close. The major part of the site currently forms a side garden area to No 20, with a smaller section falling within the curtilage of No 21. In addition, some of the land currently belonging to No 20 would be transferred to No 21.

Principle of development (Loddon Area Local Plan Policies LTV1 and LH1; Wokingham District Local Plan Deposit Draft policies WOS2 and WH1)
The site is located within the Identified Settlement and is well related to local facilities so the proposal is acceptable in principal. Hence, the main considerations are the impact on neighbours and the character of the surrounding area and highway issues.

The proposal: The proposed dwelling would be two-storey, with an integral garage. The width of the house would be 10.1 metres. The spread from front to back would be 11.4 metres but the deepest part of the building would be 10 metres (to the front of the bay on the northern side). The main ridge would be 7.5 metres high with barn hips to the side and there would be an asymmetrical gable to the front. The eaves height would be 2.6 or 3.8 metres and all the rear and one of the front windows would be dormers.

Impact on neighbours (Loddon Area Local Plan policies LBE2 and LBE5, Wokingham District Local Plan Deposit Draft policies WOS3 and WBE1)
The proposed house would be to the south of No 20 and project about two metres to the rear of it (3.4 metres projection, 6 metres from the side of No 20). There would be 2.2 metres between the two dwellings - it is not considered that this would result in unacceptable overshadowing of the neighbouring property. Neither No 20 or No 21 has side windows – therefore, the proposal would not result in an unacceptable reduction in daylight to rooms in these properties or be overbearing.

Impact on the character of the surrounding area (Loddon Area Local Plan policies LBE1, LBE2, LH1 and LTV6; Wokingham District Local Plan Deposit Draft policies WOS3, WBE1 and WH5)
The garden to No 20 currently forms an open area that contributes to the character of the area and, in particular the openness of it. Arboricultural advice is that two of these at the front of the property contribute to the visual amenity of the close and should be retained. However, there is no objection to the loss of the Leyland Cypress trees. Although, the garden does make a positive contribution to the character of the area, on balance it is not considered that its loss would be sufficiently harmful to warrant refusal of a proposal that was otherwise acceptable.

There are 29 two-storey, detached dwellings in the road, which has quite a distinctive character with only three basic house types (two in the western branch and one in the eastern section of the road). No 12 is a newer dwelling but its design reflects the character of the existing properties, with a large gable to the front and low eaves at the sides of the property.

The proposed dwelling would front the western part of the road, where the dominant house type is two-storey with a pitched roof, approximately 2.5 metre eaves and large gables to the front and rear. Many of the houses have added dormer windows in the side elevations and these tend to be flat roofed. The houses are separated by flat-roofed garages and this, combined with the low eaves at the sides, gives the road a relatively spacious feel, despite the fairly closely spaced footprints of the houses. Four houses in this part of the

road (Nos 15 – 18) have a mansard type roof with side gables. The houses in the eastern section of the road have a pitched roof with side gables and flat-roofed dormers to the front.

The front of the proposed dwelling would be level with the front of No 20 and it would be similar in width to its neighbours. The distance to the side boundaries would also be similar. Although it would be slightly deeper than the original house types, some have been extended at the rear. Thus, the siting and footprint of the proposed dwelling would not be out of place. However, the house would be two-storey across its whole width and it would be high at the sides compared to many of the houses in the close. This would cause it to appear relatively cramped. Furthermore, its design would be out of character. Although, the existing houses in Pheasant Close have been extended and personalised, they display distinct characteristics, which the design of the proposed house does not reflect. The main factors contributing to this would be the combination of front and side gables, the half hipped roof, pitched dormers and integral garage.

Only Nos 20 and 21 currently have boundaries to private garden areas adjoining the highway. No 20 has conifers along this boundary and No 21 has had a hedge, set back from the edge of the road, but this appears to have been cut down, leaving the boundary with the eastern part of the street open. Since front gardens in Pheasant Close are open plan, the erection of a 2 metre fence at the back edge of the verge would be harmful to the open plan character of the area.

The proposed four-bedroom house would have a fairly small but not unacceptable rear garden – it may be necessary to restrict PD for extensions and out buildings if planning permission were granted for a house on the site. Also for fences at the front of the property as the development is open plan.

Highway issues

Neighbours are concerned about the position of the access, close to a bend in the road, and the potential for on street parking. Parking for three vehicles would be provided within the curtilage of the property (4 bedrooms proposed) and the Highway Authority are satisfied with the proposals

Recommendation: refusal

RECORD OF SITE VISIT

SITE ADDRESS: 20 Pheasant Close, Winnersh
APPLICATION NUMBER: F/2000/2943
OFFICER: Emy Circuit
DATE OF SITE VISIT: 20/12/00

1. **SITE/STATUTORY NOTICE DISPLAYED?** on tree close to front of site

2. **DESCRIPTION OF SURROUNDINGS:** residential, 2-storey, distinctive steep pitched roofs with box dormers to sides or mansard type roof with dormers to front, open plan frontages/ other branch of road has 3rd design with side gables and box dormers to the front

3. **DESCRIPTION OF SITE/BUILDING:** garden area at side of 21, also includes land at 21.Dense conifer boundary and other vegetation on site

4. **RELATIONSHIP TO ADJOINING PROPERTIES:** No 21 LACKS private amenity space

WOKINGHAM DISTRICT COUNCIL

RELEVANT DEVELOPMENT PLAN POLICIES (Loddon Area)

1. The Development Plan which applies to the area in which the appeal site is located comprises: Berkshire Structure Plan and the Loddon Area Local Plan. The Deposit Draft Wokingham District Local Plan will replace the adopted Loddon Area Local Plan.

Berkshire Structure Plan

2. The BSP (1991-2006) was adopted on 4th November 1995 and is the statutory Structure Plan for the area.

Loddon Area Local Plan

3. The Loddon Area Local Plan was adopted on 5th May 1995 and is the statutory local plan for the area in which the site is situated. The Planning and Transportation Committee at their meeting on 21st November 1996 resolved to "re-affirm the decisions of this Committee and the Council in relation to the current adopted local plans and to note that they will continue to carry weight as the most up to date adopted policies, except in relation to housing provision".

Draft Wokingham District Local Plan

4. The Draft Wokingham District Local Plan was placed on deposit from 21st October to 2nd December 1997 and has formed the basis for development control decisions since 21st October 1997. The County Council issued a statement of general conformity with the structure plan in May 1997. The public local inquiry into the plan commenced on 6th October 1998. The Inspector's report on the local plan inquiry is not expected until Summer 2001 (with the exception of policy WSM1).

PLANNING SERVICES	HPT
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04 JAN 2001	
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Richard Busk
19, Pheasant Close
Winnersh
Wokingham
RG41 5LS

FAO Mr. John Mitchell
Development Control Manager
Environmental Services Dept.
Planning Services
PO box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Sir

Application Number: F/2000/2943
Site Address/: 20 Pheasant Close, Winnersh, Wokingham
Proposal: New Dwelling

I wish to strongly object to this application.

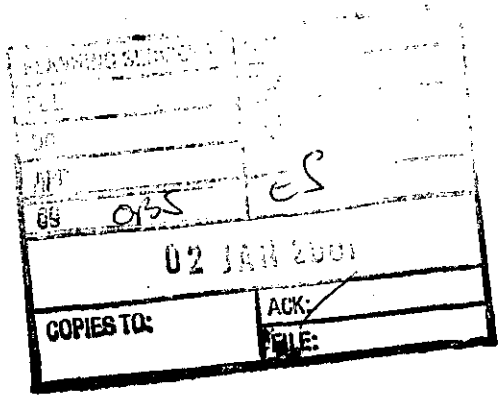
1) The design is not in keeping with the surrounding houses, which are mainly chalet style.
2) The house is out of proportion with the surrounding houses, it appears to be much larger, by almost 50%.
3) The house is on a corner that is already difficult to navigate safely in a car. The new house will almost certainly lead to more traffic and parking on the road on this corner which will make this situation worse. There are many children that cycle in this area and this will make the road more hazardous for them.
4) The house extends further/deeper behind number 20 meaning we will lose more of our privacy in our garden as we will now be overlooked.
5) The center of Winnersh is already very dense in terms of building and should not be allowed to get worse.

regards

Richard Busk

MRS-J. Mitchell + Petitioners

John Mitchell,
Development Control Manager
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR



Date: 2nd January 2001

Dear Mr. Mitchell,

Application Number : F/2000/2943
Site Address: 20 Pheasant Close, Winnersh, Wokingham
Proposal: Proposed Erection of One Dwelling

The undersigned have inspected the plans for the above planning application and agree with the following comments: -

- This development would be overbearing and detrimental on the street scene right up and down Pheasant Close and be of significant detriment to the character of the close.
- The impact of the new development would be an intrusive feature on the street scene.
- There is a detrimental impact, in that this development would be a permanent inconvenience to the majority of residents in the close, because of the potential for increased car parking on a blind bend, impeding safe access by vehicle.
- The tree in the centre of the front of the site is now threatened and needs to be preserved.

M.A. Gamsden

R. Busk. 19. PHEASANT CLOSE
J Busk

No. 12. PHEASANT CLOSE

No. 10 PHEASANT CLOSE

J. Mitchell No. 8 Pheasant Close.
JENNY MITCHELL.

No 13 Pheasant Close.

L THYER

M E THYER.

M J Rod. 11 PHEASENT CLOSE.

No 6 PHEASANT CLOSE.

Mrs. C. K. Took.
14. PHEASANT CLOSE.

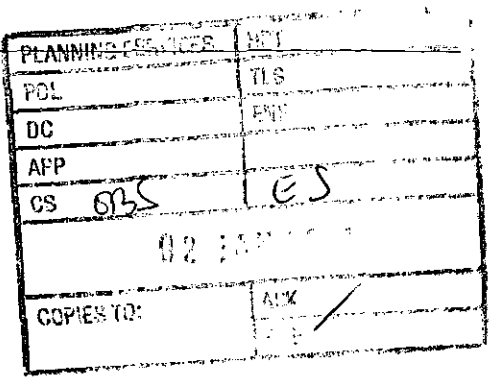
R.P.T. WILSON
No 17 PHEASANT CLOSE

15 Pheasant Close

Jane R Gooding 18. Pheasant Close.
Wendy P Gooding

5 Pheasant Close

Ian Jordan



From: WebComments@wokingham.gov.uk
Sent: 22 December 2000 11:08
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications

****

NatureofEmail: Comment
ApplicationNumber: F/2000/2943
Correspondent_FullName: MR AND MRS H R THOMPSON
Correspondent_StreetAddress: 24 PHEASANT CLOSE
Correspondent_Address2: WINNERSH
Correspondent_Town: WOKINGHAM
Correspondent_County: BERKSHIRE
Correspondent_PostCode: RG41 5LS
Correspondent_Telephone: 01189 781850
Correspondent_Email:

Comments:

PLEASED TO NOTE NO ACCESS TO THE PROPOSED DWELLING OR GROUNDS VIA THE REAR, (BORDERING ON THE PART OF THE CLOSE CONTAINING HOUSE NUMBERS 23 TO 30). WE WOULD OBJECT TO THE PROPOSALS IF ACCESS VIA THIS SIDE OF THE CLOSE WERE PROPOSED.WE ALSO REQUIRE CONFIRMATION THAT EXISTING MATURE TREES/SHRUBS CURRENTLY OUTSIDE THE FENCE BOUNDARY AT THE REAR OF NO.20 ARE MAINTAINED AS THEY PROVIDE SCREENING FOR US (24)AND NO.23 FROM PROPOSED NEW DWELLING.

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04 JAN 2001	
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ENNISGREEN
1A PHEASANT CLOSE
WINNERSH
WOKINGHAM RG41 4ZS
TEL: 0118 9784529 FAX: 01 18 9794161

January 3, 2001

John Mitchell
Development Control Manager
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berks RG40 1WR

Dear Mr Mitchell

Application No. f/2000/2943
Site Address: 20 Pheasant Close, Winnersh, Wokingham.
Proposal: Proposed erection of one dwelling

With reference to the planning permission for the above. I have major reservations because I have been having problems with unknown persons parking on either side of Pheasant Close, between 373 Reading Road and Ennisgreen- 1a Pheasant Close, resulting in my having to turn into the right hand fork of Pheasant Close to turn around and get into my own drive.

Will the new premises have enough parking spaces for four cars? Statistically Winnersh has an average of 3.1 cars per household.

If they park on the road will there be adequate room for emergency services to serve all of Pheasant Close. I doubt it!

Yours Sincerely

Michael J Healey

TO: **DEVELOPMENT CONTROL**
Emy Circuit

FROM: Environmental Design

DATE: 27th December 2000

Location: 20 Pheasant Close, Winnersh.

Proposal: Erection of one dwelling.

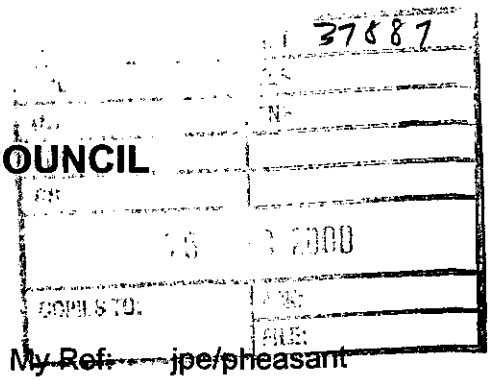
Application Number: F/2000/2943

In response to your consultation dated 12th December 2000 for the above application, the arboricultural comments are as follows:

The proposal will result in the loss of a line of Leyland Cypress trees. These are not particularly suited to the location and I have no objection to their removal.

To the front of the proposed dwelling is a small Crab Apple and Silver Birch. These are attractive specimens and whilst not significant in the wider landscape they do contribute to the amenity of this part of Pheasant Close. If planning permission is granted I would recommend that a condition be attached requiring that these two trees be retained and that no works are carried out to them without the consent of the District Council for a period of 5 years following completion of the development. Details of how the trees will be protected and how the driveway will be constructed so as to avoid damage to the roots of these trees should also be submitted.

Neil Etherington
Senior Arboriculturist



WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: Joanne Ellis, Environmental Health

My Ref: jpe/pheasant

To: *Emy Circuit, Development Control*

Your Ref: F/2000/2943

Date: 14 December 2000

PROPOSAL: ERECTION OF ONE DWELLING

ADDRESS: 20 PHEASANT CLOSE, WINNERSH

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

1 Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8am and 7pm Monday to Friday and 8am to 1.30pm Saturdays and at no time on Sundays, Bank or National Holidays.
Reason - To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

HIGHWAYS CONSULTATION SHEET

From: Emy Circuit **Date:** 12 December 2000

Application Number: F/2000/2943

Proposal: Proposed erection of one dwelling.

Parish: WINNERSH PARISH

Site Address:
20, Pheasant Close, Winnersh, Wokingham.

Applicant:
Mr R A Alcock C/O The Edwards Irish Partnership.

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

✓ below as applicable;

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

C049, R049 - garage.
C122, R122 - parking
C128, R128 - ped visibility

C140 (INSERT = 5), R140 - soffece.
C125 (2.0m by 60m), R125

NO7

Signed: _____ **Print name:** Adam Goggins 21/12/00

7, Pheasant Close,
Winnersh
Wokingham
Berks
RG41 5LS
Tel: 01189-627960

7/1/00

PLANNING SERVICES	HPT
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Dear Mr. Mitchell,

Re. Planning Application at
20 Pheasant Close
Application No: F/2000/2943

I am writing to express my concerns regarding the above proposal.

I have lived here for over 20 years and would list my concerns as below:

1) Loss of an attractive feature of the Close ie. the lawns of no. 20 - always a pretty sight as you enter the Close
2) Change of character of the Close - the house does not fit in with the existing styles, nor was the plot intended to be for two houses. Squeezing another house

into such a small space will simply spoil the look of that part of the Close.

3) If no. 20 were to be demolished, a much larger plot would be created, which could be used to erect a block of flats, for example - totally out of context in our Close.

4) Parking on that corner of the Close would be a danger to both motorists and children.

I trust you will consider all these points, which I know many other residents of Pheasants Close are extremely concerned about.

Yours sincerely
(Mrs) Judy Eaton

64 Hawn
5/01/2001.

No 17 Pheasant Close
Winnersh RG41 5LS

PLANNING SERVICES	HPT
4th January, 2001	
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Dear Mr. Mitchell,

re: F/2000/2943

Having seen the plans for the new dwelling proposed at 20 Pheasant Close, I am writing to urge you not to approve the planning application. My reasons are:

1) The proposed dwelling is too large for the Close and it will look out of place. After all, the application is for a chalet bungalow but the plans are not.

2) The proposed dwelling is too near the road leaving very little room for an adequate drive. This will result in on-street parking, which must not be permitted. Besides, the plans I've seen show a single garage which, for a new 4-bedroom house, is just too small.

These two reasons alone, I feel, are sufficient to require new plans to be drawn up. There might be other reasons but I've not had long enough to consider the plans. I do not oppose the building of a new house on that plot but the dwelling must take into consideration where it is and the fact that the road cannot

accomodate further on-street parking.

Please reject the application and insist on better planning.

Yours sincerely,

Robert Wilson

Walton-on-Thames
(0932) 220506

From: Major (Retd) J. G. James, MC.

11 Lindsay Drive
Shepperton
Middlesex
TW17 8JU

PLANNING SERVICES	HPT
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08 JAN 2001 EXC	
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John Mitchell, Esq,
Development Control Manager,
Environmental Services Department,
Planning Services,
P.O. Box 157
Shute End,
Wokingham, Berkshire. RG40 1WR.

3 January 2001.

Planning Application at 20, Pheasant Close,

Dear Sir,

I have today received a letter concerning Application Number: F/2000/2943 about 20, Pheasant Close, Winnersh.

I wish to raise the strongest objection to the proposed erection of one dwelling - or for that matter any other proposal. I own No 3, Pheasant Close. If I had known earlier of the application I would have attended the meeting today at 8.0 pm in the Winnersh Community Hall. (P.T.O.)

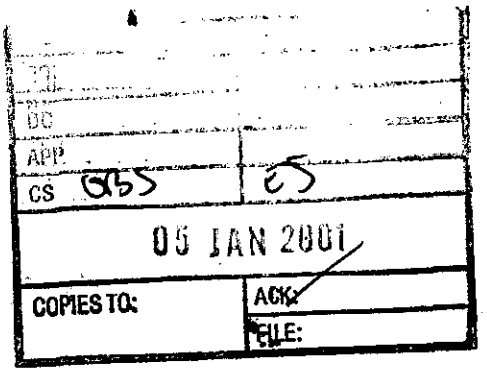
A few years ago there was a proposal for a erection in 3, Pheasant Close which I, and others, objected to and nothing came of it. Pheasant Close is a pleasant small cul-de-sac and any changes to it would spoil its character.

I hope you will use your influence to over-throw this application and preserve the quality of Pheasant Close.

Yours faithfully,

J. James

(J. G. JAMES).



8 Pheasant Close
Winnersh
WOKINGHAM
RG41 5LS

Tel: 0118 9795350

3rd January 2001

Mr John Mitchell
Development Control Manager
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
RG40 1WR

Dear Mr Mitchell

Re: Application Number F/2000/2943.

Site Address: 20 Pheasant Close, Winnersh, Wokingham.

Proposal: Proposed Erection of 4 bed roomed dwelling.

We wish to object to this planning application on the following grounds:

- The erection of an additional property will place a further strain on parking space in what is already a narrow and congested close.

- There is also a road safety issue in that both residents and visitors of the proposed dwelling will almost certainly park their cars in the road creating a bottleneck on what is already a very dangerous bend.

- The Close will lose a very attractive open 'garden view ' feature which is very distinctive as one enters the close before the bend. (To the right of number 20 viewed from the road). This will have a detrimental effect on the overall appeal of the Close to prospective home buyers, and therefore have the knock on effect of reducing the resale value of all the other houses in the Close.

- The planning application is purely for financial gain by the resident of number 20 and if planning permission is granted it will be to the financial loss of the majority of the residents.

- We also understand that the owner of number 20, (or his agent), has 'bought off' certain neighbours to discourage them from raising any objections to his planning application, this having the affect of creating an 'uneven playing field' in respect of the planning application.

Continued. .

We do hope you will take our objections into consideration when making your final decision.

Yours faithfully,

J. Lilwall.
D J. Lilwall.

Mr & Mrs D J Lilwall.

P.S:- Planning permission was turned down in 1969 and 1970

MR. Mitchell, please bear in mind that because your planning dept. granted permission to No 7, Pheasant Close. MRS Eaton the owner is allowed 6 persons non-related in other words lodgers to reside under the one roof, all having a vehicle each which puts a strain on parking reserves on this small close, which is an absolute disgrace; We the immediate neibour have to suffer for your planning dept's desicions. So please think before committing us to any more misery, Please dont make same mistake twice, our wishes as residents of the Close cant be ignored. The only person you are going to make happy is the Owner of No 20, who is only doing this for greed, he is not being fair on the rest of the residents. We rest our case for now!!

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M. DOWELL
PHEASANT CLOSE
WINNERSH
WOKINGHAM
RG41 5RS

3/1/2001

APPLICATION
NUMBER. F/2000/2443

Dear Mr Mitchell

I am writing in objection to the proposed infill building at number 20 Pleasant Close. Not only will it destroy the pleasing view on the way into the close. It will also exspiate the parking problem in the close, especially by its location on the bend.
The proposed building is

totally out of character with the rest of the houses. Also if permission is given it could be changed to flats.

1 of 2

03/01/2001

By Hand

4, Pheasant Close,
Winnersh,
Wokingham

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Environmental Services
Planning
Wokingham Council,
Shute End

Reference Application Number F/2000/2943

Dear Sir,

We wish to register our objections to the above mentioned application.

Pheasant Close is one of the few roads left in Winnersh which enhances the whole area. This proposed development distracts from the overall effect of the other properties by making an eyesore. The proposed property is too large for the available site even with the acquisition of additional land.

12

Pheasant Close is a very narrow road, and the proposed development will create a safety hazard due to the proposed development being on the corner of the Close.

It has to be realised that another four bedroom house could require on-road parking for as many as another six vehicles

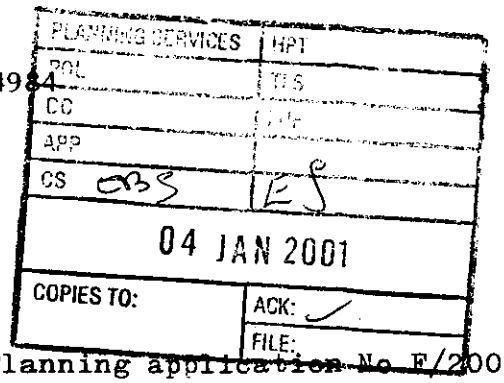
On behalf of the impartial residents of Pheasant Close - please reject this planning application

Yours Faithfully

A.B. Cox L.K. Cox

0118 9
Telephone (01734) 784984

5 Pheasant Close,
Winnersh,
Wokingham,
Berks.,
RG41 5LS
03.01.01



Dear Sirs,

Ref. Planning application No F/2000/2943
20 Pheasant Close, Winnersh

I would like to register my opposition to the above planning application on several counts, mainly:-

1) This development is on a narrow bend where there is scarcely room for two cars to pass safely and any extra cars would cause a very dangerous hazard, especially if they were parked on the road.

2) The noise and general disruption caused by builders lorries etc during construction.

3) Having seen the plans I consider that this development is totally out of keeping with the rest of the Close, and would lead to the lowering in value of our properities and would destroy the seclusion of the Close.

4) The destruction of trees and shrubs on the site to allow room for the development, thereby destroying a pleasant green environment upon entering the Close.

I hope therefore that you will refuse this and any future development on this site due mainly to the safety aspect.

Yours faithfully,

J. Fletcher

J. Fletcher (Mrs).

TEXT SUBMITTED ELECTRONICALLY
22/12/00.

3 copies received in Planning on 2/1/01

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2 Pheasant Close
Winnersh
Wokingham
RG41 5LS

John Mitchell,
Development Control Manger
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

22 December 2000

Dear Mr. Mitchell,

Application Number: F/2000/2943
Site Address: 20 Pheasant Close, Winnersh, Wokingham
Proposal: Proposed erection of one dwelling

Thank you for your letter of 12 December 2000, ref Emy Circuit F/2000/2943.

My wife and I have taken the opportunity to carefully inspect the plans and other details available to the public in your office. We have the following comments, that we would like to submit before the application is determined, with the intention that they can be considered by the planning officer before a decision is made on the application:

General:

The development is to be in a garden, highly visible to all who live in the close, which has been in long standing as such. It virtually does not matter where one stands on the close, one could see the proposed new development. Any development here would significantly impact on other resident's utility and potentially be of significant detriment to character of the close. Some properties would be very adversely affected.

We recognize the increasing pressures for development in the Berkshire area and that eventually some development on this land could take place in the future. Extension works are always possible, but new developments are a different thing entirely. Since our house is most visibly and obviously affected and likely to be the most adversely affected in the close, we naturally have a preference for any new development not to proceed.

The scheme, as proposed, has no gain for residents in the close not involved in the proposal and is a disadvantage to most. All of our comments are in relation minimizing the impact of any intrusive development feature on the street scene and our utility. We have not had any input into the proposed scheme, other than to comment, and currently have no incentive to encourage its progress.

The Building

The proposed new development is not in keeping with the character of the majority of residencies, in the 1-20 side, of Pheasant Close. For example: -

- The new development, as proposed, would have an overbearing detrimental impact on the street scene, right up and down the Close.
- Cottage style windows are not a general feature in Pheasant Close.
- Bay windows are not a general feature in Pheasant Close.
- Unlike the majority of properties originally built in the Close, the silhouette of the proposed building is not chalet style and nor does it resemble the few other styles of property in the close.

The Road Access

It is our view that the front access to the proposed development should be on the 21-30 side of Pheasant Close, with the building much closer to the eastern site perimeter, because of the following factors: -

- The proposed scheme would permanently, adversely affect our amenity, whereas an extension to existing residencies would be unlikely to do so.
- The proposed new development does not obviously conflict with the character of the residencies, in the 21 to 30 side, of Pheasant Close.
- We believe this site was obviously originally intended to be No. 22, with a drive way between No.s 21 and 23 Pheasant Close. Following the original access driveway intention would also facilitate maintaining sequential numbering on the close.
- There is no bend in the road, near the site, on the 21 to 30 side of Pheasant Close.
- There is a far lower concentration of driveways on the 21 to 30 side of Pheasant Close and significantly under utilized frontage. There are fewer residencies on this side, therefore there would be lower risk to children.
- Driveway access for the proposed development on the 1 to 20 side of Pheasant Close is inappropriate (and could be dangerous) for the following reasons:
  1. It would be one more driveway access on a blind bend.
  2. It would undoubtedly lead to regular parking on a blind bend; increasing risk particularly to young children, pedestrians and also domestic animals.
  3. Any regular, even occasional parking in this area of Pheasant Close would mean the existing off road parking at No. 2 would be impossible to drive into without several manoevres each time, because of the bend in the road. (It is difficult enough already).
  4. There is a major impact on all residents in the Close, No.s 2 to 20, in that even occasional additional roadside parking on a bend would permanently inconvenience access by vehicle.

Should the project go ahead, it is requested that construction site access be restricted to the 21 to 30 side of Pheasant Close only, for the reasons 1 to 4.

External Works

Whilst the plans do not include removal of any trees except the tall row of conifers, we feel strongly that the tree in the centre of the proposed front of the site is under threat, should it pose an inconvenience to construction access. In any circumstance of development on this site, this tree needs to be preserved.

The proposed rear fencing is very much out of keeping with the remainder of properties on Pheasant Close at any point. Surely, hedging is more appropriate?

Summary

It is our view that this development, as proposed, would be overbearing and detrimental to the street scene over a wide area and be a permanent inconvenience to the majority of residents in the close. If it did go ahead, the impact could be minimized if the road access were on the eastern side of the site. Impact could be further mitigated by careful application of hedge boundaries on the western side of the site and selected tree preservation.

Should we have any supplementary comments, arising before the respond by date, we will write again.

Yours sincerely,



Mr. and Mrs. SG Turner

FROM: Emy Circuit

DELEGATED

DATE: 12 December 2000

WINNERSH PARISH CONSULTATION SHEET

PLANNING SERVICES	HPT
~~POL~~	~~TLG~~
DC	ENF
APP	
CS	

5 DEC 2000

08 JAN 2001

COPIES TO:	ACK:
	FILE:

Application Number: F/2000/2943

Proposal: Proposed erection of one dwelling..

Site Address: 20, Pheasant Close, Winnersh, Wokingham.

Applicant: Mr R A Alcock C/O The Edwards Irish Partnership.

Your observations are required in respect of this application **by 05/01/2001** .

The Committee **OBJECTED** to this application on the following grounds:

1 The proposed dwelling would be out of keeping with surrounding properties
2 It would be over-development of the site
3 Access to the site from the bend on the left hand limb of Pheasant Close would be inappropriate. Access should be from the right hand limb.
4 The mature trees on the western face of the site should be retained

SIGNED: _____ DATE: 04.01.01

Clerk To Winnersh Parish/Town Council.

18, Pheasant Close,
Winnersh,
Nr Wokingham,
Berkshire
RG41 5LS
3rd January 2001

PLANNING SERVICES	HPT
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APP	
CS 0135	EXC
08 JAN 2001	
COPIES TO:	ACK: ✓
	FILE:

John Mitchell,
Development Control Manager,
Environmental Service Dept.
Planning Services,
PO Box 157
Shute End,
Wokingham,
RG40 1WR

Dear Sir,

Ref: App No. F/2000/2943: 20 Pheasant Close, Winnersh
Proposed erection of one dwelling.

We are writing to object to the erection of the proposed dwelling at 20, Pheasant Close and feel that the proposed dwelling would be out of character with those existing in Pheasant Close.

Having seen a copy of the above planning application it would appear that the building is a four bedroom house and not a bungalow as stated in the application.

We are concerned that access to the property would be of a dangerous nature being close to a bend and parking for vehicles would be limited. For safety reasons it would be more appropriate for access to be on the east side of the site and not to the west as proposed.

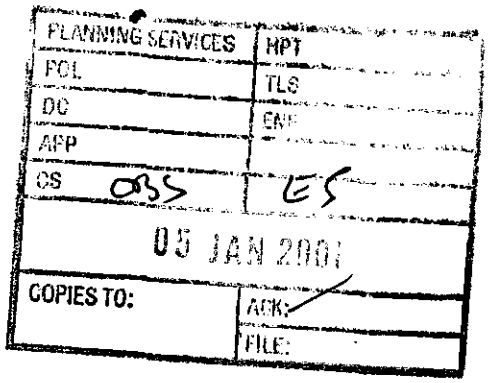
We have also been informed that planning permission for a building on the site was refused in 1969 and 1970.

Yours faithfully,

Wendy P Gooding Wendy P Gooding

James R Gooding James R Gooding

Recd 10.00AM 5-1-01



11 Pheasant Close
Winnersh
WOKINGHAM
RG41 5LS

04 January 2001

Development Control Manager
Environmental Services Department
Planning Services
PO Box 157
Shute End
WOKINGHAM
Berkshire
RG40 1WR

Dear Mr John Mitchell.

Re. Planning Application F/2000/2943 - 20 Pheasant Close, Winnersh, Wokingham. Proposed Erection of One Dwelling.

It is with considerable concern that I am writing to object to the Proposed Erection of One Dwelling at 20 Pheasant Close. I am deeply concerned about the change to the character and charm of the Close.

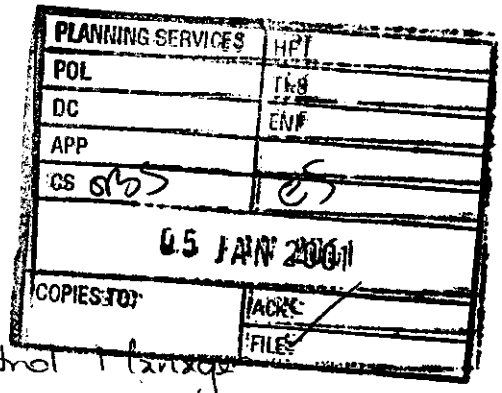
Yours sincerely

MJRoss

Mr T J Ross

10 Pheasant Close
Winnersh
Wokingham
Berkshire
RG41 5HS

2 January 2001



John Mitchell
Development Control Manager
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Application Number: F/2000/2943
Site: 20 Pheasant Close, Winnersh
Proposal: Proposed Erection of one Dwelling.

Dear Mr. Mitchell

I am writing to express my concerns with the proposed Plans for the dwelling on the 20 Pheasant close site. A Summary of my concerns are found below:

- The proposed design of the dwelling is out of character with the ajoining properties.
- The approach into the close would be changed from a pleasant Spacious established close into a perceived cramped mish mash of established and ultra modern houses.
- Access to the new dwelling would presumably be within close proximity to the corner of the approach road and I would like to raise this as a road safety concern.

I would like these concerns taken into consideration when the proposed Plans are renewed.

Yours Sincerely

S. D. Wright

Ms S D Wright

[illegible]	[illegible] 38288
POL	TLS
DC	ENF
APP	
CS	
04 JAN 2001	
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	FILE:

45 Bluebell Meadow
Winnersh
Wokingham
Berks.
RG41 5UW

Tel: 0118 989 4139

3 January, 2001

Dear Emy,

F/2000/2943 – 20 Pheasant Close, Winnersh

Having inspected the plans for this new house, I do not believe it is in keeping with the rest of Pheasant Close either in appearance or size (too big).

I understand that existing residents have concerns about cars parking on or near the bend. I assume the plans include the number of car parking spaces that the guidelines require for this size of house. If the application is to be given consent, consideration should be given to conditions on parking – certainly while construction is taking place.

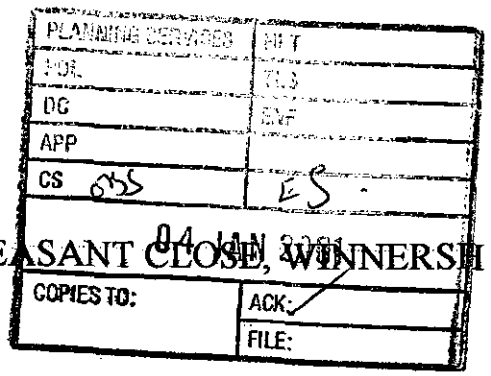
I would support Neil Etherington's wish to retain the crab apple and silver birch trees.

Yours sincerely,

P. Bray

Prue Bray
Councillor, Winnersh ward (Liberal Democrat)

12 Pheasant Close
Winnersh
Berks
RG41 5LS



3rd January 2001

PLANNING APPLICATION 20, PHEASANT CLOSE, WINNERSH – Application no. F/2000/2943.

Dear Sir

With reference to the above application I would like to list my concerns for the proposed development.

1) The general outlook from my property will be altered and change the character of the Close for the first time in 30 years.

2) The position of the proposed property would require access to the Close on a very dangerous corner and add to further restricting access to the Close for residents and service providers.

3) The actual building process would severely affect all residents of the Close.

4) The proposed dwelling is totally out of character with the Close and obviously designed as a maximum profit venture for those involved with no consideration for existing residents.

5) There is also the possibility of developing the site further if the adjacent property is sold to the same developer. This could lead to an even larger property being considered.

I feel that if Planning permission is granted that consideration should be given to a total redesign of the property so that a real chalet-style house is built more fitting to the surroundings and that the property access is from the other arm of the Close.
This would solve the safety and access problems in one move and give the majority of the Close just a close-boarded fence to change the outlook and give the owners of the new property a south-facing garden.

Yours faithfully

E.Gausden



Wokingham District Local Plan
Deposit Draft

With Proposed Amendments Highlighted

February 2000

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

IS CONSERVED WHILST PROVIDING APPROPRIATE DEVELOPMENTS WHICH MEET LOCAL NEEDS

B) GIVE PRIORITY WITHIN a) TO MEETING THE DISTRICT'S ECONOMIC AND SOCIAL NEEDS, INCLUDING THE PROVISION OF LOW-COST HOUSING AND A WIDER RANGE OF EMPLOYMENT OPPORTUNITIES

C) CONSERVING AND ENHANCING THE PATTERN OF TOWN AND PARISH COMMUNITIES BY RETAINING AND EMPHASISING THE BALANCE BETWEEN TOWNS AND VILLAGES, COUNTRYSIDE AND SETTLEMENTS, OPEN RIVER VALLEYS AND ENCLOSED WOODLANDS

D) TO PROVIDE FOR EMPLOYMENT, HOUSING, SHOPPING AND SERVICES IN PLACES THAT MINIMISE THE NEED FOR TRAVEL BY PRIVATE CAR

E) THAT NEW DEVELOPMENT MAKES A POSITIVE CONTRIBUTION TO THE CHARACTER, ENVIRONMENT, LANDSCAPE, HERITAGE WITHIN THE PLAN AREA

F) ~~TO CONSERVE NATURAL RESOURCES TO MINIMISE POLLUTION~~ **(PA 1/3)**

F1) TO CONSERVE NATURAL RESOURCES **(PA 1/3)**

F2) TO MINIMISE POLLUTION ***(PA 1/3)***

G) TO SEEK IMPROVEMENTS TO INFRASTRUCTURE, SERVICES AND AMENITIES.

H) TO ENCOURAGE AND SUSTAIN BALANCED RURAL COMMUNITIES **(PA 1/1)**

I) TO DEVELOP BROWNFIELD SITES IN PREFERENCE TO GREENFIELD SITES **(PA 1/2)**

Implementation: Through the development control process.

Monitoring: Planning applications determined.

Limiting the Spread of Development

1.6 The Council recognises the need to maintain an acceptable level of environmental quality and considers that the maintenance of a clear distinction between built-up areas and the countryside is fundamental to achieving this aim. Such an approach helps to ensure that individual settlements retain their identity and that the open and rural character of land outside the boundaries of identified settlements is retained. Accordingly it is intended to limit development outside identified settlements to that which is appropriate to the countryside ~~or has special reason to locate there~~ *OR FOR WHICH A RURAL LOCATION IS ESSENTIAL.* **(PA 1/4)** Although these uses are acceptable in principle, they must also be acceptable in practice.

1.7 In order to be consistent in the treatment of settlements having common characteristics, it has been necessary to draw up a definition of the classification of settlements as used in the policies and proposals contained in this plan and as shown on the proposals map.

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

(i) a sizeable amount of development in a compact form (if development is dominated by, or interspersed with, areas of land that are characteristically rural or open, it will not come within this criterion)

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

(iii) be physically and socially cohesive.

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

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

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

POLICY WOS2: GENERAL DEVELOPMENT PRINCIPLES

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

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

Implementation: Through the development control process.

Monitoring: Planning applications determined.

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

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

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

POLICY WOS3: DEVELOPMENT CONTROL PRINCIPLES

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

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

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

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

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

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

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

Implementation: Through the development control process.

Monitoring: Planning applications determined.

Services, Amenities and Infrastructure

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

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

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

Cont.

POLICY FRAMEWORK

National Policy

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

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

Strategic Policy

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

Supplementary Planning Guidance

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

THE BUILT ENVIRONMENT

DESIGN PRINCIPLES

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

POLICY WBE1: DEVELOPMENT IN ITS LOCAL CONTEXT

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

a) ITS ENVIRONMENTAL IMPACT

b) ITS VISUAL IMPACT

c) ACCESSIBILITY

Cont.

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

e) THE LOCAL TOWNSCAPE

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

g) SAFETY AND SECURITY

h) THE PRIVACY AND AMENITY OF THE EXISTING ENVIRONMENT

i) SUPPLEMENTARY PLANNING DESIGN GUIDANCE ADOPTED BY THE COUNCIL.

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

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

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

POLICY WBE2: IMPROVING ON THE LOCAL CONTEXT

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

Implementation: Through the development control process.

Monitoring: Check quality of development on the ground.

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

POLICY WBE3: CHARACTER OF LARGE SCALE DEVELOPMENT

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

Cont.

POLICIES

5.12 Only part of the District's housing requirement is met through the allocation of specific areas of land for development. Housing will continue to be built on unidentified sites. In accordance with Berkshire Structure Plan Policies (C1 and H5), these sites will be within the boundaries of identified settlements.

POLICY WH1: HOUSING DEVELOPMENT - UNIDENTIFIED SITES

WITHIN THE IDENTIFIED SETTLEMENTS, ON SITES THAT ARE NOT IDENTIFIED IN THE PLAN FOR RESIDENTIAL USE, DEVELOPMENT IN THE FORM OF INFILLING, REDEVELOPMENT AND CHANGE OF USE TO RESIDENTIAL USE WILL BE CONSIDERED FAVOURABLY, SUBJECT TO LOCAL ENVIRONMENTAL AND AMENITY CONSIDERATIONS AND ALL OTHER RELEVANT POLICIES AND PROVISIONS OF THIS PLAN, IN ORDER TO MAKE THE BEST USE OF LAND IN BUILT-UP AREAS.

IN PARTICULAR, THE COUNCIL WILL SEEK TO ENSURE THAT THE FOLLOWING CRITERIA ARE COMPLIED WITH:

a) OPEN AND WOODED AREAS, AND GAPS AND GARDEN AREAS, THAT ARE IMPORTANT TO THE CHARACTER OF THE SETTLEMENT, ARE PROTECTED FROM *INAPPROPRIATE* **(PA 5/3)** DEVELOPMENT

b) THERE IS NO SIGNIFICANT ADVERSE EFFECT ON THE CHARACTER OF THE AREA, INCLUDING ON ANY CONSERVATION AREA

c) THERE IS NO SIGNIFICANT ADVERSE EFFECT ON ANY RESIDENTIAL PROPERTY OR LISTED BUILDING

d) THERE IS NO SIGNIFICANT ADVERSE EFFECT ON THE SETTLEMENT BOUNDARY OR ON THE ADJOINING COUNTRYSIDE

e) THERE IS NO SIGNIFICANT ADVERSE EFFECT ON ANY INTEREST OF NATURE CONSERVATION IMPORTANCE

f) THERE IS NO LOSS OF RECREATIONAL FACILITIES OR PUBLIC OPEN SPACE

g) THERE IS ADEQUATE LOCAL HIGHWAY AND INFRASTRUCTURE CAPACITY TO CATER FOR TRAFFIC AND OTHER DEMANDS GENERATED BY THE DEVELOPMENT, WITH, WHERE SEEN AS NECESSARY, THE PROVISION OF ROAD SAFETY MEASURES. IT WILL BE NECESSARY TO CONSIDER THE CUMULATIVE EFFECT ON ROADS AND INFRASTRUCTURE OF PROPOSED DEVELOPMENTS IN THE SAME AREA, TO DETERMINE THEIR ACCEPTABILITY UNDER THIS CRITERION

Cont.

~~h) AN ELEMENT OF AFFORDABLE HOUSING IS PROVIDED IN SCHEMES OF 25 OR MORE DWELLINGS IN SETTLEMENTS OF UNDER 3,000, AND IN SCHEMES OF 40 OR MORE DWELLINGS ELSEWHERE. FOR THE AVOIDANCE OF DOUBT, THE SETTLEMENTS WHERE THE 40 DWELLINGS REQUIREMENT APPLIES COMPRISE EARLEY, NORTH FINCHAMPSTEAD, TWYFORD, WARGRAVE, WINNERSH, WOKINGHAM, CROWTHORNE (PINEWOOD) AND WOODLEY. NEW DEVELOPMENT WILL BE EXPECTED TO COMPLY WITH THE COUNCIL'S SERVICE, AMENITY, AND INFRASTRUCTURE REQUIREMENT (S.A.I.R.).~~

h) *AN ELEMENT OF AFFORDABLE HOUSING IS PROVIDED IN RESIDENTIAL SCHEMES OF 15 OR MORE DWELLINGS OR OF 0.5 HECTARE OR MORE IN SETTLEMENTS OF 3,000 OR FEWER, AND OF 25 OR MORE DWELLINGS OR OF 1 HECTARE OR MORE ELSEWHERE. THE SETTLEMENTS WHERE THE 25 DWELLINGS REQUIREMENT APPLIES COMPRISE CROWTHORNE (PINEWOOD), EARLEY, NORTH FINCHAMPSTEAD, TWYFORD, WARGRAVE, WINNERSH, WOKINGHAM AND WOODLEY. NEW DEVELOPMENT WILL BE EXPECTED TO COMPLY WITH THE COUNCIL'S SERVICE, AMENITY, AND INFRASTRUCTURE REQUIREMENT (S.A.I.R.).*
(PA 5/4)

PROPOSALS FOR RESIDENTIAL DEVELOPMENT WILL BE JUDGED AGAINST THE COUNCIL'S PLANNING GUIDELINES FOR THEIR ACCEPTABILITY UNDER DESIGN AND PARKING CRITERIA.

Implementation: Planning permissions to private and public sector housebuilders, having regard to Planning Guidelines.

Monitoring: Planning applications.

~~***POLICY WH1A: HOUSING DEVELOPMENT - INFILLING GAPS WITHIN GROUPS AND MINOR EXTENSIONS TO GROUPS OUTSIDE SETTLEMENTS***~~

~~*SENSITIVE INFILLING OF SMALL GAPS WITHIN SMALL GROUPS OF HOUSES AND MINOR EXTENSIONS TO GROUPS OUTSIDE DESIGNATED GREEN GAPS (POLICY WCC 2) FOR RESIDENTIAL USE WILL BE ACCEPTABLE SUBJECT TO LOCAL ENVIRONMENTAL AND AMENITY CONSIDERATIONS AND ALL OTHER RELEVANT POLICIES AND PROVISIONS OF THIS PLAN.*~~

~~*IN PARTICULAR, THE COUNCIL WILL REQUIRE COMPLIANCE WITH THE FOLLOWING CRITERIA:*~~

~~a) *OPEN AND WOODED AREAS, AND GAPS AND GARDEN AREAS, THAT ARE IMPORTANT TO THE CHARACTER OF THE AREA, ARE PROTECTED FROM INAPPROPRIATE DEVELOPMENT*~~

~~b) *THERE IS NO ADVERSE EFFECT ON THE CHARACTER OF THE AREA, INCLUDING ON ANY CONSERVATION AREA OR AREA OF SPECIAL CHARACTER*~~

~~c) *THERE IS NO ADVERSE EFFECT ON ANY RESIDENTIAL PROPERTY OR LISTED BUILDING*~~

~~d) *THERE IS NO ADVERSE EFFECT ON THE ADJOINING COUNTRYSIDE*~~

~~e) *THERE IS NO ADVERSE EFFECT ON ANY INTEREST OF NATURE CONSERVATION IMPORTANCE*~~

~~f) *THERE IS NO LOSS OF RECREATIONAL FACILITIES OR PUBLIC OPEN SPACE*~~

LODDON AREA LOCAL PLAN

Adopted 5 May 1995

Published by: Wokingham District Council
Planning Department
Shute End
Wokingham
Berkshire

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

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

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

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

(iii) be physically and socially cohesive.

On this basis the following policy is put forward.

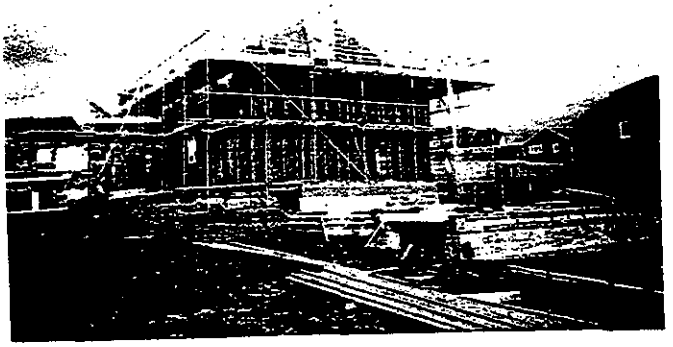
❖ LTV1 'IDENTIFIED SETTLEMENTS'

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

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

LIMITING THE SPREAD OF DEVELOPMENT

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



❖ LTV2 DEVELOPMENT IN RURAL AREAS

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

1.4 QUALITY AND CONSERVATION OF THE BUILT ENVIRONMENT



NEW DEVELOPMENT, REDEVELOPMENT AND REFURBISHMENT

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

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

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

❖ *LBE1 DESIGN OF NEW DEVELOPMENT*

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

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

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

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

❖ LBE2 INAPPROPRIATE DESIGN

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

ENVIRONMENTAL IMPROVEMENT

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

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

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

❖ LBE3 REFURBISHMENT AND REDEVELOPMENT

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

❖ LBE4 ENVIRONMENTAL ENHANCEMENT SCHEMES

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

SUNLIGHT, DAYLIGHT AND NOISE

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

❖ LBE5 SUNLIGHT AND DAYLIGHT

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

SEEK TO ENSURE GOOD DAYLIGHTING CONDITIONS AND ADEQUATE SUNLIGHT PENETRATION TO BOTH NEW AND EXISTING DEVELOPMENT.

1.4.08 The effects of noise nuisance is an important consideration. In the case of residential development the location and siting of new dwellings should normally be such as to ensure that the facade noise level to any dwelling does not exceed 65dB(A) on the L10 18 hour index from traffic noise and 60dB(A) (24 hour Leq) from railways. This may not always be achievable, particularly in central locations and, therefore, in the case of any new dwelling likely to be affected by higher noise ratings, it is essential that the building is designed so that the internal noise level with windows closed does not exceed 40dB(A) on the L10 18 hour index. In the case of new buildings whose occupiers might create noise adequate soundproofing measures will be required. Specific policies concerning noise pollution are contained in the Replacement Structure Plan for Berkshire (Policies EN15 & EN16).There are also relevant powers under the Building Regulations. For these reasons there is no additional policy in this plan.

1.4.09 .There is provision under the Noise Insulation Regulations 1975 for sound insulation to be provided by the Departments of Environment and Transport, in certain circumstances, to existing residential properties which are subjected to road traffic noise level increases. Where a new road or other development is to be constructed which will give rise to an increase in road traffic noise in excess of the levels in the Regulations, the costs of sound insulation to existing properties and the provision of noise absorbing barriers should be borne by the developer.

ACCESS FOR DISABLED PERSONS

1.4.10 The arrangement of the built environment is of crucial importance for those sections of the community who are physically disabled and who wish to conduct as independent a life as possible. Although our towns and cities have not been built with regard to the needs of disabled people, about one person in twenty has some form of permanent or temporary disability which makes mobility difficult and reduces their opportunities to use the built environment as fully as possible.



1.4.11 Current legislation requires that all public buildings make provision for adequate means of access for the disabled. Developers' attention is drawn to two publications:

(i) the British Standards Institution 'Code of Practice for Access of the Disabled to Buildings' (BS5810:1979), and

(ii) Design Note 18 'Access for Disabled People to Educational Buildings' (1984).

These specify the requirements for providing means of access for disabled people to buildings which are open to the public. Together with the internal layout and immediate access to buildings, the layout of parking and pedestrian facilities and their surfaces should be considered as an integral part of the design required for enabling ease of access by the disabled.

❖ *LBE6 ACCESS FOR DISABLED PERSONS IN NEW DEVELOPMENT*

PLANNING APPLICATIONS WILL BE ASSESSED AGAINST THE REQUIREMENT TO PROVIDE ADEQUATE MEANS OF ACCESS FOR DISABLED PERSONS.

allow some development to occur in the identified settlements on unidentified sites in response to needs and opportunities identified by landowners and developers. It is estimated that a further 781 dwellings will be provided in the District on such sites between 1992 and 1998. Details of the basis for this estimation are given in Local Plan Working Paper Four which is available separately from this plan.

❖ LH1 HOUSING DEVELOPMENT ON UNIDENTIFIED SITES

WITHIN THE IDENTIFIED SETTLEMENTS RESIDENTIAL DEVELOPMENT IN THE FORM OF INFILLING, ROUNDING OFF AND DEVELOPMENT GENERALLY WILL BE CONSIDERED FAVOURABLY SUBJECT TO LOCAL ENVIRONMENTAL CONSTRAINTS AND OTHER PROVISIONS OF THIS PLAN. IN VIEW OF THE SENSITIVITY OF SUCH PROPOSALS AND THEIR POTENTIAL IMPACT THE PREPARATION OF A DEVELOPMENT BRIEF WILL NORMALLY BE NECESSARY IN BRINGING FORWARD SCHEMES ON SITES OVER 0.4 HECTARE. ON SITES OVER 0.4 HECTARE, AN ELEMENT OF AFFORDABLE HOUSING WILL BE SOUGHT IN ACCORDANCE WITH POLICY LH8.

IN INTERPRETING THIS POLICY, THE DISTRICT COUNCIL WILL PARTICULARLY WISH TO ENSURE THAT THE FOLLOWING CRITERIA (WHICH ARE AMPLIFIED IN OTHER POLICIES WHERE INDICATED) ARE COMPLIED WITH:

(A) THE PROTECTION OF OPEN AND WOODED AREAS, GAPS AND GARDEN AREAS WHICH ARE IMPORTANT TO THE CHARACTER OF THE SETTLEMENT CONCERNED (POLICY LTV6 AND VARIOUS SPECIFIC POLICIES);

(B) NO SIGNIFICANT ADVERSE EFFECT ON THE CHARACTER OF THE AREA (POLICIES LTV6, LBE1 & LBE2);

(C) NO SIGNIFICANT ADVERSE EFFECT ON SETTLEMENT BOUNDARIES AND THE SURROUNDING COUNTRYSIDE (POLICY LTV5);

(D) NO LOSS OF PUBLIC OPEN SPACE OR RECREATIONAL FACILITIES (POLICY LR4);

(E) THE PROVISION OF ADEQUATE GARDEN AREAS, SPACE ABOUT BUILDINGS AND OFF-STREET PARKING FOR ALL NEW DWELLINGS;

(F) THE PRESENCE OF ADEQUATE LOCAL HIGHWAY CAPACITY TO CATER FOR TRAFFIC GENERATED BY THE DEVELOPMENT.



1.2.08 The housing requirement for the five year period to 1998 is based on the provision required by the Approved Structure Plan until 1996, and thereafter on that required by the provision to be made in the Draft Deposit Structure Plan. This gives a total requirement 1992-98 of 3590 units for Wokingham District. Of the total provision (1984-98) some 9630 had been built by March 1992. Permission had also been granted for a further 1785 dwellings on that date and commitments had been entered into subject to legal agreements, for a further 257 dwellings. Together with the 781 houses to be provided on unidentified sites a total of 12229 dwellings have been provided for (taking into account non-implementation of unidentified sites and Lower Earley). Therefore, in the entire District, sites remain to be identified for 991 dwellings.

1.2.09 Sites for 336 dwellings are to be included in the South East Area Local Plan, and 726 additional dwellings have been identified in this Local Plan. This totals 1062 dwellings - more than the requirement to allow for non-implementation of any sites. The total for this Plan area is made up of 470 dwellings to be developed as the main area

which the land is demarcated by rural as opposed to urban characteristics.

1.1.10 Settlement edges are extremely sensitive areas of the landscape. Development occurring on or near the settlement edge can impinge unsatisfactorily on the countryside and prejudice the maintenance of a clear physical and visual separation between settlements. The need to consider the effect of proposals for limited housing and employment development on the rural areas is dealt with in policies LC1, LC2 and LC16.

1.1.11 As a complement to the latter, and in line with the spirit of policies EN4 and EN5 of the Replacement Structure Plan, there is a need to ensure that natural features such as trees and hedgerows which soften or screen the edge of the built up area, and, in many cases delineate the boundary, are retained. Where a lack of natural features exist the boundaries of the identified settlements have been delineated by fencelines or other means. Where development intrudes on the countryside, the provision of landscaping will be encouraged. The background work for this policy has involved carrying out a plan wide landscape survey which has included an assessment of the quality of boundaries to 'identified' settlements.

❖ LTV4 ENHANCING SETTLEMENT BOUNDARIES

THE DISTRICT COUNCIL WILL SEEK TO RETAIN NATURAL BOUNDARY FEATURES WHICH EXIST AROUND 'IDENTIFIED' SETTLEMENTS AND ENCOURAGE THE STRENGTHENING OF BOUNDARIES BY NEW TREES AND HEDGEROW PLANTING WHERE NATURAL FEATURES ARE WEAK OR ABSENT AND DEVELOPMENT IMPINGES ON THE COUNTRYSIDE. WHERE SUCH BOUNDARIES ARE FORMED BY WOODLAND OR TREES THE PROTECTION MAY TAKE THE FORM OF TREE PRESERVATION ORDERS.

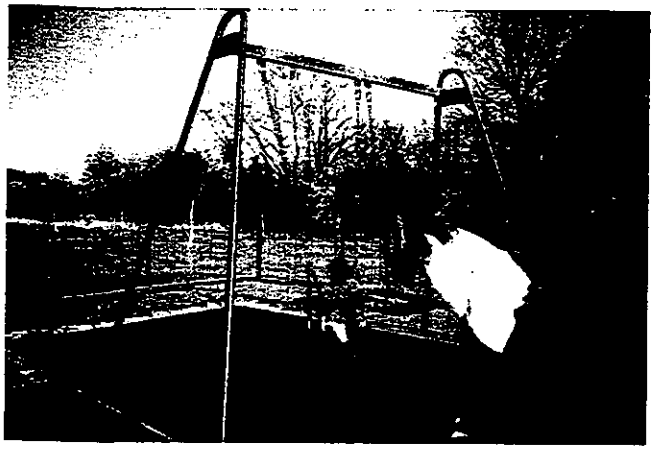
1.1.12 Although there is a general presumption in favour of development within identified settlements, it is felt that there is a need to consider particularly carefully proposals for development within, but adjacent to the boundary of, the identified settlement where the settlement edge is fairly exposed due to land levels or limited natural screening and existing development is of a fairly low density. An intensification of the level of development through infilling, redevelopment or the additions of substantial extensions could result in the introduction of a hard urban edge close to the rural area.

❖ LTV5 TRANSITIONAL AREAS

IN VISUALLY SENSITIVE TRANSITIONAL AREAS, AS DEFINED ON THE PROPOSALS MAP, THE DISTRICT COUNCIL WILL RESTRICT ADDITIONAL DEVELOPMENT, IN THE FORM OF INFILLING, REDEVELOPMENT AND EXTENSIONS TO A LEVEL APPROPRIATE TO PREVENT THE FORMATION OF A HARD URBAN EDGE TO SETTLEMENTS.

IMPORTANT OPEN AREAS WITHIN SETTLEMENTS

1.1.13 In addition to the visually sensitive transitional areas and the more extensive open areas defined in Part 2 of the Local Plan, certain parts of some settlements have a distinctive character derived from the amount of open space and space about buildings. Often these spaces have a profuse amount of vegetation within them which is important in softening the urban environment. Whilst some settlements have isolated areas of this form of development the degree of concentration of development in older settlements tends to decrease with distance from the centre and there are open areas close to the boundaries which it is important to retain. Many of the important open areas within settlements are by their nature small and the local plan does not, therefore, define the areas to which the following policy relates. The application of the policy will be through the consideration of individual areas in the light of specific proposals.



❖ LTV6 PROTECTION OF IMPORTANT OPEN AREAS WITHIN SETTLEMENTS

WITHIN THE IDENTIFIED SETTLEMENTS, DEVELOPMENT OF AREAS OF OPEN LAND INCLUDING GAPS IN ROAD FRONTAGES AND GARDEN AREAS WHICH SIGNIFICANTLY CONTRIBUTE TO THE CHARACTER OF SETTLEMENTS WILL NOT NORMALLY BE PERMITTED. ANY NEW DEVELOPMENT, INCLUDING INFILL DEVELOPMENT WILL ONLY BE PERMITTED IF IT IS SYMPATHETIC IN SCALE AND CHARACTER TO THE ENVIRONS OF THE SITE.

ENVIRONMENTAL ENHANCEMENT

1.1.14 The District Council is keen to see enhancement of the environment throughout the plan area. Priorities for action are established in the following chapters but other opportunities will also be taken as they arise subject to the availability of funding and other resources where appropriate.

Town & Country Planning Act, 1990 - Section 78

Appeal by Mr & Mrs R A Alcock
Site at: 20-21 Pheasant Close, Winnersh, Berkshire

WRITTEN REPRESENTATIONS ON BEHALF OF THE APPELLANT

Against the Refusal of Permission for the erection of one dwelling on land at 20-21 Pheasant Close, Winnersh.

Written Representations prepared by:

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CONTENTS

Page

1. INTRODUCTION 1

2. BACKGROUND INFORMATION 2

   I. Site Description 2

   II. Surrounding Development 2

   III. Relevant Planning History 3

3. THE APPEAL PROPOSALS 4

   I. The Submitted Application 4

   II. Local Authority Assessment and Reasons for Refusal 4

4. ANALYSIS OF RELEVANT PLANNING POLICIES 7

   I. The Statutory Development Plan 7

   II. Other Material Considerations: National Government Guidance 12

5. CONSIDERATIONS OF COUNCIL'S REASONS FOR REFUSAL 14

   I. Reason for Refusal 14

   II. Consideration 14

6. CONCLUSION 15

APPENDICES

1 INTRODUCTION

1.1 This appeal is made by Mr & Mrs R A Alcock against the decision of Wokingham District Council to refuse planning permission on 29th January 2001 (application No. F/2000/2943) for the erection of one dwelling on land at 20-21 Pheasant Close, Winnersh.

1.2 This Report sets out the details of the application at appeal, the Local Authority's assessment of the application and the reason for refusal, followed by an analysis of relevant policies. The report will then assess the reason for refusal in detail.

2 BACKGROUND INFORMATION

I. Site Description

2.1 The appeal site lies between No's 20 and 21 Pheasant Close, which is a cul-de-sac located off the north eastern side of Reading Road. Pheasant Close forks out close to its entrance, and No's 20 and 21 are located on the wedge of land between the two branches of the road, with both front and rear boundaries adjoining the highway **(BCP 1a and BCP 1b - Site Location Plans)**.

2.2 The application site is irregular in shape and is mostly located in the garden area to the south of No. 20 Pheasant Close, which has not been fenced along the front or sides. The site covers an area of 480 sq.m, and also incorporates an area of land that currently lies within the garden curtilage of the adjoining dwelling at No. 21.

2.3 The current boundary between No's 20 and 21 Pheasant Close is irregular in shape, appearing almost as a diagonal "lightening-bolt" between the two sites. This boundary has been in its present location since the eastern arm of Pheasant Close was constructed in the late 1960's early 1970's. A row of mature Leyland Cypress trees follows the rear part of this boundary. The remaining side boundary, towards the front of the site, is edged with a mature laurel hedgerow **(Plate 1)**.

2.4 Once the dwelling is constructed, it is intended that the irregular shaped boundary between No's 20 and 21 is to be realigned to form a roughly rectangular plot for the proposed new dwelling. This would be in line with the general shape of other plots in Pheasant Close, as at present the shape of the site is somewhat of an anomaly in the road.

2.5 The "red line" as illustrated on the application drawings reflects the irregular shaped boundary, covering part of the curtilage of both No's 20 and 21. It should be clarified, though, that no alterations or development are proposed on that part of the site which currently forms part of the curtilage of No. 21, apart from the erection of a part of the side and rear fence.

2.6 In addition to the established boundary treatments, the site at No. 20 contains a number of scattered garden trees, including Hazel, Crab Apple and Silver Birch trees. These trees are concentrated along both the front and rear boundaries. The remainder of the site comprises a maintained grassed garden area.

II. Surrounding Development

2.7 Pheasant Close displays a range of dwellings styles, plot layouts and boundary

treatments. **BCP 2** illustrates the various features of the road. It is evident from this plan that Pheasant Close contains a range of architectural styles and features.

2.8 The majority of dwellings along the western branch of Pheasant Close are chalet-style bungalows, many of which have had side dormer extensions with flat roofs **(Plate 2)**. Four dwellings (No's 15-18) on the same side of the road as the site have a mansard-style roof with front dormers **(Plate 2)**.

2.9 The dwellings on the western branch of Pheasant Close were all built in the mid 1960's. No. 12, at the end of the Close **(Plate 3)**, is a replacement dwelling which was granted permission in 1997, in order to replace the existing dwelling which was suffering from subsidence. This dwelling is of a more modern design than the adjoining dwellings, with individual pitched roof side dormer windows , whilst still reflecting the established chalet-style which predominates along Pheasant Close.

2.10 Gaps between dwellings are approximately 2m along Pheasant Close. **Plate 4** shows the gap between No's 14 and 15 Pheasant Close, while **Plate 5** shows the gaps between No's 16, 17 and 18 Pheasant Close.

2.11 The shape of the plots along Pheasant Close are generally rectangular in shape, except for No's 20 and 21.

III. Relevant Planning History

2.12 The western branch of Pheasant Close was granted outline planning permission on 5/10/61 (Application No. O/281/61). A detailed application for 20 dwellings was granted on 9/8/62 (Application No. 61/62). The site was described on the application form as the former Pheasant Copse Nurseries.

2.13 The remaining 8 dwellings which form the eastern arm of Pheasant Close were approved on 16/2/67 (Application No. 28/67).

2.14 With regards to No. 20, there has been only one relevant planning application on the subject site, which was for an extension of rooms in the roof space and a new dormer window, which was approved on 6/8/70 (Ref. PD/349/70).

3 THE APPEAL PROPOSALS

I. The Submitted Application

3.1 The application No. F/2000/2943 was validated by Wokingham District Council on 7th December 2000. The application as determined comprises Drawing No. 1412/02A, dated November 2000.

3.2 The proposal involves the erection of a dwelling on land adjacent to No. 20 Pheasant Close, Winnersh. The land currently forms part of the curtilage of No's 20 and 21, which are both irregular shaped plots.

3.3 The proposed dwelling is two storeys, and is proposed to have a steeply pitched front roofline, with pitched roof dormers along the front and rear elevations. The dwelling has been designed to reflect both the existing Chalet-style dwellings and Dutch Mansard-style dwellings, incorporating a gable frontage, steeply pitched roof and an element of front tile hanging, whilst also maintaining a good quality modern design of brick and tile.

3.4 The dwelling has a ridge height of 7.5m, in line with the adjoining dwellings **(BCP 3 - Street Scene)** and is to have a 2.2 metre gap from the nearest dwelling at No. 20. The plans submitted with the application state that the roof is to be constructed with plain concrete roof tiles, and the walls are to be face brickwork.

3.5 The proposal involves the removal of one hazel tree from the rear garden. Prior to the application being formally submitted, the applicant had preliminary discussions with a planning officer at Wokingham District Council. At that stage, the dwelling was proposed to have a smaller setback to Pheasant Close, however that option would have resulted in the removal of the two trees at the front of the site. The applicant was recommended that the dwelling be moved further back so as to retain these two trees. As a result, one smaller hazel tree at the rear of the site will be required to be removed, however this would be preferable as it will retain the more visible frontage trees.

3.6 The proposal also results in the removal of the row of mature Cypress Leyland trees that are currently located along the boundary of No's 20 and 21.

3.7 Including the proposed single garage, there is adequate space to park approximately 2 vehicles on the site.

II. Local Authority Assessment and Reason for Refusal

3.8 The Planning Officers Delegate Planning Report is attached at **Appendix 5**. The report states that "*the site is located within the Identified Settlement and is well*

located to local facilities so the proposal is acceptable in principal (sic). *Hence, the main considerations are the impact on neighbours and the character of the surrounding area and highway issues."*

3.9 In terms of the first point above, namely the impact on neighbours, the Officers report confirms that the proposed dwelling would not result in unacceptable overshadowing or reduction in daylight to rooms of the adjoining dwellings at No's 20 and 21 or be overbearing (our emphasis).

3.10 The second consideration, as stated in the Officers report, is the impact on the character of the surrounding area. In summary, the report states that the design of the proposed dwelling would be out of character with existing dwellings in Pheasant Close, and in this regard, makes the following points:

- The garden to No. 20 currently forms an open area that contributes to the character of the area and, in particular the openness of it. On balance, though, *"it is not considered that its loss would be sufficiently harmful to warrant refusal"*
- The siting and footprint of the proposed dwelling would be in keeping with the established pattern of development in the area, and would therefore *"not be out of place."*
- *"The house would be two-storey across its whole width and it would be high at the sides compared to many of the houses in the Close. This would cause it to appear relatively cramped."*
- "*Although the existing houses in Pheasant Close have been extended and personalised, they display distinct characteristics, which the design of the proposed house does not reflect.*" The main factors contributing to this would be the combination of front and side gables, the half hipped roof, pitched dormers and integral garages.
- The erection of a *"2 metre fence at the back edge of the footpath would be harmful to the open plan character of the area".*

3.11 It should be noted at this point, that Drawing No. 1412/02A, submitted with the application clearly states that this fence is proposed to be the typical 1.8 metres (6 ft) in height, not the 2 metres as stated in the Officers report.

3.12 With regards to the removal of the Leyland Cypress trees, Wokingham District Council's Senior Arboriculturist has raised no objection to the removal of these trees, stating that they are "not particularly suited to the location".

3.13 The final consideration relates to highways issues. The Officers report confirms that the Highways Authority are satisfied with the proposed three parking spaces and layout.

3.14 However, despite the above points which are complimentary to the scheme and its design, the application was refused on 29 January 2001, under delegation, for the following reason:

1. *The proposed dwelling, by virtue of its size, massing and design, would be out of keeping with the surrounding area and, hence, harmful to its character and appearance. The proposals are, therefore, contrary to policies LBE1 and LBE2 of the Loddon Area Local Plan and to policies WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft).*

4 ANALYSIS OF RELEVANT PLANNING POLICIES

I. The Statutory Development Plan

4.1 The statutory development plan is the Loddon Area Local Plan, which was adopted on 5 May 1995. The Wokingham District Local Plan Deposit Draft 1997 was placed on deposit at the end of 1997, and the deposit plan, incorporating a number of changes, has been used for development control purposes since April 1999. From recent discussions with both Local Plan and Planning Officers at Wokingham District Council, it is clear that the policies contained within the Loddon Area Local Plan are still referred to, however usually only as a "support tool" for the newer District Policies. Once adopted, the District Plan will replace the Loddon Area Local Plan.

4.2 The Local Plan Inspector's Report is due to be published in December 2001, with adoption at least 12 months after this date.

4.3 On the accompanying Proposals Map the subject site is located within the Identified Settlement of Winnersh.

4.4 Within the adopted Local Plan and draft District Plan, there are a number of policies relevant to this development, namely:-

Wokingham District Local Plan Deposit Draft 1997

- **Policy WOS2** - General Development Principles
- **Policy WOS3** - Development Control Principles
- **Policy WBE1** - Development in its Local Context
- **Policy WBE2** - Improving on the Local Context
- **Policy WH1** - Housing Development - Unidentified Sites

Loddon Area Local Plan 1995

- **Policy LBE1** - Design of New Developments
- **Policy LBE2** - Inappropriate Design
- **Policy LBE5** - Sunlight and Daylight

Policy WOS2 - General Development Principles

4.5 Policy **WOS2** of the upcoming Wokingham District Local Plan states that development will be allowed within the boundaries of the Identified Settlements shown on the proposals map and listed in the text, subject to the detailed provisions of other policies contained in the plan.

4.6 The subject site is located within the Identified Settlement of Winnersh, whereby the principle of development is therefore established.

Policy WOS3 - Development Control Principles

4.7 Policy **WOS3** states that the Council will require all development proposals to:

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

(B) Have no significant detrimental impact upon important man-made, landscape and nature conservation features and provide for further landscape treatment where relevant to the type of development and/or the protection of local visual amenity.

(C) Be both located and designed so as to reduce the need to travel and encourage the use of walking, cycling and public transport as alternatives to the car.

(D) Have no significant effect on road safety or cause highway, traffic generation or traffic related environmental problems.

(E) Provide buildings, facilities and spaces that are capable of use by people who have mobility or sensory impairment.

(F) Be of high quality design that respects the local context by virtue of siting, layout, massing, materials, colour and texture.

4.8 A summary of how the proposal complies with the above points is as follows:

- The proposal is of a similar scale (including height, massing and setbacks) to adjoining development, and will not cause any detriment to the amenity of adjoining occupiers.

- The proposal involves the retention of the laurel hedgerow, Crab Apple and Silver Birch trees at the front of the site, which contribute to the character of the area. The scheme also removes the unneighbourly Leyland screen, improving sunlight and daylight access to the adjoining properties.

- The site is in a sustainable location, close to train station, bus stop, supermarket and schools. This is discussed in further detail below in Sections 4.31 to 4.38.

- The proposal complies with the Highway Authority's access and car parking standards, and no objection is raised by them to this proposal.

- The proposed dwelling is of a high quality and modern design, that respects and incorporates aspects of the design of the adjoining dwelling styles. The proposal will not result in any overlooking of adjoining properties. Plan **BCP 3** illustrates the proposed Street Scene, as viewed from the front of the site. It can be seen that the proposed dwelling blends in well with the adjoining dwellings, in terms of design, reflecting a compromise between the Chalet-style roof at No. 20 and the gable end roof with dormers at No. 21. In terms of ridge height, the proposed dwelling is slightly lower than both adjoining dwellings.

4.9 Given the above comments, it is considered that the proposal complies with the Development Control Principles outlined in Policy **WOS3.**

Policy WBE1 - Development in its local context

4.10 Policy **WBE1** states that the Council will require good contemporary design throughout the plan area, which respects its local context, having regard to:

- Its environmental impact
- Its visual impact
- Accessibility
- Landform and any natural features, including landscape treatment and environmental works
- The local townscape
- The layout, form, scale, massing, and materials of development
- Safety and security
- The privacy and amenity of the existing environment
- Supplementary planning guidance adopted by the Council

4.11 The design of the dwelling incorporates a number of architectural features that dominate the local area, and has been positioned so as to reduce the impact to both the street scene and adjoining properties, as well as to provide a safe vehicular access, and ensure the retention of the two trees at the front of the site and the laurel hedge adjoining. The proposal respects its local context and therefore complies with Policy **WBE1**.

Policy WBE2 - Improving on the local context

4.12 Policy **WBE2** states that in areas where the existing environment does not exhibit especially pronounced or historic architectural styles, any proposals for infill

development should be used as an opportunity to create added visual interest and raise the areas architectural quality.

4.13 The proposed dwelling is in keeping with the range of dwelling styles in Pheasant Close. The proposal successfully combines a number of design elements that are evident in the dwellings in Pheasant Close, while incorporating a more modern element of design.

4.14 Due to a bend in Pheasant Close, the application site is visible when first entering Pheasant Close from Reading Road. It is considered that the proposed dwelling would make a positive contribution to this area, whilst respecting the style of adjoining dwellings. In this way the new infill development meets the principle of WBE2 as does the rebuild unit at the end of the Close.

Policy WH1 - Housing Development - Unidentified Sites

4.15 Policy **WH1** applies to sites within the Identified Settlements, which are not identified in the plan. The policy states that proposals for infilling will be considered favourably, subject to local environmental and amenity considerations and all other relevant policies and provisions of this plan, in order to make the best use of land in built up areas.

4.16 The policy then goes on to list 8 criteria that the Council will seek to ensure are complied with. The relevant ones of which are:

(A) Open and wooded areas, and gaps and garden areas, that are important to the character of the settlement, are protected from inappropriate development;

(B) There is no significant adverse effect on the character of the area;

(C) There is no significant adverse effect on any residential property.

4.17 In terms of (A) above, the subject site lies in the garden area to the south of No. 20 Pheasant Close. This garden area is currently not fenced along the front, and has a partly open appearance. The Officers have, however, confirmed in their report that the loss of this area is not sufficiently harmful to warrant refusal of the application. In any event there is nothing to prevent the fencing of the side garden behind the highway.

4.18 In their assessment of the application, Wokingham District Council Officers have argued that the erection of a *"2 metre fence at the back edge of the footpath would be harmful to the open plan character of the area."* As corrected earlier, this fence is proposed to be 1.8 metres in height, and this has been stated on the

drawings submitted with the application. It should also be noted here that there is no footpath at the rear of the site, as stated in the Officers report. The fence will be partly screened by trees and hedging to be retained along this boundary with the road. Further, a similar sized fence is located along the rear boundary of No. 20, and also along the rear of properties fronting Reading Road (which also back onto this part of Pheasant Close). This latter fence is shown in **Plate 6**.

4.19 With regards to (B) and (C) above, the proposal has been designed to blend in with surrounding development, and will not cause any detriment to the character of the area, nor have any impact on the adjoining residential dwellings through overlooking or unneighbourly design.

Policy LBE1 - Design of New Developments

4.20 Policy **LBE1** of the Loddon Area Local Plan 1995 requires new development to be of a high standard of design appropriate to the character of the area in which it is to be situated. The policy states that new development should:

(A) Make a positive contribution to its setting and the character of the area;
(B) Contribute to the creation of a safe and attractive environment in which to live and work;
(C) Retain important natural, man-made or landscape features of the site compatible with good design.

4.21 The proposed dwelling has been designed to reflect the style of both the existing Chalet-style dwellings and Mansard 'Dutch' style dwellings that dominate Pheasant Close, whilst accepting that it is a new building with modern design elements.

4.22 The dwelling contains elements which reflect a number of design aspects of other dwellings within the road, including a gable frontage, a steeply pitched roof, and an element of front tile hanging. This has been achieved whilst still maintaining a good quality modern design.

4.23 The proposal has also been designed to ensure the retention of the Crab Apple and Silver Birch trees at the front of the site. Wokingham District Council's Senior Arboriculturist supports the retention of these trees, stating that they are *"attractive specimens and contribute to the amenity of this part of Pheasant Close."*

Policy LBE2 - Inappropriate Design

4.24 Policy **LBE2** states that permission will not normally be granted for development that is inappropriate in terms of its relationship with adjoining sites and buildings,

or which could adversely affect the character of an area, by virtue of its siting, scale, form, massing, materials, colour or texture.

4.25 The proposal will not result in an inappropriate relationship with existing adjoining dwellings. The orientation and distance between the proposed dwelling and adjoining dwellings at No. 20 and 21 Pheasant Close, is in line with, and in the case of No. 21 is more than the gaps between most other dwellings in Pheasant Close. **Plates 4 and 5** illustrate this point, showing the general setbacks between dwellings on the same side of the Close as the subject site.

4.26 In terms of design, Plan **BCP 3** illustrates the proposed Street Scene, as viewed from the front of the site. It can be seen that the proposed dwelling fits in well with the adjoining dwellings, in terms of its design and scale, reflecting a combination of elements from the Chalet-style roof at No. 20 and the gable end roof with dormers at No. 21. The ridge height is also slightly lower than the adjoining dwellings.

4.27 There are a number of dwellings in the street which have side gables. These include the adjoining dwelling at No. 21 (see **Plate 6**), the four mansard-style dwellings at No's 15-18, along with all of the dwellings along the eastern wing of Pheasant Close (No's 23-29). In addition, a number of the Chalet-style dwellings which dominate the western side of Pheasant Close have had large side dormer extensions which contribute to the bulk of these dwellings. It is therefore considered that the proposal would not be out of keeping with the bulk and massing of nearby dwellings.

Policy LBE5 - Sunlight and Daylight

4.28 Policy **LBE5** requires new developments to ensure good daylighting conditions and adequate sunlight penetration to both new and existing development. The proposed dwelling does not project beyond the 45 degree angle from the nearest window on the adjoining dwelling at No. 20, and will not be overbearing when viewed from the adjoining dwellings.

4.29 The removal of the row of mature Cypress Leyland trees from the centre of the site will greatly improve the amount of sunlight penetration reaching both the rear garden and rear windows of No. 20, and would also improve sunlight access to the rear windows and garden area of No. 19, especially during the winter months. In addition, it would also enable late afternoon sunlight to reach the front gardens of No's 24, 25 and 26 Pheasant Close.

II. Other Material Considerations: National Government Guidance

4.30 A number of National Planning Policy Guidance (PPG) are also relevant to the

scheme as follows:-

- **PPG3 - Housing**

4.31 The Government is committed to promoting more sustainable patterns of development. Paragraph 21 of PPG3 states that this can be achieved by concentrating most additional housing development within urban areas, and making more efficient use of land by maximising the re-use of previously-developed land.

4.32 In addition, this can be achieved by building in ways which reduce car dependence and encourage access to jobs, education and health facilities, shopping, leisure and local services by either walking, cycling or by public transport.

4.33 The application site is located in an existing settlement, and within the curtilage of the dwelling at No. 20. The site is therefore considered to be previously-developed, as described in Annex C to PPG3.

4.34 In terms of access to public transport and facilities, the site is approximately 300 metres from Winnersh railway station, which is a 10 minute train trip to both Reading and Bracknell, a 5 minute trip to Wokingham, and a 1 hour 10 minute direct trip to London Waterloo.

4.35 Alternatively, there is a bus stop located 100 metres away on Reading Road, which provides services to Reading, Bracknell, Ascot, Windsor, Slough and Camberley.

4.36 In addition, a Sainsbury's supermarket, along with a number of small retail shops, are located opposite the junction of Pheasant Close and Reading Road, approximately 150 metres from the site.

4.37 The site is also 300 metres from a secondary school (The Forest Comprehensive School) and is 800 metres from the nearest primary school (Winnersh County Primary School).

4.38 Thus the subject site is well located, being within walking distance of a train station, bus stops, a Supermarket and other shops, as well as schools and local services. To this end, the site is considered to be a sustainable location, consistent with **PPG3** objectives.

5 CONSIDERATION OF COUNCIL'S REASON FOR REFUSAL

I. Reason for Refusal

5.1 *"The proposed dwelling, by virtue of its size, massing and design, would be out of keeping with the surrounding area and, hence, harmful to its character and appearance. The proposals are, therefore, contrary to policies LBE1 and LBE2 of the Loddon Area Local Plan and to policies WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft).*

5.2 It is our contention that the proposed development fully complies with all of the policies listed above. A summary of our arguments is as follows:

II. Consideration

5.3 An assessment of the proposal against each of the relevant policies (and others of relevance) in both the Loddon Area Local Plan 1995 and the upcoming Wokingham District Local Plan Deposit has already been conducted above in Section 4.

5.4 In addition to the comments made above, and in terms of the impact of the proposal on the character of the area, we strongly believe that the design of the dwelling illustrates a successful attempt to incorporate a good quality modern dwelling into an established 1960's - 70's designed estate. **BCP 3** illustrates how the proposed dwelling would blend into the street scene of Pheasant Close, being of a similar design, height and scale as the adjoining dwellings.

5.5 This is not an alien concept to the Close being as it is made up of differing styles and with a more modern replacement at the end of the Close. The character of the entrance will be largely retained with the laurel hedge, frontage trees and gaps between buildings.

6 CONCLUSIONS

6.1 In summary, then, the following arguments are put forward for the proposal:

(1) The dwelling has been designed to respect the character of the area, incorporating a combination of elements of the design of the existing dwellings in Pheasant Close with a more modern and good quality design. In addition, the dwelling is of a similar scale, massing and height as the adjoining dwellings, as illustrated in **BCP 3.**

(2) In terms of any effect on openness, we believe that the site is already mostly screened from the front and rear by vegetation, and as such the proposal would not significantly reduce the openness of the site when viewed from other areas. There is every reason to suppose that the wishes of another owner would be to close off the side garden by fencing.

(3) Due to a bend in Pheasant Close, the site is visible when first entering the road from Reading Road. The proposed dwelling will make a positive contribution to this area, whilst respecting the combination of styles of the adjoining 1960's-70's designed estate dwellings.

(4) The site is located in a sustainable location, in line with government guidance in PPG3, being within walking distance of a bus stop, train station, supermarket, schools and community facilities. Development of the site for one additional dwelling would contribute to the government's objective for making the most efficient use of land, by maximising the re-use of previously developed land and the development of sites which are well located to public transport and other services, so as to reduce car dependence.

6.2 We have shown that the proposal complies with all of the policies cited as reasons for refusal in the decision notice, and we therefore believe that the proposal complies fully with the Loddon Area Local Plan, the Wokingham District Local Plan Deposit, as well as government guidance in PPG3.

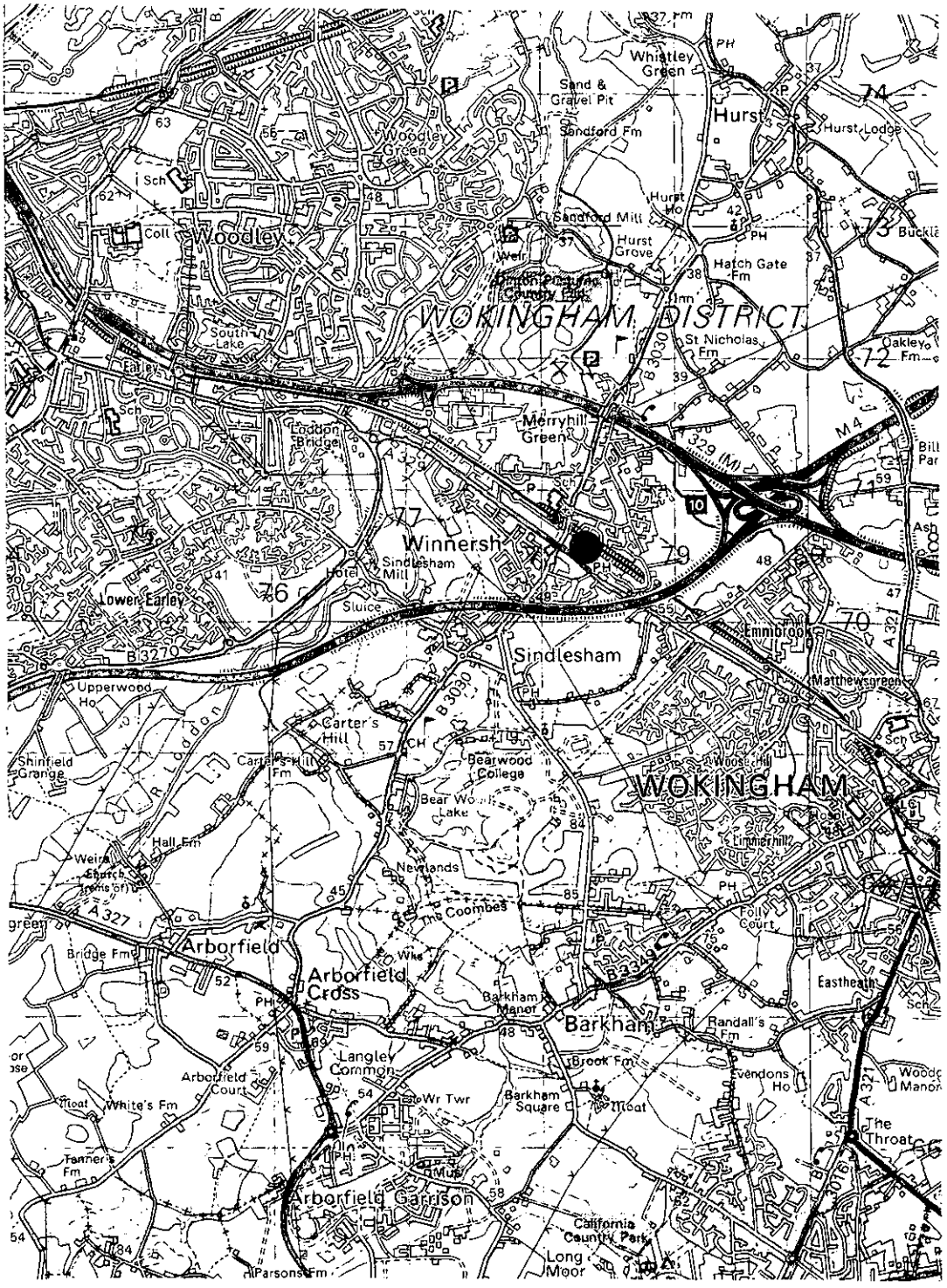
6.3 For the above reasons, we therefore respectfully asked that the appeal be allowed and permission be granted for the single dwelling proposed under Application No. F/2000/2943.

APPENDICES

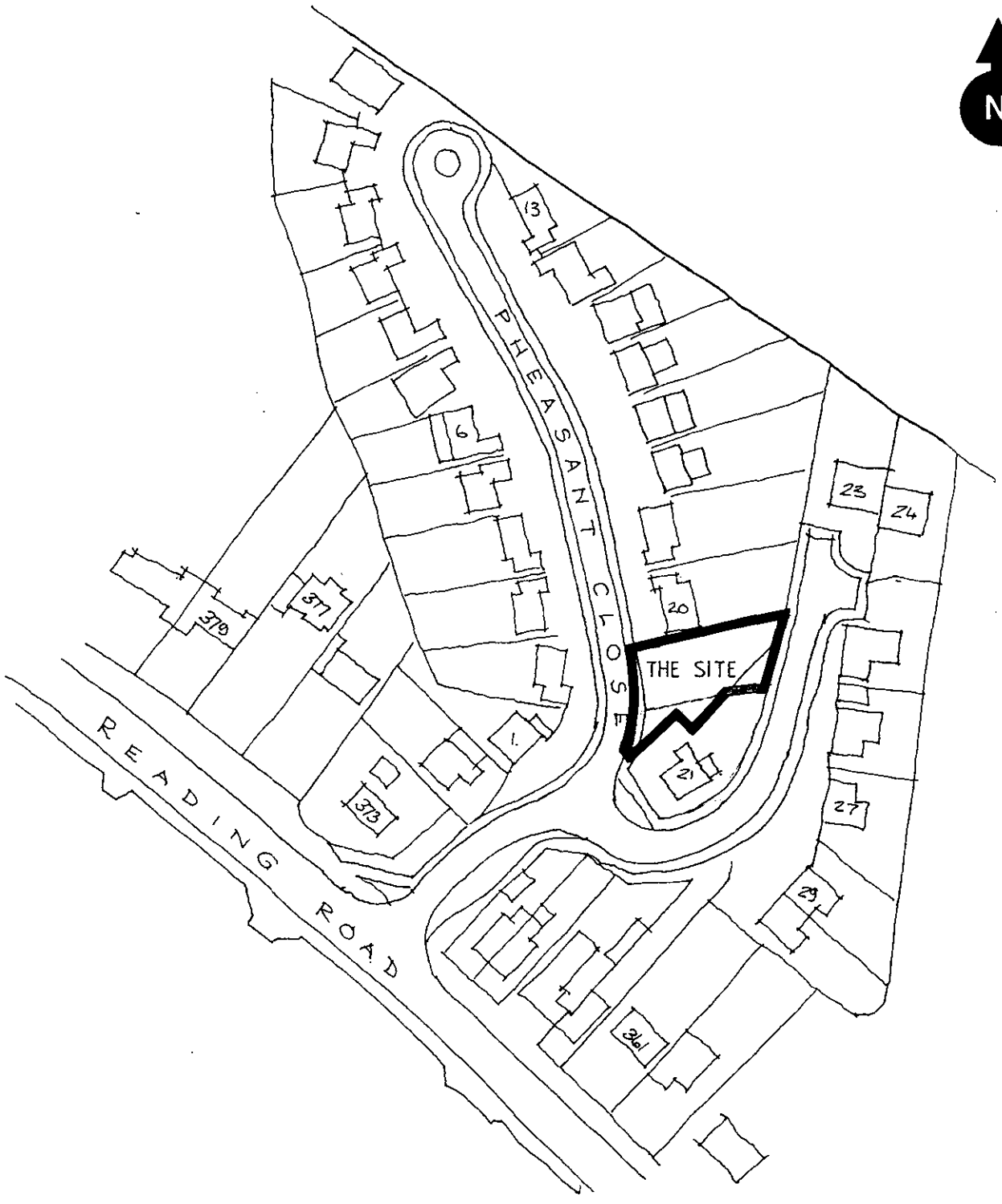
APPENDICES

1. BCP 1a: Location Plan
   BCP 1b: Site Plan
2. BCP 2: Pheasant Close Street Features
3. BCP 3 : Street Scene
4. Plates 1- 6, showing appeal site and surrounding area
5. Officer's Delegate report

APPENDIX
1



Title: 20-21 Pheasant Close, Winnersh **Location Plan.**	**THE BELL CORNWELL PARTNERSHIP** CHARTERED TOWN PLANNERS OAKVIEW HOUSE STATION ROAD HOOK HAMPSHIRE RG27 9TP TEL:(01256)766673 FAX:(01256)766490 bcp@bell-cornwell.co.uk BCP		
	Scale: 1: 50000	**Job No:** 3485	**Plan No:** BCP.1a
Drawn: SC	**Date:** April 2001	**Checked:** RS	**Date:**



Title: 20-21 Pheasant Close, Winnersh **Site Plan.**	**THE BELL CORNWELL PARTNERSHIP** CHARTERED TOWN PLANNERS OAKVIEW HOUSE STATION ROAD HOOK HAMPSHIRE RG27 9TP TEL:(01256)766673 FAX:(01256)768490 bcp@bell-cornwell.co.uk BCP		
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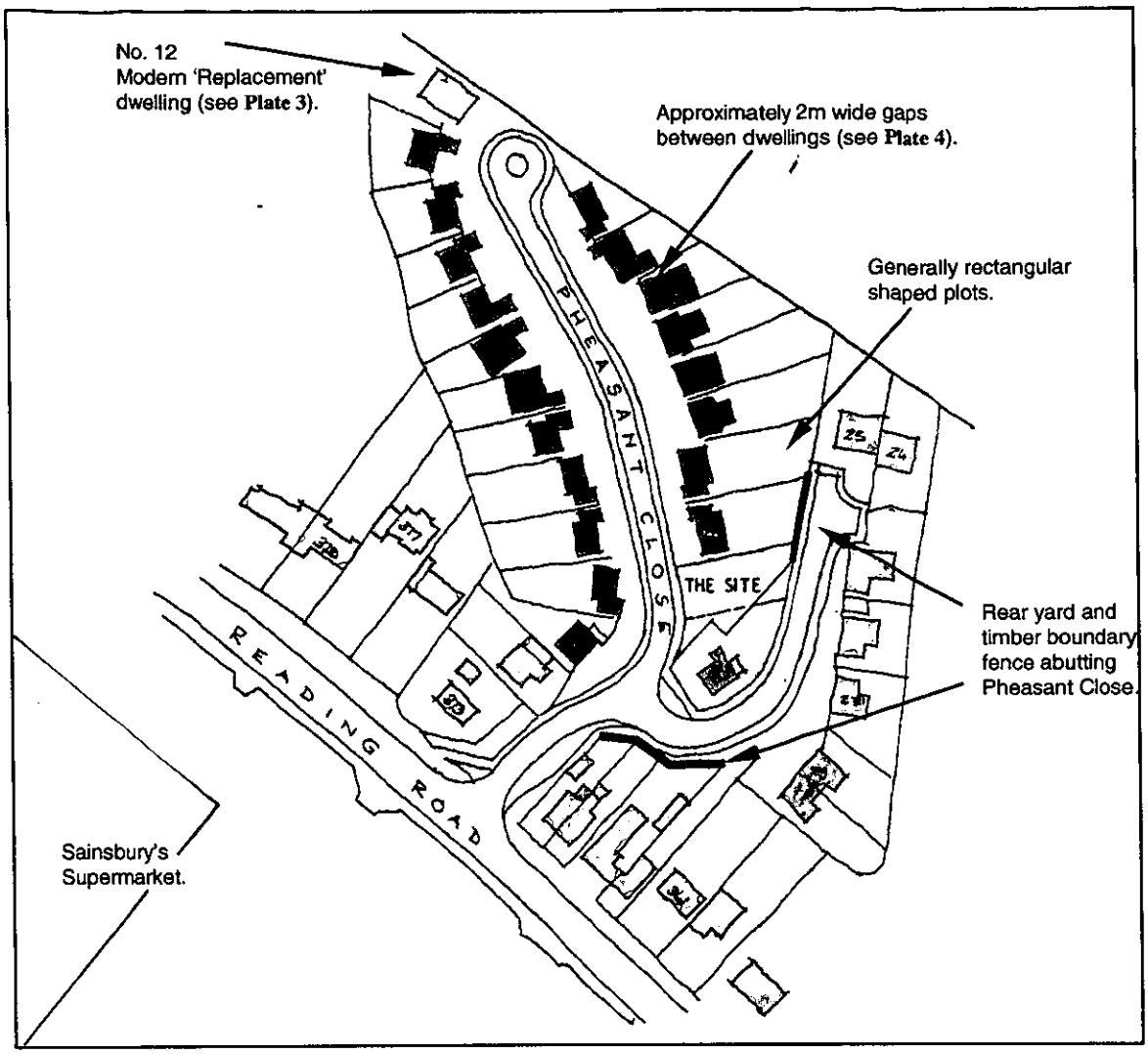
Drawn: SC	**Date:** April 2001	**Checked:** MS	**Date:**

APPENDIX
2



No.1-11, 13-14, 19-20
Chalet Style dwellings.
(see **Plate 2**)

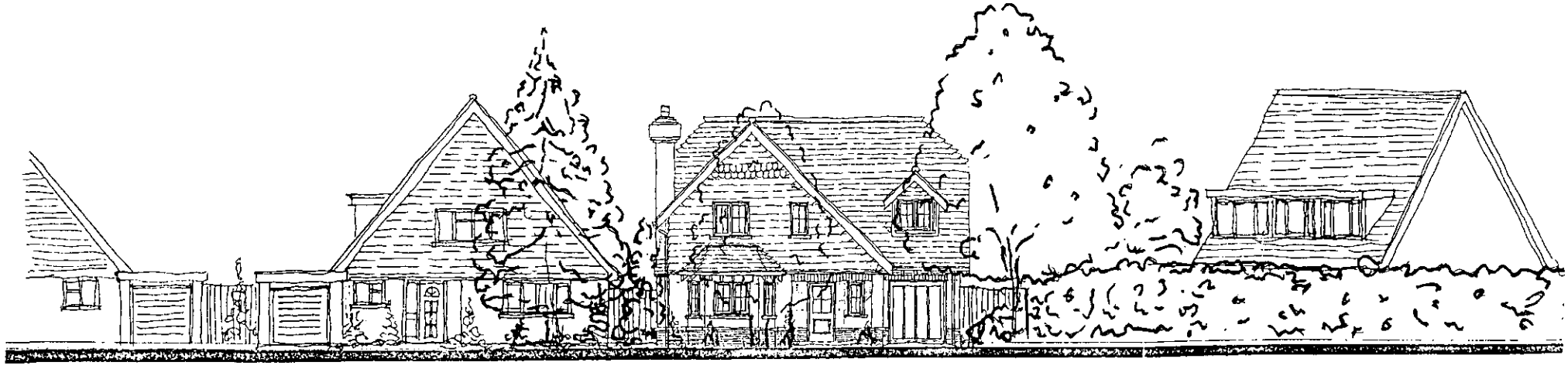
No. 15-18
Mansard style roof.
(see **Plate 3**)

No. 21-29
Pitched roof with side gables and front dormers.
(see **Plate 6**)

Dwellings fronting Reading Road.
Range of Architectural styles and designs, with no specific character.

Title: 20-21 Pheasant Close, Winnersh **Pheasant Close Street Features**		**THE BELL CORNWELL PARTNERSHIP** CHARTERED TOWN PLANNERS OAKVIEW HOUSE STATION ROAD HOOK HAMPSHIRE RG27 9TP TEL:(01256)766673 FAX:(01256)768490 bcp@bell-cornwell.co.uk	
Scale: N.T.S	**Job No:** 3485		**Plan No:** BCP.2
Drawn: SC	**Date:** April 2001	**Checked:** KS.	**Date:**

APPENDIX
3



Title: 20-21 Pheasant Close, Winnersh **Street Scene**		**THE BELL CORNWELL PARTNERSHIP** CHARTERED TOWN PLANNERS OAKVIEW HOUSE STATION ROAD HOOK HAMPSHIRE RG27 9TP TEL:(01256)766673 FAX:(01256)768490 bcp@bell-cornwell.co.uk BCP	
		Scale: 1: 200	**Job No:** 3485 / **Plan No:** BCP.3
Drawn: SC	**Date:** April 2001	**Checked:** KS	**Date:**

APPENDIX
4



Plate 4
Gap Between No.s 14 and 15 Pheasant Close (front View)



Plate 5
Gap between No. 16,17 and 18 Pheasant Close



Plate 6
View of No. 21 Pheasant Close looking South, as taken from the rear of the site.



Plate 1
View of the Appeal Site from Pheasant Close Frontage (Existing dwelling at No. 20 to left of photo).



Plate 3
No. 12 Pheasant Close.



Plate 2
View of Pheasant Close looking north. Photo taken from the front of No. 19 Pheasant Close.

APPENDIX
5

WORK SHEET FOR : Emy Circuit

Application Number : F/2000/2943

Applicant : Mr R A Alcock C/O The Edwards Irish Partnership.

Location : 20, Pheasant Close, Winnersh, Wokingham.
Proposal : Proposed erection of one dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		20/12/00

Date of Neighbour Notifications : .....

Date of Site Visit : ..20 December '00.....

Date Registered : 07/12/2000

Earliest Date for Decision : 05/01/2001

Latest Consultation Date/Site Notice Expiry Date : 05/01/2001

This application will have expired on: 01/02/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Winnersh PC - out of keeping / over development, maintain trees, access from other side

Consultation Responses :

Environmental Health - condition re noise/construction
Highways - conditions
Landscape - loss of lyland acceptable, details of protection of retained trees at front which are locally important
Local councillor - out of keeping - size + appearance, parking - keep trees.

Local residents
uniform style / size - would be larger / intrusive / bay/cottage windows not in close / dirt
garden area adds to character / v. visible | silouette / out of character - mainly chalet style
hazard due to drive on bend / parking probs.
tree at centre should be TPO if allowed.
no advantage for existing residents.
should access from other side of site (also construction traffic)

Planning Issues :

within identified settlement
∴ impact on neighbours + the character of the area / street scene.

1 Petition - 20 signatures - intrusive, overbearing, car parking preserve tree at front

would object if access at rear
maintain trees at rear
access for emergency services
change in outlook
disruption during construction
overlooking of No 20
Winnersh already dense

loss of trees shrubs
property values
cramped

20 Pheasant Close, Winnersh
F/2000/2943
Proposed erection of one dwelling

History: Following outline consents in 1960/61 planning permission for 20 Pheasant Close was granted in 1962 (61/62). Since then there has been a roof extension, including a dormer window (PD/349/70, 1970).

Appraisal: Pheasant Close is a cul-de-sac, off Reading Road. The road forks and Nos 20 & 21 are located on the wedge of land between the two branches of the road, with both front and rear boundaries adjoining the highway. The proposal is for a two-storey dwelling on land between 20 and 21 Pheasant Close. The major part of the site currently forms a side garden area to No 20, with a smaller section falling within the curtilage of No 21. In addition, some of the land currently belonging to No 20 would be transferred to No 21.

The site is located within the Identified Settlement and is well related to local facilities so the proposal is acceptable in principal. Hence, the main considerations are the impact on neighbours and the character of the surrounding area and highway issues.

The proposed dwelling would be two-storey, with an integral garage. The width of the house would be 10.1 metres. The spread from front to back would be 11.4 metres but the deepest part of the building would be 10 metres (to the front of the bay on the northern side). The main ridge would be 7.5 metres high with barn hips to the side and there would be an asymmetrical gable to the front. The eaves height would be 2.6 or 3.8 metres and all the rear and one of the front windows would be dormers.

Impact on Neighbours
The proposed house would be to the south of No 20 and project about two metres to the rear of it (3.4 metres projection, 6 metres from the side of No 20). There would be 2.2 metres between the two dwellings - it is not considered that this would result in unacceptable overshadowing of the neighbouring property. Neither No 20 or No 21 has side windows – therefore, the proposal would not result in an unacceptable reduction in daylight to rooms in these properties or be overbearing.

Impact on the character of the surrounding area
The garden to No 20 currently forms an open area that contributes to the character of the area and, in particular the openness of it. Arboricultural advice is that two of these at the front of the property contribute to the visual amenity of the close and should be retained. However, there is no objection to the loss of the Leyland Cypress trees. Although, the garden does make a positive contribution to the character of the area, on balance it is not considered that its loss would be sufficiently harmful to warrant refusal of a proposal that was otherwise acceptable.

There are 29 two-storey, detached dwellings in the road, which has quite a distinctive character with only three basic house types (two in the western branch and one in the eastern section of the road). No 12 is a newer dwelling but its design reflects the

character of the existing properties, with a large gable to the front and low eaves at the sides of the property.

The proposed dwelling would front the western part of the road, where the dominant house type is two-storey with a pitched roof, approximately 2.5 metre eaves and large gables to the front and rear. Many of the houses have added dormer windows in the side elevations and these tend to be flat roofed. The houses are separated by flat-roofed garages and this, combined with the low eaves at the sides, gives the road a relatively spacious feel, despite the fairly closely spaced footprints of the houses. Four houses in this part of the road (Nos 15 – 18) have a mansard type roof with side gables. The houses in the eastern section of the road have a pitched roof with side gables and flat-roofed dormers to the front.

The front of the proposed dwelling would be level with the front of No 20 and it would be similar in width to its neighbours. The distance to the side boundaries would also be similar. Although it would be slightly deeper than the original house types, some have been extended at the rear. Thus, the siting and footprint of the proposed dwelling would not be out of place. However, the house would be two-storey across its whole width and it would be high at the sides compared to many of the houses in the close. This would cause it to appear relatively cramped. Furthermore, its design would be out of character. Although, the existing houses in Pheasant Close have been extended and personalised, they display distinct characteristics, which the design of the proposed house does not reflect. The main factors contributing to this would be the combination of front and side gables, the half hipped roof, pitched dormers and integral garage.

Only Nos 20 and 21 currently have boundaries to private garden areas adjoining the highway. No 20 has conifers along this boundary and No 21 has had a hedge, set back from the pavement edge, but this appears to have been cut down, leaving the boundary with the eastern part of the street open. Since front gardens in Pheasant Close are open plan, the erection of a 2 metre fence at the back edge of the footpath would be harmful to the open plan character of the area.

The proposed four-bedroom house would have a fairly small but not unacceptable rear garden – it may be necessary to restrict PD for extensions and out buildings if planning permission were granted for a house on the site. Also for fences at the front of the property as the development is open plan.

Highway issues

Neighbours are concerned about the position of the access, close to a bend in the road, and the potential for on street parking. Parking for three vehicles would be provided within the curtilage of the property (4 bedrooms proposed) and the Highway Authority are satisfied with the proposals

Recommendation: refusal

The Planning Inspectorate

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

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

GTN 1371-6079

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

Your Ref: F/2000/2943

Our Ref: APP/X0360/A/01/1064150

Date: 17 July 2001

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR R A ALCOCK
SITE AT 20 PHEASANT CLOSE, WINNERSH, WOKINGHAM

I enclose for your information a copy of the appellant's final comments on the above appeal. Normally, no further comments, from any party, will now be taken into consideration.

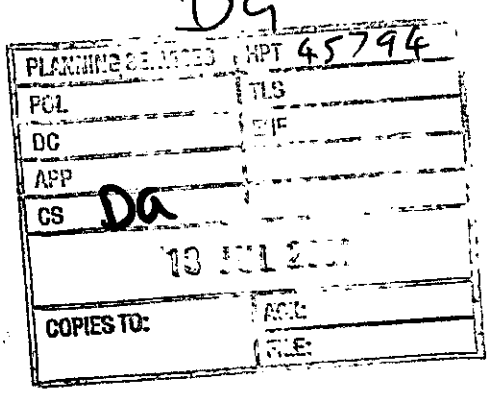
Yours faithfully

pp Simon Campbell

Miss A Groves

217L(BPR)

DG



Town & Country Planning Act, 1990 - Section 78

Appeal Reference: APP/X0360/A/01/1064150

Appeal by Mr R A Alcock
Site at: 20-21 Pheasant Close, Winnersh, Berkshire

FINAL COMMENTS ON LPA STATEMENT
ON BEHALF OF THE APPELLANT

Further to our full statement of case, submitted in written representation format with our appeal under cover of letter dated 27th April 2001, we would like to make the following points with regard to a number of the LPA's proposed conditions, if the appeal is allowed. For convenience, a copy of the proposed conditions is attached.

1. **Conditions 4 & 5**
   These conditions essentially seek to remove Permitted Development (PD) rights on the site relating to development within the curtilage of the dwellinghouse. Circular 11/95: The Use of Conditions in Planning Permissions only allows such restrictions in exceptional circumstances, and para. 87 states that "The Secretary of State would regard such conditions as unreasonable unless there were clear evidence that the uses excluded would have serious adverse effects on amenity or the environment". Further, where such exceptional circumstances exist, specific conditions are preferred rather than a "blanket" restriction covering all PD rights.

   The proposed condition is therefore not in line with Circular 11/95 and if the appeal is allowed, we would request that this condition be removed.

2. **Condition 10**
   This condition relates to visibility splays, and is unreasonable and unnecessary on a cul-de-sac road such as Pheasant Close, where both traffic speeds and volumes are likely to be relatively low. Standard visibility splay appropriate to the proposed development in this location are covered in proposed Condition 8.

3. **Condition 11**
   Conditions relating to working hours for construction are covered by Environmental Health regulations , and are therefore not relevant to planning applications.

4. **Condition 13**
This condition requires details of all boundary treatment(s) to be submitted to and approved by the Local Authority prior to first occupation. These details have already been provided on the submitted drawings, and indeed were specifically requested to be added to the drawings by the LPA prior to the application being validated. This condition is therefore unnecessary as details have already been provided.

We confirm that there are no further comments that we wish to make regarding any other matter raised in the LPA's submission nor any third party correspondence, as we believe we have covered all of the issues in our original full statement of case.

Kate Stewart
The Bell Cornwell Partnership

4th July 2001

Appeal Ref: APP/X0360/1064150

LPA Ref: F/2000/2943

Site Address: 20 Pheasant Close, Winnersh

Applicant: Mr and Mrs R A Alcock

Proposed conditions for appeal, if allowed:

Conditions:

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
2. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.
3. The Bathroom window in the first-floor, rear elevation, the WC window in the ground-floor, front-elevation and the en-suite bathroom in the first-floor front elevation of the development hereby permitted shall not at any time be glazed other than with obscured glass. They shall be permanently so retained thereafter.
4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no fences, gates, walls or other means of enclosure shall be erected within the curtilage of any dwellinghouse the subject of this permission, forward of any wall of that dwellinghouse which fronts onto any highway. This condition shall not be construed as prohibiting the erection of any means of enclosure shown on the approved drawings, or its replacement in the same location to the same or lower height as originally approved.
5. Immediately following the implementation of this permission, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification) no buildings, extensions or alterations permitted by Classes A, B, C, D and E of Part 1 of the Second Schedule of the 1995 Order shall be carried out without the prior written permission of the Local Planning Authority.
6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.
7. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided.

The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

8. The dwelling/building shall not be occupied until visibility splays of 2.4 metres by 2.4 metres have been provided at the intersection of the driveway and the adjacent footway. (Dimensions to be measured along the edge of the drive and the back of the footway from their point of intersection). The visibility splays shall thereafter be kept free of all obstructions to visibility above a height of 0.6 metres.

9. No building shall be occupied until the vehicular access has been surfaced with a bonded material across the entire width of the access for a distance of five metres measured from the carriageway edge.

10. Before any other part of the development hereby permitted is commenced, the proposed vehicular access shall be formed and provided with visibility splays of 2.0 metres by 60 metres in accordance with details to be submitted to and approved by the Local Planning Authority. The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height and maintained clear of any obstruction exceeding 0.6 metres in height at all times.

11. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 7 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays.

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

13. The development shall not commence until details of all boundary treatment(s) has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the Local Planning Authority. The approved scheme shall be maintained in perpetuity.

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

15. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are

removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

16. Provision shall be made for services, including cable TV pre-ducting, to be placed underground. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no overhead wire cables or other form of overhead servicing shall be placed over or used in the development of the application site or subsequently.

Reasons:

1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.
2. To ensure that the external appearance of the building is satisfactory.
3. To safeguard the residential amenities of the occupiers of neighbouring properties.
4. To safeguard the visual amenities of neighbouring residents and the locality.
5. To safeguard the character of the premises and the residential and visual amenities of the occupiers of adjoining properties.
6. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.
7. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.
8. In the interests of highway safety and convenience.
9. To avoid spillage of loose material onto the carriageway and in the interests of road safety.
10. In the interests of highway safety and convenience.
11. To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.
12. In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.
13. To safeguard the visual amenities of neighbouring properties and the locality.
14. In the interests of visual amenity
15. In the interests of visual amenity.
16. To safeguard visual amenities.

The Planning Inspectorate

2943

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

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

GTN 1371-6079

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

Your Ref: F/2000/2943

Our Ref: APP/X0360/A/01/1064150

Date: 21 June 2001

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR R A ALCOCK
SITE AT 20 PHEASANT CLOSE, WINNERSH, WOKINGHAM

I enclose third party correspondence relating to the above appeal.

If you have any comments on the points raised, please send 2 copies to me no later than 9 weeks from the starting date. Comments submitted after that deadline may not be seen by the Inspector. 12/07/01

L4867

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS DG	
22 JUN 2001	
COPIES TO:	ACK:
	FILE:

Yours faithfully

pp Simon Campbell

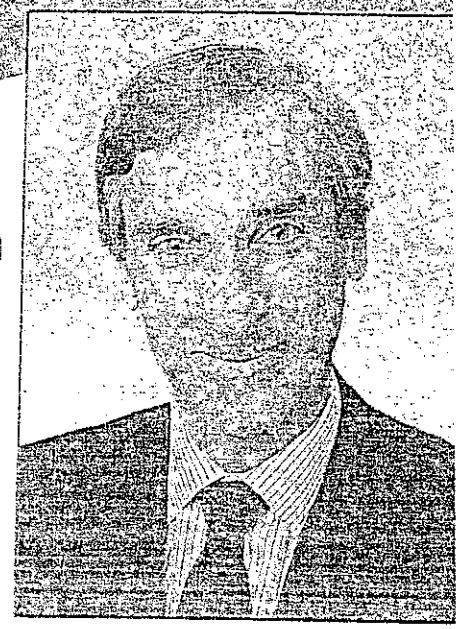
Miss A Groves

211AL(BPR)

www.conservatives.com

Conservative Campaign HQ, 30 Rose Street, Wokingham, Berks RG40 1XU
Tel: 01189 629501 Fax: 01189 629323 email: john.redwood@conservatives.com

John
Redwood



6 June 2001

Miss A Groves
The Planning Inspectorate
Room 3/03
Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 6PN

RECEIVED
11-JUN 2001
PINS AA PEP

Dear Miss Groves

Appeal Ref: APP/X0360/A/01/1064150

I have been copied in to the correspondence of constituents Mr and Mrs Turner with reference to the appeal at 20 Pheasant Close, Winnersh. I would be most grateful if you would take full account of the points made in my constituents' letter.

Yours sincerely

John Redwood



4, Pheasant Close,
Winnersh,
Wokingham,
Berkshire,
RG41-5LS
27 May 2001

The Planning Inspectorate,
Room 3 / 03,
Kite Wing,
Temple Quay House,
2, The Square,
Temple Quay,
Bristol,
BS1 6PN
F.A.O. Miss A Groves.

Dear Miss Groves,

Reference Planning Application Number F/2001/2943 and Appeal Number APP/X0360/A/01/1064150 (20, Pheasant Close, Winnersh, Berkshire).

We have just received notification that the owner of 20, Pheasant Close, Winnersh, has lodged an appeal against Wokingham Rural District Councils (WRDC) decision to refuse planning permission for the building of a four bedroom house in the grounds of the owners side garden.

We totally support the view of WRDC and its our view that the developers also realize that the proposed development will harm the environment and represent a real safety hazard to the residents and their children. They lodged this appeal against the original Planning application, not the most recent application which involves the construction of a three bedroom house before the results of the second application were known. The second application (number F2000/2618) was refused on the 17 May 2001 and the appeal document known as " Written Representations" is dated April 2001.

So, in our view this appeal should be rejected for several very powerful reasons: -

1. It will certainly damage the environment of those residents that live in the close, its not good enough to say "it is not considered that its loss would be sufficiently harmful to warrant refusal" (see Para 3.10 of the appeal). This paragraph is making reference to the open space that currently exists where the proposed dwelling will be constructed. It will most definitely make a significant difference!

2. The proposed development is out of keeping with the rest of houses in Pheasant Close. The appeal document shows some very nice photographs, which are misleading. A short visit to the Close my yourself hosted by one of the residents would quickly show the true situation.
3. The appeal shows a plan that does NOT accurately reflect the curve of the road, which is very narrow. The proposed development and its associated driveway plus the additional cars will create a very real safety hazard for the residents and the children that live in the road. The safety risks that threaten the lives of residents and the children who live in the road will be increased. Please note: I don't expect the developer to state that as the road is close to the Wokingham Road that this does NOT necessitate a refusal to the planning application!
4. There are numerous errors and misconceptions in the "Written Representations" document, which would require a fifty-page rebuttal. I don't think a fifty page rebuttal should be necessary as data collected from the residents show that only one person our of the twenty supports the application, the rest of the households are opposed in one way or another.

Yours faithfully.

Mr and Mrs A.B. Cox.
Telephone 0118-9783737.

1 Pheasant Close
Winnersh
Wokingham
Berkshire
RG41 5LS

17th June, 2001

Miss A. Groves
The Planning Inspectorate
Room 3/03
Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 6PN

Dear Miss Groves,

Application Number: F/2000/2943
Site Address: 20, Pheasant Close, Winnersh, Wokingham
Proposal: Proposed erection of one detached dwelling
Appeal Reference: APP/X0360/A/01/1064150

Wokingham District Council (WDC) has recently notified me of this appeal against WDC's decision to refuse planning permission.

Request to be notified of result of appeal

I would like to be notified of the result of this appeal.

Comments on the appeal

I am copying to you the letter I wrote to WDC on 22nd April, 2001, as I am aware of no circumstances that have occurred to change my opinion about the proposed development on the site of 20 Pheasant Close.

I am responding to your letter of 5th April, 2001, informing me of a new application for planning for a dwelling at 20, Pheasant Close. I have seen the plans for the proposed dwelling and they seem to me to be very similar indeed to the first plans, which were turned down by the planning department at the beginning of this year. The new proposal appears to be approximately 18 inches narrower and with the internals changed to three bedrooms; the front apex has been slightly moved and the project title is now 'cottage' instead of 'bungalow' on the application form. The previous general appearance, apparent volume, orientation, design features and style are retained.

As the plans have not substantially changed since the previous application, my objections to the new proposal remain exactly the same as they were when I responded to the original one. I believe that the proposal is too large for a relatively small site; it is out of keeping with the general appearance of the Close and it will have a deleterious and potentially dangerous impact on existing parking, access and traffic in the road. I am also concerned that this new application appears to be a cynical attempt to gain planning consent by making very minor changes to a proposal which was very recently turned down, rather than a genuine desire to respond positively to the concerns of Pheasant Close residents. I feel very strongly that the attractive appearance and character of Pheasant Close should be protected from the harmful actions of opportunistic builders and I trust that you will take my objections into account when reaching your decision.

Yours sincerely,

Virginia Richardson (Mrs.)

0118 9
Telephone (XXXX) 784984

5 Pheasant Close,
Winnersh,
Wokingham,
Berks.,
RG41 5LS

13th June 2001

Dear Madam,

Ref-APP/X0360/A/01/1064150

With reference to the above appeal, I have already written opposing this development, but would like to add the following comments.

1) The map enclosed does not show how very narrow the bend in Pheasant Close is making it a very dangerous corner especially if there are any parked cars near the bend which often happens. Also very often children are playing in the Close and would be at risk.

2) It also does not show that the building between Nos 369 and 361 on the main road is a Carpet Shop with rear access in Pheasant Close leading to large delivery lorries coming in and also the Carpet Fitters vans in and out.

I therefore consider any development on this site represents a very serious safety factor for all residents of the Close, and urgently request that this development appeal is rejected.

Yours faithfully,

J. Fletcher

J. Fletcher (Mrs)

Tel. (0118) 974 6448 (Direct Line)
Date: June 18, 2001
My ref: F/2000/2943
Your ref: APP/X0360/A/01/106410

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

Miss A Groves
The Planning Inspectorate
Room 3/03 Kite Wing
Temple Quay House
2 The Square
Temple Quay
BRISTOL
BS1 6PN

Dear Miss Groves

APPEAL BY: Mr & Mrs R A Alcock
SITE: 20 Pheasant Close, Winnersh

With reference to this appeal, I enclose 2 copies of the Officer's worksheets, which with the relevant policies sent with the questionnaire, form the Council's statement of case.

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date: May 23, 2001
My ref: F/2000~~943~~ 2943
Your ref: APP/X0360/A/01/1064150

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

Miss A Groves
The Planning Inspectorate
Room 3/03 Kite Wing
Temple Quay House
2 The Square
Temple Quay
BRISTOL
BS1 6PN

Dear Miss Groves

APPEAL BY: Mr & Mrs R A Alcock
SITE: 20-21 Pheasant Close, Winnersh

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

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date. May 23, 2001
My ref: F/2000/2943
Your ref: KS/GB/3485

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

The Bell Cornwell Partnership
Oakview House
Station Rd
Hook
Hampshire
RG27 9TP

Dear Sirs

APPEAL BY: **Mr & Mrs R A Alcock**
SITE: **20-21 Pheasant Close, Winnersh**

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

I have also sent copies to The Planning Inspectorate.

Yours faithfully

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

The Planning Inspectorate,
Appeals Registry
Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 6NP

KS/GB/3485

COPY

11th May 2001

Dear Sir/Madam,

Re: Appeal Ref: APP/X0360/A/01/1064150
Appeal by: Mr & Mrs R A Alcock
Site at: 20-21 Pheasant Close, Winnersh, Berkshire RG41 5LS

We refer to your letter dated 10 May 2001 confirming that the above appeal is valid.

You will note that a copy of our full statement of case was submitted with the original appeal documents (with a further copy sent direct to Wokingham District Council), and we therefore wish to confirm that we will not be submitting any further statements prior to the 6 week date.

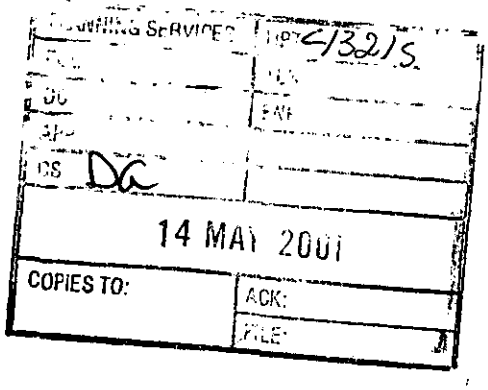
We may, however, choose to submit final comments within the 9 week period, in response to the Local Authorities statement if necessary.

We would appreciate your acknowledgement of receipt of this letter and we confirm that a copy of this letter has also been sent direct to Wokingham District Council for their information

Yours faithfully,
THE BELL CORNWELL PARTNERSHIP

KStewart.

KATE STEWART
cc: Development Control Manager, WDC
David Evans - Oxford House Partnership



The Planning Inspectorate

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

Direct Line 0117-3726079
Switchboard 0117-3728000
Fax No 0117-3728443
GTN 1371-6079

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

Your Ref: F/2000/2943

Our Ref: APP/X0360/A/01/1064150

Date: 10 May 2001

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR R A ALCOCK
SITE AT 20 PHEASANT CLOSE, WINNERSH, WOKINGHAM

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

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

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

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

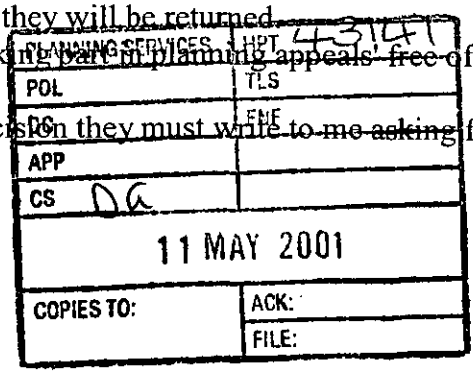
Within 2 weeks from the starting date -

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

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

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

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



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

Within 6 weeks from the starting date -

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

Within 9 weeks from the starting date -

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

Site visit arrangements

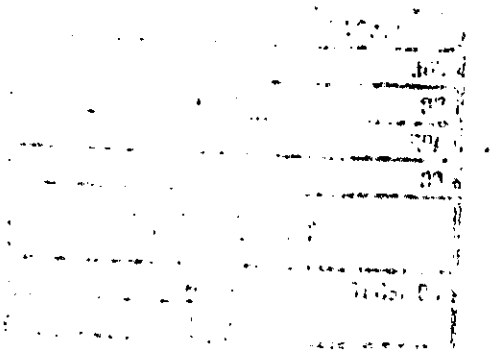
We will arrange for our Inspector to visit the appeal site and we will send you the details. In most cases the visit will be arranged within 12 weeks of the **starting date**.

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

Planning obligations - Section 106 agreements

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

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



Yours faithfully

G. Nall

pp Miss A Groves

102(BPR)

The Planning Inspectorate

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

Direct Line 0117-3726079
Switchboard 0117-3728000
Fax No 0117-3728443
GTN 1371-6079

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

Your Ref: F/2000/2943

Our Ref: APP/X0360/A/01/1064150

Date: 10 May 2001

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR R A ALCOCK
SITE AT 20 PHEASANT CLOSE, WINNERSH, WOKINGHAM

Please see attached a copy of a vested letter I have sent to the appellant.

Yours faithfully

pp Miss A Groves

211B(BPR)

The Planning Inspectorate

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

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

GTN 1371-6079

The Bell Cornwell Partnership
Oakview House
Station Road
Hook
Hampshire
RG27 9TP

Your Ref: KS/GB/3485

Our Ref: APP/X0360/A/01/1064150

Date: 10 May 2001

Dear Sir/Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR R A ALCOCK
SITE AT 20 PHEASANT CLOSE, WINNERSH, WOKINGHAM

Thank you for your planning appeal.

Because the right of appeal is given only to the original applicant, the appeal will proceed in the name(s) of Mr R A Alcock.

Please note that I have sent a copy of this letter to the local planning authority.

Yours faithfully

G. Nall

pp Miss A Groves

107(BPR)

THE BELL CORNWELL PARTNERSHIP

CHARTERED TOWN PLANNERS

Oakview House
Station Road
Hook
Hampshire
RG27 9TP
Tel: (01256) 766673
Fax: (01256) 768490
E-mail: bcp@bell-cornwell.co.uk

HPT
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FLS
E Grant
CS
01 MAY 2001
COPIES TO:
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FILE:

With Compliments

The Planning Inspectorate,
Appeals Registry
Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 6NP

KS/GB/3485

COPY

27th April 2001

Dear Sir/Madam,

Re: Town & Country Planning Act, 1990 - Section 78
Appeal by: Mr & Mrs R A Alcock
Site at: 20-21 Pheasant Close, Winnersh, Berkshire RG41 5LS

Please find attached an appeal made on behalf of Mr & Mrs R A Alcock against the refusal by Wokingham District Council of the planning application for the erection of one dwellingon land at 20-21 Pheasant Close, Winnersh.

The appeal comprises the following documents:

- The completed appeal form, Certificate B and the Agricultural Holdings Certificate
- The original planning application forms along with Certificate B and the cover letter
- Drawing No 1412/02A dated November 2000, submitted with the original planning application, including the site plan
- The Notice of Refusal dated 29 January 2001.

We confirm that a copy of the appeal forms has been sent direct to Wokingham District Council, as required under the current Appeal Regulations.

We look forward to receiving your acknowledgement letter in due course; meanwhile, should you require any further information, please do not hesitate to telephone the writer.

Yours faithfully,
THE BELL CORNWELL PARTNERSHIP

KATE STEWART
cc: Development Control Manager, WDC
David Evans - Oxford House Partnership
Paul Edwards - Edwards Irish Partnership

The Planning Inspectorate

For official use only
Date received

PLANNING APPEAL FORM

Please send each appeal on a separate form

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

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

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

A. APPELLANT DETAILS

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

Name Mr & Mrs R A Alcock

Address 20 Pheasant Close
Winnersh
Berkshire
Postcode RG41 5LS

Your reference
Daytime phone no
Fax no
E-mail address

B. AGENT DETAILS (if any)

Name The Bell Cornwell Partnership

Address Oakview House
Station Road
Hook, Hampshire
Postcode RG27 9TP

Your reference KS/GB/3485
Daytime phone no 01256 766673
Fax no 01256 768490
E-mail address kstewart@bell-cornwell.co.uk

C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the LPA Wokingham District Council

Date of the planning application 7/12/2000

LPA's application reference no F/2000/2943

Date of LPA's decision notice (if issued) 29/1/2001

D. APPEAL SITE ADDRESS

Address 20-21 Pheasant Close
Winnersh
Berkshire
Postcode RG41 5LS

National grid reference

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

E. DESCRIPTION OF THE DEVELOPMENT

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

Erection of one dwelling

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

480 sq.m

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

176 sq.m

F. REASON FOR THE APPEAL

This appeal is against the decision of the LPA to:

*Please tick **one** box only* ✔

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

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

G. GROUNDS OF APPEAL

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

See Attached Statement

G. GROUNDS OF APPEAL (continued)

See Attached Statement

H. CHOICE OF PROCEDURE

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

Please tick ✔

1. WRITTEN REPRESENTATIONS ☑

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

2. *HEARING* ☐

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

3. INQUIRY ☐

Please give reasons why you think an inquiry is necessary.

I. APPEAL SITE OWNERSHIP DETAILS

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

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

CERTIFICATE A

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

OR

CERTIFICATE B ☑

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

Owner's name	Address at which notice served	Date the notice was served
Mr & Mrs Palmer	21 Pheasant Close, Winnersh	27/4/2001
Wokingham D C Highways Department	Council Offices, Shute End Wokingham	27/4/2001

CERTIFICATES C and D ☐

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

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

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

Please tick ✔

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

OR

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

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

PLEASE SIGN BELOW

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

Signed K Stewart. THE BELL CORNWELL PARTNERSHIP (on behalf of) MRS & MRS R A ALCOCK

Name (in capitals) KATE STEWART Date 27/4/2001

J. ESSENTIAL SUPPORTING DOCUMENTS

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

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

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

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

K. PLEASE SIGN BELOW

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

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

Signed Stewart. THE BELL CORNWELL PARTNERSHIP (on behalf of) MRS & MRS B A ALCOCK

Name (in capitals) KATE STEWART Date 27/4/2001

The Planning Inspectorate is registered under the Data Protection Act to hold personal data supplied by you.

NOW SEND:

- **1 COPY to us at:**
  The Planning Inspectorate
  Appeals Registry
  Tollgate House
  Houlton Street
  BRISTOL
  BS2 9DJ

- **1 COPY to the LPA**
  Send a copy of the appeal form to the address from which the decision notice was sent (or to the address shown on any letters received from the LPA). There is no need to send them all the documents again as they will have everything which you sent them at application stage, but send them any supporting documents not previously sent to them as part of the application. If you do not send them a copy of this form and documents, we may not accept your appeal.

- **1 COPY for you to keep**

When we receive your appeal form, we will:

1) Tell you if it is valid.

2) Write to you and the LPA and tell you the procedure for your appeal.

3) Tell you the timetable for us receiving further information or representations.
If your representations are received after the deadline, they will not normally be seen by our Inspector and will be returned to you.

4) Tell you about the arrangements for the site visit, hearing or inquiry.

5) Tell you our Inspector's decision.

Published by the Planning Inspectorate September 2000

Printed in the UK September 2000 on paper comprising 25% post consumer waste and 100% ECF recycled paper.

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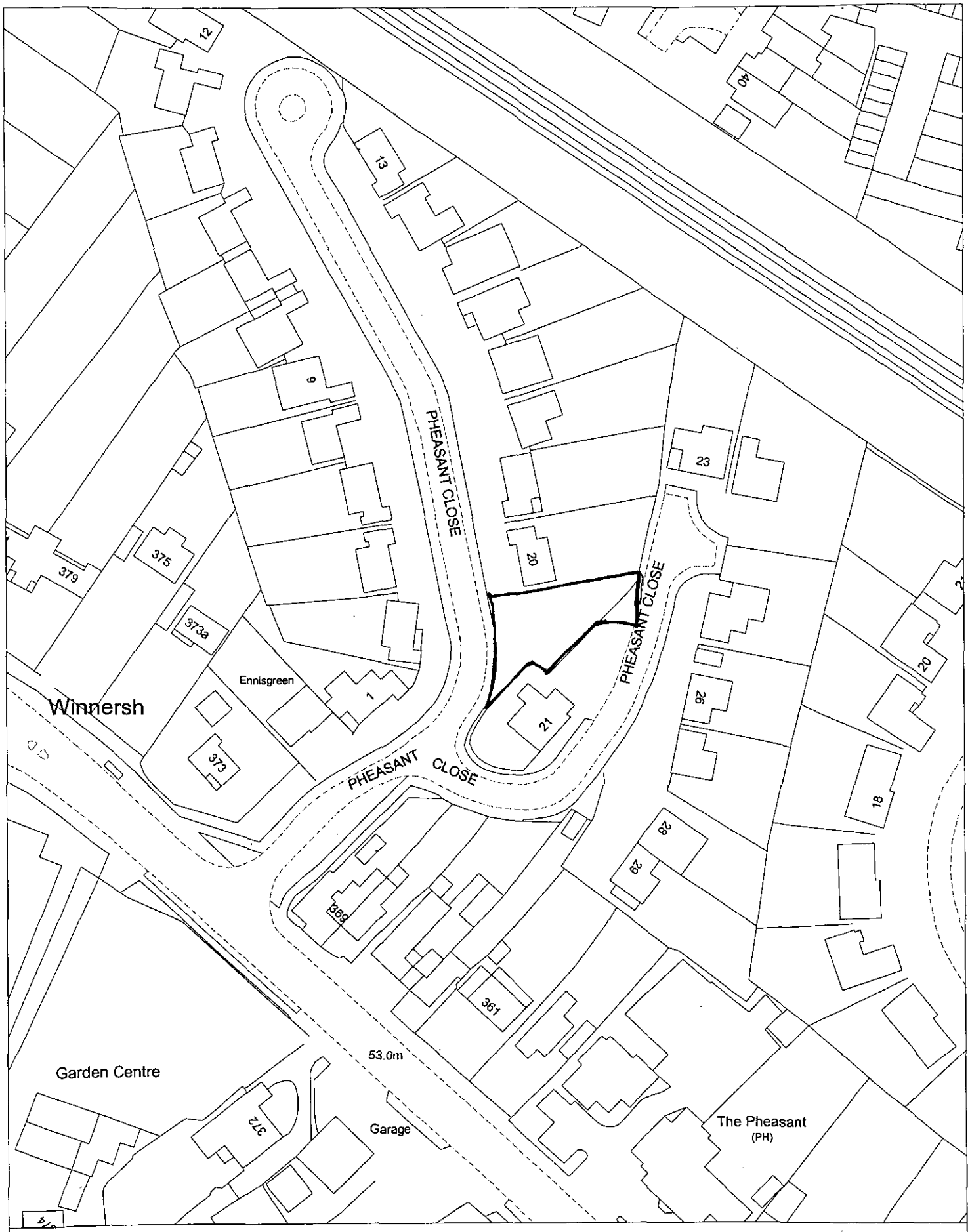

Site Plan, Scale: 1 to 1000

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Date: 23 May 2001

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