APPLICATION NO:
F/2000/2862

LOCATION:
43 & 50 Butts Hill Road, Woodley Reading.

APPLICANT:
Millgate Homes C/O The Barton Wilmore Partnership

PROPOSAL:
Proposed erection of 4 dwellings with garages and construction of estate roads and paths plus garage at no 50 . Demolition of existing garage and outbuildings at no 50.

EARLIEST DATE FOR DECISION: **24/12/2000**

APPLICATION WILL HAVE EXPIRED ON: 16/01/2001

CASE OFFICER: **Nicola Lake**

Appeal Decision

Hearing held on 5 February 2002

by S D Whitfield BA DipTP MRTPI

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
- 4 MAR 2002

Appeal A: APP/X0360/A/01/1074046
Land at Nos. 48 and 50 Butts Hill Road, Woodley, Reading, Berkshire

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Millgate Homes against the decision of Wokingham District Council.
- The application (Ref. F/2000/2862), dated 17 November 2000, was refused by notice dated 11 July 2001.
- The development proposed is to demolish existing garage and outbuildings at No. 50 Butts Hill Road and construct estate road, paths and 4 No. 3 & 4 bed houses and garages, including replacement garage.

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

Appeal B: APP/X0360/A/01/1077137
Land at Nos. 48 and 50 Butts Hill Road, Woodley, Reading, Berkshire

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a failure to give notice within the prescribed period of a decision on an application for planning permission.
- The appeal is made by Millgate Homes against Wokingham District Council.
- The application (Ref. F/2001/4541), is dated 26 July 2001.
- The development proposed is to demolish existing garage and outbuildings at No. 50 Butts Hill Road and construct estate road, paths and 4 No. 3 & 4 bed houses and garages, including replacement garage.

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

Appeal C: APP/X0360/A/01/1077138
Land at Nos. 48 and 50 Butts Hill Road, Woodley, Reading, Berkshire

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a failure to give notice within the prescribed period of a decision on an application for planning permission.
- The appeal is made by Millgate Homes against Wokingham District Council.
- The application (Ref. F/2001/4573), is dated 26 July 2001.
- The development proposed is to demolish existing garage and outbuildings at No. 50 Butts Hill Road and construct estate road, paths and 8 No. 2 & 3 bed houses, garages, including replacement garage and parking bays.

Decision: The appeal is dismissed.

Procedural Matters

1. The Council considered the applications now subject to **Appeals B** and **C** at a meeting of its Development Control Committee on 24 October 2001. However, before the decision notices were issued the applicant made appeals against the Council's failure to give such notice within the prescribed period. The following 'reasons for refusal' given on the decision

notices that the Council issued form the basis of its case in respect of **Appeals B** and **C**. The bracketed non-italicised words in the second 'reason' apply to **Appeal C** only.

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

2. The proposal, by reason of the number [and type] *of units and their siting represents a cramped form of development constituting overdevelopment of the site. It would* [therefore] *have a detrimental impact upon the character of the area. As such, the proposal is contrary to policy EN1 of the Berkshire Structure Plan, policies LH1, LBE1 and LBE2 of the Loddon Area Local Plan and to policies WOS3 and WBE1 of the Wokingham District Local Plan.*

2. I shall take the above into account in determining **Appeals B** and **C**.

3. At the Hearing the appellant submitted a completed unilateral undertaking, which would require a financial contribution to be made to the Safe Routes to School Scheme in the district if any of the appeal proposals go ahead. The Council confirmed that it had no objections to this undertaking. I shall return to this matter later.

Main Issue

4. I consider the main issue in all cases is the effect of the proposal on the character and appearance of the area, with regard to trees, layout, siting, openness and previously developed land.

Planning Policy

5. The development plan for the area includes the Berkshire Structure Plan (SP) 1991-2006 Incorporating Alterations adopted in 1997 and the Loddon Area Local Plan (LP), adopted in 1995. Policy LD3 of the SP only allows proposals where they do not give rise to an unacceptable impact on the environment, including serious harm to the character or appearance of an area or the amenities of neighbouring land uses. Policy EN1 seeks to protect the character and quality of the environment in built-up areas through the application of a number of general design criteria.

6. Policy LH1 of the LP generally favours housing development on sites within identified settlements, subject, among other matters, to local environmental constraints, including the protection of open and wooded areas, gaps and garden areas that are important to the character of the settlement concerned. Also there should be no significant adverse effect on the character of the area. Policy LTV6 protects open areas, including gardens, which contribute significantly to the character of settlements. Design issues are addressed in Policies LBE1 and LBE2, which generally require development to be appropriate to its setting and the character of the area.

7. The Council also draws attention to the Wokingham District Local Plan Deposit Draft 2000. Policies WOS3 and WBE1 set out a number of design criteria, both requiring assessment of development in its local context. This emerging plan is at a fairly advanced stage in the

process towards its final adoption in that it has undergone a Public Local Inquiry and the Council is considering the Inspector's Part 2 Report.

8. National advice in Planning Policy Guidance (PPGs) 1 – *General Policy and Principles* and 3 – *Housing* encourage good quality design that is informed by the wider context. PPG 3 also seeks the efficient use of land in urban areas, including previously developed land, and encourages higher densities in sustainable locations.

Appeals A and B

Reasons

Character and Appearance

9. In 1988 two schemes, each for 3 dwellings, at the rear of 46 and 48 Butts Hill Road were dismissed on appeal. In both cases the Inspector considered that the removal of trees near the southern boundary of the site and between 46 and 48 Butts Hill Road would harm the character of the area.

10. However, the current proposals differ from these earlier schemes in that the means of access would be taken between Nos. 48 and 50, not Nos. 46 and 48. Therefore the mature vegetation that the previous Inspector referred to, including a number of silver birches, would not be affected by the current proposals. Whilst a another line of silver birches would have to be removed in these cases, the appellant's arboricultural survey, which the Council did not dispute, indicates that these trees are generally not in good condition. I note that, when consulted on the applications, the Council's Landscape Officer considered them, together with a cherry tree, to be of poor quality and of little long-term value. On site I saw nothing that would lead me to a different view and I further note that none are subject to tree preservation orders. Also the submitted plans indicate that replacement trees would be planted in the front garden of No. 50.

11. With regard to the trees along the southern boundary of the site, I consider that under the current proposals the dwellings would be sited clear of their canopies. Furthermore, the appellant's arboricultural survey indicates that some trees, including a large mature oak in the south-west corner of the site, would require removal. My site visit confirmed that this oak's trunk is split below a fork.

12. In all the above circumstances I consider that the imposition of landscaping conditions would be sufficient to protect that element of the area's character derived from the presence of mature vegetation.

13. Under both schemes the main parts of three dwellings proposed to the rear of 46 and 48 Butts Hill Road would be set back from the boundaries with the back gardens of these houses and others in Rochester Avenue and Ravensbourne Drive. This gives a minimum separation distance of at least 30m at first floor level between the proposed dwellings and the backs of houses in Ravensbourne Drive, at least 45m to houses in Rochester Avenue and comparable distances to houses fronting Butts Hill Road. The other dwelling, which would be to the rear of 50 Butts Hill Road, would be sited nearer to that road than the other houses, but No. 50 itself is closer to Butts Hill Road than Nos. 46 and 48. I consider that this spacing, siting and layout would help to reduce to an acceptable level the loss of openness that would follow from this built form, which I consider would be consistent with

local and national design policies. It would also ensure that the proposals would not appear as cramped or otherwise incongruous backland development.

14. In respect of the latter, the Council's objection that the proposals would be piecemeal is not in my opinion consistent with the site characteristics. Under both schemes most of the built development would be sited within part of the large back garden to 48 Butts Hill Road, which is L-shaped and wraps around the end of the shorter back garden to No. 46. It forms an identifiable parcel of land larger than other neighbouring back gardens and has well-defined boundaries marked by mature trees and hedges.

15. Related to the matter of piecemeal development are local residents' fears about the proposals setting a precedent for further development in the back gardens of houses on Butts Hill Road. Indeed, the plans for **Appeal B** would allow such access to be taken in the future. However, if an application were to be submitted for development of the other back gardens it would be a matter for the Council to consider at the appropriate time. Moreover, I have treated the proposals before me on their own merits. The fact that the **Appeal B** scheme would not physically prevent the development of adjoining land would not mean that any favourable consideration by me would bind the Council to further permissions in this area.

16. As the appeals site is part of two residential curtilages it is previously developed land for the purposes of PPG3. To promote the efficient use of land there is a presumption in favour of developing such sites ahead of greenfield locations, and at higher densities than before. The proposals fall short of the minimum of 30 dwellings per hectare in PPG3, which is a net site density is intended to exclude major distributor roads, primary schools, open spaces serving a wider area and significant landscape buffer strips. However, these appeals are not examples of estate development or urban expansion, but involve a relatively small backland site where a number of site constraints are present that limit the appropriateness of such density calculations. Instead, I note the curtilages that would be sub-divided currently accommodate 2 dwellings, whereas either proposal would result in a total of 6. I consider that a threefold increase in the number of dwellings within these curtilages would strike a reasonable balance between the need to make efficient use of urban land and the prevention of unacceptable harm to the character and appearance of the area.

17. For the above reasons I conclude that the proposals subject to **Appeals A** and **B** would not significantly harm the character or appearance of the area. Nor would they conflict with Policies LD3 and EN1 of the SP, Policies LH1, LTV6, LBE1 and LBE2 of the adopted LP, Policies WOS3 and WBE1 of the draft LP, or the advice in PPGs 1 and 3.

Other Considerations

18. Local residents argued that the traffic generated by four houses would interfere with the free flow of traffic and generally worsen local highway conditions, which, they considered, were already unsafe. With regard to the new access onto Butts Hill Road, the submitted plans show that visibility splays could be provided in both directions that would meet the standards set out in *Places, Streets & Movement – A companion guide to Design Bulletin 32 – Residential roads and footpaths.* Following my site visit, I see no reason to disagree. However, local residents complained that traffic regularly exceeds the 30mph speed limit on Butts Hill Road and they contended that conditions are particularly difficult at peak periods and when schoolchildren have to cross Butts Hill Road. The appellant estimated that the proposals would generate around 32 daily vehicle movements, up to 4 during the peak hour.

No one disputed these estimates at the Hearing, which appear to me to be reasonable. On site I saw nothing to suggest that local highway conditions are significantly worse than might be expected in a busy suburban area such as Woodley. Furthermore, I consider that the appellant's unilateral undertaking would make a tangible contribution to the improvement of local highway conditions during the school run. Therefore, in my opinion the additional vehicles that 4 dwellings would generate is of little significance in terms of prejudicing the safe and free flow of traffic. In reaching this view I have taken account of a recent housing development to the north at Pound Lane.

19. The previous Inspector considered that the earlier schemes would have harmed local residents' living conditions by reason of a loss of privacy and outlook, and increased noise and disturbance. However, the siting of the dwellings and means of access would be different under the current proposals. Not only would the separation distances between new and old help to protect the character and appearance of the area, but also I consider that they would assist with preventing undue overlooking, loss of privacy or outlook and noise and disturbance for the nearest neighbours. This is not to say that the proposal would have no effect on neighbour's living conditions, but I do not consider it would be enough to warrant dismissing **Appeals A** and **B**. Moreover, a landscaping condition could be imposed to strengthen the boundary treatment, which I consider would further reduce the potential for such problems.

20. I noted that Butts Hill Road is on the bus network and a number of local facilities are within a reasonable distance of the appeals site. As such I consider that the proposals comply with the advice in PPG3 on sustainable locations for housing, which I consider weighs in the balance in their favour.

21. Compared with current the lack of public access to the existing rear garden areas, local residents also argued that the new road and fencing would be an invitation to criminal behaviour. Whilst crime in relation to the design of development is capable of being a material consideration, I consider that the presence of four houses off the new access road would to a degree have a self-policing effect. Nor do I find that there is any aspect of the design of the proposals that would make adjoining residents particularly vulnerable to criminal activity.

22. Some residents are concerned about the effect of the proposals on local wildlife. But the appeals site has no nature conservation designation and I neither read nor heard any technical evidence to suggest that significant harm would be caused in this respect.

Human Rights

23. With regard to **Appeal A,** Mr Redman of 28 Ravensbourne Drive, on behalf of residents of Rochester Avenue, made submissions relating to article 8 of the European Convention on Human Rights. I recognise that allowing **Appeal A** would result in an interference with the homes and private and family lives of residents in Rochester Avenue living near the appeal site. However, that interference must be balanced against the public interest in pursuing the legitimate aims stated in article 8, particularly the economic well-being of the country (which includes the preservation of the environment) and the protection of the rights and freedoms of others. In all the circumstances, I consider that the grant of planning permission is necessary in a democratic society in furtherance of the legitimate aims stated. It does not place a disproportionate burden on the occupiers of houses in Rochester Avenue, particularly if a condition controlling boundary treatment is imposed. I therefore consider

that allowing the appeals would not result in a violation of their rights under article 8 of the Convention.

24. Also in respect of **Appeal A**, representations were made to the effect that Mr and Mrs Matthews's rights under article 1 of the First Protocol would be violated if the appeal were allowed. I do not consider that a succession of planning applications made on a site adjoining their property at 22 Ravensbourne Drive amounts to a significant interference with the right to peaceful enjoyment of it. Therefore I do not consider the representations to be well founded because the degree of interference is insufficient to give rise to a violation of Mr and Mrs Matthews's rights under the article.

Conclusions

25. For the reasons given above and having regard to all other matters raised, I conclude that **Appeals A** and **B** should be allowed.

Conditions – Appeals A and B

26. At the Hearing the Council stated that conditions recommended by officers to be imposed on the development subject to **Appeal A** should be treated as the suggested conditions. As I consider it is necessary, in the interests of visual amenity, for the Council to control the appearance of the buildings I shall impose suggested condition 2, amended to reflect the wording of model condition 64 in Circular 11/95 – *The Use of Conditions in Planning Permissions*.

27. The Council suggests a separate condition dealing with boundary treatment. In view of the importance of ensuring adequate privacy I shall impose model condition 30 from the Circular, not the Council's version.

28. The Council wishes to remove permitted development rights for the formation of windows at first floor level. However, I do not consider this condition to be necessary as I have found that the proposed houses are sufficiently distant from the sensitive areas of neighbouring properties and the trees and hedges on the boundary, if strengthened through a landscaping condition, would help to screen the dwellings.

29. Suggested condition 5 would require the garage accommodation to be kept available for the parking of vehicles. However, each dwelling would have substantial hardstandings in front of the garage where at least two cars could be parked. Therefore I do not consider this condition is necessary. But in my opinion it is reasonable to require that those areas that are available for parking should be provided before any of the dwellings are occupied. I shall impose the Council's suggested condition 8, with some amendments for clarity.

30. The Council considered that hours of site preparation and construction work should be controlled to prevent noise and disruption for residents in the evenings and at weekends. But I am not satisfied that a condition would be reasonable as this may unduly inhibit flexibility in an industry prone to the vagaries of the weather. I shall not impose it.

31. I consider it is important on a backland site that the Council is able to control the overall height of the dwellings and so I shall impose the suggested condition regarding details of slab levels, with minor revisions to the wording.

32. The Council is seeking to ensure that all services are placed underground, with no overhead wire cables or other forms of overhead servicing. This could affect the erection of TV aerials and in general I consider that this condition would be so restrictive as to be unreasonable. I take the same view with regard to suggested condition 10, which would appear to remove some of the permitted development rights granted to construction sites.

33. I consider that the matter of mud and debris being deposited on the public highway during construction is a matter for the local highway authority, should it become a problem. Therefore I regard suggested condition 11 as unnecessary.

34. Suggested conditions 12 and 13 would respectively require the new access to be constructed before any other development takes place and the existing vehicular access nearby to be stopped up within one month of the new access being completed. In my opinion these would be reasonable conditions to impose in the interests of highway safety.

35. Both proposals would involve the removal of mature trees and shrubs on the site. It is essential in my view to require the retention of healthy species, suitable replacements for others and the landscaping of the site, with planting maintained for a reasonable period. I shall redraft suggested condition 14 to reflect model condition 25, to take account of the proposed hard landscaping, and I shall revised parts of 15 and 16 for clarity.

36. The Council also suggests two conditions recommended by the Environment Agency (EA). However, I do not consider that surface water source control measures need the Council's consent as local planning authority as other statutory controls could address this matter. Therefore I shall not impose suggested condition 17. The other condition that the EA recommends would help to prevent the pollution of groundwater, which I consider is capable of being a material planning consideration.

37. To meet national guidelines the visibility splays should be 2.4m x 90m. The Council's suggested condition seeks a higher standard in both directions. I shall impose a condition that takes account of the national guidance instead of the Council's suggestion.

Formal Decision – Appeals A and B

Appeal A:

38. In exercise of the powers transferred to me, I allow the appeal and grant planning permission is to demolish existing garage and outbuildings at No. 50 Butts Hill Road and construct estate road, paths and 4 No. 3 & 4 bed houses and garages, including replacement garage on land at Nos. 48 and 50 Butts Hill Road, Woodley, Reading, Berkshire, in accordance with the terms of the application Ref. F/2000/2862, dated 17 November 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 samples of the materials to be used in the construction of the external surfaces of the buildings hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

    3) No development shall take place until details of all boundary treatments have been submitted to and approved in writing by the local planning authority. The approved

details shall be implemented prior to the first occupation of the development or as may otherwise be agreed in writing by the local planning authority.

4) No dwelling shall be occupied until the garage or parking space for that dwelling has been constructed and made available for use.

5) No development shall take place until details of the slab levels of the proposed buildings have been submitted to and approved in writing by the local planning authority. The constructed development shall not vary from the approved levels.

6) No other development shall take place until the means of access shown on the submitted plans has been constructed and made available for use.

7) The existing vehicular access to 50 Butts Hill Road shall be stopped up within one month of the completion of the new access to that property shown on the submitted plans.

8) No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include hardstandings; other vehicle and pedestrian access and circulation areas; hard surfacing materials; full details of new tree planting and planting along the boundaries of the site.

9) All planting, seeding or turfing comprised in the approved details of landscaping, including the replacement trees indicated on the arboricultural plan no. 3469/01B, 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 development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation.

10) No trees, hedges or shrubs within the curtilage of the site, except those shown on the approved plans or otherwise clearly indicated in the approved details as being removed, shall be felled, lopped or pruned, nor shall any roots be removed or pruned without the prior consent of the local planning authority during development and for a period of five years after completion of the development hereby permitted. These retained trees, shrubs and hedges shall be protected from any damage in accordance with the measures shown on the arboricultural plan no. 3469/01B. Any that are removed or which die or become dangerous, damaged or diseased before the end of a period of five years after completion of the development hereby permitted shall be replaced with new trees, hedges or shrub species (of such size, species and in such number and position as may be agreed in writing with the local planning authority) before the end of the first available planting season following their loss or removal.

11) No soakaways shall be constructed that penetrate the water table and they shall not in any event exceed 3m in depth below the existing ground level.

12) No development shall take place other than the construction of the means of vehicular access until visibility splays of 2.4m x 90m in both directions have been provided at its junction with Butts Hill Road. The visibility splays shall be retained in their approved form for so long as the access remains in use and no structure or erection shall be placed, or vegetation be allowed to grow, that exceeds 0.6m in height within the areas where vision should be unobstructed.

Appeal B:

39. In exercise of the powers transferred to me, I allow the appeal and grant planning permission to demolish existing garage and outbuildings at No. 50 Butts Hill Road and construct estate road, paths and 4 No. 3 & 4 bed houses and garages, including replacement garage on land at Nos. 48 and 50 Butts Hill Road, Woodley, Reading, Berkshire, in accordance with the terms of the application Ref. F/2001/4541, dated 26 July 200, the plans submitted therewith as clarified under the procedural matters above and 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 samples of the materials to be used in the construction of the external surfaces of the buildings hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

3) No development shall take place until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed in accordance with a timetable agreed in writing with the local planning authority. Development shall be carried out in accordance with the approved details.

4) No dwelling shall be occupied until the garage or parking space for that dwelling has been constructed and made available for use.

5) No development shall take place until details of the slab levels of the proposed buildings have been submitted to and approved in writing by the local planning authority. The constructed development shall not vary from the approved levels.

6) No other development shall take place until the means of access shown on the submitted plans has been constructed and made available for use.

7) The existing vehicular access to 50 Butts Hill Road shall be stopped up within one month of the completion of the new access to that property shown on the submitted plans.

8) No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include hardstandings; other vehicle and pedestrian access and circulation areas; hard surfacing materials; full details of new tree planting and planting along the boundaries of the site.

9) All planting, seeding or turfing comprised in the approved details of landscaping, including the replacement trees indicated on the arboricultural plan no. 3469/01B, 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 development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation.

10) No trees, hedges or shrubs within the curtilage of the site, except those shown on the approved plans or otherwise clearly indicated in the approved details as being removed, shall be felled, lopped or pruned, nor shall any roots be removed or pruned without the

prior consent of the local planning authority during development and for a period of five years after completion of the development hereby permitted. These retained trees, shrubs and hedges shall be protected from any damage in accordance with the measures shown on the arboricultural plan no. 3469/01B. Any that are removed or which die or become dangerous, damaged or diseased before the end of a period of five years after completion of the development hereby permitted shall be replaced with new trees, hedges or shrub species (of such size, species and in such number and position as may be agreed in writing with the local planning authority) before the end of the first available planting season following their loss or removal.

11) No soakaways shall be constructed that penetrate the water table and they shall not in any event exceed 3m in depth below the existing ground level.

12) No development shall take place other than the construction of the means of vehicular access until visibility splays of 2.4m x 90m in both directions have been provided at its junction with Butts Hill Road. The visibility splays shall be retained in their approved form for so long as the access remains in use and no structure or erection shall be placed, or vegetation be allowed to grow, that exceeds 0.6m in height within the areas where vision should be unobstructed.

Information – Appeals A and B

40. These decisions do 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.

41. An applicant for any approval required by a condition attached to these 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.

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

Appeal C

Reasons

Character and appearance

43. Nos. 44 to 50 Butts Hill Road are individually designed detached properties, a pattern of development that continues to the north. To the west of the appeal site the houses in Rochester Avenue and Ravensbourne Drive are semi-detached. In my opinion the visual distinction between the areas of detached and semi-detached properties is further emphasised by their common boundaries, which are marked by mature trees and hedges that limit the views from one area to another. The siting of the proposed dwellings would be similar to **Appeals A** and **B**. Therefore my earlier comments on the other appeals with regard to the effect on trees apply equally to this case.

44. However, in contrast to the neighbouring detached houses, including those within whose curtilages the proposal would be sited, the 8 dwellings would take the form of two semi-detached pairs and a terrace of 4. The latter would have a parking and turning area for 6 cars between the front elevation of the terrace and the end of the back gardens to No. 46 Butts

Hill Road. The semi-detached pairs would have a staggered relationship with each other on either side of the main turning area serving the development. I consider that these types of housing would appear as an incongruous built form at the rear of the detached properties fronting Butts Hill Road, especially as the new access would, in visual terms, align the appeal site more closely with the detached houses to the east and north. In particular, I saw nothing near the appeal site like the terrace of 4 houses and its parking area, either among the semi-detached properties in Ravensbourne Drive or on Butts Hill Road. In failing to respect the surrounding character of the area, I consider that the proposal would not meet the design criteria set out in local policies.

45. In its favour, the proposal would have a net density consistent with the advice in PPG3. However, PPG3 also emphasises that considerations of design and layout must be informed by the wider context. I do not consider that higher densities are inimical to good design, but in this case, taking account of my foregoing comments, the proposal fails to comply with the design advice in PPG3 and PPG1.

46. My conclusion on this issue is that the proposal subject to **Appeal C** would harm the character and appearance of the area, contrary to Policies LD3 and EN1 of the SP, Policies LH1, LTV6, LBE1 and LBE2 of the adopted LP, Policies WOS3 and WBE1 of the draft LP and the design advice in PPGs 1 and 3.

Other Considerations

47. Applying the appellant's traffic generation estimate to **Appeal C**, it could be expected that there would be 64 daily vehicle movements. However, I consider that the smaller size of some of dwellings proposed in this case would be likely to attract households with lower levels of car ownership. Indeed, I note that the terrace of 4 houses would be provided with only 6 parking spaces. Consequently I do not consider that traffic generation would necessarily be doubled in comparison with **Appeals A** and **B**. I have already found that visibility would be satisfactory at the proposed junction, but although more vehicles would be using it, there would still be relatively few movements during the peak hours, when Butts Hill Road is at its busiest. Therefore I do not consider that 8 dwellings would significantly prejudice the safe and free flow of traffic. Also the financial contribution under the unilateral undertaking would be increased accordingly to reflect the additional dwellings compared with **Appeals A** and **B**.

48. As the siting of the proposed dwellings in relation to adjoining properties is similar when compared to **Appeals A** and **B**, I do not consider that local residents would experience any unacceptable overlooking, loss of privacy or outlook. With 8 as opposed to 4 dwellings there would inevitably be an increase in noise and disturbance, although the smaller size of the dwellings in this case indicates that it would not be doubled. Overall, in view of the similar degree of separation from existing houses, I do not consider that the domestic activity associated with 8 dwellings, including the comings and goings of vehicles, would cause significant harm to neighbours' living conditions.

Conclusions

49. Nevertheless, for the reasons given above in respect of the main issue and having regard to all other matters raised, I conclude that **Appeal C** should be dismissed.

Formal Decision – Appeal C

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

Information – Appeals A, B and C

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

S D Whitfield

INSPECTOR

APPEARANCES

FOR THE APPELLANT:

Mark Sitch BSc(Hons) DipTP MRTPI	Agent; The Barton Willmore Planning Partnership, Beansheaf Farmhouse, Bourne Close, Calcot, Reading
Dermot McCaffery Eng Tech MIHIE	Agent; Buchanan Consulting Engineers, Newcombe House, 43-45 Notting Hill Gate, London

FOR THE LOCAL PLANNING AUTHORITY:

Edward Oteng BA (Hons) DipUPI MRTPI	Planning Officer, Wokingham District Council

INTERESTED PERSONS:

Peter Redman	On behalf of Rochester Drive Petitioners; 28 Ravensbourne Drive, Woodley, Reading
Mr M and Mrs C Matthews	Local residents; 22 Ravensbourne Drive, Woodley, Reading
Mr O'Donnell	Local resident; 16 Ravensbourne Drive, Woodley, Reading
Pauline Bentley	40 Butts Hill Road, Woodley, Reading
Mr M C Powell	24 Ravensbourne Drive, Woodley, Reading
Councillor Terry Dredge	Ward Councillor; Wokingham District Council

DOCUMENTS

Document	1	List of persons present at the Hearing
Document	2	Letter of notification and persons notified
Document	3	Bundle of letters in response to Document 2
Document	4	Appeal B: Drawing No. 08 (submitted by the appellant)
Document	5	Appendix 12 to Mr Sitch's statement (submitted by the appellant)
Document	6	Unilateral undertaking dated 5 February 2002 (submitted by the appellant)
Document	7	Land to the rear of 48 Butts Hill Road; Appeal Decision dated 1 November 1988

PLANS

Appeal A		
Plans	A to L	Nos. 01J, 02, 05, 06, 11A, 12A, 13 (double garage plans & elevations), 13 (house type D1 plans), 14, 15 and 3469/01B
Appeal B		
Plans	1 to 10	Nos. 100, 02, 05, 06, 07, 08, 11, 12, 13 and 3469/01B
Appeal C		
Plans	I to XI	Nos. 02, 200, 201, 202, 203, 204, 205 (sheet 1), 205 (sheet 2), 206, 207 and 3469/01D

(NL)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Millgate Homes
C/O The Barton Wilmore Partnership
Beansheaf Farmhouse
Bourne Close
Calcot
Reading
Berkshire RG31 7BW

Application Number: F/2000/2862

Parish: **WOODLEY**

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

Proposal: **Proposed erection of 4 dwellings with garages and construction of estate roads and paths plus garage at No. 50 . Demolition of existing garage and outbuildings at No. 50.**

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

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

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

Informative

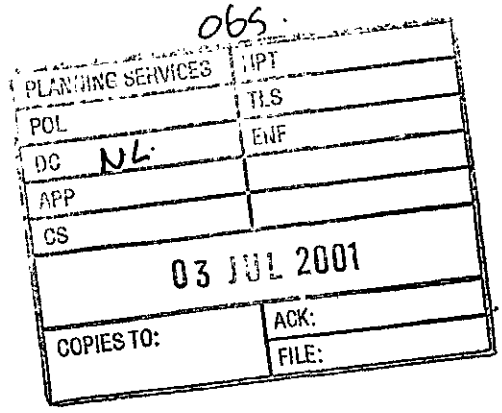
1. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policy H5.
Loddon Area Local Plan Policies LH1, LBE1, LBE2, LBE5, TL5 and TL6.
Deposit Draft Wokingham District Local Plan Policies WH6, Housing Density Policy, WOS3, WBE1, WT6 and WT7.

John Mitchell
Development Control Manager
Date: 11/07/2001

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.



28 RAVENSBOURNE DRIVE
WOODLEY
READING
RG5 4LH

TEL.0118 969 2834

27th June 2001

F/2000/2862

Dear Planning Officer,

I have viewed the revised plan for the above and because Plot 4 now blocks off the proposed future development between gardens of Rochester Drive and Butts Hill Road the Petitioners fears are now at rest. I therefore request the petition be withdrawn.

As I am no longer an interested party to F/2000/2862 I feel I can make the following observations.

1. The only way I got my petition recognised by the Planning Dept. was by an off the cuff remark to Mr T Dredge who brought up the subject in Committee.

Sending the petition to the planning Dept was a disater.

FIRST the committee report of Wednesday 28 June 2000 bottom of Page 396 dismissed the petitions of 34 signatures along with the 20 letters of objection. The 34 signatures were 34 households comprising say 2.4 children =(34x4.24)=144 persons. i.e I could have got 144 signatures. The petition was against the possibility of the road continuing from Butts Hill Road down between the gardens of Rochester Drive and Butts Hill Road.

I know that to develop the proposed road would require new consideration by the planning dept. to improve the road. But the road would exist (a precedent set by the Council) Therefore the council could not object.

SECOND the committee report 21st March 2001 ignored the petition completely. On communication with the planning officer I was told the petition had to be headed with the different Application No., although the reason for the petition was still unchanged. I did suggest that to satisfy the petitioners was to ensure that plot 4 bridge the road coming in from Butts Hill by turning the plot 90 degrees The developers still submitted plans showing the possibility of the road continuing. It was only on the 3-minute reply by Mr W O'Donnell that the Development Control Committee realised alternative plans should be considered. Hence the abeyance and further work all round.

Yours faithfully

MR. P. REDMAN

Received by Wokingham District Council

Application No: F/2000/2862

Proposal:
Proposed erection of 4 dwellings with garages and construction of estate roads and paths plus garage at no 50 . Demolition of existing garage and outbuildings at no 50.

Location:
48 & 50, Butts Hill Road, Woodley, Reading.

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

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Nicola Lake P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 24/12/2000. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

30 November 2000

Tel: (0118) 974 6481

Date:

My ref: F/2000/2862

CONFIDENTIAL

Councillor Lennard
8 Headley Close
Woodley
RG5 4SF

Committee item.

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/2000/2862
48 & 50, Butts Hill Road, Woodley, Reading.
Proposed erection of 4 dwellings with garages and construction of estate roads and paths plus garage at no 50 . Demolition of existing garage and outbuildings at no 50.

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 **Nicola Lake** on **(0118) 974 6481.** 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 _____

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Nicola Lake** Application Number: **F/2000/2862**
48 & 50, Butts Hill Road, Woodley, Reading.
Proposed erection of 4 dwellings with garages and construction of estate roads and paths plus garage at no 50 . Demolition of existing garage and outbuildings at no 50.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor Lennard

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 6481

Date:

My ref: F/2000/2862

CONFIDENTIAL

Councillor McCann
5 Seaford Gardens
Woodley
RG5 3LN

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/2000/2862
48 & 50, Butts Hill Road, Woodley, Reading.
Proposed erection of 4 dwellings with garages and construction of estate roads and paths plus garage at no 50 . Demolition of existing garage and outbuildings at no 50.

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 **Nicola Lake** on **(0118) 974 6481**. 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 _____

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Nicola Lake** Application Number: **F/2000/2862**
48 & 50, Butts Hill Road, Woodley, Reading.
Proposed erection of 4 dwellings with garages and construction of estate roads and paths plus garage at no 50 . Demolition of existing garage and outbuildings at no 50.

Transfer: Yes ☐ No ☐
Reason for Transfer:
_____
_____

Signed: _____ Date: _____

Councillor McCann

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

Tel: (0118) 974 6481

Date:

My ref: F/2000/2862

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 Dredge
67 Welford Road
Woodley
RG5 4QS

Dear Councillor

Application Number: F/2000/2862
48 & 50, Butts Hill Road, Woodley, Reading.
Proposed erection of 4 dwellings with garages and construction of estate roads and paths plus garage at no 50 . Demolition of existing garage and outbuildings at no 50.

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 **Nicola Lake** on **(0118) 974 6481**. 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 _____

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Nicola Lake** Application Number: **F/2000/2862**
48 & 50, Butts Hill Road, Woodley, Reading.
Proposed erection of 4 dwellings with garages and construction of estate roads and paths plus garage at no 50 . Demolition of existing garage and outbuildings at no 50.

Transfer: Yes ☐ No ☐
Reason for Transfer:
_____
_____

Signed: _____ Date: _____

Councillor Dredge

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

DEVELOPMENT CONTROL COMMITTEE 11.7.2001
MEMBERS UPDATE

48 & 50 BUTTS HILL ROAD, WOODLEY.
Application No. F/2000/2862. – Pages 214-239
Please note that the recommendation is for conditional approval subject to the signing of a S106 Legal Agreement, to secure financial contributions of £12,000 towards local sustainable transport initiatives and traffic management schemes.

Consultation responses to the revised plans.
Woodley Town Council: No further comment (see previous attached comments).
Landscaping: No further comments.
Environment Agency: No objection subject to condition.
Neighbours Letters: 12 letters of object to the revised plans have been received. These objects can be summarised as follows:
1. Piecemeal, backland development, out of character with surrounding area.
2. Loss of seclusion and privacy.
3. Highway safety.
4. Loss of light and overbearing.
5. Loss of view.
6. Overdevelopment.
7. Precedent for further such development.
8. Loss of trees.
9. Noise disturbance and pollution.
10. Loss of wildlife habitats.

ST PAULS C OF E JUNIOR SCHOOL
Application No 2001/3693 – Pages 267-276
A reduced copy of the complete plan and a copy of a letter of objection, received since the agenda was printed, have been circulated to Members with this update.

37-39 ARBOR LANE, WINNERSH
Application Nos. F/2001/3810 & 3927- Pages 314-334
A newt mitigation scheme has been submitted today by the agent. The Council's Ecologist comments are as follows:

Ecologist: There is no plan showing the location and size of the proposed replacement pond. Consequently it is not possible to offer an opinion on whether it will be suitable for Great Crested newts. As stated in paragraph 5.3 "English Nature must be consulted to finalise the newt mitigation strategy and to advise on the requirement for a DEFRA Licence for this work." As stated in my original comments this must be done prior to planning permission being determined.

In view of the above the information submitted does not adequately address the issue of a mitigation scheme and therefore the reason for refusal should still stand.

The applicant has also agreed in writing (letter dated 10th July 2001) to the contributions requested towards recreation and education and therefore this reason for refusal can now be withdrawn.

POPERINGHE BARRACKS, ARBORFIELD
Application No. O/2000/2901 Pages 335 – 357
Alteration to Highway Officer's comments: (bottom of page 336) add onto end "or along the A327, at the discretion of Wokingham District Council".

Alteration to condition 12: First line, insert "comparative" before 'safety'.

Letter from Arborfield Garrison: Reiterate previous concerns that the site is extremely isolated and there would be inadequate access to social amenity support. There would also be additional pressures on the service families already residing in the garrison with a detriment to their security. Would also add to existing 'rat running' through the garrison and add to road safety concerns.

LAND AT CUTBUSH LANE, SHINFIELD
Application O/2001/4090 Pages 388-397
See separate handout

BRIDGE FARM, READING ROAD, ARBORFIELD
Application F/2001/3955 Pages 398 – 405
Arborfield Parish Council: No objection to the additional parking plan.

Council's Consultant Archaeologist: Recommends a condition requiring further information relating to the archaeological impact of the proposed development.

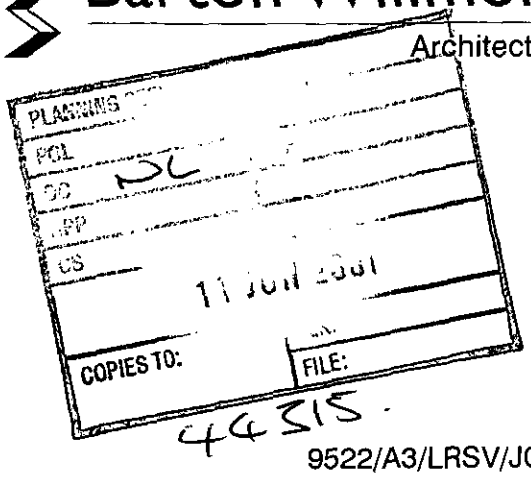
Add the following condition

Condition 9
No development shall take place within the area indicated until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority.
Reason: To allow adequate archaeological investigation.

THE DAY CENTRE, SOUTHLAKE CRESCENT, WOODLEY
Application No. F/2001/4054 Pages 406 – 414
Neighbour expressed concern with regard to the potential increase in traffic.

The Barton Willmore Partnership Reading Limited
Beansheaf Farmhouse, Bourne Close, Calcot,
Reading, RG31 7BW.
Tel 0118 943 0000 Fax 0118 943 0004
e-mail: housing@reading.bartonwillmore.co.uk

Barton Willmore
Architecture



District Planning Officer
Wokingham District Council
P O Box 157
Shute End
WOKINGHAM
Berks RG40 1WR

For the attention Nicola Lake

9522/A3/LRSV/JCR
8 June 2001

Dear Sirs

48 AND 50 BUTTS HILL ROAD, WOODLEY, READING

Following the deferment of the above planning application at the committee meeting on 21 March 2001 and as a result of further consideration of the concerns raised we have now been instructed to amend our proposal in accordance with our client's letter and draft proposals submitted to you on 23 March 2001 as follows: -

A Revised house type design for plot 4 to close cul de sac.

B This dwelling type is lower in scale than the previous design and also avoids direct overlooking towards the rear of No 46 Butts Hill Road.

C Plot 4 has also been pulled forward to provide increased separation from properties in Rochester Avenue to the rear.

D Plot 3 is now reduced in size and incorporates only 2 first floor windows in the rear elevation rather than 3.

E The spacing between plots 2, 3 and 4 has been increased.

F Additional fencing and screen planting is proposed along the rear boundary of Plot 1.

Certificate No. FS 24864

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

Contact: Lorne Vernon, Dominic Jarman,

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

We are enclosing 6 copies each of the following drawings for inclusion with our application, they are 9522/01J, 11A, 12A, 13, 14, 15 and 16 and we would ask you to retain only drawing nos 9522/05, 06 and 08 from the previous proposal.

Yours faithfully

pp **L R S VERNON**

Encs

cc
P Westcott – Millgate Homes

F/2001/2862	Ian and Andrea Smith 10 Rochester Avenue Woodley Reading Berks RG5 4NA
F/2001/2862	Ian and Kerry Harrison Glengarth 46 Butts hill Road Woodley Berks RG5 4NH
Application refused	Letter sent 17/07/01

F/2000/2862	Mr P Redman & Petition 28 Ravensbourne Drive Woodley RG5 4LH
F/2000/2862	Rev. Coulson 30 Ravensbourne drive Woodley RG5 4LH
F/2000/2862	Ian Harrison 64 Tippings lane Woodley RG5 4RY
F/2000/2862	Mr & Mrs M Mathews 22 Ravensbourne Drive Woodley RG5 4LH
F/2000/2862	J H Palmer 57 Butts Hill Road Woodley RG5 4NJ
F/2000/2862	Mr T Thomas 24 Ravensbourne Drive Woodley RG5 4LH
F/2000/2862	A & N Paterson 56 Butts Hill Road Woodley RG5 4NH
F/2000/2862	WP O'Donnell 16 Ravensbourne Drive Woodley READING Berkshire RG5 4LH
F/2000/2862	Mr D and MRS M Charles 'The Fairway' 42 Butts Hill Road Woodley READING Berkshire RG5 4NH
F/2000/2862	Mrs C A Bennett 8 Rochester Avenue Woodley Reading Berks RG5 4NA

Applicationo	Name & Address
F/2000/2862	Mr & Mrs M Dyer 52 Butts Hill Road Woodley RG5 4NH
F/2000/2862	Mr & Mrs J Bolus 67 Butts Hill Road Woodley RG5 4NJ
F/2000/2862	C R Hayward 20 Ravensbourne Drive Woodley RG5 4LH
F/2000/2862	A & C Bradshaw 61 Butts Hill Road Woodley Reading Berks RG5 4NJ
F/2000/2862	I & A Smith 10 Rochester Avenue Woodley RG5 4NA
F/2000/2862	P J Wills 32 Ravensbourne Drive Woodley RG5 4LH
F/2000/2862	Mrs P Livesey 4 Rochester Ave Woodley RG5 4NA
F/2000/2862	J Willcocks 4 Rochester Avenue Woodley RG5 4NA
F/2000/2862	S & J Faulkner 14 Ravensbourne Drive Woodley RG5 4LH
F/2000/2862	W O'Donnell 16 Ravensbourne Drive Woodley RG5 4LH
F/2000/2862	D Savage 8 Ravensbourne Drive Woodley RG5 4LH

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 11 JULY 2001 FROM 7.00 PM TO 10.30 PM

Present: Mr KA Malvern (Chairman), Mrs JA Lissaman (Vice-Chairman), Mr MJ Bryant, Mr RH Cundy, Mr TP Dredge, Mr JL Earnshaw, Mrs MA Long, Mrs M Robertson and Mr ND Rose.

Also present under Standing Order 39:- Mrs P Bray, Mr G Cowan, Mr A Pollock and Mr D Swindells

PART I

20. MINUTES

Subject to the following amendment, the Minutes of the meeting of the Committee held on 20 June 2001 were confirmed as a correct record and signed by the Chairman:-

Minute 11 – Application No. 2001/3616 – After the second paragraph, add the words "Members commented on the impact that this dwelling would have on the area of outstanding landscape importance and the street scene".

21. APOLOGIES

Apologies for absence were submitted from Mr. SR Conway and Mr. AJ Ross.

22. ORDER OF BUSINESS

RESOLVED: That the order of business detailed on the agenda be varied.

24. APPLICATION NO: 2001/2862, PROPOSED ERECTION OF 4 DWELLINGS WITH GARAGES AND CONSTRUCTION OF ESTATE ROADS AND PATHS PLUS GARAGE AT NO. 50, DEMOLITION OF EXISITING GARAGE AND OUTBUILDINGS AT NO. 50, 48 & 50 BUTTS HILL ROAD WOODLEY, FOR MILLGATE HOMES

The Committee considered a report about this application set out on Agenda pages 214 to 238 .

Members noted additional comments which had been received in relation to revised proposals which had been submitted.

Mr. Thomas, a local resident attended the meeting and spoke in opposition to the proposal.

Mr Vernon, the applicant's agent, attended the meeting and spoke in support of the application.

Members expressed concern that, whilst the present proposals provided for a

reduction of 1 dwelling from the application previously refused, this did not represent such an improvement that it would be considered for approval.

RESOLVED: That Application No 2000/2862 be refused on the following grounds:-

1. The proposal would result in piecemeal development of a backland nature in an area characterised by substantial gardens and the loss of Silver Birch trees due to the access, which would have a detrimental impact upon the character of the surrounding area.

2. The number of units and their siting represent a cramped form of development constituting over development of the site.

Application No	Received	Woodley
F/2000/2862	21.11.00	

Applicant: **Milgate Homes.**
Location : **48 & 50 Butts Hill Road, Woodley.**
Proposal : **Proposed erection of 4 dwellings with garages and construction of estate roads and paths plus garage at No.50. Demolition of existing garage and outbuildings at No.50.**

1. This application was deferred from the Development Control Committee of the 21 March 2001, to allow officers to carry out further negotiations with the applicants regarding the proposed layout of the development. The revised plans were received by the Council on 11 June 2001 and have been the subject of a re-consultation.

2. The revised plans show the change of the proposed house type on plot 4. The house has been change to a D1 type dwelling. This is a similar type of the house which has been proposed for plot 1, but has two rear dormers instead of just one. The design of the revised house on plot 4 would terminate the access road. This would prevent access to the remaining rear garden areas, further along this part of Butts Hill Road, from the proposed driveway. The rear elevation of the proposed dwelling on plot 4 would be located a minimum of 17.2m from the rear boundary line and would be minimum of 45.5m from the main rear elevation of the closest existing dwelling. The proposed dwelling would also be located a minimum of 2m from the side boundary with number 44 Butts Hill Road.

   The proposed dwelling type on plot 3 has also been amended to be a mirror image of the dwelling which was shown on plot 2. This has resulted in the reduction from 3 to 2 rear facing, first floor windows in the proposed dwelling. The change in house size on plot 3 has also increased in the size of the gap between the dwellings on plots 3 and 4. On the original plan the gap between the dwellings on plot 3 and 4 was 2.5m, whereas on the current revised plan this gap is shown to be a minimum of 4.8m.

3. The additional consultation responses to the revised plans shall be reported verbally to the committee.

4. **Recommendation** – To GRANT planning permission subject to the conditions as outlined in the attached report.

Nicola Lake.

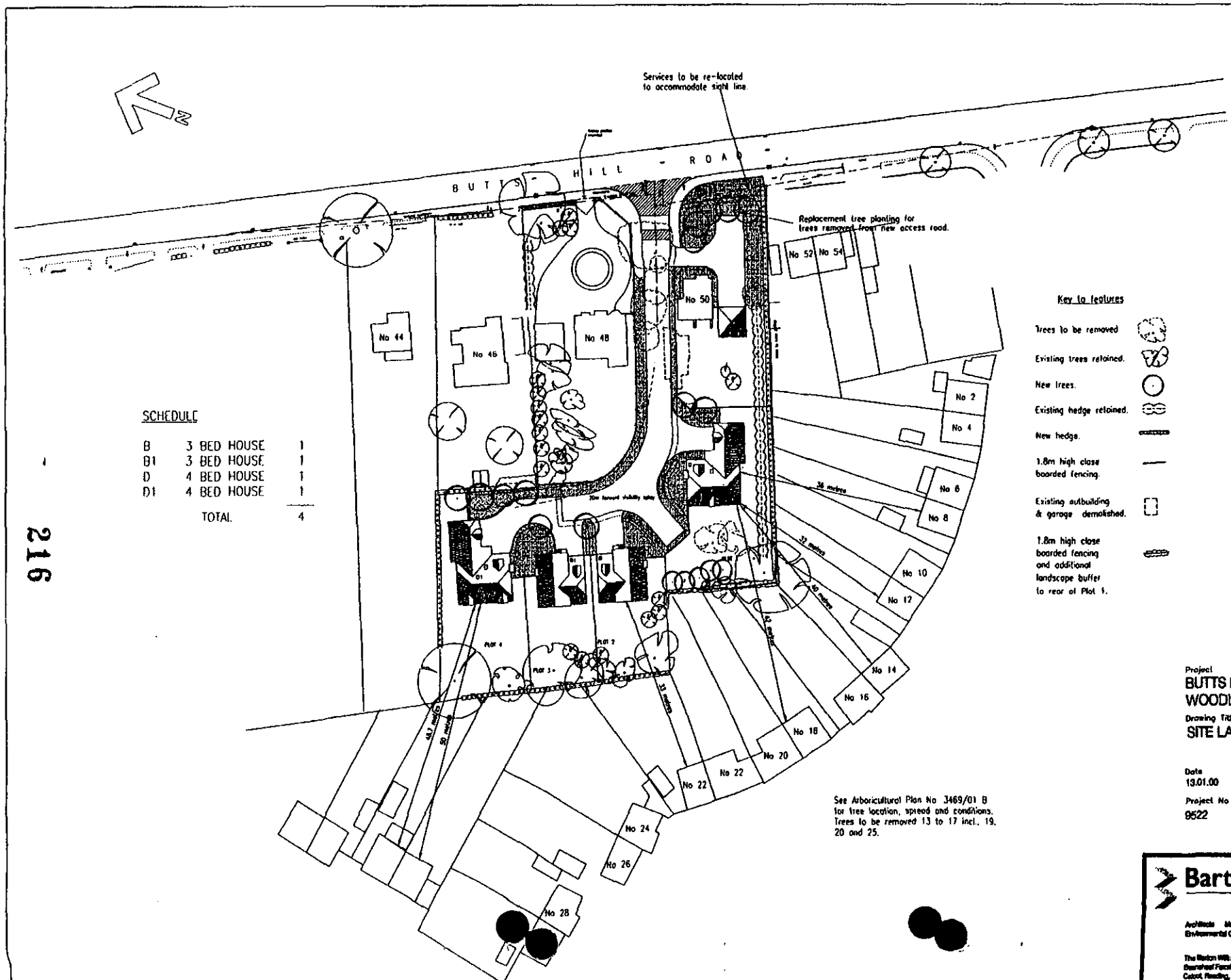


This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.

11 July 2001

Scale: 1 : 1250



SCHEDULE

B	3 BED HOUSE	1
B1	3 BED HOUSE	1
D	4 BED HOUSE	1
D1	4 BED HOUSE	1
TOTAL		4

Key to features

- Trees to be removed
- Existing trees retained.
- New trees.
- Existing hedge retained.
- New hedge.
- 1.8m high close boarded fencing.
- Existing outbuilding & garage demolished.
- 1.8m high close boarded fencing and additional landscape buffer to rear of Plot 1.

Revision	Date	By
A. Minor layout revisions.	27/01/00	TJ
B. Tree revisions as per Arboricultural plan 3469/01	15/03/00	SE
C. Highway amendments.	19/04/00	TJ
D. Highway amendments.	05/05/00	SB
E. Plot 50 rear fence and garage serving plots 1 & 2 re-aligned.	30/05/00	TJ
F. A type 3-bed houses replaced with one 4-bed D type house and plot No's amended accordingly.	22/08/00	NH
G. Estate road reduced to 4.8m wide in front of plots 2 & 3.	13/03/01	SE
H. Surrounding plots of site indicated	18/03/01	SE
J. House type changed on plots 3 & 4.	14/05/01	TJ

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

REVISED PLAN
28.6.2 ~~01~~

Project
BUTTS HILL ROAD
WOODLEY

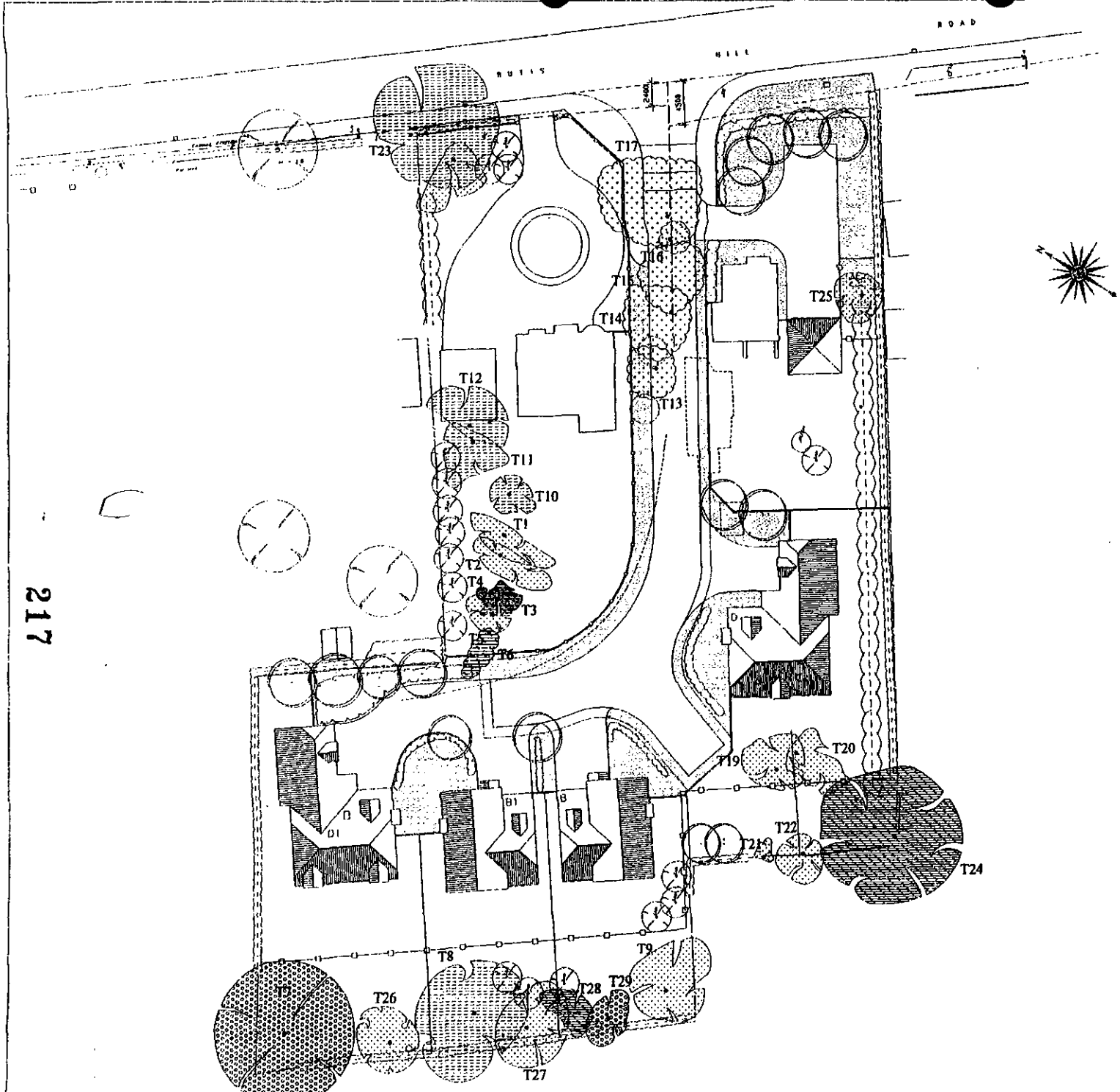
Drawing Title
SITE LAYOUT

Date	Scale	Drawn by
13.01.00	1:500	TJ

Project No	Drawing No	Revision
9522	01	J

Barton Willmore
Architecture
Architects Master Planners Town Planners
Environmental Consultants Project Services
The Barton Willmore Partnership Reading Limited
Beansheaf Farmhouse, Bourne Close,
Calcot, Reading, RG31 7BW.

216



217

1	Acer Rubrum	18	3	3	3	3	30	8	3	2	Protective fencing around tree and as shown
2	Acer Rubrum	18	3	3	3	3	30	8	3	2	Protective fencing around tree and as shown
3	Acer Rubrum	18	3	3	3	3	30	8	3	2	Protective fencing around tree and as shown
4	Acer Rubrum	18	3	3	3	3	30	8	3	2	Protective fencing around tree and as shown
5	Acer Rubrum	18	3	3	3	3	30	8	3	2	Protective fencing around tree and as shown
6	Cupressus	18	1	1	1	1	30	8	1	2	Protective fencing around tree and as shown
7	Quercus	18	1	1	1	1	30	8	1	2	Protective fencing around tree and as shown
8	Quercus	18	1	1	1	1	30	8	1	2	Protective fencing around tree and as shown
9	Quercus	18	1	1	1	1	30	8	1	2	Protective fencing around tree and as shown
10	Acer Rubrum	18	3	3	3	3	30	8	3	2	Protective fencing around tree and as shown
11	Acer Rubrum	18	3	3	3	3	30	8	3	2	Protective fencing around tree and as shown
12	Acer Rubrum	18	3	3	3	3	30	8	3	2	Protective fencing around tree and as shown
13	Acer Rubrum	18	3	3	3	3	30	8	3	2	Protective fencing around tree and as shown
14	Acer Rubrum	18	3	3	3	3	30	8	3	2	Protective fencing around tree and as shown
15	Quercus	18	1	1	1	1	30	8	1	2	Protective fencing around tree and as shown
16	Quercus	18	1	1	1	1	30	8	1	2	Protective fencing around tree and as shown
17	Quercus	18	1	1	1	1	30	8	1	2	Protective fencing around tree and as shown
18	Quercus	18	1	1	1	1	30	8	1	2	Protective fencing around tree and as shown
19	Quercus	18	1	1	1	1	30	8	1	2	Protective fencing around tree and as shown
20	Quercus	18	1	1	1	1	30	8	1	2	Protective fencing around tree and as shown
21	Quercus	18	1	1	1	1	30	8	1	2	Protective fencing around tree and as shown
22	Quercus	18	1	1	1	1	30	8	1	2	Protective fencing around tree and as shown
23	Quercus	18	1	1	1	1	30	8	1	2	Protective fencing around tree and as shown
24	Quercus	18	1	1	1	1	30	8	1	2	Protective fencing around tree and as shown
25	Quercus	18	1	1	1	1	30	8	1	2	Protective fencing around tree and as shown
26	Quercus	18	1	1	1	1	30	8	1	2	Protective fencing around tree and as shown
27	Quercus	18	1	1	1	1	30	8	1	2	Protective fencing around tree and as shown
28	Quercus	18	1	1	1	1	30	8	1	2	Protective fencing around tree and as shown
29	Quercus	18	1	1	1	1	30	8	1	2	Protective fencing around tree and as shown
30	Ash	18	1	1	1	1	30	8	1	2	Protective fencing around tree and as shown
31	Ash	18	1	1	1	1	30	8	1	2	Protective fencing around tree and as shown
32	Ash	18	1	1	1	1	30	8	1	2	Protective fencing around tree and as shown
33	Ash	18	1	1	1	1	30	8	1	2	Protective fencing around tree and as shown
34	Ash	18	1	1	1	1	30	8	1	2	Protective fencing around tree and as shown
35	Ash	18	1	1	1	1	30	8	1	2	Protective fencing around tree and as shown
36	Ash	18	1	1	1	1	30	8	1	2	Protective fencing around tree and as shown
37	Ash	18	1	1	1	1	30	8	1	2	Protective fencing around tree and as shown
38	Ash	18	1	1	1	1	30	8	1	2	Protective fencing around tree and as shown
39	Ash	18	1	1	1	1	30	8	1	2	Protective fencing around tree and as shown
40	Ash	18	1	1	1	1	30	8	1	2	Protective fencing around tree and as shown
41	Ash	18	1	1	1	1	30	8	1	2	Protective fencing around tree and as shown
42	Ash	18	1	1	1	1	30	8	1	2	Protective fencing around tree and as shown

Key to Schedule of Trees

Trees marked with number on plan

Species — English name

Stem diameter in centimetres measured at 1.5 metres above ground level

Height — 1 : Under 15m; 2 : 15 to 20m; 3 : Over 20m

Age — 1 : Young; 2 : Early mature; 3 : Mature; 4 : Over mature; 5 : Veteran

Spread — 1 : Under 3m; 2 : 3 to 5m; 3 : Over 5m

Category — A : Trees of high quality with an estimated remaining life of at least 40 years; B : Trees of moderate quality with an estimated remaining life of at least 20 years; C : Trees of low quality with an estimated remaining life of at least 10 years, or young trees with a stem diameter below 150mm; D : Trees unsuitable for retention for more than 10 years; U : Trees in such condition that they cannot realistically be retained as living trees for more than 10 years

* = Trees in groups

Notes — Including reasons for proposed removal, for example: condition, or necessary to allow development to proceed

TREE CATAGORY

A

B

C

D

TREES TO BE REMOVED

PROTECTIVE FENCE

REVISED PLAN
2862

B Name typo amended and repositioned 15.11.05
C Name typos amended and repositioned 09.05.06

Client: Millgate Homes Ltd

Project: 48 & 50 Butts Hill Road
Woodley

Title: Arboricultural Plan

Scale: 1:200
Date:
Survey:

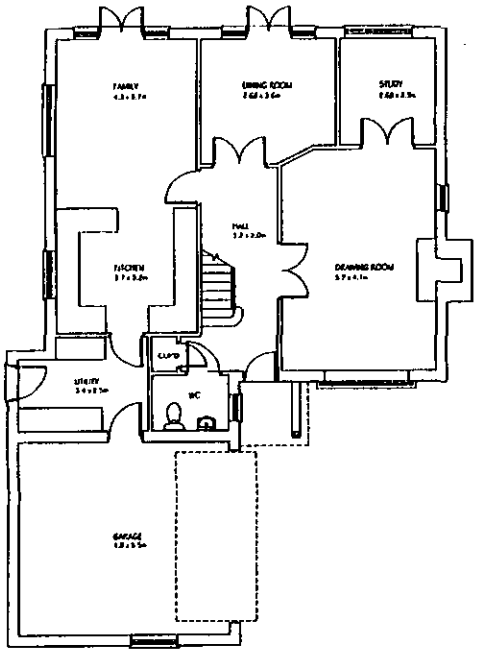
Drg No: 3469/01 C

Redwoods Farm Bridleway Lane
Lingfield Surrey RH7 6HS
Telephone 01342 834882
Facsimile 01342 892262
email ian@ianmkeen.fsnet.co.uk

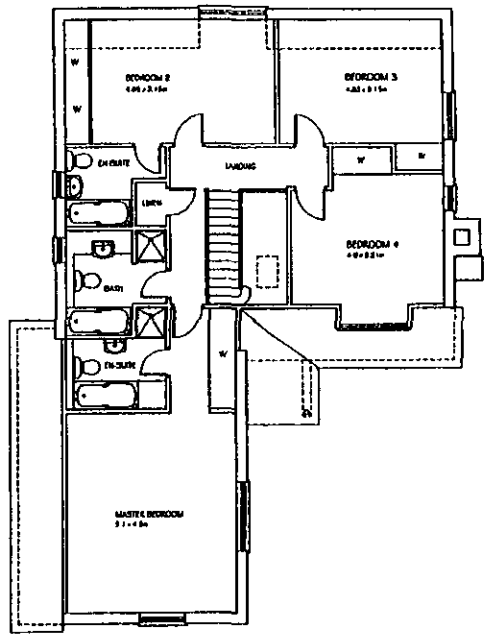
IAN KEEN LIMITED

TYPE 2 - PROTECTIVE FENCING DETAIL. Do not scale. Dimensions as shown

Revision	Date	By
A. Repositioned bedroom 2 & 3 windows.	20.03.01	SE



GROUND FLOOR PLAN



FIRST FLOOR PLAN

HOUSE AREA		
GROUND FLOOR	92.77m²	998 Ft²
FIRST FLOOR	108.4m²	1167.1ft²
TOTAL	201.2m²	2165.7ft²

218

REVISED PLAN

2862

BUTTS HILL ROAD
WOODLEY

HOUSE TYPE D PLANS

9522/11

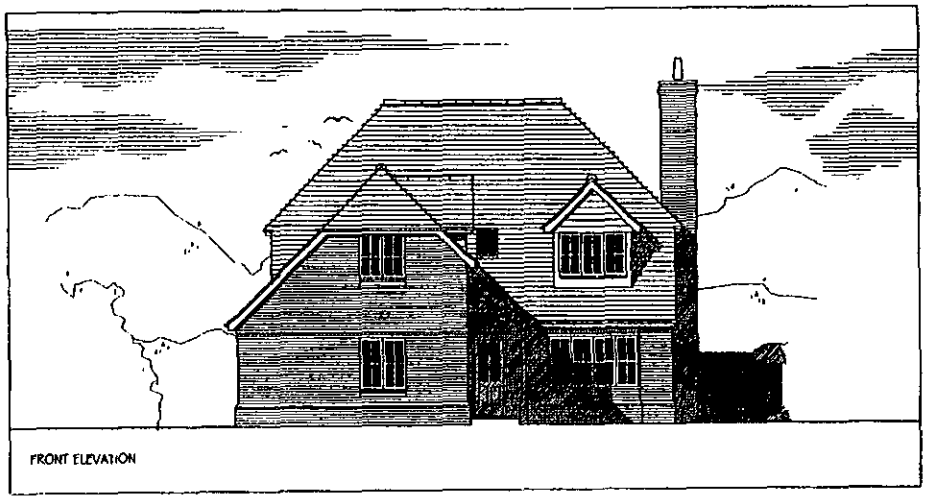
1:100

Barton Willmore
Architecture

Architects Master Planners Town Planners
Environmental Consultants Project Services

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

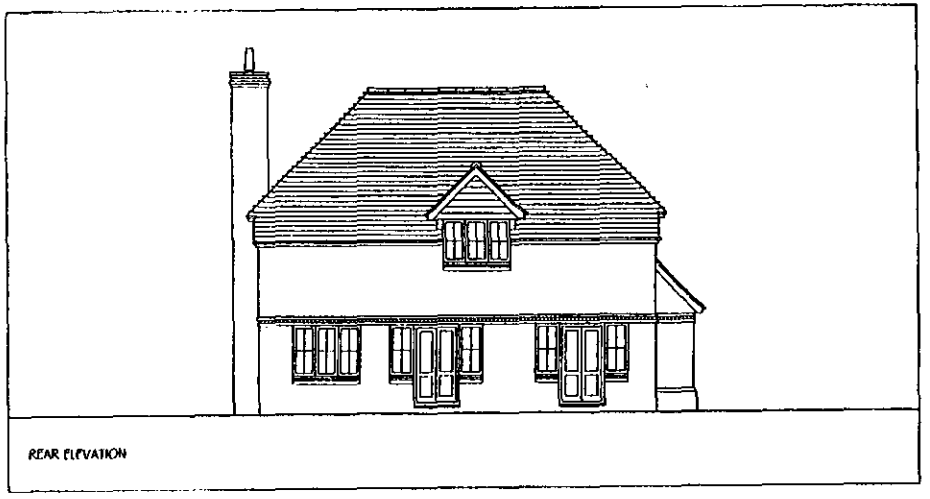
Revision	Date	By
A Repositioned bedroom 2 & 3 windows.	20.03.01	SE



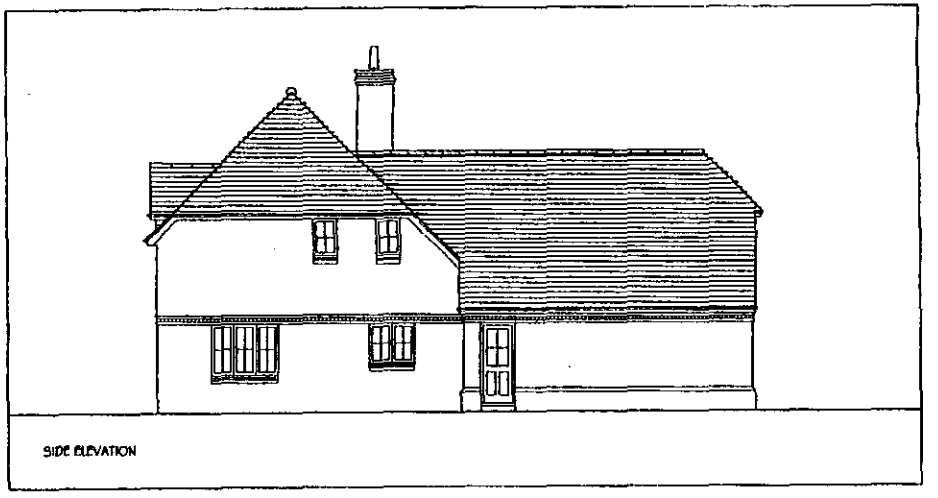
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

219

REVISED PLAN

2862 d

BUTTS HILL ROAD
WOODLEY

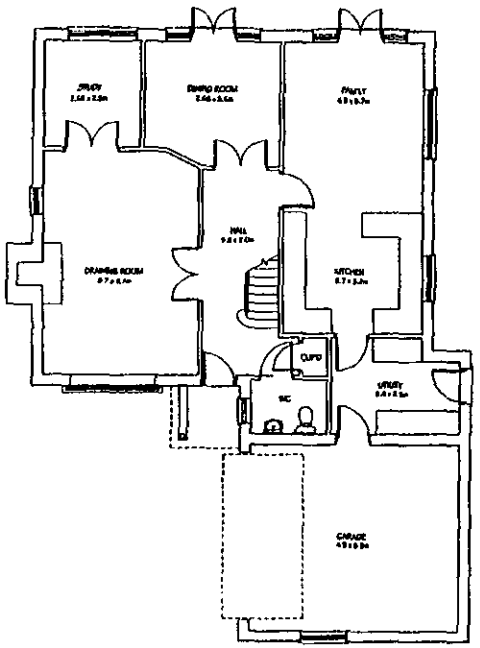
HOUSE TYPE D ELEVATIONS

Barton Willmore
Architecture

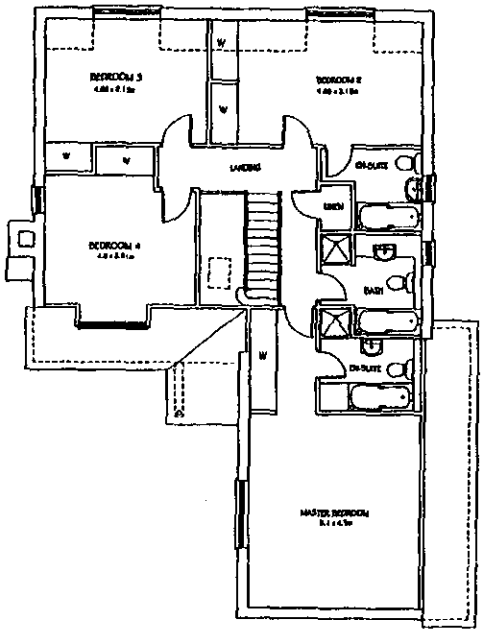
Architects Master Planners Town Planners
Environmental Consultants Project Services

The Barton Willmore Partnership Reading Limited
Beansheaf Farmhouse, Bourne Close,
Calcot, Reading, RG31 7BW

Revision Date By



GROUND FLOOR PLAN



FIRST FLOOR PLAN

HOUSE AREA		
GROUND FLOOR	92.77m²	998.6ft²
FIRST FLOOR	108.4m²	1167.18ft²
TOTAL	201.2m²	2165.78ft²

220

REVISED PLAN

2862 - 1

BUTTS HILL ROAD
WOODLEY

HOUSE TYPE D1 PLANS

9522/15

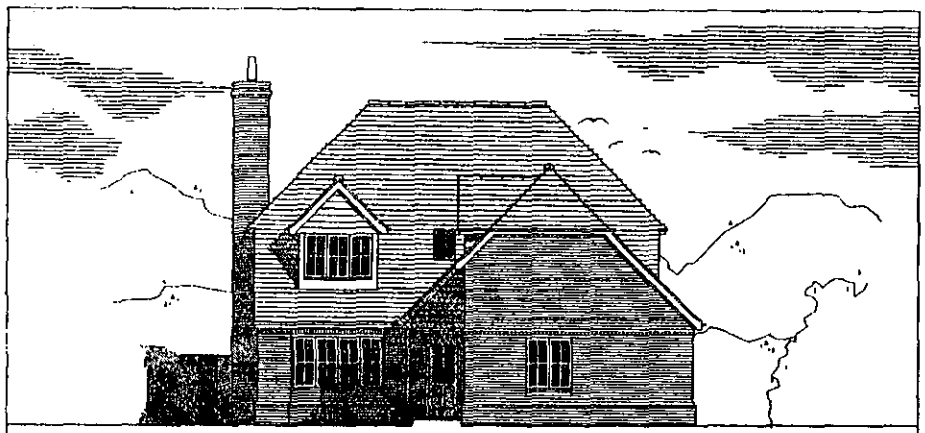
1:100

Barton Willmore
Architecture

Architects Master Planners Town Planners
Environmental Consultants Project Services

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

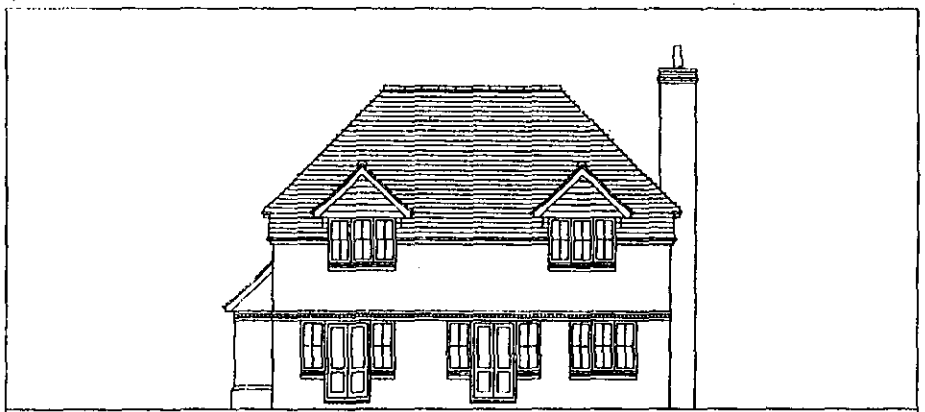
Revision Date By



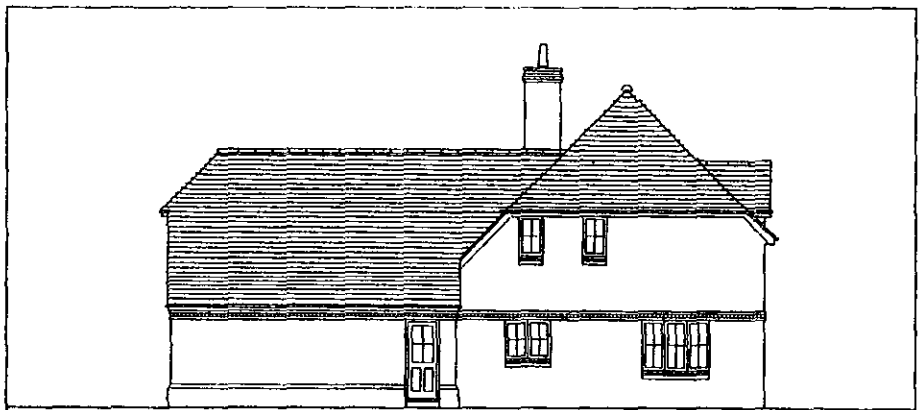
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

REVISED PLAN
2862

BUTTS HILL ROAD
WOODLEY

HOUSE TYPE D1 ELEVATIONS

9522/14 1:100

Barton Willmore
Architecture

Architects Master Planners Town Planners
Environmental Consultants Project Services

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

221

Application No	Received	Woodley.
F/2000/2862	21.11.01	

Applicant: **Millgate Homes**
Location : **48 & 50 Butts Hill Road, Woodley.**
Proposal : ***Proposed erection of 4 dwellings with garages and construction of estate roads and paths plus garage at No.50. Demolition of the existing garage and outbuilding at No.50.***

1. **Planning History** – The site is located within the identified settlement of Woodley and is made up of the side and rear garden area of numbers 46, 48 and 50 Butts Hill Road. There have been three relevant planning applications within the area. The first was an outline application (O/308/66) for a dwelling to the rear of number 46 and 48, which was refused planning permission in 1967. A second application (29444) was also refused permission in 1988. This application was for the erection of three detached dwellings with garages. The grounds for refusal were impact on neighbouring dwelling, junction substandard, and inadequate service vehicle turning on site. An appeal against the refusal of planning permission was later dismissed on appeal.

   Finally an application was submitted for planning permission for the erection of 5 dwellings on the land to the rear of 46, 48 and 50. This application was refused permission by the Development Control Committee of the 19 July 2000, on the following three grounds; 1. That the proposal would result in piecemeal development of a backland nature in an area characterised by substantial gardens and the loss of Silver Birch trees due to the access, which would have a detrimental impact upon the character of the surrounding area. 2. That the number of units and their sitting represented a cramped form of development constituting overdevelopment of the site and 3. That the siting of the units would result in overlooking and loss of privacy to the detriment of the residential amenity of the occupants in Ravensbourne Drive.

2. **Proposal** – The proposed development is an amendment of the previously refused scheme. The proposed access road would be located between the existing dwellings on number 48 and 50, resulting in the demolition of number 50's existing garage and outbuilding. Some of the rear garden area of numbers 46 and 48 would be used to locate three detached dwellings and part of the rear garden area of number 50 would be used to a site a single four bed detached dwelling. This has been revised since the previous application which showed the rear of No.50 occupied by a pair of semi detached dwellings. This alteration to the proposed scheme accounts for the reduction in the proposed number of dwellings from 5 to 4. There would be 3 four-bed and one three-bed dwelling.

3. **Consultations** -
   - ***Woodley Town Council:*** Recommend refusal. (See attached comments.)
   - ***Highways:*** No objection subject to conditions.
   - ***Environmental Health:*** No objection subject to conditions.
   - ***Environment Agency:*** No objection subject to conditions.

- ***Landscaping:*** The proposal is acceptable as the trees which area shown for removal are poor quality trees of little long-term value. Therefore no objection subject to condition.
- ***Letters:*** There have been 20 letters of objection received, which can be summarised as follows:
  - The new junction would be a highway hazard.
  - Overdevelopment.
  - Precedent for further development.
  - Out of keeping with the surroundings.
  - Overlooking and loss of privacy.
  - Increase in traffic generation.
  - Noise and disturbance.
  - Loss of trees.
  - Overbearing upon adjacent dwellings.

4. **Appraisal** – Main issues.

   A. Principle of Development. (Policy H5 of the Berkshire Structure Plan; Policy LH1 of the Loddon Area Local Plan; Policy WH6 and Housing Density Policy of the Wokingham District Local Plan (Deposit Draft) as modified.
   B. Impact upon the residential amenity of the neighbouring dwellings. (Policies LBE1, LBE2 and LBE5 of the Loddon Area Local Plan; Policies WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft) as modified.
   C. Impact upon the character and appearance of the surrounding area. (Policies LBE1, LBE2 and LBE5 of the Loddon Area Local Plan; Policies WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft) as modified.
   D. Impact upon Highways Safety. (Policies LT5 and LT6 of the Loddon Area Local Plan; WT6 and WT7 of the Wokingham District Local Plan (Deposit Draft) as modified.
   E. Concerns of Residents and Woodley Town Council.

A. Principle of Development.

The site is located within the identified settlement where development is usually acceptable in principle, subject to meeting the other policies within the District's development plans. The site would be designated as 'previously-used land' as it is currently garden area. Therefore, the principle of development would be in accordance with government guidance as outline in PPG3 – Housing.

The site is approximately 0.38 hectares in size and would accommodate 4 proposed dwellings this would generate a proposed housing density of 11 dwellings per hectare. While this is below the target figure of 30 dwellings per hectare or more as set down in PPG3 and the District's Housing Density Policy, it is a reduction on the previously refused scheme which had an approximate density of 13 dwellings per hectare, which was refused planning permission as it was considered to be cramped and constituted overdevelopment. Therefore this reduced level of development would be more appropriate in this instance.

The proposed development would create 3 four-bed and one three-bed dwellings. Therefore the proposed development would not provide smaller dwelling accommodation. However the size of the dwellings are comparable to those within the surrounding area and in the light of recent appeal decisions relating to small sites of this nature, it is considered that in the light of recent appeal decisions, that a refusal could be substantiated on the basis of housing mix or density.

B. Impact upon the residential amenity of the neighbouring dwellings.
The previous scheme was refused planning permission on three grounds. The third ground for refusal was that by virtue of the proposed siting of the units, the development would result in overlooking and loss of privacy to the detriment of the residential amenity of the occupants of Ravensbourne Drive. The proposed development would have a similar layout to that of the previous scheme but with a number of amendments. The three dwellings shown to be located across the rear of the site would be located a minimum of 14m from the rear boundary of the site and a minimum of 33m from the rear of the nearest dwelling in Ravensbourne Drive. This would be the same relationship as the previously refused scheme.

The main alteration to the proposed development is the replacement of the proposed pair of semi-detached dwellings with a single detached four-bed dwelling. The proposed dwelling would be located a minimum of 15.4m from the rear boundary fence and a minimum of 31m from the rear of the closest dwelling. This is an increase of 3.3m in distance to the rear boundary and 6m to the nearest dwelling. There has also been an increase in the distance from the side of the proposed dwelling and the side boundary from 4.2m to 6.6m. It is this increase in the gap to the side boundary which accounts for the greater increase in the distance to the nearest dwelling.

Therefore the proposed development would not overshadow, overlook or overbear. Hence there would be no significant detrimental impact upon the residential amenity of the neighbouring dwellings. As such the proposed development would be in accordance with the policies of the district's development plans.

C. Impact upon the character and appearance of the surrounding area.
The proposed development would result in the removal of a number of trees from the site. However the landscape officer is satisfied that the 4 Silver Birch and 1 Cherry Tree which are shown for removal are poor quality and of little long-term value. The plans also show the location of a protective fence which would surround the trees to the rear of the site. The landscape officer considers these details to be acceptable on the condition that the area within the fencing is not intruded upon and that no work should be carried out within these area without first gaining approval in writing from the Local Planning Authority.

The area to the north of the application is characterised by detached dwellings located well within substantial garden areas, which continue back from the dwellings for approximately 65m. However the garden areas of number 46, and dwellings 52 through to 58 are considerably smaller, with lengths of around 20m. This is also true of the dwellings along Ravensbourne Drive. Therefore the proposed dwellings would be in keeping with the size and design

of the dwellings within the surrounding area and would have no significant detrimental impact upon the character and appearance of the surrounding area.

D. Impact upon Highways Safety.
The Highway officer is satisfied that subject to the imposition of a number of conditions and the signing of a legal agreement for a £12,000 financial contribution towards improving sustainable transport initiatives and local traffic management schemes, that the proposed development including the creation of the new accessway would have no detrimental impact upon the highway safety of the existing surrounding highway network.

E. Concerns of Residents and Woodley Town Council.
The concerns of the local residents and the Parish Council have been noted and some of these concerns have been addressed in the above appraisal. However it has been raised that should the proposed development be granted planning permission it would set a precedent for further such development within the area. However, each application must be considered on its own merits.

5. **Conclusion** – The proposed development would have no detrimental impact upon the residential amenity of the adjacent dwellings or the character and appearance of the surrounding area. Therefore the proposed development would be in accordance with the policies of the District's local plan.

6. **Recommendation** – To GRANT planning permission subject to the signing of a legal agreement to safeguard the financial contribution of £12,000 towards improving local sustainable transport initiatives and local traffic management and the following 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 development shall not commence until details of all boundary treatments have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the Local Planning Authority. The approved scheme shall be maintained in perpetuity.

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

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order 1995 (or any Order revoking and re-enacting that Order with or without modification) 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.

6. Works related to the demolition and 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

7. 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.

8. 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.

9. 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.

10. Prior to commencing work on site, provision shall be made to accommodate all site operatives' visitors and construction vehicles loading, off-loading, parking and turning within the site during the construction period, in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The provision should be maintained and used at all times.

11 Precautions shall be taken for the duration of the construction period to prevent the deposit of mud and similar debris on the adjacent public highways, in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

12. No other development of the site shall take place until the access has been constructed in accordance with the approved plans.

13. The existing vehicular access to the site shall be stopped up and abandoned, to the satisfaction of the Local Planning Authority within one month of the completion of the new access.

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

17. Surface water source control measures shall be carried out in accordance with details which shall be submitted to and approved in writing by the Local Planning Authority before development commences.

18. No soakaways shall be constructed such that penetrate the water table and they shall not in any event exceed 3 metres in depth below existing ground level.

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

Reasons.

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

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

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

4. To safeguard the residential amenity of the neighbouring dwellings.

5. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

6. To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

7. In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.

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

9. To safeguard visual amenities.

10. To prevent queuing and parking off site, in the interests of highway safety and convenience.

11, 12 & 13. In the interests of highway safety and convenience.

14 & 15. In the interests of visual amenity.

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

17. To prevent the increased risk of flooding and to improve water quality.

18. To prevent pollution of groundwater.

19. In the interest of highway safety.

Informatives.

1. You are advised, in compliance with the Town and Country Planning (General Development procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:
   Berkshire Structure Plan: H5, H9.
   Loddon Area Local Plan: LH1, LH8, LBE1, LBE2, LBE5, LT5, LT6.
   Wokingham District Local Plan: Housing Density Policy, WH6, WOS3, WBE1, WBE11, WT6, WT7.

Nicola Lake.

FROM: Nicola Lake

DATE: 30 November 2000

DELEGATED
08 DEC 2000
COPIES TO:
A.K.
FILE:

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2000/2862

Proposal: Proposed erection of 4 dwellings with garages and construction of estate roads and paths plus garage at no 50 . Demolition of existing garage and outbuildings at no 50..

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

Applicant: Millgate Homes C/O The Barton Wilmore Partnership.

Your observations are required in respect of this application **by 24/12/2000** .

In spite of the plan only being received the day before the meeting, 10 residents were present. The Chairman adjourned the meeting to enable them to put forward their objections to this proposal.

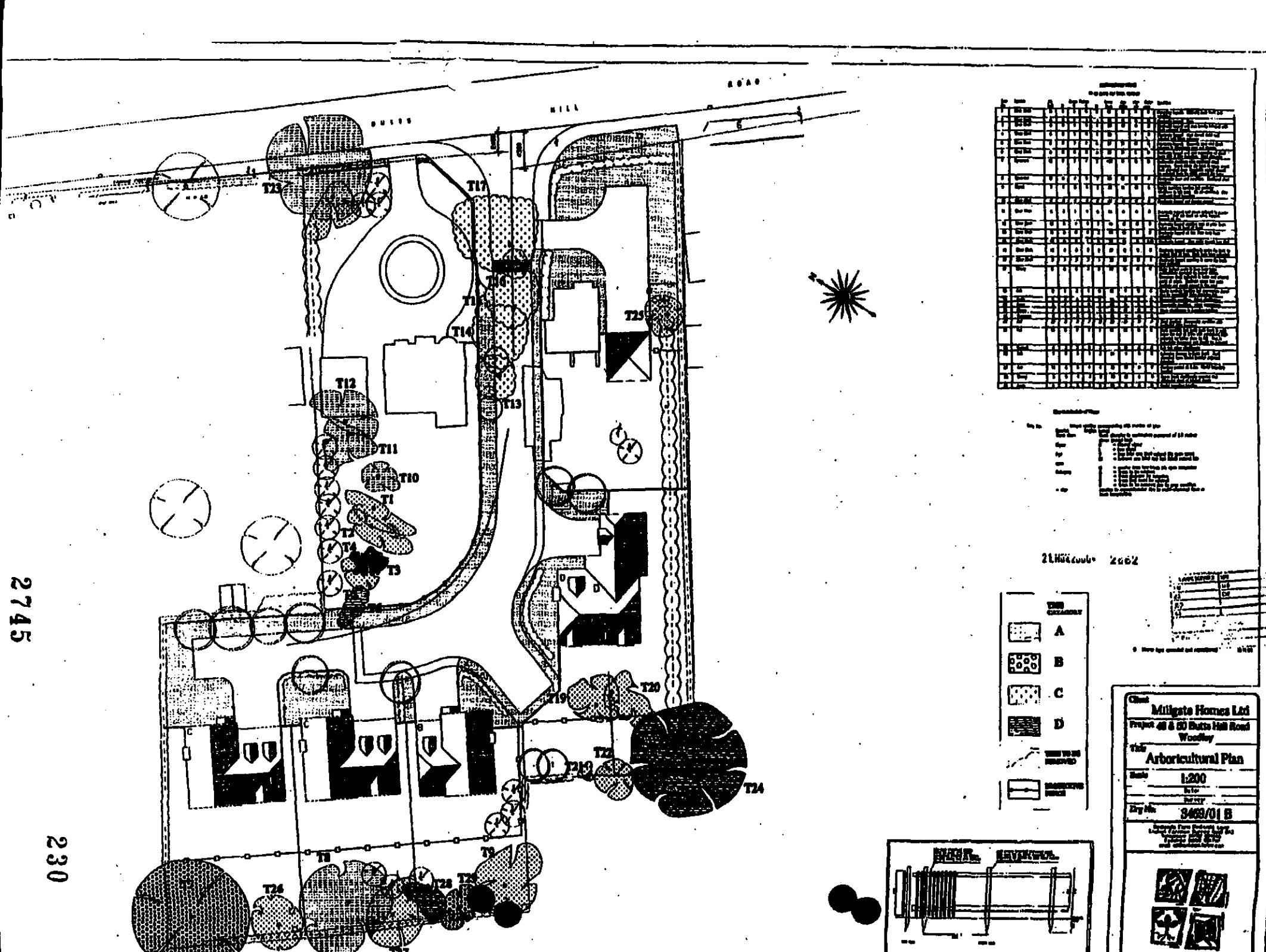
It was considered that there was very little change from the previous plan which had been refused. The number of dwellings had been reduced by one, and there appeared to be a difference of 9ft in measurement. Reasons for refusal of Plan No. 0996 were still appropriate.

After the meeting had been reconvened, it was noted during discussion that the footprint was now larger and the massing effect was greater. Members supported the residents comments and agreed that this plan was a retrograde step. Reasons for refusal of Plan No. 0996 with reference to policies in the local plan(s) were still appropriate.

The committee recommended that this application be refused.

SIGNED: _____ DATE: 6.12.00.

Clerk To Woodley Parish/Town Council.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Millgate Homes Ltd
Arboricultural Plan
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2745
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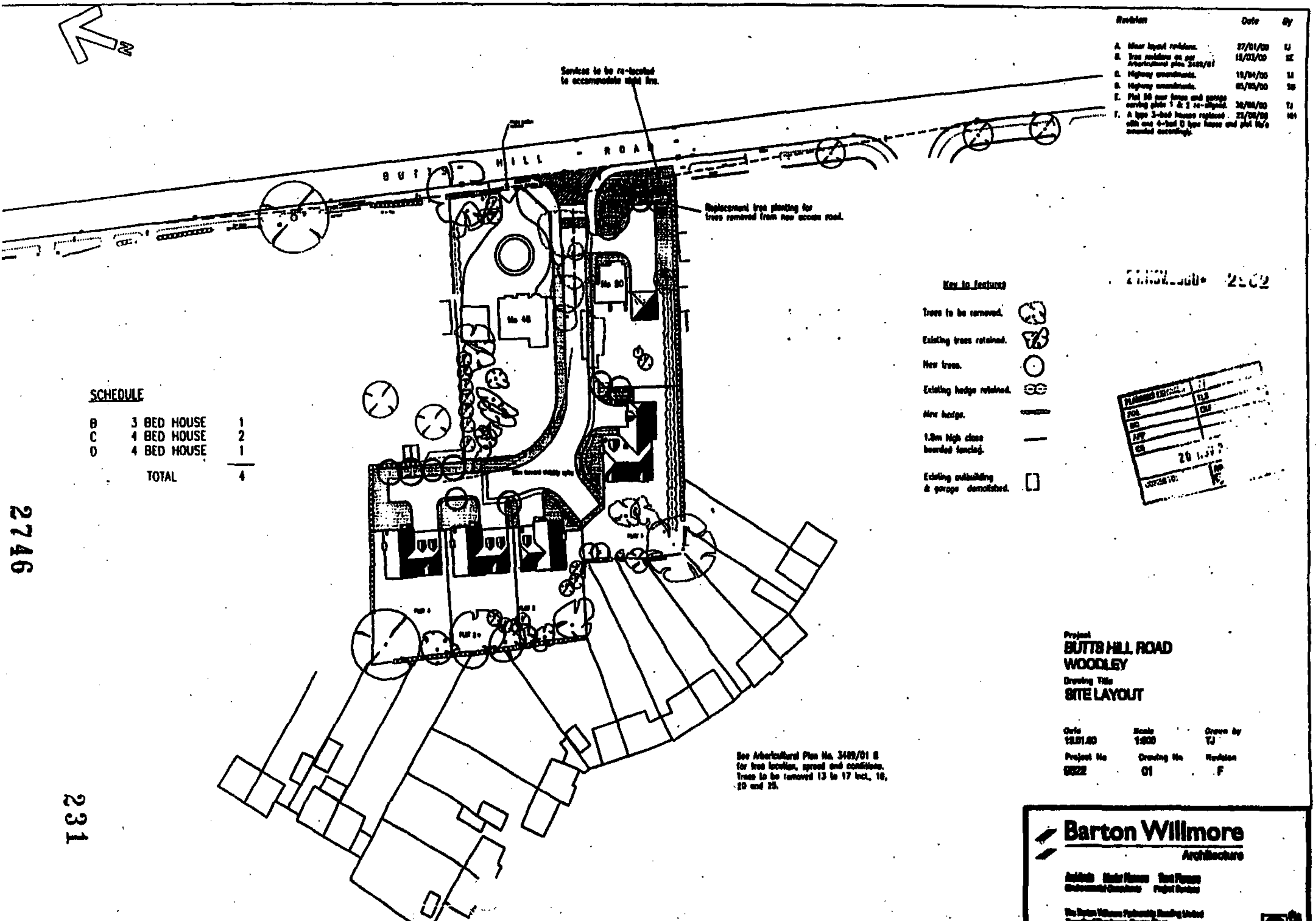
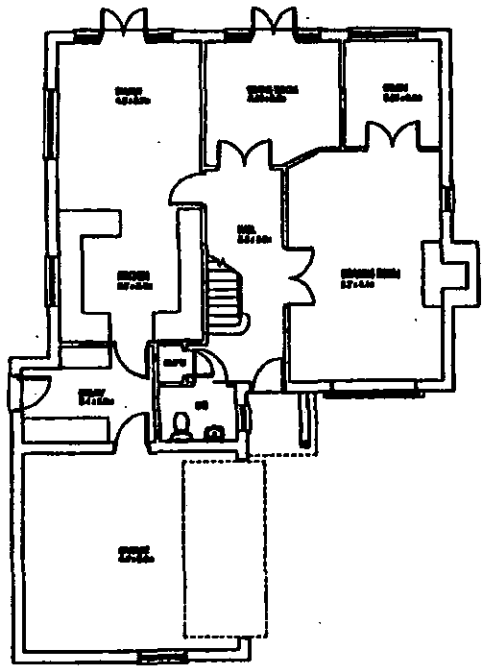
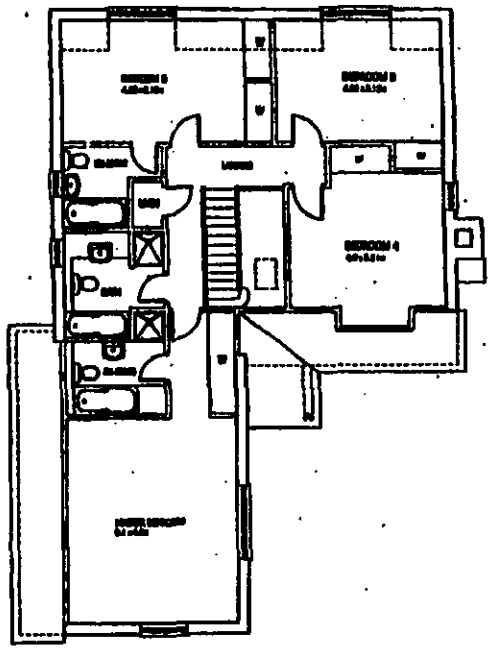

Revision / Date / By
A. Minor layout revisions. 27/01/00 TJ
B. 15/03/00
C. Highway amendments. 19/04/00
D. Highway amendments. 05/05/00
E. 30/06/00
F. 22/09/00
Services to be re-located to accommodate sight line.
BUTTS HILL ROAD
Replacement tree planting for trees removed from new access road.
No 46
No 50
Key to features
Trees to be removed.
Existing trees retained.
New trees.
Existing hedge retained.
New hedge.
1.8m high close boarded fencing.
Existing outbuilding & garage demolished.
SCHEDULE
B 3 BED HOUSE 1
C 4 BED HOUSE 2
D 4 BED HOUSE 1
TOTAL 4
See Arboricultural Plan No. 3489/01 B for tree location, spread and conditions. Trees to be removed 13 to 17 incl, 18, 20 and 25.
Project
BUTTS HILL ROAD
WOODLEY
Drawing Title
SITE LAYOUT
Date 18.01.00
Scale 1:500
Drawn by TJ
Project No 9822
Drawing No 01
Revision F
Barton Willmore
Architecture

Revision Date By



GROUND FLOOR PLAN



FIRST FLOOR PLAN

21.NOV.2000 2862

BUTTS HILL ROAD
WOODLEY

HOUSE TYPE D PLANS

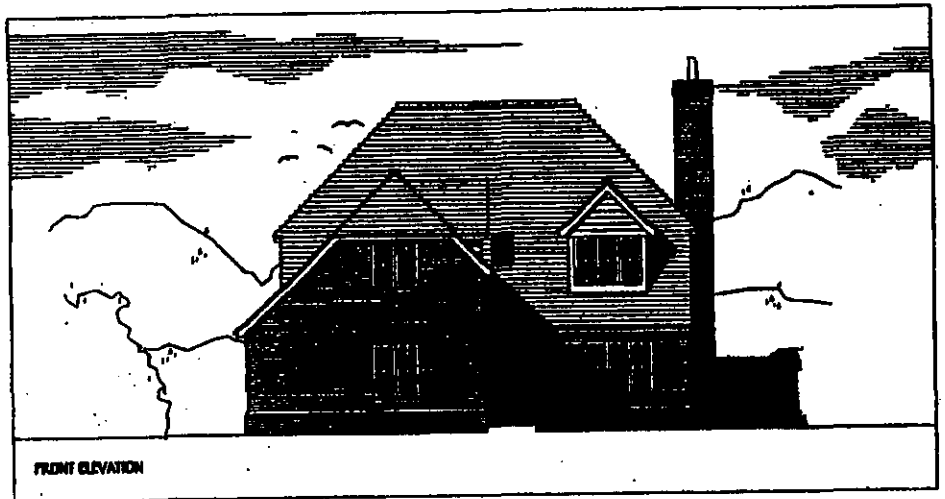
9522/11

1:100

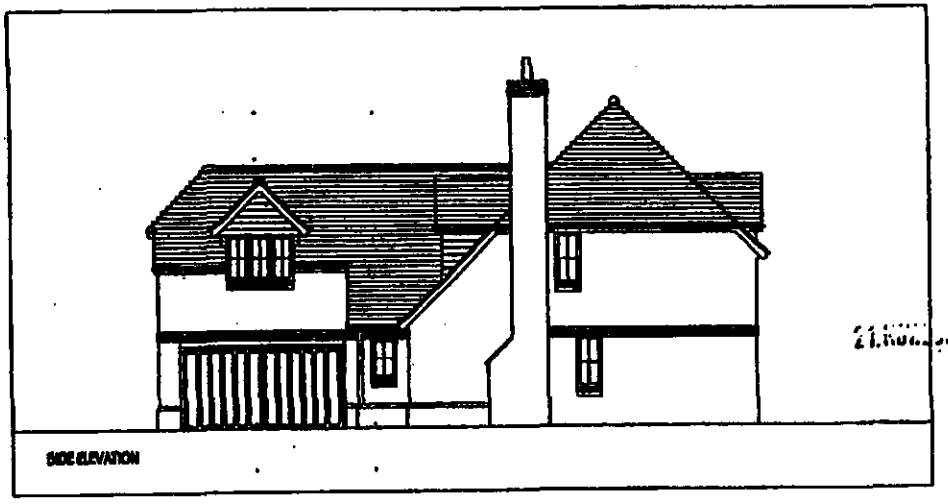
Barton Willmore
Architecture

232

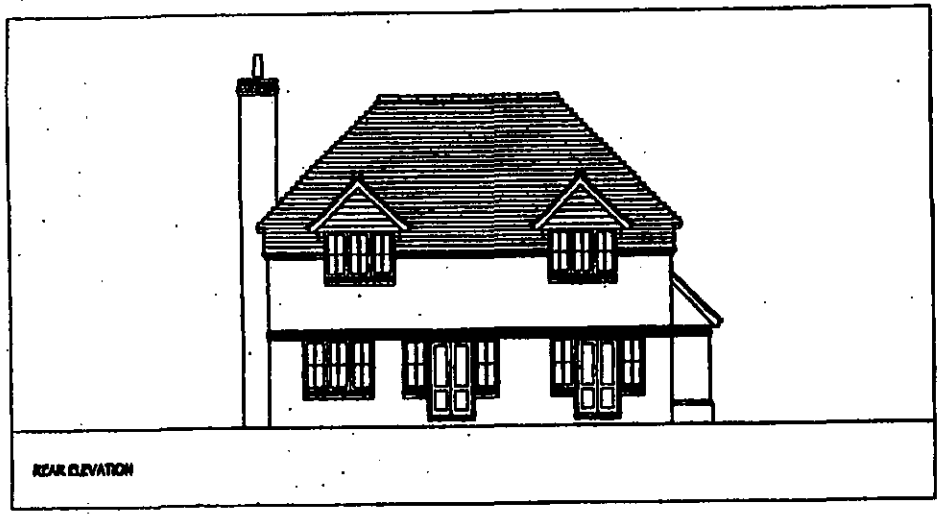
Revision Date By



FRONT ELEVATION



SIDE ELEVATION



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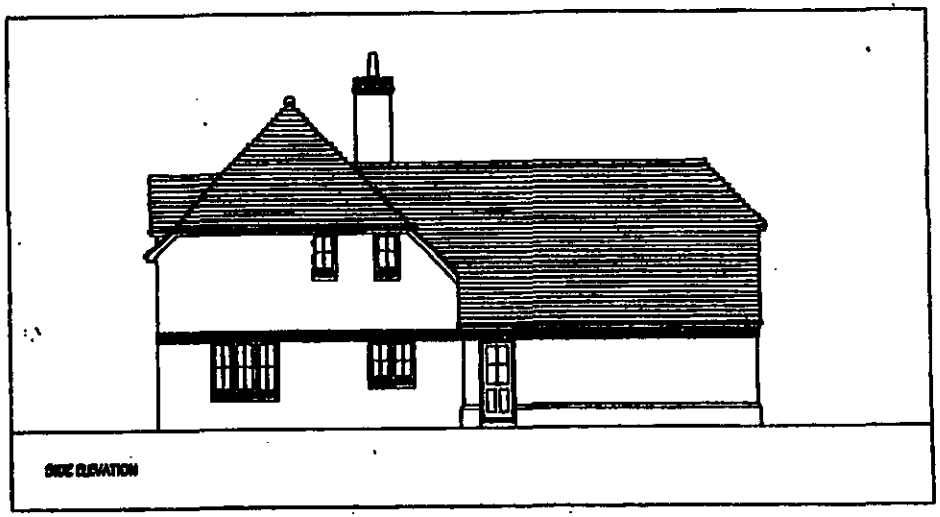


SIDE ELEVATION

9748

3332

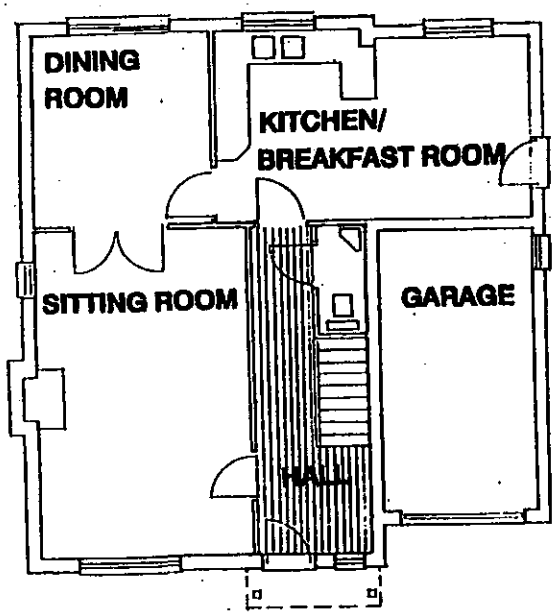
BUTTS HILL ROAD
WOODLEY

HOUSE 'E D ELEVATIONS

Barton Willmore
Architecture

Revision	Date	By

21.NOV.2000* 2962



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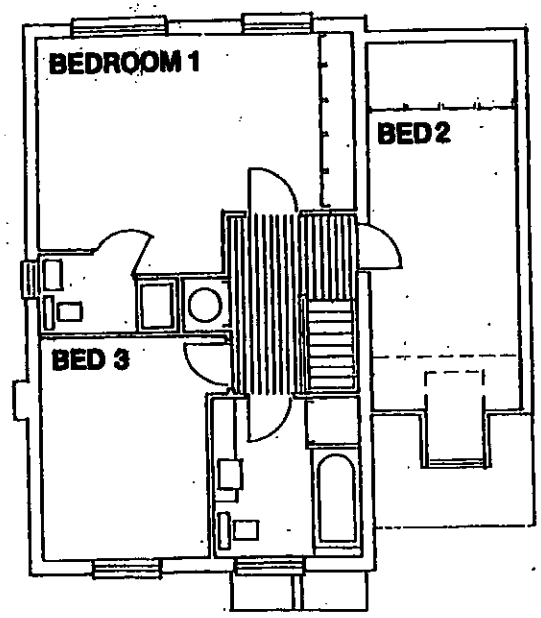


FIRST FLOOR

Project
BUTTS HILL ROAD WOODLEY

Drawing Title
HOUSE TYPE B PLANS

Date	Scale	Drawn by
01.02.00	1:100	TJ
Project No	Drawing No	Revision
9622	05	-

Barton Willmore
Architecture

Architects Master Planners Town Planners
Environmental Consultants Project Services

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

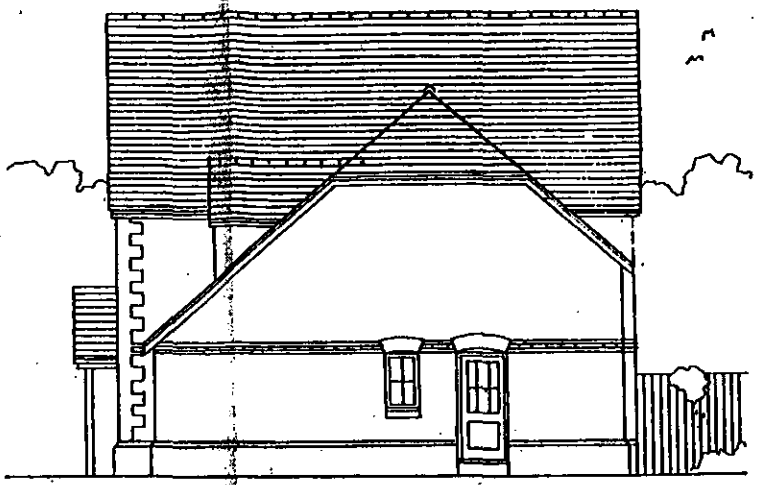
2749

234

Revision	Date	By



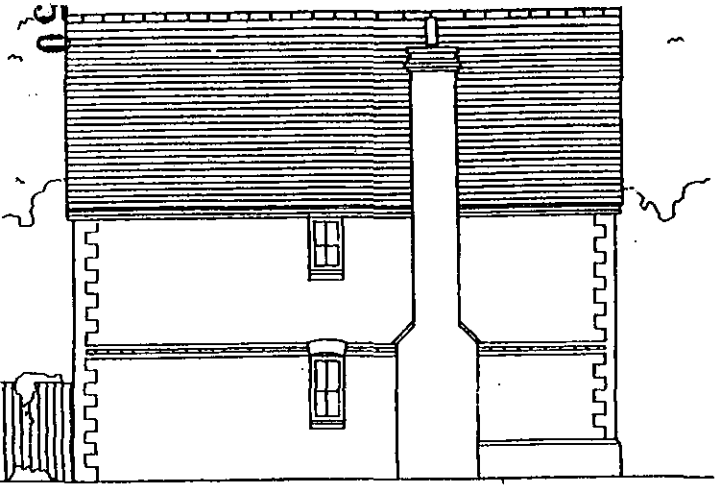
FRONT ELEVATION



SIDE ELEVATION

21.NOV.2000* 2862

2730



SIDE ELEVATION



REAR ELEVATION

Project
BUTTS HILL ROAD WOODLEY

Drawing Title
HOUSE TYPE B ELEVATIONS

Date	Scale	Drawn by
01.02.00	1:100	TJ

Project No	Drawing No	Revision
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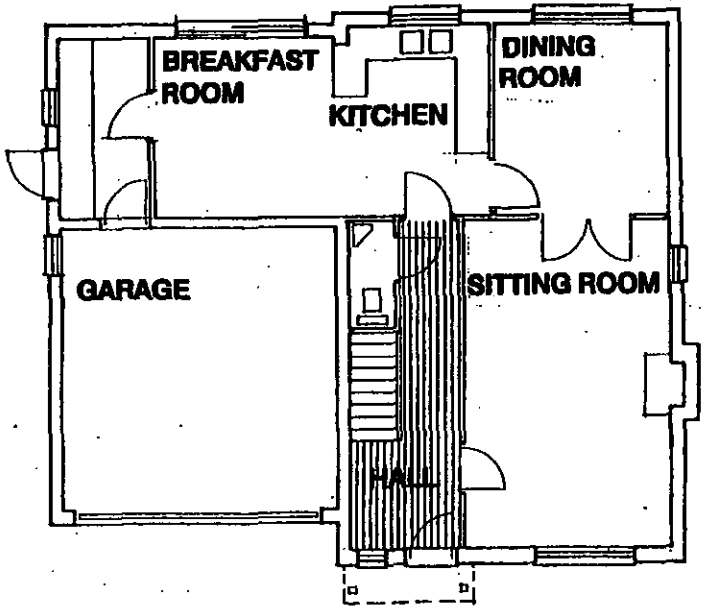
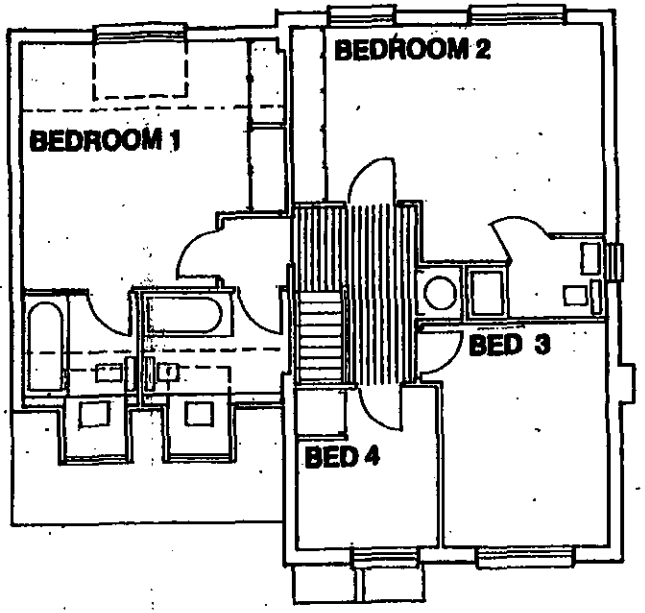
2330

Revision	Date	By



GROUND FLOOR



FIRST FLOOR

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Project
BUTTS HILL ROAD WOODLEY

Drawing Title
HOUSE TYPE C PLANS

Date	Scale	Drawn by
01.02.00	1:100	TJ
Project No	**Drawing No**	**Revision**
9522	07	-

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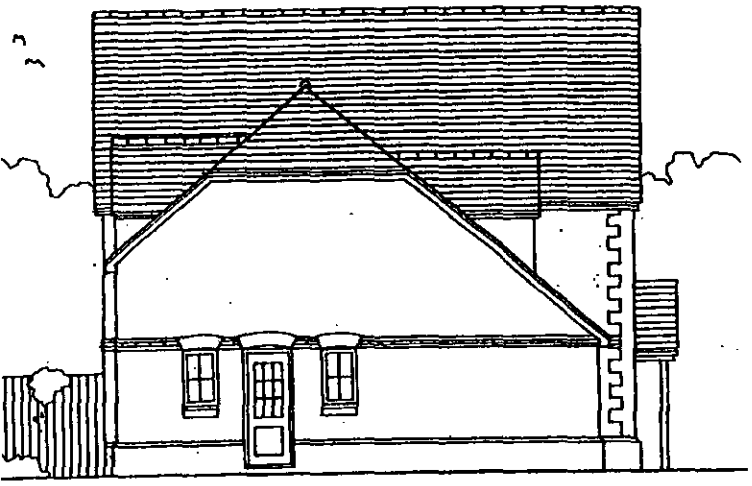
Architects Master Planners Town Planners
Environmental Consultants Project Services

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

2751

236

Revision	Date	By



SIDE ELEVATION

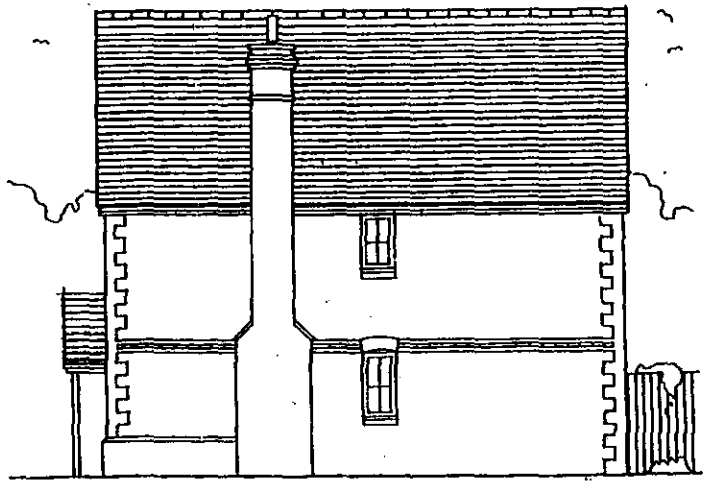


FRONT ELEVATION

21.NOV.2000* 2362



REAR ELEVATION



SIDE ELEVATION

Project
BUTTS HILL ROAD WOODLEY

Drawing Title
HOUSE TYPE C ELEVATIONS

Date	Scale	Drawn by
01.02.00	1:100	TJ

Project No	Drawing No	Revision
9522	08	-

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Environmental Consultants Project Services

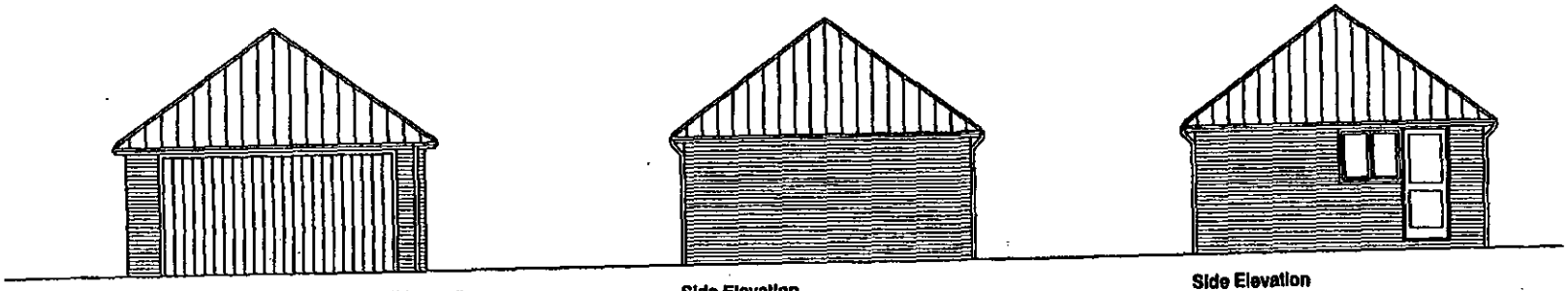
The Barton Willmore Partnership Reading Limited
Beansheaf Farmhouse, Bourne Close,
Oxford, Reading, RG81 7BW.

2362

2362

Revision	Date	By

21.NOV.2000* 2862

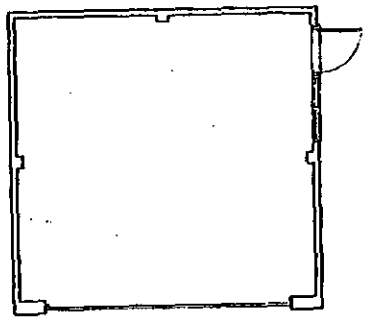


Front Elevation (No. 50 Butts Hill Road)

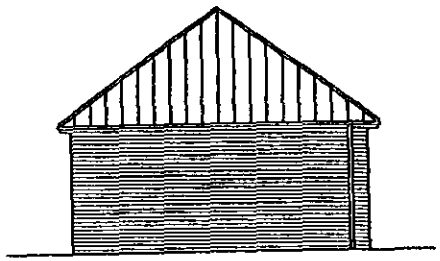
Side Elevation

Side Elevation

2733



Plan (No. 50 Butts Hill Road)



Rear Elevation

2383

Project
BUTTS HILL ROAD
WOODLEY

Drawing Title
DOUBLE GARAGE
PLANS & ELEVATIONS

Date	Scale	Drawn by
01.02.00	100	TJ

Project No	Drawing No	Revision
9522	13	

Barton Willmore
Architecture

Architects Master Planners Town Planners
Environmental Consultants Project Services

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

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 21 MARCH 2001 FROM 7.00 PM TO 10.40 PM

Present: Mr KA Malvern (Chairman), Mrs JA Lissaman (Vice-Chairman), Mrs DC Beatty Mr MJ Bryant, Mr SR Conway, Mr RH Cundy, Mr TP Dredge, Mr JL Earnshaw, Mr RFN Eke, Mrs MA Long, and Mrs M Robertson.

Also present under Standing Order 39:- Mr AJ Ross and Mr GM Storry,

PART I

RESOLVED: That the order of business detailed on the agenda be varied.

272. MINUTES

Subject to the following amendments, the Minutes of the meeting of the Committee held on 28 February 2001 were confirmed as a correct record and signed by the Chairman;

Minute 256

Amend resolution as follows;

That Application No: 2000/2079 be refused on the grounds of its impact on neighbouring properties, its height and massing and the fact that it would create a hard edge to the rural area.

Minute 266

Addition of;

Mr. GA Cockroft, a local Member attended the meeting and spoke against the application.

273. APOLOGIES

An Apology for absence was submitted from Mr. BJS Patman,

274. ORDER OF BUSINESS

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

development and in the circumstances it was

RESOLVED: That consideration of Application No: 2000/~~2140~~2862 be deferred for further negotiations.

276. APPLICATION NO: 2000/2862, PROPOSED ERECTION OF 4 DWELLINGS WITH GARAGES AND CONSTRUCTION OF ESTATE ROAD AND PATHS PLUS GARAGE AT NO. 50 DEMOLITION OF EXISTING GARAGE AND OUTBUILDING AT NO.50. 48 & 50 BUTTS HILL ROAD WOODLEY, FOR MILLGATE HOMES

The Committee considered a report about this application set out on Agenda pages 2736 to 2753.

In explaining the report, the Head of Planning and Transportation informed Members that an additional letter of objection had been received since the despatch of the Agenda and also drew Members attention to a revised site plan which was circulated to Members at the meeting. In addition, the Head of Planning and Transportation informed Members of a number of amendments to the report circulated to Members at the meeting.

Mr. O'Donnell, a local resident attended the meeting and spoke against the proposal.

Mr. Vernon, the applicants agent attended the meeting and spoke in support of the proposal.

During the discussion of the application, it was suggested that it might be possible to overcome some of the objections by amending the site layout of the proposed

Application No **Received** **Woodley.**
F/2000/2862 **21.11.00**

Applicant: **Millgate Homes**
Location : **48 & 50 Butts Hill Road, Woodley.**
Proposal : **Proposed erection of 4 dwellings with garages and construction of estate roads and paths plus garage at No.50. Demolition of the existing garage and outbuilding at No.50.**

1. **Planning History** – The site is located within the identified settlement of Woodley and is made up of the side and rear garden area of numbers 46, 48 and 50 Butts Hill Road. There have been three relevant planning applications within the area. The first was an outline application (O/308/66) for a dwelling to the rear of number 46 and 48, which was refused planning permission in 1967. A second application (29444) was also refused permission in 1988. This application was for the erection of three detached dwellings with garages. The grounds for refusal were impact on neighbouring dwelling, junction substandard, and inadequate service vehicle turning on site. An appeal against the refusal of planning permission was later dismissed on appeal.

   Finally an application was submitted for planning permission for the erection of 5 dwellings on the land to the rear of 46, 48 and 50. This application was refused permission by the Development Control Committee of the 19 July 2000, on the following three grounds; 1. That the proposal would result in piecemeal development of a backland nature in an area characterised by substantial gardens and the loss of Silver Birch trees due to the access, which would have a detrimental impact upon the character of the surrounding area. 2. That the number of units and their sitting represented a cramped form of development constituting overdevelopment of the site and 3. That the siting of the units would result in overlooking and loss of privacy to the detriment of the residential amenity of the occupants in Ravensbourne Drive.

2. **Proposal** – The proposed development is an amendment of the previously refused scheme. The proposed access road would be located between the existing dwellings on number 48 and 50, resulting in the demolition of number 50's existing garage and outbuilding. Some of the rear garden area of numbers 46 and 48 would be used to locate three detached dwellings and part of the rear garden area of number 50 would be used to a site a single four bed detached dwelling. This has been revised since the previous application which showed the rear of No.50 occupied by a pair of semi detached dwellings. This alteration to the proposed scheme accounts for the reduction in the proposed number of dwellings from 5 to 4. There would be 3 four-bed and one three-bed dwelling.

3. **Consultations** -
   - ***Woodley Town Council:*** Recommend refusal. (See attached comments.)
   - ***Highways:*** No objection subject to conditions.
   - ***Environmental Health:*** No objection subject to conditions.
   - ***Environment Agency:*** No objection subject to conditions.

- ***Landscaping:*** The proposal is acceptable as the trees which area shown for removal are poor quality trees of little long-term value. Therefore no objection subject to condition.
- ***Letters:*** There have been 20 letters of objection received, which can be summarised as follows:
  - The new junction would be a highway hazard.
  - Overdevelopment.
  - Precedent for further development.
  - Out of keeping with the surroundings.
  - Overlooking and loss of privacy.
  - Increase in traffic generation.
  - Noise and disturbance.
  - Loss of trees.
  - Overbearing upon adjacent dwellings.

4. **Appraisal** – Main issues.

   A. Principle of Development. (Policy H5 of the Berkshire Structure Plan; Policy LH1 of the Loddon Area Local Plan; Policy WH6 and Housing Density Policy of the Wokingham District Local Plan (Deposit Draft) as modified.
   B. Impact upon the residential amenity of the neighbouring dwellings. (Policies LBE1, LBE2 and LBE5 of the Loddon Area Local Plan; Policies WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft) as modified.
   C. Impact upon the character and appearance of the surrounding area. (Policies LBE1, LBE2 and LBE5 of the Loddon Area Local Plan; Policies WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft) as modified.
   D. Impact upon Highways Safety. (Policies LT5 and LT6 of the Loddon Area Local Plan; WT6 and WT7 of the Wokingham District Local Plan (Deposit Draft) as modified.
   E. Concerns of Residents and Woodley Town Council.

A. Principle of Development.

The site is located within the identified settlement where development is usually acceptable in principle, subject to meeting the other policies within the District's development plans. The site would be designated as 'previously-used land' as it is currently garden area. Therefore, the principle of development would be in accordance with government guidance as outline in PPG3 – Housing.

The site is approximately 0.38 hectares in size and would accommodate 4 proposed dwellings this would generate a proposed housing density of 11 dwellings per hectare. While this is below the target figure of 30 dwellings per hectare or more as set down in PPG3 and the District's Housing Density Policy, it is a reduction on the previously refused scheme which had an approximate density of 13 dwellings per hectare, which was refused planning permission as it was considered to be cramped and constituted overdevelopment. Therefore this reduced level of development would be more appropriate in this instance.

The proposed development would create 3 four-bed and one three-bed dwellings. Therefore the proposed development would not provide smaller dwelling accommodation. However the size of the dwellings are comparable to those within the surrounding area and in the light of recent appeal decisions relating to small sites of this nature, it is considered that in the light of recent appeal decisions, that a refusal could be substantiated on the basis of housing mix or density.

B. Impact upon the residential amenity of the neighbouring dwellings.
The previous scheme was refused planning permission on three grounds. The third ground for refusal was that by virtue of the proposed siting of the units, the development would result in overlooking and loss of privacy to the detriment of the residential amenity of the occupants of Ravensbourne Drive. The proposed development would have a similar layout to that of the previous scheme but with a number of amendments. The three dwellings shown to be located across the rear of the site would be located a minimum of 14m from the rear boundary of the site and a minimum of 33m from the rear of the nearest dwelling in Ravensbourne Drive. This would be the same relationship as the previously refused scheme.

The main alteration to the proposed development is the replacement of the proposed pair of semi-detached dwellings with a single detached four-bed dwelling. The proposed dwelling would be located a minimum of 15.4m from the rear boundary fence and a minimum of 31m from the rear of the closest dwelling. This is an increase of 3.3m in distance to the rear boundary and 6m to the nearest dwelling. There has also been an increase in the distance from the side of the proposed dwelling and the side boundary from 4.2m to 6.6m. It is this increase in the gap to the side boundary which accounts for the greater increase in the distance to the nearest dwelling.

Therefore the proposed development would not overshadow, overlook or overbear. Hence there would be no significant detrimental impact upon the residential amenity of the neighbouring dwellings. As such the proposed development would be in accordance with the policies of the district's development plans.

C. Impact upon the character and appearance of the surrounding area.
The proposed development would result in the removal of a number of trees from the site. However the landscape officer is satisfied that the 4 Silver Birch and 1 Cherry Tree which are shown for removal are poor quality and of little long-term value. The plans also show the location of a protective fence which would surround the trees to the rear of the site. The landscape officer considers these details to be acceptable on the condition that the area within the fencing is not intruded upon and that no work should be carried out within these area without first gaining approval in writing from the Local Planning Authority.

The area to the north of the application is characterised by detached dwellings located well within substantial garden areas, which continue back from the dwellings for approximately 65m. However the garden areas of number 46, and dwellings 52 through to 58 are considerably smaller, with lengths of around 20m. This is also true of the dwellings along Ravensbourne Drive. Therefore the proposed dwellings would be in keeping with the size and design

of the dwellings within the surrounding area and would have no significant detrimental impact upon the character and appearance of the surrounding area.

D. Impact upon Highways Safety.
The Highway officer is satisfied that subject to the imposition of a number of conditions and the signing of a legal agreement for a £12,000 financial contribution towards improving sustainable transport initiatives and local traffic management schemes, that the proposed development including the creation of the new accessway would have no detrimental impact upon the highway safety of the existing surrounding highway network.

E. Concerns of Residents and Woodley Town Council.
The concerns of the local residents and the Parish Council have been noted and some of these concerns have been addressed in the above appraisal. However it has been raised that should the proposed development be granted planning permission it would set a precedent for further such development within the area. However, each application must be considered on its own merits.

5. **Conclusion** – The proposed development would have no detrimental impact upon the residential amenity of the adjacent dwellings or the character and appearance of the surrounding area. Therefore the proposed development would be in accordance with the policies of the District's local plan.

6. **Recommendation** – To GRANT planning permission subject to the signing of a legal agreement to safeguard the financial contribution of £12,000 towards improving local sustainable transport initiatives and local traffic management and the following 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 development shall not commence until details of all boundary treatments have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the Local Planning Authority. The approved scheme shall be maintained in perpetuity.

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

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order 1995 (or any Order revoking and re-enacting that Order with or without modification) 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.

6. Works related to the demolition and 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

7. 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.

8. 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.

9. 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.

10. Prior to commencing work on site, provision shall be made to accommodate all site operatives' visitors and construction vehicles loading, off-loading, parking and turning within the site during the construction period, in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The provision should be maintained and used at all times.

11 Precautions shall be taken for the duration of the construction period to prevent the deposit of mud and similar debris on the adjacent public highways, in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

12. No other development of the site shall take place until the access has been constructed in accordance with the approved plans.

13. The existing vehicular access to the site shall be stopped up and abandoned, to the satisfaction of the Local Planning Authority within one month of the completion of the new access.

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

17. Surface water source control measures shall be carried out in accordance with details which shall be submitted to and approved in writing by the Local Planning Authority before development commences.

18. No soakaways shall be constructed such that penetrate the water table and they shall not in any event exceed 3 metres in depth below existing ground level.

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

Reasons.

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

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

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

4. To safeguard the residential amenity of the neighbouring dwellings.

5. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

6. To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

7. In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.

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

9. To safeguard visual amenities.

10. To prevent queuing and parking off site, in the interests of highway safety and convenience.

11, 12 & 13. In the interests of highway safety and convenience.

14 & 15. In the interests of visual amenity.

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

17. To prevent the increased risk of flooding and to improve water quality.

18. To prevent pollution of groundwater.

19. In the interest of highway safety.

Informatives.

1. You are advised, in compliance with the Town and Country Planning (General Development procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:
   Berkshire Structure Plan: H5, H9.
   Loddon Area Local Plan: LH1, LH8, LBE1, LBE2, LBE5, LT5, LT6.
   Wokingham District Local Plan: Housing Density Policy, WH6, WOS3, WBE1, WBE11, WT6, WT7.

Nicola Lake.

FROM: Nicola Lake

DATE: 30 November 2000

DELEGATED
08 DEC 2000
COPIES TO:
A.K.
FILE:

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2000/2862

Proposal: *Proposed erection of 4 dwellings with garages and construction of estate roads and paths plus garage at no 50 . Demolition of existing garage and outbuildings at no 50..*

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

Applicant: Millgate Homes C/O The Barton Wilmore Partnership.

Your observations are required in respect of this application **by 24/12/2000** .

In spite of the plan only being received the day before the meeting, 10 residents were present. The Chairman adjourned the meeting to enable them to put forward their objections to this proposal.

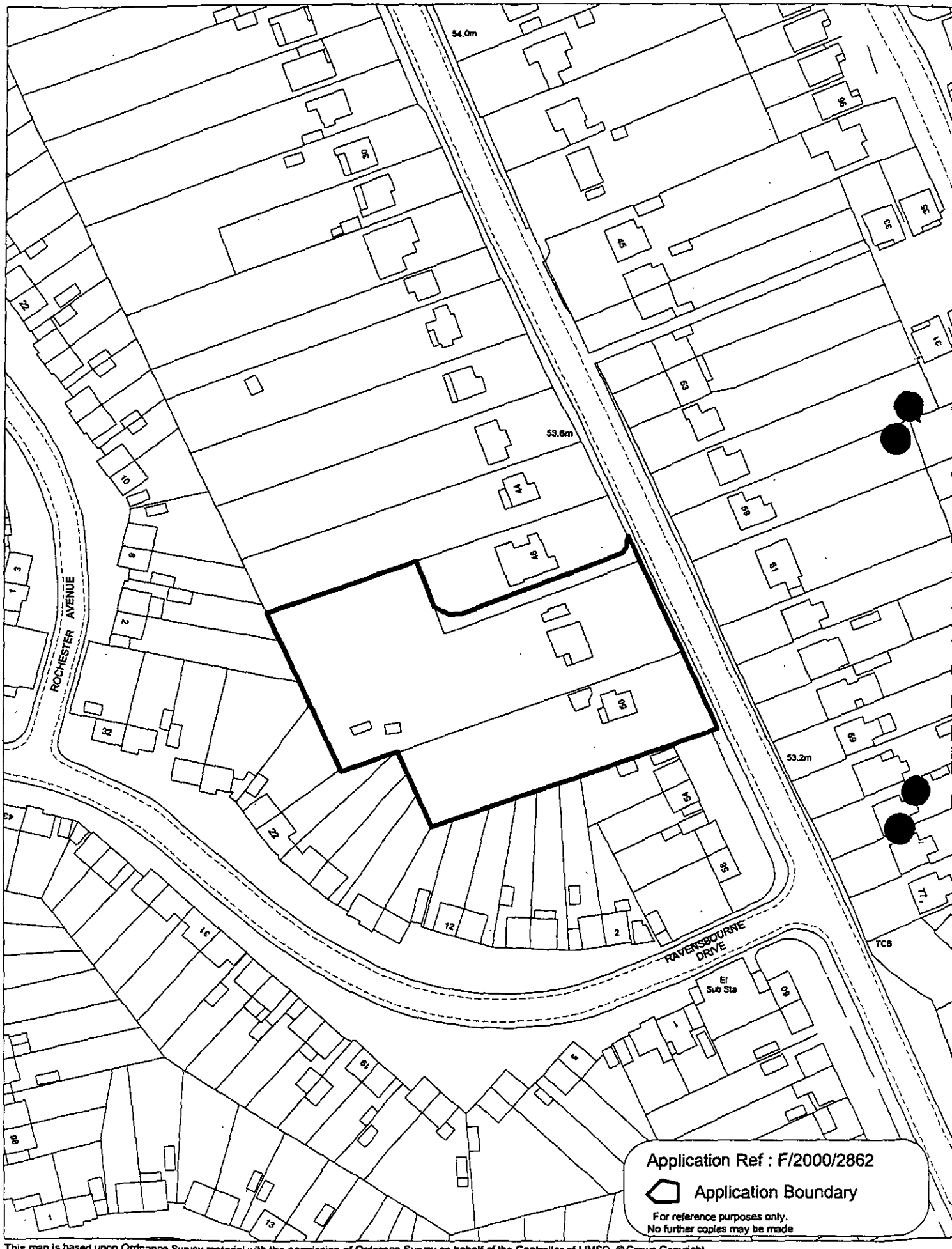
It was considered that there was very little change from the previous plan which had been refused. The number of dwellings had been reduced by one, and there appeared to be a difference of 9ft in measurement. Reasons for refusal of Plan No. 0996 were still appropriate.

After the meeting had been reconvened, it was noted during discussion that the footprint was now larger and the massing effect was greater. Members supported the residents comments and agreed that this plan was a retrograde step. Reasons for refusal of Plan No. 0996 with reference to policies in the local plan(s) were still appropriate.

The committee recommended that this application be refused.

SIGNED: _____ DATE: 6.12.00.

Clerk To Woodley Parish/Town Council.



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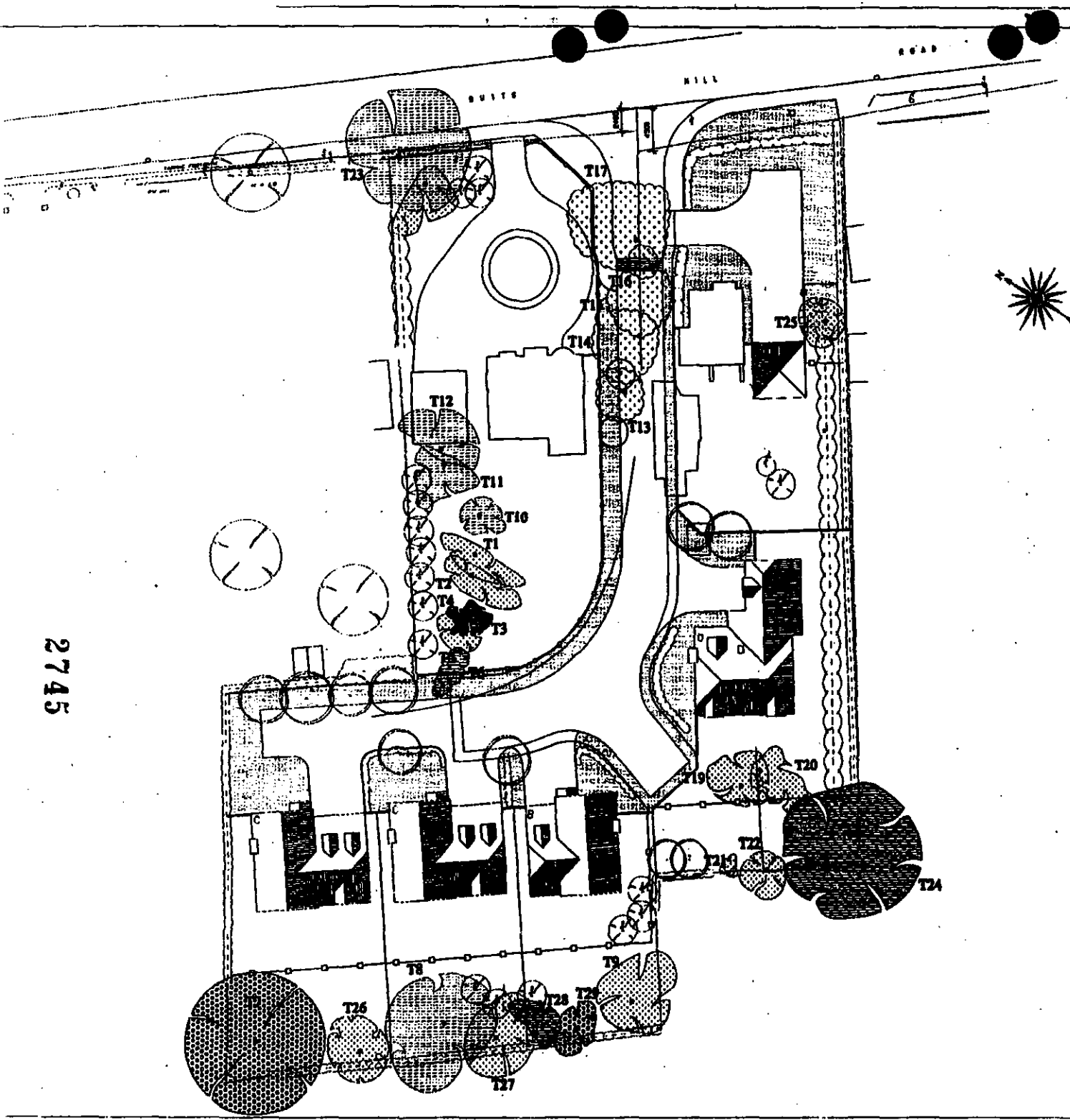
Development Control Section, Environmental Services, Wokingham District Council.

21 March 2001

Scale: 1 : 1250

N W E S

2744



2745

TREE CATEGORY
A
B
C
D
TREE TO BE REMOVED
PROTECTIVE FENCE

Client: Millgate Homes Ltd

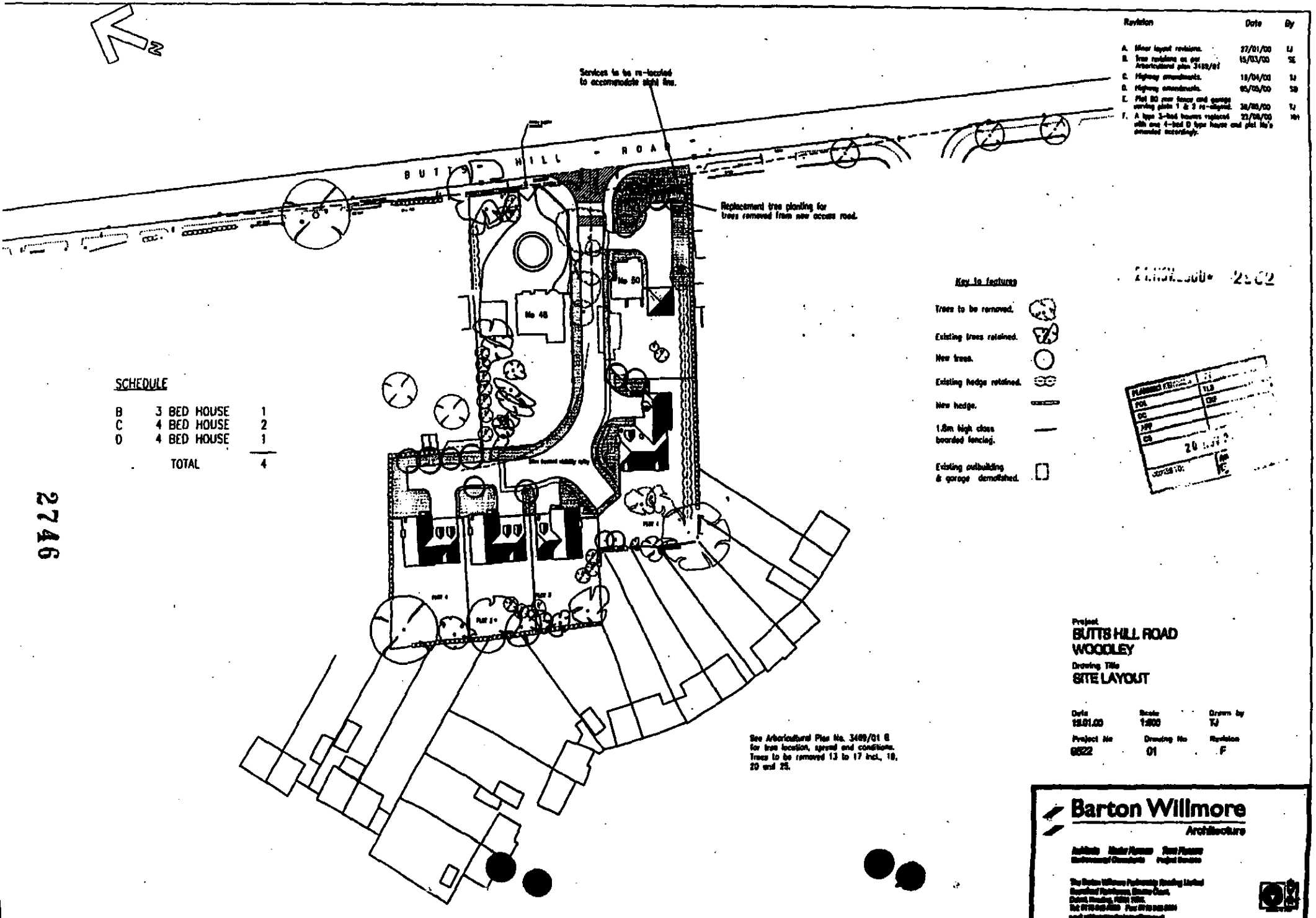
Project: 48 & 50 Butts Hill Road, Woodley

Title: Arboricultural Plan

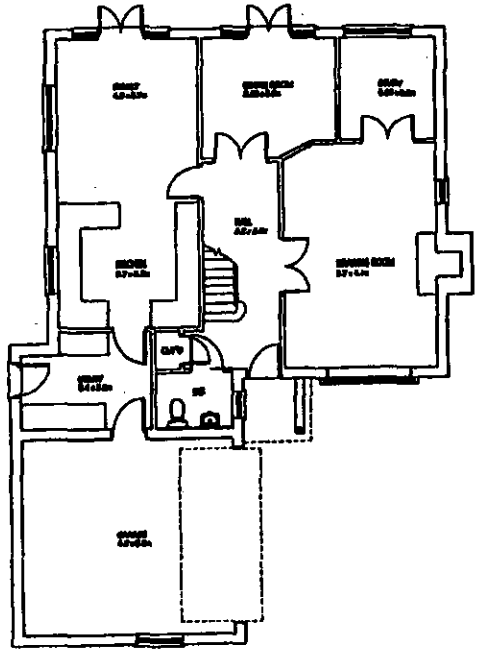
Scale: 1:200

Dwg No: 3469/01 B

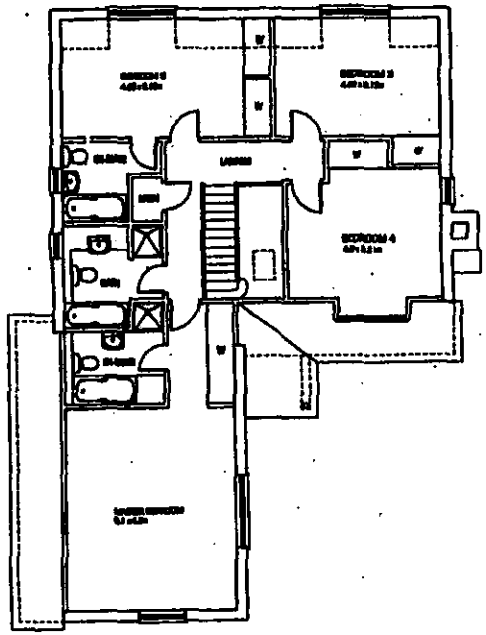
IAN KEEN LIMITED


BUTTS HILL - ROAD
Services to be re-located to accommodate sight line.
Replacement tree planting for trees removed from new access road.
No 50
No 48
Key to factors
Trees to be removed.
Existing trees retained.
New trees.
Existing hedge retained.
New hedge.
1.8m high close boarded fencing.
Existing outbuilding & garage demolished.
SCHEDULE
B 3 BED HOUSE 1
C 4 BED HOUSE 2
D 4 BED HOUSE 1
TOTAL 4
See Arboricultural Plan No. 3499/01 B for tree location, spread and conditions. Trees to be removed 13 to 17 incl., 19, 20 and 25.
Revision Date By
A. Minor layout revisions. 27/01/00 TJ
B. Tree notations as per Arboricultural plan 3499/01 15/03/00 TJ
C. Highway amendments. 19/04/00 TJ
D. Highway amendments. 05/05/00 TJ
E. Plot 50 rear fence and garage swing plots 1 & 2 re-aligned. 26/05/00 TJ
F. A type 3-bed houses replaced with one 4-bed D type house and plot No's amended accordingly. 22/08/00 TJ
PLANNING
FOR
DO
APP
ON
20
Project
BUTTS HILL ROAD
WOODLEY
Drawing Title
SITE LAYOUT
Date 19.01.00
Scale 1:500
Drawn by TJ
Project No 0522
Drawing No 01
Revision F
Barton Willmore
Architecture
2746

Revision Date By



GROUND FLOOR PLAN



FIRST FLOOR PLAN

HOUSE AREA		
GROUND FLOOR	98.77m²	1063.42ft²
FIRST FLOOR	120.64m²	1298.68ft²
TOTAL	219.41m²	2362.10ft²

21.NOV.2000 2862

27427

BUTTS HILL ROAD
WOODLEY

HOUSE TYPE D PLANS

9522/11 1:100

Barton Willmore
Architecture

Architects Master Planners Town Planners
Environmental Consultants Project Services

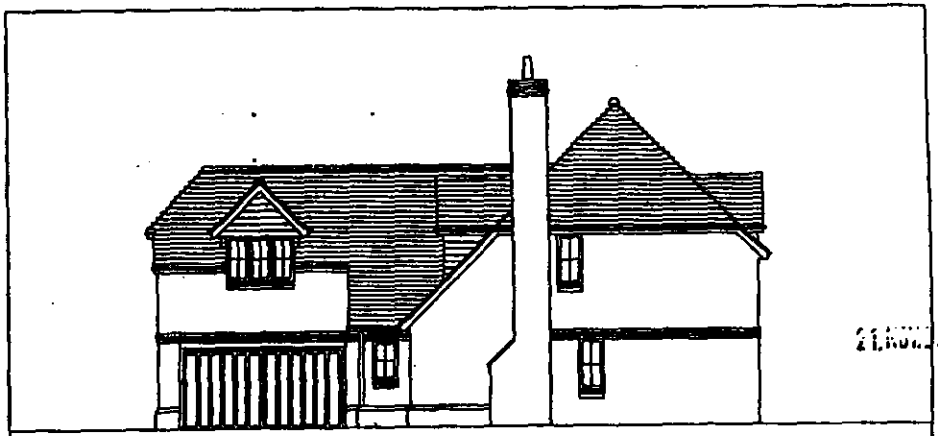
The Barton Willmore Partnership (Reading) Limited
Stanhope Powerhouse, Queens Court,
Caversham, Reading, RG4 7BW.
Tel 0118 946 0000 Fax 0118 946 0001

Assistant offices in Bath, Cambridge, Edinburgh, Leeds, London and Woking (Surrey)

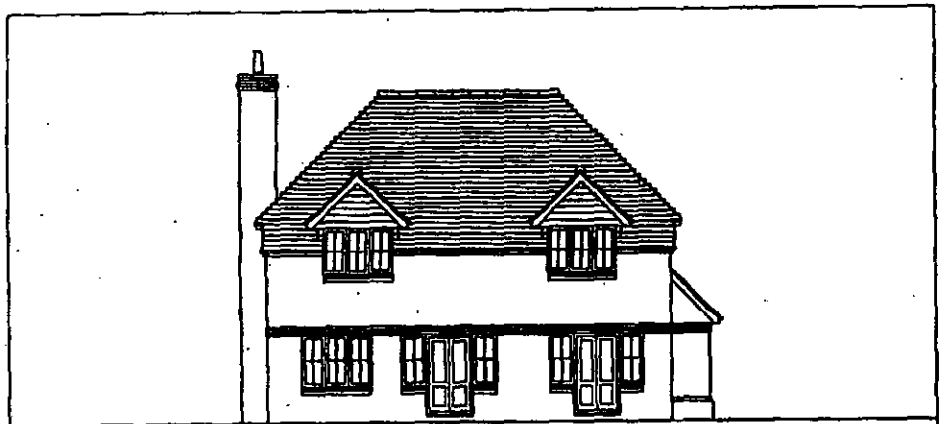
Revision Date By



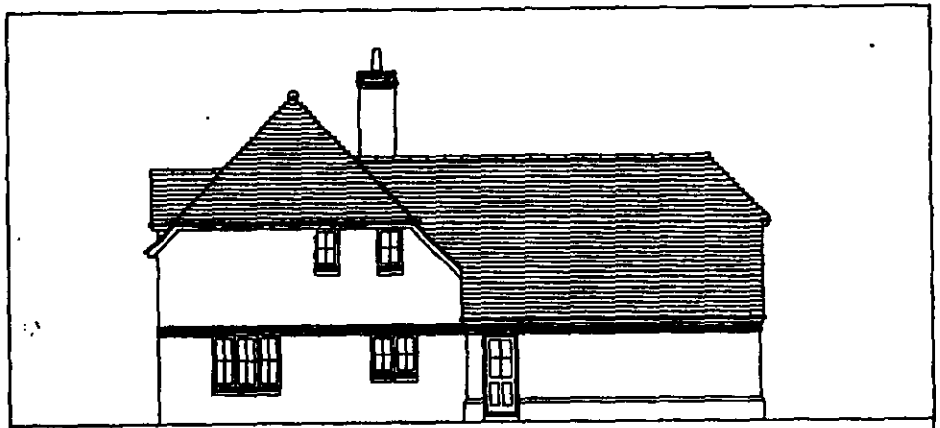
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

2748

BUTTS HILL ROAD
WOODLEY

HOUSE TYPE D ELEVATIONS

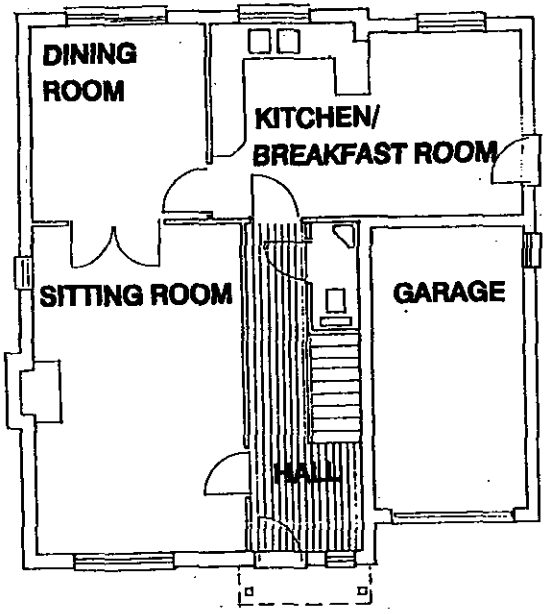
9522/12 1:100

Barton Willmore
Architecture

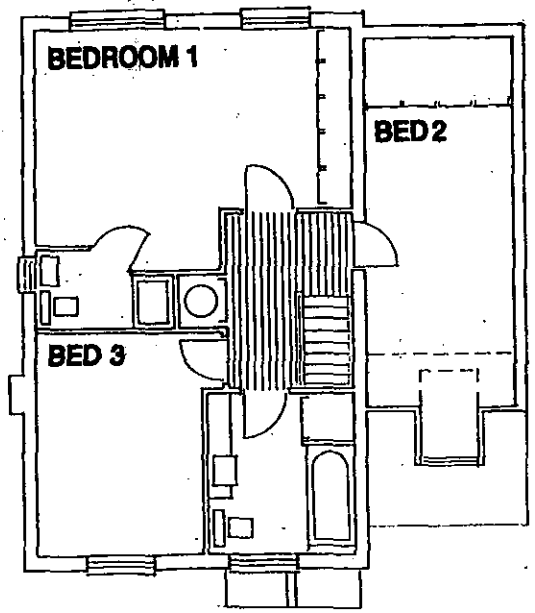
Revision Date By

21.NOV.2000* 2962

2749



GROUND FLOOR



FIRST FLOOR

Project
BUTTS HILL ROAD WOODLEY

Drawing Title
HOUSE TYPE B PLANS

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

Barton Willmore
Architecture

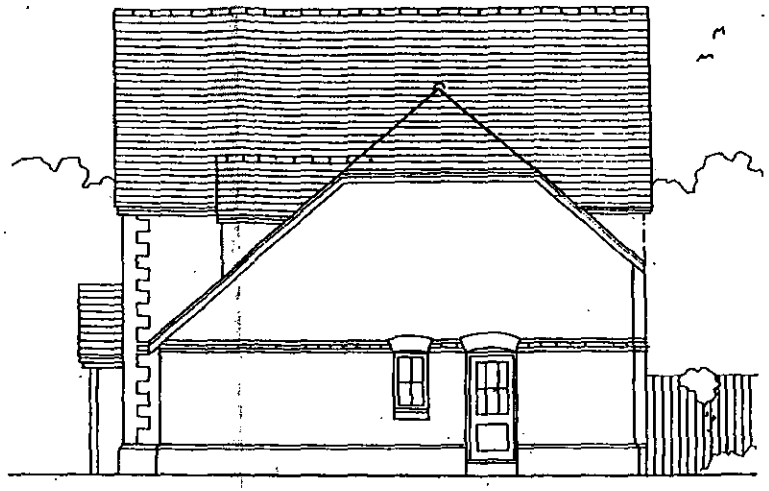
Architects Master Planners Town Planners
Environmental Consultants Project Services

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

Revision Date By



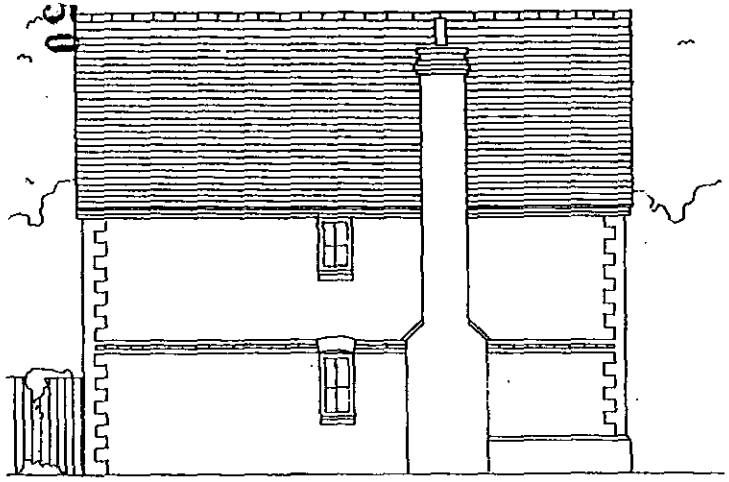
FRONT ELEVATION



SIDE ELEVATION

21.NOV.2000* 2862

2730



SIDE ELEVATION



REAR ELEVATION

Project
BUTTS HILL ROAD WOODLEY

Drawing Title
HOUSE TYPE B ELEVATIONS

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

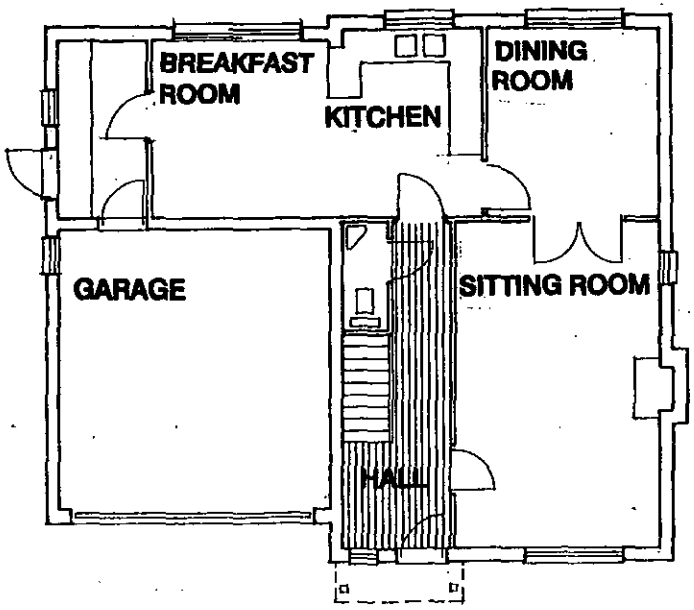
Barton Willmore
Architecture

Architects Master Planners Town Planners
Environmental Consultants Project Services

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

Revision Date By

21.NOV.2000* 2862



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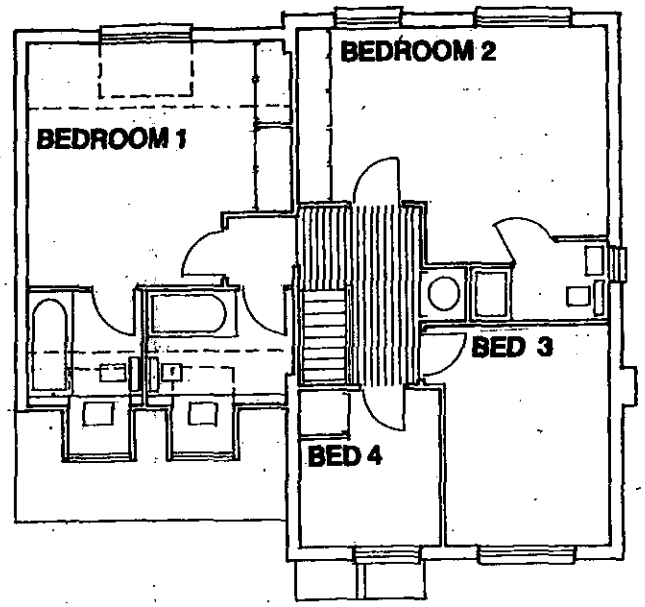


FIRST FLOOR

2751

Project
BUTTS HILL ROAD
WOODLEY

Drawing Title
HOUSE TYPE C
PLANS

Date	Scale	Drawn by
01.02.00	1:100	TJ

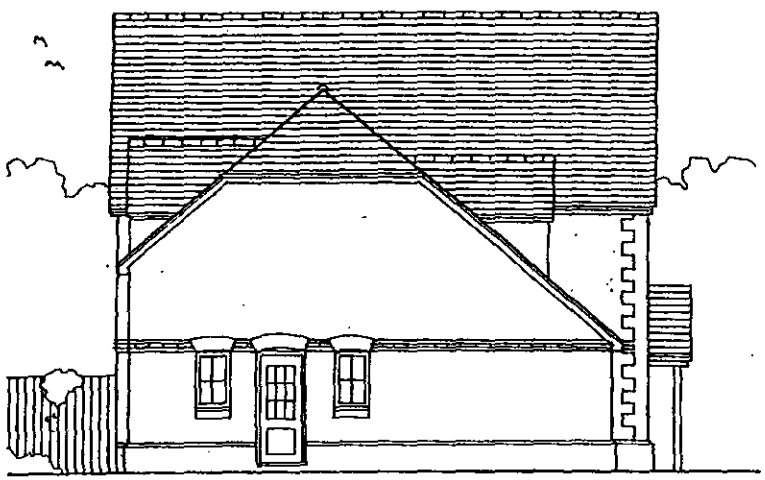
Project No	Drawing No	Revision
9522	07	-

Barton Willmore
Architecture

Architects Master Planners Town Planners
Environmental Consultants Project Services

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

Revision	Date	By



SIDE ELEVATION



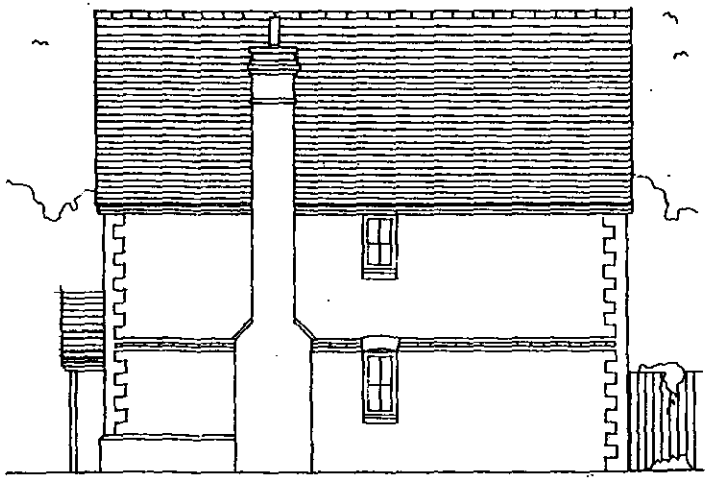
FRONT ELEVATION

21.NOV.2000* 2862

2862



REAR ELEVATION



SIDE ELEVATION

Project
BUTTS HILL ROAD WOODLEY

Drawing Title
HOUSE TYPE C ELEVATIONS

Date	Scale	Drawn by
01.02.00	1:100	TJ

Project No	Drawing No	Revision
9622	08	-

Barton Willmore
Architecture

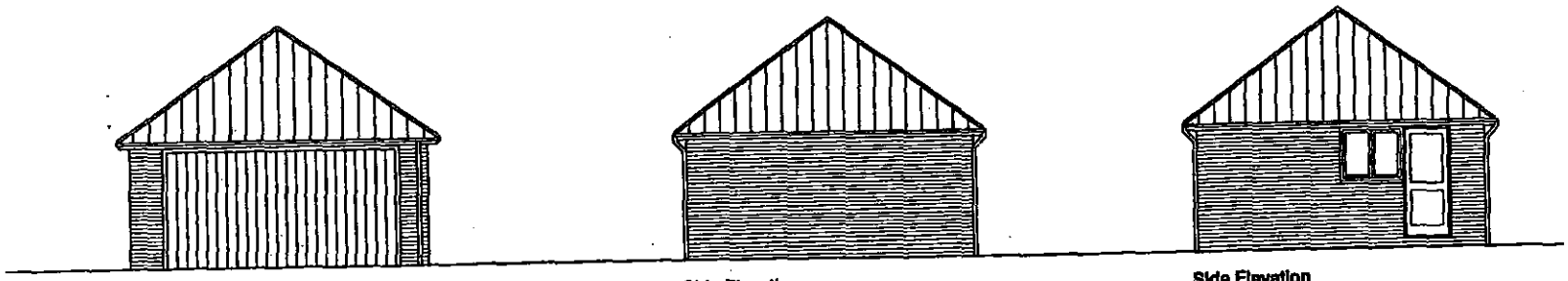
Architects Master Planners Town Planners
Environmental Consultants Project Services

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

Associated offices at Bristol Cambridge Edinburgh Leeds London Peterborough (Hq)

Revision	Date	By

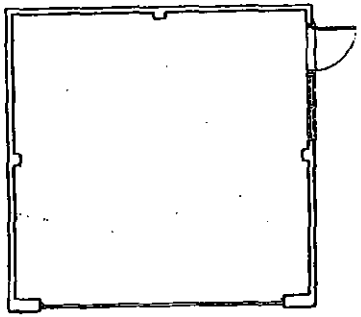
21.NOV.2000* 2862



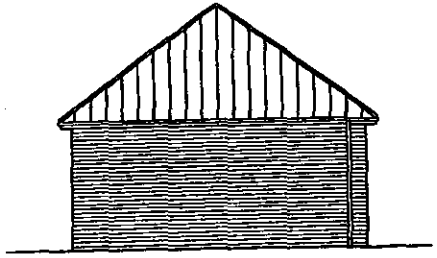
Front Elevation (No. 50 Butts Hill Road)

Side Elevation

Side Elevation



Plan (No. 50 Butts Hill Road)



Rear Elevation

2703

Project
BUTTS HILL ROAD
WOODLEY

Drawing Title
DOUBLE GARAGE
PLANS & ELEVATIONS

Date	Scale	Drawn by
01.02.00	100	TJ

Project No	Drawing No	Revision
9522	13	

Barton Willmore
Architecture

Architects Master Planners Town Planners
Environmental Consultants Project Services

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

2862

NC

PLANNING SERVICES
POL
DC
APP
CS
02 JUL 2001
COPIES TO:
ACK:
FILE:

16, Ravensbourne Drive
Woodley
Reading
Berks
RG5 4LH

28 June '01

Nicola Lake
Planning Officer
Wokingham District Council

Dear Miss Lake

Planning Application F/2000/2862 - Proposed erection of 4 dwellings with garages and construction of estate roads and paths at 48 and 50 Butts Hill Road plus garage at no. 50. Demolition of existing garage and outbuildings at no. 50.

References: 1. D. of E. Planning Inspectorate letter T/APP/HO 330/88/0191017/ 094476/P2 dated 1 Nov '88. - Dismissal of appeals for applications 29444 and 30204.

2. Application F/2000/0996 of March '00.

3. Letter GFT/-/WDC 2000/0996 of 14 April '00 from WSP to the Barton Willmore Partnership.

4. Letter 9522/A3/LESV/JCR of 26 April '00 from Barton Willmore to Wokingham District Council Planning Services

5. Wokingham District Council notification of Refusal of Permission of 1 Aug '00 for Application F/2000/0996

6. Application F/2000/2862 of Nov '00.

1. Before commenting on the subject revised plans there are some points I wish to make about the Agenda Report presented to the Development Control Committee on 21 March '00.

The 21 March Report

2. Following rejection of the Ref. 2 application and to gain the Committee's assent to Ref 6 application it was only necessary for the

repat to list the 3 ref 5 conditions and state clearly under each heading how compliance had been achieved. Total compliance would have justified the report's recommendation, simplified discussion and resulted in straightforward committee assent if content, or rejection if not. In it was the report seemed to judge some aspects of the content and here and there would have benefited from a little editing. The following comments are under repat headings

3. Section 1 – Planning History Surely the last sentence of the first para does not mean that the appeal was dismissed on appeal ie was accepted? It would have been helpful to state the three reasons for the appeal dismissal and in particular to highlight the fact that the loss of privacy and outlook to 44 Butts Hill Road and loss of outlook for no. 46 was trivial compared to the impact of F/2600/2662 on about 15 dwellings in Ravensbourne Drive and Rochester Avenue.

4. Section 2 – Proposal To the best of my knowledge it is unlikely that part of the garden of no. 46 Butts Hill Road would be used in the proposed scheme.

5. Section A – Principle of Development. The reduced level of development stated in the last sentence of the second para is only notional. The fact is that a pair of semi detached dwellings has been replaced by a single dwelling having a larger footprint and massing than that it replaced.

The third para points to the comparability of the new dwellings with those existing around them. On scaling the plans (including the revision) it emerges that the ridge heights of the new houses are higher than the existing properties, and the footprints of the type D houses are larger than 50 Butts Hill Road. A lower ridge height would obviously make the houses less obtrusive and more acceptable. The fact is that the single change made to the layout hardly rates as a constructive response to the "cramped form of development constituting over development of the site etc" noted by the Committee. The last sentence is peculiar "--- in the light of recent appeal decisions --- in the light of recent appeal decisions, that a refusal could be substantiated etc" does not inspire confidence.

6. Section B – Impact on the residential amenity of the neighbouring dwellings. Except for a four bedroom house located about 3 metres back from the location of the semis it displaced, nothing in that long section disposes of the third reason for refusal. In short, no attempt had been made to overcome the most unwanted feature of the plan namely

the severe extent of overlooking and loss of privacy of Ravensbourne Drive and Rochester Avenue dwellings from plots 2, 3 and 4 of the plan. In fact the first para of section B states that the 3 dwellings at the rear of the site would be located at a minimum of 14 metres from the rear boundary of the site and a minimum of 33 metres from the nearest Ravensbourne Drive dwelling, distances which are less than those stated in the 19 July 2000 report which were 15 metres and 35 metres respectively. The report goes on to say "this would be the same relationship as the previously refused scheme" and the developer has ignored a significant reason for the refusal. So, for the report to say "Therefore the proposal would not overshadow, overlook or overbear. Hence there would be no significant detrimental impact upon residential amenity of the neighbouring dwellings" is verging on nonsensical especially having drawn attention to plots 2, 3 and 4 being closer to Ravensbourne Drive than previously supposed. This is compounded by the last sentence of the first para which says that the relationship between the new properties and Ravensbourne Drive properties would be the same as in the refused scheme. Hardly a basis for recommending approval. It may be recalled that the 1988 rejection on appeal was partly because of a relatively minor overlooking of 44, 46 and 50 Butts Hill Road. Ravensbourne Drive was not overlooked at all in that plan but now, not 3 but up to 15 dwellings could be affected.

7. Section C – Impact on the character and appearance of the surrounding area. The mention of a protective fence in the first para could be misunderstood in so far as it does not make clear that the fence enclosing trees at the back of the site is a temporary measure for the duration of construction. Also, experience shows that good intentions for protection of existing shrubs and trees in the five years after development are soon forgotten and ignored.

The second para of Section C notes that dwellings 52 to 58 Butts Hill Road have gardens only about 20 metres long. That's as may be but is completely irrelevant because 54 to 58 have no boundary interface at all with the site and cannot be overlooked by the development. No. 58 is the corner house at the junction of Ravensbourne Drive and Butts Hill Road which 52's main concern is not overlooking (there isn't any) but with access on to Butts Hill Road in the face of a potentially increased traffic stream at peak times. It is also not true that on average gardens in Ravensbourne Drive are about 20 metres long as a glance at a site plan will show. The average size plot is about 30 metres long. It is also notable that the report ignores the

potential impact on Rochester Avenue properties. I consider, for instance, the line of sight to 2 and 4 Rochester Avenue. In so far as the last sentence of 'c' is concerned, and noting the larger footprint of the type D house together with ridge heights about a 0.3 of a metre more than adjacent properties, to say that the proposed dwellings would be in keeping with the size and design of the dwellings in the surrounding area and have no significant detrimental impact upon the character and appearance of the surrounding area is to fly in the face of the Committee's on site observations.

8. Section D - Impact on highways safety. Section D states baldly "that the proposed development including the creation of the new accessway would have no detrimental impact upon the highway safety of the existing surrounding highway network". I find the "existing surrounding highway network" bemusing. Local residents are concerned about Butts Hill Road which is a major distribution road where traffic is observably on the increase and likely to worsen if suggestions of converting the railway bridge in Duffield Road to a one way system come to fruition. It is ludicrous to say that there would be no impact on conditions. It is an observable fact of life that any change to existing circumstances results in effects of one sort or another. Those who who experience the problems and dangers daily are sceptical about current assurances and their concerns are echoed in a letter from WSP British Ltd (ref 3) to the Barton Willmore Partnership in April 2000 concerning the closeness of the access to 48 Butts Hill Road and the proposed site access. It was said "movements into and out of the access may at times coincide with the manoeuvres from the proposed development increasing the risk of possible conflicts. It is good practice to limit where possible the number of accesses / junctions onto a distributor road. An increased frequency of junctions and accesses along a route is likely to increase the number of hold ups and delays to through traffic, increasing the potential for congestion and accidents". The site plan shows an extended site line to the south of the access road but on the north side the access to and from 48 Butts Hill Road will be hindered by a 1.8 metre fence. Also car access to and from 52 Butts Hill Road will be more difficult. The report's assessment might benefit from another look.

9. Section 5 - Conclusion

It is plain silly to state categorically that the proposed

development would have no detrimental impact upon the residential amenity of the adjacent dwellings or the character and appearance of the surrounding area. Of course there will be some degree of impact. Simply changing the colour of a front door has an impact on neighbours. Please let us have a smidgen of reality in future reporting on this proposal.

10. The Revised Plans. As you know the revised plans arose from a scheme proposed in April this year. It was discussed by a meeting of 16 objectors to the original F/2000/2862 proposal. The outcome was that whilst the block on progress of the access road northwards was welcomed, the rest of the scheme, particularly with regards to the unaltered overview of Lavensbourne Drive dwellings from plots 2 and 3, was considered only marginally different from the F/2000/0956 proposal rejected by the Committee. Also, the residents of 46, Butts Hill Road objected strongly to the overview and overbearing of their property and recalled that rejection of the 1988 appeal rested in part on the overlooking of their house. The attached sketch highlights the continuing and particularly intrusive location of the plot 2 house. Regarding overlooking the new scheme offer a marginal improvement in so far as the upper windows at the rear of the plot 1 house been reduced from 2 to 1. The tree screening at the end of plot 1 has been improved by additional planting, but note that the addition is omitted from the updated Arboricultural plan no comprmation is required. Also, the additional Landscape buffer shown at the end of plot 1 is assumed to replace the existing tall conifer hedge at right angles to the line shown which, although drawn to the planning departments attention on more than one occasion, has been omitted from every proposal.

Point B of the Boston Lockmore letter 3522/A3/LRJV/JCR of 8 June 'or say' that the plot 4 house avoids direct overlooking towards the rear of 46, Butts Hill Road. That is not so. The large window in bedroom 4 looks directly at no. 46. Also the dwelling type may be lower in scale than the previous design but, scaling the drawings, its ridge height is higher than surrounding properties. The increased separation from properties in Rochester Avenue stated in point C of the letter is small, about 3.5 metres, and will make little difference because of the angle of sight line. Also it was not specifically for the benefit of Rochester Avenue. It was a consequence of closing off the access road. The reduction to 2 of first floor windows in plot 3 mentioned in point D is simply because the house type has been changed to be the same as plot 2 so in reality

only a minor adjustment. The plan revision, though reducing the serious overview of 18, 22, 24 and 26 Lavensbourne Drive by 1 upper floor window, in no way matches the total lack of overview of Lavensbourne Drive and Rochester Avenue afforded by the 1988 layout. It could be done then, why not now?

11. The meeting referred to earlier noted that the Developer's letter to Councillor Dredge included reference to the acceptability of current (21st March meeting) plans to the Planning Officer. This assumed that the Developer had done all that was necessary to close out the 3 reasons for refection discussed previously. Plainly that is not so.

12. On page 2 of the Developer's letter to Mr. J. Mitchell (ref. NSJ/SC/169 dated 23 Mar. '01) it is said that "there seemed to be acceptance at the Committee that a scheme of 4 detached houses would be acceptable in principle, it was just a case of finalising the best layout". I have asked people who were at the meeting if they could confirm this but without success. It would be useful to have the fact of the matter confirmed from the minutes of the meeting.

13. Finally, as emphasised earlier, it would greatly simplify the Committees deliberations if the report on the current proposal gave a clear explanation under the specific headings given in Ref. 5 of how the application overcomes the Committees refection of F/2000/0996

Yours sincerely

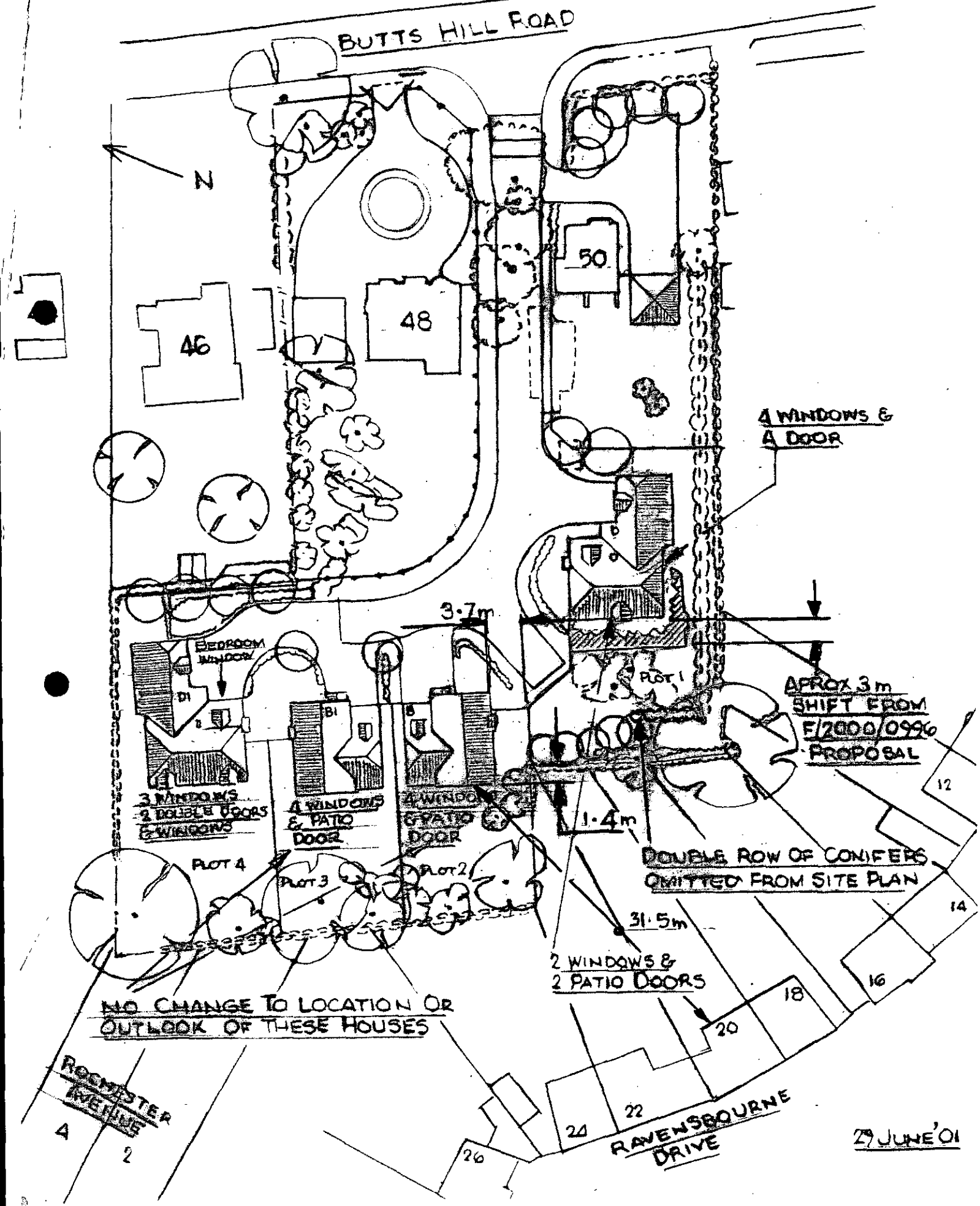
W. P. O'Donnell

(W.P.O'DONNELL)

cc. Mr. J. Mitchell Development Control Manager. ✓
Development Control Committee members.
Mrs. L. Keenan. Woodley Town Council.

F/2000/2862 – REVISED VERSION – JUNE '01.

OVERLOOKING OF RAVENSBOURNE DRIVE, ROCHESTER AVENUE AND BUTTS HILL ROAD HOUSES.



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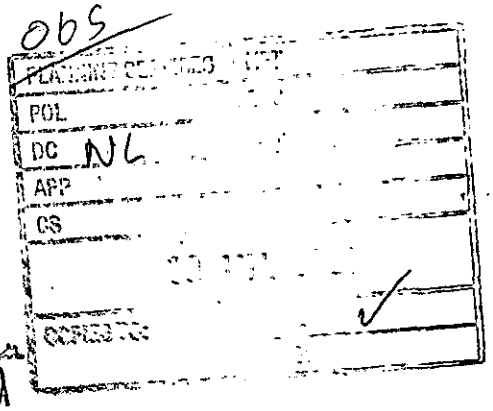


16, Ravensbourne Drive
Woodley
Reading
Berks
RG5 4LH
8 July '01

Mr. K.A. Anderson
Mr. J. Mitchell

Dear Sirs,

Application F/2000/[illegible] - 48 and 50 Bulls Hill Road.

It enable the Development Control Committee to clear the subject item from the 11 July agenda it simply needs to know how the Developer has complied with the three reasons the Committee gave for refusing permission for application F/2000/0992 updated to F/2000/2852. That merely entails making a statement of each refusal item accompanied by its appropriate explanation. Given that the planning officer recommends granting approval it is reasonable to assume that this relevant information is to hand. There is, therefore, no reason for not giving the Committee the information in the form suggested and, in so doing, simplifying the Committee's task thereby. It is a simple notion.

As it is, the Committee is burdened with the task of visualising the impact of statements laden with detail about the profile and location of dwellings (to fractions of a metre) and in short order attempting to interpret and cross relate these to the three refusal conditions (which I hope they will have before them). On a simple matter of fact it is noticeable that the Committee is not reminded that the gap between plots 2 and 3 houses is unchanged at about 2.5 metres and that the boundary locations of the two houses, which the Committee disliked originally, are unaltered. Also the focus on first floor windows is unreasonable because the existing trees and shrub screen is bare throughout the winter months thus exposing the ground floor windows and patio doors with windows to view. Also, because the plots 2 and 3 houses are basically the same type, it is no surprise that the plot 3 house has the same number of windows as plot 2. The reduction of one window is a condition not a concession as may be inferred.

Regarding para 3 on page 214 of the report it is disconcerting that information relevant to the application will only be disclosed verbally at the meeting. This could well result in nullifying the content of an objector's 3 minute statement to no good purpose, and be distinctly undignified.

PTO.

WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL PROTECTION AND HOUSING

MEMORANDUM

From:	Tom Payne Environmental Health	My Ref:	20012004
To:	Nicola Lake Development Control	Your Ref:	F/2000/2862
		Date.	July 12, 2001

PROPOSED: REVISED PLANS FOR THE PROPOSED ERECTION OF 4 DWELLINGS WITH GARAGES AND CONSTRUCTION OF ESTATE ROADS AND PATHS AND GARAGE AT NO 50. DEMOLITION ETC.

LOCATION: 48 & 50 BUTTS HILL ROAD, WOODLEY

These proposals have been evaluated and I have no environmental health objections to the application.

T. Payne

COPIES TO:

FILE:

NL

APP

CS

Tel. (0118) 974 6425 (Direct Line)
Fax. (0118) 974 6484
Email. Anna.Cronin@wokingham.gov.uk
Date 1 August 2001
My ref. AC/SB/Best Value
Your ref.

Sent to:
Councillor D A Hare
Councillor Mrs M Robertson
Mr Fraser Cottington, 70 Rainbow Park, Winnersh, RG41 5SF

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

FIRST CLASS

Dear

COUNTRYSIDE BEST VALUE REVIEW

Thank you for agreeing to help us in our Countryside Best Value Review. As you know, the law requires Councils to review all their services in this way over a five year period, and Wokingham District Council is looking at Countryside fairly early on in this process.

At Wokingham we have developed a "10 Point Plan" to help us carry out reviews and our meeting on Monday, 6 August at 4 pm in the Loddon Room at Dinton Pastures marks a very important part in that process, as we are seeking agreement to the terms of reference and general direction of the Review.

I attach a considerable amount of documentation which comprises:

- Draft Terms of Reference for the review, and project plan.
  This is the key document to which we seek your agreement. You will see that the final page helpfully sets out the roles of all of us involved in this process.
- Stakeholder Map.
- Key Issues for Consideration in the Best Value Review.
  This document sets out key areas for the review to investigate.
- Scoping the Best Value Review.
  Some notes, and a diagram, explaining how officers decided what to include and exclude from the review. This shapes the Terms of Reference.
- WDC Countryside Service Best Value Review - Service Definition.
  This describes what the Countryside Service currently do. If you are not familiar with the Service, you may find it particularly helpful.
- Countryside Best Value Review - Policy Context.
  This explains the Council policy framework, and the national legislative and policy context, within which the Countryside Service and rights of way operate.
- Countryside SWOT and PESTLE Analysis.
  The results of analysis carried out by members of the Review Team on the strengths, weaknesses, opportunities and threats facing the service and the impact of outside factors. This informs the Key Issues for Consideration.

«Name»

1 August 2001

If you are particularly pressed for time, you might find it helpful to concentrate on the Draft Terms of Reference, Stakeholder Map, Key Issues for Consideration and Service Definition. However, taken together all the information should give you an informed background to the Review.

I look forward to meeting you on Monday.

Yours sincerely

ANNA CRONIN
Countryside BVR Team Leader

Encls

emailed

Tel. (0118) 974 6425 (Direct Line)
Fax. (0118) 974 6484
Email. Anna.Cronin@wokingham.gov.uk
Date 1 August 2001
My ref. AC/SB/Best Value
Your ref.

To: Karen Satterford
Andrew Price
Steve Kingston
Patrick Rice
Graham Barnwell
Chris Buggy
Simon Bartlam
Andy Glencross
Rebecca Walkley
Graham Bilbé

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

Dear Colleague

COUNTRYSIDE BEST VALUE REVIEW

Please find attached documentation to be considered at our meeting with Members (Councillors Hare and Robertson) and with Fraser Cottington (member of Friends of Lavells Lake, and a 'user representative' on our review team). The meeting is on Monday, 6 August at 4 pm in the Loddon Room at Dinton Pastures, and it marks an important point in the Best Value process as we seek agreement to the terms of reference and general direction of the review.

The documentation comprises:

- Draft Terms of Reference for the review, and project plan.
  For those of you who saw earlier drafts, this now includes reference to rural rights of way.
- Stakeholder Map.
- Key Issues for Consideration in the Best Value Review.
  This document sets out key areas for the review to investigate.
- Scoping the Best Value Review.
  Some notes, and a diagram, explaining how officers decided what to include and exclude from the review. This shapes the Terms of Reference.
- WDC Countryside Service Best Value Review - Service Definition.
  This describes what the Countryside Service currently do. Team members who are not familiar with the Service may find it particularly helpful.
- Countryside Best Value Review - Policy Context.
  This explains the Council policy framework, and the national legislative and policy context, within which the Countryside Service and rights of way operate.
- Countryside SWOT and PESTLE Analysis.
  The results of analysis carried out by members of the Review Team on the strengths, weaknesses, opportunities and threats facing the service and the impact of outside factors. This informs the Key Issues for Consideration.

If you are particularly pressed for time, you might find it helpful to concentrate on the Draft Terms of Reference, Stakeholder Map, Key Issues for Consideration and Service Definition.

I look forward to seeing you.

Yours sincerely

ANNA CRONIN
Head of Planning & Transportation

Encls

WORK SHEET FOR : Nicola Lake

Application Number : F/2000/2862

Applicant : Millgate Homes C/O The Barton Wilmore Partnership.

Location : 48 & 50, Butts Hill Road, Woodley, Reading.
Proposal : Proposed erection of 4 dwellings with garages and construction of estate roads and paths plus garage at no 50 . Demolition of existing garage and outbuildings at no 50.

Site Notice Displayed ? :	YES	NO	DATE
	✓		19.12.00

Date of Neighbour Notifications : .....

Date of Site Visit : 19.12.00

Date Registered : 21/11/2000

Earliest Date for Decision : 24/12/2000

Latest Consultation Date/Site Notice Expiry Date : 24/12/2000

This application will have expired on: 16/01/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

See committee report and Member's up date - 11th July 2001 .

Planning Issues :

Application Number: F/2000/2862

Appraisal :

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

Application Number:F/2000/2862
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.			The proposal represents piecemeal development of a backland nature in an area characterised by substantial rear gardens. The proposed access would result in the loss of a number of silver birches which contribute positively to the character. As a result the development would have detrimental impact upon the character of the surrounding area. As such, the proposal is contrary to policy EN1 of the Berkshire Structure Plan, Policies LH1, LBE1 and LBE2 of the Loddon Area Local Plan and Policies WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft) as modified.
2.			The proposal, by reason of the number of units and their siting represents a cramped form of development constituting overdevelopment of the site. It would have a detrimental impact upon the character of the area. As such, the proposal is contrary to policy EN1 of the Berkshire Structure Plan, Policies LH1, LBE1 and LBE2 of the Loddon Area Local Plan and Policies WOS3 and WBE1 of the Wokingham District Local Plan.
	Informatives		
	N16.		BSP :- H5
			LALP :- LH1, LBE1, LBE2, LBE5, TL5+TL6.
			WDLP :- WH6, Housing Density Policy, WOS3, WBE1, WT6, + WT7 .

RECORD OF SITE VISIT

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

APPLICATION NUMBER: F/2000/2862

OFFICER: Nicola Lake

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Applicationo	Name & Address
F/2000/2862	Mr & Mrs M Dyer 52 Butts Hill Road Woodley RG5 4NH
F/2000/2862	Mr & Mrs J Bolus 67 Butts Hill Road Woodley RG5 4NJ
F/2000/2862	C R Hayward 20 Ravensbourne Drive Woodley RG5 4LH
F/2000/2862	A & C Bradshaw 61 Butts Hill Road Woodley Reading Berks RG5 4NJ
F/2000/2862	I & A Smith 10 Rochester Avenue Woodley RG5 4NA
F/2000/2862	P J Wills 32 Ravensbourne Drive Woodley RG5 4LH
F/2000/2862	Mrs P Livesey 4 Rochester Ave Woodley RG5 4NA
F/2000/2862	J Willcocks 4 Rochester Avenue Woodley RG5 4NA
F/2000/2862	S & J Faulkner 14 Ravensbourne Drive Woodley RG5 4LH
F/2000/2862	W O'Donnell 16 Ravensbourne Drive Woodley RG5 4LH
F/2000/2862	D Savage 8 Ravensbourne Drive Woodley RG5 4LH

F/2000/2862	Mr P Redman & Petition 28 Ravensbourne Drive Woodley RG5 4LH
F/2000/2862	Rev. Coulson 30 Ravensbourne drive Woodley RG5 4LH
F/2000/2862	Ian Harrison 64 Tippings lane Woodley RG5 4RY
F/2000/2862	Mr & Mrs M Mathews 22 Ravensbourne Drive Woodley RG5 4LH
F/2000/2862	J H Palmer 57 Butts Hill Road Woodley RG5 4NJ
F/2000/2862	Mr T Thomas 24 Ravensbourne Drive Woodley RG5 4LH
F/2000/2862	A & N Paterson 56 Butts Hill Road Woodley RG5 4NH
F/2000/2862	WP O'Donnell 16 Ravensbourne Drive Woodley READING Berkshire RG5 4LH
F/2000/2862	Mr D and MRS M Charles 'The Fairway' 42 Butts Hill Road Woodley READING Berkshire RG5 4NH
F/2000/2862	Mrs C A Bennett 8 Rochester Avenue Woodley Reading Berks RG5 4NA

F/2001/2862

Ian and Andrea Smith
10 Rochester Avenue
Woodley
Reading
Berks
RG5 4NA



Date: 05 July 2001

Your Ref:

My Ref: **Nicola Lake - F/2000/2862**

Millgate Homes
C/O The Barton Wilmore Partnership
Beansheaf Farmhouse
Bourne Close
Calcot, Reading
Berkshire
RG31 7BW

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

Dear Sir/Madam

Application Number: F/2000/2862

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

Proposal: Proposed erection of 4 dwellings with garages and construction of estate roads and paths plus garage at no 50 . Demolition of existing garage and outbuildings at no 50..

Your application is to be determined at the Development Control Sub-Committee meeting on the 11.07.01 and will start at 7.00pm. The application has been recommended for approval and you can see a copy of the committee report at the Environmental Services Department, Council Offices, Shute End, Wokingham, or at your local library.

You may attend the Committee meeting and speak if you wish. A leaflet explaining the process is enclosed.

IF YOU WISH TO ARRANGE TO SPEAK contact Kevin Jacob in the Policy & Members' Services Section on (0118) 974 6058 no later than 5.00pm on the last working day (Tuesday) prior to the meeting.

IF YOU WISH TO DISCUSS THE APPLICATION contact the Development Control Section on (0118) 974 6446 or (0118) 974 6453 quoting the application number at the head of this letter and ask for the case officer dealing with the proposal.

Yours faithfully,

John Mitchell

Development Control Manager

Date: 13 June 2001

To: Highways

We have received Revised Plans for the following planning application:

Application Number: F/2000/2862

Location: 48 & 50, Butts Hill Road, Woodley, Reading.

Proposal: Proposed erection of 4 dwellings with garages and construction of estate roads and paths plus garage at no 50 . Demolition of existing garage and outbuildings at no 50.

Applicant: Millgate Homes C/O The Barton Wilmore Partnership.

Case Officer: Nicola Lake

The new plans show the following: Amended layout. Drawing nos 3469/01C, 9522/01J, 9522/11A, /12A, /13, /14, /15, /16.

Comments are required by 04/07/2001.

Should you have any queries regarding this application please contact the case officer Nicola Lake on (0118) 974 6481.

Comments as previous

Adam C. 20/06/01

TO: **DEVELOPMENT CONTROL**
Nicola Lake

FROM: Environmental Design

DATE: 26 June 2001

Location:	48 & 50 Butts Hill Road, Woodley, Reading
Proposal:	Proposed erection of 4 dwellings with garages and construction of estate roads and paths plus garage at no 50. Demolition of existing garage and outbuildings at no 50.
Application Number:	F/2001/2862

In response to your consultation dated 13 June 2001 for the above application, the landscape comments are as follows:

Please see Neil's comments dated 21st December 2000 as they still apply, but to the revised drawing 3469/01C.

Catherine Brimble

Catherine Brimble
Landscape Architect

Nicola Lake

WOODLEY TOWN CONSULTATION SHEET

APPLICATION NUMBER: F/2000/2862

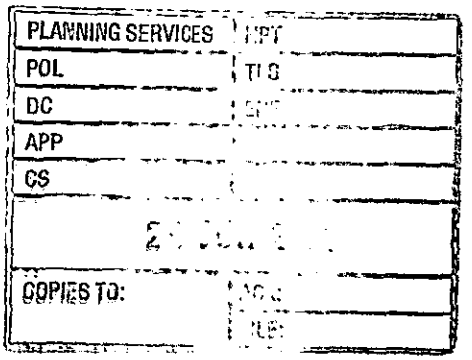
PROPOSAL: Proposed erection of four dwellings with garages and construction of estate roads, etc.

SITE ADDRESS: 48 & 50 Butts Hill Road

APPLICANT: Millgate Homes

The committee had no further comment to make on this application.

NC.



SIGNED: Alun Keeran DATE: 27.6.01.

For Woodley Town Council

See part 1 plans

To:
Neil Etherington
Senior Arboricultural Officer

From: Nicola Lake

Date: 30 November 2000 01 DEC 2000

Application Number: F/2000/2862

Proposal: Proposed erection of 4 dwellings with garages and construction of estate roads and paths plus garage at no 50 . Demolition of existing garage and outbuildings at no 50..

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

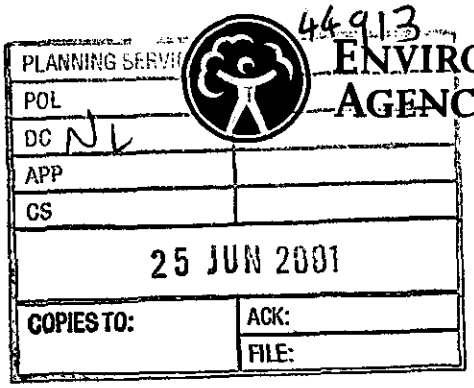
Applicant:
Millgate Homes C/O The Barton Wilmore Partnership.

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

In principle OK

Check against tree survey.

Our ref: SP\2001\003884\001
Your ref: F/2001/2862
Date: 19th June 2001



ENVIRONMENT AGENCY

FAO; Nicola Lake
District Planning Officer
Wokingham District Council
Council Offices,
Shute End,
Po Box 157
Wokingham
Berkshire
RG11 1BN

Dear Madam

PROPOSAL: Erection Of Four Dwellings, With Garages And Access Roads
LOCATION: 48&50 Butts Hill Road, Woodley, Reading

Thank you for your letter dated 13th June 2001, which was received on 18th June 2001. You are asked to quote the following reference in any correspondence: **SU77SE/17/17**. The Environment Agency has no objection, in principle, to the proposed development provided that the following conditions are imposed on any planning permission granted:

Planning Conditions

CONDITION: Surface water source control measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.
REASON: To prevent the increased risk of flooding and to improve water quality.
(The Environment Agency asks to be consulted on any details submitted pursuant to the above condition)

Planning Informatives

The following planning informatives should be attached to any planning permission granted:

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.
Contact Ian Doyle on 01276 454365 for further details.

Advice To Planning Authority

Landfill Gas Risk

According to our records, there are no landfill sites, operational or closed, within 250 metres of the site.

Land Drainage

Surface Water Control
In order to manage the disposal of surface water in a more sustainable manner, taking into account flood risk and other environmental factors, the Environment Agency is likely to recommend that restrictions are imposed on the discharge of surface water from the site. Particular care must be exercised where there is an increase in the impermeable area. The developer will be required to accommodate excess water and control

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 7SQ
Telephone : 01276 454300 Fax : 01276 454301

its release into local watercourses, whether directly or by means of the local surface water sewerage system.

There are alternatives to conventional storage for the control of surface water run-off that are favoured by the Environment Agency. These techniques not only cater for flood peak attenuation, but may also improve water quality and enhance the environment. Such systems include permeable pavements, grassed swales, infiltration trenches, ponds and wetlands. The developer is advised to discuss with the Agency how these techniques might be applied at this site.

We enclose some of our published guidance on sustainable surface water drainage techniques.

Watercourses
We are not aware of any watercourses on the site, but should there be any, we advise that:
(1) they should not be culverted; and
(2) a buffer zone is left on either side of any watercourse, and
(3) culverted watercourses should not be built over, but should ideally be opened up and made a feature of the site.

In any case, you should note that culverting of a watercourse requires the prior written approval of the local authority under the terms of the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991/Water Resources Act 1991. The Agency seeks to avoid culverting, and its consent for such works will normally be withheld.

Advice To Applicant

Groundwater Protection

Surface Water
Surface water from hard standing areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

Roof Water
Roof water down-pipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings. No soakaways shall be constructed to a depth exceeding 3 metres below existing ground level, and under no circumstances shall the water table be intersected.

Foul Water
All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

Pollution Prevention
For further guidance and advice on the prevention of pollution to water courses and groundwater, please visit The Agency's 'Pollution Prevention Guidelines' web page. This can be found in the Business section of The Agency's web site. Alternatively you can type the following location in your browsers address bar; 'www.environment-agency.gov.uk/business/ppg/'. If you are unable to access this information, please contact us so that a paper copy can be forwarded to you.

Conservation

Pre-Development Advice
Essential tree felling, branch lopping or scrub clearance should avoid the bird nesting season (generally March to August inclusive). This avoids disturbing wild birds during a critical period and will help to prevent possible contravention of the Wildlife and Countryside Act 1981, which protects nesting wild birds and their nests.

Cont/d..

Trees to be felled should be inspected for bats prior to felling. All species of bat in Britain and their roosts are afforded special protection under the Wildlife and Countryside Act 1981. If bats are found, English Nature must be contacted for advice.

Wildlife Protection
The developer should avoid gaining access, storing materials and spoil spreading on adjacent areas of important wildlife habitat. Such areas include hedgerows, woodland pockets and patches of tall grassland.

Wildlife Enhancement
Bird nesting and roosting sites should be built into the development through the incorporation of ledges, crevices and boxes, where possible. The incorporation of bat roosts into the design of houses should also be considered.

Landscaping
Tree and shrub removal from the site should be minimised if works proceed. Professional tree surgery should be carried out in preference to felling wherever possible so that trees can be made safe and retained on site. Any retained trees must be protected during construction. Appropriate replacement planting should be provided for any vegetation lost, disturbed or degraded during works.

Planting should comprise of native species only. Use of locally native species in landscaping plans is essential in order to benefit local wildlife and to help maintain the region's natural balance of flora. It will also help to prevent the spread of invasive, alien species within the region.

Natural Drainage
The development should incorporate Sustainable Drainage (SuDs) utilising surface water for landscape irrigation and water features. This should include making use of permeable surfaces and other similar measures to reduce the risk of non-point source pollution or excessive surface water run-off. This might include the use of gravel surfaces in paths, parking spaces and driveways.

Water Conservation

Household Use
Water is one of our most precious natural resources, and the Environment Agency is keen to ensure it is used wisely:

- Water use for WC flushing can represent 35% of all household use. The applicant should consider installing low (6 litres or less) or dual flush toilets.
- 10% of household water use comes through wash hand basin taps. The installation of water-efficient taps such as spray taps can reduce consumption from this source by up to a half.
- A shower uses less than half the water used for a bath. Power showers on the other hand can use as much water as a bath in just 5 minutes. Shower units using a maximum of 9 litres of water a minute should be fitted.

Domestic Appliances
If domestic appliances are to be provided in the new property, the applicant is asked to consider installing water and energy efficient models. Most products such as washing machines and dishwashers are now advertised with energy and water use information. We enclose advice in a fact sheet on domestic appliances.

Gardens
As much as 30% of domestic water consumption in the summer can be used on the garden. To encourage sensible use of water in the garden, the Agency recommends installation of the following in all new property(ies):

- a water butt linked to a down-pipe
- provision of a thick layer of good quality top soil
- if the garden is to be planted, use of drought-tolerant turf and plants.

Cont/d..

- If a hose-pipe is to be provided in the new property(ies), a trigger nozzle should be fitted to prevent wastage of water.
- Low-water irrigation systems may also be appropriate provided that information on their sensible use is provided to the home-owner.

Garden And Landscape Maintenance
Maintaining lawns, gardens and other planted areas need not require vast amounts of watering. A few simple measures can be taken to reduce the amount of water required. On this site the Environment Agency would encourage the applicant to consider the following:

- collecting rainwater in water butts connected to down-pipes
- grass should not be mown too often or too short, this only encourages shallow roots, which are more likely to dry out
- use of mulches or ground cover plants to retain soil moisture
- provision of shade for those plants that require more water
- watering, when necessary, in the early morning or evening to reduce evaporation losses.

Grey Water And Rainwater Recycling
Rainwater and grey water recycling is becoming increasingly popular. It can reduce household water use by up to 30%. A number of systems are available which collect, treat and store rain- or grey water for WC flushing or garden/outside watering.

We enclose fact sheets explaining how water may be used more efficiently on this site.

Sustainable Construction

The design of the built environment will be a major influence on the extent to which new development is sustainable. The enclosed leaflet sets out ideas for achieving more sustainable forms of development. The Environment Agency encourages both developers and local authorities to promote new technologies to reduce the consumption of both water and energy.

Decision Notice

Would you please forward a copy of the decision notice to this office quoting our reference.
A copy of this letter has been sent to the agent. If you have any further queries please do not hesitate to contact Sarah Paxman on 01276 454365, quoting the reference cited at the beginning of this letter.

Yours faithfully

M. Rose

Matthew Rose
Development Planning Officer

CC: The Barton Wilmore Partnership, Beansheaf Farmhouse, Bourne Close, Calcot, Reading RG31 7BW
Encl: Sustainable Construction
Making Your Home And Garden More Water Efficient
Sustainable Urban Drainage Systems

06) 8 Rochester Ave

26-6-01 Woodley

Rdg

Berks RG5 4NA

PLANNING SERVICES
OC NL DATE
APP
CS
28 JUN 2001
COPIES TO: TICK: FILE:

Dear Mr Mitchell

Thankyou for your letter dated 13th June 01, application F/2000/2862.

I still strongly object to the planning application of 4 dwellings, this will cause the loss of wildlife and their habitats.

My home has at the moment a very quiet secluded garden, as do my neighbours, we will lose this if your decision goes against us the general public and affected home owners.

I once again request that you reject this unnecessary, unpopular building application even if a very generous donation for road

traffic safety has been given and accepted, due to the increase in traffic that this will cause to Butts Hill Rd.

Please take note of what is being stated, not only by myself and my sons, but, by everyone else that has written to you,... surely we have a voice which must be heard and taken into account...

Get rich quick schemes and capitalist greed should not come before the sanctitity of peoples homes.

I remain, yours sincerely

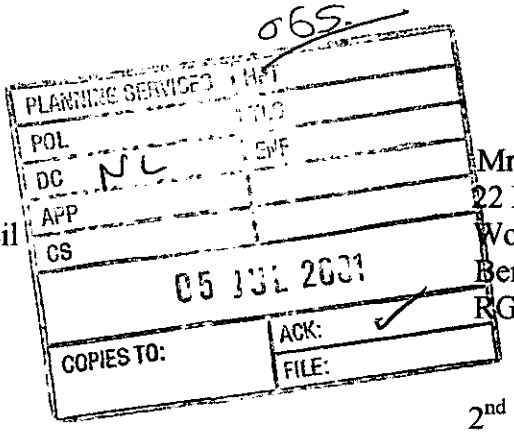
Mrs C. A Bennett

Mr L Bennett

Mr D Bennett

13.

065



Nicola Lake
Case Officer
Wokingham District Council
P.O. Box 157
Shute End
Wokingham RG40 1WR

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

2nd July 2001

Dear Nicola Lake,

Re: Planning Application F/2000/2862 - 48 & 50 Butts Hill Road
Revised/additional plans show: Amended layout. Drawing nos 3469/01C, 9522/01J,9522/11A,/12A,/13,/14,/15,/16.

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

All objecting residents met to review these revisions. It was unanimously agreed that the changes are purely cosmetic and give no genuine attempt by developers to meet the residents concerns.

Personally, we would also ask you to consider fully our rights under Article 8 and Protocol 1 Article 1 of the Human Rights Act 1998.
Our property at present is totally secluded and has no rear access. By approving this current development you would be opening up direct access to our property by building a road metres from the bottom of our garden. This will severely impair the security of our property and infringe our rights to enjoy our home peacefully. Secondly, under the current proposal the house on plot 2 is in direct line with the end of our garden. No other house is affected in this way. Also as we are the worst affected by this development, we believe no decision should be made without viewing the development from our residence. As we have a second floor roof extension the affect of the development would be catastrophic.

Having viewed the latest revisions the following points are still relevant and we ask that you take them into consideration:

- We would lose our privacy, as we would be overlooked by three of the proposed dwellings. Although the plans show the existing trees may or may not be removed at the time of building, we have been informed that the occupants may remove them at any time in the future, thus losing the existing screening.
- With an increase in people, cars, possibly children and pets, there will inevitably be an increase in the noise, disturbance and pollution levels. At the moment it is a very peaceful and charming place to live. (We do have three children of our own and they have waited a long time, as we have, to enjoy a nice garden and pleasant surroundings).
- At the moment when we look out of the bedroom window we see lots of greenery, (trees, lawns and flowers). The outlook would be totally different should these plans go ahead. We would see other houses, (straight into the bedrooms of some, as they would

us), a road, cars, streetlights etc. **Please note we have a second floor roof extension so the effect would be catastrophic.** Also the established wildlife that inhabits the surrounding areas would be lost. At the moment in the trees behind us we have many resident squirrels, an immense variety of birds, and we also see hedgehogs. All of this is a great learning curve for our children in their own back garden and it would all vanish!

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

- This proposal would create a **larger 'footprint'** than planning application F/2000/0996, which was **rejected** due to the size of the footprint it created!!
- Such a proposal would have a detrimental impact upon the character of the surrounding area.
- Such a proposal is contrary to Policy EN1 of the Berkshire Structure Plan and Policies LH1 LBE1 and LBE2 of the Loddon Area Local Plan as well as Policies WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft) as modified.
- Milgate Homes the builders have disregarded their high-way consultants who say " the best way not to increase the number of accidents in Butts Hill Road or any road for that matter is to keep, entries and exits to a minimum". Not add another road into Butts Hill Road!
- Another road leading out onto the already very busy Butts Hill Road would be a nightmare in the mornings as well as being extremely dangerous being so close to Ravensbourne Drive!
- It would be a further burden on already over-stretched public resources i.e. schools – Waingels is already very over subscribed.
- It is a piecemeal development of backland and if this should be approved then future plans would be very hard to turn down.
- Previous applications for dwellings at 48 Butts Hill Road have been turn down by Wokingham District Council and at Appeal, for less than the current application.
- Environmental impact is misleading as many trees have been conveniently removed prior to planning application.
- The application is an over development of the area.

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

Yours Sincerely,

Michael Matthews Carol Matthews

NL.

PLANNING SERVICES	HPT 45217
POL	TLS
DC NL	ENF
APP	
CS	
02 JUL 2001	
COPIES TO:	ACK: FILE:

16, Ravensbourne Drive
Woodley
Reading
Berks
RG5 4LH

28 June '01

Nicola Lake
Planning Officer
Wokingham District Council

Dear Miss Lake

Planning Application F/2000/2862 – Proposed erection of 4 dwellings with garages and construction of estate roads and paths at 48 and 50 Butts Hill Road plus garage at no. 50. Demolition of existing garage and outbuildings at no. 50.

References: 1. D. of E. Planning Inspectorate letter T/APP/H0330/88/0191017/094476/P2 dated 1 Nov '88. – Dismissal of appeals for applications 29444 and 30204.

2. Application F/2000/0996 of March '00.

3. Letter GFT/-/WDC 2000/0996 of 14 April '00 from WSP to the Barton Wilmore Partnership.

4. Letter 9522/A3/LESV/JCE of 26 April '00 from Barton Wilmore to Wokingham District Council Planning Services

5. Wokingham District Council notification of Refusal of Permission of 1 Aug '00 for Application F/2000/0996

6. Application F/2000/2862 of Nov '00.

1. Before commenting on the subject revised plans there are some points I wish to make about the Agenda Report presented to the Development Control Committee on 21 March '00.

The 21 March Report

2. Following rejection of the Ref. 2 application and to gain the Committee's assent to Ref. 6 application it was only necessary for the

report to list the 3 ref 5 conditions and state clearly under each heading how compliance had been achieved. Total compliance would have justified the reports recommendation, simplified discussion and resulted in straightforward committee assent if content, or rejection if not. As it was the report seemed to judge some aspects of the content and here and there would have benefited from a little editing. The following comments are under report headings

3. Section 1 - Planning History Surely the last sentence of the first para does not mean that the appeal was dismissed on appeal ie was accepted? It would have been helpful to state the three reasons for the appeal dismissal and in particular to highlight the fact that the loss of privacy and outlook to 44 Butts Hill Road and loss of outlook for no. 46 was trivial compared to the impact of F/2000/2002 on about 15 dwellings in Ravensbourne Drive and Rochester Avenue.

4. Section 2 - Proposal To the best of my knowledge it is unlikely that part of the garden of no. 46 Butts Hill Road would be used in the proposed scheme.

5. Section A - Principle of Development. The reduced level of development stated in the last sentence of the second para is only notional. The fact is that a pair of semi detached dwellings has been replaced by a single dwelling having a larger footprint and massing than those it replaced.

The third para points to the comparability of the new dwellings with those existing around them. On scaling the plans (including the revision) it emerges that the ridge heights of the new houses are higher than the existing properties, and the footprints of the type D houses are larger than 50 Butts Hill Road. A lower ridge height would obviously make the houses less obtrusive and more acceptable. The fact is that the single change made to the layout hardly rates as a constructive response to the "cramped form of development constituting over development of the site etc" noted by the Committee. The last sentence is peculiar "--- in the light of recent appeal decisions --- in the light of recent appeal decisions, that a refusal could be substantiated etc" does not inspire confidence.

6. Section B - Impact on the residential amenity of the neighbouring dwellings. Except for a four bedroom house located about 3 metres back from the location of the semis it displaced, nothing in that long section disposes of the third reason for refusal. In short, no attempt had been made to overcome the most unwanted feature of the plan namely

the severe extent of overlooking and loss of privacy of Ravensbourne Drive and Rochester Avenue dwellings from plots 2, 3 and 4 of the plan. In fact the first para of section B states that the 3 dwellings at the rear of the site would be located at a minimum of 14 metres from the rear boundary of the site and a minimum of 33 metres from the nearest Ravensbourne Drive dwelling, distances which are less than those stated in the 19 July 2000 report which were 15 metres and 35 metres respectively. The report goes on to say "this would be the same relationship as the previously refused scheme" and the developer has ignored a significant reason for the refusal. So, for the report to say "Therefore that proposal would not overshadow, overlook or overbear. Hence there would be no significant detrimental impact upon residential amenity of the neighbouring dwellings" is verging on nonsensical especially having drawn attention to plots 2, 3 and 4 being closer to Ravensbourne Drive than previously supposed. This is compounded by the last sentence of the first para which says that the relationship between the new properties and Ravensbourne Drive properties would be the same as in the refused scheme. Hardly a basis for recommending approval. It may be recalled that the 1988 rejection on appeal was partly because of a relatively minor overlooking of 44, 46 and 50 Butts Hill Road. Ravensbourne Drive was not overlooked at all in that plan but now, not 3 but up to 15 dwellings could be affected.

7. Section C – Impact on the character and appearance of the surrounding area. The mention of a protective fence in the first para could be misunderstood in so far as it does not make clear that the fence enclosing trees at the back of the site is a temporary measure for the duration of construction. Also, experience shows that good intentions for protection of existing shrubs and trees in the five years after development are soon forgotten and ignored.

The second para of Section C notes that dwellings 52 to 58 Butts Hill Road have gardens only about 20 metres long. That's as may be but is completely irrelevant because 54 to 58 have no boundary interface at all with the site and cannot be overlooked by the development. No. 58 is the corner house at the junction of Ravensbourne Drive and Butts Hill Road which 52's main concern is not overlooking (there isn't any) but with access on to Butts Hill Road in the face of a potentially increased traffic stream at peak times. It is also not true that on average gardens in Ravensbourne Drive are about 20 metres long as a glance at a site plan will show. The average size plot is about 30 metres long. It is also notable that the report ignores the

potential impact on Rochester Avenue properties. I consider, for instance, the line of sight to 2 and 4 Rochester Avenue. In so far as the last sentence of 'c' is concerned, and noting the larger footprint of the type D house together with ridge heights about a 0.3 of a metre more than adjacent properties, to say that the proposed dwellings would be in keeping with the size and design of the dwellings in the surrounding area and have no significant detrimental impact upon the character and appearance of the surrounding area is to fly in the face of the Committee's on site observations.

8. Section D - Impact on highways safety. Section D states baldly "that the proposed development including the creation of the new accessway would have no detrimental impact upon the highway safety of the existing surrounding highway network". I find the "existing surrounding highway network" bemusing. Local residents are concerned about Butts Hill Road which is a major distribution road where traffic is observably on the increase and likely to worsen if suggestions of converting the railway bridge in Duffield Road to a one way system come to fruition. It is ludicrous to say that there would be no impact on conditions. It is an observable fact of life that any change to existing circumstances results in effects of one sort or another. Those who who experience the problems and dangers daily are sceptical about current assurances and their concerns are echoed in a letter from WSP Lovell Ltd (ref 3) to the Barton Willmore Partnership in April 2000 concerning the closure of the access to 48 Butts Hill Road and the proposed site access. It was said "movements into and out of the access may at times coincide with the manoeuvres from the proposed development increasing the risk of possible conflicts. It is good practice to limit where possible the number of accesses / junctions onto a distributor road. An increased frequency of junctions and accesses along a route is likely to increase the number of hold ups and delays to through traffic, increasing the potential for congestion and accidents". The site plan shows an extended site line to the south of the access road but on the north side the access to and from 48 Butts Hill Road will be hindered by a 1.8 metre fence. Also car access to and from 52 Butts Hill Road will be more difficult. The report's assessment might benefit from another look.

9. Section 5 - Conclusion

It is plain silly to state categorically that the proposed

development would have no detrimental impact upon the residential amenity of the adjacent dwellings or the character and appearance of the surrounding area. Of course there will be some degree of impact. Simply changing the colour of a front door has an impact on neighbours Please let us have a smidgen of reality in future reporting on this proposal.

10. The Revised Plans. As you know the revised plans arose from a scheme proposed in April this year. It was discussed by a meeting of 16 objectors to the original F/2060/2862 proposal. The outcome was that whilst the block on progress of the access road northwards was welcomed, the rest of the scheme, particularly with regards to the unaltered overview of Lavensbourne Drive dwellings from plots 2 and 3, was considered only marginally different from the F/2000/0990 proposal rejected by the Committee. Also, the residents of 46, Butts Hill Road objected strongly to the overview and overbearing of their property and recalled that rejection of the 1988 appeal rested in part on the overlooking of their house. The attached sketch highlights the continuing and particularly intrusive location of the plot 2 house. Regarding overlooking the new scheme offer a marginal improvement in so far as the upper windows at the rear of the plot 1 house been reduced from 2 to 1. The tree screening at the end of plot 1 has been improved by additional planting, but note that the addition is omitted from the updated Arboricultural plan No confirmation is required. Also, the additional landscape buffer shown at the end of plot 1 is assumed to replace the existing tall conifer hedge at right angles to the line shown which, although drawn to the planning departments attention on more than one occasion, has been omitted from every proposal.

Point B of the Boston Wilmore letter 9522/A3/LRJV/JCR of 8 June 'or says that the plot 4 house avoids direct overlooking towards the rear of 46, Butts Hill Road. That is not so. The large window in bedroom 4 looks directly at No. 46. Also the dwelling type may be lower in scale than the previous design but, scaling the drawing, its ridge height is higher than surrounding properties. The increased separation from properties in Rochester Avenue stated in point C of the letter is small, about 3.5 metres, and will make little difference because of the angle of sight line. Also it was not specifically for the benefit of Rochester Avenue. It was a consequence of closing off the access road. The reduction to 2 of first floor windows in plot 3 mentioned in point D is simply because the house type has been changed to be the same as plot 2 so in reality

only a minor adjustment. The plan revision, though reducing the section overview of 18, 22, 24 and 26 Lavensbourne Drive by 1 upper floor window, in no way matches the total lack of overview of Lavensbourne Drive and Rochester Avenue afforded by the 1988 layout. It could be done then, why not now?

11. The meeting referred to earlier noted that the Developer's letter to Councillor Dredge included reference to the acceptability of current (21st march meeting) plans to the Planning Officer. This assumed that the Developer had done all that was necessary to close out the 3 reasons for rejection discussed previously. Plainly that is not so.

12. On page 2 of the Developer's letter to Mr. J. Mitchell (ref. WSJ/SC/169 dated 23 Mar. 01) it is said that "there seemed to be acceptance at the Committee that a scheme of 4 detached houses would be acceptable in principle, it was just a case of finalising the best layout". I have asked people who were at the meeting if they could confirm this but without success. It would be useful to have the fact of the matter confirmed from the minutes of the meeting.

13. Finally, as emphasised earlier, it would greatly simplify the Committees deliberations if the report on the current proposal gave a clear explanation under the specific headings given in Ref. 5 of how the application overcomes the Committees rejection of F/2000/0996

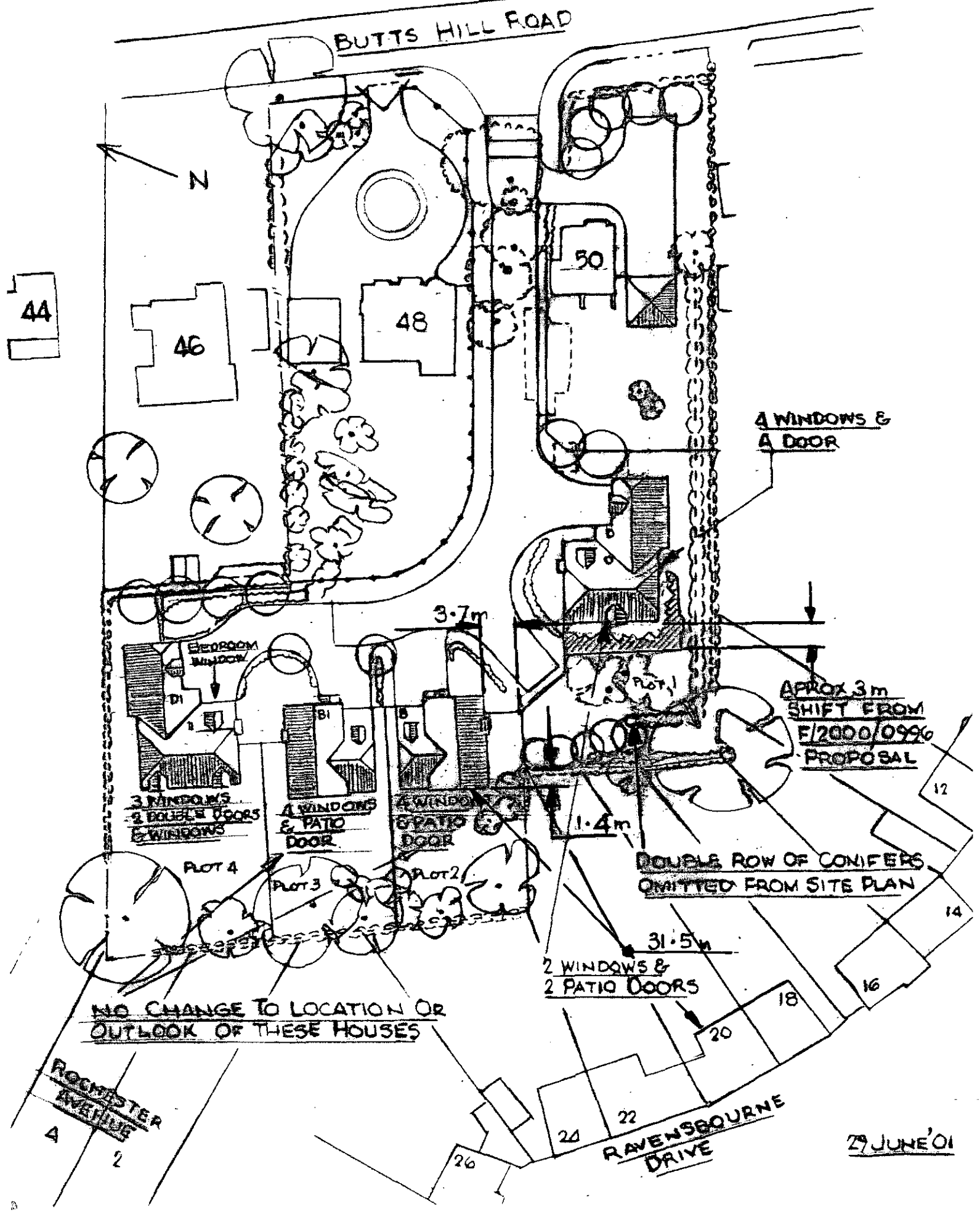
Yours sincerely

W. P. O'Donnell

(W.P.O'DONNELL)

cc. Mr. J. Mitchell Development Control Manager.
Development Control Committee members.
Mrs. L. Keenan. Woodley Town Council.

F/2000/2862 - REVISED VERSION - JUNE '01.
OVERLOOKING OF RAVENSBOURNE DRIVE, ROCHESTER AVENUE AND BUTTS HILL ROAD HOUSES.



29 JUNE '01

Your Ref. Nicola Lake F/2000/2862

Date 1st July 2001

20, RAVENSBOURNE DRIVE
WOODLEY
READING
BERKSHIRE RG5 4LH

Dear Sir

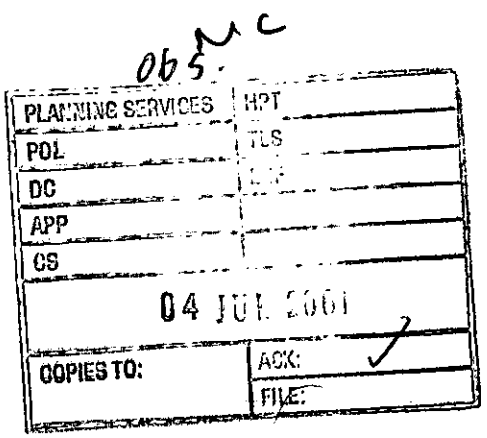
Re. PLANNING APPLICATION F/2000/2862 - 48 & 50, BUTTS HILL ROAD

This revised planning application remains totally unacceptable to me and I wish to record my objection to this development in the strongest terms.
Earlier this year Wokingham District Council refused a similar planning application, and I wish to take this opportunity to make my views known to you regarding this revised application.
The proposal still represents piecemeal development of a back land nature, and such proposals are contrary to the following policies:
Policy EN1 of the Berkshire Structure Plan

- Policies LH1, LBE1, LBE2 of the Loddon Area Local Plan
- Policies WOS3, WBE1 of the Wokingham District Local Plan (deposit draft) as modified.

These policies were not adopted lightly and were no doubt made for sound and valid reasons, not least for the protection of local residents in similar situations as I now find myself. If such a proposal were to go ahead it would have a detrimental impact upon the character of the surrounding area for the following reasons.

1. **OVERDEVELOPMENT:** The character of this area will be significantly and irrevocably altered, by creating a density of housing that was never contemplated during the original planning and development of this attractive part of Woodley. This also raises questions concerning the existing infrastructure, in particular the main drainage and sewer system, whether sufficient capacity exists and can it be further loaded without detrimental effect?
   There is absolutely no doubt, that should this development be allowed to go ahead, it would have a detrimental impact upon the lives of the people whose properties border the gardens of nos. 48 and 50 Butts Hill Road.



2. **ACCESS**: I would urge you to consider the implications of adding a further road junction in Butts Hill Road: Such a junction would be not only extremely poorly sighted due to the limitation imposed by the adjacent properties, but would also be very close to the Ravensbourne Drive junction. Butts Hill Road is the main route through Woodley from the north to the M4, and is an extremely busy road carrying fast moving traffic. To form another road junction along this road would add significantly to the risk of traffic accidents occurring. Surely the simplest and safest method by which to address this risk is prevention, and this can be achieved by not adding yet another road junction in Butts Hill Road.
   The introduction of an access road from Butts Hill Road would result in disturbance from vehicle headlights using the road at night, and by exposing my rear garden to easy access, a very much-increased risk to the overall security of my property.
   Furthermore, should this access road be permitted, then the way will be opened to allow the whole of the garden areas to the rear of the many properties on Butts Hill Road to be similarly developed. It is also certain that by allowing this initial development, any further applications will be almost impossible to disallow.

3. **LOSS OF PRIVACY AND AMENITY:** This development would create for me a significant loss of privacy and amenity. Neither the rear of my property, or the garden is overlooked at present, the garden being particularly secluded
   My family has lived here for 34 years and the property was bought largely on the strength of its secluded rear garden and the fact that further development directly adjacent was considered to be not possible.
   I contend that individual privacy is a basic and fundamental human right, and if this development is approved it will mean that the privacy I have enjoyed to date will be unacceptably compromised.

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

5. **ENVIRONMENTAL:** Another small area of green habitat will disappear, together with the wildlife that it supports. Several large trees will have to be felled in order to make way for this development.

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

The Wokingham District overall plan has always been against such back garden development and a similar planning application made in 1988 was disallowed both by the WDC planning committee and by The Department of The Environment at appeal.

I would urge you, having considered all the facts and the views of the local residents, to refuse this latest application.

Yours faithfully

C R Hayward

cc. Woodley Town Council

Ian Jordan

From: WebComments@wokingham.gov.uk
Sent: 03 July 2001 23:55
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications

****

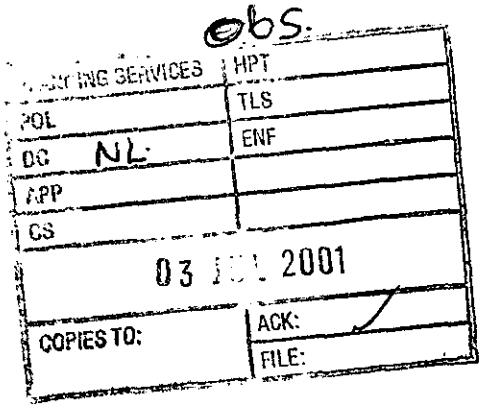
NatureofEmail: Comment
ApplicationNumber: F/2000/2862
Correspondent_FullName: Ian and Kerry Harrison
Correspondent_StreetAddress: Glengarth
Correspondent_Address2: 46 Butts Hill Road
Correspondent_Town: Woodley
Correspondent_County: Berks
Correspondent_PostCode: RG5 4NH
Correspondent_Telephone: 0118 944 2795
Correspondent_Email: harrisons.woodley@virgin.net

Comments:

A major cause for concern with the proposed plan is the impact on traffic on Butts Hill Road.
Living at number 46, we appreciate the amount of traffic using the road, often at dangerously high speeds. The junction into Ravensbourne Drive is particularly busy. The siting of another entrance into Butts Hill Road, in close proximity to the existing one, can only make the situation worse. A post box and telecoms junction box add to the problem.
Entering and exiting our driveway will be severely hampered by another access only a short distance away. This will make our driveway dangerous and we will face substantial costs to widen it (involving moving a lampost)to make it safe.
Speeding is common place on this stretch of road and we urge the committee to reconsider the highways impact, particularly during busy times.

NL.

obs.



9.

28 RAVENSBOURNE DRIVE
WOODLEY
READING
RG5 4LH

TEL.0118 969 2834

27th June 2001

Mr John Mitchell
Development Control Manager
Wokingham District Council

copy to Miss Nicola Lake

PLANNING APPLICATION NO F/2000/2862 48/50 Butts Hill Road

Dear Sir,

This letter is to object to Planning Application F/2000/2826.

I assume the Planning Officer will GRANT planning permission as this is predictable even when the Development Control Committee had already rejected similar plans on Wednesday 19th July 2000.

How can permission be granted when all the developer has done is to exchange two semi detached 3 bedroom houses for two 4-bedroom houses? Woodley Town Council recognised these plans were similar, hence their rejection.

As your colleague mentioned in the Committee Report of the 19th July 2000,of page 532, this council needs 1,2 and 3 bedroom houses, NOT 4 bedroom houses, which 50% of this proposed development comprises. This site is NOT the place to build 1,2 or 3 bedroom houses because of incongruous properties around.

How can permission be granted for this proposal (when a similar proposal was rejected by the Development Control Committee) on 19th July 2000. This proposal still has the following, (I quote Miss N Page, Page 2736 of the 21 March 2001 Committee Report).

1. "Piecemeal development of backland in an area characterised by substantial gardens".
2. "Loss of Silver Birch trees due to access having detrimental impact upon the character of the surrounding area".
3. "Siting of the units would result in overlooking and loss of privacy to the detriment of the residential amenity of the occupants in Ravensbourne Drive"
   This enhances the DOE inspector 's comments for the 1988 planning application having less footprint and mass to the current plan.
   I quote "Moreover the adverse effect of the proposal on the amenity of nearby residents and on the character of the area would result in DEMONSTRABLE harm".

   As such, this similar proposal is contrary to
   a. Policy EN1 of the Berkshire Structure Plan.
   b. Policies LH1, LBE1 and LBE2of the Loddon Area Local Plan.
   c. Policies WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft as modified)

PLANNING APPLICATION NO F/2000/2862 48/50 Butts Hill Road

So how can the planning officer, accept this proposal, when it breaches the above policies?

If this proposal does not breach the above policies, I would like to see the Committee Report listing reasons why.

As this is a new Development Control Committee, I would also like to see the complete history of planning application for this site, and reasons for rejections in the Committee Report.

Finally I would like to remind the planning officer of the preamble statement in the Green Committee Report about the Human Rights Act 1998 which enjoins respect for private and family life peaceful enjoyment of property.

Yours sincerely

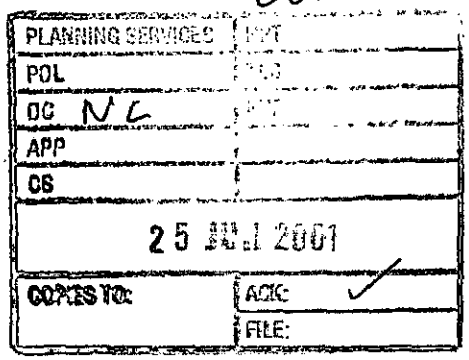
P A Redman

52, Butts Hill Road

Woodley

Berkshire RG5 4NH

065.



21 June 2001

Your ref: Nicola Lake
F/200/2862

Wokingham District Council
Environmental Services Department
Planning Services
PO Box 157
Shute End, Wokingham
RG40 1WR

Dear Sirs

Application No F/2000/2862

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

Proposal ***Proposed erection of 4 dwellings with garages and construction of estate roads and paths plus garage at no 50. Demolition of existing garage and outbuildings at no 50.***

We are writing for the third time to object most strongly to the above amended development. As before we are immediate neighbours of the proposed development and any revised plans that are submitted do not alter the fact that if the plans were approved it would have a devastating effect on our lives. Our reasons for you not granting planning consent are as follows:

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

2 *The proposal represents piecemeal development of a backland nature and would have a detrimental impact upon the character of the surrounding area and would be the tip of the ice-berg with further applications for development in the rear gardens of other properties down Butts Hill Road creating even more traffic flowing into Butts Hill Road.*

3. *This similar proposal was refused last August.*

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

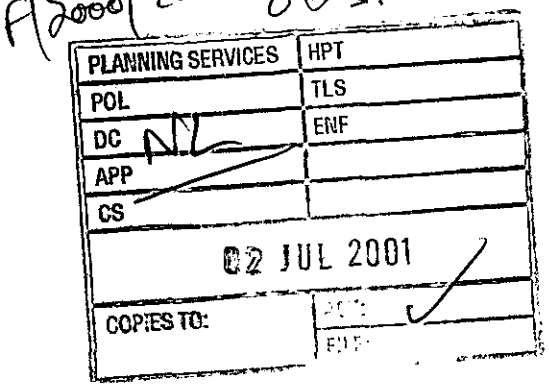
Yours faithfully,

Mr M V & Mrs B M Dyer

10 Rochester Avenue
Woodley
Reading
Berks
RG5 4NA

27th June 2001

F/2000/2862 GS.



Dear Sir

Re: Planning Application F/2000/2862 – 48 & 50 Butts Hill Rd, Woodley

With reference to the above revised application, we wish to register the same objections to this development as we had to the original plan, our objections being:

- Similar applications were refused by Wokingham District Council and at appeal in recent times.
- We believe the development to be out of character to the surrounding area.
- We feel that this would be an over development of the area in question.
- If permission was granted for this particular development, it could set a precedent for further applications for similar developments in other large gardens in Butts Hill Road.
- And most importantly the access road to the development would create a potential hazard, as the new junction would be close to the existing junction of Ravensbourne Drive and Butts Hill Road, which is already busy and dangerous.

We trust that you will note and consider our objections when making your decision regarding this application.

Yours faithfully

Ian & Andrea Smith

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

Ann-Marie & Nigel Paterson
56 Butts Hill Road
Woodley
Reading RG5 4NH
Berkshire
Home Phone 0118 9441534

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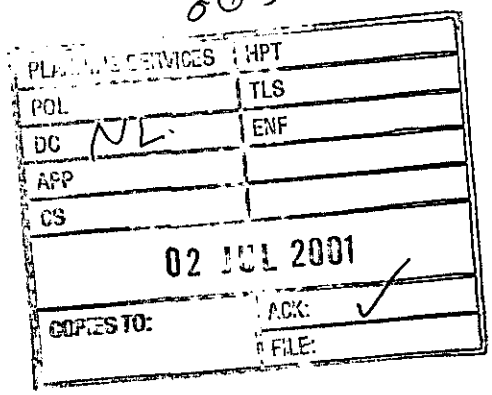


29 June 2001

Ms Nicola Lake
P.O. Box 157
Shute End
Wokingham
RG40 1WR
Berkshire

Dear Ms Lake,

Re: Application Number F/2000/2862 - 48-50 Butts Hill Road

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

- The access road to the development would be dangerous. Butts Hill Road is already an extremely busy highway, an additional junction so close to Ravensbourne Drive would be hazardous.
- We consider that the application would be an over development of the area.

These plans have been amended several times now and we are concerned that little attention is being given to our very real worries about the impact another junction will have on an already busy road. We are particularly concerned about the effect on the four houses sandwiched between these two junctions.

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

Yours sincerely,

Ann-Marie and Nigel Paterson

cc: Woodley Town Council

John Willcocks

4 Rochester Avenue
Woodley
Reading
RG5 4NA

Tel: 0118 9618017

065

PLANNING SERVICES	HPT
POL	TLS
DC NL	ENF
APP	
CS	
04 JUL 2001	
COPIES TO:	ACK: ✓
	FILE:

30th June 2001

Miss N Lake
Planning Services
Environmental Services Dept
Wokingham District Council
Shute End
Wokingham
RG40 1WR

Dear Miss Lake,

Planning Application F/2000/2862 – Revised Plans

With reference to your letter dated 13th June notifying me of revised plans you have received in respect of the above application.
Although the revised layout is a marginal improvement on the previous one it does nothing to alter my objections to this application which are –

- This is very similar to Application F/2000/0996 that was recently rejected. In view of this I do not see how this application could be approved.
- The proposal would have a detrimental impact on the character of the surrounding area.
- The proposal is contrary to Policy EN1 of the Berkshire Structure Plan and Policies LH1 LBE1 and LBE2 of the Loddon Area Local Plan and Policies WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft) as Modified.
- The development would be out of character with the surrounding area, which comprises houses, which are at least 40 years old, all of which are laid out on spacious plots.
- It would be dangerous on highway grounds as there would be an additional road junction very close to Ravensbourne Drive. In addition Millgate Homes have disregarded their highway consultants who informed them that entries to Butts Hill Road should be kept to a minimum to avoid an increase in accidents.

Yours faithfully

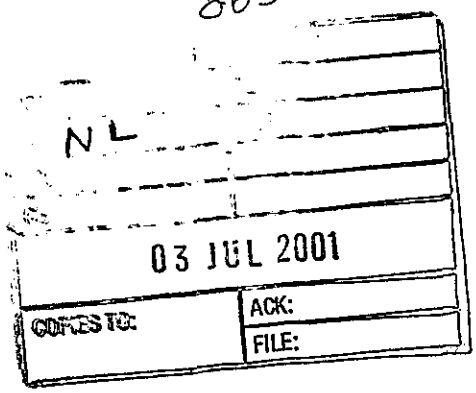
P Livesey

Pat Livesey

065.

Tel: 0118 969 4031

61 Butts Hill Road
Woodley
Reading
Berkshire
RG5 4NJ



04 June 2001

Mr J Mitchell
Development Control Manager
Environmental Services Department
P.O. Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Re: Application Number F/2000/2862

Dear Mr Mitchell

We write again in connection with the above planning application reference. Whilst we still do not object in principle to the application or its detail with regard to the housing we would like to reiterate our concerns over its bringing into being yet another side road entering on to Butts Hill with attendant traffic hazards.

At the point proposed for the access to and from the development such a side road will represent an additional traffic hazard on an already very busy main road in to and out of Woodley. There are already, in the 200 metre section covering the area of the proposed access road, two intersections and a pedestrian traffic light controlled crossing further complicated by the presence of a GPO pillar box, a Reading Transport 'bus stop and a BT telephone kiosk. Glendevon Road is already on the 'bus route and will be subject to massively increased traffic volumes under three out of the four proposals for the Duffield Road Railway Bridge Scheme. This diverted traffic will all either be turning north on Butts Hill Road or coming south in order to access Glendevon Road. Ravensbourne Drive is heavily used by school children from three local schools and has considerable housing feeding its use. We feel that the presence of a third intersection within this very short distance would inevitably lead to significantly increased accident potential and calls for intervention to manage the traffic passing through this section of Butts Hill Road.

Living where we do we are very aware of both the volume and the speed of traffic on this straight section of Butts Hill Road between Glendevon Road and Western Avenue. In recent times our impression has been one of greatly increasing traffic speed and volume (particularly HGVs from the A4 which ignore weight restrictions on the railway bridge at Western Avenue). This impression has worsened considerably since the initial planning application for this development (F/2000/0996) which was rejected. We are aware of several incidents in this section of the road and several near accidents at the controlled crossing where motorists, almost certainly exceeding the 30mph limit, have failed to stop when the lights are at red and when pedestrians, even children, have actually been on the crossing. There is an obvious and very emphatic need for traffic control and calming.

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

Yours sincerely,

Christine M. Bradshaw.

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

Tel. (0118) 974 6481

Date: 13 June 2001

Your Ref:

My Ref: Nicola Lake
F/2000/2862

The Owner/Occupier
8 Roberts Grove
Woodley
Berkshire

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

REVISED PLANS NOTIFICATION

Dear Sir/Madam

Application Number: F/2000/2862
Site Address: 48 & 50, Butts Hill Road, Woodley, Reading.
Proposal: Proposed erection of 4 dwellings with garages and construction of estate roads and paths plus garage at no 50 . Demolition of existing garage and outbuildings at no 50..

Revised/additional plans show: Amended layout. Drawing nos 3469/01C, 9522/01J, 9522/11A, /12A, /13, /14, /15, /16.

We have received the above revised/additional plans and would be grateful to receive your observation no later than **04/07/2001**. Any comments received after this date will not be taken into account in determining the application.

If you wish to see the plans and other details submitted you can do so at this office from 8.30am to 5.00pm Monday to Thursday and 8.30am to 4.00 Friday or at Woodley Library, Headley Road, Woodley from 9.30am to 7.00pm Monday, Thursday and Friday, 9.30am to 5.00pm Tuesdays and 9.30am to 1.00pm Saturdays. The library is closed all day on Wednesdays. **If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans.**

Your comments will be considered by the planning officer before a decision is made and will be summarised in the committee report if the application is decided by committee. Where an application is to go to committee you will be told of the date and given the opportunity to speak at the meeting. Everybody who makes a comment will be told what decision is made.

Please note that all comments made will be open to public inspection.

Should you have any queries regarding this application please contact the planning officer, **Nicola Lake**, on **(0118) 974 6481**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

447836

PLANNING SERVICES	HPT
POL	LS
DC NL	NF
APP	
CS	
20 JUN 2001	
COPIES TO:	ACK:
	FILE:

to file

Date: 13 June 2001

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2000/2862

Location: 48 & 50, Butts Hill Road, Woodley, Reading.

Proposal: Proposed erection of 4 dwellings with garages and construction of estate roads and paths plus garage at no 50 . Demolition of existing garage and outbuildings at no 50.

Applicant: Millgate Homes C/O The Barton Wilmore Partnership.

Case Officer: Nicola Lake

The new plans show the following: Amended layout. Drawing nos 3469/01C, 9522/01J, 9522/11A, /12A, /13, /14, /15, /16.

Comments are required by 04/07/2001.

Should you have any queries regarding this application please contact the case officer Nicola Lake on (0118) 974 6481.

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. (Planaps) / F/2000/2852(Ludhouse) Date Rec. 11 June 2001.

Location: 48 + 50 Butts Hill Road, Woodley

Parish Woodley.

Applicant: Millgate Homes.

Description of attached plans Revised plans showing an amended layout.

Drawing No's: 9522/013, 11A, 12A, 13, 14, 15 + 16.

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part I Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: All previous consultee's and objectors.

1. NI
2. NI
3. X
4. NI
5. BC

A full s
unless
the sp

Could you please make sure that Mr + Mrs Charles. 42, Butts Hill Road. Woodley. RG5 4NH. are consulted. Thanks.

NEIGHBOURS:

FURTHER ACTION

Re-advertise App. Y / N (Delete as required)

Redate Application Y / N From

New Site Notice Y / N

New Description

CASE OFFICER NL.

Consultations Sent by Admin. on 13.06.01 RS

Yellow - Part One Copy
Green - Officer's Copy

MILLGATE COURT, TERRACE ROAD NORTH,
BINFIELD, BERKSHIRE RG42 5HZ
Telephone: (01344) 489966
Fax: (01344) 489967

PLANNING SERVICES	HPT
POL	TLS
DC NL	
APP	
CS	
11 JUN 2001	
COPIES TO:	

44346

Mr J Mitchell
Head of Development Control
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1WR

Ref:NSJ/SC/216
6th June 2001

Dear Mr Mitchell,

LAND AT 48-50 BUTTS HILL ROAD, WOODLEY
REF: F/2000/2862

Following the deferral of the above application on 21st March 2001, we are now submitting a revised scheme based on the sketch layout submitted with our letter of 23rd March 2001. That letter identified the advantages of this revised scheme in relation to the issues raised by the various objectors and also explains why the layout suggested by Mr O' Donnell would not be workable.

We would ask that this application is now progressed to the next Committee on 11th July 2001 for determination and we trust your recommendation of approval will be repeated.

Yours sincerely

N S JACKSON
Land & Planning Director

cc: Lorne Vernon - Barton Willmore

Best Family Home 1994 - 1996 - 1997 - 1998 - 1999
Best 3 bed Home - 1999
Best Luxury Home 1998 - 1999
House Beautiful magazine
Family Home of the Year 1997
Best Luxury Home 1998 - 1999
Best Small Builder 1996
Millgate Developments Ltd. Registered in England No. 2229073

68 - 80 Butts Hill Road.

28 March 2001.

Telephoned Mr Doran to see if they wanted to negotiate or return to Committee. However Mr Doran was on a weeks leave. So was put through to Ms. Jane Davis, who said that she didn't know who was dealing with this in the absence of Mr Doran. She said she would try and get someone to give me a call tomorrow. I said that I thought that that would be too late and she said she would try and get Ms Sneed to Command to give me a ring.

11 May 2001

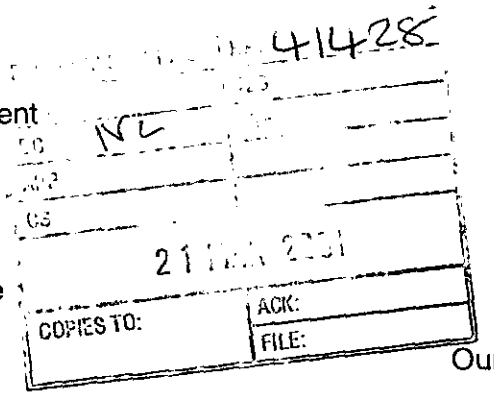
Telephoned Mr Doran to check on the revised plans but spoke to Jane Davis again

The Barton Willmore Partnership Reading Limited
Beansheaf Farmhouse, Bourne Close, Calcot,
Reading, RG31 7BW.
Tel 0118 943 0000 Fax 0118 943 0004
e-mail: housing@reading.bartonwillmore.co.uk

Barton Willmore
Architecture

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

For the attention of Nicola Lake



Our Ref: 9522/A3/LRSV/JCR

20 March 2001

Dear Sirs

48 AND 50 BUTTS HILL ROAD, WOODLEY, READING
APP NO F/2000/2862

Following our telephone call to the planning department this morning, we wish to comment as follows on the report to the Development Control Committee on 21 March 2001 regarding the above project.

- The details refer to the inclusion of the rear garden of No 46 in or proposals. We wish to make it clear that only the gardens of Nos 48 and 50 form any part of the planning application F2000/2862.

- Also, we would respectfully request clarification of the point being made in the first paragraph of Page 2738, where it is presumed that the wording on the penultimate line should read "could not be substantiated".

If you wish to discuss any of these matters further please contact the writer.

Yours faithfully

L R S VERNON

cc
N Jackson – Millgate Homes

Certificate No. FS 24864

The Barton Willmore Partnership Reading Limited
Beansheaf Farmhouse, Bourne Close, Calcot,
Reading, RG31 7BW.
Tel 0118 943 0000 Fax 0118 943 0004
e-mail: housing@reading.bartonwilmore.co.uk

Barton Willmore
Architecture

URGENT

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

For the attention of Nicola Lake

BY FAX AND POST
FAX NO 9746484 – FAO: Natalie Brown

Our Ref: 9522/A3/LRSV/JCR
20 March 2001

Dear Sirs

48 AND 50 BUTTS HILL ROAD, WOODLEY, READING
APP NO F/2000/2862

As a result of discussions between our client and Councillor Dredge, we were requested to look at ways of reducing the windows at first floor level on the rear elevations of plot 1 where they face onto properties in Ravensbourne Drive.

We have therefore prepared an amended first floor plan, together with the rear and side elevation to show the relocation of windows which would be acceptable to our client.

If members feel that the current design is unacceptable then we would be prepared to formally submit these proposals as an amendment to the current application. However, we are concerned that these changes should not affect the progress of our application and therefore it is imperative that, with or without these changes, our application is determined at tomorrow's meeting.

Yours faithfully

L R S VERNON

Encs

cc
N Jackson - Millgate Homes

Certificate No. FS 24864

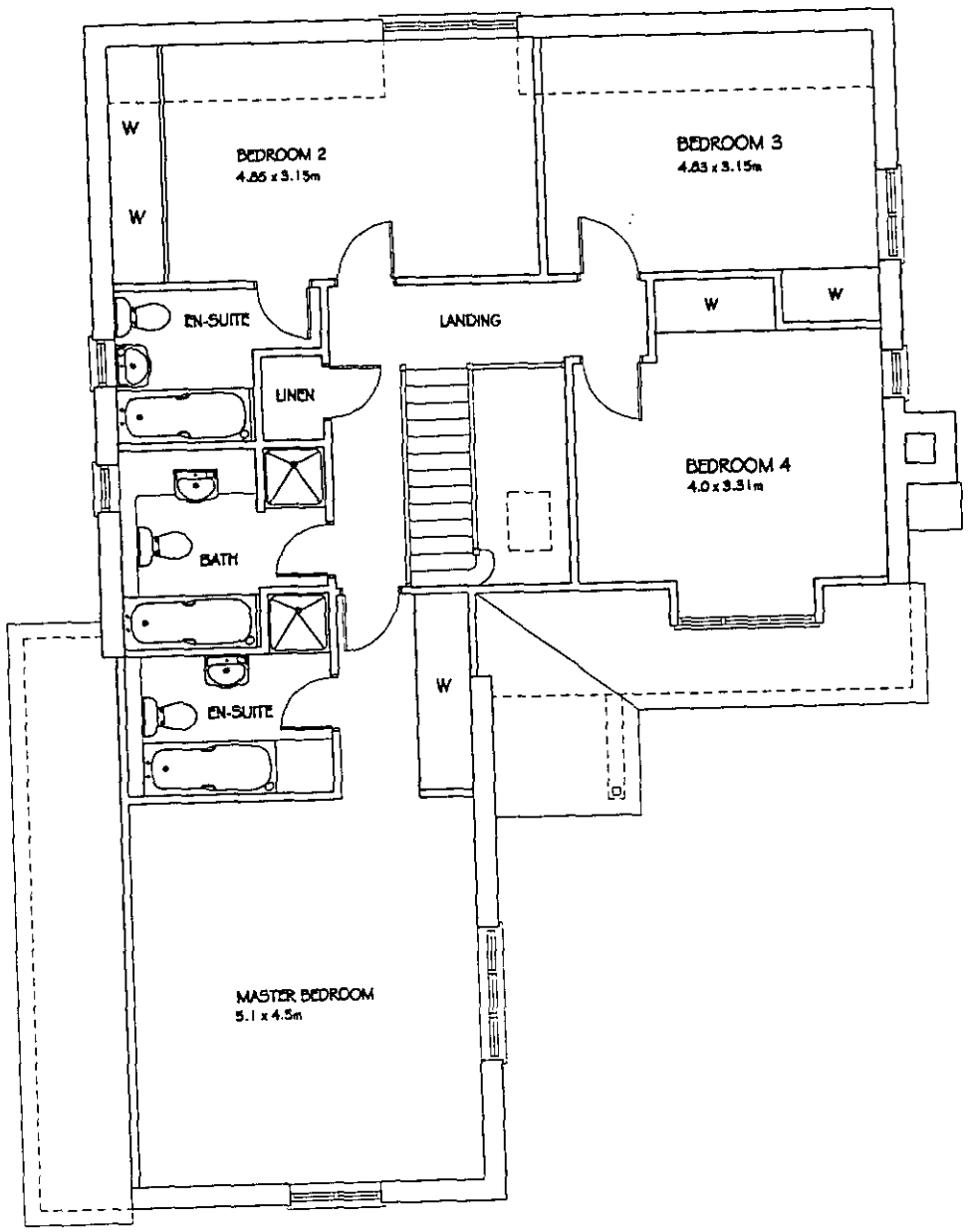
Architects • Master Planners • Town Planners
Environmental Consultants • Project Services

Contact: Lorne Vernon, Dominic Jarman,

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

Revision

A. Repositioned [illegible]
2 & 3 windows



HOUSE AREA		
GROUND FLOOR	92.77m²	998.6
FIRST FLOOR	108.4m²	1167.1
TOTAL	201.2m²	2165.7

)R PLAN

FRONT ELEVATION



REAR ELEVATION

Revision	Date	By
A. Repositioned bedroom 2 & 3 windows.	20.03.01	SE



SIDE ELEVATION

The Barton Willmore Partnership Reading Limited
Beansheaf Farmhouse, Bourne Close, Calcot,
Reading. RG31 7BW
Tel 0118 943 0000 Fax 0118 943 0004
e-mail: housing@reading.bartonwillmore.co.uk

FACSIMILE

Barton Willmore
Architecture

To: Nicola Lake / Natalie Brown From: Lorna Vernon

Company: Wokingham D C. Date: 20/3/01

Fax No: 974 6484 Number of pages to follow: 4

Job No: 9522

If this fax is incomplete or illegible please telephone 0118 9430000

Message

Please see enclosed letter.

- 2, 3, 4 Beds.
  Plot 1 replaces - 133m² for semi - ridge 8.8m (14m long)
  - 118m² for 4 bed - ~~ridge~~ 8.4m (for 4.8m) & 6.7m for the rest of the roof/garage.

+01189430004

20.MAR.2001 18:00 +01189430004 BARTON WILLMORE #3083 P.001/005

The Barton Willmore Partnership Reading Limited
Beansheaf Farmhouse, Bourne Close, Calcot,
Reading, RG31 7BW.
Tel 0118 943 0000 Fax 0118 943 0004
e mail: housing@reading.bartonwillmore.co.uk

Barton Willmore
Architecture

URGENT

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

For the attention of Nicola Lake

BY FAX AND POST
FAX NO 9746484 – FAO: Natalie Brown

Our Ref: 9522/A3/LRSV/JCR
20 March 2001

Dear Sirs

48 AND 50 BUTTS HILL ROAD, WOODLEY, READING
APP NO F/2000/2862

As a result of discussions between our client and Councillor Dredge, we were requested to look at ways of reducing the windows at first floor level on the rear elevations of plot 1 where they face onto properties in Ravensbourne Drive.

We have therefore prepared an amended first floor plan, together with the rear and side elevation to show the relocation of windows which would be acceptable to our client.

If members feel that the current design is unacceptable then we would be prepared to formally submit these proposals as an amendment to the current application. However, we are concerned that these changes should not affect the progress of our application and therefore it is imperative that, with or without these changes, our application is determined at tomorrow's meeting.

Yours faithfully

L R S VERNON

Encs

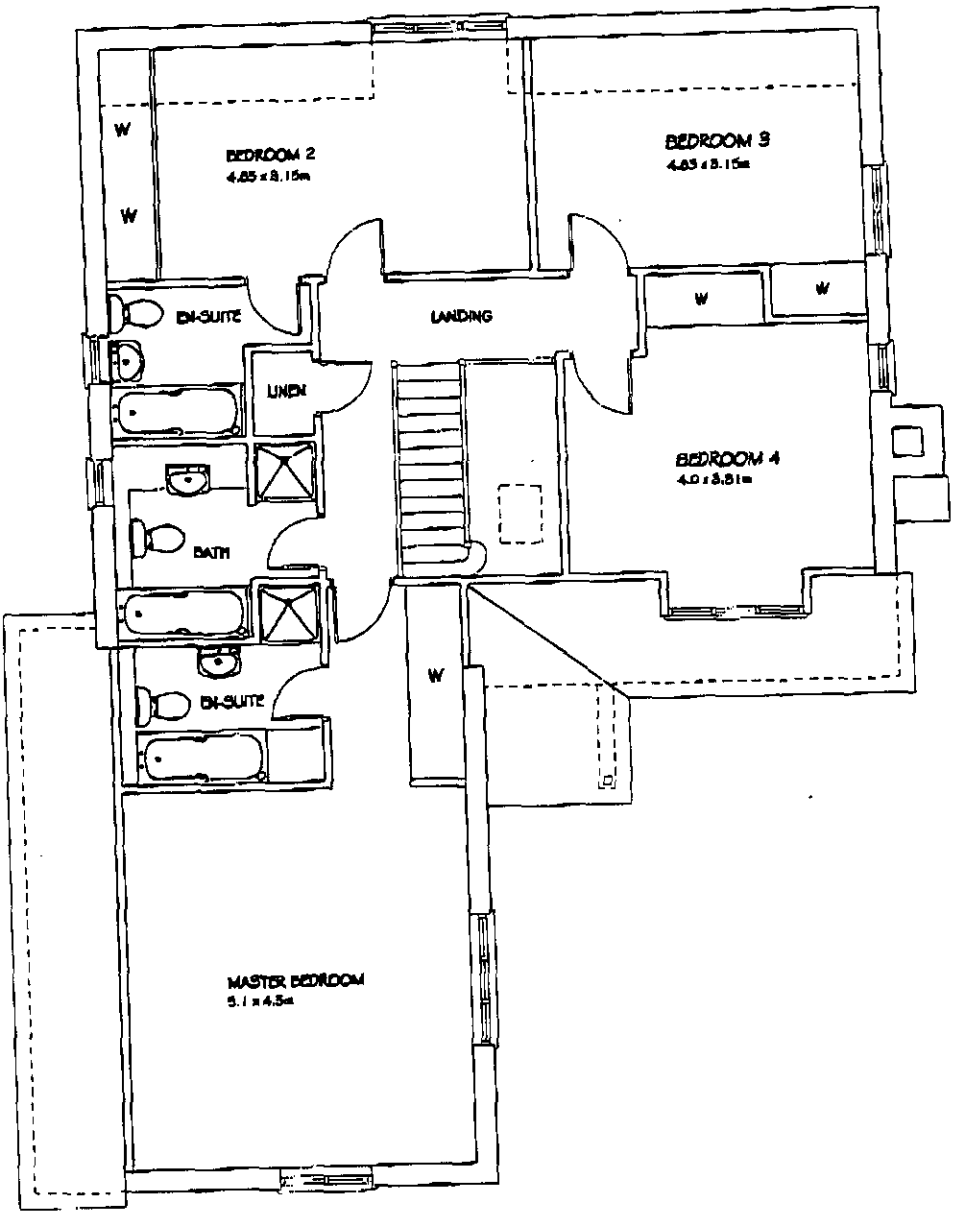
cc
N Jenkinson, Millgate Homes

Architects • Master Planners • Town Planners
Environmental Consultants • Project Services
Contact: Lorne Vernon, Dominic Jennion
A list of directors can be inspected here and at our associated offices in:
Bristol Cambridge Edinburgh Leeds London West Malling (Kent)

+01189430004
20.MAR.2001 18:00 +01189430004 BARTON WILLMORE #3083 P.002/005

Revision

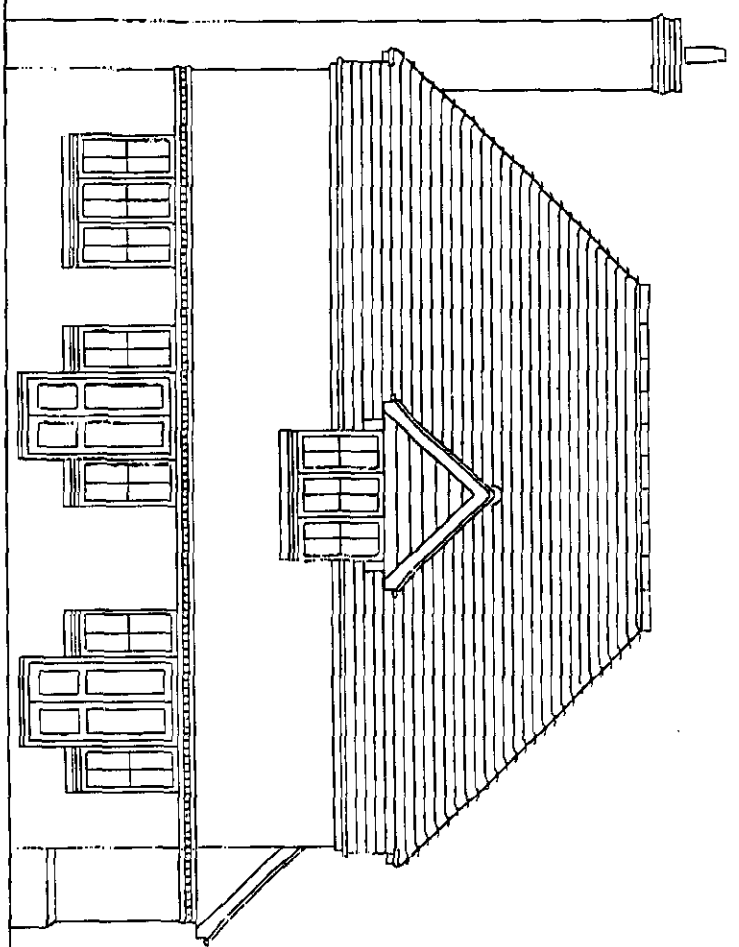
A. Repositioned bedroom 2 & 3 windows



HOUSE AREA		
GROUND FLOOR	92.77m²	998.61
FIRST FLOOR	108.4m²	1167.1
TOTAL	201.2m²	2165.71

)R PLAN

REAR ELEVATION



FRONT ELEVATION

BARTON WILLMORE
+01189430004

Revision	Date	B
A. *Repositioned* bedroom 2 & 3 windows.	20.03.01	SE



SIDE ELEVATION

16 Ravensbourne Drive
Woodley
Reading
Berks
RG5 4LH
15 March '01

PLANNING SER	
POL	CEC
DC NC	ENF
APP	
CS 065	
15	
COPIES TO:	ACK: ✓
	FILE:

Nicola Lake
Planning Officer
Wokingham District Council

Dear Miss Lake,

Planning Application F/2000/2862 - Proposed demolition of existing garage and outbuildings at No. 50 Butts Hill Road and construction of estate roads, paths, 4 dwellings with garages at Nos. 48 and 50 Butts Hill Road and replacement garage at No. 50 Butts Hill Road.

1. I wrote to you last December about the subject submission and mentioned the 1988 proposal as being superior in its layout to the one currently proposed. A serious concern about the F/2000/2862 proposal is the overcrowding of the site immediately adjacent to Ravensbourne Drive dwellings, resulting in severe overlooking of those dwellings. The stark linear way in which the new construction would overbear the existing dwellings shows scant regard for the continued peaceful enjoyment by the residents of those dwellings and a concomitant disregard for the private and family life in properties which have enjoyed such for approaching 50 years.

2. I do not know the extent to which Planning Authorities are able to influence developers' proposals with regard to the final appearance, density and disposition of development proposals but feel that this is an occasion when influence might be brought to bear. To illustrate the point the enclosed sketch based on the F/2000/2862 site layout shows the feasibility of greatly reducing the impact on Ravensbourne Drive properties whilst retaining the same number of 3 and 4 bedroom houses of the 'B' and 'C' types. Note that to achieve this the plan of the type 'C' house adjacent to the 46/48 Butts Hill Road boundaries has been inverted - a common enough practice. Whilst the access road widths have been maintained consistent with the F/2000/2862 proposal, I am not qualified to say whether other features such as corner radii, visibility splays etc etc are adequate, and amenity features such as

hedge planting between the properties etc are omitted for clarity since the intention was simply to show the potential for alternative approaches.

3. Regarding the footprint and massing of the current proposal F/2000/2862, the report stage of the earlier F/2000/0996 submission stated that the proposed houses would effect a visually acceptable transition between the large Butts Hill Road properties and the smaller Ravensbourne Drive dwellings. In fact, and in the absence of outline dimensions for the proposed houses, it appears from the site layout that the footprint and likely massing of the type 'c' houses is larger than no. 50 Butts Hill Road and about the same size as no. 48. The visual effect is therefore likely to be unattractive overall. Lowering the proposed roof lines is highly desirable. Replacement of the current designs by bungalows would be even better and greatly aid masking of the site by supplementing existing plantings with new trees.

4 As to the F/2000/2862 proposed replacement of trees lost in the construction of the access road by planting 5 unspecified trees along the Butts Hill Road frontage of no. 50, it is little more than a token and in that setting, inappropriate gesture or sop. Bearing in mind that the trees would be located behind the existing hedge screen fronting Butts Hill Road their site enhancement value is hardly worthwhile and in time they may well become a visual impairment. With a little imagination the trees could be dispersed around the site to much better effect.

5. Finally, it is worth recalling that when F/2000/0996 proposal was submitted early in 2000 a petition against it was raised by Rochester Avenue residents and others. At that time one point of concern was the perceived potential for the proposed site access road extending northwards at the rear of other properties in Butts Hill Road, and one resident there expressed the hope that it would do so. The layout suggested in the sketch would aid allaying such fears.

6. For the future it will be a shame if the rigidity of the current proposal is maintained. In that event my previous objection to the scheme will continue.

Yours sincerely

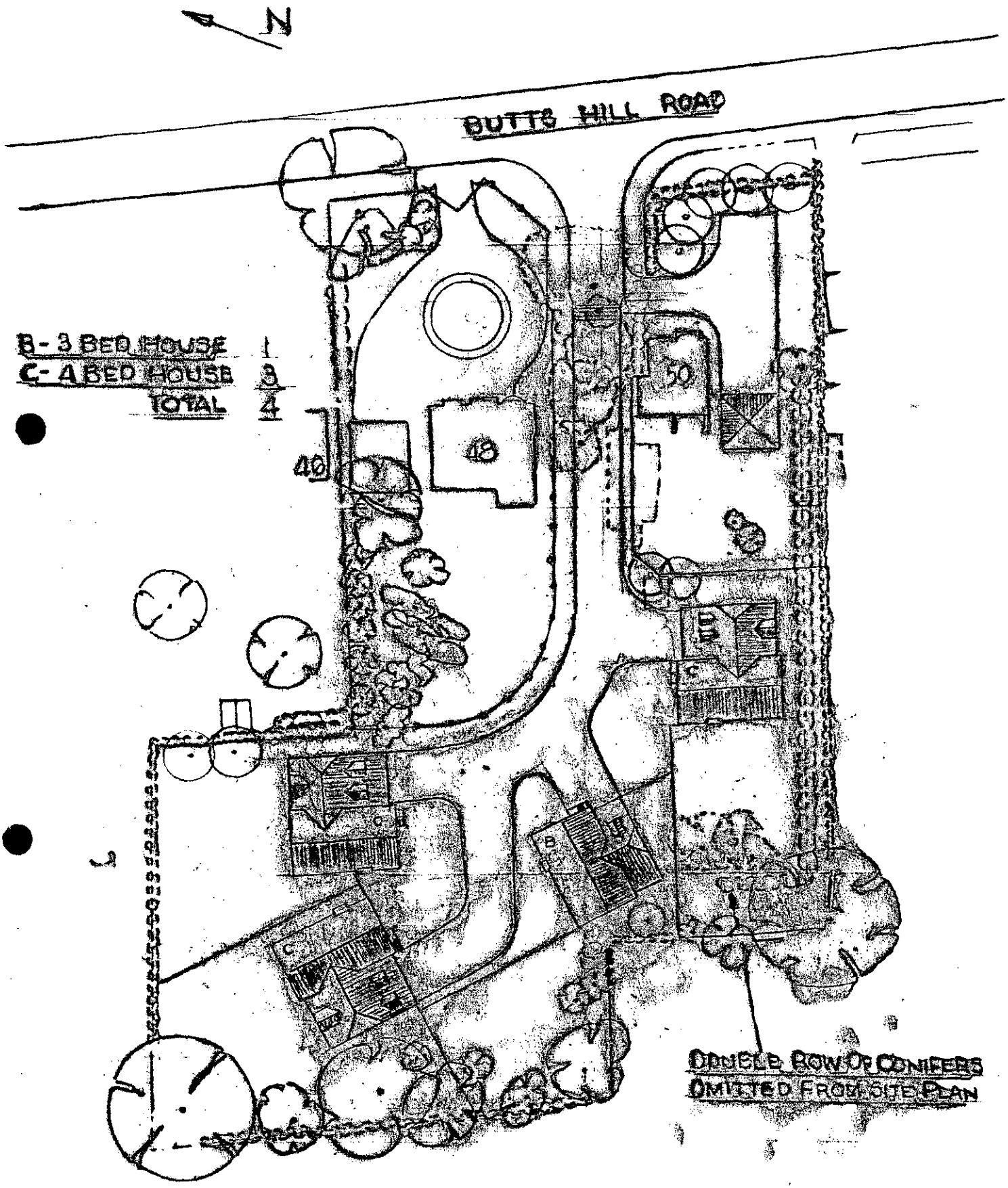
W. P. O'Donnell

(W. P. O'DONNELL)

Mr. J. Mitchell
Development Control Manager.
Dear Mr. Mitchell

Herewith is a copy of my additional comments on proposal F/2000/2862 as sent to Nicola Lake, Planning Officer. I regret the poor reproduction of my sketch but, hopefully, it is adequate for present purposes

Yours sincerely
M.P. O'Donnell



AN ALTERNATIVE SITE LAYOUT FOR THE REDUCTION OF OVERBEARING OF RAVENSBOURNE DRIVE DWELLINGS CAUSED BY PROPOSAL F/2000/2662

10 MAR '01

16 Ravensbourne Drive
Woodley
Reading
Berks
RG5 4LH
15 March '01

PLANNING SERVICES | HPT
POL | TLS
DC NL
ARP
OBS
19 MAR 2001
COPIES TO: | ACK: | FILE:

Nicola Lake
Planning Officer
Wokingham District Council

Dear Miss Lake,

Planning Application F/2000/2862 - Proposed demolition of existing garage and outbuildings at No. 50 Butts Hill Road and construction of estate roads, paths, 4 dwellings with garages at Nos. 48 and 50 Butts Hill Road and replacement garage at No. 50 Butts Hill Road.

1. I wrote to you last December about the subject submission and mentioned the 1988 proposal as being superior in its layout to the one currently proposed. A serious concern about the F/2000/2862 proposal is the overcrowding of the site immediately adjacent to Ravensbourne Drive dwellings, resulting in severe overlooking of those dwellings. The stark linear way in which the new construction would overbear the existing dwellings shows scant regard for the continued peaceful enjoyment by the residents of those dwellings and a concomitant disregard for the private and family life in properties which have enjoyed such for approaching 50 years.

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hedge planting between the properties etc are omitted for clarity since the intention was simply to show the potential for alternative approaches.

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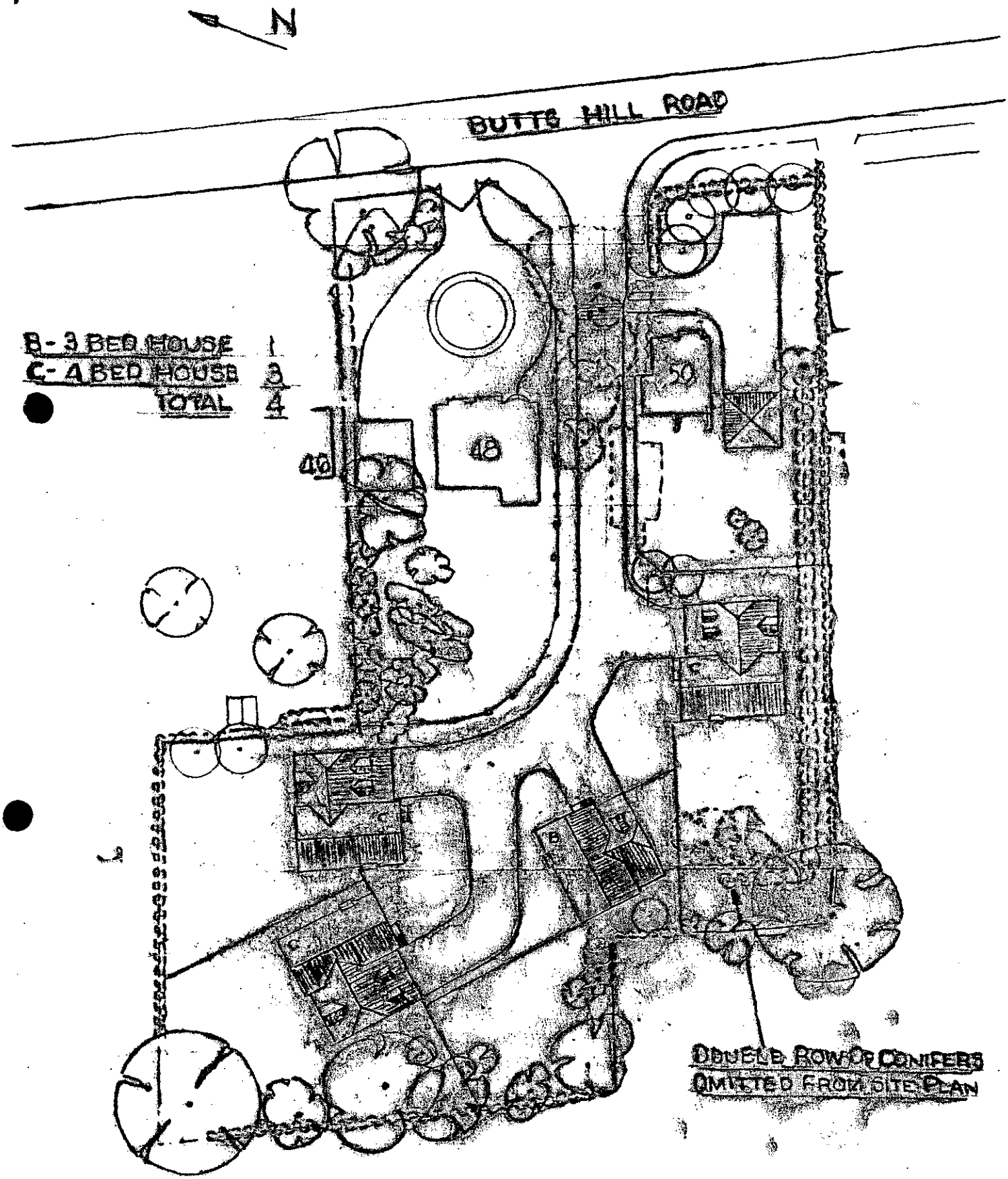
Yours sincerely

W. P. O'Donnell

(W. P. O'DONNELL)



AN ALTERNATIVE SITE LAYOUT FOR THE REDUCTION OF OVERBEARING OF RAVENSBOURNE DRIVE DWELLINGS CAUSED BY PROPOSAL F/2000/2801

10 MAR 01

Tel. (0118) 974 6051

Date: 14 March 2001

Your Ref:

My Ref: **Nicola Lake - F/2000/2862**

Millgate Homes
C/O The Barton Wilmore Partnership
Beansheaf Farmhouse
Bourne Close
Calcot, Reading
Berkshire
RG31 7BW

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

Dear Sir/Madam

Application Number: F/2000/2862

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

Proposal: Proposed erection of 4 dwellings with garages and construction of estate roads and paths plus garage at no 50 . Demolition of existing garage and outbuildings at no 50..

Your application is to be determined at the Development Control Sub-Committee meeting on the 21.03.01 and will start at 7.00pm. The application has been recommended for approval and you can see a copy of the committee report at the Environmental Services Department, Council Offices, Shute End, Wokingham, or at your local library.

You may attend the Committee meeting and speak if you wish. A leaflet explaining the process is enclosed.

All requests to speak must be received no later than 5.00pm on the last working day prior to the meeting and must be arranged by contacting Andrew Lowther on 0118 974 6051

Yours faithfully,

John Mitchell

Development Control Manager

NICOLA LAKE

Applicationo	Name & Address
F/2000/2862	Mr & Mrs M Dyer 52 Butts Hill Road Woodley RG5 4NH
F/2000/2862	Mr & Mrs J Bolus 67 Butts Hill Road Woodley RG5 4NJ
F/2000/2862	C R Hayward 20 Ravensbourne Drive Woodley RG5 4LH
F/2000/2862	A & C Bradshaw 61 Butts Hill Road Woodley RG5 4NJ
F/2000/2862	I & A Smith 10 Rochester Avenue Woodley RG5 4NA
F/2000/2862	P J Wills 32 Ravensbourne Drive Woodley RG5 4LH
F/2000/2862	Mrs P Livesey 4 Rochester Ave Woodley RG5 4NA
F/2000/2862	J Willcocks 4 Rochester Avenue Woodley RG5 4NA
F/2000/2862	S & J Faulkner 14 Ravensbourne Drive Woodley RG5 4LH
F/2000/2862	W O'Donnell 16 Ravensbourne Drive Woodley RG5 4LH
F/2000/2862	D Savage 8 Ravensbourne Drive Woodley RG5 4LH

committee letters sent 14-03-01

F/2000/2862	Mr P Redman & Petition 28 Ravensbourne Drive Woodley RG5 4LH
F/2000/2862	Rev. Coulson 30 Ravensbourne drive Woodley RG5 4LH
F/2000/2862	Ian Harrison 64 Tippings lane Woodley RG5 4RY
F/2000/2862	Mr & Mrs M Mathews 22 Ravensbourne Drive Woodley RG5 4LH
F/2000/2862	J H Palmer 57 Butts Hill Road Woodley RG5 4NJ
F/2000/2862	Mr T Thomas 24 Ravensbourne Drive Woodley RG5 4LH
F/2000/2862	A & N Paterson 56 Butts Hill Road Woodley RG5 4NH

PLANNING SERVICES
DCL
DELEGATED
08 DEC 2000
COPIES TO:
ACK:
FILE:

FROM: Nicola Lake

DATE: 30 November 2000

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2000/2862

Proposal: Proposed erection of 4 dwellings with garages and construction of estate roads and paths plus garage at no 50 . Demolition of existing garage and outbuildings at no 50..

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

Applicant: Millgate Homes C/O The Barton Wilmore Partnership.

Your observations are required in respect of this application **by 24/12/2000** .

In spite of the plan only being received the day before the meeting, 10 residents were present. The Chairman adjourned the meeting to enable them to put forward their objections to this proposal.

It was considered that there was very little change from the previous plan which had been refused. The number of dwellings had been reduced by one, and there appeared to be a difference of 9ft in measurement. Reasons for refusal of Plan No. 0996 were still appropriate.

After the meeting had been reconvened, it was noted during discussion that the footprint was now larger and the massing effect was greater. Members supported the residents comments and agreed that this plan was a retrograde step. Reasons for refusal of Plan No. 0996 with reference to policies in the local plan(s) were still appropriate.

The committee recommended that this application be refused.

SIGNED: _____ DATE: 6.12.00.

Clerk To Woodley Parish/Town Council.

TO: **DEVELOPMENT CONTROL**
Nicola Lake

FROM: Environmental Design

DATE: 21st December 2000

Location: 48 and 50, Butts Hill Road, Woodley

Proposal: Erection of 4 dwellings with garages and construction of estate roads and paths plus garage at no. 50. Demolition of existing garage and outbuildings at no. 50.

Application Number: F/2000/2862

In response to your consultation dated 30th November 2000 for the above application, the arboricultural comments are as follows:

The proposals are acceptable I relation to trees. The 4 Silver Birch and 1 Cherry shown to be removed are poor quality trees of little long-term value.

The tree protection measures shown on drawing number 3469/01B are also acceptable. The area within the protected fences must be treated as sacrosanct and no works of any kind carried out within these areas without the prior consent of the District Council.

Details of the proposed landscape planting must be submitted and approved prior to development commencing.

Neil Etherington
Senior Arboriculturist

Our ref: SP\2000\002805\001
Your ref: F/2000/2862

Date: 20th December 2000

ENVIRONMENT AGENCY

38142

WL

COPIES TO:

FILE:

District Planning Officer
Wokingham District Council
Council Offices,
Shute End,
Po Box 157
Wokingham
Berkshire
RG11 1BN

For the attention of: Nicola Lake

Dear Sir/Madam

ERECTION OF 4 DWELLINGS & GARAGES, ESTATE RDS & PATHS
48 & 50 BUTTS HILL RD, WOODLEY, READING

Thank you for your letter dated 30 November 2000 which was received on 4 December 2000. You are asked to quote the following reference in any correspondence: SU77SE/17/13. The Environment Agency has the following comments:

The Environment Agency has no objection, in principle, to the proposed development provided that the following conditions are imposed on any planning permission granted:

PLANNING CONDITIONS

CONDITION: Surface water source control measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.
REASON: To prevent the increased risk of flooding and to improve water quality.

CONDITION: No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3 metres in depth below existing ground level.
REASON: To prevent pollution of groundwater.

PLANNING INFORMATIVES

The following planning informatives should be attached to any planning permission granted:

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for any discharge of sewage or trade effluent into controlled waters (e.g. watercourses and underground waters), and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 7SQ
Telephone : 01276 454300 Fax : 01276 454301

buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld. *Contact Andrea Szabados on 01276 45 4373 for details.*

ADVICE TO PLANNING AUTHORITY

Development Control: Contact Amanda Reed on 01276 45 4331

We are not aware of any watercourses on the site, but should there be any, we advise that:
(1) they should not be culverted; and
(2) a buffer zone is left on either side of any watercourse, and
(3) culverted watercourses should not be built over, but should ideally be opened up and made a feature of the site.

In any case, you should note that culverting of a watercourse requires the prior written approval of the local authority under the terms of the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991/Water Resources Act 1991. The Agency seeks to avoid culverting, and its consent for such works will normally be withheld.

There are alternatives to conventional storage for the control of surface water run-off that are favoured by the Environment Agency where ground conditions are suitable and groundwater is not at risk. These techniques not only cater for flood peak attenuation, but may also improve water quality and enhance the environment. Such systems include permeable pavements, grassed swales, infiltration trenches, ponds and wetlands. The developer is advised to discuss with the Agency how these techniques might be applied at this site.

In order to manage the disposal of surface water in a more sustainable manner, taking into account flood risk and other environmental factors, the Environment Agency is likely to recommend that restrictions are imposed on the discharge of surface water from the site. Particular care must be exercised where there is an increase in the impermeable area. The developer will be required to accommodate excess water and control its release into local watercourses, whether directly or by means of the local surface water sewerage system.

ADVICE TO APPLICANT

Environment Protection: Contact Nick Weddell on 01276 454405

Surface water from hard surfaced areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

DECISION NOTICE

Would you please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent/applicant. If you have any further queries

Cont/d..

please do not hesitate to contact me on 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully

Sarah Paxman
Development Planning Officer

cc: The Barton Wilmore Partnership, Beansheaf Farmhouse, Bourne Close, Calcot, Reading RG31 7BW

PLANNING SERVICES REF 37767
POL
DC
APP
CS
14 DEC 2000
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FILE:

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: Joanne Ellis, Environmental Health

To: Nicola Lake, Development Control

My Ref: jpe/butts

Your Ref: F/2000/2862

Date: 12 December 2000

PROPOSAL: ERECTION OF 4 DWELLINGS WITH GARAGES & CONSTRUCTIONS OF ESTATE ROADS & PATHS & GARAGE AT No. 50

ADDRESS: 48 & 50 BUTTS HILL ROAD, WOODLEY

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

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



HIGHWAYS CONSULTATION SHEET

From: Nicola Lake **Date:** 30 November 2000

Application Number: F/2000/2862

Proposal: Proposed erection of 4 dwellings with garages and construction of estate roads and paths plus garage at no 50 . Demolition of existing garage and outbuildings at no 50.

Parish: WOODLEY TOWN

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

Applicant:
Millgate Homes C/O The Barton Wilmore Partnership.

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

✓ below as applicable;

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

Comment.

For the size of development, ie: 5 dwellings, a shared private drive would be acceptable as the road would not be adopted.
It would need to be 5.5m wide for the first 10 metres narrowing to 4.0m wide.
A footway crossover would replace the formal junction and a bin store would be required in the site within 25 metres of Butts Hill Road.
The sight lines as indicated on these proposals would still be required.

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

12/12/00

16, Ravensbourne Drive
Woodley
Reading
Berks
RG5 - 4LH

16 Dec' 00

38039

NV
21 DEC 2000
COPIES TO:
ACK:
FILE:

Nicola Lake
Planning Officer
Wokingham District Council.

Dear Miss Lake,

Planning Application F/2000/2862 - Proposed demolition of existing garage and outbuildings at no. 50 Butts Hill Road and construction of estate roads, paths, 4 dwellings with garages at nos. 48 and 50 Butts Hill Road and replacement garage at no. 50 Butts Hill Road.

References:

1. D. of E. Planning Inspectorate letter ref. T/APP/H0330/88/0191017/094476/P2 dated 1 Nov'88 - Dismissal of appeals for applications 29444 and 30204.

2. Application no. F/2000/0996 received 21 Mar. 00 for construction of 5 dwellings at nos. 48 and 50 Butts Hill Road.

3. Letter GFT/-/NDC 2000/0996 dated 14 April '00 from WSP to the Barton Wilmore Partnership

4. Letter 9522/A3/LRSV/JCR dated 26 April '00 from Barton Wilmore to Wokingham District Council Planning Services for the attention of Heather Morgan.

5. Wokingham District Council Notification of Refusal of Permission dated 1 Aug. '00 for Application F/2000/0996

1. In response to the invitation to comment contained in Planning Services letter dated 30 Nov. '00 my concerns and objections are as follows.

2. The attempt by the subject application to acquire approval by minor adjustments to the previous application (ref 2) is confounded by its superficiality. The differences between the current application and ref. 2 are:-

(i) Replacement of a pair of 3 bedroom semi detached houses by a single 4 bedroom house giving rise to :-

(ii) Reduction of the total of bedrooms on the site as a whole from 17 to 15.

(iii) Substitution of a type 'D' 4 bedroom house for the pair of three bedroom semis resulting in the rear of the type 'D' being about 3 yards further away from the western boundary of the site than was the case for the semis. This is a trivial attempt to counter the planning assessment of cramped development of the site as a whole (ref 5).

3. When the ref. 2 application was under consideration there was much concern about the lack of dimensions on the site layout sufficient to show the basic sizes of all buildings and their location relative to adjacent boundaries. The omission continues in F/2000/2862 site layout thus making comparison of the 4 bedroom house substituted for the pair of 3 bedroom semis difficult. As presented it looks as though in plan the 4 bedroom house has a larger plan area than the displaced semis. The impression therefore is that the footprint and massing of the type 'D' house is larger than the dwellings it replaces. It is a retrograde substitution which is more obtrusive, and exacerbates the cause of rejection of the ref. 2 application which in Reason 2 of ref. 5 is stated as :-

> " The proposal, by reason of the number of units and their siting represents a cramped form of development constituting over development of the site. It would have a detrimental impact upon the character of the area. As such, the proposal is contrary to policy EN1 of the Berkshire Structure Plan, Policies LH1, LBE1 and LBE2 of the Haddon Area Local Plan, and Policies NOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft) as modified."

4. Reason 1 of ref 5 states :

> " The proposal represents piecemeal development of a backland nature in an area characterised by substantial rear gardens. The proposedaccess would result in loss of a number of Silver Birches which contribute positively to this character. As a result the development would have detrimental impact upon the character of the surrounding area. As such the proposal is contrary to Policy EN1 of the Berkshire Structure Plan, etc etc.

In this regard F/2000/2862 is identical to ref. 2 so its rejection by virtue of the foregoing Reason 1 determination applies with equal force. F/2000/2862 gives the impression that the developer has chosen to ignore Reason 1 as of no account. An instance of this is that on more than one occasion it was drawn to the planning officer's attention that ref 2. failed to correctly represent the full extent of the conifer hedge screen across the bottom end of the 50 Butts Hill Road plot, and herewe are again with the same misrepresentation on F/2000/2862 site layout.

5. On a point of detail concerning oak tree T24 the Arboricultural Plan states that the tree should be removed yet the solid outline of the tree shown on the site layout means that the tree is to be retained. Which is it? It is also of interest that birch trees T13, T14, T15 and T16 are indicated as trees that could be retained but it is obvious that they would have to be removed to make way for the access road between nos. 48 and 50 Butts Hill Road. Similarly trees T19 and T20 are shown for removal on the site layout but the Arboricultural Plan shows that they could be retained. Whose choice is it? An improvement in accuracy and consistency would be appreciated.

6. Reason 3 of Ref 5 states:

> "The proposed development, by reason of siting of the units, would result in overlooking and loss of privacy to the detriment of the residential amenity of the occupants in Ravensbourne Drive. As such, the proposal is contrary to Policy EN1 of the Berkshire Structure Plan, etc etc."

The almost derisory adjustments to the site layout as described in the foregoing para 2 do not impress as a seriously considered attempt to overcome the objections stated in Reason 3. The serious overbearing outlook of the new dwellings on plots 2, 3 and 4 is unaltered and in particular for 22 Ravensbourne Drive which is a three storey house.

The extent to which dwellings in Ravensbourne Drive would be overlooked by F/2000/2862 is virtually the same on the western boundary behind the type 'D' house and slightly worse on the Southern boundary compared to the Ref 2 application. My comments on the ref 2 application, adjusted for F/2000/2862 conditions are as follows:-

The proposal for a similar scheme in 1988 at 48 Butts Hill Road was

rejected (ref.) in part on the reduction in privacy afforded to dwellings on the Butts Hill Road which, incidentally, were further from the proposed back filling than the dwellings affected by F/2000/2862. At that time the D. of E. Inspector took the view that that development was unlikely to result in any loss of privacy or outlook for occupiers in Ravensbourne Drive or Rochester Avenue. That situation would be reversed in the most drastic way if F/2000/2862 was implemented. The degree of loss of privacy and outlook for Ravensbourne Drive and Rochester Avenue dwellings would be far more severe than might have been suffered by the fewer Butts Hill Road properties affected by the ref. 1 proposal.

Whereas the 1988 proposal located two dwellings diagonally across the Butts Hill Road site far away, relatively, from the Ravensbourne Drive boundary with the third about 19 metres back from the Ravensbourne Drive boundary thus minimising overview from windows (practically, none), the F/2000/2862 scheme locates 3 dwellings in line about 14 metres from the boundary whilst the type 'D' dwelling is located about 15 metres back from the dog leg boundary. The extent of overlook of the proposed dwellings on the Ravensbourne Drive properties can be gauged from the following details which, of course, are not obvious on the site layout.

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

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

(c) 1 type 'D' dwelling – at the rear; 2 upper windows, 1 ground floor window and 2 patio doors with side windows. On the South side; 2 upper windows, 2 ground floor windows and a door. These are an increase over the number in the replaced semis

The existing planting that would front windows on the Ravensbourne Drive boundary is mainly deciduous offering only limited screening of the ground floor glazing for about half the year. For the rest of the year the planting is bare allowing views towards Butts Hill Road properties some distance away. Recently some trees have been removed from the plantings. A particularly fine tall tree located near the junction of the rear boundaries of 48 and 50 Butts Hill Road was felled for no obvious reason except perhaps in anticipation of ref. 2 and F/2000/2862 approval. It should be noted that the windows listed in 'c' above as being on the South side would be partially screened by

the existing conifer hedge. However the hedge is not protected by preservation order and because of its proximity to the side of the Type 'D' house would be liable to removal thus exposing the adjoining Ravensbourne Drive dwellings to full overview.

7. In general, because none of the existing boundary trees are protected, and F/2006/2862 property owners may want to get the most from their small rear garden plots, it is likely that the existing boundary planting will disappear leaving the Ravensbourne Drive properties that have enjoyed nearly 50 years of reasonable privacy exposed to glaring overview. That would simply worsen the already potential severe loss of amenity.

8. When the ref. 2 application was publicised, considerable concern was voiced about the potential traffic hazards likely to arise from the location of the access road to the site and the generation of additional traffic along Butts Hill Road. The Development Control Committee, after a site visit on an atypical day, was not entirely convinced of the magnitude of the problem as feared by local residents, yet the residents were not alone in their concerns. In fact, concerning the juxtaposition of the proposed access road and the access drive to No. 48 Butts Hill Road the consultant WSP (ref 3) advised Barton Willmore as follows :-

> " 1. Access to No. 48 Butts Hill Road is within 2m of the northern radius of the proposed access. Movements into and out of the access may at times coincide with the manoeuvres from the proposed development increasing the risk of possible conflicts. It is good practice to limit where possible the number of accesses / junctions constructed on to a distributor road. An increased frequency of junctions and accesses along a route is likely to increase the number of hold ups and delays to through traffic, increasing the potential for congestion and accidents.
>
> To remove this potential conflict we recommend further investigation is carried out into moving the access of No. 48 onto the access road itself, similar to the treatment of No. 50."

Barton Willmore's response to WSP's concerns as notified to the Planning Officer, Heather Morgan (ref 4) was :-

> " As mentioned to WSP, the retention of the existing access to No. 48 Butts Hill Road is an important element of the project and we trust

that with the addition of these control measures our proposals will be acceptable to your Highways Department."

The measures comprised increasing the radii to the entrance to 48 Butts Hill Road, and others which Barton Willmore described as minor.

Perusal of the site layout reveals nothing to substantiate why retention of the existing access to 48 Butts Hill Road is "an important element of the project." On the face of it, and bearing in mind WSP's concern about the inherent dangers of the access, whatever the "important element may be it seems trivial compared to the danger warned against in ref. 3.

Regardless of the no. 48 situation however, the burden of WSP's concern applies in equal measure to the proximity of the proposed site access to Ravensbourne Rise, where the problems of traffic flow into and out of the junction at peak times, and increasingly throughout the day, are steadily worsening. This facet of the application should be re-assessed.

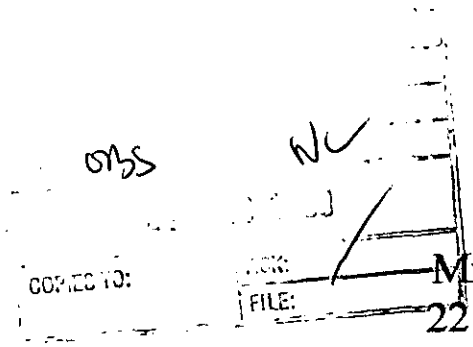
9. It is obvious from the F/2000/2662 scenario that the developer has avoided considering a serious attempt to produce a scheme likely to gain all round acceptance. Achievement of a layout less obtrusive and hence less likely to attract resistance seems to be of low priority in this instance. That these are environmental and access problems is self evident, but it is feasible to design a layout less obtrusive and offensive than the present offering. The 1988 scheme had its own problems but was a reasonable model in this regard. As it is the developer seems indifferent to the impact the current application has on the schemes' neighbours, which is a pity. Under present circumstances I am obliged to maintain my objection to the scheme.

10. In due course you, as Planning Officer, will no doubt be viewing the application site. It seems to me appropriate that the site might also usefully be viewed from this side of the boundary, and you would be welcome to use this address for that purpose.

Yours sincerely

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

By hand 22.12.00



Nicola Lake
Case Officer
Wokingham District Council
P.O. Box 157
Shute End
Wokingham RG40 1WR

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

19th December, 2000

Dear Nicola Lake,

Re: Planning Application F/2000/2862 - 48 & 50 Butts Hill Road

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

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

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

- At the moment when we look out of the bedroom window we see lots of greenery, (trees, lawns and flowers). The outlook would be totally different should these plans go ahead. We would see other houses, (probably straight into the bedrooms of some, as they would us), a road, cars, streetlights etc. **Please note we have a second floor roof extension so the effect would be catastrophic.** Also the established wildlife that inhabits the surrounding areas would be lost. At the moment in the trees behind us we have many resident squirrels, an immense variety of birds, and we also see hedgehogs. All of this is a great learning curve for our children in their own back garden and it would all vanish!

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

- This proposal would create a **larger 'footprint'** than planning application F/2000/0996, which was **rejected** due to the size of the footprint it created!!
- Such a proposal would have a detrimental impact upon the character of the surrounding area.
- Such a proposal is contrary to Policy EN1 of the Berkshire Structure Plan and Policies LH1 LBE1 and LBE2 of the Loddon Area Local Plan as well as Policies WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft) as modified.
- Milgate Homes the builders have disregarded their high-way consultants who say " the best way not to increase the number of accidents in Butts Hill Road or any road for that matter is to keep, entries and exits to a minimum". Not add another road into Butts Hill Road!
- Another road leading out onto the already very busy Butts Hill Road would be a nightmare in the mornings as well as being extremely dangerous being so close to Ravensbourne Drive!
- It would be a further burden on already over-stretched public resources i.e. schools – Waingels is already very over subscribed.

- It is a piecemeal development of backland and if this should be approved then future plans would be very hard to turn down.
- Previous applications for dwellings at 48 Butts Hill Road have been turn down by Wokingham District Council and at Appeal, for less than the current application.
- Environmental impact is misleading as many trees have been conveniently removed prior to planning application.
- The application is an over development of the area.

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

Yours Sincerely,

Michael Matthews Carol Matthews

DD
APP
CS 0055 WC
19 DEC 2000
COPIES TO: ACK:
FILE:

16, Ravensbourne Drive
Woodley
Reading
Berks
RG5 - 4LH
16 Dec' 00

Nicola Lake
Planning Officer
Wokingham District Council.

Dear Miss Lake,

Planning Application F/2000/2862 - Proposed demolition of existing garage and outbuildings at no. 50 Butts Hill Road and construction of estate roads, paths, 4 dwellings with garages at no. 48 and 50 Butts Hill Road and replacement garage at no. 50 Butts Hill Road.

References:

1. D. of E. Planning Inspectorate letter ref. T/APP/HO 390/88/ G191017/094476/P2 dated 1 Nov'88 - Dismissal of appeals for applications 29444 and 30204.

2. Application no. F/2000/0995 received 21 Nov. 00 for construction of 5 dwellings at nos. 48 and 50 Butts Hill Road!

3. Letter GFT/-/NDC 2000/0995 dated 14 April '00 from WSP to the Barton Willmore Partnership

4. Letter 9542/A3/LRSV/JCR dated 26 April '00 from Barton Willmore to Wokingham District Council Planning Services for the attention of Heather Morgan.

5. Wokingham District Council notification of Refusal of Permission dated 1 Aug. '00 for Application F/2000/0995

1. In response to the invitation to comment contained in Planning Services letter dated 30 Nov.'00 my concerns and objections are as follows.

2. The attempt by the subject application to acquire approval by minor adjustments to the previous application (ref 2) is confounded by its superficiality. The differences between the current application and ref. 2 are-

(i) Replacement of a pair of 3 bedroom semi detached houses by a single 4 bedroom house giving rise to :-

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(iii) Substitution of a type 'D' 4 bedroom house for the pair of three bedroom semis resulting in the rear of the type 'D' being about 3 yards further away from the Western boundary of the site than was the case for the semis. This is a trivial attempt to counter the planning assessment of cramped development of the site as a whole (ref 5).

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

4. Reason 1 of ref 5 states :

" The proposal represents piecemeal development of a backland nature in an area characterised by substantial rear gardens. The proposed access would result in loss of a number of Silver Birches which contribute positively to this character. As a result the development would have detrimental impact upon the character of the surrounding area. As such the proposal is contrary to Policy EN1 of the Berkshire Structure Plan, etc etc.

In this regard F/2000/2862 is identical to ref. 2 so its rejection by virtue of the foregoing Reason 1 determination applies with equal force. F/2000/2862 gives the impression that the developer has chosen to ignore Reason 1 on ~~of~~ his account. An instance of this is that on more than one occasion it was drawn to the planning officer's attention that ref 2. failed to correctly represent the full extent of the conifer hedge screen across the bottom end of the 50 Butts Hill Road plot, and likewise are again with the same misrepresentation on F/2000/2862 site layout.

5. On a point of detail concerning oak tree T24 the Arboricultural Plan states that the tree should be removed yet the solid outline of the tree shown on the site layout means that the tree is to be retained. Which is it? It is also of interest that birch trees T13, T14, T15 and T16 are indicated as trees that could be retained but it is obvious that they would have to be removed to make way for the access road between Nos. 48 and 50 Butts Hill Road. Similarly trees T19 and T20 are shown for removal on the site layout but the Arboricultural Plan shows that they could be retained. Whose choice is it? An improvement in accuracy and consistency would be appreciated.

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> "The proposed development, by reason of siting of the units would result in overlooking and loss of privacy to the detriment of the residential amenity of the occupants in Ravensbourne Drive. As such, the proposal is contrary to Policy EN1 of the Berkshire Structure Plan, etc etc."

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The extent to which dwellings in Ravensbourne Drive would be overlooked by F/2000/2862 is virtually the same on the western boundary behind the type 'D' house, and slightly worse on the southern boundary compared to the Ref 2 application. My comments on the ref 2 application, adjusted for F/2000/2862 conditions are as follows:-

The proposal for a similar scheme in 1988 at 48 Butts Hill Road was

rejected (ref.1) in part on the reduction in privacy afforded to dwellings on the Butts Hill Road which, incidentally, were further from the proposed back filling than the dwellings affected by F/2000/2662. At that time the D. of E. Inspector took the view that that development was unlikely to result in any loss of privacy or outlook for occupiers in Ravensbourne Drive or Rochester Avenue. That situation would be reversed in the most drastic way if F/2000/2662 was implemented. The degree of loss of privacy and outlook for Ravensbourne Drive and Rochester Avenue dwellings would be far more severe than might have been suffered by the fewer Butts Hill Road properties affected by the Ref.1 proposal.

Whereas the 1988 proposal located two dwellings diagonally across the Butts Hill Road site far away, relatively, from the Ravensbourne Drive boundary with the third about 19 metres back from the Ravensbourne Drive boundary thus minimising overview from windows (practically none), the F/2000/2662 scheme locates 3 dwellings in line about 14 metres from the boundary whilst the type 'D' dwelling is located about 15 metres back from the dog leg boundary. The extent of overlook of the proposed dwellings on the Ravensbourne Drive properties can be gauged from the following details which, of course, are not obvious on the site layout.

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

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

(c) 1 type 'D' dwelling -- at the rear; 2 upper windows, 1 ground floor window and 2 patio door with side windows. On the South side; 2 upper windows, 2 ground floor windows and a door. These are an increase over the number in the refused scheme

The existing planting that would front windows on the Ravensbourne Drive boundary is mainly deciduous offering only limited screening of the ground floor grazing for about half the year. For the rest of the year the planting is more allowing views towards Butts Hill Road properties some distance away. Recently some trees have been removed from the plantings. A particularly fine tall tree located near the junction of the rear boundaries of 48 and 50 Butts Hill Road was felled for no obvious reason except perhaps in anticipation of ref. 2 and F/2000/2662 approval. It should be noted that the windows listed in 'c' above as being on the South side would be partially screened by

the existing conifer hedge. However the hedge is not protected by preservation order and because of its proximity to the side of the 'type' D' house would be liable to removal thus exposing the adjoining Ravensbourne Drive dwellings to full overview.

7. In general, because none of the existing boundary trees are protected, and F/2006/2862 property owners may want to get the most from their small rear garden plots, it is likely that the existing boundary planting will disappear leaving the Ravensbourne Drive properties that have enjoyed nearly 50 years of reasonable privacy exposed to glaring overview. That would surely worsen the already potential severe loss of amenity.

8. When the ref. 2 application was publicised, considerable concern was voiced about the potential traffic hazards likely to arise from the location of the access road to the site and the generation of additional traffic along Butts Hill Road. The Development Control Committee, after a site visit on an atypical day, was not entirely convinced of the magnitude of the problem as feared by local residents, yet the residents were not alone in their concerns. In fact, concerning the juxtaposition of the proposed access road and the access drive to No. 48 Butts Hill Road the consultant WSP (ref 3) advised Barton Willmore as follows:-

> "1. Access to No. 48 Butts Hill Road is within 2m of the northern radius of the proposed access. Movements into and out of the access may at times coincide with the manoeuvres from the proposed development increasing the risk of possible conflicts. It is good practice to limit where possible the number of accesses / junctions constructed on to a distributor road. An increased frequency of junctions and accesses along a route is likely to increase the number of hold ups and delays to through traffic, increasing the potential for congestion and accidents.
>
> To remove this potential conflict we recommend further investigation is carried out into moving the access of No. 48 onto the access road itself, similar to the treatment of No. 50."

Barton Willmore's response to WSP's concerns as notified to the Planning Officer, Heather Morgan (ref 4) was:-

> "As mentioned to WSP, the retention of the existing access to No. 48 Butts Hill Road is an important element of the project and we trust

that with the addition of these control measures our proposals will be acceptable to your Highways Department."

The measures comprised increasing the radii to the entrance to 48 Butts Hill Road, and others which Barton Willmore described as minor.

Perusal of the site layout reveals nothing to substantiate why retention of the existing access to 48 Butts Hill Road is "an important element of the project." On the face of it, and bearing in mind WSP's concern about the inherent dangers of the access, whatever the "important element may be it seems trivial compared to the danger warned against in ref. 3.

Regardless of the no. 48 situation however, the burden of WSP's concern applies in equal measure to the proximity of the proposed site access to Ravensbourne Rise, where the problems of traffic flow into and out of the junction at peak times, and increasingly throughout the day, are steadily worsening. This facet of the application should be re-assessed.

9. It is obvious from the F/2000/2662 scenario that the developer has avoided considering a serious attempt to produce a scheme likely to gain all round acceptance. Achievement of a layout less obtrusive and hence less likely to attract resistance seems to be of low priority in this instance. That there are environmental and access problems is self evident, but it is feasible to design a layout less obtrusive and offensive than the present offering. The 1988 scheme had its own problems but was a reasonable model in this regard. As it is the developer seems indifferent to the impact the current application has on the scheme's neighbours, which is a pity. Under present circumstances I am obliged to maintain my objection to the scheme.

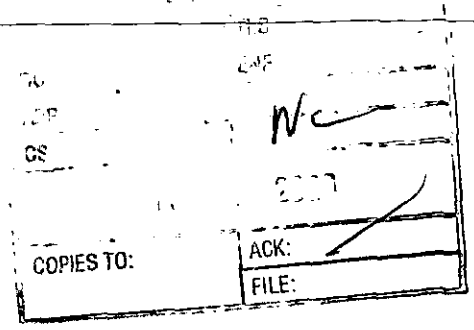
10. In due course you, as Planning Officer, will no doubt be viewing the application site. It seems to me appropriate that the site might also usefully be viewed from this side of the boundary, and you would be welcome to use this address for that purpose.

Yours sincerely

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

Ian Jordan

From: WebComments@wokingham.gov.uk
Sent: 18 December 2000 20:25
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications



****

NatureofEmail: Support
ApplicationNumber: F/2000/2862
Correspondent_FullName: Mr D Savage
Correspondent_StreetAddress: 8 Ravensbourne Drive
Correspondent_Address2: Woodley
Correspondent_Town: Reading
Correspondent_County: Berks
Correspondent_PostCode: RG5 4LH
Correspondent_Telephone: 07949376591
Correspondent_Email: dave@ravensbourne.freeserve.co.uk

OBJ
2000/2862

Comments:

RE Planning Application Number: F/2000/2862
Site Address: 48 & 50 Buts Hill Road, Woodley, Reading

Dear Sir

I have recently viewed the plans for the erection of 4 dwellings with garages and construction of estate roads and paths.

As the rear of my property adjoins the proposed development I am obviously concerned that the development is in keeping with the existing environment, and having two young children the traffic along the Butts Hill Road is also a concern.

According to the plans the hedge and line of conifer trees along the SSE border of the plot are to be retained. If this is the case, and the trees are maintained to the height of 20 feet, I have no objections to the plans. This would maintain the privacy of the rear of my property and, although I will be sorry to see the demise of the oak tree, the retention of the conifers will maintain the pleasant view and preserve the maturing trees which is important for future generations.

Since the proposal is for only four dwellings the impact on traffic in the Butts Hill Road is likely to be minimal, and a crossing has recently been sited on the Butts Hill Road between Ravensbourne Drive and Glendevon Road. However, if there were to be any further backland development, extending this development and increasing the traffic attempting to join the Butts Hill Road, the closeness of Ravensbourne Drive, Glendevon Road and the new estate road will be of concern. I would expect to see some form of traffic calming measures being put in place along this stretch of the Butts Hill Road to reduce the speed in what is supposedly a 30mph zone.

Yours sincerely

D. Savage

6

15-12-00

32 Ravensbourne Drive
Woodley
- Reading RG5 4LH

PLANNING
PD
DC
LP
OBS N.L

REPLANNING APPLICATION NO. F/2000/2862

PLANNING OFFICER

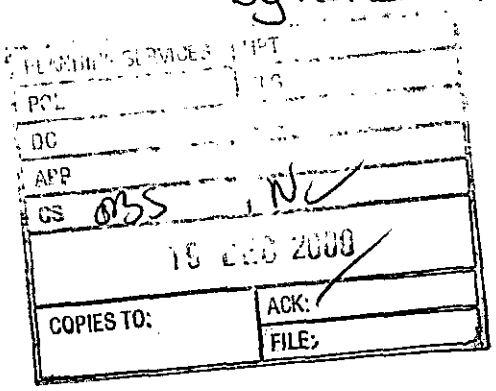
Dear Sir, It has come to our knowledge that Houses again have been planned for Buttshill Rd, which will extend down behind Ravensbourne Drive and Rochester Avenue. I spend most of my days in the garden, as my husband is disable it is very pleasant for him. we dont very much like the idea of more houses over looking us My suggestions why such a development should not be permitted are as follows

Such a proposal would have detrimental impact upon the character of the surrounding area. The builders have disregard, That Buttshill Rd is a busy through Road, it is bad enough trying to get out from Ravensbourne drive with an extra Road it will be a danger to drivers, and children coming from school and going in the morning rush hour the road is so busy, we do not need another Road for entries or exits.

yours Faithfully
Patricia J Wills

By hand 19.12.00 .

11



28 Ravensbourne Drive
Woodley
READING
RG5 4LH

Date 18th December 2000

Nicola Lake
Planning Officer
Wokingham District Council

Planning Application F/2000/2862 – 48/50 Butts Hill Road

Dear Miss Lake,

This letter is to object to Planning Application F/2000/2862 on the following grounds,

That you have already dismissed this type of plan in November 1988 and again in August 2000. Similar plans to this have been rejected five times. Twice by yourselves, the Wokingham District Development Control Committee, once by the DOE Inspector and twice by the Woodley Town. Council. This new application changes nothing except to replace two semi-detached houses with one detached house, thereby increasing the Mass and footprint of the proposed development. This brings the proposed plan in greater conflict with Policy EN1 of the Berkshire Structure Plan, Policies LH1, LBE1 and LBE of the Loddon Area Plan and Policies WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft 1997).

In detail the new proposed plan is contrary to Policy EN1 of the current Berkshire Structure Plan.

1a. In as much that the proposed development does not have scale, or form, and will have a greater impact on the surrounding area. Also existing tree cover, vegetation, and wild life habitats will be devastated.

1b. *Environmental Nuisance*
This proposed development would give rise to nuisance to occupiers of the surrounding area. Particularly to the bungalow 46 Butts Hill Road (into which new occupants arrive in January) as part of its garden has been acquired for the purpose of this proposed development. On previous applications the persons in the bungalow would have no objection, as these are relatives of the person in No 48 Butts Hill Road. It is No 48 Butts Hill Road that initiated this development. From January onwards new occupiers arrive at 46 Butts Hill Road and may have an objection to this proposed development. You will notice that one of the reasons why the DOE inspector rejected a similar proposed development in 1988 is the effect such a proposed development would have on the bungalow 46 Butts Hill Road. I quote from paragraph 9 of his rejection The new access would result in the movement of vehicles to the side and rear of 46 Butts Hill Road. This would inevitably result in increased noise and disturbance from headlights. Skipping to the last sentence of the paragraph, "such a development would adversely affect the amenity of adjoining residents, through a loss of privacy and outlook, and increased noise and disturbance." As you know this contravenes Policy WOS3 Principles Paragraph a., particularly to residents on the north side of Ravensbourne Drive. I know of one house on this side of Ravensbourne Drive which is three storeys high

I also quote from the letter of rejection from the DOE inspector dated 11th Now 1988 to a proposed plan which had considerably less mass and footprint than the current proposed plan, " I am concerned at the effect of the proposal on the character of the area. Much of its attractive quality results from the large number of trees in the gardens along Butts Hill Road. Backland development would result in the less of amenity from two sources, i.e. loss of privacy and outlook and disturbance from the new access". As this proposed plan is ribbon development with houses one side of the road and only a fence on the other (which will be subject to abuse), I feel the Inspector's comments highly relevant

In detail, the new proposed plan is also contrary to Wokingham District Local Plan Policy WOS3 principles, paragraph d.

1 In as much as the proposed development will have significant effect on the safety of Butts Hill Road by putting another road entrance into Butts Hill Road. The developers ignored their own consultants on this matter. I quote from a letter from the consultant to Messes Millgate Homes; " the best way to preserve safety along Butts Hill Road is to reduce the number of roads leading into it". This is why the road into Butts Hill Road from Wilmington Close was rejected in the 1960s when the Estate to the South of Butts Hill Road was built. Hence there is no entrance from Wilmington Close onto Butts Hill Road.

In detail the new proposed plan is also contrary to LH1 of the Public Consultation (Draft March 1989)

1. In as much the infilling of green land (see glossary of the Wokingham District Local Plan is a subject to environmental constraint

NOTE--- according to the Glossary in the Wokingham District Local Plan. Greenfield Sites are sites NOT previously used for building development. While a Brownfield Site is land, that has, been previously developed.

I CONSIDER THIS GREENFIELD LAND, land that has not been built on and therefore subject to all constraints and objections that persons outside and inside Wokingham District Council can muster.

In detail the new proposed plan is also contrary to LHB1 of the Public Consultation (Draft March 1989)

1. In as much the proposed development is not appropriate to the character of the area. One house on this site may be but not 4 houses.

Yours faithfully

P A Redman

Nigel and Ann-Marie Paterson

56 Butts Hill Road ~ Woodley ~ Reading RG5 4NH ~ Berkshire
Fax 0118 9441534 ~ Home Phone 0118 9441534 ~ Email ann-marie.nigel@buttshill.freeserve.co.uk

PLANNING DEV CONT
POL
DC
APP
CS OBS NJC
22
COPIES TO: ACG
FILE:

20 December 2000

Nicola Lake
Case Officer
P.O. Box 157
Council Offices
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Ms Lake

Planning Application: F/2000/2862 - 48-50 Butts Hill Road

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

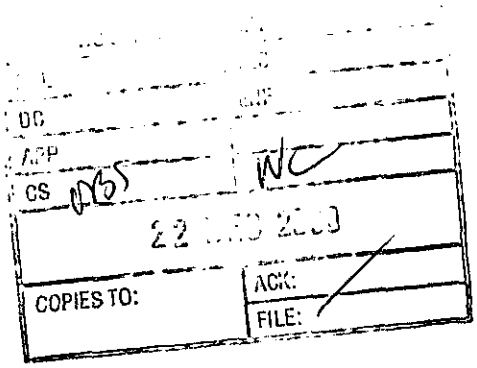
- The access road to the development would be dangerous. Butts Hill Road is already an extremely busy highway, an additional junction so close to Ravensbourne Drive would be hazardous.
- We consider that the application would be an over development of the area.
- We are concerned that should planning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

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

Yours sincerely,

Ann-Marie and Nigel Paterson

cc: Woodley Town Council



24 Ravensbourne Drive
Woodley
Reading
Berks
RG5 4LH

19/12/00

Planning Services
PO Box 157
Shute End
Wokingham
RG40 1WR

REF: PLAN NO. F/2000/2862

Dear Sir/Madam

I am writing to inform you of my views regarding the proposed demolition of garage and out buildings at No. 50 and construction of estate road, paths, 4 dwellings with garages and replacement garage – 48 & 50 Butts Hill Road Woodley. My property backs immediately onto the area in which it is proposed that four large detached houses be built.

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

I also have a young son and am extremely concerned about the unacceptably high speed and quantity of traffic that exists on the Butts Hill Road. There have been a number of serious accidents on this road in recent years and I feel that this development will aggravate this situation. I further feel that the positioning of the access road to this development is nothing short of dangerous in its proximity to Ravensbourne Drive especially when account is taken of the speed and volume of traffic already using Butts Hill Road.

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

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

Yours sincerely

T. Thomas

Mr Tregear Thomas

Your Ref. Nicola Lake F/2000/2862

Date 9th December 2000

20, RAVENSBOURNE DRIVE
WOODLEY
READING
BERKSHIRE RG5 4LH

PLANNING SERVICES | DPT
POL | LS
DC | ENF
APP
CS OBS | NC
12 DEC 2000
COPIES TO: | ACK:
FILE:

Dear Sir

Re. PLANNING APPLICATION F/2000/2862 - 48 & 50, BUTTS HILL ROAD

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

Earlier this year Wokingham District Council refused a similar planning application. At that time the application was for the erection of two 3 bedroom semi-detached houses and three 4 bedroom detached houses. I enclose for your reference a copy of my letter that set out my objections at that time. In essence this application would have no lesser an impact than the previous failed application. Therefore my earlier comments and objections remain applicable and I would request that you take them into consideration when considering this latest application.

This proposal represents piecemeal development of a back land nature, and such proposals are contrary to the following policies: -

- Policy EN1 of the Berkshire Structure Plan
- Policies LH1, LBE1, LBE2 of the Loddon Area Local Plan
- Policies WOS3, WBE1 of the Wokingham District Local Plan (deposit draft) as modified.

Such a proposal would have a detrimental impact upon the character of the surrounding area.

1. **OVERDEVELOPMENT:** The character of this area will be significantly and irrevocably altered, by creating a density of housing that was never contemplated during the original planning and development of this attractive part of Woodley. This also raises questions concerning the existing infrastructure, in particular the main drainage and sewer system, whether sufficient capacity exists and can it be further loaded without detrimental effect?
   My family has lived here for 34 years. The property was bought largely on the strength of its secluded rear garden and the fact that further development directly adjacent was considered not possible.
   There is absolutely no doubt, that should this development be allowed to go ahead, it would have a fundamental and detrimental impact upon the lives of the people whose properties border the gardens of nos. 48 and 50 Butts Hill Road.

2. **ACCESS**: I would urge you to consider the implication of adding a further road junction in Butts Hill Road: Such a junction would be not only extremely poorly sighted due to the limitation imposed by the adjacent properties, but would also be very close to the Ravensbourne Drive junction. Butts Hill Road is the main route through Woodley from the north to the M4, and is an extremely busy road carrying fast moving traffic. To form yet another road junction along this road would add significantly to the possibility of traffic accidents occurring. It also goes against the views of the developers own highway consultants, who advise "the best way not to increase the number of accidents in Butts Hill Road or any road for that matter is to keep entries and exits to a minimum". Not add another road junction to Butts Hill Road.
   The introduction of an access road from Butts Hill Road would result in disturbance from vehicle headlights using the road at night, and by exposing the rear garden to easy access, a very much-increased risk to the overall security of my property. Furthermore, should this access road be permitted, then the way will be opened to allow the whole of the garden areas to the rear of the many properties on Butts Hill Road to be similarly developed. It is also certain that by allowing this initial development, any further applications will be almost impossible to disallow.

3. **LOSS OF PRIVACY AND AMENITY:** This development would create for me a significant loss of privacy and amenity. Neither the rear of my property, or the garden is overlooked at present, the garden being particularly secluded
   I have a 32-year-old profoundly handicapped son living at home, and who is confined to a stretcher trolley at all times. Such are the nature of his disabilities that he requires very specialised facilities for his wellbeing and personal care. Above all he needs privacy and peace.

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

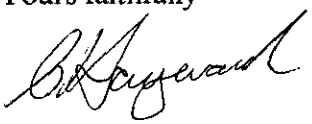
5. **ENVIRONMENTAL:** Another small area of green habitat will disappear, together with the wildlife that it supports. Several large trees will have to be felled in order to make way for this development.

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

The Wokingham District overall plan has always been against such back garden development and a similar planning application made in 1988 was disallowed both by the WDC planning committee and by The Department of The Environment at appeal.

Unfortunately the needs of my son are such that I am personally unable to attend the planning meetings. However I would urge you by this letter, having considered all the facts and the views of the local residents, to refuse this latest application

Yours faithfully



C R Hayward

cc. Woodley Town Council

Ref. Heather Morgan F/2000/0996

Date 9th April 2000

20, RAVENSBOURNE DRIVE
WOODLEY
READING
BERKSHIRE RG5 4LH

Dear Sir

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

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

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

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

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

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

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

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

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

Yours faithfully

C R Hayward

cc. Woodley Town Council

DC
APP
CS 035 WC
21 DEC 2000
COPIES TO: ACK:
FILE:

Ian Jordan

From: WebComments@wokingham.gov.uk
Sent: 20 December 2000 13:48
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications

****

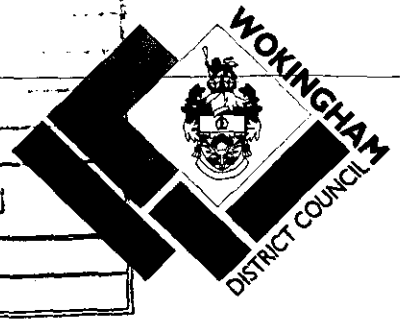
OBJ
2000/2862

NatureofEmail: Object
ApplicationNumber: F2000/2862
Correspondent_FullName: J H Palmer
Correspondent_StreetAddress: 57 Butts Hill Road
Correspondent_Address2:
Correspondent_Town: Woodley
Correspondent_County: Berks
Correspondent_PostCode: RG5 4NJ
Correspondent_Telephone: 0118 969 1280
Correspondent_Email:

Comments:

I wish to refer to my objection to the previous application [F2000/0996],and repeat the view then stated. The council has an abligation to maintain the safe management of the highway - Butts Hill Road.It is understood the councils highway consultants support this view.

PLAN:
POL
DC
CS OBJ
21 DEC 2000
COPIES TO:
ACK:
FILE:



Ian Jordan

From: WebComments@wokingham.gov.uk
Sent: 20 December 2000 15:22
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications

OBJ
2000/2862

****

NatureofEmail: Object
ApplicationNumber: F/2000/2862
Correspondent_FullName: Mr Tregear Thomas
Correspondent_StreetAddress: 24 Ravensbourne Drive
Correspondent_Address2:
Correspondent_Town: Woodley
Correspondent_County: Berkshire
Correspondent_PostCode: RG5 4LH
Correspondent_Telephone: 0118 9628765
Correspondent_Email: trig.thomas@ntlworld.com

Comments:

Dear Sir/Madam

I am writing to inform you of my views regarding the proposed demolition of garage and out buildings at No. 50 and construction of estate road, paths, 4 dwellings with garages and replacement garage - 48 & 50 Butts Hill Road Woodley. My property backs immediately onto the area in which it is proposed that four large detached houses be built.

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

I also have a young son and am extremely concerned about the unacceptably high speed and quantity of traffic that exists on the Butts Hill Road. There have been a number of serious accidents on this road in recent years and I feel that this development will aggravate this situation. I further feel that the positioning of the access road to this development is nothing short of dangerous in its proximity to Ravensbourne Drive especially when account is taken of the speed and volume of traffic already using Butts Hill Road.

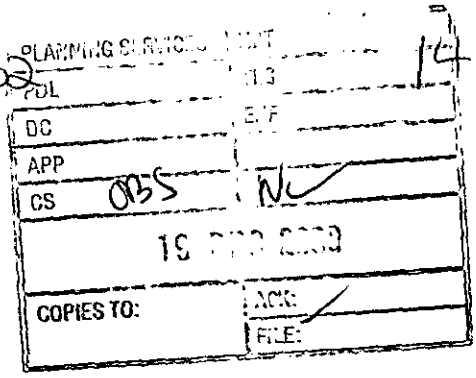
Whilst I feel most strongly about the need to protect the environment from over development I also feel that one of the most important environments to protect is that in which we live. Whilst my garden and those surrounding it are often referred to as "brown field" sites to us they are our home and as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

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

Yours sincerely

Mr Tregear Thomas

F/2000/2862



14 Ravensbourne Dr
WOODLEY
Reading
RG5 4LH

16.12.00

Dear Sir,

I was horrified to discover that another planning application have been put to Wokingham District Council for houses to be built to the rear of 48/50 Butts Hill Road.

I believe the concerns I voiced this Summer over the previous (rejected) planning application still apply.

I am totally against this type of in-fill development & believe it would have a detrimental impact upon my neighbourhood.

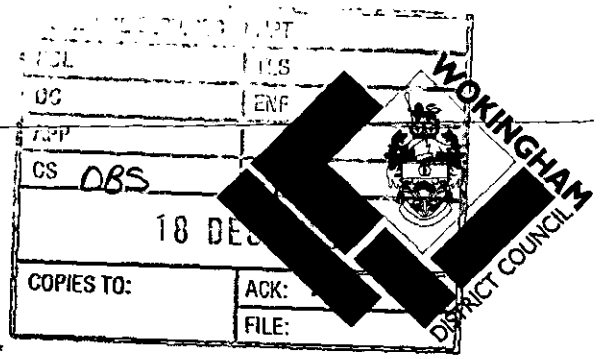
I also understand such a proposal is contrary to Policy GN1 of the Berkshire Structure Plan & Policies

LH1 LBE1 & LBE2 of the Loddon Area Local Plan as well as Policies WOS30 WBE1 of the Wokingham District Local Plan (Deposit Draft).

I trust you will once again listen to the concerns of local residents & will reject this planning application.

Yours faithfully
Faulkner

S. & J. FAULKNER.



Ian Jordan

From: WebComments@wokingham.gov.uk
Sent: 17 December 2000 19:38
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications

****

NatureofEmail: Object
ApplicationNumber: F/2000/2862
Correspondent_FullName: Ian Harrison
Correspondent_StreetAddress: 64 Tippings Lane
Correspondent_Address2:
Correspondent_Town: Woodley
Correspondent_County: Berkshire
Correspondent_PostCode: RG5 4RY
Correspondent_Telephone: 0118 944 2795
Correspondent_Email: harrisons.woodley@virgin.net

OBS
2000/2862

Comments:

We are currently negotiating to purchase 46 Butts Hill Road, hoping to move in during January. The above application - linked to 48 & 50 - will also impact on 46.
We object to the application because of:
- reduced privacy in the rear garden. A major attraction of the property is the fact that it is not overlooked in any way.
- the general outlook will not be as attractive.
- increased activity, of both traffic & people. Increased traffic flow on to Butts Hill Road will also be a problem.
- the development is cramped, in what are essentially back gardens.
- mature trees will be lost.

8

30, Ravenshourne Drive

Woodley

From Rev. T.E.F. Coulson Reading

RG5 4LH

APP
CS OBS NL
16 DEC 2000
COPIES TO: ACK

10th December 2000

Dear Sir,

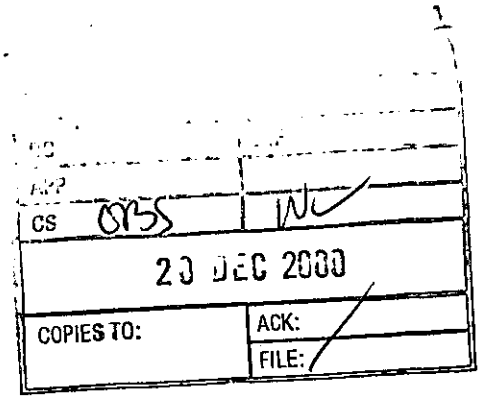
Planning Application no. F/2000/2862

I wish to protest against the above planning application to erect 4 dwellings with garages and construct estate roads and paths at 48 or 50 Butts Hill Road, Woodley. I object because this would make another exit into Butts Hill Road which is already a very busy road. The danger of accidents would be increased.

Yours faithfully

T.E.F. Coulson

7.8.



Mrs P A Livesey
4 Rochester Avenue
Woodley
Reading
RG5 4NA

Tel: 0118 9618017

17th December 2000

Miss N Lake
Planning Services
Environmental Services Dept
Wokingham District Council
Shute End
Wokingham
RG40 1WR

Dear Miss Lake,

Planning Application F/2000/2862

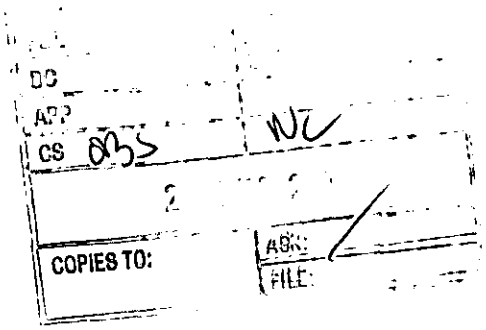
I am writing to comment on the above application, which I object to for the following reasons –

- This is very similar to Application F/2000/0996 that was recently rejected. In view of this I do not see how this application could be approved.
- The proposal would have a detrimental impact on the character of the surrounding area.
- The proposal is contrary to Policy EN1 of the Berkshire Structure Plan and Policies LH1 LBE1 and LBE2 of the Loddon Area Local Plan and Policies WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft) as Modified.
- The development would be out of character with the surrounding area, which comprises houses, which are at least 40 years old, all of which are laid out on spacious plots.
- It would be dangerous on highway grounds as there would be an additional road junction very close to Ravensbourne Drive. In addition Millgate Homes have disregarded their highway consultants who informed them that entries to Butts Hill Road should be kept to a minimum to avoid an increase in accidents.
- Should this application be successful it could open the door for similar applications in other large gardens in the area which could destroy the character of this part of Woodley. It would appear from the plans that the developers have laid out the site in such a way that they could extend into the other gardens along Butts Hill Road at some stage in the future.

Yours faithfully

P. Livesey

Mrs P.A.Livesey



John Willcocks

4 Rochester Avenue
Woodley
Reading
RG5 4NA

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

17th December 2000

Miss N Lake
Planning Services
Environmental Services Dept
Wokingham District Council
Shute End
Wokingham
RG40 1WR

Dear Miss Lake,

Planning Application F/2000/2862

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

- This is very similar to Application F/2000/0996 that was recently rejected. In view of this I do not see how this application could be approved.
- The proposal would have a detrimental impact on the character of the surrounding area.
- The proposal is contrary to Policy EN1 of the Berkshire Structure Plan and Policies LH1 LBE1 and LBE2 of the Loddon Area Local Plan and Policies WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft) as Modified.
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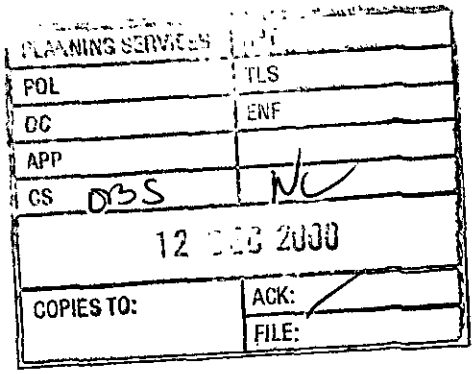
- Should this application be successful it could open the door for similar applications in other large gardens in the area which could destroy the character of this part of Woodley. It would appear from the plans that the developers have laid out the site in such a way that they could extend into the other gardens along Butts Hill Road at some stage in the future.

Yours faithfully

John Willcocks

5

Tel: 0118 969 4031



61 Butts Hill Road
Woodley
Reading
Berkshire
RG5 4NJ

December 6, 2000

Mr J Mitchell
Development Control Manager
Environmental Services Department
P.O. Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Re: Application Number F/2000/2862

Dear Mr Mitchell

We write in connection with the above planning application reference. In particular we would like to voice our concerns over it bringing into being yet another side road entering on to Butts Hill Road with an attendant serious increase in traffic hazards.

Living where we do we are acutely aware of both the volume and the speed of traffic on the straight section of Butts Hill Road between Glendevon Road and Western Avenue. In recent times our impression has been one of greatly increased traffic speed and volume particularly with regard to HGVs, many of which come from the A4 and ignore both weight restrictions on the railway bridge at Western Avenue and existing speed limits. We are aware of several incidents in this section of the road and several near accidents at the pedestrian controlled crossing where motorists, almost certainly exceeding the 30mph limit, have failed to stop at a red light even when children have actually been on the crossing. In the few months since the initial proposal for this development was submitted (F/2000/0996) and rejected, our impression is that the existing traffic hazards have worsened significantly. There is already an existing, obvious and emphatic need for traffic control and calming on this section of this very busy road in to and out of Woodley.

The proposed development would add significantly to this existing traffic management requirement. It would necessitate a third road intersection in a 200 metre section that already has two intersections and a pedestrian controlled crossing further complicated by the presence of a GPO pillar box, a Reading Transport 'bus stop and a BT telephone kiosk. Of the two existing busy junctions one is on the 'bus route and the other has considerable housing feeding its use. In the case of this latter it is also heavily used by school children from three local schools. We feel that the presence of this third intersection would lead to a significantly increased accident potential.

The proposed development also substantially changes the nature of this area of Woodley and constitutes piecemeal development that is contrary to defined policies in County, Area and Council Structure Plans.

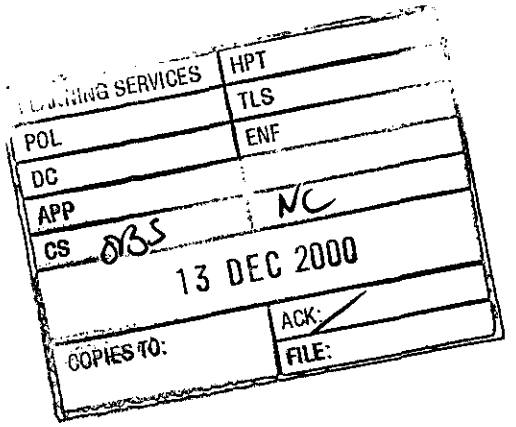
We feel that the development should be rejected again predominantly on the grounds that it includes no provision for traffic management either to reduce the existing accident risk nor to minimise its own impact in increasing such risks.

Yours sincerely,

Christine M. Bradshaw.

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

10 Rochester Avenue
Woodley
Reading
Berks
RG5 4NA



9 December 2000

Dear Sir

Re: Planning Application F/2000/2862 – 48 & 50 Butts Hill Rd, Woodley

With reference to the above application, we wish to register our objections to this development, our reasons being:

- Similar applications were refused by Wokingham District Council and at appeal in recent times.
- We believe the development to be out of character to the surrounding area.
- We feel that this would be an over development of the area in question.
- If permission was granted for this particular development, it could set a precedent for further applications for similar developments in other large gardens in Butts Hill Road.
- And most importantly the access road to the development would create a potential hazard, as the new junction would be close to the existing junction of Ravensbourne Drive and Butts Hill Road, which is already busy and dangerous.

We trust that you will note and consider our objections when making your decision regarding this application.

Yours faithfully

Ian & Andrea Smith

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

52, Butts Hill Road
Woodley
Berkshire
RG5 4NH

7 December 2000

Your ref: Nicola Lake
F/2000/2862

Wokingham District Council
Environmental Services Department
Planning Services
PO Box 157
Shute End, Wokingham
RG40 1WR

PLANNING
095 NV
COPIES TO: ACK
FILE:

Dear Sirs.

Application Number F/2000/2862

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

Proposal Proposed erection of 4 dwellings with garages and construction of estate roads and paths plus garage at no 50. Demolition of existing garage and outbuildings at no 50.

We are writing once again to object most strongly to the above amended development. As before we are immediate neighbours of the proposed development and if this application is granted would have a devastating effect on our lives. Our reasons for you not granting planning consent are as follows:

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

2. The proposal represents piecemeal development of a backland nature and would have a detrimental impact upon the character of the surrounding area and would be the tip of the ice-berg with further applications for development in the rear gardens of other properties down Butts Hill Road creating even more traffic flowing into Butts Hill Road.

3. It is only August that a similar application was refused.

4. What is going to happen to all the lovely trees that run along our boundary, if they were to go where would the squirrels live.

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

Yours faithfully,

Mr M V & Mrs E M Dyer

By Hand 5/01/2001

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	NV
05 JAN 2001	
COPIES TO:	ACK:
	FILE:

28 RAVENSBOURNE DRIVE
WOODLEY
READING
RG5 4LH

TEL.0118 969 2834

4th January 2001

F/2000/2862

48-50 Butts Hill

Dear Miss Lake,

I enclose another copy of the Petition raise for the previous proposed development which was rejected on Wednesday `9th July 2000 by the Development Control Committee.

The reason why I bring this Petition to your attention is I believe the petition was completely ignored by the last planning officer or the planning officer misread it.

The Petition still holds good for this proposed development.

The petition is NOT for the rejection of this or the last proposed development but gives concern for the potential to carry the road on up between gardens in Rochester Avenue and gardens of Butts Hill Road. I know future extension of the Road would require planning permission and the road would have to be widened. If current plans were passed without modification (and only if), a precedent would have been created; thereby causing difficulty for you or the Planning Committee to reject future plans to extent the road.

If the current proposed development was amended to turn plot 4 the last house on the road 90 degrees. This would stop any road extension and the concern of the 20 houses signing the petition would be alleviated. Further benefits of turning the last house 90 degrees are: -

1. The house would not overlook existing properties
2. More space around the house, as the house would now sit on part of the road.
3. The house will now have a East/West aspect

I know plans can be amended on advice of the planning officer as these plans have been amended many times.

Hope you had an excellent Christmas and may you have a very happy New Year.

Yours sincerely

Peter Redman

MR & MRS [illegible]
67 BUTTS HILL RD
WOODLEY
READING
BERKSHIRE RG5 4NL

10-12-00

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS 0135	NV
12 DEC 2000	
COPIES TO:	ACK:
	FILE:

Dear Sir or Madam,

APPLICATION NO: F/2000/2862

SITE ADDRESS 48+50 BUTTS HILL RD

WOODLEY.

I must express my objection to the above proposed development.

My chief objection is with regard to the construction of an estate Rd at the site address.

The road would enter and exit upon an already very busy traffic thoroughfare.

This area of Butts Hill Rd is a lengthy stretch of straight road upon which very many motorists travel much faster than the regulatory speed limit, despite Police surveillance and

controls.

I can only envisage more traffic problems with the possibility of an increase in accident figures if this scheme proceeds.

Yours faithfully

John Bolus.

Petition **Date April 2000**

We, the undersigned, object to the proposed mini estate comprising 4 houses, (Planning Application F/2000/2862) between Ravensbourne Drive and Butts Hill Road Woodley because the potential is there for ribbon development between houses in Rochester Avenue and Butts Hill Road.

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

Petition **Date April 2000**

We, the undersigned, object to the proposed mini estate comprising 4 houses, (Planning Application F/2000/[redacted])2141 between Ravensbourne Drive and Butts Hill Road Woodley because the potential is there for ribbon development between houses in Rochester Avenue and Butts Hill Road.

Name	Address – Rochester Avenue –
Grant Rose	32 " "
R.Pl[illegible]	
[illegible]	34 " "
[illegible]	26 " "
Stan[illegible]	36 " "
Kath[illegible]	34 " "
Lynn [illegible]	30 " "
[illegible]	38 " "
[illegible]	
[illegible]	40 " "

Petition **Date April 2009**

We, the undersigned, object to the proposed mini estate comprising 4 houses, (Planning Application F/2008/[illegible]2/F2 between Ravensbourne Drive and Butts Hill Road Woodley because the potential is there for ribbon development between houses in Rochester Avenue and Butts Hill Road.

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

Mr Sally M Read (Wheelchair use)

Two Parents (Disabled) n/a

Double Glazed Driveway Lots

Full Box n/a

Petition **Date April 2000**

We, the undersigned, object to the proposed mini estate comprising 4 houses. (Planning Application P/2000/[illegible]) 2966 between Ravensbourne Drive and Butts Hill Road Woodley because the potential is there for ribbon development between houses in Rochester Avenue and Butts Hill Road.

Name	Address – Rochester Avenue –
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]

WOKINGHAM D.C. DEVELOPMENT CONTROL

37

Start date: 21 NOV 2000	Map No. 42 Site .....
Officer: NL / Application No. F/2000/2862	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description:
(F) PROPOSED ERECTION OF 4 DWELLINGS ~~WITH~~ GARAGES * PLUS GARAGE AT NO 50. DEMOLITION OF EXISTING GARAGE & OUTBUILDINGS AT NO 50.
* AND CONSTRUCTION OF ESTATE ROADS & PATHS.

Location: ~~LAND AT~~ 48 & 50 BUTTS HILL ROAD

Parish: WOODLEY Ward: Coronation
30-11-2000 8.

Applicant: MILLGATE HOMES
Fee paid on 0996 - refused

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

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	*Correct S 66 certificate*			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	*Encroachment letter*			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 30-11-2000 → 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 New access road ✓.....

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

HERITAGE BODIES

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

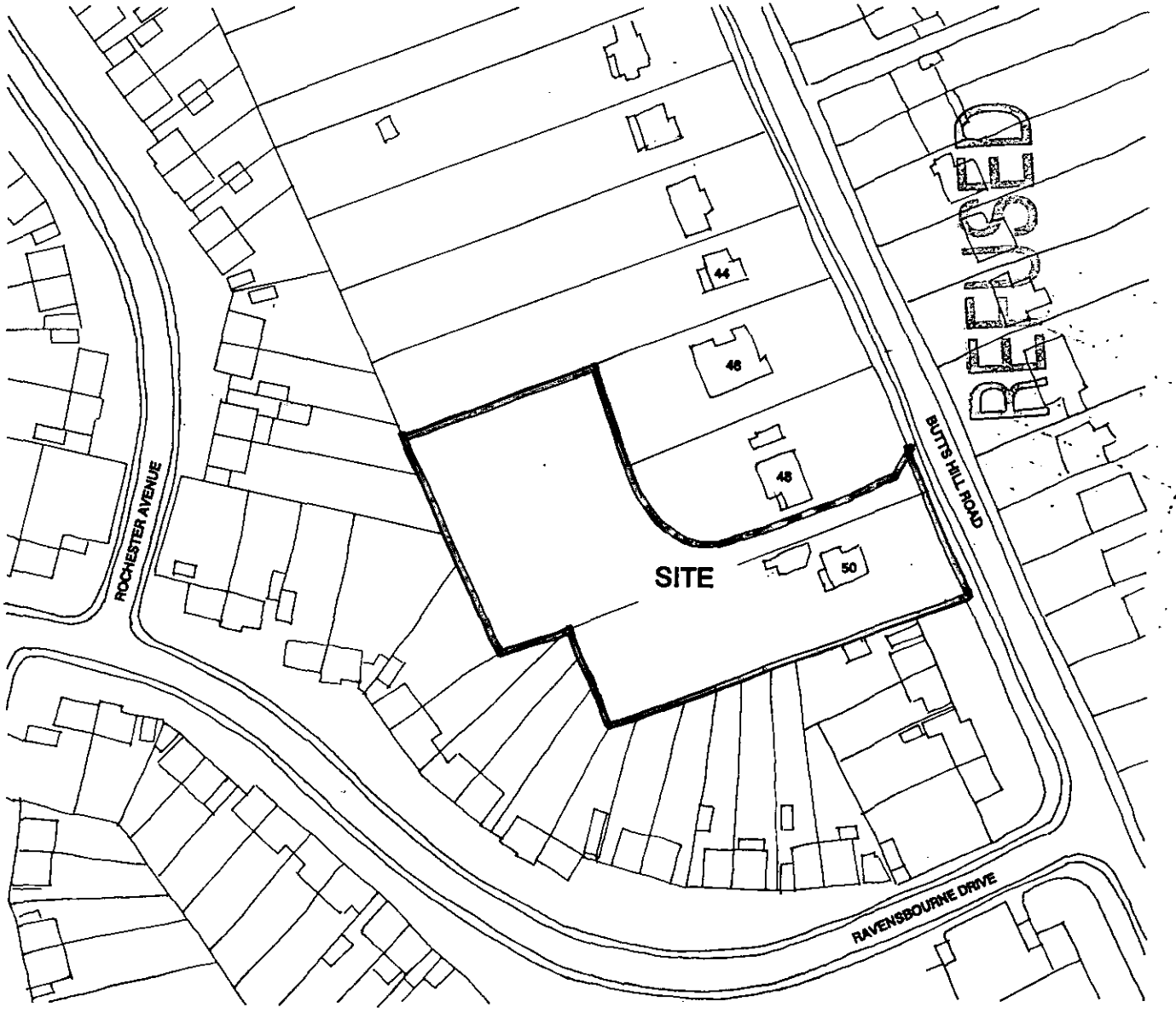
OTHERS:

.....
.....
No pre-apps.

NEIGHBOURS:

S/N+ 48, 50, 44, 46, 52, 59, 61, 63, 65, 67 Butts Hill Road
30, 28, 2-26 (evens) Ravensbourne Drive
8, 2, 4, 6 Rochester Avenue ✓
46, 56, 57, 55, 53, 54 Butts Hill Road
46 Rivermead Road
8 Roberts Grove

Revision Date By



Project
BUTTS HILL ROAD, WOODLEY

Drawing Title
LOCATION PLAN

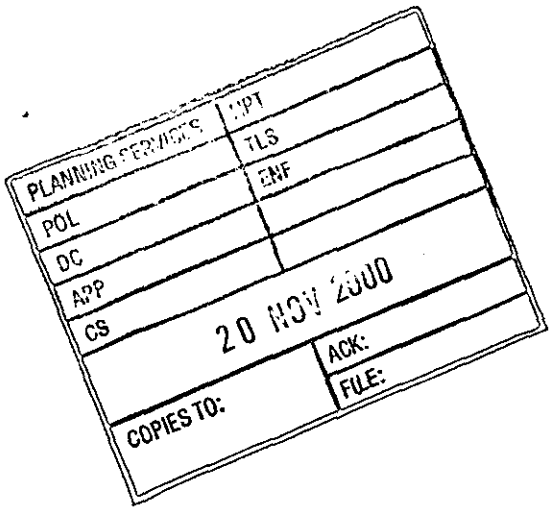
Date	Scale	Drawn by
02.02.00	1:1250	TJ
Project No	**Drawing No**	**Revision**
9522	02	-

Barton Willmore
Architecture

Architects Master Planners Town Planners
Environmental Consultants Project Managers

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

Associated offices at Bristol Cambridge Edinburgh Leeds London Peel Valley (Kent)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20 NOV 2000
COPIES TO:
ACK:
FILE:

NL

1792

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number F/2001/44184. relates.

Address of site 69, New Road, Ruscombe
Reading, Berkshire

Signed _____

Date 25/6/2001.

Postage will be paid by licensee

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

Business reply service
License no. RG147

1

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

The Barton Willmore Partnership Reading Limited
Beansheaf Farmhouse, Bourne Close, Calcot,
Reading, RG31 7BW.
Tel 0118 943 0000 Fax 0118 943 0004
e-mail: housing@reading.bartonwillmore.co.uk

21.NOV.2000* 2562

Pl. App

Barton Willmore

Architecture

PLANNING SERVICES	HPT
POL	LS 36739
DC	ENF
APP	
CS	HM
20 NOV 2000	
COPIES TO:	ACK:
	FILE:

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

For the attention of Heather Morgan

Yr Ref: F/2000/0996
Our Ref:9522/A3/LRSV/JCR

17 November 2000

Dear Sirs

PROPOSED RESIDENTIAL DEVELOPMENT AT 48 AND 50 BUTTS HILL ROAD, WOODLEY

Following the planning committee's decision to refuse planning application no F2000/0996 and as a result of our discussions with Heather Morgan, we are now submitting a fresh planning application for your consideration.

We are enclosing the completed planning application forms and certificate and believe that this detailed planning application is exempt from a plan fee. Also enclosed in support of our proposals are the following drawings: -

9522/01F	Site Plan Scale 1:500
9522/02	Location Plan Scale 1:250
9522/05	House Type 'B' Floor Plans
9522/06	House Type 'B' Elevations
9522/07	House Type 'C' Floor Plans
9522/08	House Type 'C' Elevations
9522/13	Double Garage Plans and Elevations
9522/11	House Type 'D' Floor Plans
9522/12	House Type 'D' Elevations
3469/01B	Tree Survey and Conditions Plan

Certificate No. FS 24954

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

Contact: Lorne Vernon, Dominic Jarman,

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

The proposals, as before, are for the demolition of the existing garage and outbuildings at No 50 Butts Hill Road to accommodate a new access road between Nos 48 and 50 Butts Hill Road. The number of new dwellings now proposed is reduced to 4 No 3 and 4 bed houses each with integral single or double garages, including the replacement double garage to serve no 50 Butts Hill Road.

The access arrangements and road geometry are all in accordance with the requirements of your highways department following consultations with Steve Auton, Tom Callaghan and the Council's consultants WSP on the previous application no F2000/0996..

The reduction in the number of units has enabled us to retain all the existing trees and vegetation along the rear boundary of plot 1 and with its rear garden length now approximately 16 metres, we are able to maintain a high level of privacy with adjoining properties. We therefore believe that these changes now address the reasons for refusal in planning application F2000/0996 and as follows: -

REASON 1

- The site lies within the identified settlement where infill development is acceptable as a matter of principle. These proposals provide a small but comprehensive residential development, which in its form provides a natural transition between Butts Hill Road and Ravensbourne Drive and Rochester Way. The scheme complies in all respects with the Local Authority's standards for residential development and sets a very high standard for private amenity space and privacy. There are significant landscape buffers within the application site area, which will be retained for the benefit of existing and new properties. The estate road is designed to adoptable highways standards and, as such, is capable of increased use in the future.

- The proposed access requires the removal of a line of trees, predominantly Silver Birch. The arboriculturists report on plan no 3469/01B states that the trees have limited short and long term potential. This was accepted by the Council's Environment Officers' consultation paper dated 27 April 2000 (copy enclosed), which confirmed that the trees were of minor significance. In response to this issue we now propose to replace these trees with a group of trees planted at the entrance to the development fronting no 59 at Butts Hill Road to benefit the wider community.

REASON 2

- We have addressed the concerns of the Planning Committee and reduced the number of units to 4 with changes in the vicinity of plot 1. The relationship between dwellings existing and proposed and the private amenity space provided now exceeds the reasonable standards which the Local Authority would seek to promote in residential developments.

The Government's revised PPG3 on housing, states that it should be the aim in planning new housing to achieve at least 30 dwellings per hectare. However, in response to the Council's concerns over the relationship of the development with adjoining properties and the desire to maintain the character of the area, we are now proposing a development that achieves a density of 13 dwellings to the hectare.

REASON 3

- With the dwelling on plot 1 now sited 16 metres from its western boundary, we have calculated the back-to-back distances with properties in Ravensbourne Drive to be generally in excess of 40 metres. In addition, we now propose to retain the existing mature landscape buffer along the entire western boundary. It is therefore our view that these proposals maintain a very high degree of privacy for existing and future residents.

Recent planning policy guidance gives a very clear indication that Local Authorities should support the development of previously used sites and under used land in residential settlements. This scheme, as with the previous proposals, complies with the standards required for residential development and we trust that you will be able to recommend these proposals to the planning committee in the near future.

We trust that you have sufficient information to register our planning application, however if you wish to discuss the matter further please contact the undersigned.

Yours faithfully

L R S VERNON

Encs

cc
G Meier – Millgate Homes

TO: DEVELOPMENT CONTROL
Heather Morgan

FROM: Environmental Design

DATE: 27th April 2000 21 NOV 2000 2862

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

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

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

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

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

ROBERT PETROW
Consultant Landscape Architect

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

1789/a

SECTION 66 CERTIFICATE

Application No.

21.NOV.2000* 2062

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

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

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.

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.

+ See Note (a) to Certificate A

Owner's(a) name	Address at which notice was served	Date on which notice was served
A SMITH	No 50 BUTTS HILL ROAD, WOODLEY	17 NOVEMBER 2000
G & C ELLIOTT	NO 48 BUTTS HILL ROAD, WOODLEY	

OR

CERTIFICATE C

I certify that

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

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

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

(b) Insert description of steps taken.

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

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

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

  (b) .....

  .....

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

  the (c) .....

  on (d) .....

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

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

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

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

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

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

OR

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

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

Signed . . . . . .

pp THE BARTON WILLMORE PARTNERSHIP READING LTD

On behalf of . . . MILLGATE HOMES . . . . . .

Date 17 NOVEMBER 2000 . . . . . .

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

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

New buildings, major alterations and enlargement of existing buildings, and many changes in the use of buildings and land need planning permission.
The Town and Country Planning Acts impose a duty on Local Authorities to control these changes, and this means that a balance has to be found between the need and pressure for change, and the desire to protect the character of settlements and the countryside.
The merits of each application are, therefore, carefully examined.

WHAT ELSE MAY YOU HAVE TO DO ?

Listed Building Consent:	for works to a Listed Building; or for demolition works on land within the curtilage of a Listed Building or within a Conservation Area.
Advertisement Consent:	for the display of advertisements or signs
Building Regulation Approval:	for most new building or construction work.

Special forms are available for these types of applications.

You should also check whether there are any other regulations with which you may need to comply.

WHAT HAPPENS TO THE APPLICATION ?

It will first be checked to see if it is complete and if it is, it will be registered.

Consultations will be carried out with public and other bodies, such as the Highway Authority, or Local Parish Councils.

Publicity may be given to allow local people the opportunity to comment on your proposals.

The application will be considered in relation to the Council's planning policies and guidelines, the past history of decisions on that site or in the locality, other standards (such as parking, or visibility at road junctions), and any other material considerations.

The site will be visited by a Planning Officer You may be asked to submit more information, or to amend your application.

The application will then be considered either by a Planning Committee or Sub Committee (made up of Councillors) or by the Chief Officer responsible for planning matters. Objections to an application will be taken into consideration by the Committee or the Chief Officer.

Shortly after the application has been determined, you will receive a Decision Notice.

HOW LONG WILL IT TAKE ?

An application will generally be determined within eight weeks although a longer period may sometimes be required for a complicated application.

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

Your application may be approved subject to certain conditions. These could impose restictions on the use of land or buildings, or require further details to be approved at a later stage, (e.g. materials or landscaping).
You may appeal against the conditions, but this opens the entire permission to review by the Secretary of State.

Your application may be refused. The reason will be listed on the Decision Notice.

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

You have the right to appeal against the refusal to the Secretary of State, but you have to do that within six months. Appeals can be dealt with by written representations by both sides, or by a Public Inquiry.
You may ask the Planning Officer whether an amended application would be more likely to receive planning permission.

DATA PROTECTION ACT 1984

'Information contained in this form is likely to be personal data within the terms of the Data Protection Act 1984, and as such will be held by the Council on computer (such as the PLANAPS applications processing system) and may be used by the Council only for purposes registered under the terms of the Data Protection Act.'

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

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

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

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

FOR OFFICE USE ONLY

21.NOV.2000 2862

1.	APPLICANT'S NAME	MILLGATE HOMES
	ADDRESS	MILLGATE COURT TERRACE ROAD NORTH, BINFIELD , BERKSHIRE
	POST CODE	RG42 5HZ PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	THE BARTON WILLMORE PARTNERSHIP READING LTD
	ADDRESS	BEANSHEAF FARMHOUSE, BOURNE CLOSE, CALCOT, READING, BERKSHIRE
	POST CODE	RG31 7BW PHONE 0118 943 0000
3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.	SITE LOCATION	LAND AT NOs 48 AND 50 BUTTS HILL ROAD WOODLEY, BERKSHIRE
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		TO DEMOLISH EXISTING GARAGE AND OUTBUILDINGS AT NO 50 BUTTS HILL ROAD AND CONSTRUCT ESTATE ROAD, PATHS AND 4No 3&4 BED HOUSES AND GARAGES INCLUDING REPLACEMENT GARAGE
5. Give the area in hectares or part of a hectare	AREA OF SITE	.389 ha/.9 acre
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	PROSPECTIVE PURCHASER
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	SEE ATTACHED SCHEDULE IN COVERING LETTER

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

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

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

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

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

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

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

RESIDENTIAL GARDENS

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

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

14. STATE EXTERNAL MATERIALS TO BE USED.

TO BE AGREED WITH LOCAL AUTHORITY

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

EXISTING FENCING/HEDGES AND PROPOSED 1.8 METRE HIGH, BRICK AND TIMBER CLOSE BOARDED WALLS AND FENCES

16. HOW WILL SURFACE WATER BE DISPOSED OF?

LA SEWER

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?
To existing system YES/~~NO~~
If no, please give details

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

EXISTING ACCESS TO NO 48 ADJUSTED
EXISTING ACCESS TO NO 50 CLOSED UP
PROPOSED NEW ACCESS ROAD 5.5 METRES AND 4.8 METRES WIDE TO SERVE ONE EXISTING DWELLING AND 4 NEW DWELLINGS.

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

IN ACCORDANCE WITH PART M OF BUILDING REGULATIONS

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

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	4 / 34 *	1 / 5 *	- / - *
BUNGALOW	/ *	/ *	/
FLAT/MAISONETTE	/ *	/ *	/
OTHER	/ *	/ *	/ *

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? ~~YES~~/NO
If YES, complete Part 2 of the form

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

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

NO FEE

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

SIGNED PP THE BARTON WILLMORE PARTNERSHIP READING LTD. ON BEHALF OF MILLGATE HOMES DATE 17 NOVEMBER 2000

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

PLANNING APPLICATION

PART 2

This part of the form need only be completed if the application involves non-residential development. Please answer all questions in print or block letters. If the answer is not applicable, write N/A in the space. You may wish to amplify your answers in a covering letter.

24. STATE THE GROSS FLOOR SPACE (by external measurement) OF ALL BUILDINGS TO WHICH THIS APPLICATION REFERS.
Please give all floor areas in SQUARE METRES.

	USE CLASS	Existing floor space: Retained in existing use	Existing floor space: Lost by change of use or demolition	Proposed additional floorspace created by: New building	Proposed additional floorspace created by: Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL				

25. IF C1 OR C2 USE IS PROPOSED, PLEASE STATE NUMBER OF BED SPACES

WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing		
Proposed		

27. DESCRIBE THE ACTIVITY OR PROCESSES TO BE CARRIED ON
Please provide details of any equipment, plant or machinery to be installed and any end products. You may wish to amplify your answers in a covering letter.

28. WHO WILL OCCUPY THE PREMISES?
a) *Give the name and current operating address of the proposed occupier*
b) Will these premises be vacated?

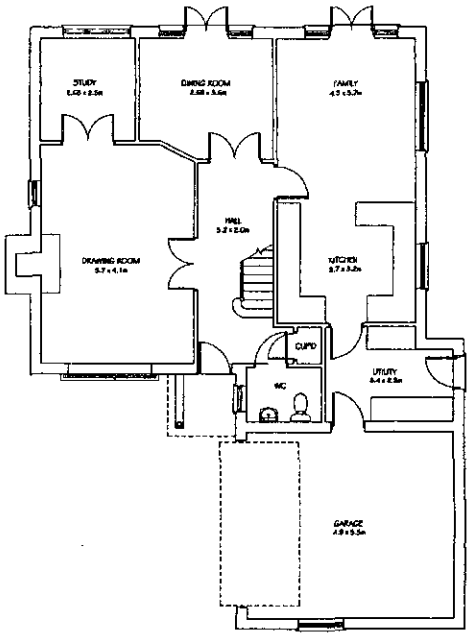
29. IF KNOWN, HOW MANY PEOPLE ARE LIKELY TO BE EMPLOYED ON SITE AFTER COMPLETION OF THE DEVELOPMENT?

Existing Staff	Transferred Staff	New Staff	Total

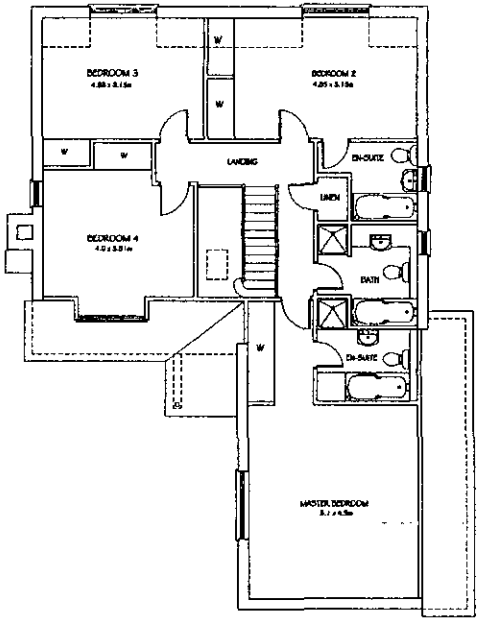
30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES?
If so, state this material, the quantity and method of storage.

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

Revision	Date	By



GROUND FLOOR PLAN



FIRST FLOOR PLAN

HOUSE AREA		
GROUND FLOOR	92.77m²	998.6ft²
FIRST FLOOR	108.4m²	1167.1ft²
TOTAL	201.2m²	2165.7ft²

REVISED PLAN

2862

BUTTS HILL ROAD
WOODLEY

HOUSE TYPE D1 PLANS

9522/13

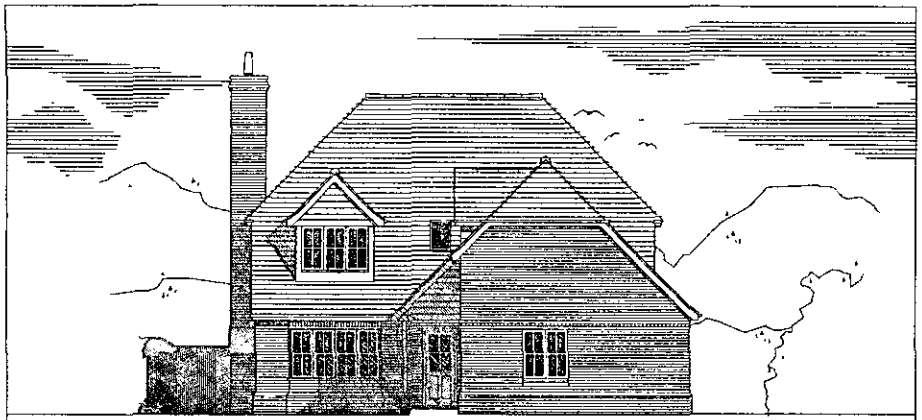
1:100

Barton Willmore
Architecture

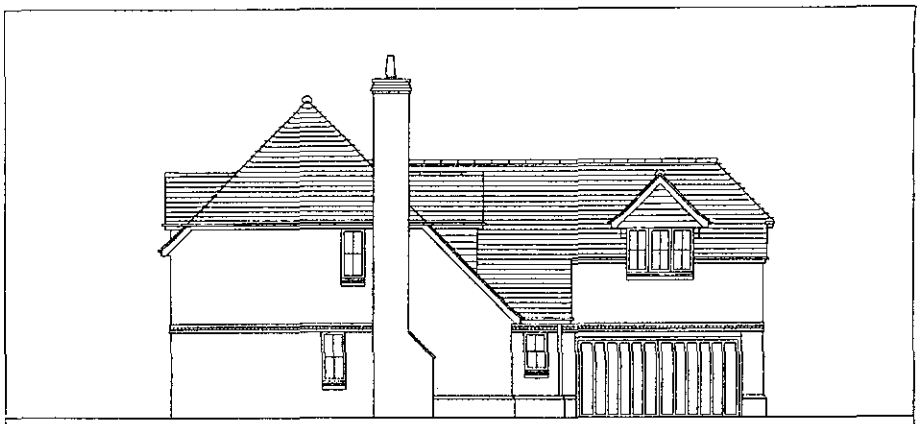
Architects Master Planners Town Planners
Environmental Consultants Project Services

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

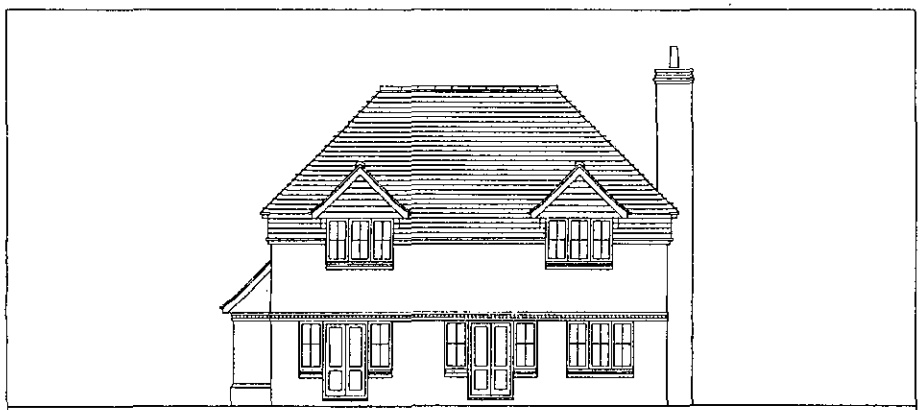
Revision Date By



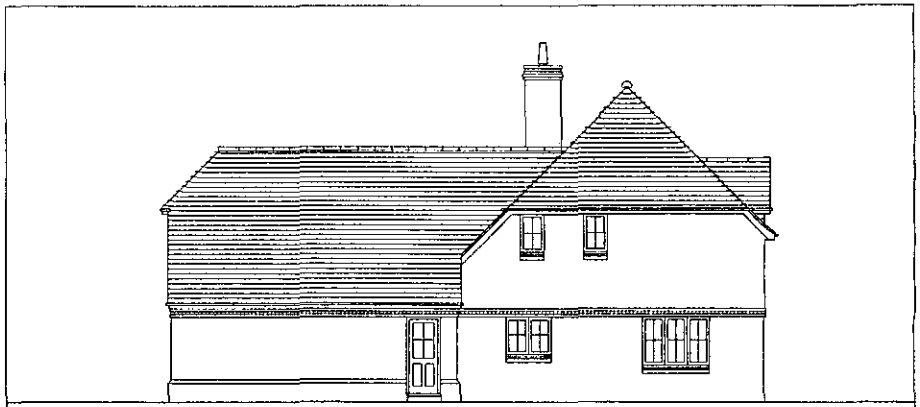
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

REVISED PLAN
2862

BUTTS HILL ROAD
WOODLEY

HOUSE TYPE D1 ELEVATIONS

9522/14 1:100

Barton Willmore
Architecture

Architects Master Planners Town Planners
Environmental Consultants Project Services

The Barton Willmore Partnership Reading Limited
Beansheaf Farmhouse, Bourne Close,
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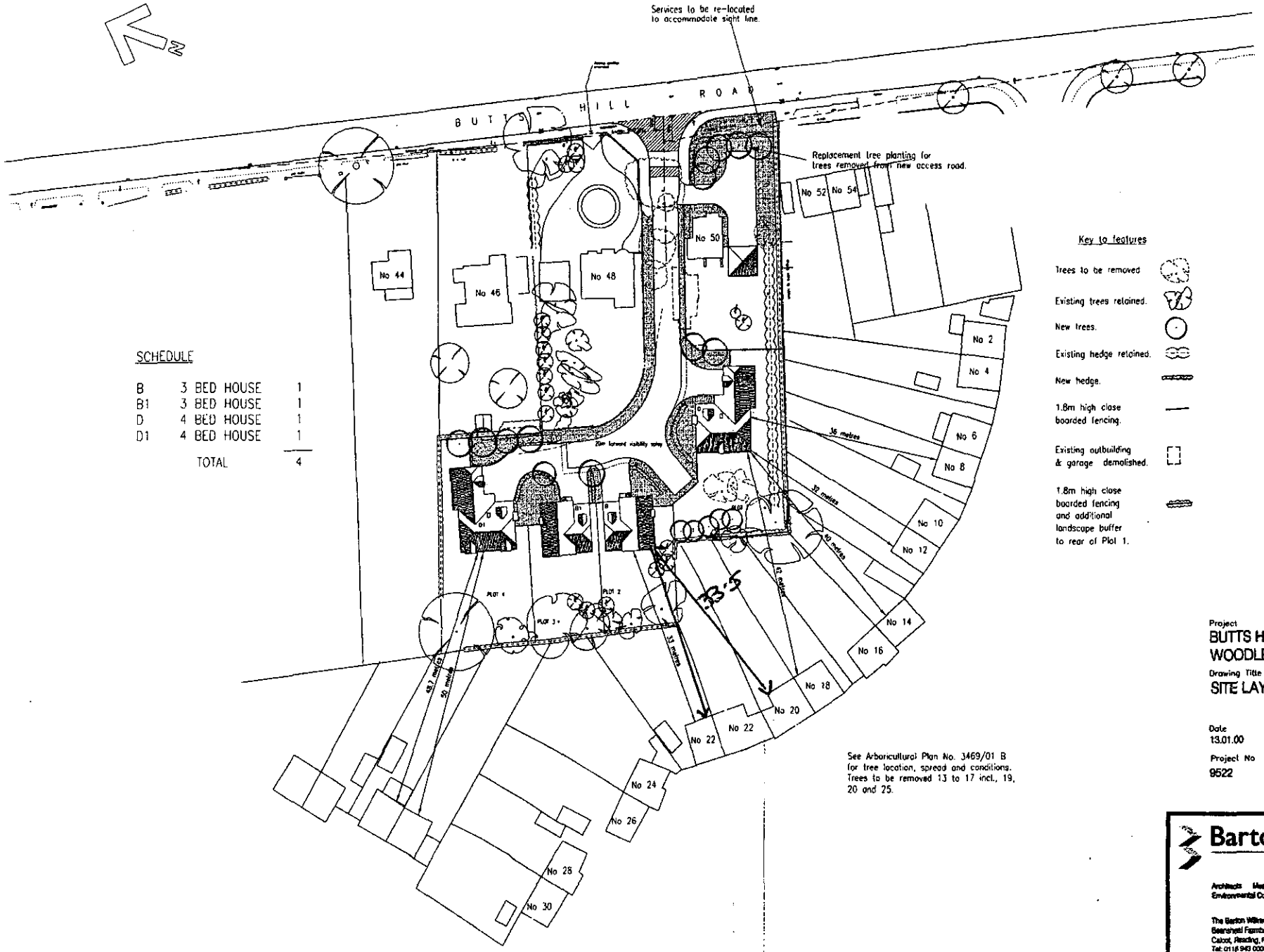
Tel: 0118 943 0000 Fax: 0118 943 0001



SCHEDULE

B	3 BED HOUSE	1
B1	3 BED HOUSE	1
D	4 BED HOUSE	1
D1	4 BED HOUSE	1
	TOTAL	4

Key to features

- Trees to be removed
- Existing trees retained.
- New trees.
- Existing hedge retained.
- New hedge.
- 1.8m high close boarded fencing.
- Existing outbuilding & garage demolished.
- 1.8m high close boarded fencing and additional landscape buffer to rear of Plot 1.

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

Revision		Date	By
A.	Minor layout revisions.	27/09/00	TJ
B.	Tree revisions as per Arboricultural plan 3469/01	15/03/00	SE
C.	Highway amendments.	19/04/00	TJ
D.	Highway amendments.	05/05/00	SB
E.	Plot 50 rear fence and garage serving plots 1 & 2 re-aligned.	30/05/00	TJ
F.	A type 3-bed houses replaced with one 4-bed D type house and plot No's amended accordingly.	22/08/00	NH
G.	Estate road reduced to 4.8m wide in front of plots 2 & 3.	13/03/01	SE
H.	Surrounding plots of site indicated.	16/03/01	SE
J.	House type changed on plots 3 & 4.	14/05/01	TJ

REVISED PLAN
28.6.2 ...

Project
BUTTS HILL ROAD
WOODLEY

Drawing Title
SITE LAYOUT

Date	Scale	Drawn by
13.01.00	1:500	TJ
Project No	Drawing No	Revision
9522	01	J

Barton Willmore
Architecture

Architects Master Planners Town Planners
Environmental Consultants Project Services

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

Chairman

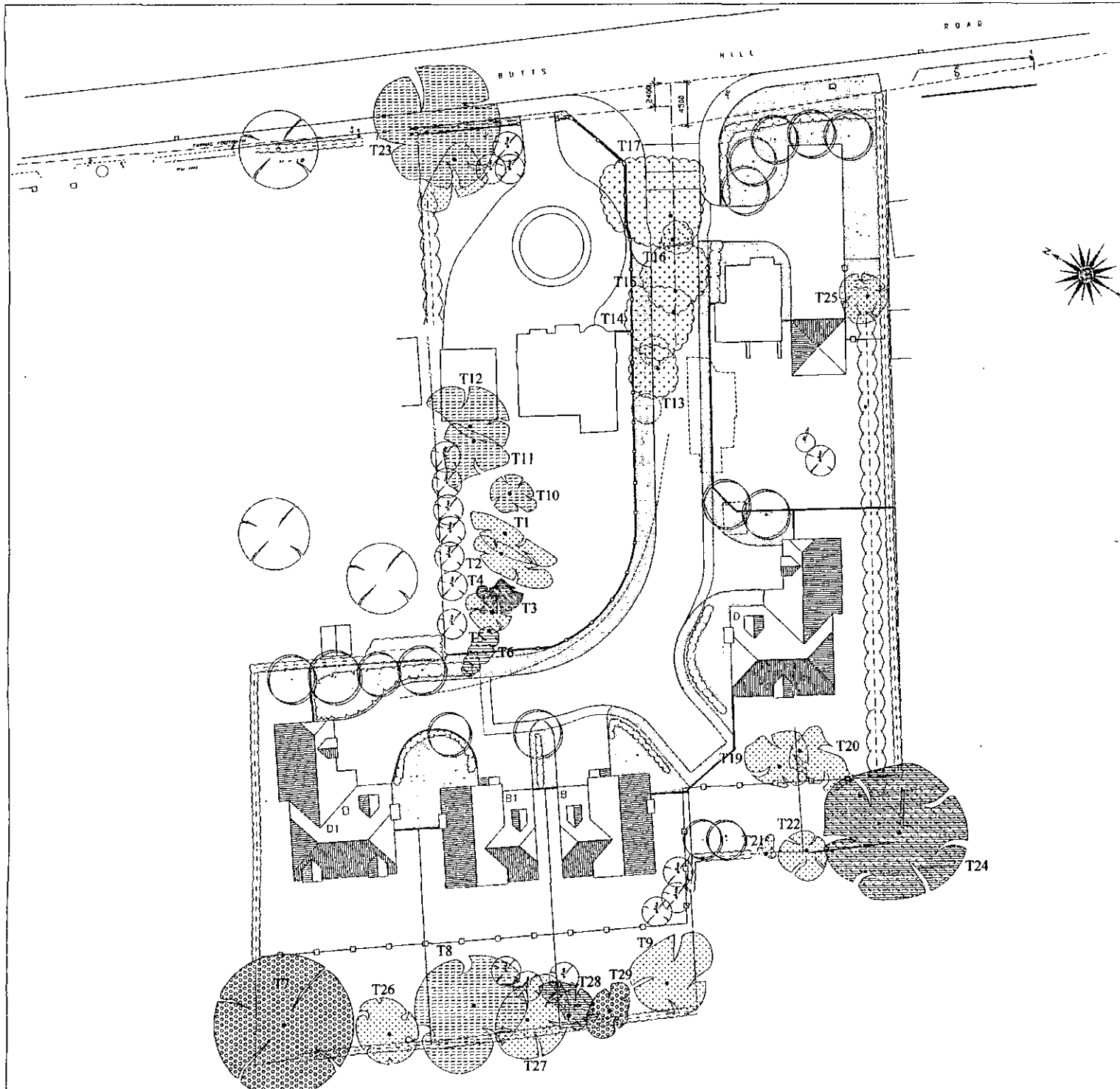
This application was deferred from the committee of the 21st March 2001. to allow officers to carry out further negotiation.

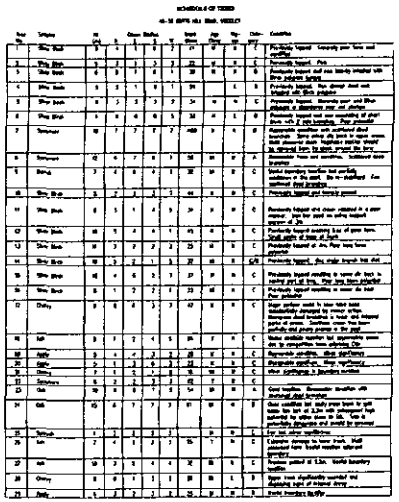
The main revisions in the proposed development have been to the proposed dwelling on plot 4. This is now the same type of dwelling as on plot 1. This change of design will terminate the access road. limiting the development of this road to the 4 proposed dwellings shown.

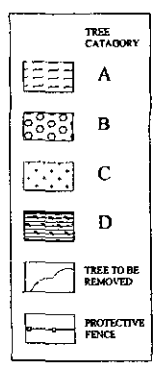
Plot 3 has now been changed to a mirror image or handed design of plot 2.

To nominal members the minimum distance from the closest point of the proposed development to the existing houses of 32m.

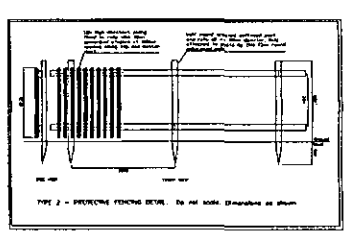
As such the recommendation is for conditional approval subject to the signing of a Legal Agreement for the transfer of £12,000 towards sustainable transport initiatives and transport management schemes.







REVISED PLAN
2862

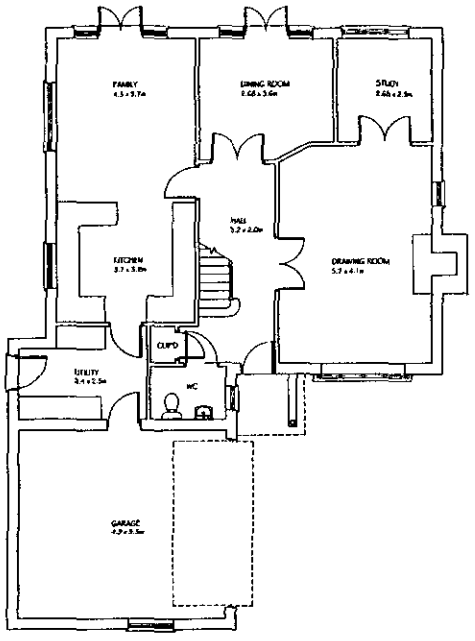


Client	Millgate Homes Ltd
Project	48 & 50 Butts Hill Road Woodley
Title	Arboricultural Plan
Scale	1:200
Date	
Survey	
Drg No.	3469/01 C

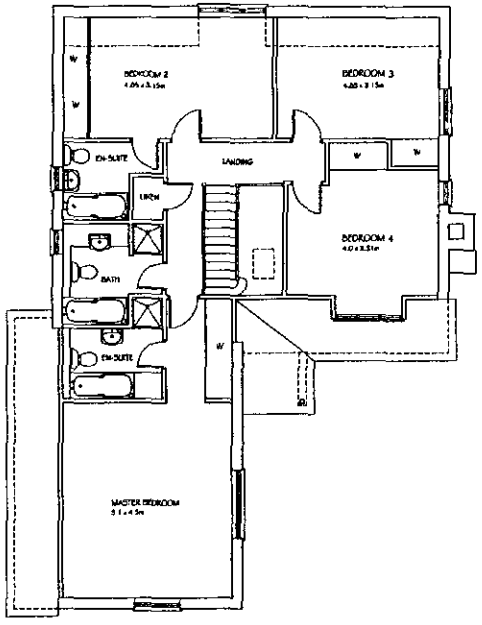
Rotherdale Farm Redlands Lane
Crockhurst Farnham Surrey GU9 7UG
Telephone 01252 850556
Facsimile 01252 850760
email ian@ianckeen.fsnet.co.uk

IAN KEEN LIMITED

Revision	Date	By
A. Repositioned bedroom 2 & 3 windows.	20.03.01	SE



GROUND FLOOR PLAN



FIRST FLOOR PLAN

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REVISED PLAN

2862

BUTTS HILL ROAD
WOODLEY

HOUSE TYPE D PLANS

9522/11 A

1:100

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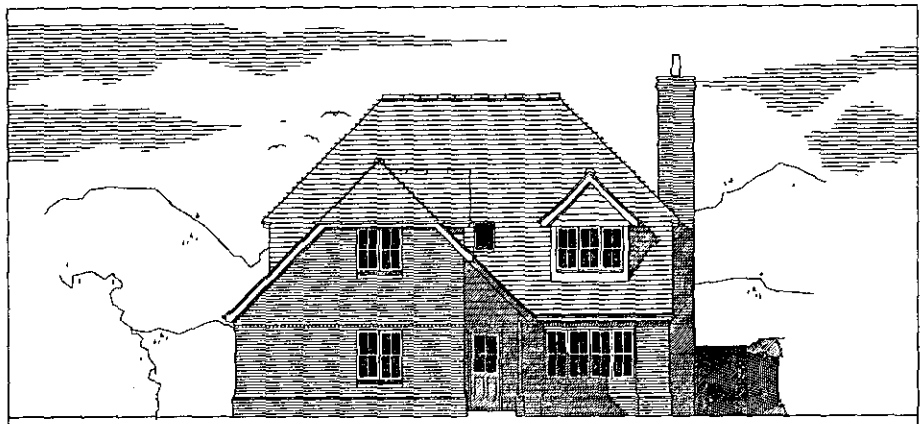
Beansheaf Farmhouse, Bourne Close,
Calcot, Reading, RG31 7BW.
Tel: 0118 943 0000 Fax: 0118 943 0001

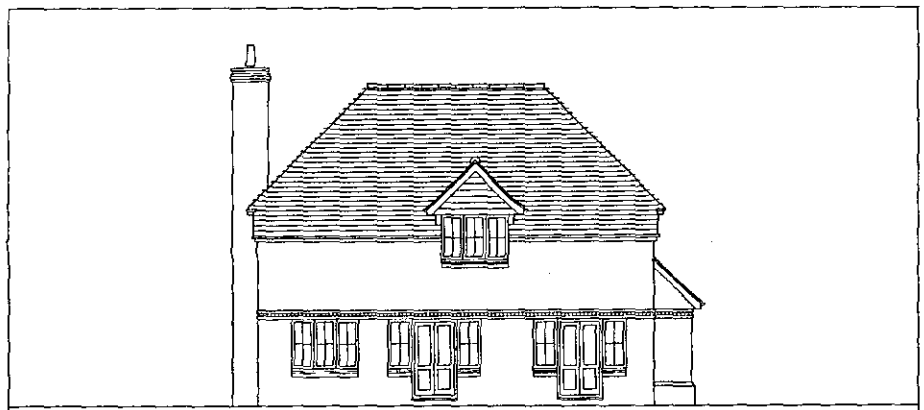
Revision	Date	By
A. Repositioned bedroom 2 & 3 windows.	20.03.01	SE



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

REVISED PLAN

2862 d

BUTTS HILL ROAD
WOODLEY

HOUSE TYPE D ELEVATIONS

9522/12 A

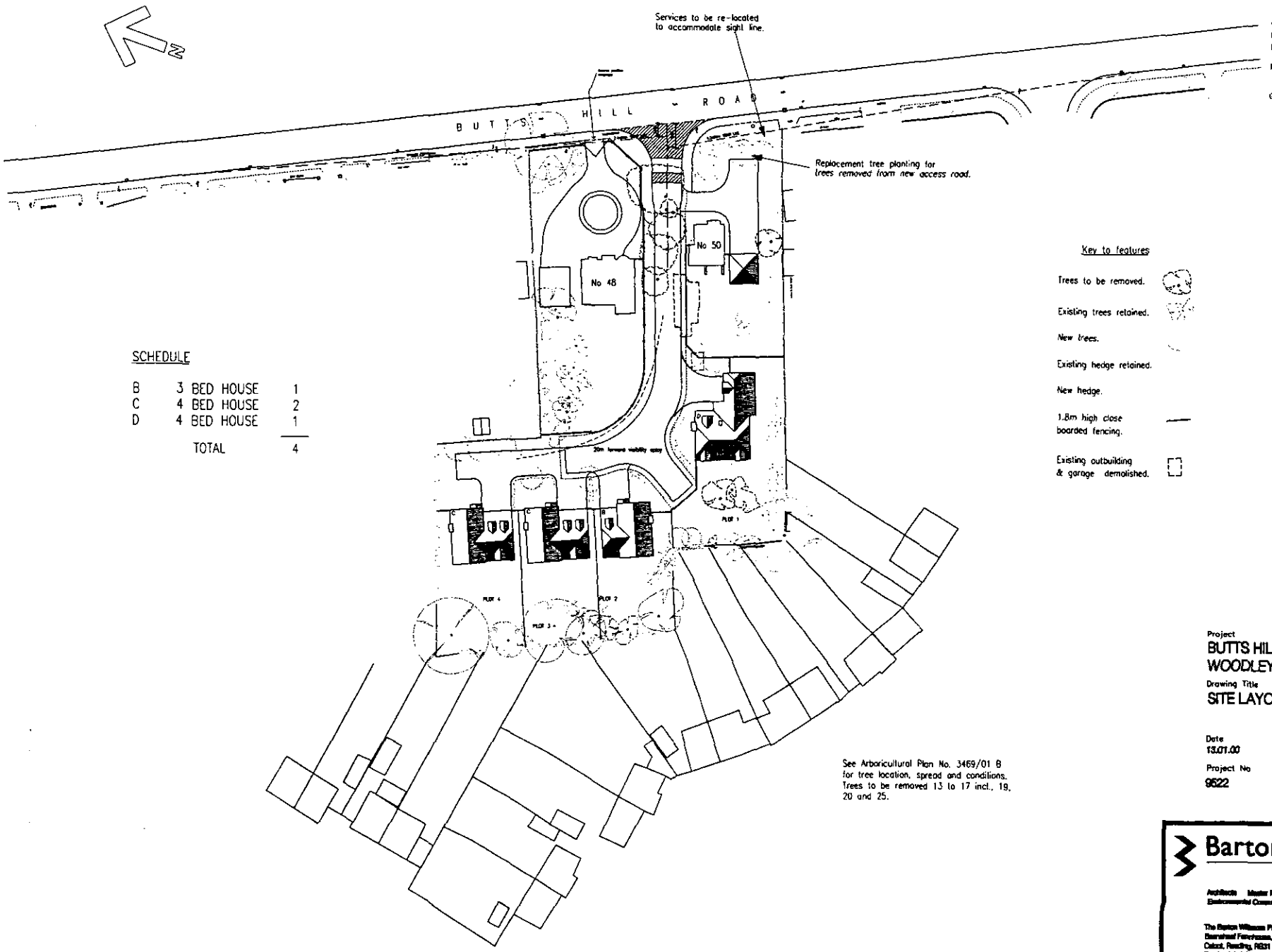
1:100

Barton Willmore
Architecture

Architects Master Planners Town Planners
Environmental Consultants Project Services

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

Revision		Date	By
A.	Minor layout revisions.	27/01/00	TJ
B.	Tree revisions as per *Arboricultural plan 3469/01*	15/03/00	SE
C.	Highway amendments.	19/04/00	TJ
D.	Highway amendments.	05/05/00	SB
E.	Plot 50 rear fence and garage serving plots 1 & 2 re-aligned.	30/05/00	TJ
F.	A type 3-bed houses replaced with one 4-bed D type house and plot No's amended accordingly.	22/08/00	NH
G.	Estate road reduced to 4.8m wide in front of plots 2 & 3.	13/03/01	SE



SCHEDULE

B	3 BED HOUSE	1
C	4 BED HOUSE	2
D	4 BED HOUSE	1
	TOTAL	4

Key to features

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

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

Project
BUTTS HILL ROAD
WOODLEY

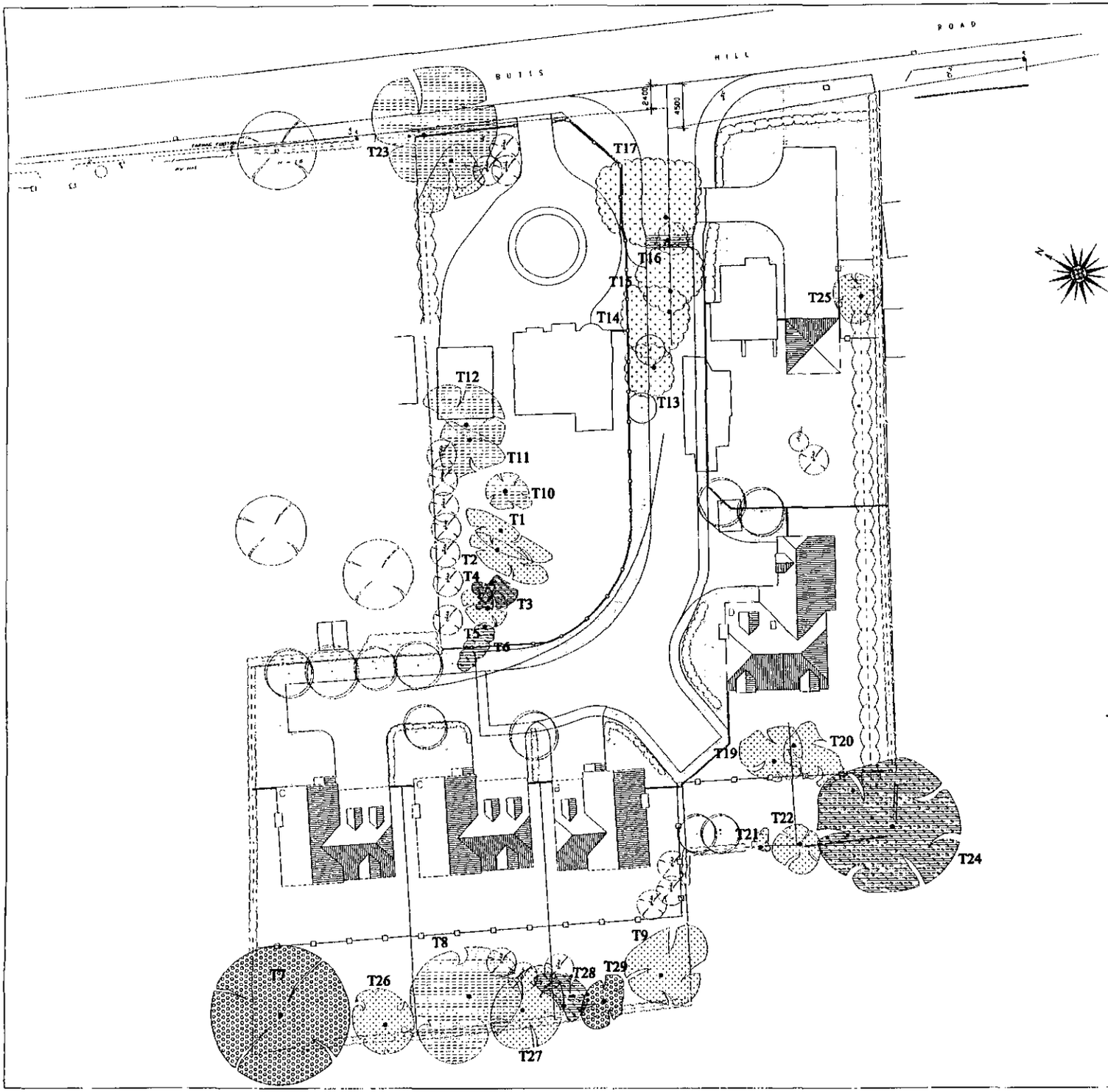
Drawing Title
SITE LAYOUT

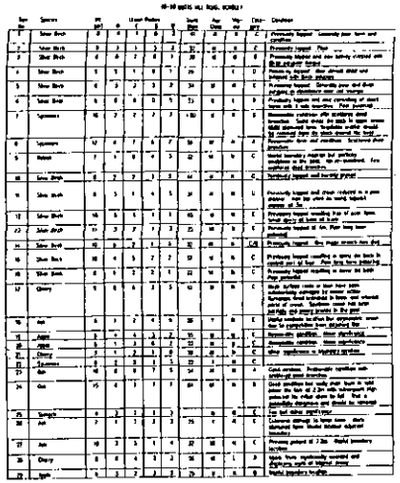
Date	Scale	Drawn by
13.01.00	1:500	TJ
Project No	**Drawing No**	**Revision**
9522	01	G

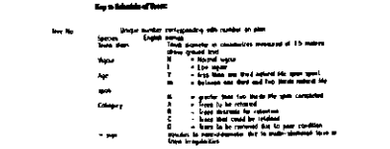
Barton Willmore
Architecture

Architects Master Planners Town Planners
Environmental Consultants Project Surveyors

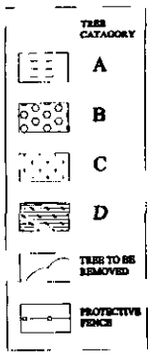
The Barton Willmore Partnership Reading Limited
Beansheaf Farmhouse, Bourne Close,
Calcot, Reading, RG31 7BW.
Tel: 0118 943 0000 Fax: 0118 943 0001

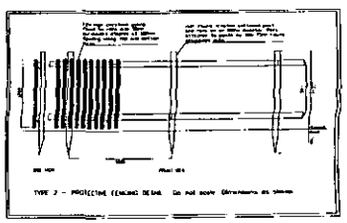










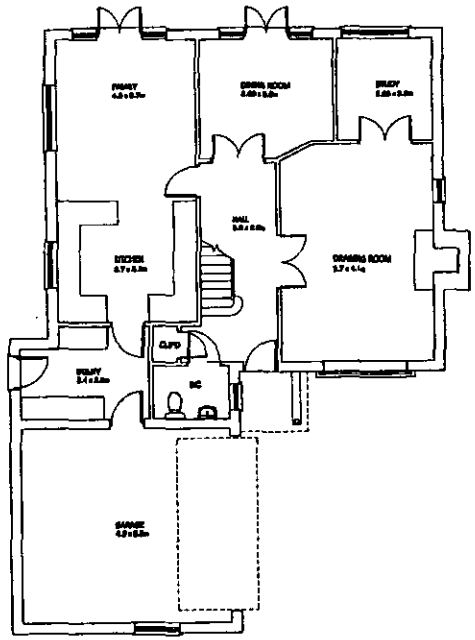


Client	Millgate Homes Ltd
Project	48 & 50 Butts Hill Road Woodley
Title	Arboricultural Plan
Scale	1:200
Date	
Survey	
Drg No.	3469/01 B

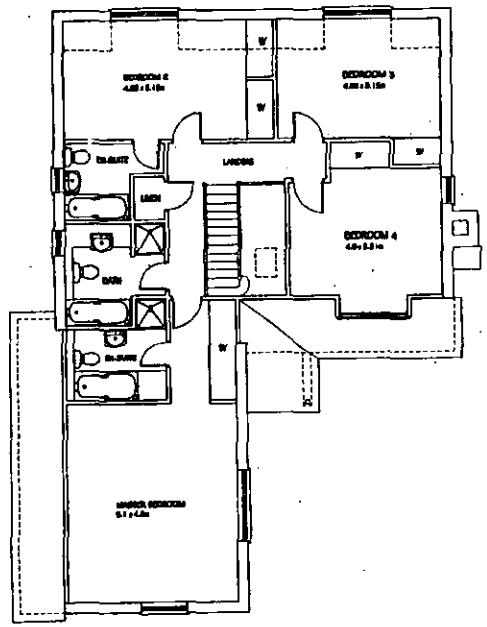
Pinehurst Farm Redlands Lane
Eversley Hampshire RG27 0RS
Telephone 01734 732870
Facsimile 01734 760780
email ian@ianmkeen.com

IAN KEEN LIMITED

Revision Date By



GROUND FLOOR PLAN



HOUSE AREA		
GROUND FLOOR	92.77m²	998.6ft²
FIRST FLOOR	109.4m²	1167.1ft²
TOTAL	201.3m²	2165.7ft²

FIRST FLOOR PLAN

21 NOV 2000 2862

BUTTS HILL ROAD
WOODLEY

HOUSE TYPE D PLANS

9522/11 1:100

Barton Willmore
Architecture

Architects Master Planners Town Planners
Environmental Consultants Project Services

The Barton Willmore Partnership Reading Limited
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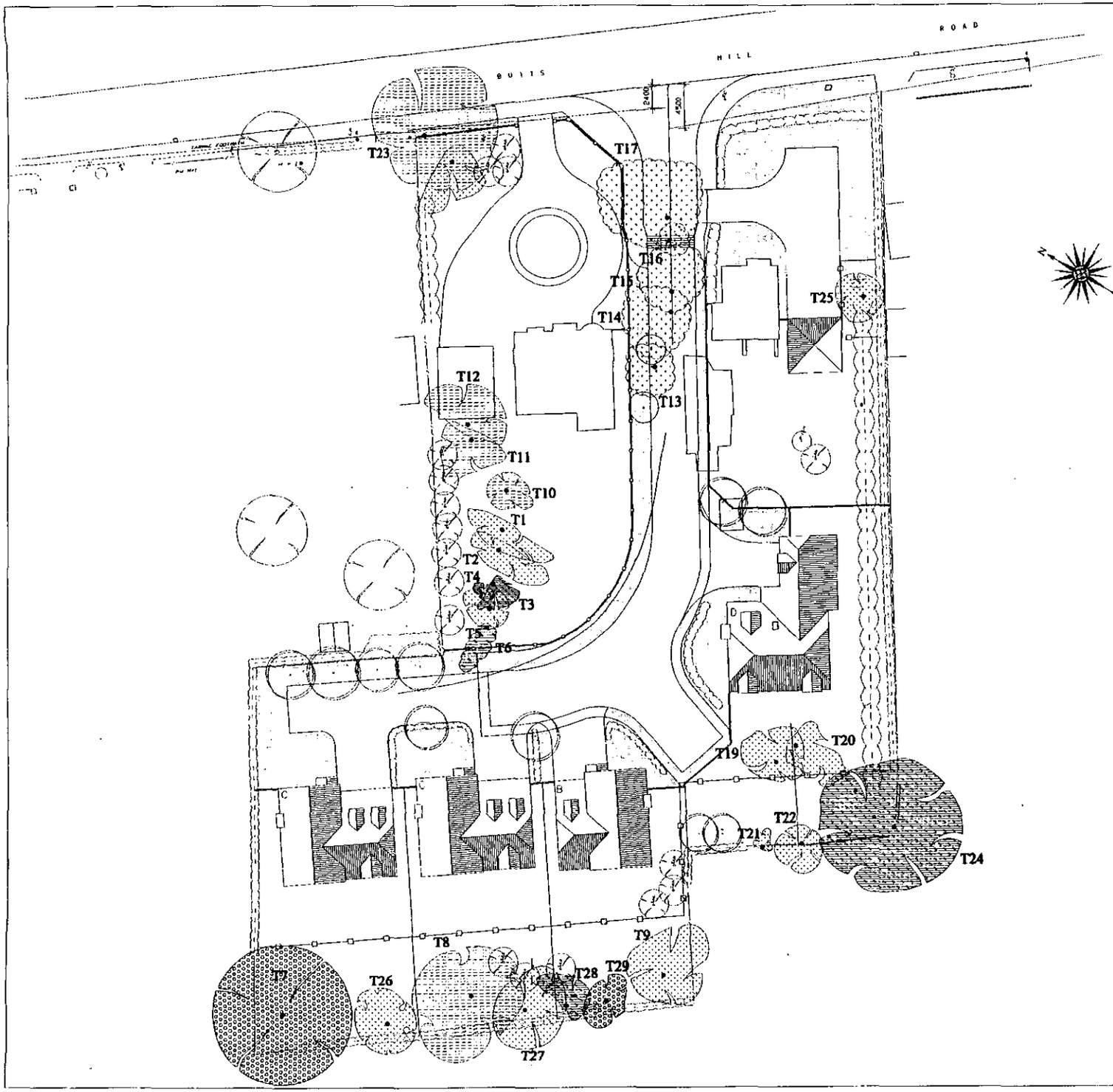


No	Species	Stem dia. (mm)	Crown Radius N	E	S	W	Crown Clear (m)	Height (m)	Spread (m)	Age	Condition
1	Silver Birch	6	2	1	1	1	2	12	3	M	Previously felled. Unsuitable poor form and condition
2	Silver Birch	6	2	1	1	1	2	12	3	M	Previously felled. Poor
3	Silver Birch	6	2	1	1	1	2	12	3	M	Previously felled and side newly infected with Birch polypore fungus
4	Silver Birch	5	2	1	1	1	2	10	3	M	Previously felled
5	Silver Birch	7	2	1	1	1	2	12	3	M	Previously felled. Poor stunted form and Birch polypore
6	Silver Birch	7	2	1	1	1	2	12	3	M	Previously felled. Unsuitable poor and Birch polypore
7	Silver Birch	6	2	1	1	1	2	10	3	M	Previously felled. Unsuitable poor and Birch polypore
8	Sycamore	10	3	2	2	2	3	18	6	M	Suppressed. Unsuitable poor form with poor specimen. Suitable for removal
9	Sycamore	12	4	3	3	2	3	18	6	M	Suppressed. Unsuitable poor form with poor specimen. Suitable for removal
10	Holly	7	3	2	2	2	2	10	4	M	Suppressed. Unsuitable poor specimen. Suitable for removal
11	Silver Birch	8	3	2	2	2	2	12	4	M	Previously felled. Unsuitable poor specimen. Suitable for removal
12	Silver Birch	6	3	2	2	1	2	12	4	M	Previously felled. Unsuitable poor specimen. Suitable for removal
13	Silver Birch	10	3	2	2	2	2	12	4	M	Previously felled. Unsuitable poor specimen. Suitable for removal
14	Silver Birch	8	3	2	2	1	2	12	4	M	Previously felled. Unsuitable poor specimen. Suitable for removal
15	Silver Birch	10	4	3	3	2	2	12	6	M	Previously felled. Unsuitable poor specimen. Suitable for removal
16	Silver Birch	8	3	2	2	2	2	12	4	M	Previously felled. Unsuitable poor specimen. Suitable for removal
17	Cherry	6	3	2	2	1	2	12	4	M	Previously felled. Unsuitable poor specimen. Suitable for removal
18	Ash	6	3	2	2	2	2	10	4	M	Previously felled. Unsuitable poor specimen. Suitable for removal
19	Ash	5	3	2	2	2	2	10	4	M	Previously felled. Unsuitable poor specimen. Suitable for removal
20	Ash	5	3	2	2	2	2	10	4	M	Previously felled. Unsuitable poor specimen. Suitable for removal
21	Cherry	6	3	2	2	2	2	10	4	M	Previously felled. Unsuitable poor specimen. Suitable for removal
22	Ash	6	3	2	2	2	2	10	4	M	Previously felled. Unsuitable poor specimen. Suitable for removal
23	Ash	6	3	2	2	2	2	10	4	M	Previously felled. Unsuitable poor specimen. Suitable for removal
24	Cherry	6	3	2	2	2	2	10	4	M	Previously felled. Unsuitable poor specimen. Suitable for removal
25	Apple	6	3	2	2	2	2	10	4	M	Previously felled. Unsuitable poor specimen. Suitable for removal

Key to Schedule of Trees

Tree No. Unique number corresponding with number on plan

Species English name/ Tree/ Bush

Trunk diameter in centimetres measured at 1.5 metres above ground level

Crown
N - Radius metres
E - Radius metres
S - Radius metres
W - Radius metres

Age
Y - Young
M - Mature
O - Over Mature
V - Veteran

Height in metres

Spread
N - Radius metres
E - Radius metres
S - Radius metres
W - Radius metres

Crown Clear
Distance in metres from ground level to lowest branch

Condition
G - Good
F - Fair
P - Poor
D - Dead

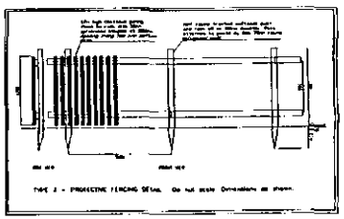
Category
A - Trees of high quality with an estimated remaining life of at least 40 years
B - Trees of moderate quality with an estimated remaining life of at least 20 years
C - Trees of low quality with an estimated remaining life of at least 10 years
D - Trees unsuitable for retention for more than 10 years
U - Trees in such a condition that any existing value would be lost within 10 years and which should be removed for reasons of sound management

* - Trees identified as exceptional or of particular importance

Notes
Trees identified as dead, dying or dangerous are not included in the schedule

21.NOV.2006 2862

TREE CATAGORY
A
B
C
D
TREE TO BE REMOVED
PROTECTIVE FENCE

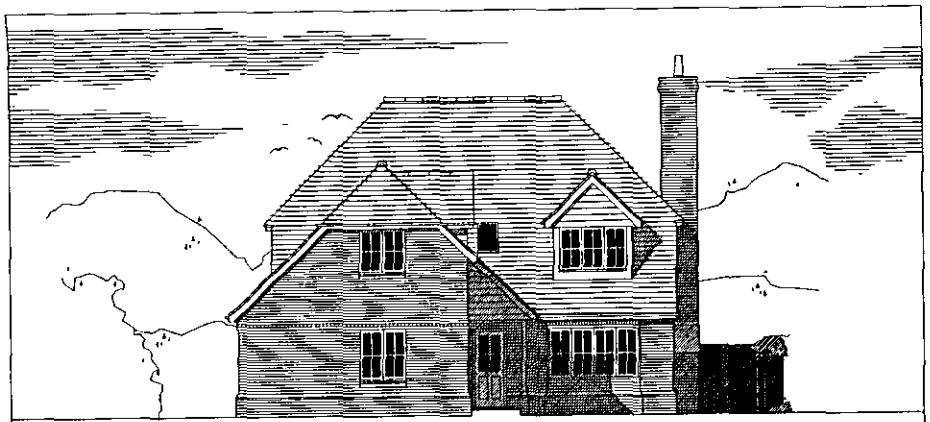


Client	Millgate Homes Ltd
Project	48 & 50 Butts Hill Road Woodley
Title	Arboricultural Plan
Scale	1:200
Date	
Survey	
Drg No:	3469/01 B

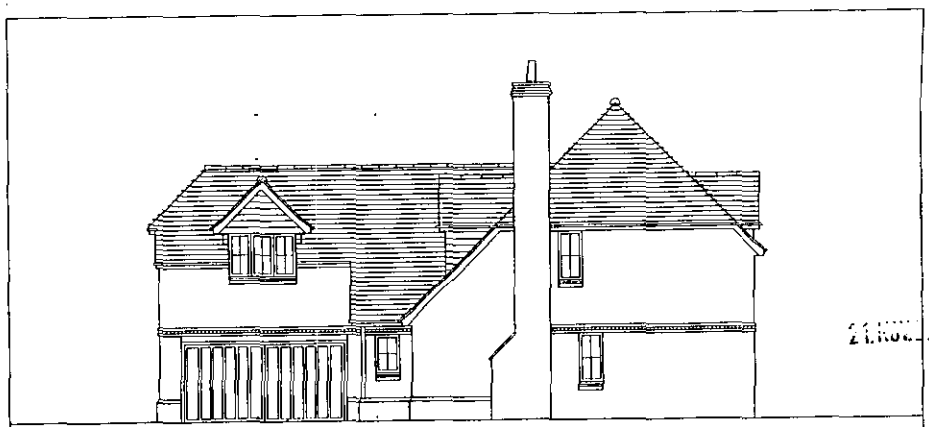
Redlands Farm Redlands Lane Lushett Farnham Surrey GU10 3AS
Telephone 01252 850850
Facsimile 01252 850769
email ian@iankeen.com

IAN KEEN LIMITED

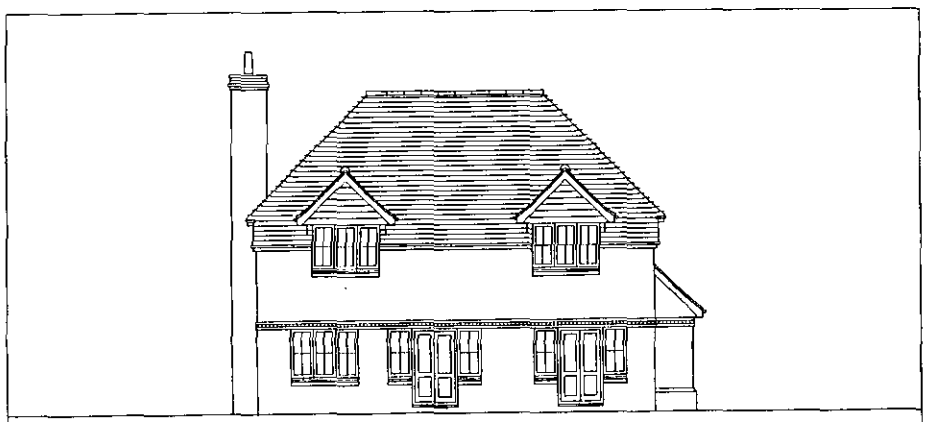
Revision Date By



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

BUTTS HILL ROAD
WOODLEY

HOUSE TYPE D ELEVATIONS

9522/12 1:100

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Architecture

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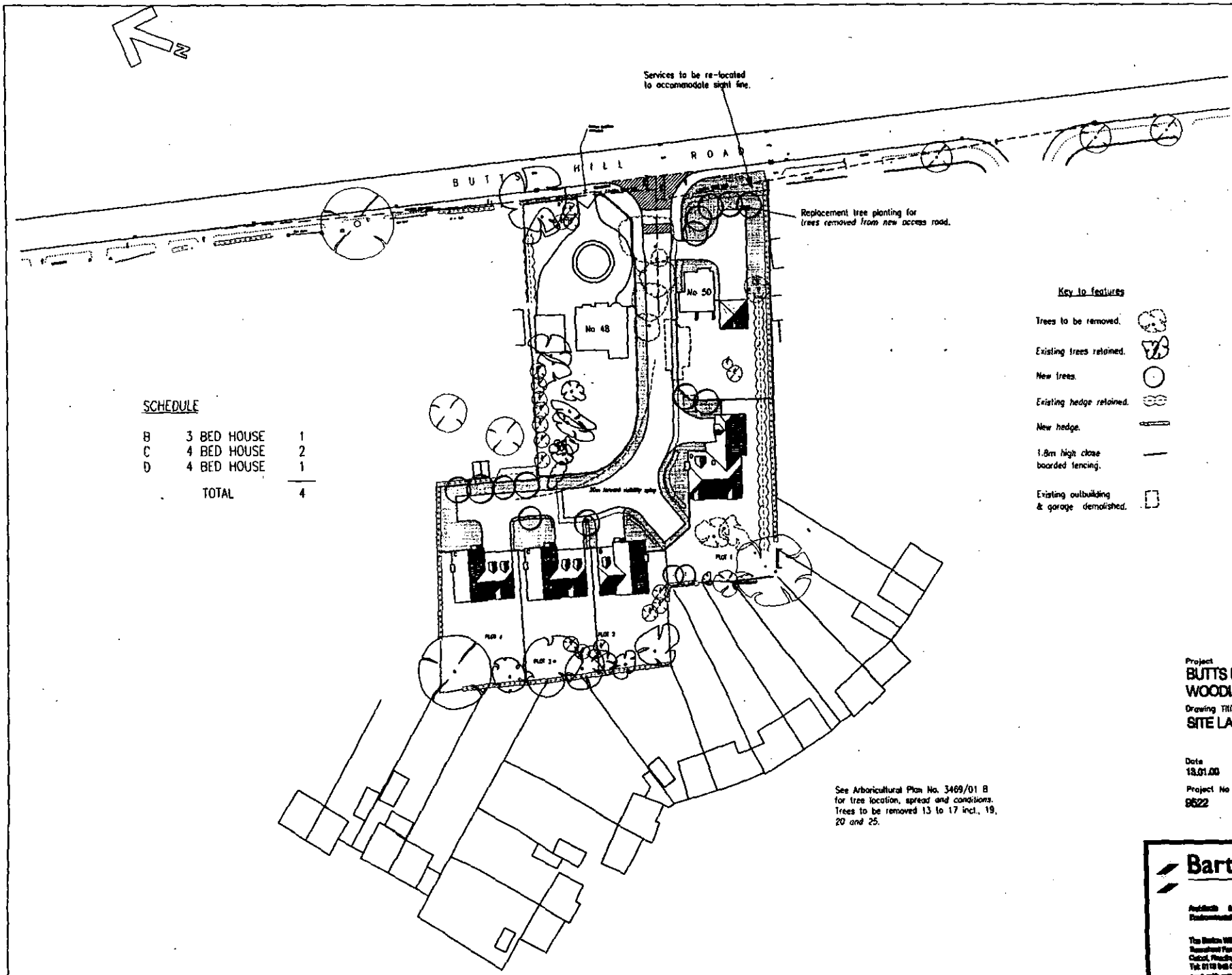
Revision		Date	By
A.	Minor layout revisions.	27/01/00	TJ
B.	Tree revisions as per Arboricultural plan 3469/01	15/03/00	SE
C.	Highway amendments.	19/04/00	TJ
D.	Highway amendments.	05/05/00	SB
E.	Plot 50 rear fence and garage serving plots 1 & 2 re-aligned.	30/05/00	TJ
F.	A type 3-bed houses replaced with one 4-bed D type house and plot No's amended accordingly.	22/08/00	AEV



SCHEDULE

B	3 BED HOUSE	1
C	4 BED HOUSE	2
D	4 BED HOUSE	1
	TOTAL	4

Key to features

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

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

Project
BUTTS HILL ROAD
WOODLEY

Drawing Title
SITE LAYOUT

Date	Scale	Drawn by
13.01.00	1:500	TJ

Project No	Drawing No	Revision
9622	01	F

Barton Willmore
Architecture

APPLICATION NO.2862

Name of appellant:
Nick Jackson Esq – Mill Gate Homes

Site address:
48-50 Butts Hill Road

Proposal:Proposed erection of 4 dwellings with garages & construction of estate roads & paths plus garage at number 50. Demolition of existing garage & outbuildings at number 50.

Case Officer: EO

ALLOWED
04/03/02

minus one day

EOT Agreed Y

Decision Date

Date Commenced

Date Completed

CONDITIONAL APPROVAL

Appeal Decision

Hearing held on 5 February 2002

by S D Whitfield BA DipTP MRTPI

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
- 4 MAR 2002

Appeal A: APP/X0360/A/01/1074046
Land at Nos. 48 and 50 Butts Hill Road, Woodley, Reading, Berkshire

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Millgate Homes against the decision of Wokingham District Council.
- The application (Ref. F/2000/2862), dated 17 November 2000, was refused by notice dated 11 July 2001.
- The development proposed is to demolish existing garage and outbuildings at No. 50 Butts Hill Road and construct estate road, paths and 4 No. 3 & 4 bed houses and garages, including replacement garage.

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

Appeal B: APP/X0360/A/01/1077137
Land at Nos. 48 and 50 Butts Hill Road, Woodley, Reading, Berkshire

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a failure to give notice within the prescribed period of a decision on an application for planning permission.
- The appeal is made by Millgate Homes against Wokingham District Council.
- The application (Ref. F/2001/4541), is dated 26 July 2001.
- The development proposed is to demolish existing garage and outbuildings at No. 50 Butts Hill Road and construct estate road, paths and 4 No. 3 & 4 bed houses and garages, including replacement garage.

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

Appeal C: APP/X0360/A/01/1077138
Land at Nos. 48 and 50 Butts Hill Road, Woodley, Reading, Berkshire

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a failure to give notice within the prescribed period of a decision on an application for planning permission.
- The appeal is made by Millgate Homes against Wokingham District Council.
- The application (Ref. F/2001/4573), is dated 26 July 2001.
- The development proposed is to demolish existing garage and outbuildings at No. 50 Butts Hill Road and construct estate road, paths and 8 No. 2 & 3 bed houses, garages, including replacement garage and parking bays.

Decision: The appeal is dismissed.

Procedural Matters

1. The Council considered the applications now subject to **Appeals B** and **C** at a meeting of its Development Control Committee on 24 October 2001. However, before the decision notices were issued the applicant made appeals against the Council's failure to give such notice within the prescribed period. The following 'reasons for refusal' given on the decision

notices that the Council issued form the basis of its case in respect of **Appeals B** and **C**. The bracketed non-italicised words in the second 'reason' apply to **Appeal C** only.

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

2. The proposal, by reason of the number [and type] *of units and their siting represents a cramped form of development constituting overdevelopment of the site. It would* [therefore] *have a detrimental impact upon the character of the area. As such, the proposal is contrary to policy EN1 of the Berkshire Structure Plan, policies LH1, LBE1 and LBE2 of the Loddon Area Local Plan and to policies WOS3 and WBE1 of the Wokingham District Local Plan.*

2. I shall take the above into account in determining **Appeals B** and **C**.

3. At the Hearing the appellant submitted a completed unilateral undertaking, which would require a financial contribution to be made to the Safe Routes to School Scheme in the district if any of the appeal proposals go ahead. The Council confirmed that it had no objections to this undertaking. I shall return to this matter later.

Main Issue

4. I consider the main issue in all cases is the effect of the proposal on the character and appearance of the area, with regard to trees, layout, siting, openness and previously developed land.

Planning Policy

5. The development plan for the area includes the Berkshire Structure Plan (SP) 1991-2006 Incorporating Alterations adopted in 1997 and the Loddon Area Local Plan (LP), adopted in 1995. Policy LD3 of the SP only allows proposals where they do not give rise to an unacceptable impact on the environment, including serious harm to the character or appearance of an area or the amenities of neighbouring land uses. Policy EN1 seeks to protect the character and quality of the environment in built-up areas through the application of a number of general design criteria.

6. Policy LH1 of the LP generally favours housing development on sites within identified settlements, subject, among other matters, to local environmental constraints, including the protection of open and wooded areas, gaps and garden areas that are important to the character of the settlement concerned. Also there should be no significant adverse effect on the character of the area. Policy LTV6 protects open areas, including gardens, which contribute significantly to the character of settlements. Design issues are addressed in Policies LBE1 and LBE2, which generally require development to be appropriate to its setting and the character of the area.

7. The Council also draws attention to the Wokingham District Local Plan Deposit Draft 2000. Policies WOS3 and WBE1 set out a number of design criteria, both requiring assessment of development in its local context. This emerging plan is at a fairly advanced stage in the

process towards its final adoption in that it has undergone a Public Local Inquiry and the Council is considering the Inspector's Part 2 Report.

8. National advice in Planning Policy Guidance (PPGs) 1 – *General Policy and Principles* and 3 – *Housing* encourage good quality design that is informed by the wider context. PPG 3 also seeks the efficient use of land in urban areas, including previously developed land, and encourages higher densities in sustainable locations.

Appeals A and B

Reasons

Character and Appearance

9. In 1988 two schemes, each for 3 dwellings, at the rear of 46 and 48 Butts Hill Road were dismissed on appeal. In both cases the Inspector considered that the removal of trees near the southern boundary of the site and between 46 and 48 Butts Hill Road would harm the character of the area.

10. However, the current proposals differ from these earlier schemes in that the means of access would be taken between Nos. 48 and 50, not Nos. 46 and 48. Therefore the mature vegetation that the previous Inspector referred to, including a number of silver birches, would not be affected by the current proposals. Whilst a another line of silver birches would have to be removed in these cases, the appellant's arboricultural survey, which the Council did not dispute, indicates that these trees are generally not in good condition. I note that, when consulted on the applications, the Council's Landscape Officer considered them, together with a cherry tree, to be of poor quality and of little long-term value. On site I saw nothing that would lead me to a different view and I further note that none are subject to tree preservation orders. Also the submitted plans indicate that replacement trees would be planted in the front garden of No. 50.

11. With regard to the trees along the southern boundary of the site, I consider that under the current proposals the dwellings would be sited clear of their canopies. Furthermore, the appellant's arboricultural survey indicates that some trees, including a large mature oak in the south-west corner of the site, would require removal. My site visit confirmed that this oak's trunk is split below a fork.

12. In all the above circumstances I consider that the imposition of landscaping conditions would be sufficient to protect that element of the area's character derived from the presence of mature vegetation.

13. Under both schemes the main parts of three dwellings proposed to the rear of 46 and 48 Butts Hill Road would be set back from the boundaries with the back gardens of these houses and others in Rochester Avenue and Ravensbourne Drive. This gives a minimum separation distance of at least 30m at first floor level between the proposed dwellings and the backs of houses in Ravensbourne Drive, at least 45m to houses in Rochester Avenue and comparable distances to houses fronting Butts Hill Road. The other dwelling, which would be to the rear of 50 Butts Hill Road, would be sited nearer to that road than the other houses, but No. 50 itself is closer to Butts Hill Road than Nos. 46 and 48. I consider that this spacing, siting and layout would help to reduce to an acceptable level the loss of openness that would follow from this built form, which I consider would be consistent with

local and national design policies. It would also ensure that the proposals would not appear as cramped or otherwise incongruous backland development.

14. In respect of the latter, the Council's objection that the proposals would be piecemeal is not in my opinion consistent with the site characteristics. Under both schemes most of the built development would be sited within part of the large back garden to 48 Butts Hill Road, which is L-shaped and wraps around the end of the shorter back garden to No. 46. It forms an identifiable parcel of land larger than other neighbouring back gardens and has well-defined boundaries marked by mature trees and hedges.

15. Related to the matter of piecemeal development are local residents' fears about the proposals setting a precedent for further development in the back gardens of houses on Butts Hill Road. Indeed, the plans for **Appeal B** would allow such access to be taken in the future. However, if an application were to be submitted for development of the other back gardens it would be a matter for the Council to consider at the appropriate time. Moreover, I have treated the proposals before me on their own merits. The fact that the **Appeal B** scheme would not physically prevent the development of adjoining land would not mean that any favourable consideration by me would bind the Council to further permissions in this area.

16. As the appeals site is part of two residential curtilages it is previously developed land for the purposes of PPG3. To promote the efficient use of land there is a presumption in favour of developing such sites ahead of greenfield locations, and at higher densities than before. The proposals fall short of the minimum of 30 dwellings per hectare in PPG3, which is a net site density is intended to exclude major distributor roads, primary schools, open spaces serving a wider area and significant landscape buffer strips. However, these appeals are not examples of estate development or urban expansion, but involve a relatively small backland site where a number of site constraints are present that limit the appropriateness of such density calculations. Instead, I note the curtilages that would be sub-divided currently accommodate 2 dwellings, whereas either proposal would result in a total of 6. I consider that a threefold increase in the number of dwellings within these curtilages would strike a reasonable balance between the need to make efficient use of urban land and the prevention of unacceptable harm to the character and appearance of the area.

17. For the above reasons I conclude that the proposals subject to **Appeals A** and **B** would not significantly harm the character or appearance of the area. Nor would they conflict with Policies LD3 and EN1 of the SP, Policies LH1, LTV6, LBE1 and LBE2 of the adopted LP, Policies WOS3 and WBE1 of the draft LP, or the advice in PPGs 1 and 3.

Other Considerations

18. Local residents argued that the traffic generated by four houses would interfere with the free flow of traffic and generally worsen local highway conditions, which, they considered, were already unsafe. With regard to the new access onto Butts Hill Road, the submitted plans show that visibility splays could be provided in both directions that would meet the standards set out in *Places, Streets & Movement – A companion guide to Design Bulletin 32 – Residential roads and footpaths*. Following my site visit, I see no reason to disagree. However, local residents complained that traffic regularly exceeds the 30mph speed limit on Butts Hill Road and they contended that conditions are particularly difficult at peak periods and when schoolchildren have to cross Butts Hill Road. The appellant estimated that the proposals would generate around 32 daily vehicle movements, up to 4 during the peak hour.

No one disputed these estimates at the Hearing, which appear to me to be reasonable. On site I saw nothing to suggest that local highway conditions are significantly worse than might be expected in a busy suburban area such as Woodley. Furthermore, I consider that the appellant's unilateral undertaking would make a tangible contribution to the improvement of local highway conditions during the school run. Therefore, in my opinion the additional vehicles that 4 dwellings would generate is of little significance in terms of prejudicing the safe and free flow of traffic. In reaching this view I have taken account of a recent housing development to the north at Pound Lane.

19. The previous Inspector considered that the earlier schemes would have harmed local residents' living conditions by reason of a loss of privacy and outlook, and increased noise and disturbance. However, the siting of the dwellings and means of access would be different under the current proposals. Not only would the separation distances between new and old help to protect the character and appearance of the area, but also I consider that they would assist with preventing undue overlooking, loss of privacy or outlook and noise and disturbance for the nearest neighbours. This is not to say that the proposal would have no effect on neighbour's living conditions, but I do not consider it would be enough to warrant dismissing **Appeals A** and **B**. Moreover, a landscaping condition could be imposed to strengthen the boundary treatment, which I consider would further reduce the potential for such problems.

20. I noted that Butts Hill Road is on the bus network and a number of local facilities are within a reasonable distance of the appeals site. As such I consider that the proposals comply with the advice in PPG3 on sustainable locations for housing, which I consider weighs in the balance in their favour.

21. Compared with current the lack of public access to the existing rear garden areas, local residents also argued that the new road and fencing would be an invitation to criminal behaviour. Whilst crime in relation to the design of development is capable of being a material consideration, I consider that the presence of four houses off the new access road would to a degree have a self-policing effect. Nor do I find that there is any aspect of the design of the proposals that would make adjoining residents particularly vulnerable to criminal activity.

22. Some residents are concerned about the effect of the proposals on local wildlife. But the appeals site has no nature conservation designation and I neither read nor heard any technical evidence to suggest that significant harm would be caused in this respect.

Human Rights

23. With regard to **Appeal A,** Mr Redman of 28 Ravensbourne Drive, on behalf of residents of Rochester Avenue, made submissions relating to article 8 of the European Convention on Human Rights. I recognise that allowing **Appeal A** would result in an interference with the homes and private and family lives of residents in Rochester Avenue living near the appeal site. However, that interference must be balanced against the public interest in pursuing the legitimate aims stated in article 8, particularly the economic well-being of the country (which includes the preservation of the environment) and the protection of the rights and freedoms of others. In all the circumstances, I consider that the grant of planning permission is necessary in a democratic society in furtherance of the legitimate aims stated. It does not place a disproportionate burden on the occupiers of houses in Rochester Avenue, particularly if a condition controlling boundary treatment is imposed. I therefore consider

that allowing the appeals would not result in a violation of their rights under article 8 of the Convention.

24. Also in respect of **Appeal A**, representations were made to the effect that Mr and Mrs Matthews's rights under article 1 of the First Protocol would be violated if the appeal were allowed. I do not consider that a succession of planning applications made on a site adjoining their property at 22 Ravensbourne Drive amounts to a significant interference with the right to peaceful enjoyment of it. Therefore I do not consider the representations to be well founded because the degree of interference is insufficient to give rise to a violation of Mr and Mrs Matthews's rights under the article.

Conclusions

25. For the reasons given above and having regard to all other matters raised, I conclude that **Appeals A** and **B** should be allowed.

Conditions – Appeals A and B

26. At the Hearing the Council stated that conditions recommended by officers to be imposed on the development subject to **Appeal A** should be treated as the suggested conditions. As I consider it is necessary, in the interests of visual amenity, for the Council to control the appearance of the buildings I shall impose suggested condition 2, amended to reflect the wording of model condition 64 in Circular 11/95 – *The Use of Conditions in Planning Permissions*.

27. The Council suggests a separate condition dealing with boundary treatment. In view of the importance of ensuring adequate privacy I shall impose model condition 30 from the Circular, not the Council's version.

28. The Council wishes to remove permitted development rights for the formation of windows at first floor level. However, I do not consider this condition to be necessary as I have found that the proposed houses are sufficiently distant from the sensitive areas of neighbouring properties and the trees and hedges on the boundary, if strengthened through a landscaping condition, would help to screen the dwellings.

29. Suggested condition 5 would require the garage accommodation to be kept available for the parking of vehicles. However, each dwelling would have substantial hardstandings in front of the garage where at least two cars could be parked. Therefore I do not consider this condition is necessary. But in my opinion it is reasonable to require that those areas that are available for parking should be provided before any of the dwellings are occupied. I shall impose the Council's suggested condition 8, with some amendments for clarity.

30. The Council considered that hours of site preparation and construction work should be controlled to prevent noise and disruption for residents in the evenings and at weekends. But I am not satisfied that a condition would be reasonable as this may unduly inhibit flexibility in an industry prone to the vagaries of the weather. I shall not impose it.

31. I consider it is important on a backland site that the Council is able to control the overall height of the dwellings and so I shall impose the suggested condition regarding details of slab levels, with minor revisions to the wording.

32. The Council is seeking to ensure that all services are placed underground, with no overhead wire cables or other forms of overhead servicing. This could affect the erection of TV aerials and in general I consider that this condition would be so restrictive as to be unreasonable. I take the same view with regard to suggested condition 10, which would appear to remove some of the permitted development rights granted to construction sites.

33. I consider that the matter of mud and debris being deposited on the public highway during construction is a matter for the local highway authority, should it become a problem. Therefore I regard suggested condition 11 as unnecessary.

34. Suggested conditions 12 and 13 would respectively require the new access to be constructed before any other development takes place and the existing vehicular access nearby to be stopped up within one month of the new access being completed. In my opinion these would be reasonable conditions to impose in the interests of highway safety.

35. Both proposals would involve the removal of mature trees and shrubs on the site. It is essential in my view to require the retention of healthy species, suitable replacements for others and the landscaping of the site, with planting maintained for a reasonable period. I shall redraft suggested condition 14 to reflect model condition 25, to take account of the proposed hard landscaping, and I shall revised parts of 15 and 16 for clarity.

36. The Council also suggests two conditions recommended by the Environment Agency (EA). However, I do not consider that surface water source control measures need the Council's consent as local planning authority as other statutory controls could address this matter. Therefore I shall not impose suggested condition 17. The other condition that the EA recommends would help to prevent the pollution of groundwater, which I consider is capable of being a material planning consideration.

37. To meet national guidelines the visibility splays should be 2.4m x 90m. The Council's suggested condition seeks a higher standard in both directions. I shall impose a condition that takes account of the national guidance instead of the Council's suggestion.

Formal Decision – Appeals A and B

Appeal A:

38. In exercise of the powers transferred to me, I allow the appeal and grant planning permission is to demolish existing garage and outbuildings at No. 50 Butts Hill Road and construct estate road, paths and 4 No. 3 & 4 bed houses and garages, including replacement garage on land at Nos. 48 and 50 Butts Hill Road, Woodley, Reading, Berkshire, in accordance with the terms of the application Ref. F/2000/2862, dated 17 November 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 samples of the materials to be used in the construction of the external surfaces of the buildings hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

    3) No development shall take place until details of all boundary treatments have been submitted to and approved in writing by the local planning authority. The approved

details shall be implemented prior to the first occupation of the development or as may otherwise be agreed in writing by the local planning authority.

4) No dwelling shall be occupied until the garage or parking space for that dwelling has been constructed and made available for use.

5) No development shall take place until details of the slab levels of the proposed buildings have been submitted to and approved in writing by the local planning authority. The constructed development shall not vary from the approved levels.

6) No other development shall take place until the means of access shown on the submitted plans has been constructed and made available for use.

7) The existing vehicular access to 50 Butts Hill Road shall be stopped up within one month of the completion of the new access to that property shown on the submitted plans.

8) No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include hardstandings; other vehicle and pedestrian access and circulation areas; hard surfacing materials; full details of new tree planting and planting along the boundaries of the site.

9) All planting, seeding or turfing comprised in the approved details of landscaping, including the replacement trees indicated on the arboricultural plan no. 3469/01B, 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 development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation.

10) No trees, hedges or shrubs within the curtilage of the site, except those shown on the approved plans or otherwise clearly indicated in the approved details as being removed, shall be felled, lopped or pruned, nor shall any roots be removed or pruned without the prior consent of the local planning authority during development and for a period of five years after completion of the development hereby permitted. These retained trees, shrubs and hedges shall be protected from any damage in accordance with the measures shown on the arboricultural plan no. 3469/01B. Any that are removed or which die or become dangerous, damaged or diseased before the end of a period of five years after completion of the development hereby permitted shall be replaced with new trees, hedges or shrub species (of such size, species and in such number and position as may be agreed in writing with the local planning authority) before the end of the first available planting season following their loss or removal.

11) No soakaways shall be constructed that penetrate the water table and they shall not in any event exceed 3m in depth below the existing ground level.

12) No development shall take place other than the construction of the means of vehicular access until visibility splays of 2.4m x 90m in both directions have been provided at its junction with Butts Hill Road. The visibility splays shall be retained in their approved form for so long as the access remains in use and no structure or erection shall be placed, or vegetation be allowed to grow, that exceeds 0.6m in height within the areas where vision should be unobstructed.

Appeal B:

39. In exercise of the powers transferred to me, I allow the appeal and grant planning permission to demolish existing garage and outbuildings at No. 50 Butts Hill Road and construct estate road, paths and 4 No. 3 & 4 bed houses and garages, including replacement garage on land at Nos. 48 and 50 Butts Hill Road, Woodley, Reading, Berkshire, in accordance with the terms of the application Ref. F/2001/4541, dated 26 July 200, the plans submitted therewith as clarified under the procedural matters above and 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 samples of the materials to be used in the construction of the external surfaces of the buildings hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

3) No development shall take place until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed in accordance with a timetable agreed in writing with the local planning authority. Development shall be carried out in accordance with the approved details.

4) No dwelling shall be occupied until the garage or parking space for that dwelling has been constructed and made available for use.

5) No development shall take place until details of the slab levels of the proposed buildings have been submitted to and approved in writing by the local planning authority. The constructed development shall not vary from the approved levels.

6) No other development shall take place until the means of access shown on the submitted plans has been constructed and made available for use.

7) The existing vehicular access to 50 Butts Hill Road shall be stopped up within one month of the completion of the new access to that property shown on the submitted plans.

8) No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include hardstandings; other vehicle and pedestrian access and circulation areas; hard surfacing materials; full details of new tree planting and planting along the boundaries of the site.

9) All planting, seeding or turfing comprised in the approved details of landscaping, including the replacement trees indicated on the arboricultural plan no. 3469/01B, 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 development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation.

10) No trees, hedges or shrubs within the curtilage of the site, except those shown on the approved plans or otherwise clearly indicated in the approved details as being removed, shall be felled, lopped or pruned, nor shall any roots be removed or pruned without the

prior consent of the local planning authority during development and for a period of five years after completion of the development hereby permitted. These retained trees, shrubs and hedges shall be protected from any damage in accordance with the measures shown on the arboricultural plan no. 3469/01B. Any that are removed or which die or become dangerous, damaged or diseased before the end of a period of five years after completion of the development hereby permitted shall be replaced with new trees, hedges or shrub species (of such size, species and in such number and position as may be agreed in writing with the local planning authority) before the end of the first available planting season following their loss or removal.

11) No soakaways shall be constructed that penetrate the water table and they shall not in any event exceed 3m in depth below the existing ground level.

12) No development shall take place other than the construction of the means of vehicular access until visibility splays of 2.4m x 90m in both directions have been provided at its junction with Butts Hill Road. The visibility splays shall be retained in their approved form for so long as the access remains in use and no structure or erection shall be placed, or vegetation be allowed to grow, that exceeds 0.6m in height within the areas where vision should be unobstructed.

Information – Appeals A and B

40. These decisions do 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.

41. An applicant for any approval required by a condition attached to these 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.

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

Appeal C

Reasons

Character and appearance

43. Nos. 44 to 50 Butts Hill Road are individually designed detached properties, a pattern of development that continues to the north. To the west of the appeal site the houses in Rochester Avenue and Ravensbourne Drive are semi-detached. In my opinion the visual distinction between the areas of detached and semi-detached properties is further emphasised by their common boundaries, which are marked by mature trees and hedges that limit the views from one area to another. The siting of the proposed dwellings would be similar to **Appeals A** and **B**. Therefore my earlier comments on the other appeals with regard to the effect on trees apply equally to this case.

44. However, in contrast to the neighbouring detached houses, including those within whose curtilages the proposal would be sited, the 8 dwellings would take the form of two semi-detached pairs and a terrace of 4. The latter would have a parking and turning area for 6 cars between the front elevation of the terrace and the end of the back gardens to No. 46 Butts

that allowing the appeals would not result in a violation of their rights under article 8 of the Convention.

24. Also in respect of **Appeal A**, representations were made to the effect that Mr and Mrs Matthews's rights under article 1 of the First Protocol would be violated if the appeal were allowed. I do not consider that a succession of planning applications made on a site adjoining their property at 22 Ravensbourne Drive amounts to a significant interference with the right to peaceful enjoyment of it. Therefore I do not consider the representations to be well founded because the degree of interference is insufficient to give rise to a violation of Mr and Mrs Matthews's rights under the article.

Conclusions

25. For the reasons given above and having regard to all other matters raised, I conclude that **Appeals A** and **B** should be allowed.

Conditions – Appeals A and B

26. At the Hearing the Council stated that conditions recommended by officers to be imposed on the development subject to **Appeal A** should be treated as the suggested conditions. As I consider it is necessary, in the interests of visual amenity, for the Council to control the appearance of the buildings I shall impose suggested condition 2, amended to reflect the wording of model condition 64 in Circular 11/95 – *The Use of Conditions in Planning Permissions*.

27. The Council suggests a separate condition dealing with boundary treatment. In view of the importance of ensuring adequate privacy I shall impose model condition 30 from the Circular, not the Council's version.

28. The Council wishes to remove permitted development rights for the formation of windows at first floor level. However, I do not consider this condition to be necessary as I have found that the proposed houses are sufficiently distant from the sensitive areas of neighbouring properties and the trees and hedges on the boundary, if strengthened through a landscaping condition, would help to screen the dwellings.

29. Suggested condition 5 would require the garage accommodation to be kept available for the parking of vehicles. However, each dwelling would have substantial hardstandings in front of the garage where at least two cars could be parked. Therefore I do not consider this condition is necessary. But in my opinion it is reasonable to require that those areas that are available for parking should be provided before any of the dwellings are occupied. I shall impose the Council's suggested condition 8, with some amendments for clarity.

30. The Council considered that hours of site preparation and construction work should be controlled to prevent noise and disruption for residents in the evenings and at weekends. But I am not satisfied that a condition would be reasonable as this may unduly inhibit flexibility in an industry prone to the vagaries of the weather. I shall not impose it.

31. I consider it is important on a backland site that the Council is able to control the overall height of the dwellings and so I shall impose the suggested condition regarding details of slab levels, with minor revisions to the wording.

No one disputed these estimates at the Hearing, which appear to me to be reasonable. On site I saw nothing to suggest that local highway conditions are significantly worse than might be expected in a busy suburban area such as Woodley. Furthermore, I consider that the appellant's unilateral undertaking would make a tangible contribution to the improvement of local highway conditions during the school run. Therefore, in my opinion the additional vehicles that 4 dwellings would generate is of little significance in terms of prejudicing the safe and free flow of traffic. In reaching this view I have taken account of a recent housing development to the north at Pound Lane.

19. The previous Inspector considered that the earlier schemes would have harmed local residents' living conditions by reason of a loss of privacy and outlook, and increased noise and disturbance. However, the siting of the dwellings and means of access would be different under the current proposals. Not only would the separation distances between new and old help to protect the character and appearance of the area, but also I consider that they would assist with preventing undue overlooking, loss of privacy or outlook and noise and disturbance for the nearest neighbours. This is not to say that the proposal would have no effect on neighbour's living conditions, but I do not consider it would be enough to warrant dismissing **Appeals A** and **B**. Moreover, a landscaping condition could be imposed to strengthen the boundary treatment, which I consider would further reduce the potential for such problems.

20. I noted that Butts Hill Road is on the bus network and a number of local facilities are within a reasonable distance of the appeals site. As such I consider that the proposals comply with the advice in PPG3 on sustainable locations for housing, which I consider weighs in the balance in their favour.

21. Compared with current the lack of public access to the existing rear garden areas, local residents also argued that the new road and fencing would be an invitation to criminal behaviour. Whilst crime in relation to the design of development is capable of being a material consideration, I consider that the presence of four houses off the new access road would to a degree have a self-policing effect. Nor do I find that there is any aspect of the design of the proposals that would make adjoining residents particularly vulnerable to criminal activity.

22. Some residents are concerned about the effect of the proposals on local wildlife. But the appeals site has no nature conservation designation and I neither read nor heard any technical evidence to suggest that significant harm would be caused in this respect.

Human Rights

23. With regard to **Appeal A,** Mr Redman of 28 Ravensbourne Drive, on behalf of residents of Rochester Avenue, made submissions relating to article 8 of the European Convention on Human Rights. I recognise that allowing **Appeal A** would result in an interference with the homes and private and family lives of residents in Rochester Avenue living near the appeal site. However, that interference must be balanced against the public interest in pursuing the legitimate aims stated in article 8, particularly the economic well-being of the country (which includes the preservation of the environment) and the protection of the rights and freedoms of others. In all the circumstances, I consider that the grant of planning permission is necessary in a democratic society in furtherance of the legitimate aims stated. It does not place a disproportionate burden on the occupiers of houses in Rochester Avenue, particularly if a condition controlling boundary treatment is imposed. I therefore consider

Hill Road. The semi-detached pairs would have a staggered relationship with each other on either side of the main turning area serving the development. I consider that these types of housing would appear as an incongruous built form at the rear of the detached properties fronting Butts Hill Road, especially as the new access would, in visual terms, align the appeal site more closely with the detached houses to the east and north. In particular, I saw nothing near the appeal site like the terrace of 4 houses and its parking area, either among the semi-detached properties in Ravensbourne Drive or on Butts Hill Road. In failing to respect the surrounding character of the area, I consider that the proposal would not meet the design criteria set out in local policies.

45. In its favour, the proposal would have a net density consistent with the advice in PPG3. However, PPG3 also emphasises that considerations of design and layout must be informed by the wider context. I do not consider that higher densities are inimical to good design, but in this case, taking account of my foregoing comments, the proposal fails to comply with the design advice in PPG3 and PPG1.

46. My conclusion on this issue is that the proposal subject to **Appeal C** would harm the character and appearance of the area, contrary to Policies LD3 and EN1 of the SP, Policies LH1, LTV6, LBE1 and LBE2 of the adopted LP, Policies WOS3 and WBE1 of the draft LP and the design advice in PPGs 1 and 3.

Other Considerations

47. Applying the appellant's traffic generation estimate to **Appeal C**, it could be expected that there would be 64 daily vehicle movements. However, I consider that the smaller size of some of dwellings proposed in this case would be likely to attract households with lower levels of car ownership. Indeed, I note that the terrace of 4 houses would be provided with only 6 parking spaces. Consequently I do not consider that traffic generation would necessarily be doubled in comparison with **Appeals A** and **B**. I have already found that visibility would be satisfactory at the proposed junction, but although more vehicles would be using it, there would still be relatively few movements during the peak hours, when Butts Hill Road is at its busiest. Therefore I do not consider that 8 dwellings would significantly prejudice the safe and free flow of traffic. Also the financial contribution under the unilateral undertaking would be increased accordingly to reflect the additional dwellings compared with **Appeals A** and **B**.

48. As the siting of the proposed dwellings in relation to adjoining properties is similar when compared to **Appeals A** and **B**, I do not consider that local residents would experience any unacceptable overlooking, loss of privacy or outlook. With 8 as opposed to 4 dwellings there would inevitably be an increase in noise and disturbance, although the smaller size of the dwellings in this case indicates that it would not be doubled. Overall, in view of the similar degree of separation from existing houses, I do not consider that the domestic activity associated with 8 dwellings, including the comings and goings of vehicles, would cause significant harm to neighbours' living conditions.

Conclusions

49. Nevertheless, for the reasons given above in respect of the main issue and having regard to all other matters raised, I conclude that **Appeal C** should be dismissed.

Formal Decision – Appeal C

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

Information – Appeals A, B and C

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

S D Whitfield

INSPECTOR

APPEARANCES

FOR THE APPELLANT:

Mark Sitch BSc(Hons) DipTP MRTPI	Agent; The Barton Willmore Planning Partnership, Beansheaf Farmhouse, Bourne Close, Calcot, Reading
Dermot McCaffery Eng Tech MIHIE	Agent; Buchanan Consulting Engineers, Newcombe House, 43-45 Notting Hill Gate, London

FOR THE LOCAL PLANNING AUTHORITY:

Edward Oteng BA (Hons) DipUPI MRTPI	Planning Officer, Wokingham District Council

INTERESTED PERSONS:

Peter Redman	On behalf of Rochester Drive Petitioners; 28 Ravensbourne Drive, Woodley, Reading
Mr M and Mrs C Matthews	Local residents; 22 Ravensbourne Drive, Woodley, Reading
Mr O'Donnell	Local resident; 16 Ravensbourne Drive, Woodley, Reading
Pauline Bentley	40 Butts Hill Road, Woodley, Reading
Mr M C Powell	24 Ravensbourne Drive, Woodley, Reading
Councillor Terry Dredge	Ward Councillor; Wokingham District Council

DOCUMENTS

Document	1	List of persons present at the Hearing
Document	2	Letter of notification and persons notified
Document	3	Bundle of letters in response to Document 2
Document	4	Appeal B: Drawing No. 08 (submitted by the appellant)
Document	5	Appendix 12 to Mr Sitch's statement (submitted by the appellant)
Document	6	Unilateral undertaking dated 5 February 2002 (submitted by the appellant)
Document	7	Land to the rear of 48 Butts Hill Road; Appeal Decision dated 1 November 1988

PLANS

Appeal A Plans	A to L	Nos. 01J, 02, 05, 06, 11A, 12A, 13 (double garage plans & elevations), 13 (house type D1 plans), 14, 15 and 3469/01B
Appeal B Plans	1 to 10	Nos. 100, 02, 05, 06, 07, 08, 11, 12, 13 and 3469/01B
Appeal C Plans	I to XI	Nos. 02, 200, 201, 202, 203, 204, 205 (sheet 1), 205 (sheet 2), 206, 207 and 3469/01D

Date: 13 June 2001

To: Highways

We have received Revised Plans for the following planning application:

Application Number: F/2000/2862

Location: 48 & 50, Butts Hill Road, Woodley, Reading.

Proposal: Proposed erection of 4 dwellings with garages and construction of estate roads and paths plus garage at no 50 . Demolition of existing garage and outbuildings at no 50.

Applicant: Millgate Homes C/O The Barton Wilmore Partnership.

Case Officer: Nicola Lake

The new plans show the following: Amended layout. Drawing nos 3469/01C, 9522/01J, 9522/11A, /12A, /13, /14, /15, /16.

Comments are required by 04/07/2001.

Should you have any queries regarding this application please contact the case officer Nicola Lake on (0118) 974 6481.

Comments as previous

Adam C. 20/06/01

TO: **DEVELOPMENT CONTROL** FROM: Environmental Design
Nicola Lake

DATE: 26 June 2001

Location:	48 & 50 Butts Hill Road, Woodley, Reading
Proposal:	Proposed erection of 4 dwellings with garages and construction of estate roads and paths plus garage at no 50. Demolition of existing garage and outbuildings at no 50.
Application Number:	F/2001/2862

In response to your consultation dated 13 June 2001 for the above application, the landscape comments are as follows:

Please see Neil's comments dated 21st December 2000 as they still apply, but to the revised drawing 3469/01C.

Catherine Brimble

Catherine Brimble
Landscape Architect

Nicola Lake

WOODLEY TOWN CONSULTATION SHEET

APPLICATION NUMBER: F/2000/2862

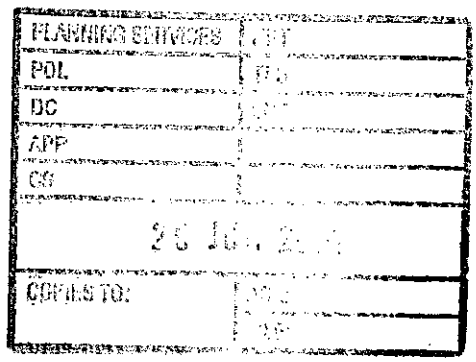
PROPOSAL: Proposed erection of four dwellings with garages and construction of estate roads, etc.

SITE ADDRESS: 48 & 50 Butts Hill Road

APPLICANT: Millgate Homes

The committee had no further comment to make on this application.

NL.



SIGNED: [signature] DATE: 27.6.01.

For Woodley Town Council

See part 1 plans

To:
Neil Etherington
Senior Arboricultural Officer

From: Nicola Lake

Date: 30 November 2000 01 DEC 2000

Application Number: F/2000/2862

Proposal: Proposed erection of 4 dwellings with garages and construction of estate roads and paths plus garage at no 50 . Demolition of existing garage and outbuildings at no 50..

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

Applicant:
Millgate Homes C/O The Barton Wilmore Partnership.

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

In principle ok

Check against tree survey.

06). 8 Rochester Ave

26-6-01

Woodley

Rdg

Berks RG5 4NA

RECEIVED 28 JUN 2001
NL
BA
COPIES TO:

Dear Mr Mitchell,

Thankyou for your letter dated 13th June 01, application F/2000/2862.

I still strongly object to the planning application of 4 dwellings, this will cause the loss of wildlife and their habitats.

My home has at the moment a very quiet secluded garden, as do my neighbours, we will lose this if your decision goes against us the general public and affected home owners.

I once again request that you reject this unnecessary, unpopular building application even if a very generous donation for road traffic safety has been given and accepted, due to the increase in traffic that this will cause to Butts Hill Rd.

Please take note of what is being stated, not only by myself and my sons, but, by everyone else that has written to you,... surely we have a voice which must be heard and taken into account.

Get rich quick schemes and capitalist greed should not come before the sanctitity of peoples homes.

I remain, yours sincerely

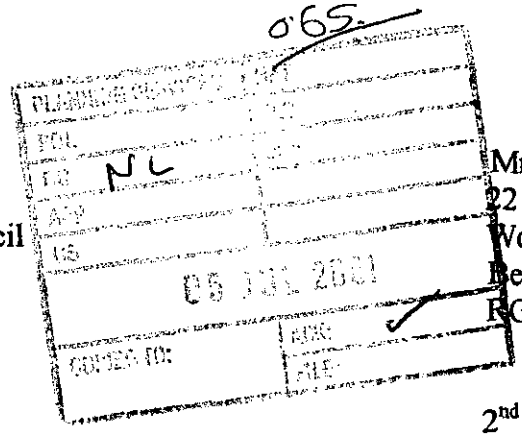
Mrs C. A Bennett.

Mr L Bennett

Mr D Bennett

13

065



Nicola Lake
Case Officer
Wokingham District Council
P.O. Box 157
Shute End
Wokingham RG40 1WR

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

2nd July 2001

Dear Nicola Lake,

Re: Planning Application F/2000/2862 - 48 & 50 Butts Hill Road
Revised/additional plans show: Amended layout. Drawing nos 3469/01C, 9522/01J,9522/11A,/12A,/13,/14,/15,/16.

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

All objecting residents met to review these revisions. It was unanimously agreed that the changes are purely cosmetic and give no genuine attempt by developers to meet the residents concerns.

Personally, we would also ask you to consider fully our rights under Article 8 and Protocol 1 Article 1 of the Human Rights Act 1998.
Our property at present is totally secluded and has no rear access. By approving this current development you would be opening up direct access to our property by building a road metres from the bottom of our garden. This will severely impair the security of our property and infringe our rights to enjoy our home peacefully. Secondly, under the current proposal the house on plot 2 is in direct line with the end of our garden. No other house is affected in this way. Also as we are the worst affected by this development, we believe no decision should be made without viewing the development from our residence. As we have a second floor roof extension the affect of the development would be catastrophic.

Having viewed the latest revisions the following points are still relevant and we ask that you take them into consideration:

- We would lose our privacy, as we would be overlooked by three of the proposed dwellings. Although the plans show the existing trees may or may not be removed at the time of building, we have been informed that the occupants may remove them at any time in the future, thus losing the existing screening.
- With an increase in people, cars, possibly children and pets, there will inevitably be an increase in the noise, disturbance and pollution levels. At the moment it is a very peaceful and charming place to live. (We do have three children of our own and they have waited a long time, as we have, to enjoy a nice garden and pleasant surroundings).
- At the moment when we look out of the bedroom window we see lots of greenery, (trees, lawns and flowers). The outlook would be totally different should these plans go ahead. We would see other houses, (straight into the bedrooms of some, as they would

us), a road, cars, streetlights etc. **Please note we have a second floor roof extension so the effect would be catastrophic.** Also the established wildlife that inhabits the surrounding areas would be lost. At the moment in the trees behind us we have many resident squirrels, an immense variety of birds, and we also see hedgehogs. All of this is a great learning curve for our children in their own back garden and it would all vanish!

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

- This proposal would create a **larger 'footprint'** than planning application F/2000/0996, which was **rejected** due to the size of the footprint it created!!
- Such a proposal would have a detrimental impact upon the character of the surrounding area.
- Such a proposal is contrary to Policy EN1 of the Berkshire Structure Plan and Policies LH1 LBE1 and LBE2 of the Loddon Area Local Plan as well as Policies WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft) as modified.
- Milgate Homes the builders have disregarded their high-way consultants who say " the best way not to increase the number of accidents in Butts Hill Road or any road for that matter is to keep, entries and exits to a minimum". Not add another road into Butts Hill Road!
- Another road leading out onto the already very busy Butts Hill Road would be a nightmare in the mornings as well as being extremely dangerous being so close to Ravensbourne Drive!
- It would be a further burden on already over-stretched public resources i.e. schools – Waingels is already very over subscribed.
- It is a piecemeal development of backland and if this should be approved then future plans would be very hard to turn down.
- Previous applications for dwellings at 48 Butts Hill Road have been turn down by Wokingham District Council and at Appeal, for less than the current application.
- Environmental impact is misleading as many trees have been conveniently removed prior to planning application.
- The application is an over development of the area.

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

Yours Sincerely,

Michael Matthews Carol Matthews

NL.

PLANNING SERVICES	HPT 45217
POL	TLS
DC NL	ENF
APP	
CS	
02 JUL 2001	
COPIES TO:	ACK: FILE:

16, Ravensbourne Drive
Woodley
Reading
Berks
RG5 4LH

28 June '01

Nicola Lake
Planning Officer
Wokingham District Council

Dear Miss Lake

Planning Application F/2000/2862 - Proposed erection of 4 dwellings with garages and construction of estate roads and paths at 48 and 50 Butts Hill Road plus garage at no. 50. Demolition of existing garage and outbuildings at no. 50.

References: 1. D. of E. Planning Inspectorate letter T/APP/HO 330/88/0191017/094476/P2 dated 1 Nov '88. - Dismissal of appeals for applications 29444 and 30204.

2. Application F/2000/0996 of March '00.

3. Letter GFT/-/WDC 2000/0996 of 14 April '00 from WSP to the Barton Willmore Partnership.

4. Letter 9522/A3/LESV/JCE of 26 April '00 from Barton Willmore to Wokingham District Council Planning Services

5. Wokingham District Council notification of Refusal of Permission of 1 Aug '00 for application F/2000/0996

6. Application F/2000/2862 of Nov '00.

1. Before commenting on the subject revised plans there are some points I wish to make about the Agenda Report presented to the Development Control Committee on 21 March '00.

The 21 March Report

2. Following rejection of the Ref. 2 application and to gain the Committee's assent to Ref. 6 application it was only necessary for the

report to list the 3 (of 5 conditions and state clearly under each heading how compliance had been achieved. Total compliance would have justified the report's recommendation, simplified discussion and resulted in straightforward committee assent if content, or rejection if n (in it was the report seemed to judge some aspects of the content and here and there would have benefited from a little editing. The following comments are under report headings

3. Section 1 – Planning History Surely the last sentence of the first para does not mean that the appeal was dismissed on appeal it was accepted? It would have been helpful to state the three reasons for the appeal dismissal and in particular to highlight the fact that the loss of privacy and outlook to 44 Butts Hill Road and loss of outlook for no. 46 was trivial compared to the impact of F/2600/2662 on about 15 dwellings in Ravensbourne Drive and Rochester Avenue.

4. Section 2 – Proposal To the best of my knowledge it is unlikely that part of the garden of no. 46 Butts Hill Road would be used in the proposed scheme

5. Section A – Principle of Development. The reduced level of development stated in the last sentence of the second para is only notional. The fact is that a pair of semi detached dwellings has been replaced by a single dwelling having a larger footprint and massing than that it replaced.

The third para points to the comparability of the new dwellings with those existing around them. On scaling the plans (including the revision) it emerges that the ridge heights of the new houses are higher than the existing properties, and the footprints of the type D houses are larger than 50 Butts Hill Road. A lower ridge height would obviously make the houses less obtrusive and more acceptable. The fact is that the single change made to the layout hardly rates as a constructive response to the "cramped form of development constituting over development of the site etc" noted by the Committee. The last sentence is peculiar "--- in the light of recent appeal decisions --- in the light of recent appeal decisions, that a refusal could be substantiated etc" does not inspire confidence.

6. Section B – Impact on the residential amenity of the neighbouring dwellings. Except for a four bedroom house located about 3 metres back from the location of the semis it displaced, nothing in that long section disposes of the third reason for refusal. In short, no attempt had been made to overcome the most unwanted feature of the plan namely

the severe extent of overlooking and loss of privacy of Ravensbourne Drive and Rochester Avenue dwellings from plots 2, 3 and 4 of the plan. In fact the first para of section B states that the 3 dwellings at the rear of the site would be located at a minimum of 14 metres from the rear boundary of the site and a minimum of 33 metres from the nearest Ravensbourne Drive dwelling, distances which are less than those stated in the 19 July 2000 report which were 15 metres and 35 metres respectively. The report goes on to say "this would be the same relationship as the previously refused scheme" and the developer has ignored a significant reason for the refusal. So, for the report to say "Therefore the proposal would not overshadow, overlook or overbear. Hence there would be no significant detrimental impact upon residential amenity of the neighbouring dwellings" is verging on nonsensical especially having drawn attention to plots 2, 3 and 4 being closer to Ravensbourne Drive than previously supposed. This is compounded by the last sentence of the first para which says that the relationship between the new properties and Ravensbourne Drive properties would be the same as in the refused scheme. Hardly a basis for recommending approval. It may be recalled that the 1988 rejection on appeal was partly because of a relatively minor overlooking of 44, 46 and 50 Butts Hill Road. Ravensbourne Drive was not overlooked at all in that plan but now, not 3 but up to 15 dwellings could be affected.

7. Section C – Impact on the character and appearance of the surrounding area. The mention of a protective fence in the first para could be misunderstood in so far as it does not make clear that the fence enclosing trees at the back of the site is a temporary measure for the duration of construction. Also, experience shows that good intentions for protection of existing shrubs and trees in the five years after development are soon forgotten and ignored.

The second para of Section C notes that dwellings 52 to 58 Butts Hill Road have gardens only about 20 metres long. That's as may be but is completely irrelevant because 54 to 58 have no boundary interface at all with the site and cannot be overlooked by the development. No. 58 is the corner house at the junction of Ravensbourne Drive and Butts Hill Road, whilst 52's main concern is not overlooking (there isn't any) but with access on to Butts Hill Road in the face of a potentially increased traffic stream at peak times. It is also not true that on average gardens in Ravensbourne Drive are about 20 metres long as a glance at a site plan will show. The average size plot is about 30 metres long. It is also notable that the report ignores the

potential impact on Rochester Avenue properties. I consider, for instance, the line of sight to 2 and 4 Rochester Avenue. In so far as the last sentence of 'c' is concerned, and noting the larger footprint of the type D house together with ridge heights about a 0.3 of a metre more than adjacent properties, to say that the proposed dwellings would be in keeping with the size and design of the dwellings in the surround area and have no significant detrimental impact upon the character and appearance of the surrounding area is to fly in the face of the Committee's on site observations.

8. Section D - Impact on highways safety. Section D states baldly "that the proposed development including the creation of the new accessway would have no detrimental impact upon the highway safety of the existing surrounding highway network". I find the "existing surrounding highway network" bewildering. Local residents are concerned about Butts Hill Road which is a major distributor road where traffic is observably on the increase and likely to worsen if suggestions of converting the railway bridge in Duffield Road to a one way system come to fruition. It is ludicrous to say that there would be no impact on conditions. It is an observable fact of life that any change to existing circumstances results in effects of one sort or another. Those who who experience the problems and dangers daily are sceptical about current assurances and their concerns are echoed in a letter from WSP Group Plc (ref 3) to the Barton Willmore Partnership in April 2000 concerning the closure of the access to 48 Butts Hill Road and the proposed new access. It was said "movements into and out of the access may at times coincide with the manoeuvres from the proposed development increasing the risk of possible conflicts. It is good practice to limit where possible the number of accesses / junctions onto a distributor road. An increased frequency of junctions and accesses along a route is likely to increase the number of hold ups and delays to through traffic increasing the potential for congestion and accidents". The site plan shows an extended site line to the south of the access road but on the north side the access to and from 48 Butts Hill Road will be hindered by a 1.8 metre fence. Also car access to and from 52 Butts Hill Road will be more difficult. The report's assessment might benefit from another look.

9. Section 5 - Conclusion

It is plain silly to state categorically that the proposed

development would have no detrimental impact upon the residential amenity of the adjacent dwellings or the character and appearance of the surrounding area. Of course there will be some degree of impact simply changing the colour of a front door has an impact on neighbours Please let us have a smidgen of reality in future reporting on this proposal.

10. The Revised Plans. As you know the revised plans arose from a scheme proposed in April this year. It was discussed by a meeting of 16 objectors to the original F/2060/2862 proposal. The outcome was that whilst the block on progress of the access road northwards was welcomed, the rest of the scheme, particularly with regards to the unaltered overview of Lavensbourne Drive dwellings from plots 2 and 3, was considered only marginally different from the F/2000/0996 proposal rejected by the Committee. Also, the residents of 46, Butts Hill Road objected strongly to the overview and overbearing of their property and recalled that rejection of the 1988 appeal rested in part on the overlooking of their house. The attached sketch highlights the continuing and particularly intrusive location of the plot 2 house. Regarding overlooking the new scheme offers a marginal improvement in so far as the upper windows at the rear of the plot 1 house been reduced from 2 to 1. The tree screening at the end of plot 1 has been improved by additional planting but note that the addition is omitted from the updated Arboricultural plan No confirmation is required. Also, the additional Landscape buffer shown at the end of plot 1 is assumed to replace the existing tall conifer hedge at right angles to the line shown which, although drawn to the planning department's attention on more than one occasion, has been omitted from every proposal.

Point B of the Boston Wilmore letter 3522/A3/LRJV/JCR of 8 June 'or says that the plot 4 house avoids direct overlooking towards the rear of 46, Butts Hill Road. That is not so. The large window in bedroom 4 looks directly at No. 46. Also the dwelling type may be lower in scale than the previous design but, scaling the drawing, its ridge height is higher than surrounding properties. The increased separation from properties in Rochester Avenue stated in point C of the letter is small, about 3.5 metres, and will make little difference because of the angle of sight line. Also it was not specifically for the benefit of Rochester Avenue. It was a consequence of closing off the access road. The reduction to 2 of first floor windows in plot 3 mentioned in point D is simply because the house type has been changed to be the same as plot 2 so in reality

only a minor adjustment. The plan revision, though reducing the perceived overview of 18, 22, 24 and 26 Lavensbourne Drive by 1 upper floor window, in no way matches the total lack of overview of Lavensbourne Drive and Rochester Avenue afforded by the 1988 layout. It could be done then, why not now?

11. The meeting referred to earlier noted that the Developers letter to Councillor Dredge included reference to the acceptability of current (21st March meeting) plans to the Planning Officer. This assumed that the Developer had done all that was necessary to close out the 3 reasons for rejection discussed previously. Plainly that is not so.

12. On page 2 of the Developers letter to Mr. J. Mitchell (ref. NSJ/SC/KG dated 23 Mar. '01) it is said that "there seemed to be acceptance at the Committee that a scheme of 4 detached houses would be acceptable in principle, it was just a case of finalising the best layout". I have asked people who were at the meeting if they could confirm this but without success. It would be useful to have the fact of the matter confirmed from the minutes of the meeting.

13. Finally, as emphasised earlier, it would greatly simplify the Committees deliberations if the report on the current proposal gave a clear explanation under the specific headings given in Ref. 5 of how the application overcomes the Committees rejection of F/2000/0996

Yours sincerely

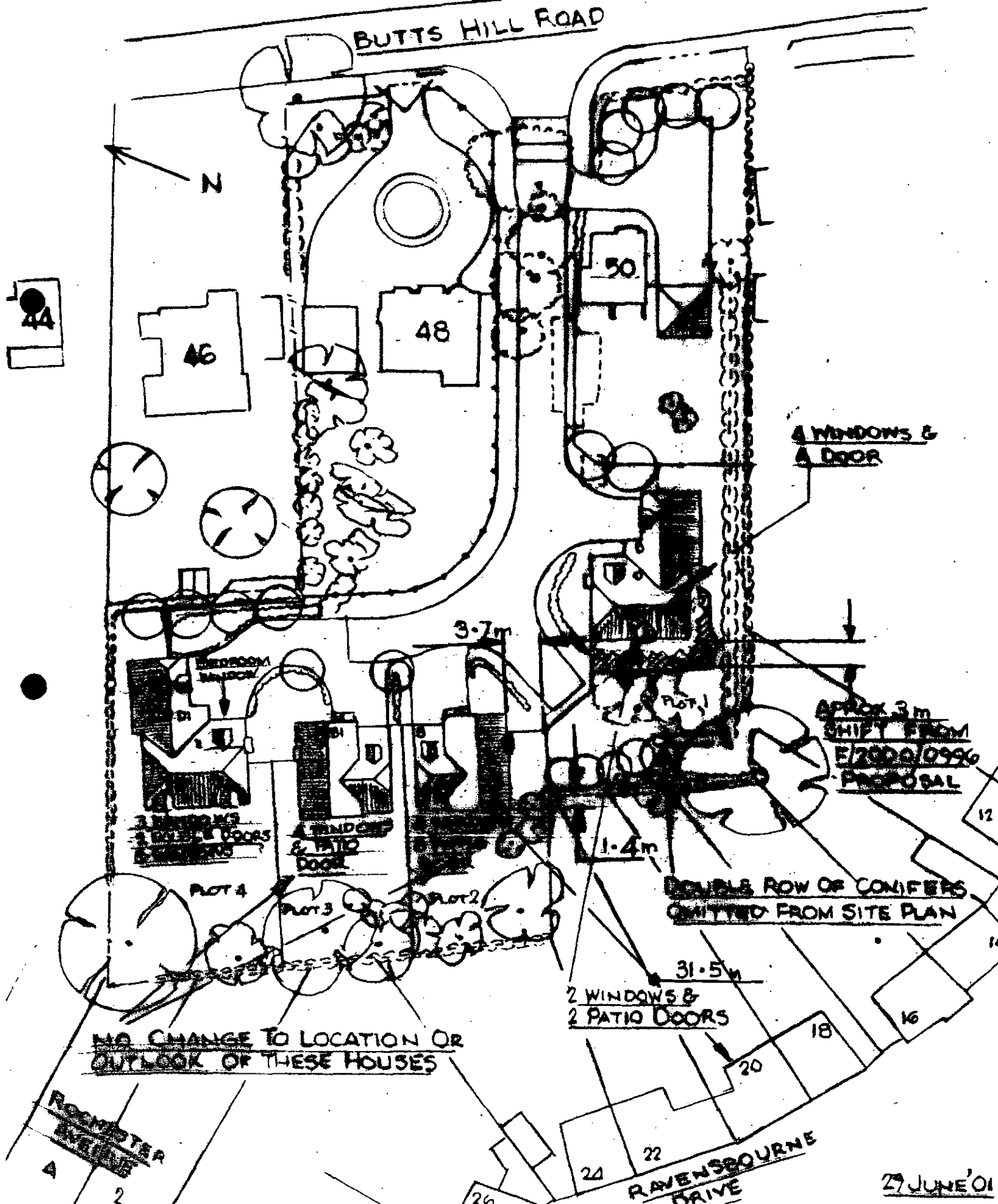
Wm. P. O'Donnell

(W.P.O'DONNELL)

cc. Mr. J. Mitchell Development Control Manager.
Development Control Committee members.
Mrs. L. Keenan. Woodley Town Council.

F/2000/2862 – REVISED VERSION – JUNE '01.

OVERLOOKING OF RAVENSBOURNE DRIVE, ROCHESTER AVENUE AND BUTTS HILL ROAD HOUSES.



29 JUNE '01

Your Ref. Nicola Lake F/2000/2862

Date 1st July 2001

20, RAVENSBOURNE DRIVE
WOODLEY
READING
BERKSHIRE RG5 4LH

Dear Sir

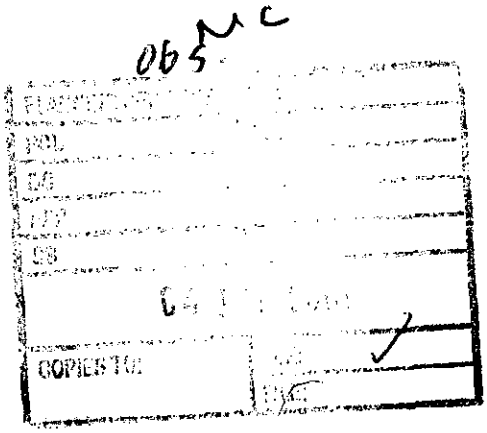
Re. PLANNING APPLICATION F/2000/2862 - 48 & 50, BUTTS HILL ROAD

This revised planning application remains totally unacceptable to me and I wish to record my objection to this development in the strongest terms.
Earlier this year Wokingham District Council refused a similar planning application, and I wish to take this opportunity to make my views known to you regarding this revised application.
The proposal still represents piecemeal development of a back land nature, and such proposals are contrary to the following policies:
Policy EN1 of the Berkshire Structure Plan

- Policies LH1, LBE1, LBE2 of the Loddon Area Local Plan
- Policies WOS3, WBE1 of the Wokingham District Local Plan (deposit draft) as modified.

These policies were not adopted lightly and were no doubt made for sound and valid reasons, not least for the protection of local residents in similar situations as I now find myself. If such a proposal were to go ahead it would have a detrimental impact upon the character of the surrounding area for the following reasons.

1. **OVERDEVELOPMENT:** The character of this area will be significantly and irrevocably altered, by creating a density of housing that was never contemplated during the original planning and development of this attractive part of Woodley. This also raises questions concerning the existing infrastructure, in particular the main drainage and sewer system, whether sufficient capacity exists and can it be further loaded without detrimental effect?
   There is absolutely no doubt, that should this development be allowed to go ahead, it would have a detrimental impact upon the lives of the people whose properties border the gardens of nos. 48 and 50 Butts Hill Road.



2. **ACCESS**: I would urge you to consider the implications of adding a further road junction in Butts Hill Road: Such a junction would be not only extremely poorly sighted due to the limitation imposed by the adjacent properties, but would also be very close to the Ravensbourne Drive junction. Butts Hill Road is the main route through Woodley from the north to the M4, and is an extremely busy road carrying fast moving traffic. To form another road junction along this road would add significantly to the risk of traffic accidents occurring. Surely the simplest and safest method by which to address this risk is prevention, and this can be achieved by not adding yet another road junction in Butts Hill Road.
   The introduction of an access road from Butts Hill Road would result in disturbance from vehicle headlights using the road at night, and by exposing my rear garden to easy access, a very much-increased risk to the overall security of my property.
   Furthermore, should this access road be permitted, then the way will be opened to allow the whole of the garden areas to the rear of the many properties on Butts Hill Road to be similarly developed. It is also certain that by allowing this initial development, any further applications will be almost impossible to disallow.

3. **LOSS OF PRIVACY AND AMENITY:** This development would create for me a significant loss of privacy and amenity. Neither the rear of my property, or the garden is overlooked at present, the garden being particularly secluded
   My family has lived here for 34 years and the property was bought largely on the strength of its secluded rear garden and the fact that further development directly adjacent was considered to be not possible.
   I contend that individual privacy is a basic and fundamental human right, and if this development is approved it will mean that the privacy I have enjoyed to date will be unacceptably compromised.

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

5. **ENVIRONMENTAL:** Another small area of green habitat will disappear, together with the wildlife that it supports. Several large trees will have to be felled in order to make way for this development.

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

The Wokingham District overall plan has always been against such back garden development and a similar planning application made in 1988 was disallowed both by the WDC planning committee and by The Department of The Environment at appeal.

I would urge you, having considered all the facts and the views of the local residents, to refuse this latest application.

Yours faithfully



C R Hayward

cc. Woodley Town Council

Ian Jordan

From: WebComments@wokingham.gov.uk
Sent: 03 July 2001 23:55
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications

****

OBJ

NL

Ack ✓

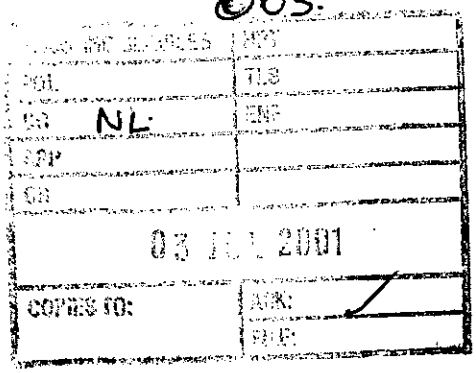
NatureofEmail: Comment
ApplicationNumber: F/2000/2862
Correspondent_FullName: Ian and Kerry Harrison
Correspondent_StreetAddress: Glengarth
Correspondent_Address2: 46 Butts Hill Road
Correspondent_Town: Woodley
Correspondent_County: Berks
Correspondent_PostCode: RG5 4NH
Correspondent_Telephone: 0118 944 2795
Correspondent_Email: harrisons.woodley@virgin.net

Comments:

A major cause for concern with the proposed plan is the impact on traffic on Butts Hill Road.
Living at number 46, we appreciate the amount of traffic using the road, often at dangerously high speeds. The junction into Ravensbourne Drive is particularly busy. The siting of another entrance into Butts Hill Road, in close proximity to the existing one, can only make the situation worse. A post box and telecoms junction box add to the problem.
Entering and exiting our driveway will be severely hampered by another access only a short distance away. This will make our driveway dangerous and we will face substantial costs to widen it (involving moving a lampost)to make it safe.
Speeding is common place on this stretch of road and we urge the committee to reconsider the highways impact, particularly during busy times.

NL.

OBS.



28 RAVENSBOURNE DRIVE
WOODLEY
READING
RG5 4LH

TEL.0118 969 2834

27th June 2001

Mr John Mitchell
Development Control Manager
Wokingham District Council

copy to Miss Nicola Lake

PLANNING APPLICATION NO F/2000/2862 48/50 Butts Hill Road

Dear Sir,

This letter is to object to Planning Application F/2000/2826.

I assume the Planning Officer will GRANT planning permission as this is predictable even when the Development Control Committee had already rejected similar plans on Wednesday 19th July 2000.

How can permission be granted when all the developer has done is to exchange two semi detached 3 bedroom houses for two 4-bedroom houses? Woodley Town Council recognised these plans were similar, hence their rejection.

As your colleague mentioned in the Committee Report of the 19th July 2000,of page 532, this council needs 1,2 and 3 bedroom houses, NOT 4 bedroom houses, which 50% of this proposed development comprises. This site is NOT the place to build 1,2 or 3 bedroom houses because of incongruous properties around.

How can permission be granted for this proposal (when a similar proposal was rejected by the Development Control Committee) on 19th July 2000. This proposal still has the following, (I quote Miss N Page, Page 2736 of the 21 March 2001 Committee Report).

1. "Piecemeal development of backland in an area characterised by substantial gardens".
2. "Loss of Silver Birch trees due to access having detrimental impact upon the character of the surrounding area".
3. "Siting of the units would result in overlooking and loss of privacy to the detriment of the residential amenity of the occupants in Ravensbourne Drive"
   This enhances the DOE inspector 's comments for the 1988 planning application having less footprint and mass to the current plan.
   I quote "Moreover the adverse effect of the proposal on the amenity of nearby residents and on the character of the area would result in DEMONSTRABLE harm".

As such, this similar proposal is contrary to

a. Policy EN1 of the Berkshire Structure Plan.
b. Policies LH1, LBE1 and LBE2of the Loddon Area Local Plan.
c. Policies WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft as modified)

PLANNING APPLICATION NO F/2000/2862 48/50 Butts Hill Road

So how can the planning officer, accept this proposal, when it breaches the above policies?

If this proposal does not breach the above policies, I would like to see the Committee Report listing reasons why.

As this is a new Development Control Committee, I would also like to see the complete history of planning application for this site, and reasons for rejections in the Committee Report.

Finally I would like to remind the planning officer of the preamble statement in the Green Committee Report about the Human Rights Act 1998 which enjoins respect for private and family life peaceful enjoyment of property.

Yours sincerely

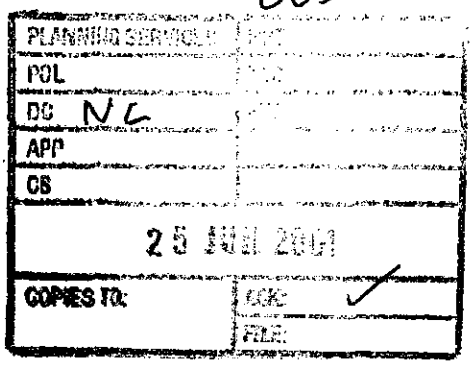
P A Redman

52, Butts Hill Road

Woodley

Berkshire RG5 4NH

065.



21 June 2001

Your ref: Nicola Lake
F/200/2862

Wokingham District Council
Environmental Services Department
Planning Services
PO Box 157
Shute End, Wokingham
RG40 1WR

Dear Sirs

Application No F/2000/2862

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

Proposal ***Proposed erection of 4 dwellings with garages and construction of estate roads and paths plus garage at no 50. Demolition of existing garage and outbuildings at no 50.***

We are writing for the third time to object most strongly to the above amended development. As before we are immediate neighbours of the proposed development and any revised plans that are submitted do not alter the fact that if the plans were approved it would have a devastating effect on our lives. Our reasons for you not granting planning consent are as follows:

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

2 *The proposal represents piecemeal development of a backland nature and would have a detrimental impact upon the character of the surrounding area and would be the tip of the ice-berg with further applications for development in the rear gardens of other properties down Butts Hill Road creating even more traffic flowing into Butts Hill Road.*

3. *This similar proposal was refused last August.*

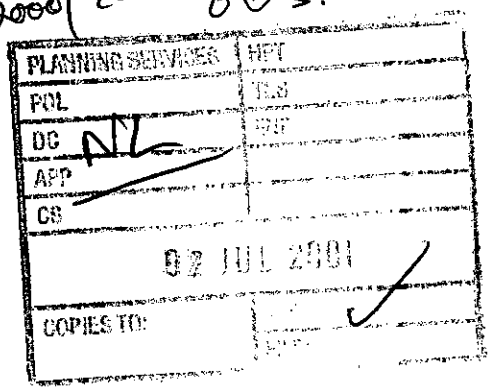
We trust you will take into consideration the views of all concerned parties and reject the application in full on safety and environmental grounds.

Yours faithfully,

Mr M V & Mrs E M Dyer

10 Rochester Avenue
Woodley
Reading
Berks
RG5 4NA

F/2000/2862 OBS.



27th June 2001

Dear Sir

Re: Planning Application F/2000/2862 – 48 & 50 Butts Hill Rd, Woodley

With reference to the above revised application, we wish to register the same objections to this development as we had to the original plan, our objections being:

- Similar applications were refused by Wokingham District Council and at appeal in recent times.
- We believe the development to be out of character to the surrounding area.
- We feel that this would be an over development of the area in question.
- If permission was granted for this particular development, it could set a precedent for further applications for similar developments in other large gardens in Butts Hill Road.
- And most importantly the access road to the development would create a potential hazard, as the new junction would be close to the existing junction of Ravensbourne Drive and Butts Hill Road, which is already busy and dangerous.

We trust that you will note and consider our objections when making your decision regarding this application.

Yours faithfully

Ian & Andrea Smith

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

Ann-Marie & Nigel Paterson
56 Butts Hill Road
Woodley
Reading RG5 4NH
Berkshire
Home Phone 0118 9441534

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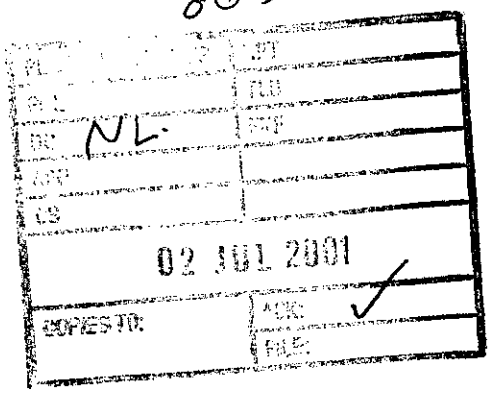


29 June 2001

Ms Nicola Lake
P.O. Box 157
Shute End
Wokingham
RG40 1WR
Berkshire

Dear Ms Lake,

Re: Application Number F/2000/2862 - 48-50 Butts Hill Road

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

- The access road to the development would be dangerous. Butts Hill Road is already an extremely busy highway, an additional junction so close to Ravensbourne Drive would be hazardous.
- We consider that the application would be an over development of the area.

These plans have been amended several times now and we are concerned that little attention is being given to our very real worries about the impact another junction will have on an already busy road. We are particularly concerned about the effect on the four houses sandwiched between these two junctions.

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

Yours sincerely,

Ann-Marie and Nigel Paterson

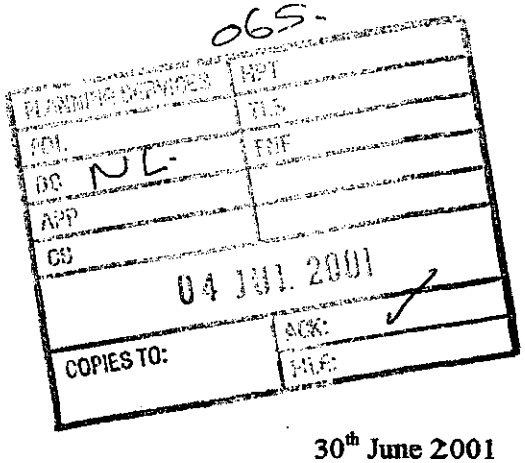
cc: Woodley Town Council

John Willcocks

4 Rochester Avenue
Woodley
Reading
RG5 4NA

Tel: 0118 9618017

065-



30th June 2001

Miss N Lake
Planning Services
Environmental Services Dept
Wokingham District Council
Shute End
Wokingham
RG40 1WR

Dear Miss Lake,

Planning Application F/2000/2862 – Revised Plans

With reference to your letter dated 13th June notifying me of revised plans you have received in respect of the above application.
Although the revised layout is a marginal improvement on the previous one it does nothing to alter my objections to this application which are –

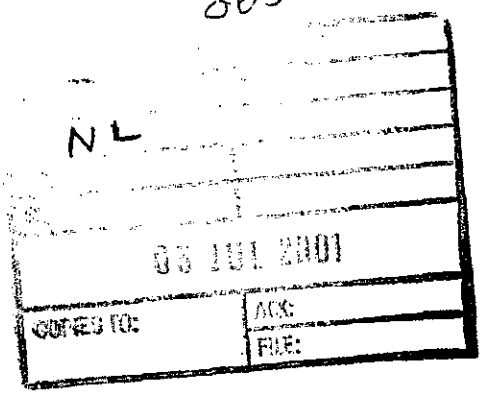
- This is very similar to Application F/2000/0996 that was recently rejected. In view of this I do not see how this application could be approved.
- The proposal would have a detrimental impact on the character of the surrounding area.
- The proposal is contrary to Policy EN1 of the Berkshire Structure Plan and Policies LH1 LBE1 and LBE2 of the Loddon Area Local Plan and Policies WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft) as Modified.
- The development would be out of character with the surrounding area, which comprises houses, which are at least 40 years old, all of which are laid out on spacious plots.
- It would be dangerous on highway grounds as there would be an additional road junction very close to Ravensbourne Drive. In addition Millgate Homes have disregarded their highway consultants who informed them that entries to Butts Hill Road should be kept to a minimum to avoid an increase in accidents.

Yours faithfully

P. Livesey

Pat Livesey

065.



Tel: 0118 969 4031

61 Butts Hill Road
Woodley
Reading
Berkshire
RG5 4NJ

04 June 2001

Mr J Mitchell
Development Control Manager
Environmental Services Department
P.O. Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Re: Application Number F/2000/2862

Dear Mr Mitchell

We write again in connection with the above planning application reference. Whilst we still do not object in principle to the application or its detail with regard to the housing we would like to reiterate our concerns over its bringing into being yet another side road entering on to Butts Hill with attendant traffic hazards.

At the point proposed for the access to and from the development such a side road will represent an additional traffic hazard on an already very busy main road in to and out of Woodley. There are already, in the 200 metre section covering the area of the proposed access road, two intersections and a pedestrian traffic light controlled crossing further complicated by the presence of a GPO pillar box, a Reading Transport 'bus stop and a BT telephone kiosk. Glendevon Road is already on the 'bus route and will be subject to massively increased traffic volumes under three out of the four proposals for the Duffield Road Railway Bridge Scheme. This diverted traffic will all either be turning north on Butts Hill Road or coming south in order to access Glendevon Road. Ravensbourne Drive is heavily used by school children from three local schools and has considerable housing feeding its use. We feel that the presence of a third intersection within this very short distance would inevitably lead to significantly increased accident potential and calls for intervention to manage the traffic passing through this section of Butts Hill Road.

Living where we do we are very aware of both the volume and the speed of traffic on this straight section of Butts Hill Road between Glendevon Road and Western Avenue. In recent times our impression has been one of greatly increasing traffic speed and volume (particularly HGVs from the A4 which ignore weight restrictions on the railway bridge at Western Avenue). This impression has worsened considerably since the initial planning application for this development (F/2000/0996) which was rejected. We are aware of several incidents in this section of the road and several near accidents at the controlled crossing where motorists, almost certainly exceeding the 30mph limit, have failed to stop when the lights are at red and when pedestrians, even children, have actually been on the crossing. There is an obvious and very emphatic need for traffic control and calming.

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

Yours sincerely,

Christine M. Bradshaw

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

By hand 22.12.00

OBS NV

Nicola Lake
Case Officer
Wokingham District Council
P.O. Box 157
Shute End
Wokingham RG40 1WR

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

19th December, 2000

Dear Nicola Lake,

Re: Planning Application F/2000/2862 - 48 & 50 Butts Hill Road

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

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

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

- At the moment when we look out of the bedroom window we see lots of greenery, (trees, lawns and flowers). The outlook would be totally different should these plans go ahead. We would see other houses, (probably straight into the bedrooms of some, as they would us), a road, cars, streetlights etc. **Please note we have a second floor roof extension so the effect would be catastrophic.** Also the established wildlife that inhabits the surrounding areas would be lost. At the moment in the trees behind us we have many resident squirrels, an immense variety of birds, and we also see hedgehogs. All of this is a great learning curve for our children in their own back garden and it would all vanish!

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

- This proposal would create a **larger 'footprint'** than planning application F/2000/0996, which was **rejected** due to the size of the footprint it created!!
- Such a proposal would have a detrimental impact upon the character of the surrounding area.
- Such a proposal is contrary to Policy EN1 of the Berkshire Structure Plan and Policies LH1 LBE1 and LBE2 of the Loddon Area Local Plan as well as Policies WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft) as modified.
- Milgate Homes the builders have disregarded their high-way consultants who say " the best way not to increase the number of accidents in Butts Hill Road or any road for that matter is to keep, entries and exits to a minimum". Not add another road into Butts Hill Road!
- Another road leading out onto the already very busy Butts Hill Road would be a nightmare in the mornings as well as being extremely dangerous being so close to Ravensbourne Drive!
- It would be a further burden on already over-stretched public resources i.e. schools – Waingels is already very over subscribed.

- It is a piecemeal development of backland and if this should be approved then future plans would be very hard to turn down.
- Previous applications for dwellings at 48 Butts Hill Road have been turn down by Wokingham District Council and at Appeal, for less than the current application.
- Environmental impact is misleading as many trees have been conveniently removed prior to planning application.
- The application is an over development of the area.

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

Yours Sincerely,

Michael Matthews Carol Matthews

DEV
APP
CS 0955 WC
19 DEC 2000
COPIES TO: ACK:
FILE:

16, Ravensbourne Drive
Woodley
Reading
Berks
RG5 4LH
16 Dec '00

Nicola Lake
Planning Officer
Wokingham District Council.

Dear Miss Lake,

Planning Application F/2000/2862 Proposed demolition of existing garage and outbuildings at No. 50 Butts Hill Road and construction of estate roads, paths, 4 dwellings with garages at Nos. 48 and 50 Butts Hill Road and replacement garage at No. 50 Butts Hill Road.

References:

1. D. of E. Planning Inspectorate letter ref. T/APP/HO 330/88/ 0191011/09447G/P2 dated 1 Nov '88 - Dismissal of appeals for applications 29444 and 30204

2. Application No. F/2000/0996 received 21 Sept. 00 for construction of 5 dwellings at Nos. 48 and 50 Butts Hill Road

3. Letter GFT/-/NDC 2000/0996 dated 14 April '00 from WSP to the Barton Willmore Partnership

4. Letter 9522/AS/LKBV/JCK dated 26 April '00 from Barton Willmore to Wokingham District Council Planning Services for the attention of Heather Morgan.

5. Wokingham District Council notification of Refusal of Permission dated 1 Aug '00 for application F/2000/0996

1 In response to the invitation to comment contained in Planning Services letter dated 30 Nov '00 my concerns and objections are as follows

2 The attempt by the subject application to acquire approval by minor adjustments to the previous application (ref 2, is confounded by its duplicitousness. The differences between the current application and ref 2 are

(i) Replacement of a pair of 3 bedroom semi detached houses by a single 4 bedroom house giving rise to:

(ii) Reduction of the total of bedrooms on the site as a whole from 17 to 15.

(iii) Substitution of a type 'D' 4 bedroom house for the pair of three bedroom semis resulting in the rear of the type 'D' being about 3 yards further away from the beam boundary of the site than was the case for the semis. This is a trivial attempt to counter the planning assessment of cramped development of the site as a whole (ref 5).

3. When the ref 2 application was under consideration there was much concern about the lack of dimensions on the site layout sufficient to show the basic sizes of all buildings and their location relative to adjacent boundaries. The omission continues in F/2003/25&2 site layout thus making comparison of the 4 bedroom house substituted for the pair of 3 bedroom semis difficult. As presented it looks as though in plan the 4 bedroom house has a larger plan area than the displaced semis. The impression therefore is that the footprint and massing of the type 'D' house is larger than the dwellings it replaces. It is a retrograde substitution which is more obtrusive, and exacerbates the cause of rejection of the ref 2 application which in Reason 2 of ref 5 is stated as:-

"The proposal, by reason of the number of units and their siting represents a cramped form of development constituting over development of the site. It would have a detrimental impact upon the character of the area. As such, the proposal is contrary to policy ENV1 of the Berkshire Structure Plan, Policies LH1, LBE1 and LBE2 of the Bottom Rise Local Plan, and Policies WD3 and WBE1 of the Wokingham District Local Plan (Deposit Draft) as modified."

4. Reason 1 of Ref 5 tides:

"The proposal represents piecemeal development of a backland nature in an area characterised by substantial rear gardens. The proposed access would result in loss of a number of Silver Birches which contribute positively to this character. As a result the development would have detrimental impact upon the character of the surrounding area. As such the proposal is contrary to Policy ENV1 of the Berkshire Structure Plan, &c. &c.

In this regard F/2000/2862 is identical to ref 2 so its rejection by virtue of the foregoing Reason 1 determination applies with equal force. F/2000/2862 gives the impression that the developer has chosen to ignore Reason 1 as of no account. An instance of this is that on more than one occasion it has drawn to the planning officer's attention that ref 2 failed to correctly represent the full extent of the conifer hedge screen across the bottom end of the 50 Butts Hill Road plot, and here we are again with the same misrepresentation on F/2000/2862 site layout.

5. On a point of detail concerning oak tree T24 the Arboricultural Plan states that the tree should be removed yet the solid outline of the tree shown on the site layout means that the tree is to be retained. Which is it? It is also of interest that both trees T13, T14, T15 and T16 are indicated as trees that could be retained but it is obvious that they would have to be removed to make way for the access road between nos. 48 and 50 Butts Hill Road. Similarly trees T19 and T20 are shown for removal on the site layout but the Arboricultural Plan shows that they could be retained. Whose choice is it? An improvement in accuracy and consistency would be appreciated.

6. Reason 3 of Ref 5 states:

> "The proposed development, by reason of siting of the units, would result in overlooking and loss of privacy to the detriment of the residential amenity of the occupants in Ravensbourne Drive. As such, the proposal is contrary to Policy EN1 of the Berkshire Structure Plan, etc etc."

The almost cursory adjustments to the site layout as described in the foregoing para 2 do not impress as a seriously considered attempt to overcome the objections stated in Reason 3. The serious overlooking/overbearing outlook of the new dwellings on plots 2, 3 and 4 is unaltered and in particular for 22 Ravensbourne Drive which is a three storey house.

The extent to which dwellings in Ravensbourne Drive would be overlooked by F/2000/2862 is virtually the same on the western boundary behind the type 'C' house, and slightly worse on the southern boundary compared to the Ref 2 application. My comments on the ref 2 application, endorsed for F/2000/2862 conclusions are as follows:

The proposal for a similar scheme in 1988 at 46 Butts Hill Road was

rejected (ref.) in part on the reduction in privacy afforded to dwellings on the Butts Hill Road which, incidentally, were further from the proposed backfilling than the dwellings affected by F/2000/2862 but that time the C. of E. Inspector took the view that that development was unlikely to result in any loss of privacy or outlook for occupiers in Ravensbourne Drive or Rochester Avenue. That situation would be reversed in the most drastic way if F/2000/2862 was implemented. The degree of loss of privacy and outlook for Ravensbourne Drive and Rochester Avenue dwellings would be far more severe than might have been suffered by the fewer Butts Hill Road properties affected by the ref. proposal.

Whereas the 1988 proposal located two dwellings diagonally across the Butts Hill Road site far away, relatively, from the Ravensbourne Drive boundary with the third about 15 metres back from the Ravensbourne Drive boundary thus minimising overview from windows (practically, none), the F/2000/2862 scheme locates 3 dwellings in line about 14 metres from the boundary whilst the type 'D' dwelling is located about 15 metres back from the dog leg boundary. The extent of overlook of the proposed dwellings on the Ravensbourne Drive properties can be gauged from the following details which, of course, are not obvious on the site layout.

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

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

(c) 1 type 'D' dwelling – at the rear; 2 upper windows, 1 ground floor window and 2 patio doors with side windows. On the South side; 2 upper windows, 2 ground floor windows and a door. There are an increase over the number in the replaced semis

The existing planting that would front windows on the Ravensbourne Drive boundary is mainly deciduous offering only limited screening of the ground floor windows for about half the year. For the rest of the year the plantings is more effective in many instances Butts Hill Road properties some distance away. Recently some trees have been removed from the plantings. A gap in the rear hedge line located near the junction of the rear boundaries of 45 and 47 Butts Hill Road was filled for no obvious reason except perhaps in anticipation of ref. 2 and F/2000/2862 approved. It should be noted that the windows listed in (c) above as being on the South side would be partially screened by

the existing conifer hedge. However the hedge is not protected by preservation order and because of its proximity to the side of the Lime 'D' house would be liable to removal thus exposing the adjoining Ravensbourne Drive dwellings to full overview.

7. In general, because none of the existing boundary trees are protected and F/2006/2862 property owners may want to get the most from their small rear garden plots, it is likely that the existing boundary planting will disappear leaving the Ravensbourne Drive properties that have enjoyed nearly 50 years of reasonable privacy exposed to glaring overview. That would simply worsen the already potential severe loss of amenity.

8. When the ref. 2 application was publicised, considerable concern was voiced about the potential traffic hazards likely to arise from the location of the access road to the site and the generation of additional traffic along Butts Hill Road. The Development Control Committee, after a site visit on an appropriate day, was not entirely convinced of the magnitude of the problem as feared by local residents, yet the residents were not alone in their concerns. In fact, concerning the juxtaposition of the proposed access road and the access drive to No. 48 Butts Hill Road the consultant WSP (ref 3) advised Barton Willmore as follows:-

> "1. Access to no. 48 Butts Hill Road is within 2m of the northern radius of the proposed access. Movements into and out of the access may at times coincide with the manoeuvres from the proposed development increasing the risk of possible conflicts. It is good practice to limit where possible the number of accesses / junctions constructed on to a distributor road. An increased frequency of junctions and accesses along a route is likely to increase the number of hold ups and delays to through traffic, increasing the potential for congestion and accidents

> To remove this potential conflict we recommend further investigation is carried out into moving the access of no. 48 onto the access road itself, similar to the treatment of no. 50."

Barton Willmore's response to WSP's concerns as notified to the Planning Officer, Heather Morgan (ref 4) was:-

> "As mentioned to WSP, the retention of the existing access to no. 48 Butts Hill Road is an important element of the project and we have

that with the addition of these control measures our proposals will be acceptable to your Highways Department."

The measures comprised increasing the radii to the entrance to 48 Butts Hill Road, and others which Barton Willmore described as minor.

Perusal of the site layout reveals nothing to substantiate why retention of the existing access to 48 Butts Hill Road is "an important element of the project." On the face of it, and bearing in mind WSP's concern about the inherent dangers of the access, whatever the "important element" may be it seems trivial compared to the dangers warned against in ref. 3.

Regardless of the no. 48 situation however, the burden of WSP's concern applies in equal measure to the proximity of the proposed site access to Ravensbourne Rise, where the problems of traffic flow into and out of the junction at peak times, and increasingly throughout the day, are steadily worsening. This facet of the application should be re-assessed.

9. It is obvious from the F/2000/2562 scenario that the developer has worked considering a serious attempt to produce a scheme likely to gain all round acceptance. Achievement of a layout less obtrusive and hence less likely to attract resistance seems to be of low priority in this instance. That there are environmental and access problems is self evident but it is feasible to design a layout less obtrusive and offensive than the present offering. The 1988 scheme had its own problems but was a reasonable model in this regard. As it is the developer seems indifferent to the impact the current application has on the scheme's neighbours, which is a pity. Under present circumstances I am obliged to maintain my objection to the scheme.

10. In due course you, as Planning Officer, will no doubt be viewing the application site. It seems to me appropriate that the site might also usefully be viewed from this side of the boundary, and you would be welcome to use this address for that purpose.

Yours sincerely

Mr. P. O'Donnell
(M. P. O'Donnell)

6

15-12-00

32 Ravensbourne Drive
Woodley
Reading RG5-4LH

REPLANNING APPLICATION NO. F/2000/2862

PLANNING OFFICER

Dear Sir, I have come to our knowledge that Houses again have been planned for Buttshill Rd, which will extend down behind Ravensbourne Drive and Rochester Avenue. I spend most of my days in the garden, as my husband is disable it is very pleasant for him. we dont very much like the idea of more houses are looking so

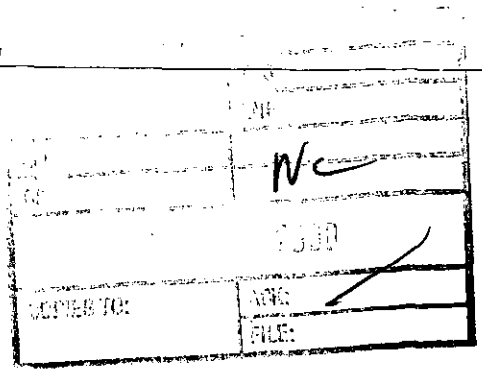
My suggestions why, such a development should not be permitted are as follows

Such a proposal would have detrimental impact upon the character of the surrounding area. The builders have disregard, That Buttshill Rd is a busy through Road, it is bad enough trying to get out from Ravensbourne drive, will an extra Road it will be a danger to drivers, and children, coming from school and going in the morning rush hour the road is so busy, we do not need another Road for entries or exits.

yours Faithfully
Patricia J Wills

Ian Jordan

From: WebComments@wokingham.gov.uk
Sent: 18 December 2000 20:25
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications



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NatureofEmail: Support
ApplicationNumber: F/2000/2862
Correspondent_FullName: Mr D Savage
Correspondent_StreetAddress: 8 Ravensbourne Drive
Correspondent_Address2: Woodley
Correspondent_Town: Reading
Correspondent_County: Berks
Correspondent_PostCode: RG5 4LH
Correspondent_Telephone: 07949376591
Correspondent_Email: dave@ravensbourne.freeserve.co.uk

OBJ
2000/2862

Comments:

RE Planning Application Number: F/2000/2862
Site Address: 48 & 50 Buts Hill Road, Woodley, Reading

Dear Sir

I have recently viewed the plans for the erection of 4 dwellings with garages and construction of estate roads and paths.

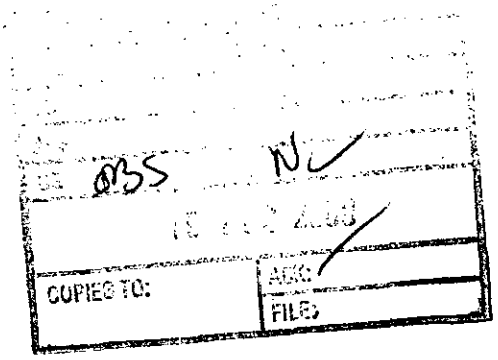
As the rear of my property adjoins the proposed development I am obviously concerned that the development is in keeping with the existing environment, and having two young children the traffic along the Butts Hill Road is also a concern.

According to the plans the hedge and line of conifer trees along the SSE border of the plot are to be retained. If this is the case, and the trees are maintained to the height of 20 feet, I have no objections to the plans. This would maintain the privacy of the rear of my property and, although I will be sorry to see the demise of the oak tree, the retention of the conifers will maintain the pleasant view and preserve the maturing trees which is important for future generations.

Since the proposal is for only four dwellings the impact on traffic in the Butts Hill Road is likely to be minimal, and a crossing has recently been sited on the Butts Hill Road between Ravensbourne Drive and Glendevon Road. However, if there were to be any further backland development, extending this development and increasing the traffic attempting to join the Butts Hill Road, the closeness of Ravensbourne Drive, Glendevon Road and the new estate road will be of concern. I would expect to see some form of traffic calming measures being put in place along this stretch of the Butts Hill Road to reduce the speed in what is supposedly a 30mph zone.

Yours sincerely

D. Savage



28 Ravensbourne Drive
Woodley
READING
RG5 4LH

Date 18th December 2000

Nicola Lake
Planning Officer
Wokingham District Council

Planning Application F/2000/2862 – 48/50 Butts Hill Road

Dear Miss Lake,

This letter is to object to Planning Application F/2000/2862 on the following grounds,

That you have already dismissed this type of plan in November 1988 and again in August 2000. Similar plans to this have been rejected five times. Twice by yourselves, the Wokingham District Development Control Committee, once by the DOE Inspector and twice by the Woodley Town. Council. This new application changes nothing except to replace two semi-detached houses with one detached house, thereby increasing the Mass and footprint of the proposed development. This brings the proposed plan in greater conflict with Policy EN1 of the Berkshire Structure Plan, Policies LH1, LBE1 and LBE of the Loddon Area Plan and Policies WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft 1997).

In detail the new proposed plan is contrary to Policy EN1 of the current Berkshire Structure Plan.

1a. In as much that the proposed development does not have scale, or form, and will have a greater impact on the surrounding area. Also existing tree cover, vegetation, and wild life habitats will be devastated.

1b. Environmental Nuisance
This proposed development would give rise to nuisance to occupiers of the surrounding area. Particularly to the bungalow 46 Butts Hill Road (into which new occupants arrive in January) as part of its garden has been acquired for the purpose of this proposed development. On previous applications the persons in the bungalow would have no objection, as these are relatives of the person in No 48 Butts Hill Road. It is No 48 Butts Hill Road that initiated this development. From January onwards new occupiers arrive at 46 Butts Hill Road and may have an objection to this proposed development. You will notice that one of the reasons why the DOE inspector rejected a similar proposed development in 1988 is the effect such a proposed development would have on the bungalow 46 Butts Hill Road. I quote from paragraph 9 of his rejection The new access would result in the movement of vehicles to the side and rear of 46 Butts Hill Road. This would inevitably result in increased noise and disturbance from headlights. Skipping to the last sentence of the paragraph, "such a development would adversely affect the amenity of adjoining residents, through a loss of privacy and outlook, and increased noise and disturbance." As you know this contravenes Policy WOS3 Principles Paragraph a., particularly to residents on the north side of Ravensbourne Drive. I know of one house on this side of Ravensbourne Drive which is three storeys high

I also quote from the letter of rejection from the DOE inspector dated 11th Now 1988 to a proposed plan which had considerably less mass and footprint than the current proposed plan, " I am concerned at the effect of the proposal on the character of the area. Much of its attractive quality results from the large number of trees in the gardens along Butts Hill Road. Backland development would result in the less of amenity from two sources, i.e. loss of privacy and outlook and disturbance from the new access". As this proposed plan is ribbon development with houses one side of the road and only a fence on the other (which will be subject to abuse), I feel the Inspector's comments highly relevant

In detail, the new proposed plan is also contrary to Wokingham District Local Plan Policy WOS3 principles, paragraph d.

1 In as much as the proposed development will have significant effect on the safety of Butts Hill Road by putting another road entrance into Butts Hill Road. The developers ignored their own consultants on this matter. I quote from a letter from the consultant to Messes Millgate Homes; " the best way to preserve safety along Butts Hill Road is to reduce the number of roads leading into it". This is why the road into Butts Hill Road from Wilmington Close was rejected in the 1960s when the Estate to the South of Butts Hill Road was built. Hence there is no entrance from Wilmington Close onto Butts Hill Road.

In detail the new proposed plan is also contrary to LH1 of the Public Consultation (Draft March 1989)

1. In as much the infilling of green land (see glossary of the Wokingham District Local Plan is a subject to environmental constraint

NOTE--- according to the Glossary in the Wokingham District Local Plan. Greenfield Sites are sites NOT previously used for building development. While a Brownfield Site is land, that has, been previously developed.

I CONSIDER THIS GREENFIELD LAND, land that has not been built on and therefore subject to all constraints and objections that persons outside and inside Wokingham District Council can muster.

In detail the new proposed plan is also contrary to LHB1 of the Public Consultation (Draft March 1989)

1. In as much the proposed development is not appropriate to the character of the area. One house on this site may be but not 4 houses.

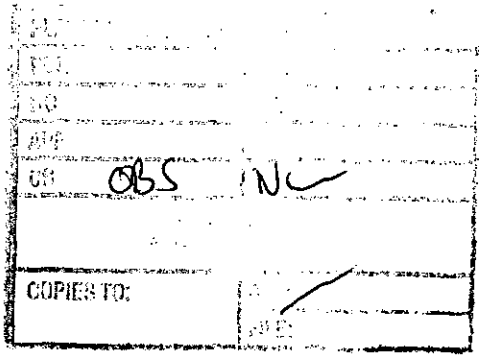
Yours faithfully



P A Redman

Nigel and Ann-Marie Paterson

56 Butts Hill Road ~ Woodley ~ Reading RG5 4NH ~ Berkshire
Fax 0118 9441534 ~ Home Phone 0118 9441534 ~ Email ann-marie.nigel@buttshill.freeserve.co.uk



20 December 2000

Nicola Lake
Case Officer
P.O. Box 157
Council Offices
Shute End
Wokingham
Berkshire
RG40 1WK

Dear Ms Lake

Planning Application: F/2000/2862 - 48-50 Butts Hill Road

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

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

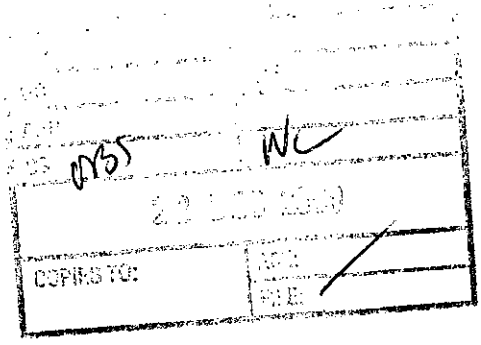
We request that you consider our objections carefully and strongly urge you to refuse planning permission for this proposed development.

Yours sincerely,

A Paterson

Ann-Marie and Nigel Paterson

cc: Woodley Town Council



24 Ravensbourne Drive
Woodley
Reading
Berks
RG5 4LH

Planning Services
PO Box 157
Shute End
Wokingham
RG40 1WR

19/12/00

REF: PLAN NO. F/2000/2862

Dear Sir/Madam

I am writing to inform you of my views regarding the proposed demolition of garage and out buildings at No. 50 and construction of estate road, paths, 4 dwellings with garages and replacement garage – 48 & 50 Butts Hill Road Woodley. My property backs immediately onto the area in which it is proposed that four large detached houses be built.

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

I also have a young son and am extremely concerned about the unacceptably high speed and quantity of traffic that exists on the Butts Hill Road. There have been a number of serious accidents on this road in recent years and I feel that this development will aggravate this situation. I further feel that the positioning of the access road to this development is nothing short of dangerous in its proximity to Ravensbourne Drive especially when account is taken of the speed and volume of traffic already using Butts Hill Road.

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

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

Yours sincerely

T. Thomas

Mr Tregear Thomas

Your Ref. Nicola Lake F/2000/2862

Date 9th December 2000

20, RAVENSBOURNE DRIVE
WOODLEY
READING
BERKSHIRE RG5 4LH

PLANNING SERVICES
PGL
DC
APP
CS 0065 NC
12 DEC 2000
COPIES TO:
ACK:
FILE:

Dear Sir

Re. PLANNING APPLICATION F/2000/2862 - 48 & 50, BUTTS HILL ROAD

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

Earlier this year Wokingham District Council refused a similar planning application. At that time the application was for the erection of two 3 bedroom semi-detached houses and three 4 bedroom detached houses. I enclose for your reference a copy of my letter that set out my objections at that time. In essence this application would have no lesser an impact than the previous failed application. Therefore my earlier comments and objections remain applicable and I would request that you take them into consideration when considering this latest application.

This proposal represents piecemeal development of a back land nature, and such proposals are contrary to the following policies: -

- Policy EN1 of the Berkshire Structure Plan
- Policies LH1, LBE1, LBE2 of the Loddon Area Local Plan
- Policies WOS3, WBE1 of the Wokingham District Local Plan (deposit draft) as modified.

Such a proposal would have a detrimental impact upon the character of the surrounding area.

1. **OVERDEVELOPMENT:** The character of this area will be significantly and irrevocably altered, by creating a density of housing that was never contemplated during the original planning and development of this attractive part of Woodley. This also raises questions concerning the existing infrastructure, in particular the main drainage and sewer system, whether sufficient capacity exists and can it be further loaded without detrimental effect?
   My family has lived here for 34 years. The property was bought largely on the strength of its secluded rear garden and the fact that further development directly adjacent was considered not possible.
   There is absolutely no doubt, that should this development be allowed to go ahead, it would have a fundamental and detrimental impact upon the lives of the people whose properties border the gardens of nos. 48 and 50 Butts Hill Road.

2. **ACCESS**: I would urge you to consider the implication of adding a further road junction in Butts Hill Road: Such a junction would be not only extremely poorly sighted due to the limitation imposed by the adjacent properties, but would also be very close to the Ravensbourne Drive junction. Butts Hill Road is the main route through Woodley from the north to the M4, and is an extremely busy road carrying fast moving traffic. To form yet another road junction along this road would add significantly to the possibility of traffic accidents occurring. It also goes against the views of the developers own highway consultants, who advise "the best way not to increase the number of accidents in Butts Hill Road or any road for that matter is to keep entries and exits to a minimum". Not add another road junction to Butts Hill Road.
   The introduction of an access road from Butts Hill Road would result in disturbance from vehicle headlights using the road at night, and by exposing the rear garden to easy access, a very much-increased risk to the overall security of my property. Furthermore, should this access road be permitted, then the way will be opened to allow the whole of the garden areas to the rear of the many properties on Butts Hill Road to be similarly developed. It is also certain that by allowing this initial development, any further applications will be almost impossible to disallow.

3. **LOSS OF PRIVACY AND AMENITY:** This development would create for me a significant loss of privacy and amenity. Neither the rear of my property, or the garden is overlooked at present, the garden being particularly secluded
   I have a 32-year-old profoundly handicapped son living at home, and who is confined to a stretcher trolley at all times. Such are the nature of his disabilities that he requires very specialised facilities for his wellbeing and personal care. Above all he needs privacy and peace.

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

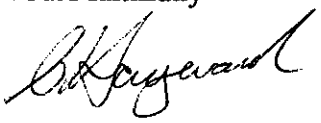
5. **ENVIRONMENTAL:** Another small area of green habitat will disappear, together with the wildlife that it supports. Several large trees will have to be felled in order to make way for this development.

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

The Wokingham District overall plan has always been against such back garden development and a similar planning application made in 1988 was disallowed both by the WDC planning committee and by The Department of The Environment at appeal.

Unfortunately the needs of my son are such that I am personally unable to attend the planning meetings. However I would urge you by this letter, having considered all the facts and the views of the local residents, to refuse this latest application

Yours faithfully



C R Hayward

cc. Woodley Town Council

Ref. Heather Morgan F/2000/0996

Date 9th April 2000

20, RAVENSBOURNE DRIVE
WOODLEY
READING
BERKSHIRE RG5 4LH

Dear Sir

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

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

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

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

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

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

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

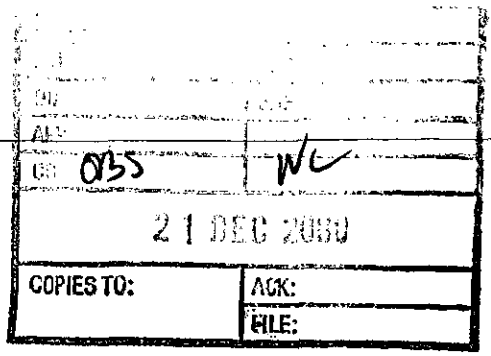
I strongly suggest that there is no requirement or need to build houses in the rear gardens of these properties. There are after all, many well-balanced housing developments under construction locally, all with available housing, and which have been styled and planned to blend acceptably into their surrounding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

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

Yours faithfully

C R Hayward

cc. **Woodley Town Council**



Ian Jordan

From: WebComments@wokingham.gov.uk
Sent: 20 December 2000 13:48
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications

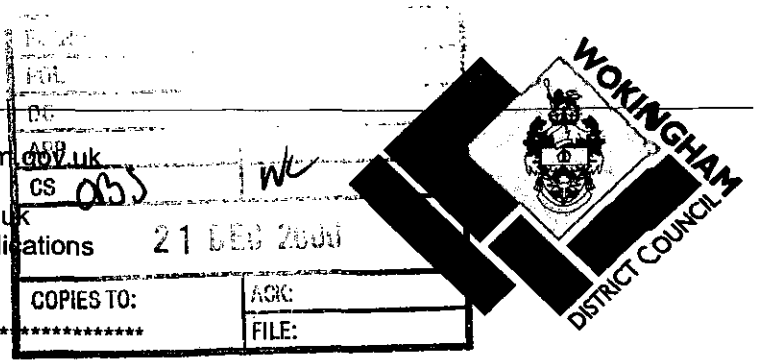
****

OBS
2000/2862

NatureofEmail: Object
ApplicationNumber: F2000/2862
Correspondent_FullName: J H Palmer
Correspondent_StreetAddress: 57 Butts Hill Road
Correspondent_Address2:
Correspondent_Town: Woodley
Correspondent_County: Berks
Correspondent_PostCode: RG5 4NJ
Correspondent_Telephone: 0118 969 1280
Correspondent_Email:

Comments:

I wish to refer to my objection to the previous application [F2000/0996],and repeat the view then stated. The council has an abligation to maintain the safe management of the highway - Butts Hill Road.It is understood the councils highway consultants support this view.



Ian Jordan

From: WebComments@wokingham.gov.uk
Sent: 20 December 2000 15:22
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications

****

NatureofEmail: Object
ApplicationNumber: F/2000/2862
Correspondent_FullName: Mr Tregear Thomas
Correspondent_StreetAddress: 24 Ravensbourne Drive
Correspondent_Address2:
Correspondent_Town: Woodley
Correspondent_County: Berkshire
Correspondent_PostCode: RG5 4LH
Correspondent_Telephone: 0118 9628765
Correspondent_Email: trig.thomas@ntlworld.com

Comments:

Dear Sir/Madam

I am writing to inform you of my views regarding the proposed demolition of garage and out buildings at No. 50 and construction of estate road, paths, 4 dwellings with garages and replacement garage - 48 & 50 Butts Hill Road Woodley. My property backs immediately onto the area in which it is proposed that four large detached houses be built.

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

I also have a young son and am extremely concerned about the unacceptably high speed and quantity of traffic that exists on the Butts Hill Road. There have been a number of serious accidents on this road in recent years and I feel that this development will aggravate this situation. I further feel that the positioning of the access road to this development is nothing short of dangerous in its proximity to Ravensbourne Drive especially when account is taken of the speed and volume of traffic already using Butts Hill Road.

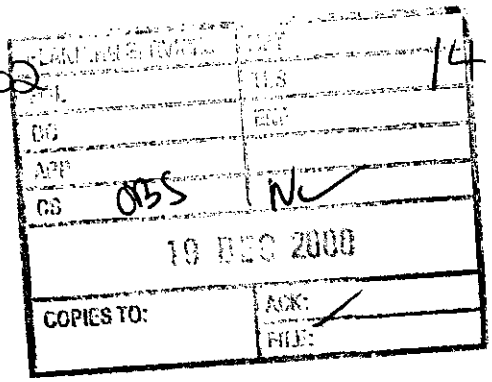
Whilst I feel most strongly about the need to protect the environment from over development I also feel that one of the most important environments to protect is that in which we live. Whilst my garden and those surrounding it are often referred to as "brown field" sites to us they are our home and as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

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

Yours sincerely

Mr Tregear Thomas

F/2000/2862



14 Ravensbourne Dr
WOODLEY
Reading
RG5 4LH

16.12.00

Dear Sir,

I was horrified to discover that another planning application have been put to Wokingham District Council for houses to be built to the rear of 48/50 Butts Hill Road.

I believe the concerns I voiced this summer over the previous (rejected) planning application still apply.

I am totally against this type of in-fill development & believe it would have a detrimental impact upon my neighbourhood.

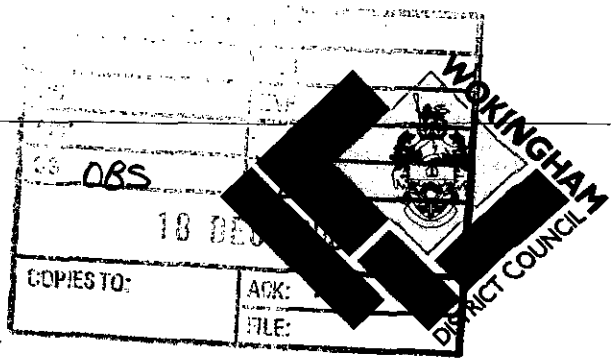
I also understand such a proposal is contrary to Policy ENV1 of the Berkshire Structure Plan & Policies

LH1 LBE1 & LBE2 of the Loddon Area Local Plan as well as Policies WOS3 & WBE1 of the Wokingham District Local Plan (Deposit Draft).

I trust you will once again listen to the concerns of local residents & will reject this planning application.

Yours faithfully
S Faulkner

S. & J. FAULKNER.



Ian Jordan

From: WebComments@wokingham.gov.uk
Sent: 17 December 2000 19:38
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications

****

OBS
2000/2862

NatureofEmail: Object
ApplicationNumber: F/2000/2862
Correspondent_FullName: Ian Harrison
Correspondent_StreetAddress: 64 Tippings Lane
Correspondent_Address2:
Correspondent_Town: Woodley
Correspondent_County: Berkshire
Correspondent_PostCode: RG5 4RY
Correspondent_Telephone: 0118 944 2795
Correspondent_Email: harrisons.woodley@virgin.net

Comments:

We are currently negotiating to purchase 46 Butts Hill Road, hoping to move in during January. The above application - linked to 48 & 50 - will also impact on 46.
We object to the application because of:
- reduced privacy in the rear garden. A major attraction of the property is the fact that it is not overlooked in any way.
- the general outlook will not be as attractive.
- increased activity, of both traffic & people. Increased traffic flow on to Butts Hill Road will also be a problem.
- the development is cramped, in what are essentially back gardens.
- mature trees will be lost.

8.

30, Ravensbourne Drive

Woodley

Reading

RG 5 4LH

10th December 2000

PLANNING SERVICES
FOR
APP
CS DRS NL
16 DEC 2000
COPIES TO: ACK
FILE

From Rev. T.E.F. Coulson

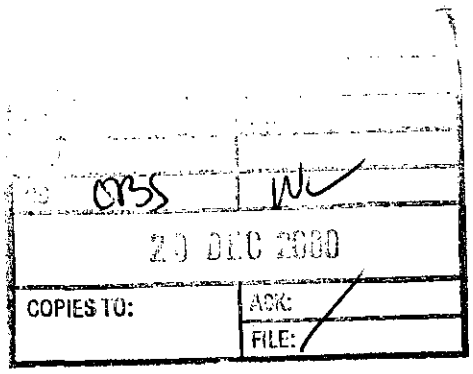
Dear Sir,

Planning Application no. F/2000/2862

I wish to protest against the above planning application to erect 4 dwellings with garages and construct estate roads and paths at 48 & 50 Butts Hill Road, Woodley. I object because this would make another exit into Butts Hill Road which is already a very busy road. The danger of accidents would be increased.

Yours faithfully

T.E.F. Coulson



Mrs P A Livesey
4 Rochester Avenue
Woodley
Reading
RG5 4NA

Tel: 0118 9618017

17th December 2000

Miss N Lake
Planning Services
Environmental Services Dept
Wokingham District Council
Shute End
Wokingham
RG40 1WR

Dear Miss Lake,

Planning Application F/2000/2862

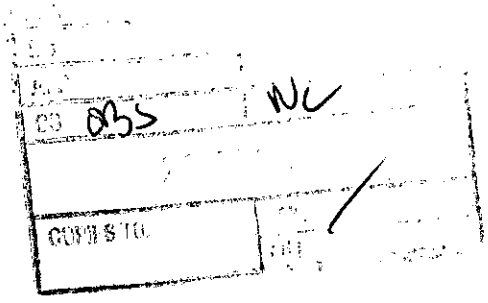
I am writing to comment on the above application, which I object to for the following reasons –

- This is very similar to Application F/2000/0996 that was recently rejected. In view of this I do not see how this application could be approved.
- The proposal would have a detrimental impact on the character of the surrounding area.
- The proposal is contrary to Policy EN1 of the Berkshire Structure Plan and Policies LH1 LBE1 and LBE2 of the Loddon Area Local Plan and Policies WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft) as Modified.
- The development would be out of character with the surrounding area, which comprises houses, which are at least 40 years old, all of which are laid out on spacious plots.
- It would be dangerous on highway grounds as there would be an additional road junction very close to Ravensbourne Drive. In addition Millgate Homes have disregarded their highway consultants who informed them that entries to Butts Hill Road should be kept to a minimum to avoid an increase in accidents.
- Should this application be successful it could open the door for similar applications in other large gardens in the area which could destroy the character of this part of Woodley. It would appear from the plans that the developers have laid out the site in such a way that they could extend into the other gardens along Butts Hill Road at some stage in the future.

Yours faithfully

P. Livesey

Mrs P.A.Livesey



John Willcocks

4 Rochester Avenue
Woodley
Reading
RG5 4NA

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

17th December 2000

Miss N Lake
Planning Services
Environmental Services Dept
Wokingham District Council
Shute End
Wokingham
RG40 1WR

Dear Miss Lake,

Planning Application F/2000/2862

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

- This is very similar to Application F/2000/0996 that was recently rejected. In view of this I do not see how this application could be approved.
- The proposal would have a detrimental impact on the character of the surrounding area.
- The proposal is contrary to Policy EN1 of the Berkshire Structure Plan and Policies LH1 LBE1 and LBE2 of the Loddon Area Local Plan and Policies WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft) as Modified.
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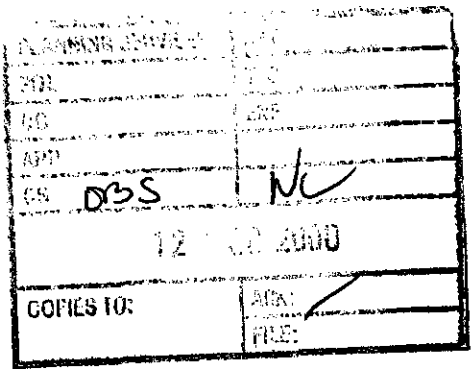
- It would be dangerous on highway grounds as there would be an additional road junction very close to Ravensbourne Drive. In addition Millgate Homes have disregarded their highway consultants who informed them that entries to Butts Hill Road should be kept to a minimum to avoid an increase in accidents.
- Should this application be successful it could open the door for similar applications in other large gardens in the area which could destroy the character of this part of Woodley. It would appear from the plans that the developers have laid out the site in such a way that they could extend into the other gardens along Butts Hill Road at some stage in the future.

Yours faithfully

John Willcocks

Tel: 0118 969 4031

61 Butts Hill Road
Woodley
Reading
Berkshire
RG5 4NJ



December 6, 2000

Mr J Mitchell
Development Control Manager
Environmental Services Department
P.O. Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Re: Application Number F/2000/2862

Dear Mr Mitchell

We write in connection with the above planning application reference. In particular we would like to voice our concerns over it bringing into being yet another side road entering on to Butts Hill Road with an attendant serious increase in traffic hazards.

Living where we do we are acutely aware of both the volume and the speed of traffic on the straight section of Butts Hill Road between Glendevon Road and Western Avenue. In recent times our impression has been one of greatly increased traffic speed and volume particularly with regard to HGVs, many of which come from the A4 and ignore both weight restrictions on the railway bridge at Western Avenue and existing speed limits. We are aware of several incidents in this section of the road and several near accidents at the pedestrian controlled crossing where motorists, almost certainly exceeding the 30mph limit, have failed to stop at a red light even when children have actually been on the crossing. In the few months since the initial proposal for this development was submitted (F/2000/0996) and rejected, our impression is that the existing traffic hazards have worsened significantly. There is already an existing, obvious and emphatic need for traffic control and calming on this section of this very busy road in to and out of Woodley.

The proposed development would add significantly to this existing traffic management requirement. It would necessitate a third road intersection in a 200 metre section that already has two intersections and a pedestrian controlled crossing further complicated by the presence of a GPO pillar box, a Reading Transport 'bus stop and a BT telephone kiosk. Of the two existing busy junctions one is on the 'bus route and the other has considerable housing feeding its use. In the case of this latter it is also heavily used by school children from three local schools. We feel that the presence of this third intersection would lead to a significantly increased accident potential.

The proposed development also substantially changes the nature of this area of Woodley and constitutes piecemeal development that is contrary to defined policies in County, Area and Council Structure Plans.

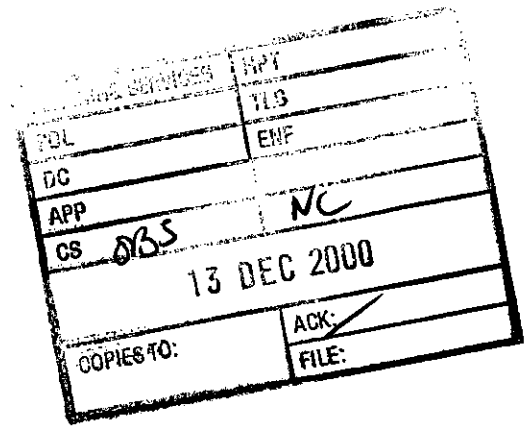
We feel that the development should be rejected again predominantly on the grounds that it includes no provision for traffic management either to reduce the existing accident risk nor to minimise its own impact in increasing such risks.

Yours sincerely,

Christine M. Bradshaw.

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

10 Rochester Avenue
Woodley
Reading
Berks
RG5 4NA



9 December 2000

Dear Sir

Re: Planning Application F/2000/2862 – 48 & 50 Butts Hill Rd, Woodley

With reference to the above application, we wish to register our objections to this development, our reasons being:

- Similar applications were refused by Wokingham District Council and at appeal in recent times.
- We believe the development to be out of character to the surrounding area.
- We feel that this would be an over development of the area in question.
- If permission was granted for this particular development, it could set a precedent for further applications for similar developments in other large gardens in Butts Hill Road.
- And most importantly the access road to the development would create a potential hazard, as the new junction would be close to the existing junction of Ravensbourne Drive and Butts Hill Road, which is already busy and dangerous.

We trust that you will note and consider our objections when making your decision regarding this application.

Yours faithfully

Ian & Andrea Smith

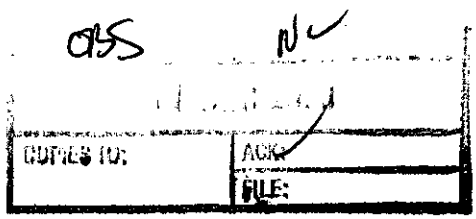
Development Control Manager
Wokingham District Council
Environmental Services Department
Planning Services
PO Box 157
Shute End
WOKINGHAM
RG40 1WR

52, Butts Hill Road
Woodley
Berkshire
RG5 4NH

7 December 2000

Your ref: Nicola Lake
F/2000/2862

Wokingham District Council
Environmental Services Department
Planning Services
PO Box 157
Shute End, Wokingham
RG40 1WR



Dear Sirs.

Application Number F/2000/2862

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

Proposal Proposed erection of 4 dwellings with garages and construction of estate roads and paths plus garage at no 50. Demolition of existing garage and outbuildings at no 50.

We are writing once again to object most strongly to the above amended development. As before we are immediate neighbours of the proposed development and if this application is granted would have a devastating effect on our lives. Our reasons for you not granting planning consent are as follows:

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

2. The proposal represents piecemeal development of a backland nature and would have a detrimental impact upon the character of the surrounding area and would be the tip of the ice-berg with further applications for development in the rear gardens of other properties down Butts Hill Road creating even more traffic flowing into Butts Hill Road.

3. It is only August that a similar application was refused.

4. What is going to happen to all the lovely trees that run along our boundary, if they were to go where would the squirrels live.

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

Yours faithfully,

Mr M V & Mrs E M Dyer

By Hand 5/01/2001.

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS OMS	NV
05 JAN 2001	
COPIES TO:	ACK:
	FILE:

28 RAVENSBOURNE DRIVE
WOODLEY
READING
RG5 4LH

TEL.0118 969 2834

4th January 2001

F/2000/2862

48-50 Butts Hill

Dear Miss Lake,

I enclose another copy of the Petition raise for the previous proposed development which was rejected on Wednesday `9th July 2000 by the Development Control Committee.

The reason why I bring this Petition to your attention is I believe the petition was completely ignored by the last planning officer or the planning officer misread it.

The Petition still holds good for this proposed development.

The petition is NOT for the rejection of this or the last proposed development but gives concern for the potential to carry the road on up between gardens in Rochester Avenue and gardens of Butts Hill Road. I know future extension of the Road would require planning permission and the road would have to be widened. If current plans were passed without modification (and only if), a precedent would have been created; thereby causing difficulty for you or the Planning Committee to reject future plans to extent the road.

If the current proposed development was amended to turn plot 4 the last house on the road 90 degrees. This would stop any road extension and the concern of the 20 houses signing the petition would be alleviated. Further benefits of turning the last house 90 degrees are: -

1. The house would not overlook existing properties
2. More space around the house, as the house would now sit on part of the road.
3. The house will now have a East/West aspect

I know plans can be amended on advice of the planning officer as these plans have been amended many times.

Hope you had an excellent Christmas and may you have a very happy New Year.

Yours sincerely

Peter Redman

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS MBS	NV
12 DEC 2000	
COPIES TO:	ACK:
	FILE:

[redacted]

10-12-00

Dear Sir or Madam,

APPLICATION NO: F/2000/2862

SITE ADDRESS 48+50 BUTTS HILL RD

WOODLEY.

I must express my objection to the above proposed development.

My chief objection is with regard to the construction of an estate Rd at the site address.

The road would enter and exit upon an already very busy traffic thoroughfare.

This area of Butts Hill Rd is a lengthy stretch of straight road upon which very many motorists travel much faster than the regulatory speed limit, despite Police surveillance and

controls.

I can only envisage more traffic problems with the possibility of an increase in accident figures if this scheme proceeds.

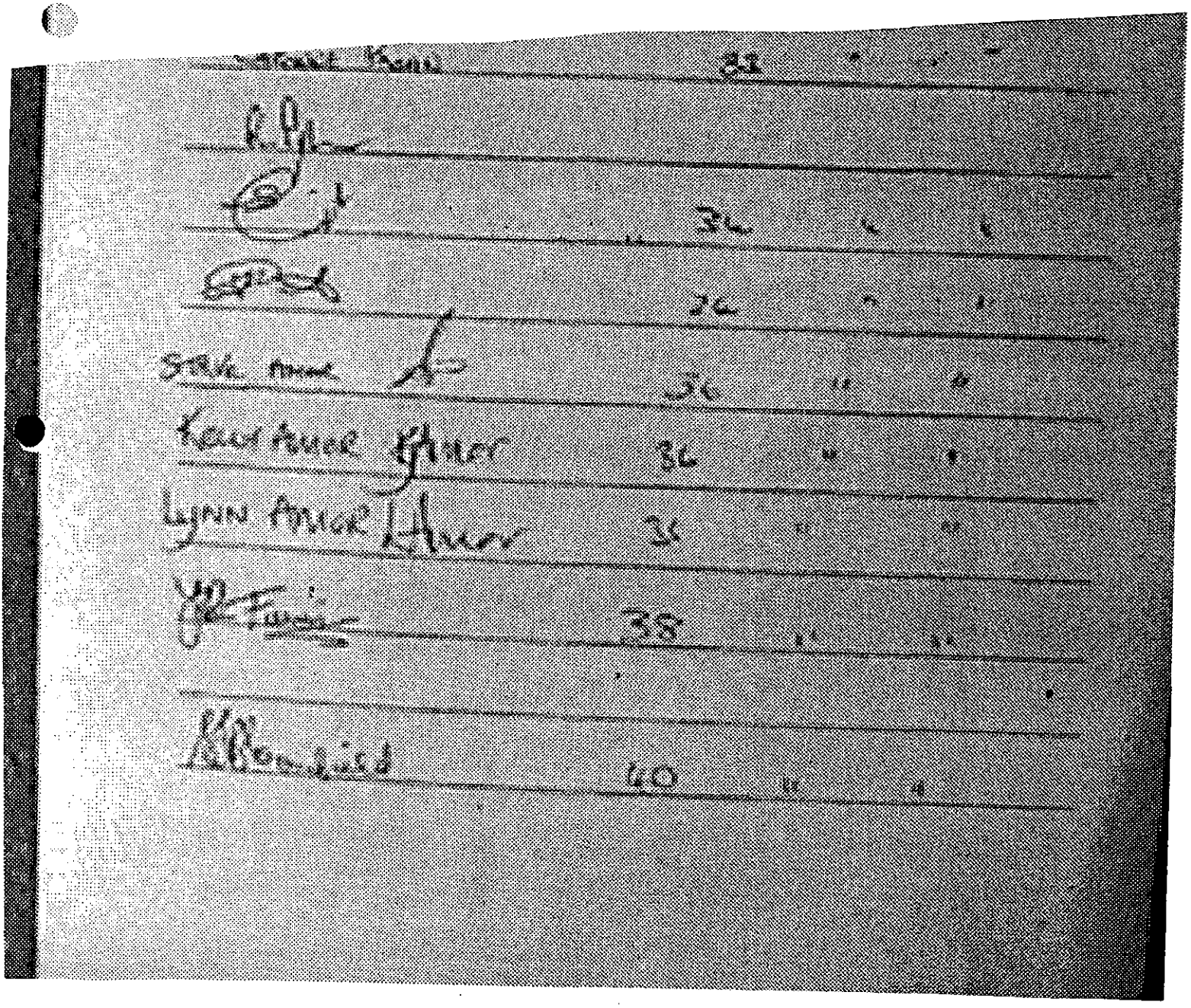
Yours faithfully

John Bolus.

Petition **Date April 2000**

We, the undersigned, object to the proposed mini estate comprising 4 houses, (Planning Application F/2000/2862) between Ravensbourne Drive and Butts Hill Road Woodley because the potential is there for ribbon development between houses in Rochester Avenue and Butts Hill Road.

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



Petition **Date April 2009**

We, the undersigned, object to the proposed mini estate comprising 4 houses, (Planning Application P/2000/08/OUT) 2/12 between Ravensbourne Drive and Butts Hill Road Woodley because the potential is there for ribbon development between houses in Rochester Avenue and Butts Hill Road.

Name.....Address – Rochester Avenue–

Mr Sael M Bond 44 Rochester Ave 12

Tom Dawkins 46

Douglas Hobson Dawkins 48

Rob Ryan 42

Petition **Date April 2000**

We, the undersigned, object to the proposed mini estate comprising 4 houses, (Planning Application P/2000/[illegible]2261) between Ravensbourne Drive and Butts Hill Road Woodley because the potential is there for ribbon development between houses in Rochester Avenue and Butts Hill Road.

Name	Address – Rochester Avenue –
[illegible]	5 Rochester
[illegible]	[illegible]
[illegible]	10 Rochester
[illegible]	15 Rochester Ave
[illegible]	20 "
[illegible]	25 "
[illegible]	42 "
[illegible]	11 "
[illegible]	28 "
[illegible]	30 Rochester Ave

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 11 JULY 2001 FROM 7.00 PM TO 10.30 PM

Present: Mr KA Malvern (Chairman), Mrs JA Lissaman (Vice-Chairman), Mr MJ Bryant, Mr RH Cundy, Mr TP Dredge, Mr JL Earnshaw, Mrs MA Long, Mrs M Robertson and Mr ND Rose.

Also present under Standing Order 39:- Mrs P Bray, Mr G Cowan, Mr A Pollock and Mr D Swindells

PART I

20. MINUTES

Subject to the following amendment, the Minutes of the meeting of the Committee held on 20 June 2001 were confirmed as a correct record and signed by the Chairman:-

Minute 11 – Application No. 2001/3616 – After the second paragraph, add the words "Members commented on the impact that this dwelling would have on the area of outstanding landscape importance and the street scene".

21. APOLOGIES

Apologies for absence were submitted from Mr. SR Conway and Mr. AJ Ross.

22. ORDER OF BUSINESS

RESOLVED: That the order of business detailed on the agenda be varied.

24. APPLICATION NO: 2001/2862, PROPOSED ERECTION OF 4 DWELLINGS WITH GARAGES AND CONSTRUCTION OF ESTATE ROADS AND PATHS PLUS GARAGE AT NO. 50, DEMOLITION OF EXISITING GARAGE AND OUTBUILDINGS AT NO. 50, 48 & 50 BUTTS HILL ROAD WOODLEY, FOR MILLGATE HOMES

The Committee considered a report about this application set out on Agenda pages 214 to 238 .

Members noted additional comments which had been received in relation to revised proposals which had been submitted.

Mr. Thomas, a local resident attended the meeting and spoke in opposition to the proposal.

Mr Vernon, the applicant's agent, attended the meeting and spoke in support of the application.

Members expressed concern that, whilst the present proposals provided for a

reduction of 1 dwelling from the application previously refused, this did not represent such an improvement that it would be considered for approval.

RESOLVED: That Application No 2000/2862 be refused on the following grounds:-

1. The proposal would result in piecemeal development of a backland nature in an area characterised by substantial gardens and the loss of Silver Birch trees due to the access, which would have a detrimental impact upon the character of the surrounding area.

2. The number of units and their siting represent a cramped form of development constituting over development of the site.

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

APPEAL BY: **Nick Jackson Esq**
SITE: **48-50 Butts Hill Road, Woodley**
APPLICATION NO.: **2862**
PROPOSAL: **Proposed erection of 4 dwellings with garages & construction of estate roads & paths plus garage at number 50. Demolition of existing garage & outbuildings at number 50.**

LIST OF PERSONS CIRCULATED WITH NOTICE OF APPEAL

District Councillor(s) for Coronation

Mr T P Dredge

Mr M J Lennard

Mr T D McCann

Clerk(s) of Parish / Town Council of Woodley

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

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

Environmental Design, WDC

Environmental Health, WDC

Environment Agency, Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU17 7SQ

Applicationo	Name & Address
F/2000/2862	Mr & Mrs M Dyer 52 Butts Hill Road Woodley RG5 4NH
F/2000/2862	Mr & Mrs J Bolus 67 Butts Hill Road Woodley RG5 4NJ
F/2000/2862	C R Hayward 20 Ravensbourne Drive Woodley RG5 4LH
F/2000/2862	A & C Bradshaw 61 Butts Hill Road Woodley Reading Berks RG5 4NJ
F/2000/2862	I & A Smith 10 Rochester Avenue Woodley RG5 4NA
F/2000/2862	P J Wills 32 Ravensbourne Drive Woodley RG5 4LH
F/2000/2862	Mrs P Livesey 4 Rochester Ave Woodley RG5 4NA
F/2000/2862	J Willcocks 4 Rochester Avenue Woodley RG5 4NA
F/2000/2862	S & J Faulkner 14 Ravensbourne Drive Woodley RG5 4LH
F/2000/2862	W O'Donnell 16 Ravensbourne Drive Woodley RG5 4LH
F/2000/2862	D Savage 8 Ravensbourne Drive Woodley RG5 4LH

F/2000/2862
Mr P Redman & Petition
28 Ravensbourne Drive
Woodley
RG5 4LH

F/2000/2862
Rev. Coulson
30 Ravensbourne drive
Woodley
RG5 4LH

F/2000/2862
Ian Harrison
64 Tippings lane
Woodley
RG5 4RY

F/2000/2862
Mr & Mrs M Mathews
22 Ravensbourne Drive
Woodley
RG5 4LH

F/2000/2862
J H Palmer
57 Butts Hill Road
Woodley
RG5 4NJ

F/2000/2862
Mr T Thomas
24 Ravensbourne Drive
Woodley
RG5 4LH

F/2000/2862
A & N Paterson
56 Butts Hill Road
Woodley
RG5 4NH

F/2000/2862
WP O'Donnell
16 Ravensbourne Drive
Woodley
READING
Berkshire
RG5 4LH

F/2000/2862
Mr D and MRS M Charles
'The Fairway'
42 Butts Hill Road
Woodley
READING
Berkshire
RG5 4NH

F/2000/2862
Mrs C A Bennett
8 Rochester Avenue
Woodley
Reading
Berks
RG5 4NA

F/2001/2862	Ian and Andrea Smith 10 Rochester Avenue Woodley Reading Berks RG5 4NA
F/2001/2862	Ian and Kerry Harrison Glengarth 46 Butts hill Road Woodley Berks RG5 4NH
Application refused	Letter sent 17/07/01

IN THE MATTER OF AN APPEAL BY

MILLGATE HOMES

UNDER SECTION 78 OF THE TOWN & COUNTRY PLANNING ACT 1990

LOCAL PLANNING AUTHORITY STATEMENT OF CASE

1.0 Introduction

This appeal is against the refusal of the Wokingham District Council, the Local Planning Authority (Ipa) to grant planning permission at Nos. 48 and 50 Butts Hill Road, Woodley for the erection of four dwellings with garages and construction of estate roads and paths plus garage at No. 50 including the demolition of the existing garage and outbuildings at No. 50. The application was made on 21 November 2000 and was for full planning permission for the development shown in the accompanying drawings 3469/01C,9522/01/J, 9522/11A, 9522/12A, 9522/13, 952214, 952215, 952216. The application was recommended for approval by officers, but refused by the Ipa Development Control Committee on 21 March 2001 for the following grounds:

a) The proposal represents piecemeal development of a backland nature in an area characterized by substantial rear gardens. The proposed access would result in the loss of a number of silver birch trees which contribute positively to the character. As a result the development would have detrimental impact upon the character of the surrounding area. As such, the proposal is contrary to policy EN1 Of the Berkshire Structure Plan, policies LH1, LBE1 and LBE2 of the Loddon Area Local Plan and policies WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft) as modified.

b) The proposal, by reason of the number of units and their siting represents a cramped form of development constituting overdevelopment of the site. It would have a detrimental impact upon the character of the area. As such, the proposal is contrary to policy EN1 of the Berkshire Structure Plan, policies LH1, LBE1 and LBE2 of the Loddon Area Local Plan and policies WOS3 and WBE1 of the Wokingham District Local Plan.

2.0 The Appeal Site

The appeal site relates to the side and rear garden area of Nos. 46,48 and 50 Butts Hill Road, Woodley. Butts Hill Road is a residential road comprising of substantial sized houses set behind generous front gardens and drives. The area is a desirable residential area consisting mainly of detached properties, set within the identified settlement of Woodley.



3.0 Planning History

There have been three relevant planning applications within the area. The first was an outline application (O/30866) for a dwelling to the rear of num,ber 46, 48, which was refused planning permission in 1967. A second application (29444) was also refused permission 1988. This application was for the erection of three detached dwellings with garages. The grounds for refusal were impact on neighbouring dwelling, junction

substandard, and inadequate service vehicle turning on site. An appeal against the refusal of planning permission was later dismissed on appeal.

Finally an application was submitted for planning permission for the erection of 5 dwellings on the land to the rear of 46,48 and 50. The application was refused permission by the Development Control Committee of the 19 July 2000, on the following three grounds; 1. that the proposal would result in piecemeal development of a backland nature in an area characterized by substantial gardens and the loss of Silver Birch trees due to the access, which would have a detrimental impact upon the character of the surrounding area. 2. That the number of units and their sitting represented a cramped form of development constituting overdevelopment of the site and 3. That the siting of the units would result in overlooking and loss of privacy to the detriment of the residential amenity of the occupants in Ravensbourne Drive.

The proposed development is an amendment of the previously refused scheme. The posposed access road would be located between the existing dwellings on number 48 and 50, resulting in the demolition of number 50's existing garage and outbuilding. Some of the rear garden area of numbers 46 and 48 would be used to locate three detached dwellings and part of the rear garden area of number 50 would be used to a site a single four bed detached dwelling. This has been revised since the previous application which showed the rear of No. 50 occupied by a pair of semi detached dwellings. The alteration to the proposed scheme accounts for the reduction in the proposed number of dwellings from 5 to 4. There would be 3 four-bed and one three-bed dwellings.

4.0 **Issues raised by the Refusal Notice**

As noted above, the issues raised by the lpa's refusal concern local plan policy issues. Firstly that this particular development is unacceptable in detail. The proposals c onstitutes a piecemeal form of development which runs counter to policy EN1 of the Berkshire structure plan.

Berkshire structure plan policy EN1 states that:

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

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

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

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

iv. special attention will be paid to the maintenance and improvement of the character of town and village centers;

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

The appeal proposals is further contrary to Local Plan policies LH1, LBE1 and LBE2 of the Loddon Area Local plan and policies WOS3 and WBE1 of the Workingham District Local Plan (Deposit Draft) as modified.

5.0 The appellant has sought to argue that as the proposal provides for the re-use of previously developed land for housing purposes within the defined urban area of Woodley it should therefore be considered by the 1pa as an acceptable form of development. The 1pa cannot merely support a proposal on the sole preference of its site location been within a defined urban area, ignoring all other local plan policy considerations. Whilst the 1pa accepts that in principal developing housing in existing large rear residential gardens may be an acceptable form of development, in this particular case it views the intrinsic piecemeal nature of the appeal proposal as resulting in demonstrable harm that the appellant's could not overcome.

A comprehensive development scheme would have potentially overcome these problems. What the 1pa is presently faced with is a development scheme which is not comprehensive and fails to address the following concerns:

a) The appeal proposal's access route would result in the loss of a number of silver birch trees, a deteriment to the character of the surrounding area's visual amenities.

b) The piecemeal nature of the development scheme combined with the large size of the proposal dwellings would result in a visually cramped form of development and consequently overdevelopment of the site.

The lpa considers that these features could be appropriate in a more densely built-up urban street, where piecemeal developments may seem less unattractive where terraces may predominate. In an area with a fairly open character such a proposal is far more less acceptable. The loss of trees and the cramped form of development would be unacceptably harmful to the pleasant appearance of what may be essentially seen as a leafy suburban lane.

Overall the appeal proposals would not improve the appearance of their surroundings nor would they incorporate existing landscape features. Consequently they would not accord

b) The piecemeal nature of the development scheme combined with the large size of the proposal dwellings would result in a visually cramped form of development and consequently overdevelopment of the site.

The lpa considers that these features could be appropriate in a more densely built-up urban street, where piecemeal developments may seem less unattractive where terraces may predominate. In an area with a fairly open character such a proposal is far more less acceptable. The loss of trees and the cramped form of development would be unacceptably harmful to the pleasant appearance of what may be essentially seen as a leafy suburban lane.

Overall the appeal proposals would not improve the appearance of their surroundings nor would they incorporate existing landscape features. Consequently they would not accord with the relevant policies of the development plan or Government Policy. The presumption embodied in section 54A of the 1990 Act should therefore apply. This is sufficient reason on its own to withhold planning permission.

For the purposes of section 54A of the 1990 Act the development plan comprises the Berkshire structure plan 1991-2006 and the Loddon Area Local Plan 1995 and the Wokingham District Plan Deposit Draft (as amended) February 2000. These documents should therefore carry a great deal of weights and the appeal should be determined in accordance with the objectives of local planning policy.

6.0 The appellant sought agreement from the lpa to have two further appeals on the same site combined with the subject of this current appeal

The 1pa held no objection to this request and agreed to have the following two planning applications referenced respectively as follows: lpa application no: F/2001/4541 and lpa application no: F/2001/4573 been combined with the current appeal.

Application referenced F/2001/4541 is the same as the original plans that were submitted on application F/2000/2862, but do not include the subsequent alteration made on application F/2001/4541, which block any future access to the remaining adjoining gardens. Therefore the current access road on this application would terminate in a turning head. All other aspects of the development would remain unchanged. The proposed access road would be located between the existing dwellings on number 48 and 50, resulting in the demolition of number 50's existing garage and outbuilding. The land to the rear of number 46 and the rear garden area of number 48 would be used to locate three detached dwellings and part of the rear garden area of number 50 would be used to site a four bed detached dwelling. There would be 3 four- bed and one three-bed dwellings.

The application proposal was recommended for approval by officers but refused planning permission by the lpa on the 24th October 2001 for the following reasons:

1. The proposal represents piecemeal development of a backland nature in an area characterised by substantial rear gardens. The proposed access would result in the loss of a number of silver birches which contribute positively to the character. As a result the development would have detrimental impact upon the character of the surrounding area. As such , the proposal is contrary to policy EN1 of the Berkshire Structure Plan, policies LH1, LBE1 and LBE2 of the Loddon Area Local Plan and to policies WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft) as modified.
2. The proposal, by reason of the number of units and their siting represents a cramped form of development constituting overdevelopment of the site. It would have a detrimental impact upon the character of the area. As such, the proposal is contrary to policy EN1 of the Berkshire Structure Plan, policies LH1, LBE1 and LBE2 of the Loddon Area Local Plan and to policies WOS3 and WBE1 of the Wokingham District Local Plan.

Although the site is-in an area which would be designated, as previously used land as it is currently garden area and the principal of development may be acceptable in principal, the development schemes resultant effect, as clearly pointed by the second reasons for refusal shows that the appeal proposal are in conflict with policy and could not be reasonably supported. The surrounding dwellings and the piecemeal nature of the proposed development indicate a cramped form of development. The appellant has not taken into full consideration the reasons for the first refusal and is justifiably given another refusal. The first refusal provided an opportunity for the appellant to enhance the second submission's usefulness by addressing the issues that were causing harm to the lpa interest of acknowledged importance.

The second submission's proposal runs counter to established policies and the appeal should be dismissed.

The application with the lpa reference F/2001/4573 is for the erection of 8 additional dwellings. The proposed development would create a terrace row of four two bedroom dwellings located on the furthest north area of the site, which backs on to the rear gardens of numbers 2 and 4 Rochester Avenue and two sets semi-detached dwellings, each with three bedrooms. One set of the semi-detached dwellings would be located on the land to the rear of number 50 Butts Hill Road, while the second pair would be located to the rear of number 48 on land which backs onto number 22 to 26 Ravensbourne Drive.

The proposed dwellings would again be accessed via a road that would pass between numbers 48 and 50, resulting in the demolition of number 50's garage and outbuildings. The access road would not be terminated by a structure and would end in a turning head.

The appellant's third submission was again refused planning permission on the 24th October 2001 on the same grounds as the first and second applications reasons for refusal. The third submission again does not present the lpa with sympathetic alterations that satisfies the lpa. Butts Hill Road is an area that has a pleasant established atmosphere, formed by mostly substantial detached dwellings occupying generous plots within a mature and very well landscaped setting the majority of houses have not been subjected to forms of backland development. The third development proposals does not harmonise with its surroundings and indicates a new development that does not complement or improve the amenity and character of the area. With the third submission there is a degree of emphasised grandeur so out of place which merits a rejection. The proposal as a whole would cause the loss of rear gardens which have a function in enhancing the quality of the living environment and therefore conflicts with policies of the lpa and the objectives of PPG3.

7.0 In accordance with the presumption embodiedin section 54A of the 1990 Act the appeal should dismissed as it conflicts with policies of the lpa.

The proposed development would create 3 four-bed and one three-bed dwellings. Therefore the proposed development would not provide smaller dwelling accommodation. However the size of the dwellings are comparable to those within the surrounding area and in the light of recent appeal decisions relating to small sites of this nature, it is considered that in the light of recent appeal decisions, that a refusal could be substantiated on the basis of housing mix or density.

B. Impact upon the residential amenity of the neighbouring dwellings.
The previous scheme was refused planning permission on three grounds. The third ground for refusal was that by virtue of the proposed siting of the units, the development would result in overlooking and loss of privacy to the detriment of the residential amenity of the occupants of Ravensbourne Drive. The proposed development would have a similar layout to that of the previous scheme but with a number of amendments. The three dwellings shown to be located across the rear of the site would be located a minimum of 14m from the rear boundary of the site and a minimum of 33m from the rear of the nearest dwelling in Ravensbourne Drive. This would be the same relationship as the previously refused scheme.

The main alteration to the proposed development is the replacement of the proposed pair of semi-detached dwellings with a single detached four-bed dwelling. The proposed dwelling would be located a minimum of 15.4m from the rear boundary fence and a minimum of 31m from the rear of the closest dwelling. This is an increase of 3.3m in distance to the rear boundary and 6m to the nearest dwelling. There has also been an increase in the distance from the side of the proposed dwelling and the side boundary from 4.2m to 6.6m. It is this increase in the gap to the side boundary which accounts for the greater increase in the distance to the nearest dwelling.

Therefore the proposed development would not overshadow, overlook or overbear. Hence there would be no significant detrimental impact upon the residential amenity of the neighbouring dwellings. As such the proposed development would be in accordance with the policies of the district's development plans.

C. Impact upon the character and appearance of the surrounding area.
The proposed development would result in the removal of a number of trees from the site. However the landscape officer is satisfied that the 4 Silver Birch and 1 Cherry Tree which are shown for removal are poor quality and of little long-term value. The plans also show the location of a protective fence which would surround the trees to the rear of the site. The landscape officer considers these details to be acceptable on the condition that the area within the fencing is not intruded upon and that no work should be carried out within these area without first gaining approval in writing from the Local Planning Authority.

The area to the north of the application is characterised by detached dwellings located well within substantial garden areas, which continue back from the dwellings for approximately 65m. However the garden areas of number 46, and dwellings 52 through to 58 are considerably smaller, with lengths of around 20m. This is also true of the dwellings along Ravensbourne Drive. Therefore the proposed dwellings would be in keeping with the size and design

of the dwellings within the surrounding area and would have no significant detrimental impact upon the character and appearance of the surrounding area.

D. Impact upon Highways Safety.
The Highway officer is satisfied that subject to the imposition of a number of conditions and the signing of a legal agreement for a £12,000 financial contribution towards improving sustainable transport initiatives and local traffic management schemes, that the proposed development including the creation of the new accessway would have no detrimental impact upon the highway safety of the existing surrounding highway network.

E. Concerns of Residents and Woodley Town Council.
The concerns of the local residents and the Parish Council have been noted and some of these concerns have been addressed in the above appraisal. However it has been raised that should the proposed development be granted planning permission it would set a precedent for further such development within the area. However, each application must be considered on its own merits.

5. **Conclusion** – The proposed development would have no detrimental impact upon the residential amenity of the adjacent dwellings or the character and appearance of the surrounding area. Therefore the proposed development would be in accordance with the policies of the District's local plan.

6. **Recommendation** – To GRANT planning permission subject to the signing of a legal agreement to safeguard the financial contribution of £12,000 towards improving local sustainable transport initiatives and local traffic management and the following 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 development shall not commence until details of all boundary treatments have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the Local Planning Authority. The approved scheme shall be maintained in perpetuity.

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

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order 1995 (or any Order revoking and re-enacting that Order with or without modification) 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.

6. Works related to the demolition and 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

7. 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.

8. 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.

9. 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.

10. Prior to commencing work on site, provision shall be made to accommodate all site operatives' visitors and construction vehicles loading, off-loading, parking and turning within the site during the construction period, in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The provision should be maintained and used at all times.

11 Precautions shall be taken for the duration of the construction period to prevent the deposit of mud and similar debris on the adjacent public highways, in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

12. No other development of the site shall take place until the access has been constructed in accordance with the approved plans.

13. The existing vehicular access to the site shall be stopped up and abandoned, to the satisfaction of the Local Planning Authority within one month of the completion of the new access.

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

17. Surface water source control measures shall be carried out in accordance with details which shall be submitted to and approved in writing by the Local Planning Authority before development commences.

18. No soakaways shall be constructed such that penetrate the water table and they shall not in any event exceed 3 metres in depth below existing ground level.

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

Reasons.

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

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

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

4. To safeguard the residential amenity of the neighbouring dwellings.

5. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

6. To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

7. In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.

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

9. To safeguard visual amenities.

10. To prevent queuing and parking off site, in the interests of highway safety and convenience.

11, 12 & 13. In the interests of highway safety and convenience.

14 & 15. In the interests of visual amenity.

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

17. To prevent the increased risk of flooding and to improve water quality.

18. To prevent pollution of groundwater.

19. In the interest of highway safety.

Informatives.

1. You are advised, in compliance with the Town and Country Planning (General Development procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:
   Berkshire Structure Plan: H5, H9.
   Loddon Area Local Plan: LH1, LH8, LBE1, LBE2, LBE5, LT5, LT6.
   Wokingham District Local Plan: Housing Density Policy, WH6, WOS3, WBE1, WBE11, WT6, WT7.

Nicola Lake.

PLANNING SERVICES Ref: 375
DELEGATED
08 DEC 2000
COPIES TO: A/K: FILE:

FROM: Nicola Lake

DATE: 30 November 2000

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2000/2862

Proposal: Proposed erection of 4 dwellings with garages and construction of estate roads and paths plus garage at no 50 . Demolition of existing garage and outbuildings at no 50..

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

Applicant: Millgate Homes C/O The Barton Wilmore Partnership.

Your observations are required in respect of this application **by 24/12/2000** .

In spite of the plan only being received the day before the meeting, 10 residents were present. The Chairman adjourned the meeting to enable them to put forward their objections to this proposal.

It was considered that there was very little change from the previous plan which had been refused. The number of dwellings had been reduced by one, and there appeared to be a difference of 9ft in measurement. Reasons for refusal of Plan No. 0996 were still appropriate.

After the meeting had been reconvened, it was noted during discussion that the footprint was now larger and the massing effect was greater. Members supported the residents comments and agreed that this plan was a retrograde step. Reasons for refusal of Plan No. 0996 with reference to policies in the local plan(s) were still appropriate.

The committee recommended that this application be refused.

SIGNED: _____ DATE: 6.12.00.

Clerk To Woodley Parish/Town Council.

Application No F/2000/2862 | **Received** 21.11.01 | **Woodley.**

Applicant: Millgate Homes
Location : 48 & 50 Butts Hill Road, Woodley.
Proposal : **Proposed erection of 4 dwellings with garages and construction of estate roads and paths plus garage at No.50. Demolition of the existing garage and outbuilding at No.50.**

1. **Planning History** – The site is located within the identified settlement of Woodley and is made up of the side and rear garden area of numbers 46, 48 and 50 Butts Hill Road. There have been three relevant planning applications within the area. The first was an outline application (O/308/66) for a dwelling to the rear of number 46 and 48, which was refused planning permission in 1967. A second application (29444) was also refused permission in 1988. This application was for the erection of three detached dwellings with garages. The grounds for refusal were impact on neighbouring dwelling, junction substandard, and inadequate service vehicle turning on site. An appeal against the refusal of planning permission was later dismissed on appeal.

   Finally an application was submitted for planning permission for the erection of 5 dwellings on the land to the rear of 46, 48 and 50. This application was refused permission by the Development Control Committee of the 19 July 2000, on the following three grounds; 1. That the proposal would result in piecemeal development of a backland nature in an area characterised by substantial gardens and the loss of Silver Birch trees due to the access, which would have a detrimental impact upon the character of the surrounding area. 2. That the number of units and their sitting represented a cramped form of development constituting overdevelopment of the site and 3. That the siting of the units would result in overlooking and loss of privacy to the detriment of the residential amenity of the occupants in Ravensbourne Drive.

2. **Proposal** – The proposed development is an amendment of the previously refused scheme. The proposed access road would be located between the existing dwellings on number 48 and 50, resulting in the demolition of number 50's existing garage and outbuilding. Some of the rear garden area of numbers 46 and 48 would be used to locate three detached dwellings and part of the rear garden area of number 50 would be used to a site a single four bed detached dwelling. This has been revised since the previous application which showed the rear of No.50 occupied by a pair of semi detached dwellings. This alteration to the proposed scheme accounts for the reduction in the proposed number of dwellings from 5 to 4. There would be 3 four-bed and one three-bed dwelling.

3. **Consultations** -
   - ***Woodley Town Council:*** Recommend refusal. (See attached comments.)
   - ***Highways:*** No objection subject to conditions.
   - ***Environmental Health:*** No objection subject to conditions.
   - ***Environment Agency:*** No objection subject to conditions.

- ***Landscaping:*** The proposal is acceptable as the trees which area shown for removal are poor quality trees of little long-term value. Therefore no objection subject to condition.
- ***Letters:*** There have been 20 letters of objection received, which can be summarised as follows:
  - The new junction would be a highway hazard.
  - Overdevelopment.
  - Precedent for further development.
  - Out of keeping with the surroundings.
  - Overlooking and loss of privacy.
  - Increase in traffic generation.
  - Noise and disturbance.
  - Loss of trees.
  - Overbearing upon adjacent dwellings.

4. **Appraisal** – Main issues.

   A. Principle of Development. (Policy H5 of the Berkshire Structure Plan; Policy LH1 of the Loddon Area Local Plan; Policy WH6 and Housing Density Policy of the Wokingham District Local Plan (Deposit Draft) as modified.
   B. Impact upon the residential amenity of the neighbouring dwellings. (Policies LBE1, LBE2 and LBE5 of the Loddon Area Local Plan; Policies WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft) as modified.
   C. Impact upon the character and appearance of the surrounding area. (Policies LBE1, LBE2 and LBE5 of the Loddon Area Local Plan; Policies WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft) as modified.
   D. Impact upon Highways Safety. (Policies LT5 and LT6 of the Loddon Area Local Plan; WT6 and WT7 of the Wokingham District Local Plan (Deposit Draft) as modified.
   E. Concerns of Residents and Woodley Town Council.

A. Principle of Development.

The site is located within the identified settlement where development is usually acceptable in principle, subject to meeting the other policies within the District's development plans. The site would be designated as 'previously-used land' as it is currently garden area. Therefore, the principle of development would be in accordance with government guidance as outline in PPG3 – Housing.

The site is approximately 0.38 hectares in size and would accommodate 4 proposed dwellings this would generate a proposed housing density of 11 dwellings per hectare. While this is below the target figure of 30 dwellings per hectare or more as set down in PPG3 and the District's Housing Density Policy, it is a reduction on the previously refused scheme which had an approximate density of 13 dwellings per hectare, which was refused planning permission as it was considered to be cramped and constituted overdevelopment. Therefore this reduced level of development would be more appropriate in this instance.

		Number of Documents Enclosed	N/A
16. a.	What is the date you told those you notified about the appeal that we must receive any further comments by?	12/11/01	
b.	Copies of the following documents must, if appropriate, be enclosed with this questionnaire.		
i)	representations received from interested parties about the original application	36	
ii)	the planning officer's report to committee	1	
iii)	any relevant committee minute	2	
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	
b.	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: _____ on behalf of Wokingham District Council

Date sent to us and the appellant 15/10/01 Our Ref: F/2001/2862.

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

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The Planning Inspectorate

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QUESTIONNAIRE

PLANNING, LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT

APPEAL REF: APP/ X0360/A/01/1074046 **GRID REF:** _____

APPEAL BY: Nick Jackson

SITE: 48 + 50 Butts Hill Rd, Woodley

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

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

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

15. Copies of the following documents must, if appropriate, be enclosed with this questionnaire:			
a Is the development in Schedule 1 or column one of Schedule 2 of the Town & Country Planning (Environmental Impact Assessment)(England & Wales) Regulations 1999? If YES, please indicate which Schedule.	~~YES~~ / NO Sch1 Sch 2 col 1		
b. Is the development within a 'sensitive area' as defined by regulation 2 of the Town & Country Planning (Environmental Impact Assessment)(England & Wales) Regulations 1999?	~~YES~~ / NO		
c. Has a screening opinion been placed on Part 1 of the planning register? If YES, please send a copy to us.	~~YES~~ / NO		
		Number of Documents Enclosed	N/A
d. Any comments or directions received from the Secretary of State, other Government Departments or statutory agencies / undertakers whether or not as a result of consultations under the GDPO;		2	
e. Any representations received as a result of an Article 7 (or Regulation 6) notice;			✓
f. A copy of any notice published under Article 8 of the GDPO 1995; and/or Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990; and/or Regulation 5 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990;			✓
g. Any representations received as a result of a notice published under Article 8 and/or Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (or Regulation 5);			✓
h. Details of any other applications or matters you are currently considering relating to the same site;			✓
i. **For all appeals, including those against non determination, you must provide details of all relevant development plan policies. *Each extract must include the front page, the title and date of approval or adoption. Where plans & policies have not been approved or adopted, please give the stage or status of the plan.***		3	
j. Any supplementary planning guidance, together with its status, that you consider necessary.			✓
k. Any other relevant information or correspondence you consider we should be aware of.			✓

Application No F/2000/2862 | **Received** 21.11.00 | **Woodley**

Applicant: Milgate Homes.
Location : 48 & 50 Butts Hill Road, Woodley.
Proposal : **Proposed erection of 4 dwellings with garages and construction of estate roads and paths plus garage at No.50. Demolition of existing garage and outbuildings at No.50.**

1. This application was deferred from the Development Control Committee of the 21 March 2001, to allow officers to carry out further negotiations with the applicants regarding the proposed layout of the development. The revised plans were received by the Council on 11 June 2001 and have been the subject of a re-consultation.

2. The revised plans show the change of the proposed house type on plot 4. The house has been change to a D1 type dwelling. This is a similar type of the house which has been proposed for plot 1, but has two rear dormers instead of just one. The design of the revised house on plot 4 would terminate the access road. This would prevent access to the remaining rear garden areas, further along this part of Butts Hill Road, from the proposed driveway. The rear elevation of the proposed dwelling on plot 4 would be located a minimum of 17.2m from the rear boundary line and would be minimum of 45.5m from the main rear elevation of the closest existing dwelling. The proposed dwelling would also be located a minimum of 2m from the side boundary with number 44 Butts Hill Road.

   The proposed dwelling type on plot 3 has also been amended to be a mirror image of the dwelling which was shown on plot 2. This has resulted in the reduction from 3 to 2 rear facing, first floor windows in the proposed dwelling. The change in house size on plot 3 has also increased in the size of the gap between the dwellings on plots 3 and 4. On the original plan the gap between the dwellings on plot 3 and 4 was 2.5m, whereas on the current revised plan this gap is shown to be a minimum of 4.8m.

3. The additional consultation responses to the revised plans shall be reported verbally to the committee.

4. **Recommendation** – To GRANT planning permission subject to the conditions as outlined in the attached report.

Nicola Lake.

development and in the circumstances it was

RESOLVED: That consideration of Application No: 2000/~~2140~~ 2862 be deferred for further negotiations.

276. APPLICATION NO: 2000/2862, PROPOSED ERECTION OF 4 DWELLINGS WITH GARAGES AND CONSTRUCTION OF ESTATE ROAD AND PATHS PLUS GARAGE AT NO. 50 DEMOLITION OF EXISTING GARAGE AND OUTBUILDING AT NO.50. 48 & 50 BUTTS HILL ROAD WOODLEY, FOR MILLGATE HOMES

The Committee considered a report about this application set out on Agenda pages 2736 to 2753.

In explaining the report, the Head of Planning and Transportation informed Members that an additional letter of objection had been received since the despatch of the Agenda and also drew Members attention to a revised site plan which was circulated to Members at the meeting. In addition, the Head of Planning and Transportation informed Members of a number of amendments to the report circulated to Members at the meeting.

Mr. O'Donnell, a local resident attended the meeting and spoke against the proposal.

Mr. Vernon, the applicants agent attended the meeting and spoke in support of the proposal.

During the discussion of the application, it was suggested that it might be possible to overcome some of the objections by amending the site layout of the proposed

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 21 MARCH 2001 FROM 7.00 PM TO 10.40 PM

Present: Mr KA Malvern (Chairman), Mrs JA Lissaman (Vice-Chairman), Mrs DC Beatty Mr MJ Bryant, Mr SR Conway, Mr RH Cundy, Mr TP Dredge, Mr JL Earnshaw, Mr RFN Eke, Mrs MA Long, and Mrs M Robertson.

Also present under Standing Order 39:- Mr AJ Ross and Mr GM Storry,

PART I

RESOLVED: That the order of business detailed on the agenda be varied.

272. MINUTES

Subject to the following amendments, the Minutes of the meeting of the Committee held on 28 February 2001 were confirmed as a correct record and signed by the Chairman;

Minute 256

Amend resolution as follows;

That Application No: 2000/2079 be refused on the grounds of its impact on neighbouring properties, its height and massing and the fact that it would create a hard edge to the rural area.

Minute 266

Addition of;

Mr. GA Cockroft, a local Member attended the meeting and spoke against the application.

273. APOLOGIES

An Apology for absence was submitted from Mr. BJS Patman,

274. ORDER OF BUSINESS

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

11032/A3/MXS/JEN

20th September, 2001

GROUNDS OF APPEAL

LAND AT 48 & 50 BUTTS HILL ROAD, WOODLEY, READING

1. The proposal provides for the re-use of previously developed land for housing purposes within the defined urban area of Woodley, in accordance with PPG3 Policy.

2. The proposed development is of an appropriate design and layout, which by virtue of the number of units cannot reasonably be construed to be overdevelopment of the site. Taking into account the siting of the units and distance to the site's neighbours, the proposal can be brought forward without a detrimental impact upon the character of the area.

3. The Council's Landscape Officer advises that those trees shown to be removed are of poor quality and of little long term value and accordingly raises no objection to their removal. The character of the area is mixed, including garden sizes and as such the proposal is not so out of keeping as to have a detrimental impact upon the character of the area..

4. The proposal is not considered constitute 'piecemeal development of a backland nature'.

Our ref: SP\2001\003884\001
Your ref: F/2001/2862
Date: 19th June 2001

44913

ENVIRONMENT AGENCY

PLANNING
POL
DC NL
APP
CS
25 JUN 2001
COPIES TO:
ACK:
FILE:

FAO; Nicola Lake
District Planning Officer
Wokingham District Council
Council Offices,
Shute End,
Po Box 157
Wokingham
Berkshire
RG11 1BN

Dear Madam

PROPOSAL: Erection Of Four Dwellings, With Garages And Access Roads
LOCATION: 48&50 Butts Hill Road, Woodley, Reading

Thank you for your letter dated 13th June 2001, which was received on 18th June 2001. You are asked to quote the following reference in any correspondence: **SU77SE/17/17**. The Environment Agency has no objection, in principle, to the proposed development provided that the following conditions are imposed on any planning permission granted:

Planning Conditions

CONDITION: Surface water source control measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.
REASON: To prevent the increased risk of flooding and to improve water quality.
(The Environment Agency asks to be consulted on any details submitted pursuant to the above condition)

Planning Informatives

The following planning informatives should be attached to any planning permission granted:

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.
Contact Ian Doyle on 01276 454365 for further details.

Advice To Planning Authority

Landfill Gas Risk

According to our records, there are no landfill sites, operational or closed, within 250 metres of the site.

Land Drainage

Surface Water Control
In order to manage the disposal of surface water in a more sustainable manner, taking into account flood risk and other environmental factors, the Environment Agency is likely to recommend that restrictions are imposed on the discharge of surface water from the site. Particular care must be exercised where there is an increase in the impermeable area. The developer will be required to accommodate excess water and control

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 7SQ
Telephone : 01276 454300 Fax : 01276 454301

its release into local watercourses, whether directly or by means of the local surface water sewerage system.

There are alternatives to conventional storage for the control of surface water run-off that are favoured by the Environment Agency. These techniques not only cater for flood peak attenuation, but may also improve water quality and enhance the environment. Such systems include permeable pavements, grassed swales, infiltration trenches, ponds and wetlands. The developer is advised to discuss with the Agency how these techniques might be applied at this site.

We enclose some of our published guidance on sustainable surface water drainage techniques.

Watercourses
We are not aware of any watercourses on the site, but should there be any, we advise that:
(1) they should not be culverted; and
(2) a buffer zone is left on either side of any watercourse, and
(3) culverted watercourses should not be built over, but should ideally be opened up and made a feature of the site.

In any case, you should note that culverting of a watercourse requires the prior written approval of the local authority under the terms of the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991/Water Resources Act 1991. The Agency seeks to avoid culverting, and its consent for such works will normally be withheld.

Advice To Applicant

Groundwater Protection

Surface Water
Surface water from hard standing areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

Roof Water
Roof water down-pipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings. No soakaways shall be constructed to a depth exceeding 3 metres below existing ground level, and under no circumstances shall the water table be intersected.

Foul Water
All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

Pollution Prevention
For further guidance and advice on the prevention of pollution to water courses and groundwater, please visit The Agency's 'Pollution Prevention Guidelines' web page. This can be found in the Business section of The Agency's web site. Alternatively you can type the following location in your browsers address bar; 'www.environment-agency.gov.uk/business/ppg/'. If you are unable to access this information, please contact us so that a paper copy can be forwarded to you.

Conservation

Pre-Development Advice
Essential tree felling, branch lopping or scrub clearance should avoid the bird nesting season (generally March to August inclusive). This avoids disturbing wild birds during a critical period and will help to prevent possible contravention of the Wildlife and Countryside Act 1981, which protects nesting wild birds and their nests.

Cont/d..

Trees to be felled should be inspected for bats prior to felling. All species of bat in Britain and their roosts are afforded special protection under the Wildlife and Countryside Act 1981. If bats are found, English Nature must be contacted for advice.

Wildlife Protection
The developer should avoid gaining access, storing materials and spoil spreading on adjacent areas of important wildlife habitat. Such areas include hedgerows, woodland pockets and patches of tall grassland.

Wildlife Enhancement
Bird nesting and roosting sites should be built into the development through the incorporation of ledges, crevices and boxes, where possible. The incorporation of bat roosts into the design of houses should also be considered.

Landscaping
Tree and shrub removal from the site should be minimised if works proceed. Professional tree surgery should be carried out in preference to felling wherever possible so that trees can be made safe and retained on site. Any retained trees must be protected during construction. Appropriate replacement planting should be provided for any vegetation lost, disturbed or degraded during works.

Planting should comprise of native species only. Use of locally native species in landscaping plans is essential in order to benefit local wildlife and to help maintain the region's natural balance of flora. It will also help to prevent the spread of invasive, alien species within the region.

Natural Drainage
The development should incorporate Sustainable Drainage (SuDs) utilising surface water for landscape irrigation and water features. This should include making use of permeable surfaces and other similar measures to reduce the risk of non-point source pollution or excessive surface water run-off. This might include the use of gravel surfaces in paths, parking spaces and driveways.

Water Conservation

Household Use
Water is one of our most precious natural resources, and the Environment Agency is keen to ensure it is used wisely:

- Water use for WC flushing can represent 35% of all household use. The applicant should consider installing low (6 litres or less) or dual flush toilets.
- 10% of household water use comes through wash hand basin taps. The installation of water-efficient taps such as spray taps can reduce consumption from this source by up to a half.
- A shower uses less than half the water used for a bath. Power showers on the other hand can use as much water as a bath in just 5 minutes. Shower units using a maximum of 9 litres of water a minute should be fitted.

Domestic Appliances
If domestic appliances are to be provided in the new property, the applicant is asked to consider installing water and energy efficient models. Most products such as washing machines and dishwashers are now advertised with energy and water use information. We enclose advice in a fact sheet on domestic appliances.

Gardens
As much as 30% of domestic water consumption in the summer can be used on the garden. To encourage sensible use of water in the garden, the Agency recommends installation of the following in all new property(ies):

- a water butt linked to a down-pipe
- provision of a thick layer of good quality top soil
- if the garden is to be planted, use of drought-tolerant turf and plants.

Cont/d..

- If a hose-pipe is to be provided in the new property(ies), a trigger nozzle should be fitted to prevent wastage of water.
- Low-water irrigation systems may also be appropriate provided that information on their sensible use is provided to the home-owner.

Garden And Landscape Maintenance
Maintaining lawns, gardens and other planted areas need not require vast amounts of watering. A few simple measures can be taken to reduce the amount of water required. On this site the Environment Agency would encourage the applicant to consider the following:

- collecting rainwater in water butts connected to down-pipes
- grass should not be mown too often or too short, this only encourages shallow roots, which are more likely to dry out
- use of mulches or ground cover plants to retain soil moisture
- provision of shade for those plants that require more water
- watering, when necessary, in the early morning or evening to reduce evaporation losses.

Grey Water And Rainwater Recycling
Rainwater and grey water recycling is becoming increasingly popular. It can reduce household water use by up to 30%. A number of systems are available which collect, treat and store rain- or grey water for WC flushing or garden/outside watering.

We enclose fact sheets explaining how water may be used more efficiently on this site.

Sustainable Construction

The design of the built environment will be a major influence on the extent to which new development is sustainable. The enclosed leaflet sets out ideas for achieving more sustainable forms of development. The Environment Agency encourages both developers and local authorities to promote new technologies to reduce the consumption of both water and energy.

Decision Notice

Would you please forward a copy of the decision notice to this office quoting our reference.
A copy of this letter has been sent to the agent. If you have any further queries please do not hesitate to contact Sarah Paxman on 01276 454365, quoting the reference cited at the beginning of this letter.

Yours faithfully

M. Rose

Matthew Rose
Development Planning Officer

CC; The Barton Wilmore Partnership, Beansheaf Farmhouse, Bourne Close, Calcot, Reading RG31 7BW
Encl: Sustainable Construction
Making Your Home And Garden More Water Efficient
Sustainable Urban Drainage Systems

Tel. (0118) 974 6448 (Direct Line)
Date. October 15, 2001
My ref: F/2000/2862
Your ref:

«Name__Address»

Example.

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

Dear Sir/Madam

NOTICE OF INFORMAL HEARING

APPEAL BY:Nick Jackson Esq - Hillgate Homes
SITE: 48 & 50 Butts Hill Rd, Woodley
PROPOSAL: Proposed erection of 4 dwellings & construction of estate roads & paths plus garage at No. 50. Demolition of existing garage & outbuildings at No. 50

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

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

If you wish to make further representations, you should, if possible, send three copies to Miss A Groves, The Planning Inspectorate, Room 3/03, Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, quoting reference APP/X0360/A/01/1074046. Comments received after 12/11/01 will not normally be seen by the Inspector & will be returned.

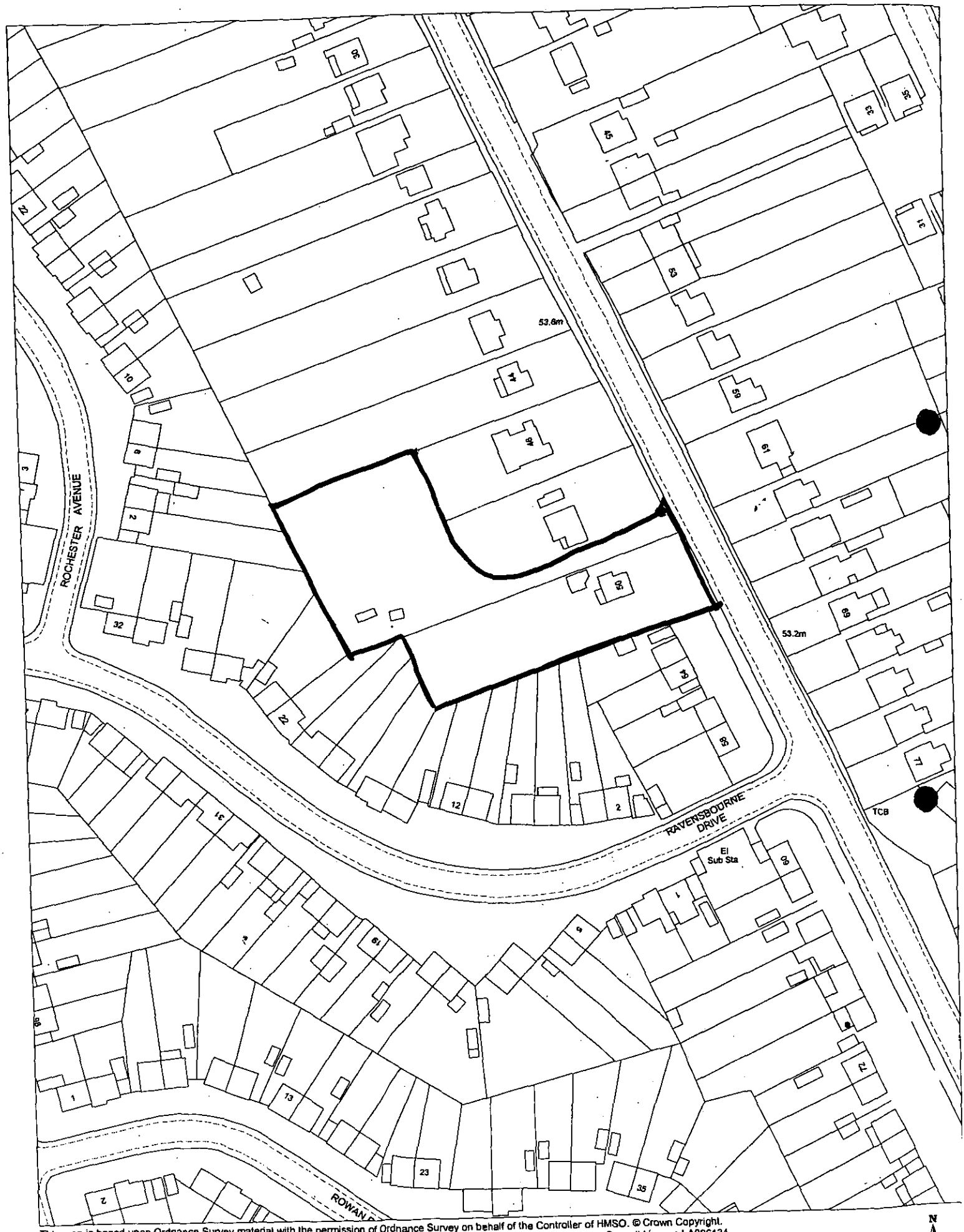
The application, decision notice, and the appellant's grounds of appeal can be inspected in the Environmental Services Department (Planning) at the Civic Offices, Shute End, Wokingham, Berkshire during normal office hours (08.30 to 17.00 Mondays to Thursdays, & 08.30 to 16.00 Fridays).

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

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

Yours faithfully

Denise Gumbrell (Mrs)
Appeals Assistant



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Development Control Section, Environmental Services, Wokingham District Council.

12 March 2001

Scale: 1 : 1250

N W E S

Copy from

The Barton Willmore Planning Partnership - Reading
Beansheaf Farmhouse, Bourne Close, Calcot,
Reading, RG31 7BW.
Tel 0118 943 0000 Fax 0118 943 0002
e-mail: planning@reading.bartonwillmore.co.uk

PLANNING
APP NO A79148
POL
DC
DG
21 SEP 2001
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ACK
FILE

Barton Willmore
Planning

Planning Inspectorate,
Hawk Wing,
Temple Quay House,
2 The Square,
Temple Quay,
Bristol. BS1 6PN

11032/A3/MXS/JEN

RECORDED DELIVERY

20th September, 2001

Dear Sir/Madam,

LAND AT 48 & 50 BUTTS HILL ROAD, WOODLEY, READING
APPEAL BY MILLGATE HOMES

We are instructed on behalf of Millgate Homes to lodge the enclosed planning appeal against Wokingham District Council's refusal of full planning permission (LPA Ref: F/2000/2862) for the demolition of existing garage and outbuildings at no. 50 Butts Hill Road and construction of estate road, paths and 4 no. 3 and 4 bed houses and garages, including replacement garage at land at nos. 48 & 50 Butts Hill Road, Woodley, Reading.

Accordingly, we enclose the completed planning appeal form and supporting documentation (see attached schedule). We confirm a copy of the appeal form and schedule of appeal documentation has also been sent to Nicola Lake, Planning Officer at Wokingham District Council by cover of this letter.

We trust you have sufficient information to register this appeal. If you require any further information or wish to discuss the enclosed please do not hesitate to contact Mark Sitch at this office.

Yours faithfully,

MARK SITCH
Director

cc: Ms. N. Lake - Wokingham District Council

Certificate No. FS 29497

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

Contact: Gareth Capner, Ian Tant, Roger Turnbull, Mark Sitch, Angela Doone

A list of partners can be inspected here and at our associated offices in:
Bristol Cambridge Edinburgh Leeds London West Malling (Kent)

11032/A3/MXS/JEN

20th September, 2001

APPEAL DOCUMENTATION

LAND AT 48 & 50 BUTTS HILL ROAD, WOODLEY, READING

1. Planning application form, covering letter dated 17th November, 2000 and drawing nos. 9522/01F, 02, 05, 06, 07, 08, 11, 12, 13 (double garage plans and elevations) and 3469/01B (see application covering letter).

2. Agricultural Holdings Certificate and Ownership Certificate B.

3. Wokingham District Council's Notice of Registration dated 30th November, 2000.

4. Barton Willmore Architecture's letter to Wokingham District Council enclosing drawing no. 9522/01G dated 13th March, 2001.

5. Barton Willmore Architecture's letter to Wokingham District Council enclosing an amended first floor plan together with rear and side elevations dated 20th March, 2001.

6. Barton Willmore Architecture's letter to Wokingham District Council dated 20th March, 2001.

7. Millgate Homes' letter to Wokingham District Council enclosing plan no. 9522/01H dated 23rd March, 2001.

8. Millgate Homes' letter to Wokingham District Council dated 6th June, 2001.

9. Barton Willmore Architecture's letter enclosing revised plan nos. 9522/01J, 11A, 12A, 13, 14, 15 and 16 to Wokingham District Council dated 8th June, 2001.

10. Refusal Notice F/2000/2862 dated 11th July, 2001.

For the avoidance of doubt, the appeal drawings are as follows:

9522/01J, 05, 06, 08, 11A, 12A, 13 (House Type D1 Plans), 14, 15 and 16 and 3469/01B.

Tel. (0118) 974 6448 (Direct Line)
Date: January 22, 2002
My ref: F/2001/4573 2862
Your ref: APP/X0360/A/01/1077137

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

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

Dear Mrs Pocock

APPEAL BY: Millgate Homes
SITE: 48 & 50 Butts Hill Road, Woodley

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

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date. January 22, 2002
My refs: F/2001/4541/4573/2862
Your ref:

WOKINGHAM UNITARY
Aiming for Excellence

Rev. Coulson
30 Ravensbourne drive
Woodley
RG5 4LH

Example

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

Dear Sir/Madam

NOTICE OF INFORMAL HEARING

APPEALS BY: Millgate Homes
SITE: 48 & 50 Butts Hill Road
PROPOSALS: Proposed erection of 4/8 dwellings, estate road, paths & garages. Demolition of garage & outbuildings at No. 50

This is to inform you that an Inspector appointed by the Secretary of State for the Environment, Transport and the Regions, will hold an Informal Hearing into these Appeals at the Civic Offices, Shute End, Wokingham starting at 10.00 on Tuesday February 5,2002.

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

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

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

If you wish to be notified of the decision, you should write to Mrs M Pocock, The Planning Inspectorate, Room 3/03 Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. Please quote reference numbers APP/X0360/A/01/1077137, 1077138, & 1074046.

Yours faithfully

Denise Gumbrell (Mrs)
Appeals Assistant

Tel. (0118) 974 6448 (Direct Line)
Date: December 3, 2001
My ref: F/2001/4573 8862
Your refs: APP/X0360/A/01/1077137
1077138
1074046

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

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

Dear Mrs Pocock

APPEAL BY: Millgate Homes
SITE: 48 & 50 Butts Hill Rd, Woodley

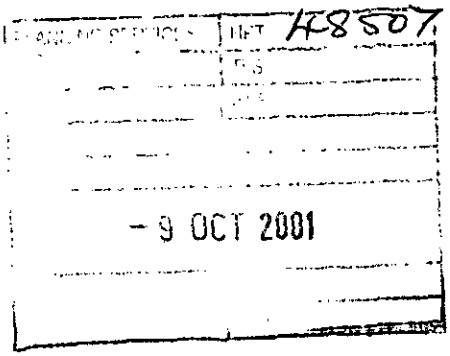
With reference to this appeal, I enclose 2 copies of the Authority's statement of case.

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

NL



The Barton Willmore Planning Partnership - Reading
Beansheaf Farmhouse, Bourne Close, Calcot,
Reading, RG31 7BW.
Tel 0118 943 0000 Fax 0118 943 0002
e-mail: planning@reading.bartonwillmore.co.uk

Barton Willmore
Planning

Ms. N. Lake,
Environmental Services Department,
Wokingham District Council,
Civic Offices,
Shute End,
Wokingham,
BERKSHIRE. RG40 1BN

11032/A3/MXS/DW

8th October, 2001

Dear Ms. Lake,

LAND AT 48 AND 50 BUTTS HILL ROAD, WOODLEY
APPEAL APP/X0360/A/01/1074046

I refer to the Planning Inspectorate's 'start date' letter dated 1st October, 2001 and for the avoidance of doubt, confirm the appeal is by Millgate Homes (the same as on the planning application form). The Planning Inspectorate have amended their records accordingly.

Yours sincerely,

J. Mitchell

pp

MARK SITCH
Director

cc. S. Campbell, Esq. - The Planning Inspectorate (for info.)

Certificate No. FS 29027

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

Contact: Gareth Capner, Ian Tant, Roger Turnbull, Mark Sitch, Angela Doone

A list of partners can be inspected here and at our associated offices in:
Bristol Cambridge Edinburgh Leeds London West Malling (Kent)

Tel: (0118) 974 6448 (Direct Line)
Fax: (0118) 974 6484
Date: October 29, 2001
My ref: F/2000/2862
Your ref: APP/X0360/A/1074046

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

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

Dear Mr Campbell

APPEAL BY: Millgate Homes

SITE: 48 & 50 Butts Hill Rd, Woodley

HEARING DATE: TUESDAY 5TH FEBRUARY 2002

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

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

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

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant
Enc.

The Planning Inspectorate

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

Direct Line 0117-3728460
Switchboard 0117-3728000
Fax No 0117-3728804
GTN 1371-8460

PLANNING SERVICES — Rec'd 49165 — LB — DC — APP — DC — 26 OCT 2001 — COPIES TO: — ACK: — FILE:

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

Your Ref: F/2000/2862

Our Ref: APP/X0360/A/01/1074046

Date: 24 October 2001

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MILLGATE HOMES
SITE AT 48 & 50 BUTTS HILL ROAD, WOODLEY, READING

I am writing to advise you that the hearing into this appeal will start at 10:00 on Tuesday 5/2/2002 at The Council Offices, Shute End, Wokingham. Please arrange a car-parking space for the Inspector. Could you send the details, together with a location plan of the venue, to the case officer quoting our appeal reference number.

done 29/10/01

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

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

diaried 18/01/01

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

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

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

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

Yours faithfully



Miss Heather Langridge

206J(BPR)

48659

The Planning Inspectorate

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

Direct Line 0117-3728460
Switchboard 0117-3728000
Fax No 0117-3728804
GTN 1371-8460

SERVICES HP TL EN DG
12 OCT 2001
COPIES

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

Your Ref: F/2000/2862

Our Ref: APP/X0360/A/01/1074046

Date: 11 October 2001

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MILLGATE HOMES
SITE AT 48 & 50 BUTTS HILL ROAD, WOODLEY, READING

I am writing to tell you that we propose to hold a hearing into this appeal at 10:00 on Tuesday 5 February 2002 at a venue to be arranged.

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

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

You can reply to me by telephone or letter. If I do not hear from you by 22 October 2001, I will assume that the proposed hearing date is acceptable, and that you are not intending to negotiate an alternative hearing date with the other party.

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

Yours faithfully

Miss Heather Langridge

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

The Planning Inspectorate

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

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

PLANNING SERVICES
HPT 48287
TLS
ENF
- 2 OCT 2001
COPIES TO:
Your Ref:
FILE:

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

Your Ref: F/2000/2862

Our Ref: APP/X0360/A/01/1074046

Date: 1 October 2001

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY NICK JACKSON ESQ
SITE AT 48 & 50 BUTTS HILL ROAD, WOODLEY, READING

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

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

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

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

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

Within 2 weeks from the starting date -

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

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

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

Within 6 weeks from the starting date -

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

Within 9 weeks from the starting date -

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

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

Withdrawing the appeal

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

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

Yours faithfully

G. Nall

PP Mr Simon Campbell

H4B(BPR)

Questionnaire

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

Hearing Statement

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

Statutory parties

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

Late Representations

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

Costs

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

Planning obligations - Section 106 agreements

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

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

Tel. (0118) 974 6448 (Direct Line)
Date: October 15, 2001
My ref: F/2000/2862
Your ref: APP/X0360/A/01/1074046

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

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

Dear Mr Campbell

APPEAL BY: Nick Jackson – MILLGATE HOMES
SITE: 48 7 50 Butts Hill Rd, Woodley

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

Please note there was an error on the original decision notice. Loddon Area Local Plan policies TL5 & 6 should read LT5 & 6.

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date. October 15, 2001
My ref: F/2000/2862
Your ref:11032/A3/MXS

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

Barton Willmore Planning
Beansheaf Farmhouse
Bourne Close
Calcot
Reading
RG31 7BW

Dear Sirs

APPEAL BY: ***Nick Jackson- Millgate Homes***
SITE: **Land at 48 & 50 Butts Hill Rd, Woodley**

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

I have also sent copies to The Planning Inspectorate.

Please note there was an error in the original decision notice. Loddon Area Local Plan Policies TL5 & 6 should read LT5 & 6.

Yours faithfully

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

11032/A3/MXS/JEN

20th September, 2001

GROUNDS OF APPEAL

LAND AT 48 & 50 BUTTS HILL ROAD, WOODLEY, READING

1. The proposal provides for the re-use of previously developed land for housing purposes within the defined urban area of Woodley, in accordance with PPG3 Policy.

2. The proposed development is of an appropriate design and layout, which by virtue of the number of units cannot reasonably be construed to be overdevelopment of the site. Taking into account the siting of the units and distance to the site's neighbours, the proposal can be brought forward without a detrimental impact upon the character of the area.

3. The Council's Landscape Officer advises that those trees shown to be removed are of poor quality and of little long term value and accordingly raises no objection to their removal. The character of the area is mixed, including garden sizes and as such the proposal is not so out of keeping as to have a detrimental impact upon the character of the area.

4. The proposal is not considered constitute 'piecemeal development of a backland nature'.

The Planning Inspectorate

PLANNING APPEAL FORM

For official use only
Date received

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 NICK JACKSON, ESQ.

Address MILLGATE HOMES

Your reference

Daytime phone no

Fax no

Postcode

E-mail address

B. AGENT DETAILS (if any)

Name BARTON WILLMORE PLANNING

Address BEANSHEAF FARMHOUSE,
BOURNE CLOSE,
CALCOT, READING,
Postcode RG31 7BW

Your reference 11032/A3/MXS

Daytime phone no 0118 943 0000

Fax no 0118 943 0002

E-mail address planning@reading.bartonwillmore.co.uk

C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the LPA WOKINGHAM D.C.

Date of the planning application 17TH NOVEMBER 2000

LPA's application reference no F/2000/2862

Date of LPA's decision notice (if issued) 11TH JULY 2000

D. APPEAL SITE ADDRESS

Address LAND AT 48 & 50 BUTTS HILL ROAD, WOODLEY, READING

Postcode

National grid reference SU 764740

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

Please turn

E. DESCRIPTION OF THE DEVELOPMENT

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

DEMOLITION OF EXISTING GARAGE AND OUTBUILDINGS AT NO.50 BUTTS HILL ROAD, WOODLEY, READING, AND CONSTRUCT ESTATE ROAD, PATHS AND 4 NO. 3 & 4 BED HOUSES AND GARAGES INCLUDING REPLACEMENT GARAGE

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

0.389

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

F. REASON FOR THE APPEAL

This appeal is against the decision of the LPA to:

*Please tick **one** box only* ✔

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

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

G. GROUNDS OF APPEAL

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

SEE ATTACHED SHEET

G. GROUNDS OF APPEAL (continued)

H. CHOICE OF PROCEDURE

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

*Please tick **one** box only* ✔

1. WRITTEN REPRESENTATIONS ☐

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

2. HEARING ☑

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

3. INQUIRY ☐

Please give reasons why you think an inquiry is necessary.

I. APPEAL SITE OWNERSHIP DETAILS

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

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

~~**CERTIFICATE A**~~ ☐

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

OR

CERTIFICATE B ☑

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

Owner's name	Address at which notice served	Date the notice was served
A. SMITH	NO.50 BUTTS HILL ROAD, WOODLEY, READING	20/9/01
G. & C. ELLIOTT	NO. 48 BUTTS HILL ROAD, WOODLEY, READING	20/9/01

CERTIFICATES C and D ☐

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

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

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

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

~~*OR*~~

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

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

PLEASE SIGN BELOW

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

Signed MARK SITCH (on behalf of) MILLGATE HOMES

Name (in capitals) BARTON WILLMORE PLANNING Date 20TH SEPTEMBER 2001

Please turn over

J. ESSENTIAL SUPPORTING DOCUMENTS

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

✔

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

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

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

   _____

   _____

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

    _____

    _____

K. PLEASE SIGN BELOW

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

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

Signed MARK SITCH (on behalf of) MILLGATE HOMES

Name (in capitals) BARTON WILLMORE PLANNING Date 20TH SEPTEMBER 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
  Fax no: 0117 987 8769

- **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

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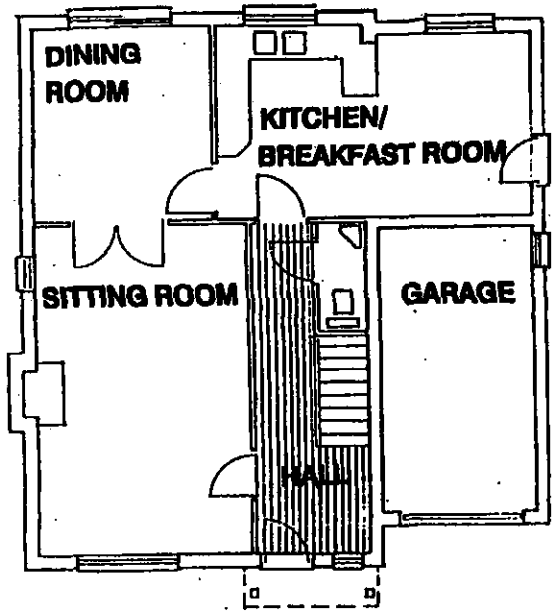
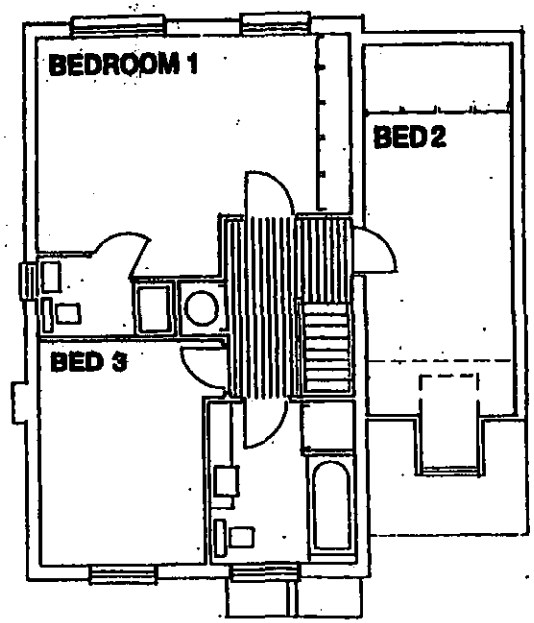
The Copyright Unit
Her Majesty's Stationery Office
St Clements House
2-16 Colegate
Norwich NR3 1BQ

Revision	Date	By

21.NOV.2000 2962



GROUND FLOOR



FIRST FLOOR

Project
BUTTS HILL ROAD WOODLEY

Drawing Title
HOUSE TYPE B PLANS

Date	Scale	Drawn by
01.02.00	1:100	TJ

Project No	Drawing No	Revision
9522	05	-

Barton Willmore
Architecture

Architects Master Planners Town Planners
Environmental Consultants Project Services

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

Associated offices at Bristol Cambridge Edinburgh Leeds London Red Kite Valley (Rod)

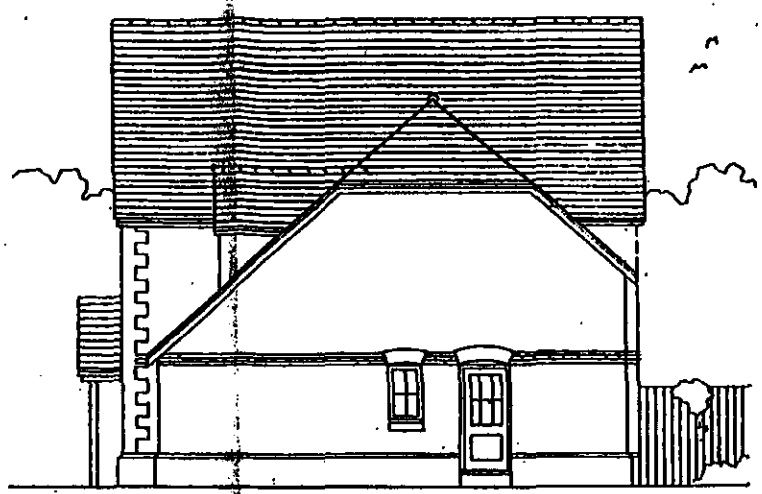
2749

234

Revision	Date	By



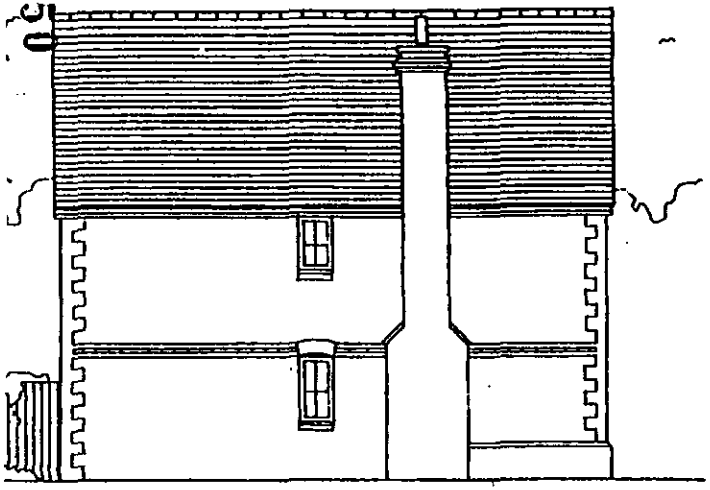
FRONT ELEVATION



SIDE ELEVATION

21.NOV.2000* 2862

2750



SIDE ELEVATION



REAR ELEVATION

Project
BUTTS HILL ROAD WOODLEY

Drawing Title
HOUSE TYPE B ELEVATIONS

Date	Scale	Drawn by
01.02.00	1:100	TJ
Project No	**Drawing No**	**Revision**
9622	06	-

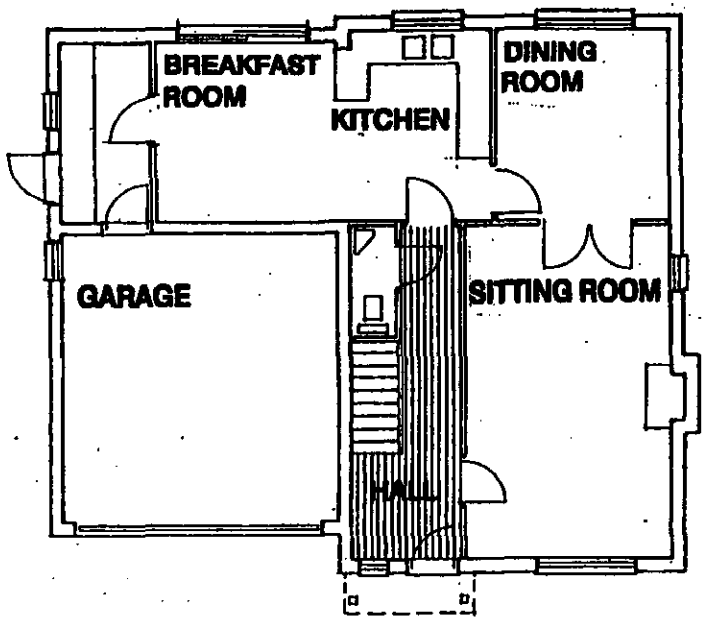
Barton Willmore
Architecture

Architects Master Planners Town Planners
Environmental Consultants Project Services

The Barton Willmore Partnership Reading Limited
Stanmore Farmhouse, Bourne Close,

2300

Revision	Date	By



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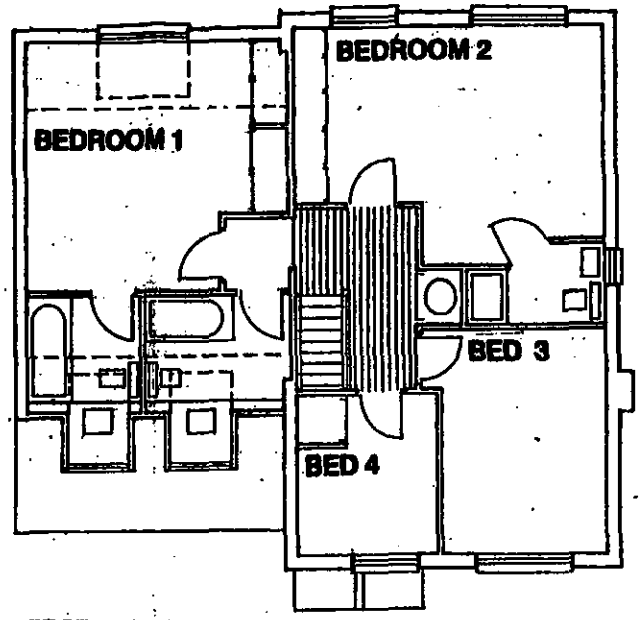


FIRST FLOOR

21.NOV.2000* 2862

Project
BUTTS HILL ROAD WOODLEY

Drawing Title
HOUSE TYPE C PLANS

Date	Scale	Drawn by
01.02.00	1:100	TJ

Project No	Drawing No	Revision
9522	07	-

Barton Willmore
Architecture

Architects Master Planners Town Planners
Environmental Consultants Project Services

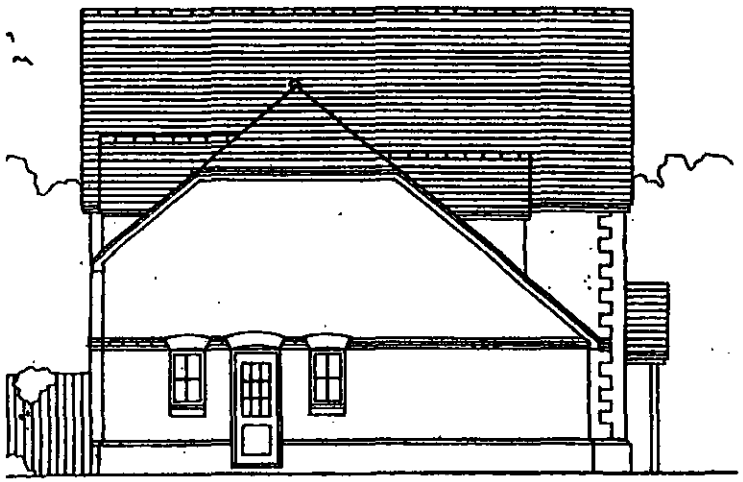
The Barton Willmore Partnership Reading Limited
Beansheaf Farmhouse, Bourne Close,
Calcot, Reading, RG31 7BW.
Tel: 0118 943 0000 Fax: 0118 943 0001
email: reading@bartonwillmore.co.uk

Associated offices at Bristol Cambridge Edinburgh Leeds London West Malling (Kent)

2751

236

Revision	Date	By



SIDE ELEVATION



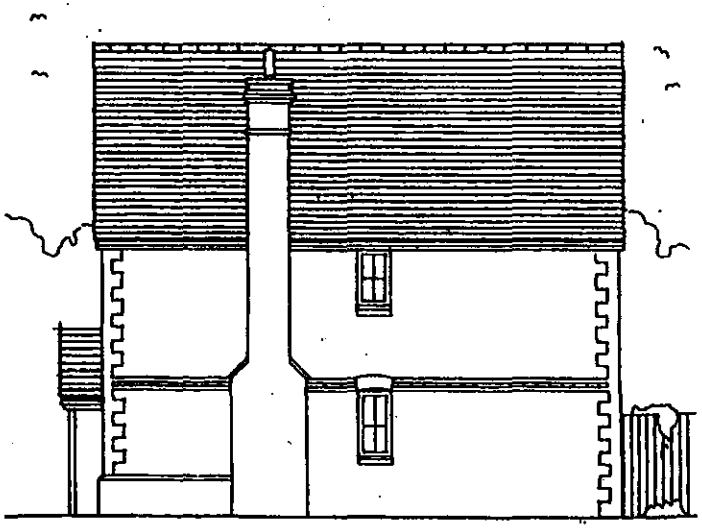
FRONT ELEVATION

21.NOV.2000* 2362

2732



REAR ELEVATION



SIDE ELEVATION

2373

Project
BUTTS HILL ROAD WOODLEY

Drawing Title
HOUSE TYPE C ELEVATIONS

Date	Scale	Drawn by
01.02.00	1:100	TJ

Project No	Drawing No	Revision
9522	08	-

Barton Willmore
Architecture

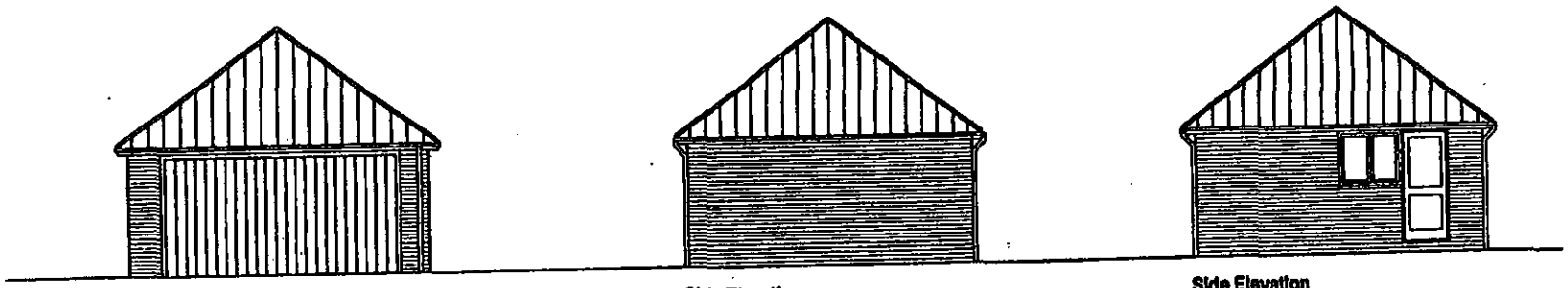
Architects Master Planners Town Planners
Environmental Consultants Project Services

The Barton Willmore Partnership Reading Limited
Beansheaf Farmhouse, Bourne Close,

01

Revision	Date	By

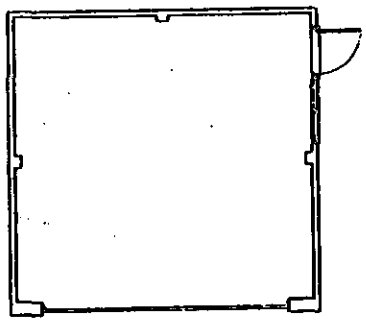
21.NOV.2000* 2862



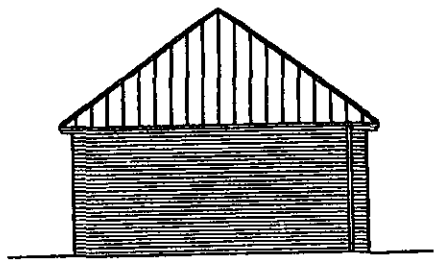
Front Elevation (No. 50 Butts Hill Road)

Side Elevation

Side Elevation



Plan (No. 50 Butts Hill Road)



Rear Elevation

2733

2383

Project
BUTTS HILL ROAD WOODLEY

Drawing Title
DOUBLE GARAGE PLANS & ELEVATIONS

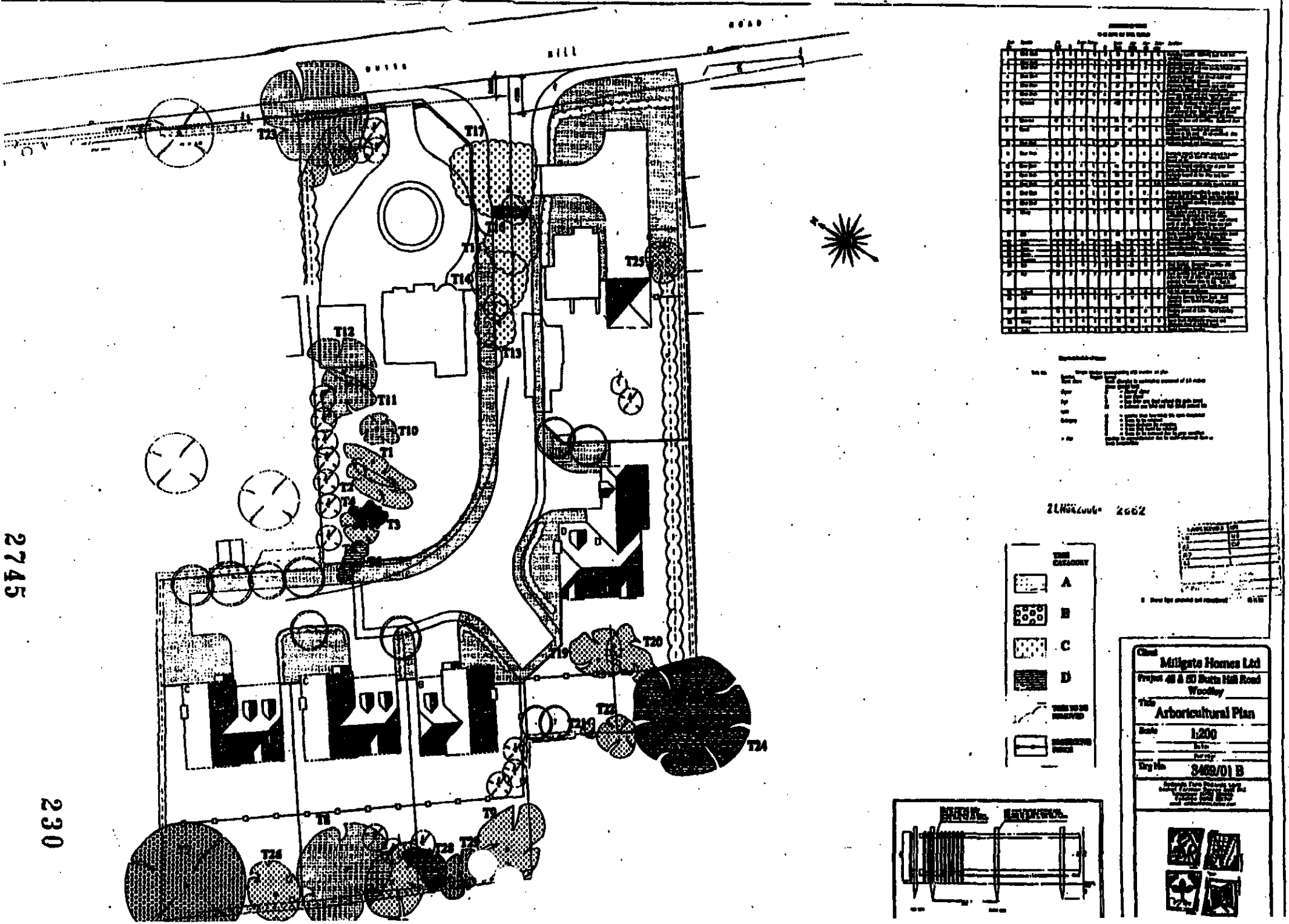
Date	Scale	Drawn by
01.02.00	100	TJ

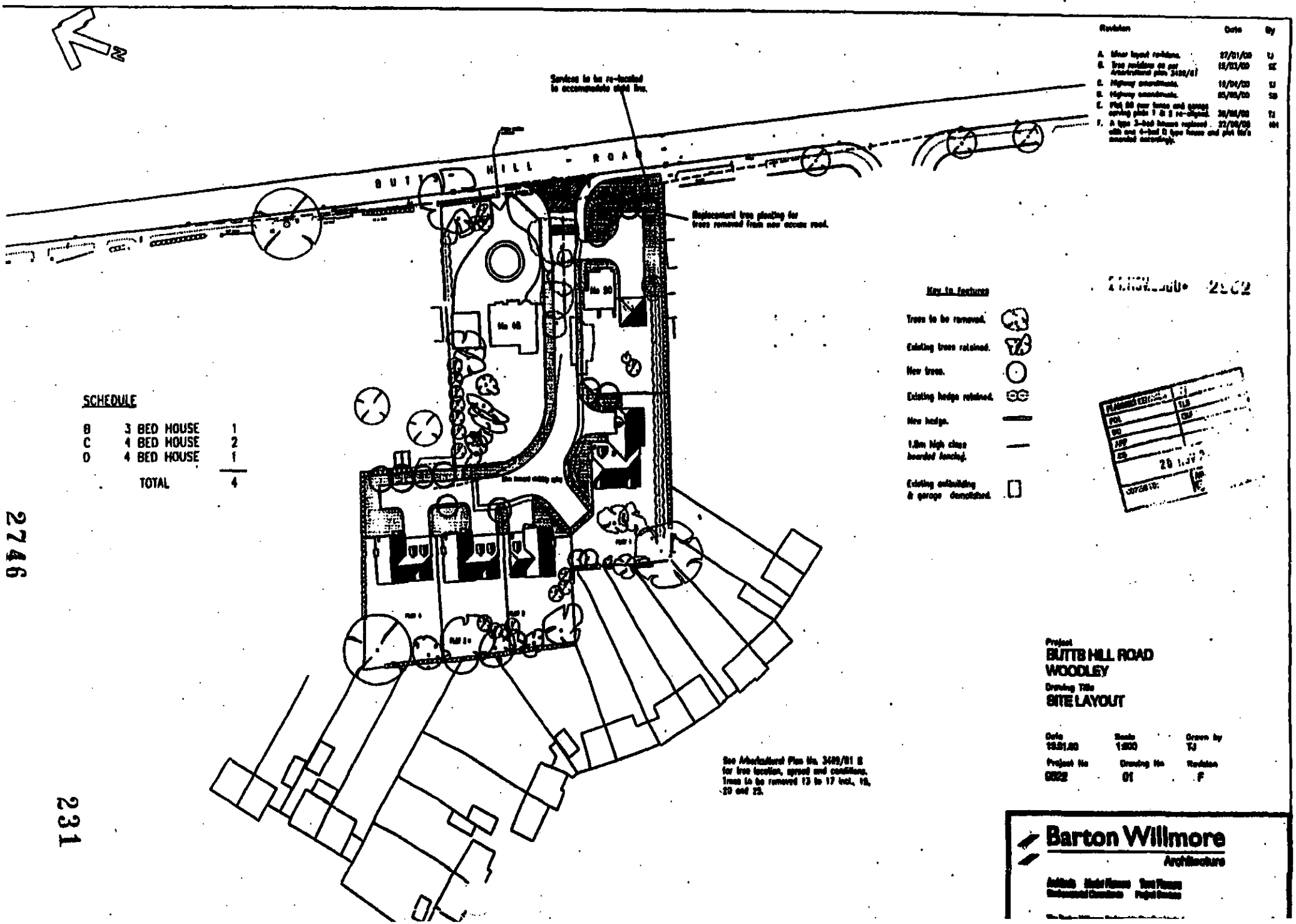
Project No	Drawing No	Revision
9522	13	

Barton Willmore
Architecture

Architects Master Planners Town Planners
Environmental Consultants Project Services

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

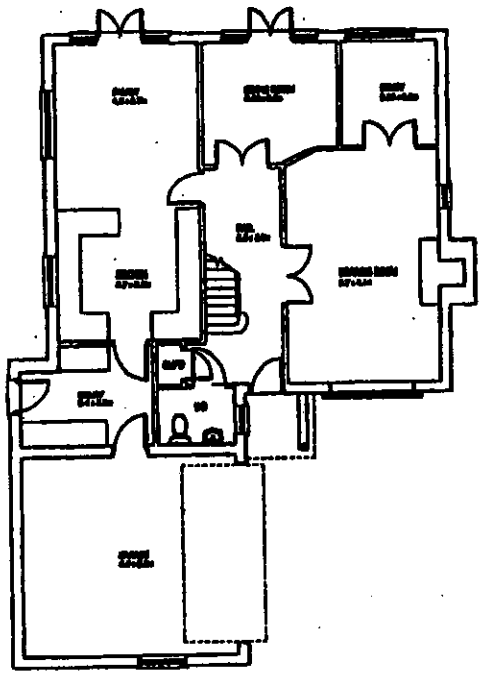

T23
T17
T16
T15
T14
T25
T12
T13
T11
T10
T1
T2
T4
T3
T20
T19
T21
T24
T18
T9
T26
T28
T27
T24
A
B
C
D
Millgate Homes Ltd
Arboricultural Plan
1:200
3469/01 B


N
Services to be re-located to accommodate sight line.
BUTTS HILL - ROAD
Replacement tree planting for trees removed from new access road.
No. 30
No. 46
Key to features
Trees to be removed.
Existing trees retained.
New trees.
Existing hedge retained.
New hedge.
1.8m high close boarded fencing.
Existing outbuilding & garage demolished.
SCHEDULE
B 3 BED HOUSE 1
C 4 BED HOUSE 2
D 4 BED HOUSE 1
TOTAL 4
See Arboricultural Plan No. 3499/01 E for tree location, spread and conditions. Trees to be removed 13 to 17 incl., 19, 20 and 23.
Project
BUTTS HILL ROAD
WOODLEY
Drawing Title
SITE LAYOUT
Date 19.01.00
Scale 1:500
Drawn by TJ
Project No 0322
Drawing No 01
Revision F
Barton Willmore
Architecture

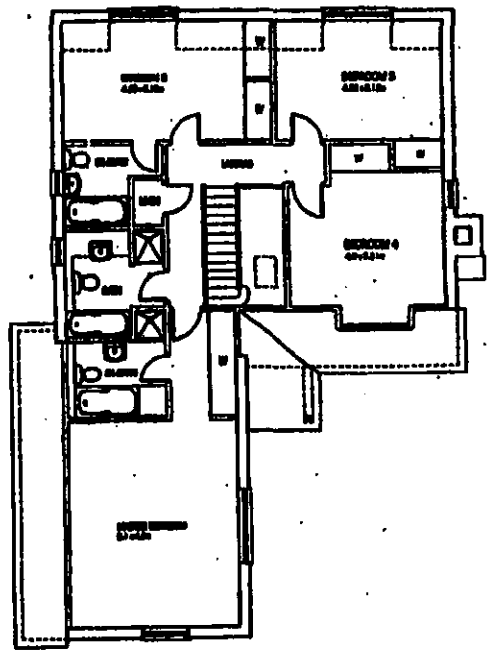
2746

231

Revision Date By



GROUND FLOOR PLAN



FIRST FLOOR PLAN

21.NOV.2000 2862

BUTTS HILL ROAD
WOODLEY

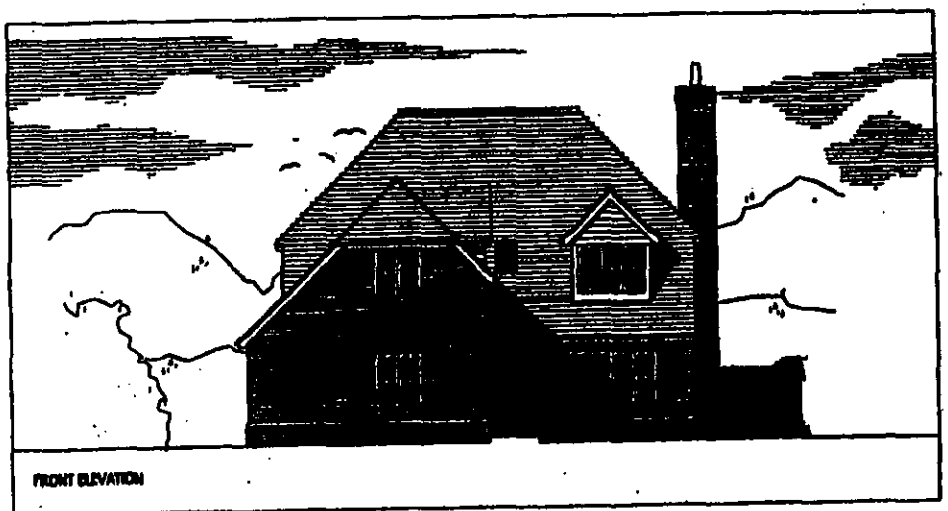
HOUSE TYPE D PLANS

9522/11 1:100

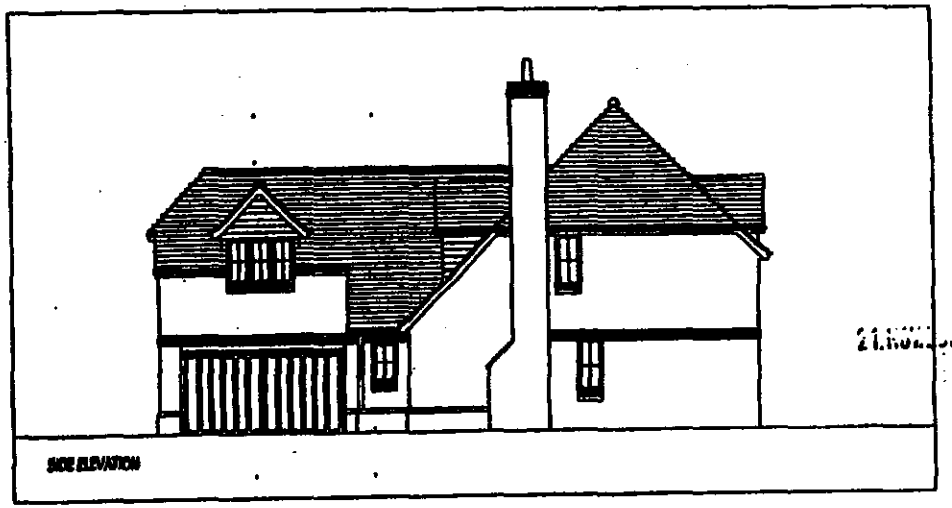
Barton Willmore
Architecture

232

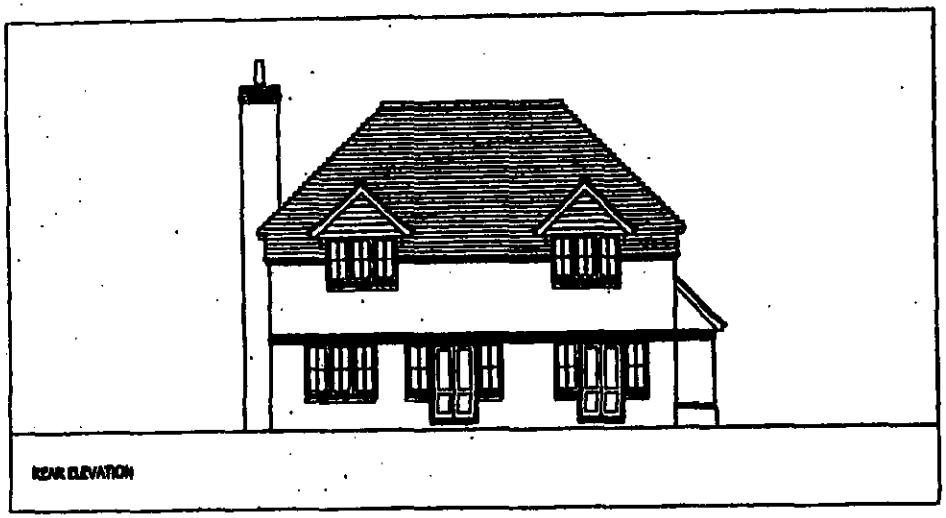
Revision Date By



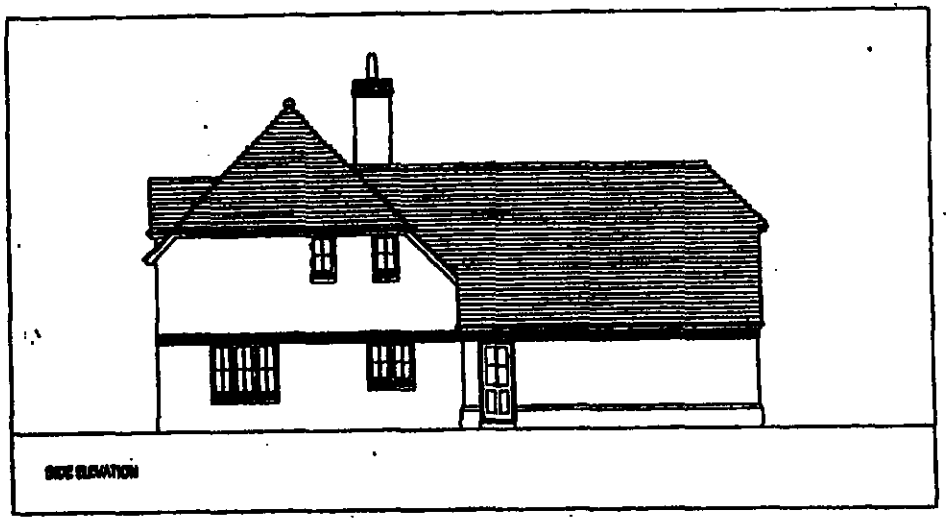
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



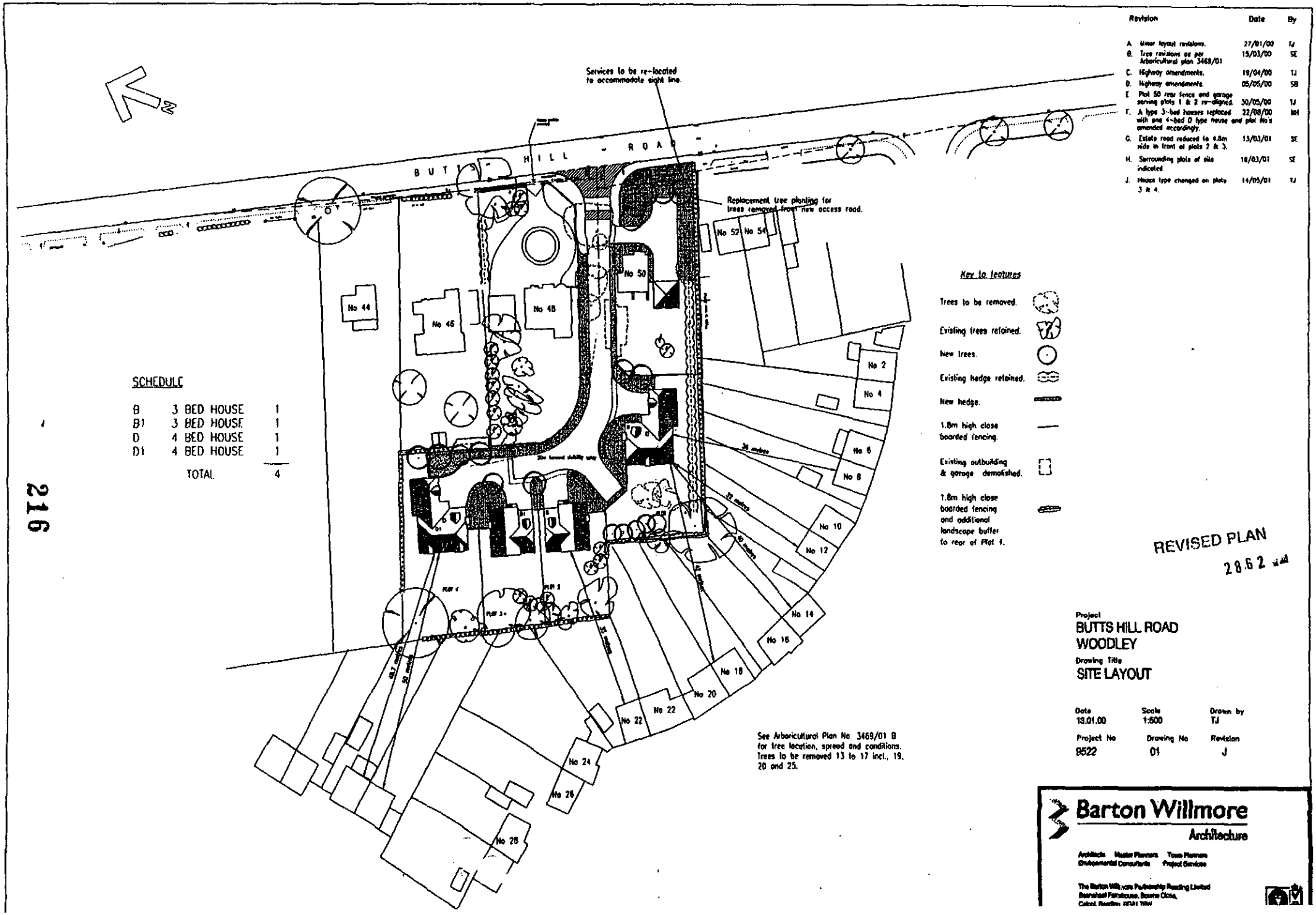
SIDE ELEVATION

BUTTS HILL ROAD
WOODLEY

HOUSE TYPE D ELEVATIONS

Barton Willmore
Architecture

233



Revision		Date	By
A.	Minor layout revisions.	27/01/00	TJ
B.	Tree revisions as per Arboricultural plan 3469/01	15/03/00	SE
C.	Highway amendments.	19/04/00	TJ
D.	Highway amendments.	05/05/00	SB
E.	Plot 50 rear fence and garage serving plots 1 & 2 re-aligned.	30/05/00	TJ
F.	A type 3-bed houses replaced with one 4-bed D type house and plot No's amended accordingly.	22/08/00	MH
G.	Estate road reduced to 4.8m wide in front of plots 2 & 3.	13/03/01	SE
H.	Surrounding plots of site indicated.	18/03/01	SE
J.	House type changed on plots 3 & 4.	14/05/01	TJ

REVISED PLAN
28.6.2

Project
BUTTS HILL ROAD
WOODLEY

Drawing Title
SITE LAYOUT

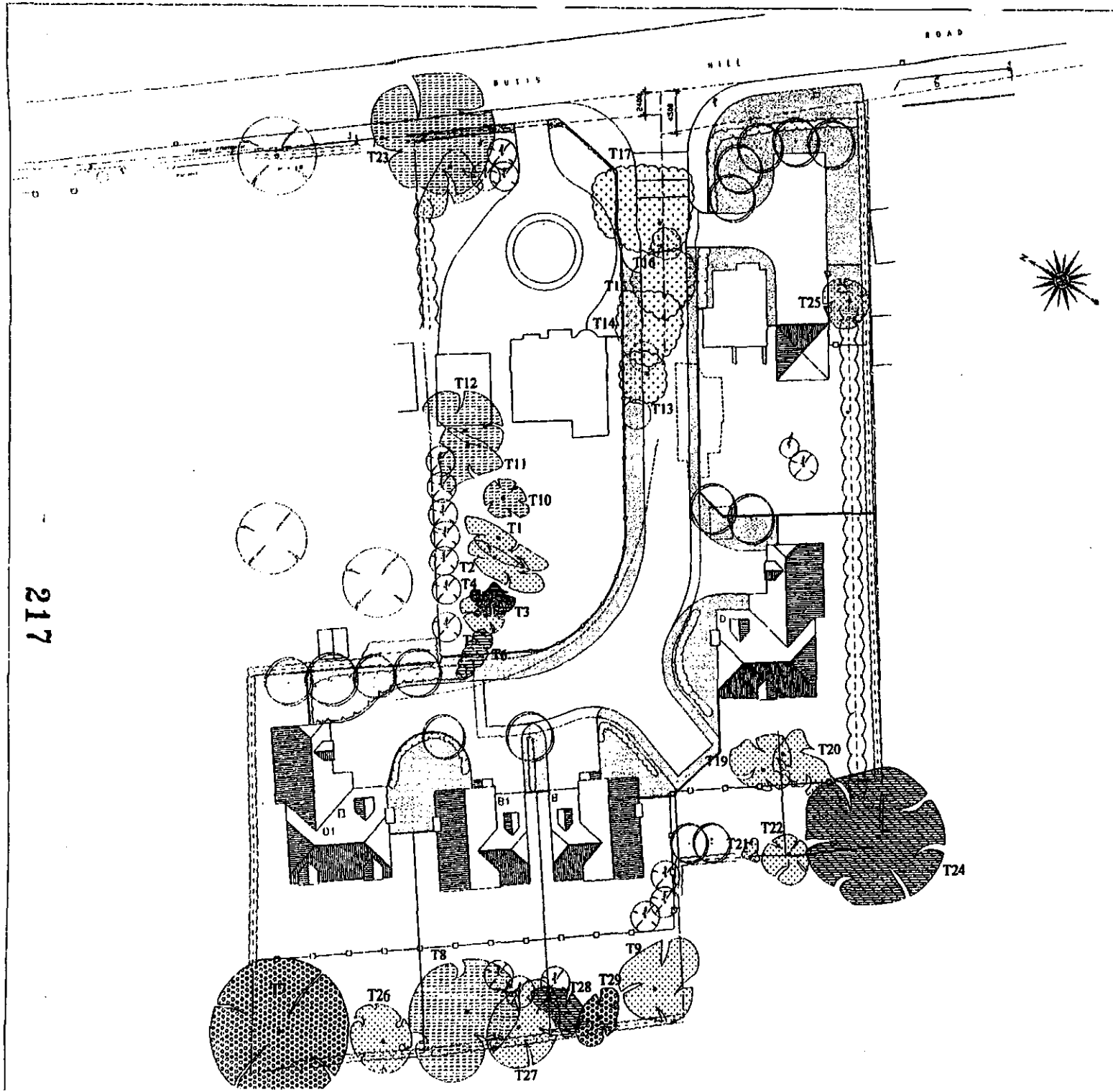
Date	Scale	Drawn by
13.01.00	1:500	TJ
Project No	Drawing No	Revision
9522	01	J

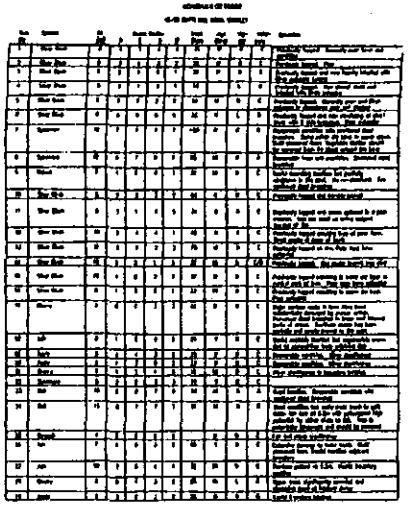
Barton Willmore
Architecture

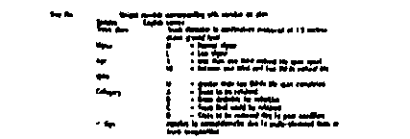
Architects Master Planners Town Planners
Environmental Consultants Project Services

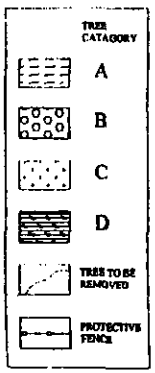
The Barton Willmore Partnership Reading Limited
Beansheaf Farmhouse, Bourne Close,
Calcot, Reading RG31 7BW

216



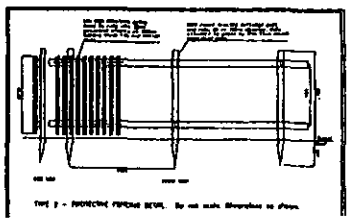






REVISED PLAN
2852

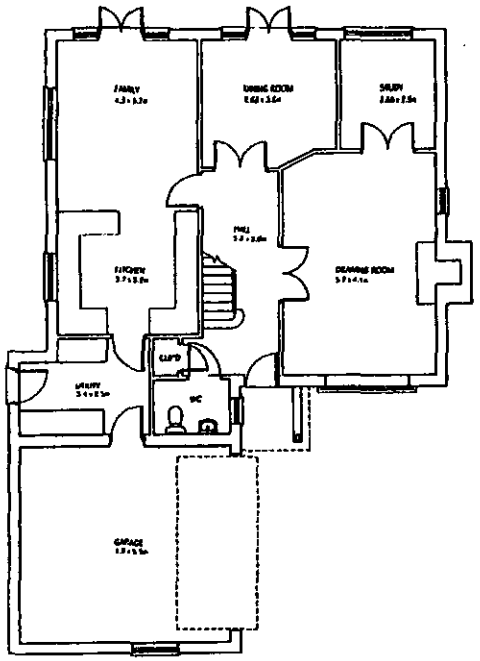
Client: Millgate Homes Ltd
Project: 48 & 50 Butts Hill Road Woodley
Title: Arboricultural Plan
Scale: 1:200
Date:
Survey:
Drg No: 3469/01 C



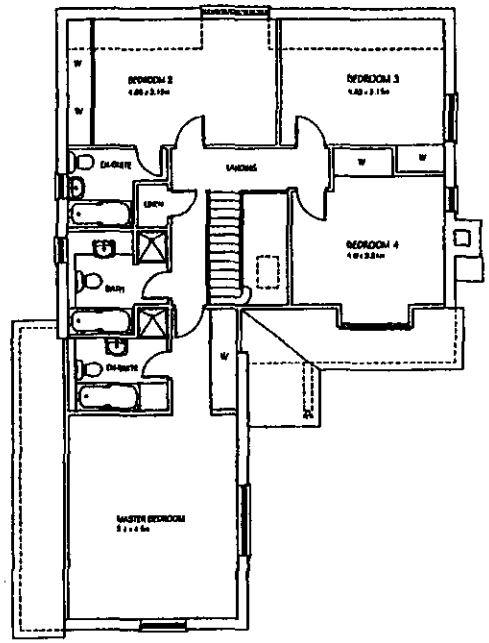
IAN KEEN

217

Revision	Date	By
A. Repositioned bedroom 2 & 3 windows.	20.03.01	SE



GROUND FLOOR PLAN



HOUSE AREA		
GROUND FLOOR	52.77m²	938.6ft²
FIRST FLOOR	108.44m²	1167.1ft²
TOTAL	201.8m²	2165.7ft²

FIRST FLOOR PLAN

218

REVISED PLAN

2862

BUTTS HILL ROAD
WOODLEY

HOUSE TYPE D PLANS

9522/11

1:100

Barton Willmore
Architecture

Architects Master Planners Town Planners
Environmental Consultants Project Services

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

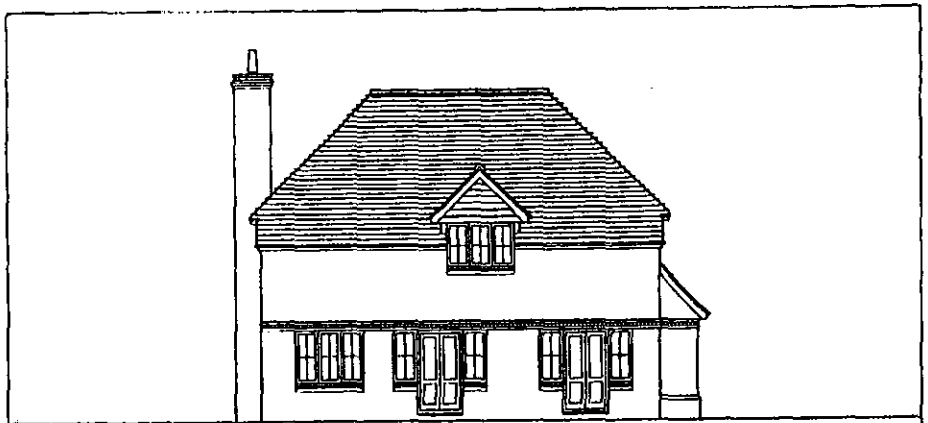
Revision	Date	By
A Repositioned bedroom 2 & 3 windows.	20.03.01	SE



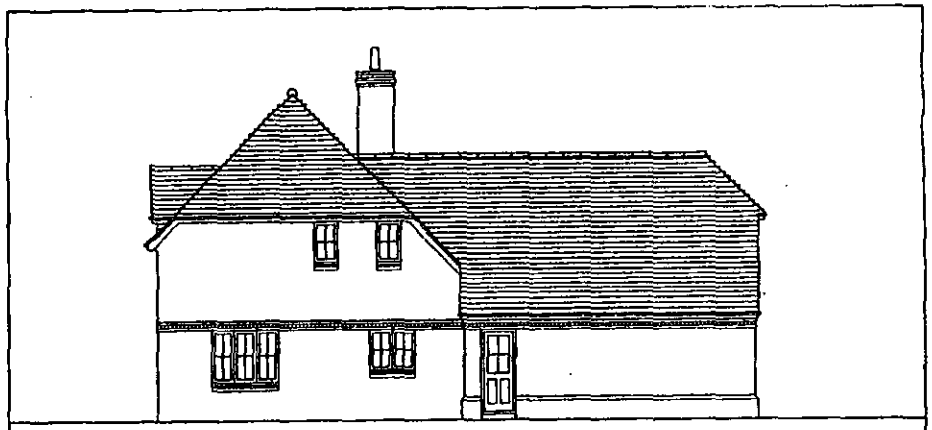
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

219

REVISED PLAN

2862 / 1

BUTTS HILL ROAD
WOODLEY

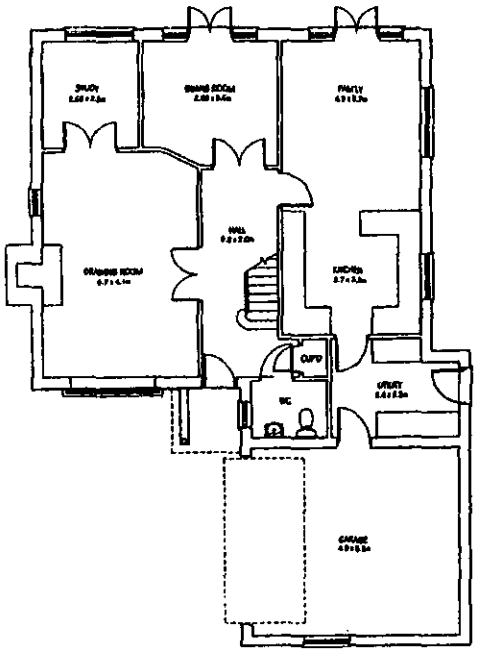
HOUSE TYPE D ELEVATIONS

Barton Willmore
Architecture

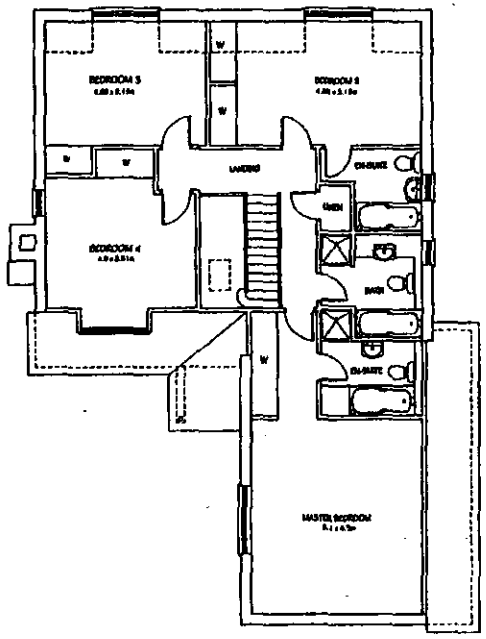
Architects Master Planners Town Planners
Environmental Consultants Project Services

The Barton Willmore Partnership Reading Limited
Beansheaf Farmhouse, Bourne Close,
Calcot, Reading, RG31 7BW

Revision Date By



GROUND FLOOR PLAN



FIRST FLOOR PLAN

HOUSE AREA		
GROUND FLOOR	93.77m²	956.6ft²
FIRST FLOOR	108.44m²	1167.1ft²
TOTAL	201.2m²	2165.7ft²

220

REVISED PLAN

2862 - 1

BUTTS HILL ROAD
WOODLEY

HOUSE TYPE D1 PLANS

9522/13

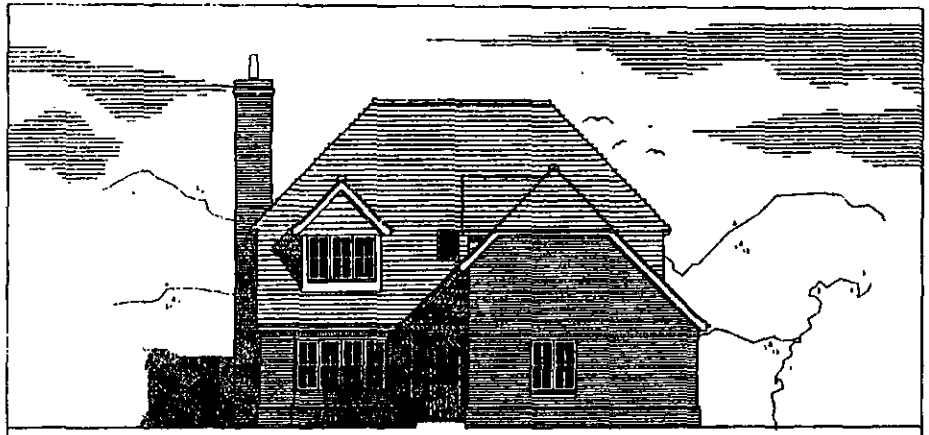
1:100

Barton Willmore
Architecture

Architects Master Planners Town Planners
Environmental Consultants Project Services

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

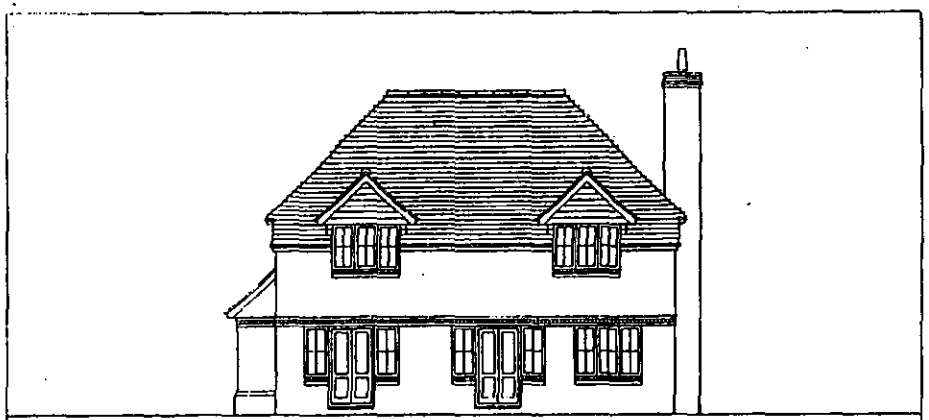
Revision Date By



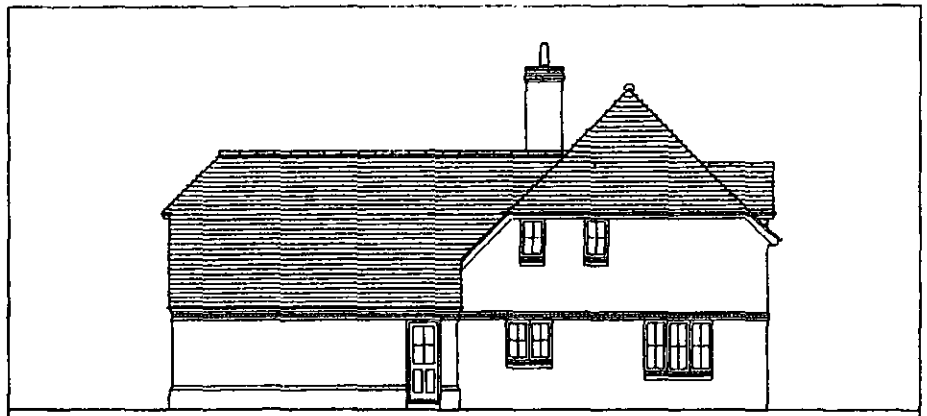
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

REVISED PLAN
2862

221

BUTTS HILL ROAD
WOODLEY

HOUSE TYPE D1 ELEVATIONS

9522/14 1:100

Barton Willmore
Architecture

Architects Master Planners Town Planners
Environmental Consultants Project Services

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



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11 July 2001

Scale: 1 : 1250