SOUTHP LONDON
EX SYSTEMS LTD

APPLICATION NO:
F/2000/2804

LOCATION:
High Barn Church Lane, Finchampstead Wokingham.

APPLICANT:
Mr & Mrs C Jacobs C/O C & S Consultant

PROPOSAL:
Proposed single storey extension to barn/stables and conversion to swimming pool, games room, garage and staff accommodation.

EARLIEST DATE FOR DECISION: **15/12/2000**

APPLICATION WILL HAVE EXPIRED ON: 02/01/2001

CASE OFFICER: **Natalie Brown**

Appeal Decision

Site visit made on 12th November 2001

by Clive Whitehouse BA(Hons) MCD 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 02 NOV 2001

Appeal Ref: APP/X0360/A/01/1070811
High Barn, Church Lane, Finchampstead

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr and Mrs C Jacobs against the decision of Wokingham District Council.
- The application (Ref. F/2000/2804), dated 3rd November 2000, was refused by notice dated 16th February 2001.
- The development proposed is a single storey extension adjoining barn/stable block.

Summary of Decision: The appeal is dismissed.

Procedural Matters

1. The development proposed is more fully described as a swimming pool enclosure, staff living accommodation, double garage and conversion of existing barn to snooker room and gymnasium. The barn conversion element has subsequently been granted planning permission under a separate application.

Main Issue

2. I consider the main issue in this case to be the effect of the proposal on the openness and character of the rural area.

Planning Policy

3. The development plan for the area consists of the Berkshire Structure Plan, adopted in 1995 and the South East Area Local Plan, adopted in 1994 (SELP). Structure plan policy C2 applies strict control to development outside the built-up areas of settlements. Policy SC19 of the SELP deals with extensions to existing dwellings in the rural areas and provides that appropriately designed and sited minor extensions will normally be acceptable. Major extensions will not generally be approved, and the cumulative effects of earlier extensions are to be taken into account. Policy STV2 defines certain exceptions to the general policy of restriction in rural areas, but these do not apply to include the appeal proposal.

4. The draft Wokingham District Local Plan (WLP) has been the subject of a local inquiry and the Inspector's report is awaited, but its policies carry less weight than adopted policies. Policy WCC1 carries forward the principle of strict control over development in the countryside and policy WCC7 includes the provision that extensions to dwellings in the countryside should result in no significant alteration to the scale of development on the site.

Inspector's Reasons

5. High Barn is a large house set in extensive private grounds and paddocks. It is located on the outskirts of a village in an area of attractive countryside. To the east of the house is a detached block containing three stables a double garage and a hay barn, and next to that is a disused horse-riding arena (manège). The block was erected following the grant of planning permission in 1991 but the stables and barn are no longer used for keeping horses. The proposed new building would be attached to the barn and would occupy a large part of the manège.

6. The new building would be in brickwork with a tiled roof to match the stable block. It would be about 38m long with a variable width of between 15m and 6m. The Council calculates that the cumulative effect of the proposal, together with the stable block and a more recent house extension would increase the footprint of the original house by about 225%. The footprint of the proposed building itself would considerably exceed the area covered by the existing house. I consider that the scheme amounts to a major extension that would significantly increase the scale of built development on the site.

7. SELP policy STV2 refers to the fundamental aim of maintaining a clear distinction between built-up areas and the countryside and to the need to ensure that the open and rural character is retained. The reasoned justification to policy SC19 refers to the cumulative effect of large extensions to existing dwellings leading to an increasingly urbanised appearance of the countryside. I conclude that the proposal conflicts with adopted and emerging local plan policies limiting the scale of extensions to existing houses in the rural area.

8. The site is well screened by high walls and fences along Church Lane, whilst views into the site from other directions would be limited by hedges, woodland and the landform. A footpath runs beyond the paddocks to the west, but views of the building would be limited to glimpses of the roof. Despite its large size, the proposed building would therefore not generally be seen from outside the extensive private grounds. However, the scheme would give a much more developed appearance to the site and it would correspondingly reduce the openness of the rural area. In my opinion the lack of prominence from public viewpoints does not overcome the clear policy conflict.

9. I conclude on the main issue that the proposal would unacceptably affect the openness and character of the rural area.

Conclusions

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

Formal Decision

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

Information

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

INSPECTOR

(NAB)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr & Mrs C Jacobs
C/O C & S Consultants
23 Vale Road
Camberley
Surrey
GU15 3DR

Application Number: F/2000/2804

Parish: **FINCHAMPSTEAD**

Location: **High Barn, Church Lane, Finchampstead, Wokingham.**

Proposal: **Proposed single storey extension to barn/stables and conversion to swimming pool, games room, garage and staff accommodation.**

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

Reason

1. The proposed development together with existing extensions to the dwelling and other outbuildings will cumulatively result in excessive extension and alteration to the scale of development on site, and would have a detrimental effect upon the open character and appearance of the area. As such the proposed development is considered contrary to the Berkshire Structure Plan policy C2, the Wokingham District Local Plan policies WCC1, WCC4 and WCC7 and to the South East Area Local Plan policies STV2, SC19 and SC15.

John Mitchell

John Mitchell
Development Control Manager
Date: 16/02/2001

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.

Received by Wokingham District Council

Application No: F/2000/2804

Proposal:
Proposed single storey extension to barn/stables and conversion to swimming pool, games room, garage and staff accommodation.

Location:
High Barn, Church Lane, Finchampstead, Wokingham.

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

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 15/12/2000. 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

21 November 2000

**********FILE COPY**********

Tel: (0118) 974 6492

Date: **21 November 2000**

My ref: F/2000/2804

CONFIDENTIAL

Councillor Long
Foxfield
Wick Hill Lane
Finchampstead
RG40 3PY

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/2000/2804
High Barn, Church Lane, Finchampstead, Wokingham.
Proposed single storey extension to barn/stables and conversion to swimming pool, games room, garage and staff accommodation.

I write to let you know that the above mentioned house holder application has been received

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **Natalie Brown** on **(0118) 974 6492**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/2804**
High Barn, Church Lane, Finchampstead, Wokingham.
Proposed single storey extension to barn/stables and conversion to swimming pool, games room, garage and staff accommodation.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Long

**********FILE COPY**********

**********FILE COPY**********

Tel: (0118) 974 6492

Date: **21 November 2000**

My ref: F/2000/2804

CONFIDENTIAL

Councillor Cockroft
113a Nine Mile Ride
Finchampstead
RG40 4HX

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/2000/2804
High Barn, Church Lane, Finchampstead, Wokingham.
Proposed single storey extension to barn/stables and conversion to swimming pool, games room, garage and staff accommodation.

I write to let you know that the above mentioned house holder application has been received

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **Natalie Brown** on **(0118) 974 6492**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/2804**
High Barn, Church Lane, Finchampstead, Wokingham.
Proposed single storey extension to barn/stables and conversion to swimming pool, games room, garage and staff accommodation.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

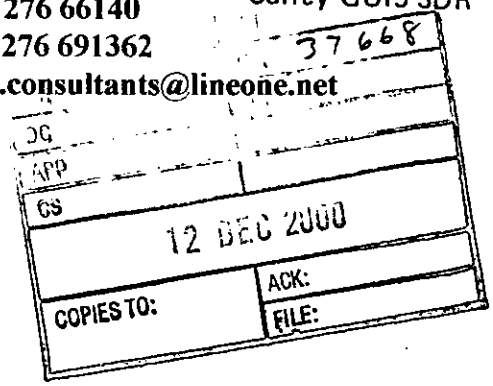
Signed: _____ Date: _____
Councillor Cockroft

**********FILE COPY**********

C & S CONSULTANTS

First Floor
23 Vale Road
Camberley
Surrey GU15 3DR

Tel:- 01276 66140
Fax:- 01276 691362
E.Mail :-c.s.consultants@lineone.net



11.12.00

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

For the Attention of Natalie Brown

Dear Ms.Brown,

RE:- Application Number: F/2000/2804.

High Barn, Church Lane, Finchampstead, Wokingham.
Proposed single storey extension to barn /stables and conversion to swimming pool, games room, garage and staff accommodation.

Further to your request for additional elevational details please find attached 6 copies off our A4 drawing No. 00/CJ/A4/07 for your information and use.

Please do not hesitate to contact us if any further information is required.

Yours faithfully,

for C & S consultants.

Brian W. Cutler.

Applicationo	Name & Address
F/2000/2804	R Seed Barn Close Finchampstead Wokingham Berks

App. refused
Letter sent 28/02/01

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 07 NOV 2000	
Officer: MAB	Application No. F/2000/2804

Map No. 114 Site 247
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(f.) PROPOSED SINGLE STOREY EXTENSION TO BARN/STABLES & CONVERSION TO: SWIMMING POOL, GAMES ROOMS, GARAGE & STAFF ACCOMMODATION

Location: HIGH BARN CHURCH ~~ROAD~~ LANE

Parish: FINCHAMPSTEAD Ward: FINCHAMPSTEAD SOUTH
21.11.00

Applicant: MR/MRS JACOBS

Fee Received 95-00 (3) 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	~~Crossed out agric. holding cert.~~		
5	Elevation plans	– Other elevations of new chimney on snooker room – Better elevation of large window to side of swimming pool (same direction as elev. B)		
6	Floor plans		request with SW	
7	Metric scale disclaimer		21.11.00	
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. F/2000/2804

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 21:11:00.... Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape Area of Special Landscape Importance ✓
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 (BABTIE) .....
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 re swimming pool ✓

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

HERITAGE BODIES

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

OTHERS: (Rural Area)

.....
No pre-apps.
- C.P.R.E.

NEIGHBOURS:

S/N + Barn Close, Church Lane.
Flats 1-4, The Manor House, Church Lane
St James Church Centre, The Manor House, Church Lane
St James Church, Church Lane ✓

37393

Babtie Environmental

School Green
Shinfield
Reading
Berkshire RG2 9HL
Tel 0118 988 1555
Fax 0118 988 1666

Our ref Kgb001

Your ref As below

PLANNING SERVICES	HPT
POL	TLS
DC EC NB AO	NF
APP	
CS	
06 DEC 2000	
COPIES TO:	ACK:
	FILE:

5th December 2000

Mr H Saunders
Wokingham District Council
Planning Services
PO Box 157
Shute End
Wokingham
RG40 1WR

Babtie

A member of Babtie Gro

Dear Harold,

NB EC EC AO

PLANNING REFERENCES F/2000/2804, F200/2806F/2000/2818 & F/2000/2829

The above planning applications may carry archaeological implications

I would be most grateful if you could supply location drawings for the above at your earliest convenience.

If you require any more information please do not hesitate to telephone me on 0118 988 1611

Yours sincerely,

Kev Beachus
Archaeologist

Group Offices:
Aberdeen
Abingdon
Aylesbury
Bedford
Belfast
Birmingham
Bristol
Cambridge
Cardiff
Chelmsford
Coventry
Croydon
Derby
Dublin
Edinburgh
Exeter
Glasgow
Inverness
Ipswich
London
Maidstone
Newcastle upon Tyne
Oxford
Preston
Reading
Shrewsbury
Telford
Wakefield
Wallingford
Westminster

Ankara
Bangkok
Hong Kong
Jakarta
Kuala Lumpur
Manila
Prague
Singapore

Babtie Group Ltd
Registered Office:
95 Bothwell Street
Glasgow G2 7HX
Registered in Scotland
No: 141100

Recycled Paper

INSTITUTE OF ENVIRONMENTAL ASSESSMENT
Registered Environmental Impact Assessor

TO: **DEVELOPMENT CONTROL**
Natalie Brown

FROM: Environmental Design

DATE: 4 December 2000

Location:	High Barn, Church Lane, Finchampstead, Wokingham
Proposal:	Proposed single storey extension to barn/stables and conversion to swimming pool, games room, garage and staff accommodation
Application Number:	F/2000/2804

In response to your consultation dated 21 November 2000 for the above application, the landscape comments are as follows:

I was unable to gain access to the site at time of visit. There is no view into the site from Church Lane due to the high fence and vegetation along this boundary, although you do get a glimpse of the roof of the existing barn over the boundary screening. Views into the site from the wider ASLI especially from the south including The Village and the recreation ground in Finchampstead, are limited by the landform and the woodland to the south east of the site.

Although the site is not openly visible within the landscape, the extension itself is very large in comparison to the existing house and is still development within the countryside. Another concern I have is that the stables are shown to be retained so presumably it is still intended to keep horses, but the horse arena (manege) is to be built on. Are the applicants intending to re-site the arena, as this could then be more visible within the wider landscape? Please could this be clarified by the applicants?

Catherine Brimble

Catherine Brimble
Landscape Architect

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

PLANNING SERVICES | HPT 37104
POL | FLS
DC JB | ENF
APP
CS
28 NOV 2000
JRM
COPIES TO: | ACK: | FILE:

From: John Mullaney
Environmental Health

My Ref: JRM

To: Natalie Brown
Development Control

Your Ref: F/2000/2804

Date. November 27, 2000

PROPOSED: SINGLE STOREY EXTENSIONAND CONVERSION TO SWIMMING POOL, GAMES ROOM AND STAFF ACCOMODATION.

LOCATION: HIGH BARN, CHURCH LANE, FINCHAMPSTEAD.

These proposals have been evaluated and I have no environmental health objections to the application but would recommend the following condition be attached should consent be granted.

(i) Standard Planning condition C070.

(ii) All plant, machinery and equipment (including fans, ducting and external openings) to be used by reason of the granting of this permission shall be so installed, maintained and operated so as to prevent the transmission of noise and vibration into any premises either attached to, or in the vicinity of the premises to which the application refers.

John Mullaney

JOHN MULLANEY
ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION AND HOUSING

FROM: Natalie Brown

DELEGATED

DATE: 21 November 2000

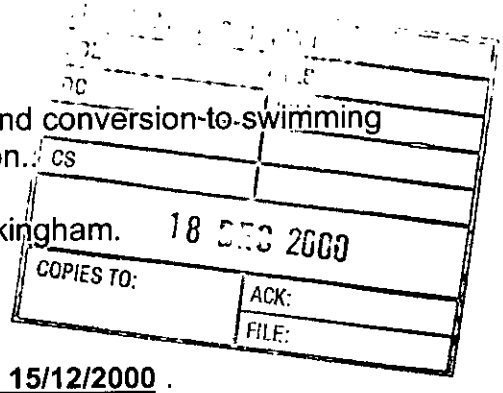
FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2000/2804

Proposal: Proposed single storey extension to barn/stables and conversion to swimming pool, games room, garage and staff accommodation..

Site Address: High Barn, Church Lane, Finchampstead, Wokingham.

Applicant: Mr & Mrs C Jacobs C/O C & S Consultants.



Your observations are required in respect of this application **by 15/12/2000** .

The Parish Council has no objections to this application.

SIGNED: C.S. Clerk DATE: 15-12-00

Clerk To Finchampstead Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: Natalie Brown **Date:** 21 November 2000

Application Number: F/2000/2804

Proposal: Proposed single storey extension to barn/stables and conversion to swimming pool, games room, garage and staff accommodation.

Parish: FINCHAMPSTEAD PARISH

Site Address:
High Barn, Church Lane, Finchampstead, Wokingham.

Applicant:
Mr & Mrs C Jacobs C/O C & S Consultants.

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

✓ below as applicable;

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

C049, R049
C122, R122

The proposed development shall always remain ancillary to, and not be sold, leased nor otherwise disposed of seperately from, the main dwelling. R122.

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

12/12/00.

BY HAND 11/12/2000

Wokingham D.C., Planning Services

Application No. F/2000/2804

8 Dec 2000.

Dear Sir/Madam OBS NB

1. This proposal is a change of use with residential accomodation added to barn/stables

2. A new building line (50 m. from road) would be established. Would this be applicable to other sites in Finchampstead?

3. A single storey application on this site was refused in 1974 (May)

4. Proposed building heights are not shown. As the new buildings are on an already raised level (equestrian yard) the total height above natural ground level is 5 m+.

5. The new large windows (Gym) looks directly into 2 bedrooms in the next house.

6. Is Applic. No. F/2000/2900 concurrent?

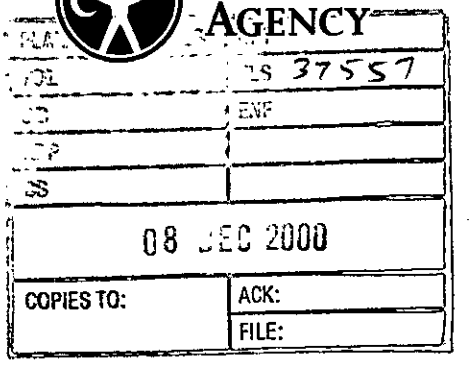
Yours faithfully

R. SEED. BARN CLOSE, FINCHAMPSTEAD

Our ref: SP\2000\002756\001
Your ref: F/2000/2804

Date: 5th December 2000

ENVIRONMENT AGENCY



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

Attention: Natalie Brown

Dear Madam,

PROPOSED SINGLE STOREY EXTENSION TO BARN/STABLES & CONVERSION TO SWIMMING POOL, GAMES ROOM, GARAGE & STAFF ACCOMMODATION AT HIGH BARN, CHURCH LANE, FINCHAMPSTED, WOKINGHAM

Thank you for your letter dated 21st November 2000 which was received on 23rd November 2000. You are asked to quote the following reference in any correspondence: SU76SE/20/8. 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 drainage works 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.

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 Nick Weddell on 01276 454 405 for further details.

Cont/d..

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

ADVICE TO PLANNING AUTHORITY

LAND DRAINAGE : CONTACT AMANDA REED ON 01276 454 331

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.

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 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) a buffer zone is left on either side of any watercourse, and
(4) 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.

ENVIRONMENT PROTECTION : CONTACT NICK WEDDELL ON 01276 454 405

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.

No soakaways shall be constructed in contaminated ground.

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.

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.

Cont/d..

The applicant should ensure that any increase in the volume of sewage effluent discharge is within the conditions of an existing discharge consent.

Swimming pool filter backwash must not discharge to the surface water system. Discharging swimming pool water/backwash into a private sewage treatment works will damage the works and should be avoided.

The developer should consult the Environment Agency on general measures for the avoidance of pollution.

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 me on 01276 454 323, quoting the reference cited at the beginning of this letter.

Yours faithfully

Sarah Sheahan

pp **Sarah Paxman**
Development Planning Officer

Cc. C&S Consultants, 23 Vale Road, Camberley, Surrey, GU15 3DR

Recd 2.30pm 15.12.00

REPLY BY
2 JAN 2000

POL
DC NB
APP
CS 37959
COPIES TO:
ACK:
FILE:

BARN CLOSE
FINCHAMPSTEAD
BERKS 15/12/00

Dear Sir/Madam

F/2000/2804

In addition to my observations of last week it is noted that i) the barn & stables (approved & built for agricultural purposes) are proposed as a CHANGE OF USE for residential & domestic purposes.

ii) the barn is 2 storey (for storage of hay) & would not have been approved if its purpose was residential or domestic (a single storey was refused in '74) The barn / stables are only 2 metres from the road boundary - thus the extremity of the residential extension will be only 2 metres from the boundary.

iii) Surplus rain water and foul water overflow to the neighboring property - what is the proposal for drainage?

Yours faithfully
R. SEED

P.S. PTO

Notification of a scheduled meeting to decide this Planning Application (in accordance with Ombudsman recommendations) would be appreciated

M.

FAO Natalie Brown
Planning officer. Appl. No F/2000/2804
Po Box 157
Shute End
Wokingham
RG 40 1WR

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

PLANNING SERVICES	HPT 37152
DC	TLS
APP	ENF
CS	
22	
COPIES TO:	

From: John Mullaney
Environmental Health

My Ref: JRM

To: Natalie Brown
Development Control

Your Ref: F/2000/2804

Date. November 27, 2000

PROPOSED: CONVERSION OF GARAGE TO STUDY AND BARN TO GARAGE, POOL, GAMES ROOM WITH STAFF ACCOMODATION OVER.

LOCATION: THE BARN, SWALLOWFIELD ROAD, ARBORFIELD.

These proposals have been evaluated and I have no environmental health objections to the application but would recommend the following condition be attached should consent be granted.

(i) Standard Planning condition C070.

JOHN MULLANEY
ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION AND HOUSING

Environmental Services

For office use only.
Application number: 07.NOV.2000* 2804

Householder planning application form

Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

1	Your name Address and postcode Phone number	MR & MRS. C. JACOBS 'HIGH BARN CHURCH ROAD LANE FINCHAMPSTEAD BERKS. RG40 · 4LR
2	Agent's Name Address and postcode Phone number	C&S CONSULTANTS 23 VALE ROAD, CAMBERLEY. SURREY. GU15 3DR. 01276 · 66140
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	'HIGH BARN' CHURCH ROAD LANE FINCHAMPSTEAD, BERKS. RG40 · 4LR
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY EXTENSION ADJOINING BARN/STABLE BLOCK.

5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☑ No ☐
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	BRICKWORK TO MATCH EXISTING TIMBERWORK TO MATCH EXISTING.
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 5	Proposed: 7
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☑	No ☐
11	Checklist. Please make sure that you enclose the following. a Six copies of this form signed and dated. b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.	NOT NEAR PROPOSED BUILDINGS.	
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

Certificate B

I certify that

- I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.

Owner's name	Address at which the notice was served	Date on which the notice was served

None of the land forms part of an agricultural holding.

Your signature: B.W. Cutler. (c+s) on behalf of Mr. C. JACOBS

Date 3/11/2000

Please tick this box if you or your husband, wife or partner are employed by Wokingham District Council ☐

~~Land adjoining~~ 'HIGH BARN' PC. 06 030 024

ADDRESS CHURCH LANE PARISH KINCHAMPSTEAD

PLOT No. 0/69/65 R 0/98/67 R ORD. SHEET No.

BUILDER

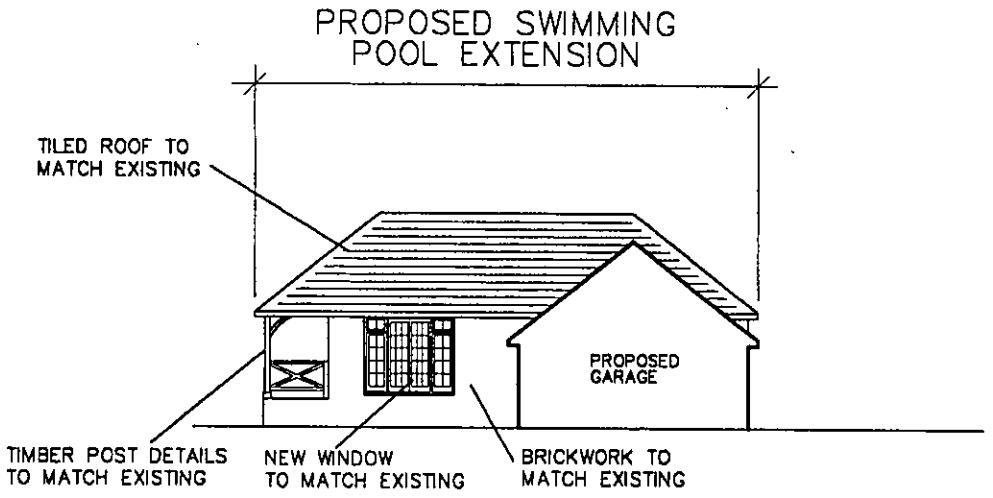
Plan No.	Applicant	Description of Development	Date of Decision	Decision
[illegible]660	MR E.N. GASCOIGNE	BUNGALOW & GARAGE ADJ.	16.5.74	N/A REFUSE
BRA1299	M.J. BARLAY	PITCHED ROOF & LANTERN	13.8.86	APP
38228			10.10.91	C/A
BRA10713	"	DBLE. GARAGE / 3 STABLES / HAY BARN	15.8.91	APP
38763	"	REV 38228 & BARN	20.1.92	C/A
98/68651/F	Mr. & Mrs. C. Jacobs	F/Fl & S/St; 1 Fl + constr. 2 Dormer windows	31/12/98	C/A.
FP99/8511	"	S/St & Int. Alts to gr. first & 2nd Fl.	27/4/99	C/A

DATE OF COMPLETION

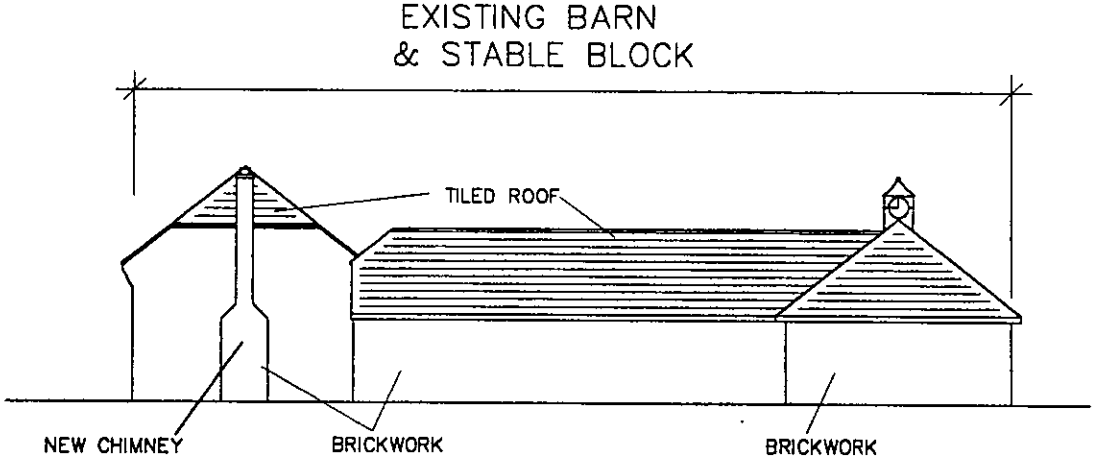
MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE



ELEVATIONAL SECTION THROUGH PROPOSED GARAGE AND ILLUSTRATING ELEVATION AT THE END OF SWIMMING POOL



REAR ELEVATION OF EXISTING BARN ILLUSTRATING PROPOSED NEW CHIMNEY STACK

NOTES -

All dimensions must be checked on site and not scaled from this drawing.

REVISION	DATE

Client.
Mr. & Mrs. C. Jacobs

Job Title.
HIGH BARN
CHURCH ROAD
FINCHAMPSTEAD
WOKINGHAM.
BERKSHIRE.

Drawing Title.
PROPOSED EXTENSION AND ALTERATIONS TO HIGH BARN
ELEVATIONS AND SECTION.

C & S CONSULTANTS.
23 VALE ROAD.
CAMBERLEY.
SURREY, GU15 3DR.
TEL: 01276 681140
FAX: 01276 681382.

Scale 1:200 Date. DEC 2000 Drawn by SC

Drg. No. 00/CJ/A4/07 REV

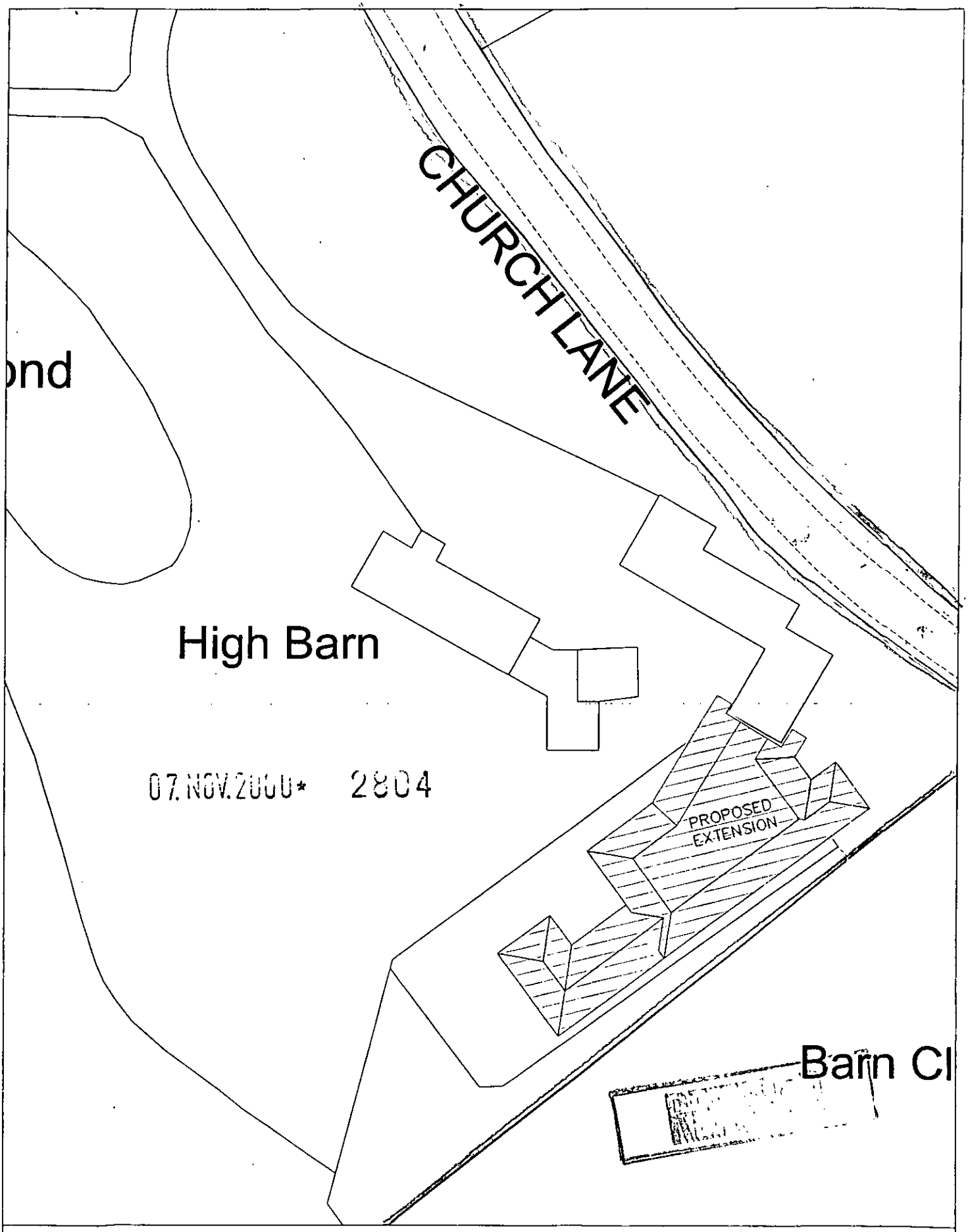


This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.

12 November 2001

Scale: 1 : 2500



Site Plan, Scale: 1 to 500

This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO Office. © Crown Copyright. Wokingham District Council, Licence No. LA086134

Date: 20 July 2000

N
W E
S

SYSTEMS LTD

APPLICATION NO.2804

Name of appellant:
Mr & Mrs C Jacobs

Site address:
High Barn, Church Lane

Proposal:Proposed single storey extension t barn/stables & conversion to swimming pool games room , garage & staff accommodation.

Case Officer:NAB

Received 23/11/01

Appeal Decision

Site visit made on 12th November 2001

by Clive Whitehouse BA(Hons) MCD 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 02 NOV 2001

Appeal Ref: APP/X0360/A/01/1070811
High Barn, Church Lane, Finchampstead

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr and Mrs C Jacobs against the decision of Wokingham District Council.
- The application (Ref. F/2000/2804), dated 3rd November 2000, was refused by notice dated 16th February 2001.
- The development proposed is a single storey extension adjoining barn/stable block.

Summary of Decision: The appeal is dismissed.

Procedural Matters

1. The development proposed is more fully described as a swimming pool enclosure, staff living accommodation, double garage and conversion of existing barn to snooker room and gymnasium. The barn conversion element has subsequently been granted planning permission under a separate application.

Main Issue

2. I consider the main issue in this case to be the effect of the proposal on the openness and character of the rural area.

Planning Policy

3. The development plan for the area consists of the Berkshire Structure Plan, adopted in 1995 and the South East Area Local Plan, adopted in 1994 (SELP). Structure plan policy C2 applies strict control to development outside the built-up areas of settlements. Policy SC19 of the SELP deals with extensions to existing dwellings in the rural areas and provides that appropriately designed and sited minor extensions will normally be acceptable. Major extensions will not generally be approved, and the cumulative effects of earlier extensions are to be taken into account. Policy STV2 defines certain exceptions to the general policy of restriction in rural areas, but these do not apply to include the appeal proposal.

4. The draft Wokingham District Local Plan (WLP) has been the subject of a local inquiry and the Inspector's report is awaited, but its policies carry less weight than adopted policies. Policy WCC1 carries forward the principle of strict control over development in the countryside and policy WCC7 includes the provision that extensions to dwellings in the countryside should result in no significant alteration to the scale of development on the site.

Inspector's Reasons

5. High Barn is a large house set in extensive private grounds and paddocks. It is located on the outskirts of a village in an area of attractive countryside. To the east of the house is a detached block containing three stables a double garage and a hay barn, and next to that is a disused horse-riding arena (manège). The block was erected following the grant of planning permission in 1991 but the stables and barn are no longer used for keeping horses. The proposed new building would be attached to the barn and would occupy a large part of the manège.

6. The new building would be in brickwork with a tiled roof to match the stable block. It would be about 38m long with a variable width of between 15m and 6m. The Council calculates that the cumulative effect of the proposal, together with the stable block and a more recent house extension would increase the footprint of the original house by about 225%. The footprint of the proposed building itself would considerably exceed the area covered by the existing house. I consider that the scheme amounts to a major extension that would significantly increase the scale of built development on the site.

7. SELP policy STV2 refers to the fundamental aim of maintaining a clear distinction between built-up areas and the countryside and to the need to ensure that the open and rural character is retained. The reasoned justification to policy SC19 refers to the cumulative effect of large extensions to existing dwellings leading to an increasingly urbanised appearance of the countryside. I conclude that the proposal conflicts with adopted and emerging local plan policies limiting the scale of extensions to existing houses in the rural area.

8. The site is well screened by high walls and fences along Church Lane, whilst views into the site from other directions would be limited by hedges, woodland and the landform. A footpath runs beyond the paddocks to the west, but views of the building would be limited to glimpses of the roof. Despite its large size, the proposed building would therefore not generally be seen from outside the extensive private grounds. However, the scheme would give a much more developed appearance to the site and it would correspondingly reduce the openness of the rural area. In my opinion the lack of prominence from public viewpoints does not overcome the clear policy conflict.

9. I conclude on the main issue that the proposal would unacceptably affect the openness and character of the rural area.

Conclusions

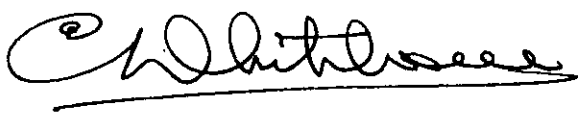
10. For the reasons given above and having regard to all other matters raised, I conclude that the appeal should be dismissed.

Formal Decision

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

Information

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



INSPECTOR

DOCUMENT 6

C & S CONSULTANTS

First Floor
23 Vale Road
Camberley
Surrey GU15 3DR

Tel:- 01276 66140
Fax:- 01276 691362
E.Mail :-c.s.consultants@lineone.net

11.12.00

COPY

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

For the Attention of Natalie Brown

Dear Ms.Brown,

RE:- Application Number: F/2000/2804.

High Barn, Church Lane, Finchampstead, Wokingham.
Proposed single storey extension to barn /stables and conversion to swimming pool, games room, garage and staff accommodation.

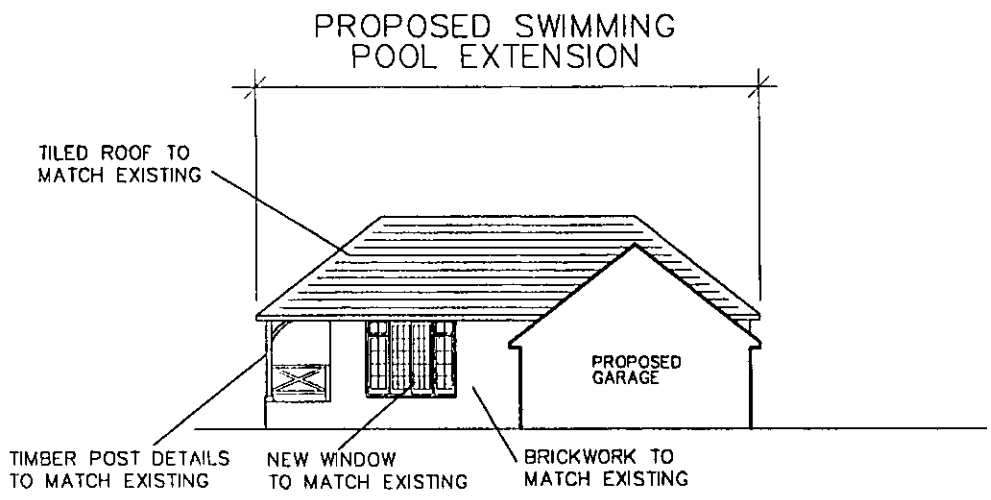
Further to your request for additional elevational details please find attached 6 copies off our A4 drawing No. 00/CJ/A4/07 for your information and use.

Please do not hesitate to contact us if any further information is required.

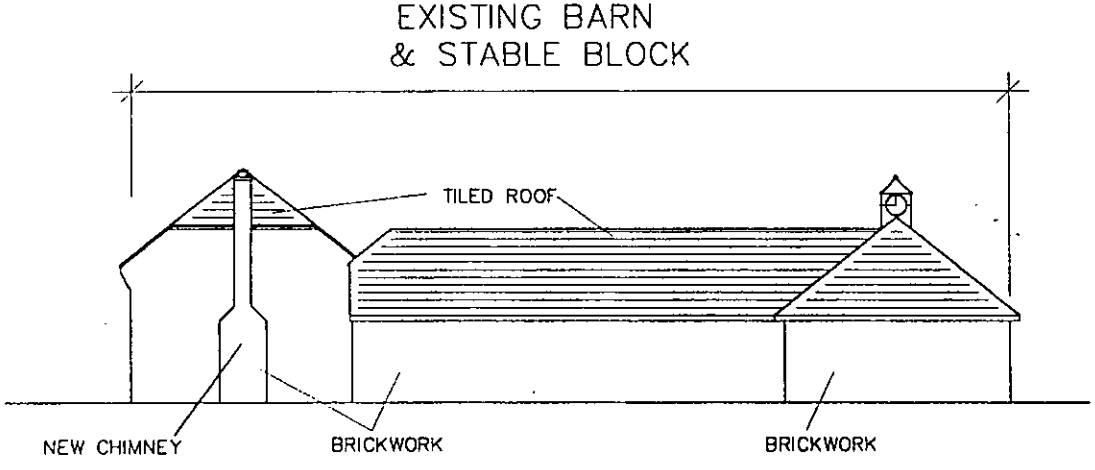
Yours faithfully,

for C & S consultants.

Brian W. Cutler.



ELEVATIONAL SECTION THROUGH PROPOSED GARAGE AND ILLUSTRATING ELEVATION AT THE END OF SWIMMING POOL



REAR ELEVATION OF EXISTING BARN ILLUSTRATING PROPOSED NEW CHIMNEY STACK

NOTES -
All dimensions must be checked on site and not scaled from this drawing.

REVISION	DATE

Client.
Mr. & Mrs. C. Jacobs

Job Title.
HIGH BARN
CHURCH ROAD
FINCHAMPSTEAD
WOKINGHAM.
BERKSHIRE.

Drawing Title.
PROPOSED EXTENSION AND ALTERATIONS TO HIGH BARN
ELEVATIONS AND SECTION.

C & S CONSULTANTS.
23 VALE ROAD.
CAMBERLEY.
SURREY. GU15 3DR.
TEL: 01276 68140
FAX: 01276 691382.

Scale 1:200 Date. DEC 2000 Drawn by BC

Drg. No. 00/CJ/A4/07 REV

DOCUMENT 8

ENVIRONMENT AGENCY

Our ref: SP\2000\002756\001
Your ref: F/2000/2804

Date: 5th December 2000

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

Attention: Natalie Brown

Dear Madam,

PROPOSED SINGLE STOREY EXTENSION TO BARN/STABLES & CONVERSION TO SWIMMING POOL, GAMES ROOM, GARAGE & STAFF ACCOMMODATION AT HIGH BARN, CHURCH LANE, FINCHAMPSTED, WOKINGHAM

Thank you for your letter dated 21st November 2000 which was received on 23rd November 2000. You are asked to quote the following reference in any correspondence: SU76SE/20/8. 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 drainage works 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.

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 Nick Weddell on 01276 454 405 for further details.

Cont/d..

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

ADVICE TO PLANNING AUTHORITY

LAND DRAINAGE : CONTACT AMANDA REED ON 01276 454 331

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.

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 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) a buffer zone is left on either side of any watercourse, and
(4) 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.

ENVIRONMENT PROTECTION : CONTACT NICK WEDDELL ON 01276 454 405

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.

No soakaways shall be constructed in contaminated ground.

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.

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.

Cont/d..

The applicant should ensure that any increase in the volume of sewage effluent discharge is within the conditions of an existing discharge consent.

Swimming pool filter backwash must not discharge to the surface water system. Discharging swimming pool water/backwash into a private sewage treatment works will damage the works and should be avoided.

The developer should consult the Environment Agency on general measures for the avoidance of pollution.

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 me on 01276 454 323, quoting the reference cited at the beginning of this letter.

Yours faithfully

Sarah Sheehan

PP **Sarah Paxman**
Development Planning Officer

Cc. C&S Consultants, 23 Vale Road, Camberley, Surrey, GU15 3DR

DOCUMENT 9

(NAB)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr & Mrs C Jacobs
C/O C & S Consultants
23 Vale Road
Camberley
Surrey
GU15 3DR

Application Number: F/2000/2804

Parish:	**FINCHAMPSTEAD**
Location:	**High Barn, Church Lane, Finchampstead, Wokingham.**
Proposal:	**Proposed single storey extension to barn/stables and conversion to swimming pool, games room, garage and staff accommodation.**

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

Reason

1. The proposed development together with existing extensions to the dwelling and other outbuildings will cumulatively result in excessive extension and alteration to the scale of development on site, and would have a detrimental effect upon the open character and appearance of the area. As such the proposed development is considered contrary to the Berkshire Structure Plan policy C2, the Wokingham District Local Plan policies WCC1, WCC4 and WCC7 and to the South East Area Local Plan policies STV2, SC19 and SC15.

John Mitchell

John Mitchell
Development Control Manager
Date: 16/02/2001

DOCUMENT 2

BERKSHIRE STRUCTURE PLAN 1991 - 2006

Adopted by Berkshire County Council 4 November 1995

December 1995
Price: £15.00

ISBN 1 85163 059 7

LIMITING THE SPREAD OF DEVELOPMENT

Controlling Development in the Countryside

5.8 The protection of the countryside is a fundamental concern and it is necessary to limit development within it to that which is both appropriate (in type and form) and sensitive to its location.

Development Outside Built-Up Areas and Settlements

Policy C2 **Development outside built-up areas and settlement boundaries defined in local plans (and not within the Metropolitan Green Belt - see Policy C4) will be strictly controlled, and permitted only :**

(i) where it is required for agriculture or forestry; or

(ii) for the re-use, adaptation or redevelopment of existing buildings, particularly to assist the diversification of the rural economy and to maintain or enhance the rural environment; or

(iii) other development for which a rural location is essential;

provided it is both appropriate in scale, form, impact, character and siting to its location in the countryside and is acceptable in terms of other policies in the Structure Plan.

5.9 Building in the open countryside away from existing settlements or from areas allocated for development in local plans will be strictly controlled in line with advice in PPG7, 'The Countryside and the Rural Economy'. Even where development may be acceptable in principle in the countryside the acceptability of a particular proposal will depend on its suitability for the proposed site; on the impact of any related activity; and on the adequacy of any measures to integrate the proposal into the surroundings. More detailed criteria relating to the control of development in the countryside will be included in local plans. With regard to redevelopment, such criteria may for example require that proposals should have no greater impact (in terms of bulk of buildings or site coverage) than the existing development and should secure environmental improvements.

5.10 Proposals for essential utilities will be considered under sub-section (iii) of Policy C2. Essential utilities include development and facilities, where these cannot be sited within settlements, for transport and related services, including park and ride and motorway service areas; for the distribution of gas, oil and electricity; for sewage disposal: for water supply and flood alleviation; and for telecommunications.

5.11 Where necessary to meet provisions made in the Structure Plan, settlement boundaries may be defined in local plans to allow for appropriate forms of development on sites on the edge of built-up areas.

DOCUMENT 3

SOUTH EAST AREA LOCAL PLAN

Adopted 15 April 1994

Published by: Wokingham District Council
Planning Department
Shute End
Wokingham
Berkshire
RG11 1WR
Telephone: (0734) 786833
Fax: (0734) 778735

❖ STV1 'IDENTIFIED SETTLEMENTS'

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

WOKINGHAM
FINCHAMPSTEAD NORTH
PINEWOOD
FINCHAMPSTEAD
BARKHAM HILL

LIMITING THE SPREAD OF DEVELOPMENT

1.1.06 The District Council recognises the need to maintain an acceptable level of environmental quality and considers that the maintenance of a clear distinction between built-up areas and the countryside is fundamental to achieving this aim. Such an approach helps to ensure that individual settlements retain their identity and that the open and rural character of land outside the boundaries of identified settlements is retained. Accordingly it is intended to limit development outside identified settlements to that which is appropriate to the countryside or has a special reason to locate there. Although these uses are acceptable in principle, they must also be acceptable in practice. This is particularly important in the case of small scale housing and employment development on the edge of settlements which is dealt with in more detail in policies SH1 and SE2 of this plan.

❖ STV2 DEVELOPMENT IN RURAL AREAS

ALL LAND OUTSIDE THE IDENTIFIED SETTLEMENTS, AS SHOWN ON THE PROPOSALS MAP IS CONSIDERED TO BE RURAL AREA WITHIN WHICH DEVELOPMENT WILL NOT NORMALLY BE ALLOWED. IN ACCORDANCE WITH THE REPLACEMENT STRUCTURE PLAN EXCEPTIONS MAY BE MADE FOR DEVELOPMENT IN THE FOLLOWING CATEGORIES WHICH ARE NOT SPECIFICALLY DEALT WITH BY OTHER POLICIES IN THIS LOCAL PLAN.

(A) DEVELOPMENT FOR HOUSING PURPOSES OF SITES NOT EXCEEDING 0.4 HECTARE ON THE EDGE OF SETTLEMENTS IN THE FORM OF ROUNDING OFF OR REDEVELOPMENT,

(B) DEVELOPMENT FOR EMPLOYMENT USES NOT EXCEEDING 300 SQUARE METRES OF FLOORSPACE ON THE EDGE OF SETTLEMENTS IN THE FORM OF ROUNDING OFF OR REDEVELOPMENT,

(C) DEVELOPMENT ESSENTIAL TO THE USE OF LAND FOR AGRICULTURE OR FORESTRY,

(D) MINERAL EXTRACTION,

(E) PLANT FOR RECEIVING IMPORTED AGGREGATES, OR FOR THE PROCESSING OR DISTRIBUTION OF AGGREGATES,

(F) THE DISPOSAL OF WASTE BY CONTROLLED TIPPING WITHIN EXISTING OR FORMER MINERAL WORKINGS OR ON OTHER DESPOILED LAND,

(G) PUBLIC UTILITIES THAT CANNOT BE LOCATED ELSEWHERE,

(H) ANY OTHER PURPOSE WHOLLY APPROPRIATE TO A RURAL AREA,

THE ACCEPTABILITY OF ALL PROPOSALS WILL ALSO BE JUDGED AGAINST THE PROVISIONS OF THE OTHER RELEVANT POLICIES CONTAINED IN THIS PLAN . FOR THE AVOIDANCE OF DOUBT THE AREAS OF SPORADIC DEVELOPMENT IDENTIFIED ON THE PROPOSALS MAPS ARE INCLUDED WITHIN THE RURAL AREAS.

VILLAGE GREENS AND PONDS AND WATERCOURSES, OR WOULD ADVERSELY AFFECT THEIR SETTING.

❖ SC14 CREATION OF NEW GREENS AND PONDS

IN CONSIDERING NEW DEVELOPMENTS THE DISTRICT COUNCIL WILL SEEK THE CREATION OF NEW VILLAGE GREENS AND PONDS IN SUITABLE LOCATIONS AND WILL ENSURE THAT ARRANGEMENTS ARE MADE FOR THEIR FUTURE MAINTENANCE AND MANAGEMENT.

NEW BUILDINGS IN RURAL AREAS

1.3.40 Although there is a general presumption against new buildings in the rural areas (See Policy STV2) there are certain circumstances in which new buildings may be permitted in addition to the specific proposals in this local plan.

1.3.41 It is important that where new buildings may be considered appropriate in rural areas in the light of the policies of the Replacement Structure Plan and this Local Plan such buildings should be of such a size and so located, designed and integrated into its setting as to have the minimum impact on the rural landscape, nature conservation and rural amenities.

1.3.42 If the countryside is to remain largely undeveloped and attractive in appearance it is essential to limit all forms of sporadic and isolated building. The trend to fragment large farm units, and the increasing popularity of horticultural and intensive livestock smallholdings, as well as equestrian and other recreation activities, has increased the pressure to allow new dwellings in the countryside.

❖ SC15 NEW BUILDINGS IN RURAL AREAS

WHERE NEW BUILDING IS ACCEPTABLE IN PRINCIPLE IN A RURAL AREA, AND THE DISTRICT COUNCIL IS SATISFIED THAT THERE ARE NO SUITABLY LOCATED EXISTING BUILDINGS WHICH COULD BE USED OR ADAPTED TO BE USED TO MEET THE REQUIREMENT, THE DISTRICT COUNCIL WILL REQUIRE IT TO BE OF A SIZE NO LARGER THAN THAT NECESSARY FOR ITS INTENDED USE AND TO BE SO SITED, DESIGNED AND INTEGRATED INTO ITS SURROUNDINGS AS TO HAVE THE MINIMUM IMPACT ON THE RURAL ENVIRONMENT. PARTICULAR ATTENTION WILL BE PAID TO THE AVOIDANCE OF DAMAGE TO THE AREAS OF PARTICULAR IMPORTANCE INCLUDED IN POLICIES SC1, SC2, SC3, SC4, SC8, SC9, SC12, AND SC13 OF THIS PLAN.

AGRICULTURAL DWELLINGS

1.3.43 Approval of new agricultural dwellings will only be justified on established farm holdings, where there is a proven need for a worker to be available at all times and will not normally be permissible on new holdings prior to the establishment of a viable agricultural unit. Viability in this context can, for practical purposes, be defined as offering a competent farmer the prospect of a sufficient livelihood; this would imply a well stocked farm with an appropriate range of agricultural buildings. The expression of an intention to reorganise or expand an enterprise of doubtful viability will not in itself be sufficient; it should be supported by firm evidence. It is, therefore helpful if applicants state what they have done in providing new farm buildings or give evidence of any undertaking on the part of Ministry of Agriculture, Fisheries and Food to pay a grant in connection with any re-organisation scheme, or bring forward any evidence showing the firmness of their intentions. Proposals to erect dwellings on new farms where no farm buildings exist will be examined with particular caution, as will proposals involving very small areas of land.

1.3.44 Unless real need can be established, the normal planning considerations will prevail. Evidence in support of the application should be addressed to the following points, as well as to any

1.3.52 Within the rural areas only minor extensions to existing dwellings will normally be permitted, consistent with Policy EN1 of the Replacement Structure Plan for Berkshire. The cumulative effect of large extensions to existing dwellings would lead to an increasingly urbanised appearance of the countryside, and reduce the range of house types available in the rural areas. Extensions to buildings in other uses will be treated on their merits, but generally the District Council will adopt a similar approach, and will be particularly concerned to see that the requirements of policy SC15 are observed.

❖ SC19 EXTENSIONS TO EXISTING DWELLINGS IN RURAL AREAS

APPROPRIATELY DESIGNED AND SITED MINOR EXTENSIONS TO EXISTING DWELLINGS IN RURAL AREAS WILL NORMALLY BE ACCEPTABLE. MAJOR EXTENSIONS OR ANY PROPOSAL WHICH HAS AN ADVERSE IMPACT ON THE RURAL ENVIRONMENT WILL GENERALLY NOT BE APPROVED. WHERE A DWELLING HAS ALREADY BEEN EXTENDED THE CUMULATIVE EFFECT OF ALL OF THE EXTENSIONS TO THE ORIGINAL BUILDING WILL BE TAKEN INTO ACCOUNT.

NEW USES FOR EXISTING BUILDINGS IN RURAL AREAS

1.3.53 With changing agricultural patterns and practices and other changes in the rural economy, a number of farm buildings are now surplus to requirements. Many of these buildings are of considerable merit using traditional materials and vernacular styles. The retention of these buildings can be ensured by allowing conversion to residential or other appropriate use. Such conversions need to protect and retain the essential character of the building. In addition, the conversion should not detract from the amenities of the rural area by inappropriate fencing, large extensions and garages or the incorporation of extensive agricultural areas within the curtilage for amenity purposes. Where the existing buildings are unattractive or have an adverse impact on the rural environment their perpetuation by conversion would not be appropriate.

1.3.54 Evidence that a building is not redundant for its present use is not by itself sufficient grounds for refusing permission for a new proposed use. However, in circumstances where the District Council has reasonable cause to believe that an applicant has attempted to abuse the system by constructing a new farm building with the benefit of permitted development rights, with the intention of early conversion to another use, it will be appropriate to investigate the history of the building to establish whether it was ever used for the purpose for which it was claimed to have been built.

❖ SC20 CONVERSION OF BUILDINGS IN RURAL AREAS TO DWELLINGS

IN RURAL AREAS, PROPOSALS FOR THE USE OR CONVERSION OF BUILDINGS TO DWELLINGS WILL GENERALLY BE APPROPRIATE PROVIDED THAT ALL OF THE FOLLOWING CRITERIA APPLY:

A) THERE IS NO SIGNIFICANT CONFLICT WITH ANY OTHER LOCAL OR STRUCTURE PLAN POLICY;

B) THE BUILDINGS ARE STRUCTURALLY SUITABLE FOR CONVERSION OR ADAPTION. EVIDENCE THAT THIS IS SO WILL BE REQUIRED BEFORE PLANNING PERMISSION IS GRANTED. NORMALLY THIS WILL BE IN THE FORM OF A DETAILED REPORT PREPARED BY A SUITABLY EXPERIENCED AND QUALIFIED SURVEYOR OR ARCHITECT;

C) THE CONVERSION DOES NOT DETRACT FROM THE SCALE AND CHARACTER OF THE BUILDINGS;

D) THE BUILDINGS ARE NOT UNSIGHTLY OR OBTRUSIVE ELEMENTS IN THE LANDSCAPE;

E) THERE WILL BE NO ADVERSE EFFECT ON THE APPEARANCE, CHARACTER OR AMENITY OF THE COUNTRYSIDE OR NEARBY PROPERTIES;

POLICY WCC1: DEVELOPMENT IN THE COUNTRYSIDE (OUTSIDE THE METROPOLITAN GREEN BELT)

DEVELOPMENT OUTSIDE SETTLEMENT BOUNDARIES DEFINED IN THIS PLAN (AND NOT WITHIN THE METROPOLITAN GREEN BELT) WILL ONLY BE ALLOWED IN EXCEPTIONAL CIRCUMSTANCES AND WILL BE STRICTLY CONTROLLED THROUGH THE APPLICATION OF DETAILED POLICIES AND PROVISIONS OF THIS PLAN.

DEVELOPMENT WILL ONLY BE ACCEPTABLE IN PRINCIPLE WHERE THE PROPOSAL FALLS WITHIN AT LEAST ONE OF THE FOLLOWING CATEGORIES:

A) DEVELOPMENT FOR AGRICULTURE/FORESTRY

B) OUTDOOR SPORT/COUNTRYSIDE RECREATION

C) LOCAL COMMUNITY FACILITIES WHICH CANNOT BE LOCATED ELSEWHERE

D) RE-USE AND ADAPTATION OF EXISTING BUILDINGS

E) DIVERSIFICATION OF AN ESTABLISHED AGRICULTURAL BUSINESS WHERE IT COMPLIES WITH POLICY WRE1

Cont.

POLICY WCC4: NEW BUILDINGS OUTSIDE SETTLEMENT BOUNDARIES (AND OUTSIDE THE METROPOLITAN GREEN BELT)

WHERE NEW BUILDING IS ACCEPTABLE IN PRINCIPLE IN THE COUNTRYSIDE (UNDER POLICY C2 OF THE BERKSHIRE STRUCTURE PLAN AND POLICY WCC1 OF THIS PLAN), BEFORE GRANTING CONSENT THE COUNCIL MUST BE SATISFIED THAT:

A) THERE ARE NO SUITABLY LOCATED EXISTING BUILDINGS THAT COULD BE ADAPTED TO MEET THE REQUIREMENT

B) ANY NEW BUILDING IS OF A SIZE NO LARGER THAN THAT NECESSARY FOR ITS INTENDED USE

C) ANY NEW BUILDING IS WELL SITED , DESIGNED AND INTEGRATED INTO ITS SURROUNDINGS, ~~*AND WILL BE BUILT USING LOCAL MATERIALS, SO*~~ **(PA 2/16)** SO AS TO HAVE NO ADVERSE VISUAL, PHYSICAL OR ECOLOGICAL IMPACTS UPON THE COUNTRYSIDE.

Implementation: The development control process.

Monitoring: Planning applications determined.

Re-use of Rural Buildings for Residential Purposes

2.35 Residential conversions can often have a detrimental effect on the fabric and character of farm buildings, particularly where they have a historic importance. Further, the creation of a residential curtilage can undermine the countryside character of an area. Garden and house features such as patios, potted plants, car parking, sheds, post boxes and lamps are all small scale details that can erode the ~~farm character, which the original~~ *RURAL CHARACTER, WHICH THE* **[A4]** farm building conversions often sought to retain. These small scale details can formalise an area and have urbanising impacts. The rural economy is not, usually, boosted by such conversions, whereas conversion to a holiday use may be of benefit. The current national policy is set out in PPG 7 which makes it clear that residential conversions will not be permitted unless strict criteria are complied with (as set out in paras. 3.14 - 3.17 of the guidance). For these reasons a more cautious approach is proposed than for non-residential uses.

POLICY WCC5: RE-USE AND ADAPTATION OF BUILDINGS FOR RESIDENTIAL PURPOSES OUTSIDE SETTLEMENT BOUNDARIES (AND OUTSIDE THE METROPOLITAN GREEN BELT)

CONVERSION OF BUILDINGS FOR RESIDENTIAL USE IN THE COUNTRYSIDE WILL NOT BE PERMITTED UNLESS:

A) THE APPLICANT HAS MADE EVERY ATTEMPT TO SECURE SUITABLE BUSINESS RE-USE AND THE APPLICATION IS SUPPORTED BY A STATEMENT OF THE EFFORTS THAT HAVE BEEN MADE; OR

B) RESIDENTIAL CONVERSION IS A SUBORDINATE PART OF A SCHEME FOR BUSINESS RE-USE.

C) ~~THE BUILDING IS NOT IN EMPLOYMENT USE ALREADY, OR ITS CONVERSION WILL NOT LEAD TO A LOSS OF EMPLOYMENT~~. **(PA 2/17)**

Cont.

POLICY WCC7: EXTENSIONS TO DWELLINGS IN THE COUNTRYSIDE (OUTSIDE THE METROPOLITAN GREEN BELT)

EXTENSIONS TO DWELLINGS IN AREAS OUTSIDE BUILT-UP AREAS AND SETTLEMENT BOUNDARIES SHOULD BE ACCEPTABLE IF:

A) THERE ARE NO ADVERSE VISUAL, PHYSICAL OR ECOLOGICAL IMPACTS ON THE UNDEVELOPED CHARACTER OF THE SURROUNDING COUNTRYSIDE

B) THERE IS NO SIGNIFICANT ALTERATION TO THE SCALE OF THE DWELLING AND THE SCALE OF DEVELOPMENT ON SITE

C) THE DESIGN RESPECTS THE CONTEXT OF THE DEVELOPMENT, INCLUDING LOCAL OR REGIONAL BUILDING TRADITIONS AND MATERIALS.

Implementation: The development control process.

Monitoring: Planning applications determined.

PROTECTING AND MANAGING THE LANDSCAPE

INTRODUCTION

2.43 The policies that form part of the landscape section of this chapter will apply throughout the local plan area irrespective of whether it is within or outside the Metropolitan Green Belt. The retention of natural beauty and landscape diversity requires that any development should be carried out in harmony and sympathy with its surroundings. The aim of the landscape policies is not only to screen development but to maintain and enhance the natural beauty and diversity of the landscape appropriate to its location.

2.44 Landscape is important because it is:

a) an essential part of our natural resource base
b) a reservoir of archaeological and historical evidence
c) an environment for plant and animal communities
d) a human habitat, evoking sensual, cultural and spiritual responses.

2.45 The term 'landscape' refers to the visual appearance of the land including its shape, form and colours. It reflects the way in which various components combine that are often distinctive in particular localities. The influence of geology, topography, soils, archaeology, landscape history, land use, ecology, architecture and cultural associations give a landscape value, experience and character.

2.46 Assessing the impacts on the landscape should involve an assessment of the component types, i.e. landform, land cover and the landscape elements, which terms are now described.

Landform: integrates information on geology and soils as well as the natural drainage pattern of the area of which the proposed development site forms part. It will include the shape of the land surface and levels, i.e. soils, water, climate.

Your ref: 1/2000/2804
46363

John Andrews Associates
TOWN PLANNING & DEVELOPMENT CONSULTANCY

The Lodge, 66 St. Leonards Road,
Windsor, Berkshire, SL4 3BY.
Telephone: Windsor (01753) 831330
Facsimile: (01753) 859051

DG
03 AUG 2001
COPIES TO:
ACK:
FILE:

Please find enclosed appeal documents now lodged with The Planning Inspectorate

With Compliments

TOWN & COUNTRY PLANNING ACT 1990
(AS AMENDED)

Appeal by **Mr. & Mrs. C. Jacobs** against the decision of Wokingham District Council as Local Planning Authority (LPA) to refuse permission for the erection of a "single storey extension to barn/stables and conversion of swimming pool, games room, garage and staff accommodation" at 'High Barn', Church Lane, Finchampstead, Nr. Wokingham, Berkshire

GROUNDS OF APPEAL

John Andrews Associates
'The Lodge'
66 St. Leonard's Road
Windsor
Berkshire
SL4 3BY

JULY 2001

CONTENTS

1. Description of Appeal Site and Surroundings

2. The Provisions of the Development Plans

   2.1 Introduction

   2.2 Berkshire Structure Plan, 1991 – 2006

   2.3 South East Area Local Plan, 1994

   2.4 Wokingham District Local Plan – Deposit Version incorporating Modifications

3. The Planning Application – F/2000/2804

4. The Local Planning Authority's Decision

5. Grounds of Appeal

DOCUMENTS

1. Location Plan – Scale 1 : 2500

2. Extracts from Berkshire Structure Plan, 1991 – 2006

3. Extracts from South East Area Local Plan, 1994

4. Extracts from Wokingham District Local Plan – Deposit Version with Proposed Modifications

5. The Planning Application : F/2000/2804

6. Additional Drawing No. 00/CJ/A4/07 – submitted to LPA December 2000

7. Additional Drawing No. 00/CJ/A4/06 – submitted to LPA December 2000

8. Letter dated 5 December 2000 from Environment Agency to Local Planning Authority

9. Local Planning Authority's Decision Notice dated 16 February 2001

1. Description of Appeal Site and Surroundings

1.1 The Appeal Site, 'High Barn', is situated in the Parish of Finchampstead some 3½ miles to the south of Wokingham Town Centre. A Location Plan is produced.

(Document 1)

1.2 Access into 'High Barn' is gained from the south-west side of Church Lane via a double hung gated access with brick piers and wing walls topped by close boarded fencing. The remainder of the road frontage to 'High Barn' is enclosed by close-boarded fencing some 2.0 metres in height.

1.3 This fencing is generally unobtrusive because there are numerous trees and extensive shrubbery growing both behind and in front of fencing on the roadside verge.

1.4 Due to the high banked verges on both sides of Church Lane and the fencing, trees and shrubs fronting the Appeal Site there are only mere glimpses of the rooftops of 'High Barn' from the road. Similarly with the mature trees and 2.0 metre high hedges on the opposite side of Church Lane there are no views out from Church Lane to the north-east. The carriageway is set some 3.5 – 4.0 metres below the tops of the fences and dense hedges. There are no footways along the road.

1.5 To the north-west of the Appeal Site there is a cemetery within which stands the Parish Church of St. James.

1.6 To the south-east of the Appeal Site there is a detached house named 'Barn Close' which is relatively well screened from Church Lane by hedges and trees.

1.7 To the south-west, there are the formal gardens of 'High Barn' which stands in substantial grounds in keeping with the size, style and character of the property. Beyond the formal gardens there are extensive paddocks also forming part of the Appellants' estate.

1.8 To the north-east of Church Lane the land consists primarily of open fields with scattered agricultural buildings.

1.9 Running approximately north-south at a distance of some 200 metres to the east of the estate there is a public footpath (No. 9).

1.10 Because the easternmost side of the footpath is bounded variously throughout its entire length by mature oaks, holly, yew, hawthorn, willow, stretches of 2.0 metre high close-boarded fencing, woodland and a mixture of understorey it is not possible to see that part of the Appeal Site where the development now the subject of this appeal is proposed or any significant areas of the estate as a whole.

2. The Provisions of the Development Plans

2.1 Introduction

2.1.1 In the Reason for Refusal the Local Planning Authority (LPA) has referred to policies contained in the Berkshire Structure Plan; the South East Area Local Plan and the emerging Wokingham District Local Plan.

2.2 Berkshire Structure Plan, 1991 – 2006

2.2.1 The County Structure Plan was adopted by Berkshire County Council on 4 November 1995 with alterations incorporated in August 1997.

2.2.2 **Policy C2** of the Structure Plan concerned with 'Development Outside Built-Up Areas and Settlements' states that :

> "Development outside built-up areas and settlement boundaries defined in Local Plans (and not within the Metropolitan Green Belt) will be strictly controlled, and permitted only :
>
> (i) where it is required for agriculture or forestry; or
>
> (ii) for the re-use, adaptation or redevelopment of existing buildings, particularly to assist the diversification of the rural economy and to maintain or enhance the rural environment; or
>
> (iii) other development for which a rural location is essential;
>
> provided it is both appropriate in scale, form, impact, character and siting to its location in the countryside and is acceptable in terms of other policies in the Structure Plan."
>
> (Document 2, page 27)

2.3 South East Area Local Plan, 1994

2.3.1 This Local Plan was adopted on 15 April 1994. The three Policies referred to by the LPA are set out below.

2.3.2 **Policy STV2**, relating to 'Development in Rural Areas', provides that :

> "All land outside the identified settlements, as shown on the Proposals Map is considered to be Rural Area within which development will not normally be allowed. In accordance with the Replacement Structure Plan exceptions may be made for development in the following categories which are not specifically dealt with by other Policies in this Local Plan.
>
> (a) Development for housing purposes of sites not exceeding 0.4 hectare on the edge of settlements in the form of rounding off or redevelopment.
>
> (b) Development for employment uses not exceeding 300 square metres of floorspace on the edge of settlements in the form of rounding off or redevelopment.
>
> (c) Development essential to the use of land for agriculture or forestry.
>
> (d) Mineral extraction.
>
> (e) Plant for receiving imported aggregates, or for the processing or distribution of aggregates.
>
> (f) The disposal of waste by controlled tipping within existing or former mineral workings or on other despoiled land.
>
> (g) Public utilities that cannot be located elsewhere.
>
> (h) Any other purpose wholly appropriate to a rural area.
>
> The acceptability of all proposals will also be judged against the provisions of the other relevant policies contained in this Plan. For the avoidance of doubt the areas of sporadic development identified on the Proposals Maps are included in the Rural Areas."
>
> (Document 3, page 7)

2..3.3 **Policy SC15**, concerned with 'New Buildings in Rural Areas' states that :

> "Where new building is acceptable in principle in a Rural Area, and the District Council is satisfied that there are no suitably located existing buildings which could be used or adapted to be used to meet the requirement, the District Council will require it to be of a size no larger than that necessary for its intended use and to be so sited, designed and integrated into its surroundings as to have the minimum impact on the rural environment. Particular attention will be paid to the avoidance of damage to the areas of particular importance included in Policies SC1, SC2, SC3, SC4, SC8, SC9, SC12 and SC13 of this Plan."
>
> (Document 3, page 28)

2.3.4 **Policy SC19**, relates to 'Extensions to Existing Dwellings in Rural Areas' and provides that :

> "Appropriately designed and sited minor extensions to existing dwellings in Rural Areas will normally be acceptable. Major extensions or any proposal which has an adverse impact on the rural environment will generally not be approved. Where a dwelling has already been extended the cumulative effect of all of the extensions to the original building will be taken into account."
>
> (Document 3, page 32)

2.4 <u>Wokingham District Local Plan – Deposit Version incorporating Modifications</u>

2.4.1 The LPA refers to three Policies contained in this emerging Local Plan.

2.4.2 **Policy WCC1** refers to 'Development in the Countryside (Outside the Metropolitan Green Belt)''and provides, inter alia, that development outside settlement boundaries defined in the Local Plan will only be allowed in exceptional circumstances and will be strictly controlled through the application of the detailed policies and provisions of the Local Plan.

2.4.3 Of these detailed Policies, **Policy WCC4** relates generally to 'New Buildings Outside Settlement Boundaries (and Outside the Metropolitan Green Belt)'.

2.4.4 This Policy provides that :

> "Where new building is acceptable in principle in the countryside (under Policy C2 of the Berkshire Structure Plan and Policy WCC1 of this Plan), before granting consent the Council must be satisfied that :
>
> (a) there are no suitably located existing buildings that could be adapted to meet the requirement;
>
> (b) any new building is of a size no larger than that necessary for its intended use;
>
> (c) any new building is well sited, designed and integrated into its surroundings so as to have no adverse visual, physical or ecological impacts upon the countryside."
>
> (Document 4, page 23)

2.4.5 Of particular detailed reference to the appeal proposal is **Policy WCC7** relating to 'Extensions to Dwellings in the Countryside (outside the Metropolitan Green Belt)'.

2.4.6 This Policy, which carries considerable weight due to the advanced stage of the emerging Plan in its statutory process towards adoption, states that :

> "Extensions to dwellings in areas outside built-up areas and settlement boundaries should be acceptable if :
>
> (a) there are no adverse visual, physical or ecological impacts on the undeveloped character of the surrounding countryside;
>
> (b) there is no significant alteration to the scale of the dwelling and the scale of development on site;
>
> (c) the design respects the context of the development, including local or regional building traditions and materials."
>
> (Document 4, page 26)

3. The Planning Application : F/2000/2804

3.1 The planning application, allocated ref. no. F/2000/2804, was submitted to the LPA by C & S Consultants on behalf of the Appellants, Mr. and Mrs. C. Jacobs.

3.2 The application, dated 3 November 2000, proposed a "single storey extension adjoining barn / stable block". The proposal was illustrated by the following drawings :

-	Site Plan - Scale 1 : 2500;
00/CJ/01	Ground and Mezzanine Floor Plans - Scale 1 : 200;
00/CJ/A2/02	Roof Plan - Scale 1 : 200;
00/CJ/A2/03	Elevations and Section - Scale 1 : 200;
00/CJ/A2/04	Existing Garage, Stables and Barn, Plans and Elevations – Scale 1 : 200;
00/CJ/A2/05	Proposed Alterations to Existing Barn : Existing and Proposed Plans and Elevations – Scale 1 : 200.

(Document 5)

3.3 In response to requests from the LPA 6 copies of a further drawing were submitted on 11 December 2000 providing additional elevational details. The drawing, no. 00/CJ/A4/07, illustrates an elevational section through the proposed garage and the end elevation of the proposed swimming pool together with the rear elevation of existing barn and proposed new chimney stack.

(Document 6)

3.4 Another additional drawing submitted to the LPA in mid-December 2000 was drawing no. 00/CJ/A4/06. This illustrates the elevation of the garage / stable block and barn which is to remain unchanged, and the rear elevation of the existing barn with proposed new chimney stack.

(Document 7)

3.5 It is known that Finchampstead Parish Council raised no objections to the proposed development and that, subject to Conditions, the Environment Agency viewed the application favourably. A copy of the Environmenmt Agency's letter is produced.

(Document 8)

4. The Local Planning Authority's Decision

4.1 By Notice dated 16 February 2001, the LPA refused permission for the following Reason :

> "1. The proposed development together with existing extensions to the dwelling and other outbuildings will cumulatively result in excessive extension and alteration to the scale of development on site, and would have a detrimental effect upon the open character and appearance of the area. As such the proposed development is considered contrary to the Berkshire Structure Plan policy C2, the Wokingham District Local Plan policies WCC1, WCC4 and WCC7 and to the South East Area Local Plan policies STV2, SC19 and SC15."

(Document 9)

5. Grounds of Appeal

5.1 From the given description of the Appeal Site and its surroundings it has been established that there are no views into the site available to the general public either from Church Lane or Footpath No. 9.

5.2 The submitted drawings clearly show that change of use and minor alterations only are proposed to the existing buildings, namely the Garage, Stable Block and Barn, which are situated near to Church Lane. To passersby, therefore, the proposed works to these buildings will have no impact visually or otherwise concerning matters of public interest. There is to be no tree loss.

5.3 The proposed new single-storey extension is to be set to the south-east of 'High Barn' and to the south-west of the said Garage, Stables and Barn. The extension is to contain a swimming pool, staff accommodation and garage facilities. The building is to be set some 4 metres from the boundary of the Appeal Site to facilitate additional landscaping.

5.4 The facilities to be provided are for use wholly for purposes incidental for the enjoyment of 'High Barn' as a dwellinghouse and for staff required to maintain the estate, household and for reasons of security.

5.5 It is acknowledged that the Structure Plan, in overall strategic terms, seeks to restrict development outside built-up areas. For the detailed application of Policy, however, it is necessary to refer to the relevant Local Plans.

5.6 **Policy STV2** of the adopted South East Area Local Plan sets out the general presumption against development in rural areas except for specific categories or forms of development dealt with by other Policies in the Plan.

5.7 **Policy SC19** relates to 'Extensions to Existing Dwellings in Rural Areas' and states that major extensions or any proposal which has an adverse impact on the rural environment will generally not be approved. Further, that where a dwelling has already been extended the cumulative effect of all the extensions to the original building will be taken into account.

5.8 It is important to note that the Policy is discretionary in its general application and enables, where appropriate, major extensions to be permitted.

5.9 It is the submission of the Appellants that having regard to the size, siting and setting of 'High Barn' in substantial grounds, the proposed development is of reasonable scale.

5.10 As established earlier, the proposal will not have any adverse impacts on the rural environment of the area.

5.11 It is considered appropriate also to have regard to the provisions of **Policy WCC7** of the emerging Local Plan now at an advanced stage in its progress towards adoption. This Policy, relied upon by the LPA, provides that extensions to dwellings in areas outside settlement boundaries should be acceptable if there are no adverse visual, physical or ecological impacts on the undeveloped character of the surrounding countryside; there are no significant alterations to the scale of the dwelling and the scale of development on site; and the design of the proposed development respects the context of the development within which it is to be situated.

5.12 The Appellants submit that the proposed development is acceptable because, as stated, there will be no adverse consequences on the surrounding countryside. The scale of the existing house is not being altered but ancillary facilities provided within the grounds appropriate in size and setting to 'High Barn'.

5.13 The LPA has not raised any objections to the design of the proposals which are to observe fully the character of the existing development.

5.14 It is respectfully requested therefore that this appeal is allowed. The right is reserved to respond to any statement submitted by the LPA and to comment as may be necessary on representations from interested parties.



Site Plan, Scale: 1 to 2500

This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO Office. © Crown Copyright. Wokingham District Council, Licence No. LA086134

Date: 20 July 2000

N
W E
S

TOWN AND COUNTRY PLANNING ACT

SECTION 78 APPEAL

APPELLANT:	**Mr and Mrs Jacobs**
APPEAL SITE:	**High Barn, Church Lane, Finchampstead**
REASON FOR APPEAL:	**Refusal of single storey extension to barn/stables and conversion to swimming pool, games room, garage and staff accommodation**

LOCAL PLANNING AUTHORITY REFERENCE: F/2000/2804

DEPARTMENT OF THE ENVIRONMENT, TRANSPORT AND THE REGIONS REFERENCE: APP/X0360/A/01/1070811

File Copy

1.00 LOCATION AND SITE DESCRIPTION

1.01 The site is situated within an area designated as rural, area sporadic development, countryside and Area of Special Landscape Importance by the local plans. (See appendix 1 for location plan).

1.02 The site is a detached dwelling with detached stable block/garage, set within its own grounds. There is approximately 1.8m fencing along the boundary with the road and with Barn Close. There are various shrubs along these boundaries with some hedging with Barn Close.

1.03 Barn Close itself is set forward in its plot and is about 10m from the boundary with High Barn.

2.00 RELEVANT PLANNING HISTORY

2.01

Planning Application	Description of Development	Decision	Date
BRA 1299	Pitched Roof & Lantern	Approved	13.8.86
38228	Double garage, 3 stables & hay barn	Approved	15.8.91
38763	Revision to 38228	Approved	20.1.92
98/68651/F	1st floor, & single storey ground floor extensions & 2 dormer windows	Approved	31.12.98
F/2000/2804	Single storey extension to barn/stables and conversion to swimming pool, games room, garage and staff accommodation	Refused	16.2.01
F/2000/2900	Conversion of barn to snooker room and gym	Approved	18.1.01

2.02 The barn conversion part of refused application F/2000/2804 was approved by separate application, F/2000/2900, by drawing 00/CJ/A2/05 (see appendix 2). The barn conversion part of the refused application is shown on drawing 00/CJ/01.

2.03 In February 2001, planning permission (F/2000/2804) was refused under delegated powers for the following reason:

"The proposed development together with existing extensions to the dwelling and other outbuildings will cumulatively result in excessive extension and alteration to the scale of development on site, and would have a detrimental effect upon the open character and appearance of the area. As such, the proposed development is considered contrary to the Berkshire Structure Plan policy C2, the Wokingham District Local Plan policies WCC1, WCC4 and WCC7 and to the South East Area Local Plan policies STV2, SC19 and SC15."

3.00 POLICY BACKGROUND

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

Berkshire Structure Plan

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

South East Area Local Plan

The South East Area Local Plan was adopted on 15th April 1994 and is the statutory local plan for the area in which the site is situated. The Planning and Transportation Committee at their meeting on 21 November 1996 resolved to "re-affirm the decisions of this Committee and the Council in relation to the current adopted local plans and to note that they will continue to carry weight as the most up to date adopted policies, except in relation to housing provision".

Draft Wokingham District Local Plan

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

3.02 Berkshire Structure Plan

The relevant policies are (see appendix 3):

C2 – Development Outside Built-Up Areas and Settlements

3.03 Wokingham District Local Plan (Deposit Draft)

The relevant polices are (see appendix 4):

WCC1 – Development in the Countryside (outside the Metropolitan Green Belt)

WCC7 – Extensions to Dwellings in the Countryside (outside the Metropolitan Green Belt)

WCC4 – New Buildings out Settlement Boundaries (and outside the Metropolitan Green Belt)

3.04 South East Area Local Plan

The relevant policies are (see appendix 5):

STV2 – Development in Rural Areas

SC19 – Extension to Existing Dwellings in Rural Areas

SC15 – New Buildings in Rural Areas

4.00 THE CASE FOR THE LOCAL AUTHORITY

4.01 Policy C2 (relating to development outside settlements) of the Berkshire Structure Plan says that development will permitted "provided it is both appropriate in scale, form, impact, character and siting to its location in the countryside...".

4.02 Policies WCC1 and WCC7 of the Wokingham District Local Plan (Deposit Draft) states that extensions shall be acceptable if there is no significant alteration to the scale of the dwelling and scale of development on site, and that it would be appropriate in terms of scale, form, materials, design and character, to its location in the countryside.

4.03 Policy WCC4 of the Wokingham District Local Plan (Deposit Draft) states that where a new building is acceptable in principle, it should be no larger than is necessary for its intended use, there must be no suitably located buildings, and that the new building should be well sited, designed and integrated into its surroundings so has to have no adverse effects upon the countryside. Policy SC15 of the South East Area Local Plan, raises similar issues.

4.04 Policy SC19 says that "appropriately designed and sited minor extension will normally be acceptable". It continues by saying "major extensions or any proposal which has an adverse impact on the rural environment will generally not be approved". It also says that where a dwelling has already been extended, the cumulative effect of all the extensions would be taken into account.

4.05 These policies all seek to limit the amount of extensions and new built form. Large extensions would urbanise an area and as a result of increase built-up would have an adverse effect upon the rural character of the area.

4.06 The development as part of this appeal would result in excessive alteration and scale of development to the site and amount to a major extension, and thereby be in conflict with local plan policies. It would cumulatively increase the footprint of the site by about 225% (including the barn etc approved by consent 38763 (see appendix 6) and ground floor/alterations approved by consent 98/68651/F). See appendix 7 for extent of the refused extension.

4.07 As well as an unacceptable increase in the footprint, the approximate 38m length of extension at 5m height would create a feature unacceptable in terms of bulk within the countryside to the detriment of the rural character of the area.

4.08 The development as part of this application would also be outside what is considered to be the residential curtilage of the property, as it would be built on an area used for horse riding. The amenity area is considered to be at the rear of the dwelling, not at the side. Application 98/98951/F showed this manege area to be outside of the residential curtilage of the site (see appendix 8 for a copy of the location and site plan).

4.09 In terms of impact upon neighbouring properties, namely Barn Close, it is not considered that there would be an issue of overlooking. The proposed development would be along the 1.8m fencing and shrub boundary with Barn Close and be set about 3.6m from the boundary. Barn Close itself is set forward in the plot and is approximately 10m from the side boundary with High Barn, therefore, the proposed 38m length of development at 5m height development would be along the boundary of the rear garden of Barn Close. It is not considered that the sheer size of the extension along the garden boundary could be considered to be overbearing to the amenity area of the neighbouring property.

5.00 COMMENTS ON THE APPELLANTS STATEMENT

5.01 Drawing 00/CJ/A2/05 was not part of this application. It shows solely the barn conversion and was submitted as part of a separate application, F/2000/2900. This application was approved and a copy of this drawing can be found in appendix 2.

5.02 Drawing 00/CJ/A4/06 was requested as an additional plan as part of application F/2000/2900.

5.03 There did not appear to be a 1:200 roof plan (drawing 00/CJ/A2/02) submitted as part of the application, however, it is accepted as part of the application and matches the 1:500 site plan showing the extend of the extension (appendix 7).

6.00 CONCLUSION

6.01 By virtue of its size, the proposed development would excessively alter the scale of the development on site and together with its bulk would have a detrimental effect upon the open character and appearance of the area and countryside.

6.02 It is therefore respectfully requested that this appeal be DISMISSED.

7.00 CONDITIONS IN THE EVENT PLANNING PERMISSION IS GRANTED

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. 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.

4. 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.

5. The extension hereby permitted shall not be occupied or used at any time other than incidental to the enjoyment of and ancillary to the residential dwelling located on the site.

6. Surface water drainage works 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.

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 ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.
4. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety
5. The creation of a separate and independent unit would not comply with the policies and standards of the Local Planning Authority.
6. To prevent the increased risk of flooding.

Informative

Under the terms of 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.

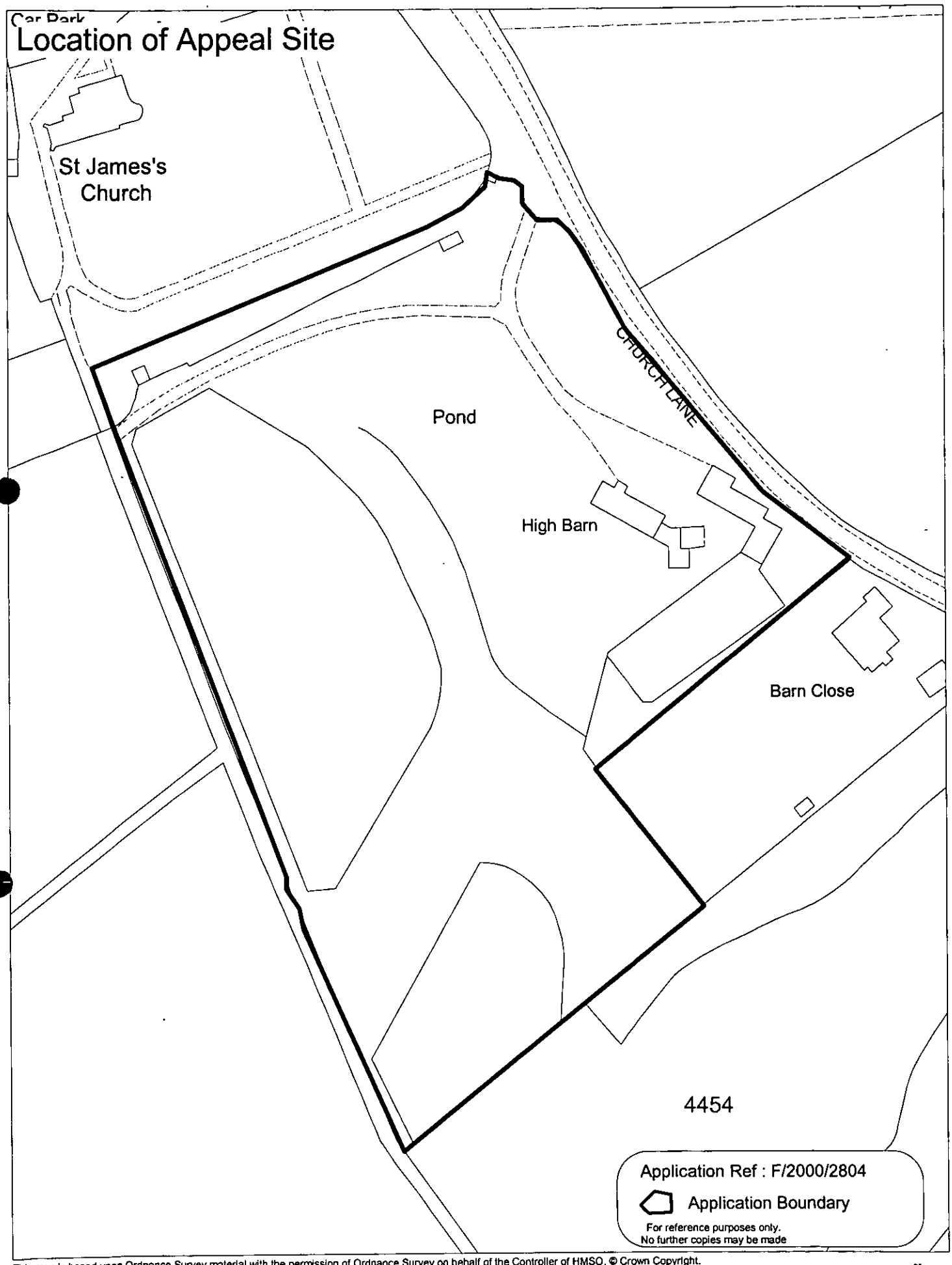
Contact Nick Weddell on 01276 454 405 for further details.

Natalie Brown
PLANNING ASSISTANT

APPENDICES

1. 1:1250 Location Plan of Site
2. Copy of Plan 00/CJ/A2/05 (approved barn conversion by consent F/2000/2900)
3. Berkshire Structure Plan polices
4. Wokingham District Local Plan polices
5. South East Area Local Plan polices
6. Copy of plans - 38763
7. 1:500 plan showing the extent of the refused extension
8. Location and site plans – 98/68651/F

APPENDIX 1



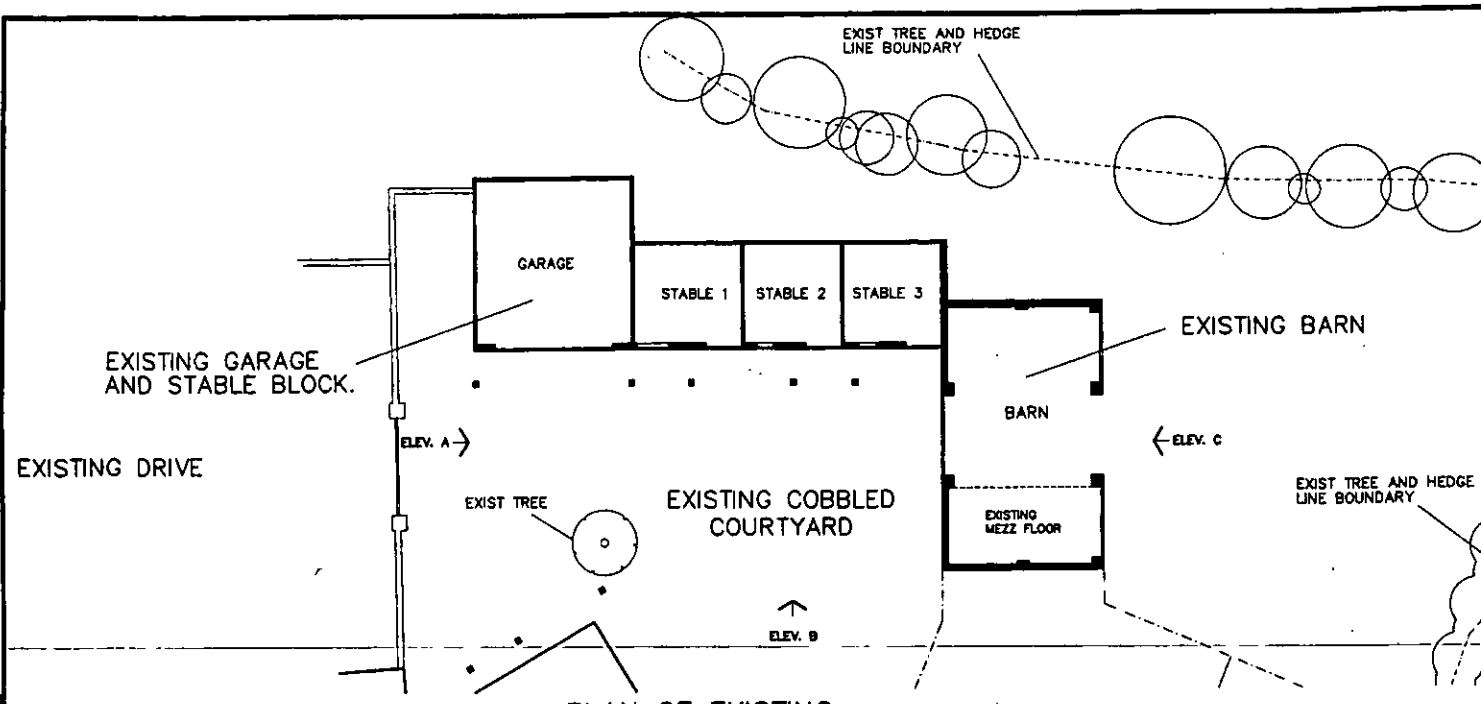
This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.
18 September 2001

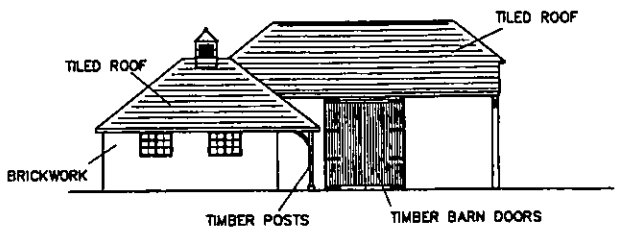
Scale: 1 : 1250

N
W E
S

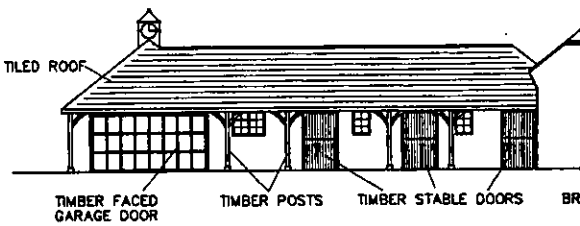
APPENDIX 2



PLAN OF EXISTING

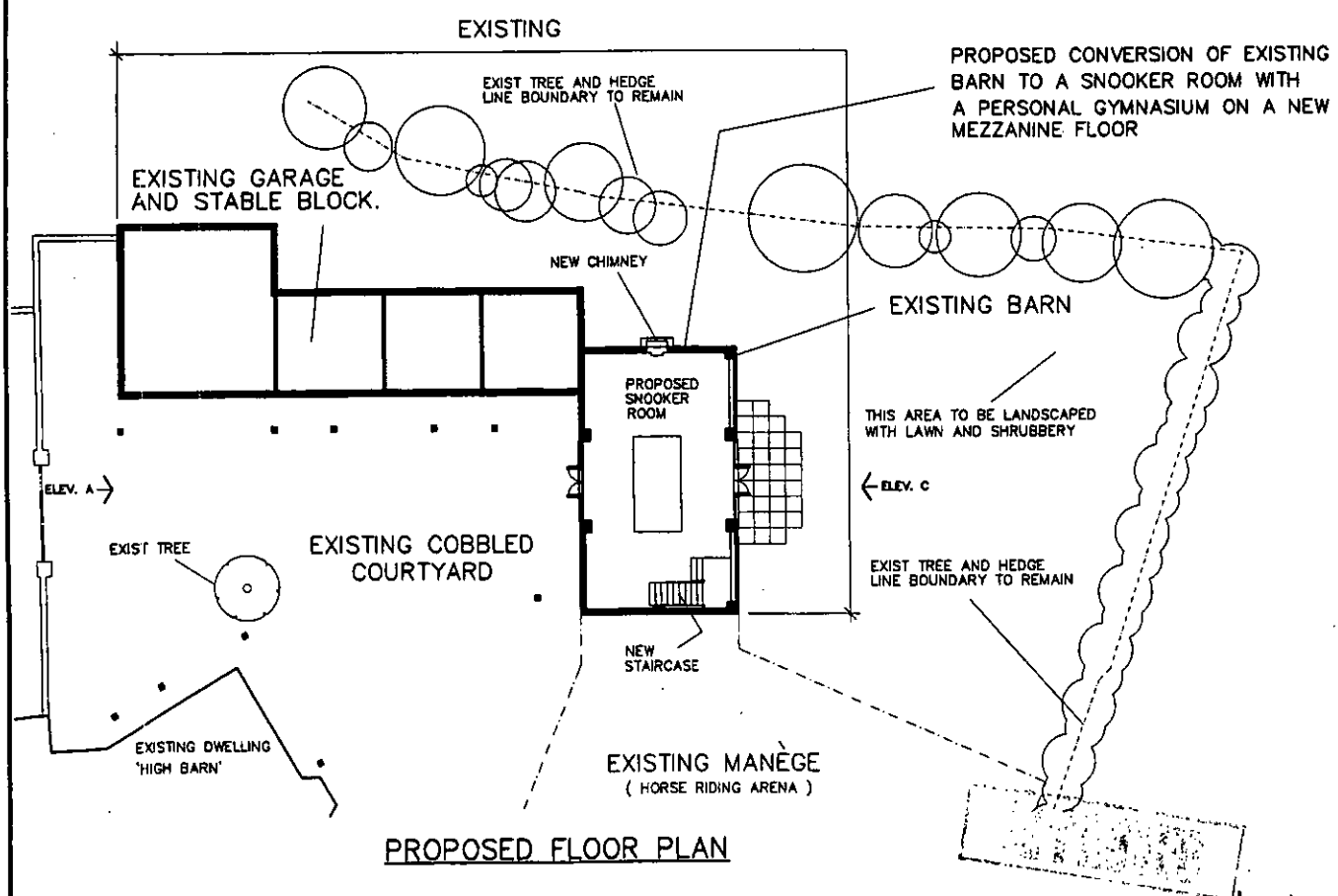


EXISTING ELEVATION A



EXISTING ELEVATION B

EXISTING



PROPOSED FLOOR PLAN

PROP
PLAN

00/CJ/A2/05

APPENDIX 3



BERKSHIRE STRUCTURE PLAN 1991-2006

Incorporating Alterations adopted in August 1997





Babtie

Public Service

LIMITING THE SPREAD OF DEVELOPMENT

Controlling Development in the Countryside

5.8 The protection of the countryside is a fundamental concern and it is necessary to limit development within it to that which is both appropriate (in type and form) and sensitive to its location.

Development Outside Built-Up Areas and Settlements

Policy C2 **Development outside built-up areas and settlement boundaries defined in local plans (and not within the Metropolitan Green Belt - see Policy C4) will be strictly controlled, and permitted only :**

(i) where it is required for agriculture or forestry; or

(ii) for the re-use, adaptation or redevelopment of existing buildings, particularly to assist the diversification of the rural economy and to maintain or enhance the rural environment; or

(iii) other development for which a rural location is essential;

provided it is both appropriate in scale, form, impact, character and siting to its location in the countryside and is acceptable in terms of other policies in the Structure Plan.

5.9 Building in the open countryside away from existing settlements or from areas allocated for development in local plans will be strictly controlled in line with advice in PPG7, 'The Countryside and the Rural Economy'. Even where development may be acceptable in principle in the countryside the acceptability of a particular proposal will depend on its suitability for the proposed site; on the impact of any related activity; and on the adequacy of any measures to integrate the proposal into the surroundings. More detailed criteria relating to the control of development in the countryside will be included in local plans. With regard to redevelopment, such criteria may for example require that proposals should have no greater impact (in terms of bulk of buildings or site coverage) than the existing development and should secure environmental improvements.

5.10 Proposals for essential utilities will be considered under sub-section (iii) of Policy C2. Essential utilities include development and facilities, where these cannot be sited within settlements, for transport and related services, including park and ride and motorway service areas; for the distribution of gas, oil and electricity; for sewage disposal; for water supply and flood alleviation; and for telecommunications.

5.11 Where necessary to meet provisions made in the Structure Plan, settlement boundaries may be defined in local plans to allow for appropriate forms of development on sites on the edge of built-up areas.

APPENDIX 4



Wokingham District Local Plan
Deposit Draft

With Proposed Amendments Highlighted

February 2000

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

THE COUNTRYSIDE

Development in the Countryside

2.21 It is important to note the distinction between the 'countryside' and 'rural areas'. These are quite separate in technical terms. 'Countryside' is all land beyond identified settlement boundaries. Note that the countryside within the Metropolitan Green Belt is subject to specific Green Belt policies that form part of a separate chapter in this plan. The 'rural areas' definition is set out in the Berkshire Structure Plan 1991 - 2006, para. 5.5 where it is defined as:

"...those places which lie beyond towns (and adjoining built-up areas) with populations of 10,000 or more. This definition accords with that used by the Rural Development Commission...Using this approach the following settlements fall outside the remit of Policy C1: Reading Urban Area (Woodley and Earley); Wokingham/Winnersh"

2.22 Using just the 'rural areas' definition would mean that much of the plan area is rural and includes settlements such as Finchampstead North and Twyford. Therefore the 'countryside' definition is considered more appropriate and will apply in this plan.

2.23 The guiding principle in the countryside is that development should both benefit economic activity and maintain or enhance the environment. Rural areas can accommodate some forms of development without detriment, if the type, form and design are sensitive to the location. New development should be carefully located having regard to existing settlement patterns and to historic, wildlife and landscape resources. *CERTAIN CATEGORIES OF DEVELOPMENT, E.G. AGRICULTURE AND TELECOMMUNICATIONS, ARE CLASSED AS PERMITTED DEVELOPMENT UNDER THE GENERAL DEVELOPMENT ORDER 1995 AND PRIOR NOTIFICATION TO THE COUNCIL OF THE EXERCISE OF THESE RIGHTS IS REQUIRED.*(PA 2/7) Development in the open countryside, away from existing settlements or areas allocated for development in this local plan will be strictly controlled. Some categories of development that may be appropriate, are set out in Policy WCC1 below.

2.23A INFILL DEVELOPMENT IS DEFINED AS ONE OR TWO DWELLINGS IN A SMALL GAP IN AN OTHERWISE BUILT-UP FRONTAGE. FOR THE PURPOSE OF THIS POLICY SMALL IS DEFINED AS NO LARGER THAN NECESSARY TO ACCOMMODATE TWO HOUSES HAVING REGARD TO THE WIDTHS OF THE EXISTING RESIDENTIAL FRONTAGES IN THE IMMEDIATE VICINITY. THE NEW DWELLING(S) SHOULD HAVE A SIMILAR ROAD FRONTAGE AND SIMILAR CURTILAGE TO ADJOINING DWELLINGS. IT IS ESSENTIAL THAT THE DEVELOPMENT DOES NOT ADVERSELY AFFECT THE CHARACTER OF THE AREA AND IN PARTICULAR NOT LEAD TO ANY URBANISATION OF THE AREA. SUCH DEVELOPMENT SHOULD PROVIDE ADEQUATE GARDEN OR AMENITY OPEN SPACE FOR THE PRIVATE ENJOYMENT OF RESIDENTS APPROPRIATE TO THE CHARACTER AND GENERAL LAYOUT OF THE AREA. THE PROTECTION OF TREES IN ACCORDANCE WITH POLICY WBE11 WILL BE ANOTHER IMPORTANT CONSIDERATION. **[A1]**

2.23B THE DEVELOPMENT WILL BE SUBJECT TO THE PROVISIONS OF POLICY WCC4 ON NEW BUILDINGS OUTSIDE SETTLEMENT BOUNDARIES. WHERE APPLICABLE, PROPOSALS FOR DEVELOPMENT WILL BE CONSIDERED AGAINST POLICY WCC2 AND POLICIES WLL2 TO WLL8 OF THIS PLAN AND THE RELEVANT POLICIES OF THE STRUCTURE PLAN. **[A1]**

POLICY WCC1: DEVELOPMENT IN THE COUNTRYSIDE (OUTSIDE THE METROPOLITAN GREEN BELT)

DEVELOPMENT OUTSIDE SETTLEMENT BOUNDARIES DEFINED IN THIS PLAN (AND NOT WITHIN THE METROPOLITAN GREEN BELT) WILL ONLY BE ALLOWED IN EXCEPTIONAL CIRCUMSTANCES AND WILL BE STRICTLY CONTROLLED THROUGH THE APPLICATION OF DETAILED POLICIES AND PROVISIONS OF THIS PLAN.

DEVELOPMENT WILL ONLY BE ACCEPTABLE IN PRINCIPLE WHERE THE PROPOSAL FALLS WITHIN AT LEAST ONE OF THE FOLLOWING CATEGORIES:

A) DEVELOPMENT FOR AGRICULTURE/FORESTRY

B) OUTDOOR SPORT/COUNTRYSIDE RECREATION

C) LOCAL COMMUNITY FACILITIES WHICH CANNOT BE LOCATED ELSEWHERE

D) RE-USE AND ADAPTATION OF EXISTING BUILDINGS

E) DIVERSIFICATION OF AN ESTABLISHED AGRICULTURAL BUSINESS WHERE IT COMPLIES WITH POLICY WRE1

Cont.

F) REDEVELOPMENT PROPOSAL IN THE COUNTRYSIDE

G) OTHER DEVELOPMENT APPROPRIATE TO THE COUNTRYSIDE WHICH CANNOT ACCOMMODATED WITHIN A SETTLEMENT

~~*H)SENSITIVE INFILLING OF SMALL GAPS WITHIN SMALL GROUPS OF HOUSES AND MIN EXTENSIONS TO GROUPS OUTSIDE DESIGNATED GREEN GAPS (POLICY WCC 2) F RESIDENTIAL USE WILL BE ACCEPTABLE SUBJECT TO THE PROVISIONS OF POLICY WH*~~ **(PA 2/8)**

H) SENSITIVE INFILLING OF ONE OR TWO DWELLINGS IN A SMALL GAP IN AN OTHERWI BUILT-UP FRONTAGE WHERE THE DEVELOPMENT WOULD NOT ADVERSELY AFFECT TH CHARACTER AND APPEARANCE OF THE AREA. **[A1]**

WHERE DEVELOPMENT IS ACCEPTABLE IN PRINCIPLE, IT WILL ONLY BE PERMITTED IF I IS APPROPRIATE IN SCALE, FORM, MATERIALS, DESIGN, CHARACTER, TO ITS LOCATIO IN THE COUNTRYSIDE AND BE CONSISTENT WITH OTHER POLICIES IN THIS PLAN (SUC AS *THOSE RELATING TO GREEN GAPS, LANDSCAPE AND* **[A1]** NATURE CONSERVATION AND ANY SUPPLEMENTARY PLANNING GUIDANCE.

THE CLOSING OF GAPS OR THE ENCLOSURE OF OPEN AREAS THAT ARE IMPORTANT COMPONENTS IN THE CHARACTER OF AN AREA WILL NOT BE PERMITTED.

Implementation: The development control process.

Monitoring: Planning applications determined within each category.

Separation of Settlements by Green Gaps and Wedges

2.24 As a result of the density of development and the variety of settlements that characterise the plan area, it is essential that the separate identity of these settlements is maintained by keeping real 'green wedges' and 'gaps' between them. Policy C6 of the Berkshire Structure Plan 1991 - 2006 states that the 'green wedges' and 'gaps' will be defined in local plans. The areas in question are set out on the proposals map supporting this plan. Some of these gaps are more vulnerable than others and any built development could undermine their importance. Where specific landscape features such as trees or hedgerows may be compromised measures for positive landscape management will be sought, where possible.

2.25 For the avoidance of doubt, 'green wedges' are areas of open space penetrating, partly enclosed by, or separating identified settlements. ~~*EXISTING PERMITTED USES WILL CONTINUE IN THESE AREAS BUT INTENSIFICATION OF THESE USES WILL NOT BE ALLOWED, IN ORDER TO PRESERVE THE EXISTING OPEN CHARACTER OF THE LAND.*~~ **(PA 2/9)** *EXISTING PERMITTED USES WILL CONTINUE IN THESE AREAS, BUT INTENSIFICATION OF THESE USES WILL NOT BE ALLOWED WHERE THE EXISTING OPEN AND UNDEVELOPED CHARACTER OF THE LAND IS ADVERSELY AFFECTED.* **[A2]** 'Gaps' comprise open land which provides physical or visual separation between distinct identified settlements.

2.26 The areas included in the green wedges and gaps policy have been identified previously in the adopted local plans as areas important to the separation of settlements. These are retained except where specific proposals require a change, e.g. the new settlement identified at Grazeley, south of the M4.

2.27 The green wedges and gaps can also be important because of the character and sense of place that they can contribute to the settlements. In the adopted local plans the separation of, and setting of, settlements

2.32 The Council's aims and objectives will be to conserve and, where appropriate, to enhance t cover within this area generally, placing emphasis on creating new plantations *AND F ENVIRONMENTS* **(PA 2/11)** in association with any acceptable development or in agr with landowners. *TREE PLANTING WILL BE SECURED IN ASSOCIATION WITH DEVELOPMENT, IN ACCORDANCE WITH POLICY WLL7.* **(PA 2/12)** *F ENVIRONMENTS HAVE VARIED HABITATS AND CAN INCLUDE GRASSLAND, GL THICKETS, PONDS, COPPICE AREAS, DEAD WOOD, ETC., AND ARE MAINTAINE MANY DIFFERENT MANAGEMENT TECHNIQUES INCLUDING GRAZING, HAY MA AND COPPICING* **(PA 2/11)** Particular attention will be paid to strengthening weak settl boundaries, transport corridors and strengthening the identified green wedges and gaps, *EXISTING ISOLATED WOODLAND, ESPECIALLY THOSE OF ECOLOGICAL VALUE* **2/13)** as well as areas contributing to the character of settlements. Any planting must keeping with the established landscape features and character *WITH ENCOURAGEMENT G TO THE USE OF BROAD-LEAVED NATIVE TREES.* **(PA 2/14)** Furthermore, there wil need to ensure no detrimental impact upon wildlife species and habitats occurs.

POLICY WCC3: THE CENTRAL BERKSHIRE FOREST (OUTSIDE THE METROPOLITAN GREEN BELT)

THE COUNCIL WILL SEEK THE CONSERVATION OF EXISTING TREES AND PROMOTION OF NEW TREE PLANTING, TO INCREASE COVER IN THE CENTRAL F OF THE DISTRICT. THE CENTRAL BERKSHIRE FOREST AREA IS IDENTIFIED ON PROPOSALS MAP. ~~TREE PLANTING WILL BE SECURED IN ASSOCIATION WITH DEVELOPMENT~~ **(PA 2/15)**

WHEN NEW TREE PLANTING IS APPROPRIATE, IT SHOULD BE USED TO:

A) SECURE THE AIMS AND OBJECTIVES OF THE CENTRAL BERKSHIRE FOREST

B) STRENGTHEN WEAK SETTLEMENT BOUNDARIES

C) HELP CONTAIN THE IMPACT OF TRANSPORT CORRIDORS

D) CONTRIBUTE TO THE SEPARATION AND SETTING OF SETTLEMENTS.

THE COUNCIL WILL SEEK THE POSITIVE MANAGEMENT OF EXISTING WOODLA IN ASSOCIATION WITH PUBLIC AND PRIVATE LANDOWNERS THRO MANAGEMENT PLANS AND AGREEMENTS.

Implementation: The development control process, encouragement and advice to landowners.

Monitoring: Impact of planning consents and number of positive management actions achieve

New Buildings in the Countryside

2.33 The protection of the countryside is vitally important, as explained in the supporting text to Po WCC1. The policy recognises that there are occasions when development outside the bounda of identified settlements is necessary or appropriate e.g. for agricultural purposes. Before development is considered, other options should be examined, in particular, whether any exis buildings in the locality could be reasonably adapted to accommodate the proposed use.

2.34 In instances where development is necessary, care should be taken to ensure that it is sensitive t the countryside location in terms of visual, physical and ecological aspects. It is essential that n development recognises the need to maintain the environmental quality of the countryside, takes account of sustainable development objectives, and meets the economic needs of the countrysid These objectives are set out in the introduction to this section of the plan.

POLICY WCC4: NEW BUILDINGS OUTSIDE SETTLEMENT BOUNDARIES (AND OUTSIDE THE METROPOLITAN GREEN BELT)

WHERE NEW BUILDING IS ACCEPTABLE IN PRINCIPLE IN THE COUNTRYSIDE (UNDER POLICY C2 OF THE BERKSHIRE STRUCTURE PLAN AND POLICY WCC1 OF THIS PLAN), BEFORE GRANTING CONSENT THE COUNCIL MUST BE SATISFIED THAT:

A) THERE ARE NO SUITABLY LOCATED EXISTING BUILDINGS THAT COULD BE ADAPTED TO MEET THE REQUIREMENT

B) ANY NEW BUILDING IS OF A SIZE NO LARGER THAN THAT NECESSARY FOR ITS INTENDED USE

C) ANY NEW BUILDING IS WELL SITED , DESIGNED AND INTEGRATED INTO ITS SURROUNDINGS, ~~*AND WILL BE BUILT USING LOCAL MATERIALS, SO*~~ **(PA 2/16) SO AS** TO HAVE NO ADVERSE VISUAL, PHYSICAL OR ECOLOGICAL IMPACTS UPON THE COUNTRYSIDE.

Implementation: The development control process.

Monitoring: Planning applications determined.

Re-use of Rural Buildings for Residential Purposes

2.35 Residential conversions can often have a detrimental effect on the fabric and character of farm buildings, particularly where they have a historic importance. Further, the creation of a residential curtilage can undermine the countryside character of an area. Garden and house features such as patios, potted plants, car parking, sheds, post boxes and lamps are all small scale details that can erode the ~~farm character, which the original~~ *RURAL CHARACTER, WHICH THE* **[A4]** farm building conversions often sought to retain. These small scale details can formalise an area and have urbanising impacts. The rural economy is not, usually, boosted by such conversions, whereas conversion to a holiday use may be of benefit. The current national policy is set out in PPG 7 which makes it clear that residential conversions will not be permitted unless strict criteria are complied with (as set out in paras. 3.14 - 3.17 of the guidance). For these reasons a more cautious approach is proposed than for non-residential uses.

POLICY WCC5: RE-USE AND ADAPTATION OF BUILDINGS FOR RESIDENTIAL PURPOSES OUTSIDE SETTLEMENT BOUNDARIES (AND OUTSIDE THE METROPOLITAN GREEN BELT)

CONVERSION OF BUILDINGS FOR RESIDENTIAL USE IN THE COUNTRYSIDE WILL NOT BE PERMITTED UNLESS:

A) THE APPLICANT HAS MADE EVERY ATTEMPT TO SECURE SUITABLE BUSINESS RE-USE AND THE APPLICATION IS SUPPORTED BY A STATEMENT OF THE EFFORTS THAT HAVE BEEN MADE; OR

B) RESIDENTIAL CONVERSION IS A SUBORDINATE PART OF A SCHEME FOR BUSINESS RE-USE.

C) ~~THE BUILDING IS NOT IN EMPLOYMENT USE ALREADY, OR ITS CONVERSION WILL NOT LEAD TO A LOSS OF EMPLOYMENT~~. **(PA 2/17)**

Cont.

2.40 Detailed guidance on this is set out in Annex I (paras. I17 - I21) of PPG 7. DoE Circular 11/95 *The Use of Conditions in Planning Permissions* gives further advice on agricultural occupancy conditions.

POLICY WCC6: NEW DWELLINGS REQUIRED FOR COUNTRYSIDE LAND USES (OUTSIDE THE METROPOLITAN GREEN BELT)

A NEW DWELLING FOR COUNTRYSIDE LAND USES WILL NOT BE PERMITTED UNLESS *EVIDENCE DEMONSTRATES THAT* **(PA 2/19)** THERE IS:

A) AN ESTABLISHED EXISTING FUNCTIONAL NEED FOR A FULL TIME WORKER AND NOT A PART-TIME REQUIREMENT

B) A UNIT AND AGRICULTURAL ACTIVITY CONCERNED, THAT HAVE BEEN ESTABLISHED FOR AT LEAST THREE YEARS, HAVE BEEN PROFITABLE FOR AT LEAST ONE OF THEM, ARE CURRENTLY FINANCIALLY SOUND AND HAVE A CLEAR PROSPECT OF REMAINING SO

C) NO OTHER EXISTING ACCOMMODATION IN THE AREA THAT IS SUITABLE AND AVAILABLE FOR OCCUPATION BY THE WORKER(S) CONCERNED.

WHERE SUCH A DWELLING IS JUSTIFIED THE COUNCIL WILL ENSURE:

I. THAT THE SIZE OF THE DWELLING IS CONSISTENT WITH THE HOUSING NEEDS OF THE WORKER AND HIS/HER IMMEDIATE FAMILY

II. THAT THE OTHER REQUIREMENTS OF POLICY WCC4 (NEW BUILDINGS IN COUNTRYSIDE AREAS) ARE COMPLIED WITH

III. THAT THE DWELLING REMAINS IN THAT USE AND IS NOT SEPARATED FROM THE ENTERPRISE HOLDING.

Implementation: The development control process.

Monitoring: Planning applications determined within each category.

Extensions to Existing Dwellings in the Countryside

2.41 Extensions to existing dwellings in rural areas need to be considered on a site-specific basis. Generally the aim will be to ensure that any extension does not impact on the surrounding countryside or significantly increase the scale of built development on the site.

2.42 It will be expected that the design will have regard to its wider context, in relation to both the immediate setting and the defining characteristics of the wider local area. This will include local or regional traditions or materials. Good design will be required as it helps maintain or even enhance local distinctiveness, and can help to make the new extension more acceptable to local people. Such an approach complies with detailed guidance set out in PPG 7.

POLICY WCC7: EXTENSIONS TO DWELLINGS IN THE COUNTRYSIDE (OUTSIDE THE METROPOLITAN GREEN BELT)

EXTENSIONS TO DWELLINGS IN AREAS OUTSIDE BUILT-UP AREAS AND SETTLEMENT BOUNDARIES SHOULD BE ACCEPTABLE IF:

A) THERE ARE NO ADVERSE VISUAL, PHYSICAL OR ECOLOGICAL IMPACTS ON THE UNDEVELOPED CHARACTER OF THE SURROUNDING COUNTRYSIDE

B) THERE IS NO SIGNIFICANT ALTERATION TO THE SCALE OF THE DWELLING AND THE SCALE OF DEVELOPMENT ON SITE

C) THE DESIGN RESPECTS THE CONTEXT OF THE DEVELOPMENT, INCLUDING LOCAL OR REGIONAL BUILDING TRADITIONS AND MATERIALS.

Implementation: The development control process.

Monitoring: Planning applications determined.

PROTECTING AND MANAGING THE LANDSCAPE

INTRODUCTION

2.43 The policies that form part of the landscape section of this chapter will apply throughout the local plan area irrespective of whether it is within or outside the Metropolitan Green Belt. The retention of natural beauty and landscape diversity requires that any development should be carried out in harmony and sympathy with its surroundings. The aim of the landscape policies is not only to screen development but to maintain and enhance the natural beauty and diversity of the landscape appropriate to its location.

2.44 Landscape is important because it is:

a) an essential part of our natural resource base
b) a reservoir of archaeological and historical evidence
c) an environment for plant and animal communities
d) a human habitat, evoking sensual, cultural and spiritual responses.

2.45 The term 'landscape' refers to the visual appearance of the land including its shape, form and colours. It reflects the way in which various components combine that are often distinctive in particular localities. The influence of geology, topography, soils, archaeology, landscape history, land use, ecology, architecture and cultural associations give a landscape value, experience and character.

2.46 Assessing the impacts on the landscape should involve an assessment of the component types, i.e. landform, land cover and the landscape elements, which terms are now described.

Landform: integrates information on geology and soils as well as the natural drainage pattern of the area of which the proposed development site forms part. It will include the shape of the land surface and levels, i.e. soils, water, climate.

APPENDIX 5

SOUTH EAST AREA LOCAL PLAN

Adopted 15 April 1994

Published by: Wokingham District Council
Planning Department
Shute End
Wokingham
Berkshire
RG11 1WR
Telephone: (0734) 786833
Fax: (0734) 778735

❖ STV1 'IDENTIFIED SETTLEMENTS'

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

WOKINGHAM
FINCHAMPSTEAD NORTH
PINEWOOD
FINCHAMPSTEAD
BARKHAM HILL

LIMITING THE SPREAD OF DEVELOPMENT

1.1.06 The District Council recognises the need to maintain an acceptable level of environmental quality and considers that the maintenance of a clear distinction between built-up areas and the countryside is fundamental to achieving this aim. Such an approach helps to ensure that individual settlements retain their identity and that the open and rural character of land outside the boundaries of identified settlements is retained. Accordingly it is intended to limit development outside identified settlements to that which is appropriate to the countryside or has a special reason to locate there. Although these uses are acceptable in principle, they must also be acceptable in practice. This is particularly important in the case of small scale housing and employment development on the edge of settlements which is dealt with in more detail in policies SH1 and SE2 of this plan.

❖ STV2 DEVELOPMENT IN RURAL AREAS

ALL LAND OUTSIDE THE IDENTIFIED SETTLEMENTS, AS SHOWN ON THE PROPOSALS MAP IS CONSIDERED TO BE RURAL AREA WITHIN WHICH DEVELOPMENT WILL NOT NORMALLY BE ALLOWED. IN ACCORDANCE WITH THE REPLACEMENT STRUCTURE PLAN EXCEPTIONS MAY BE MADE FOR DEVELOPMENT IN THE FOLLOWING CATEGORIES WHICH ARE NOT SPECIFICALLY DEALT WITH BY OTHER POLICIES IN THIS LOCAL PLAN.

(A) DEVELOPMENT FOR HOUSING PURPOSES OF SITES NOT EXCEEDING 0.4 HECTARE ON THE EDGE OF SETTLEMENTS IN THE FORM OF ROUNDING OFF OR REDEVELOPMENT,

(B) DEVELOPMENT FOR EMPLOYMENT USES NOT EXCEEDING 300 SQUARE METRES OF FLOORSPACE ON THE EDGE OF SETTLEMENTS IN THE FORM OF ROUNDING OFF OR REDEVELOPMENT,

(C) DEVELOPMENT ESSENTIAL TO THE USE OF LAND FOR AGRICULTURE OR FORESTRY,

(D) MINERAL EXTRACTION,

(E) PLANT FOR RECEIVING IMPORTED AGGREGATES, OR FOR THE PROCESSING OR DISTRIBUTION OF AGGREGATES,

(F) THE DISPOSAL OF WASTE BY CONTROLLED TIPPING WITHIN EXISTING OR FORMER MINERAL WORKINGS OR ON OTHER DESPOILED LAND,

(G) PUBLIC UTILITIES THAT CANNOT BE LOCATED ELSEWHERE,

(H) ANY OTHER PURPOSE WHOLLY APPROPRIATE TO A RURAL AREA,

THE ACCEPTABILITY OF ALL PROPOSALS WILL ALSO BE JUDGED AGAINST THE PROVISIONS OF THE OTHER RELEVANT POLICIES CONTAINED IN THIS PLAN . FOR THE AVOIDANCE OF DOUBT THE AREAS OF SPORADIC DEVELOPMENT IDENTIFIED ON THE PROPOSALS MAPS ARE INCLUDED WITHIN THE RURAL AREAS.

1.3.52 Within the rural areas only minor extensions to existing dwellings will normally be permitted, consistent with Policy EN1 of the Replacement Structure Plan for Berkshire. The cumulative effect of large extensions to existing dwellings would lead to an increasingly urbanised appearance of the countryside, and reduce the range of house types available in the rural areas. Extensions to buildings in other uses will be treated on their merits, but generally the District Council will adopt a similar approach, and will be particularly concerned to see that the requirements of policy SC15 are observed.

❖ SC19 EXTENSIONS TO EXISTING DWELLINGS IN RURAL AREAS

APPROPRIATELY DESIGNED AND SITED MINOR EXTENSIONS TO EXISTING DWELLINGS IN RURAL AREAS WILL NORMALLY BE ACCEPTABLE. MAJOR EXTENSIONS OR ANY PROPOSAL WHICH HAS AN ADVERSE IMPACT ON THE RURAL ENVIRONMENT WILL GENERALLY NOT BE APPROVED. WHERE A DWELLING HAS ALREADY BEEN EXTENDED THE CUMULATIVE EFFECT OF ALL OF THE EXTENSIONS TO THE ORIGINAL BUILDING WILL BE TAKEN INTO ACCOUNT.

NEW USES FOR EXISTING BUILDINGS IN RURAL AREAS

1.3.53 With changing agricultural patterns and practices and other changes in the rural economy, a number of farm buildings are now surplus to requirements. Many of these buildings are of considerable merit using traditional materials and vernacular styles. The retention of these buildings can be ensured by allowing conversion to residential or other appropriate use. Such conversions need to protect and retain the essential character of the building. In addition, the conversion should not detract from the amenities of the rural area by inappropriate fencing, large extensions and garages or the incorporation of extensive agricultural areas within the curtilage for amenity purposes. Where the existing buildings are unattractive or have an adverse impact on the rural environment their perpetuation by conversion would not be appropriate.

1.3.54 Evidence that a building is not redundant for its present use is not by itself sufficient grounds for refusing permission for a new proposed use. However, in circumstances where the District Council has reasonable cause to believe that an applicant has attempted to abuse the system by constructing a new farm building with the benefit of permitted development rights, with the intention of early conversion to another use, it will be appropriate to investigate the history of the building to establish whether it was ever used for the purpose for which it was claimed to have been built.

❖ SC20 CONVERSION OF BUILDINGS IN RURAL AREAS TO DWELLINGS

IN RURAL AREAS, PROPOSALS FOR THE USE OR CONVERSION OF BUILDINGS TO DWELLINGS WILL GENERALLY BE APPROPRIATE PROVIDED THAT ALL OF THE FOLLOWING CRITERIA APPLY:

A) THERE IS NO SIGNIFICANT CONFLICT WITH ANY OTHER LOCAL OR STRUCTURE PLAN POLICY;

B) THE BUILDINGS ARE STRUCTURALLY SUITABLE FOR CONVERSION OR ADAPTION. EVIDENCE THAT THIS IS SO WILL BE REQUIRED BEFORE PLANNING PERMISSION IS GRANTED. NORMALLY THIS WILL BE IN THE FORM OF A DETAILED REPORT PREPARED BY A SUITABLY EXPERIENCED AND QUALIFIED SURVEYOR OR ARCHITECT;

C) THE CONVERSION DOES NOT DETRACT FROM THE SCALE AND CHARACTER OF THE BUILDINGS;

D) THE BUILDINGS ARE NOT UNSIGHTLY OR OBTRUSIVE ELEMENTS IN THE LANDSCAPE;

E) THERE WILL BE NO ADVERSE EFFECT ON THE APPEARANCE, CHARACTER OR AMENITY OF THE COUNTRYSIDE OR NEARBY PROPERTIES;

VILLAGE GREENS AND PONDS AND WATERCOURSES, OR WOULD ADVERSELY AFFECT THEIR SETTING.

❖ SC14 CREATION OF NEW GREENS AND PONDS

IN CONSIDERING NEW DEVELOPMENTS THE DISTRICT COUNCIL WILL SEEK THE CREATION OF NEW VILLAGE GREENS AND PONDS IN SUITABLE LOCATIONS AND WILL ENSURE THAT ARRANGEMENTS ARE MADE FOR THEIR FUTURE MAINTENANCE AND MANAGEMENT.

NEW BUILDINGS IN RURAL AREAS

1.3.40 Although there is a general presumption against new buildings in the rural areas (See Policy STV2) there are certain circumstances in which new buildings may be permitted in addition to the specific proposals in this local plan.

1.3.41 It is important that where new buildings may be considered appropriate in rural areas in the light of the policies of the Replacement Structure Plan and this Local Plan such buildings should be of such a size and so located, designed and integrated into its setting as to have the minimum impact on the rural landscape, nature conservation and rural amenities.

1.3.42 If the countryside is to remain largely undeveloped and attractive in appearance it is essential to limit all forms of sporadic and isolated building. The trend to fragment large farm units, and the increasing popularity of horticultural and intensive livestock smallholdings, as well as equestrian and other recreation activities, has increased the pressure to allow new dwellings in the countryside.

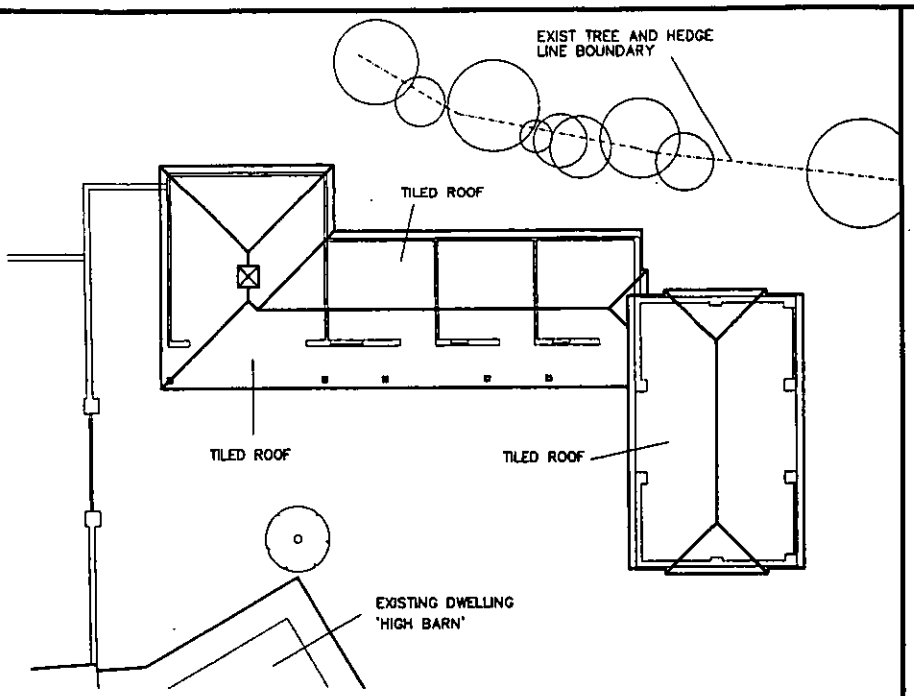
❖ SC15 NEW BUILDINGS IN RURAL AREAS

WHERE NEW BUILDING IS ACCEPTABLE IN PRINCIPLE IN A RURAL AREA, AND THE DISTRICT COUNCIL IS SATISFIED THAT THERE ARE NO SUITABLY LOCATED EXISTING BUILDINGS WHICH COULD BE USED OR ADAPTED TO BE USED TO MEET THE REQUIREMENT, THE DISTRICT COUNCIL WILL REQUIRE IT TO BE OF A SIZE NO LARGER THAN THAT NECESSARY FOR ITS INTENDED USE AND TO BE SO SITED, DESIGNED AND INTEGRATED INTO ITS SURROUNDINGS AS TO HAVE THE MINIMUM IMPACT ON THE RURAL ENVIRONMENT. PARTICULAR ATTENTION WILL BE PAID TO THE AVOIDANCE OF DAMAGE TO THE AREAS OF PARTICULAR IMPORTANCE INCLUDED IN POLICIES SC1, SC2, SC3, SC4, SC8, SC9, SC12, AND SC13 OF THIS PLAN.

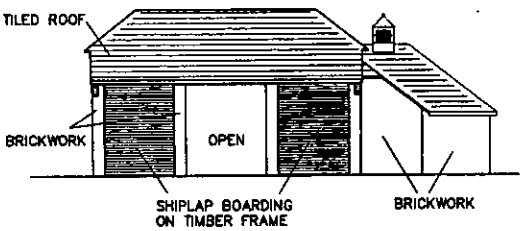
AGRICULTURAL DWELLINGS

1.3.43 Approval of new agricultural dwellings will only be justified on established farm holdings, where there is a proven need for a worker to be available at all times and will not normally be permissible on new holdings prior to the establishment of a viable agricultural unit. Viability in this context can, for practical purposes, be defined as offering a competent farmer the prospect of a sufficient livelihood; this would imply a well stocked farm with an appropriate range of agricultural buildings. The expression of an intention to reorganise or expand an enterprise of doubtful viability will not in itself be sufficient; it should be supported by firm evidence. It is, therefore helpful if applicants state what they have done in providing new farm buildings or give evidence of any undertaking on the part of Ministry of Agriculture, Fisheries and Food to pay a grant in connection with any re-organisation scheme, or bring forward any evidence showing the firmness of their intentions. Proposals to erect dwellings on new farms where no farm buildings exist will be examined with particular caution, as will proposals involving very small areas of land.

1.3.44 Unless real need can be established, the normal planning considerations will prevail. Evidence in support of the application should be addressed to the following points, as well as to any

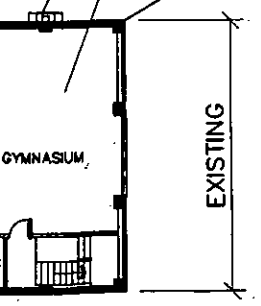


PLAN OF EXISTING ROOF



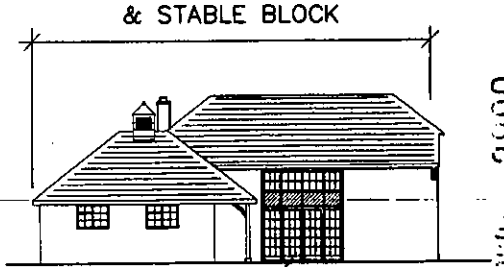
EXISTING ELEVATION C

OPOSED CONVERSION OF EXISTING
RN WITH A PERSONAL GYMNASIUM
NEW MEZZANINE FLOOR



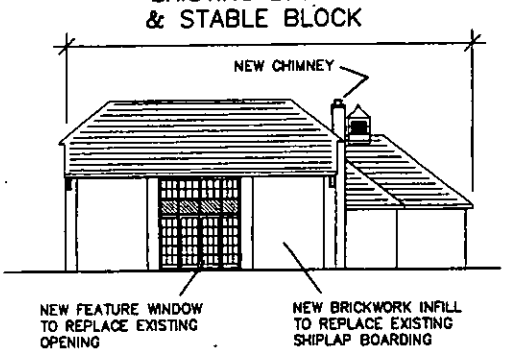
MEZZANINE FLOOR
HIN THE EXISTING BARN

EXISTING BARN
& STABLE BLOCK



PROPOSED ELEVATION A

EXISTING BARN
& STABLE BLOCK



PROPOSED ELEVATION C

30.NOV.2000* 2900

NOTES:-

All dimensions must be checked on site and not scaled form this drawing.

REVISION	DATE

Client.
Mr. & Mrs. C. Jacobs

Job Title.

HIGH BARN
CHURCH ROAD
FINCHAMPSTEAD
WOKINGHAM.
BERKSHIRE.

Drawing Title.

PROPOSED ALTERATIONS TO EXISTING BARN.

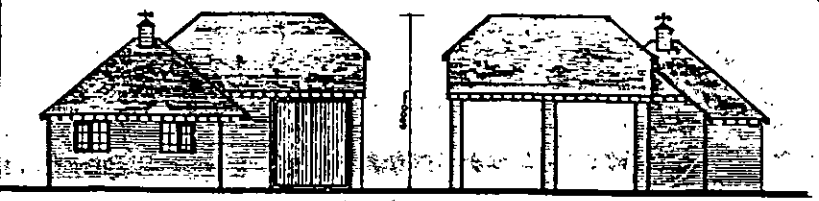
EXISTING AND PROPOSED PLANS AND ELEVATIONS.

C & S CONSULTANTS.
23 VALE ROAD.
CAMBERLEY.
SURREY. GU15 3DR.
TEL: 01276 66140
FAX: 01276 691362.

Scale 1:200 Date. NOV 2000 Drawn by BC

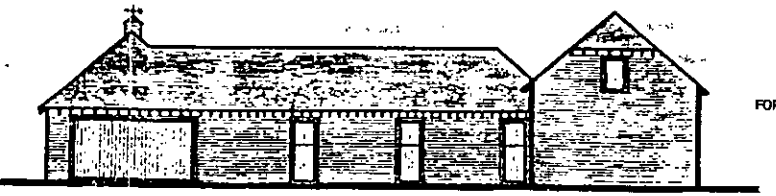
Drg. No.	REV
00/CJ/A2/05	

APPENDIX 6

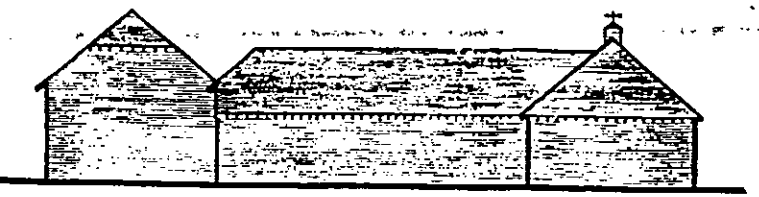


west elevation

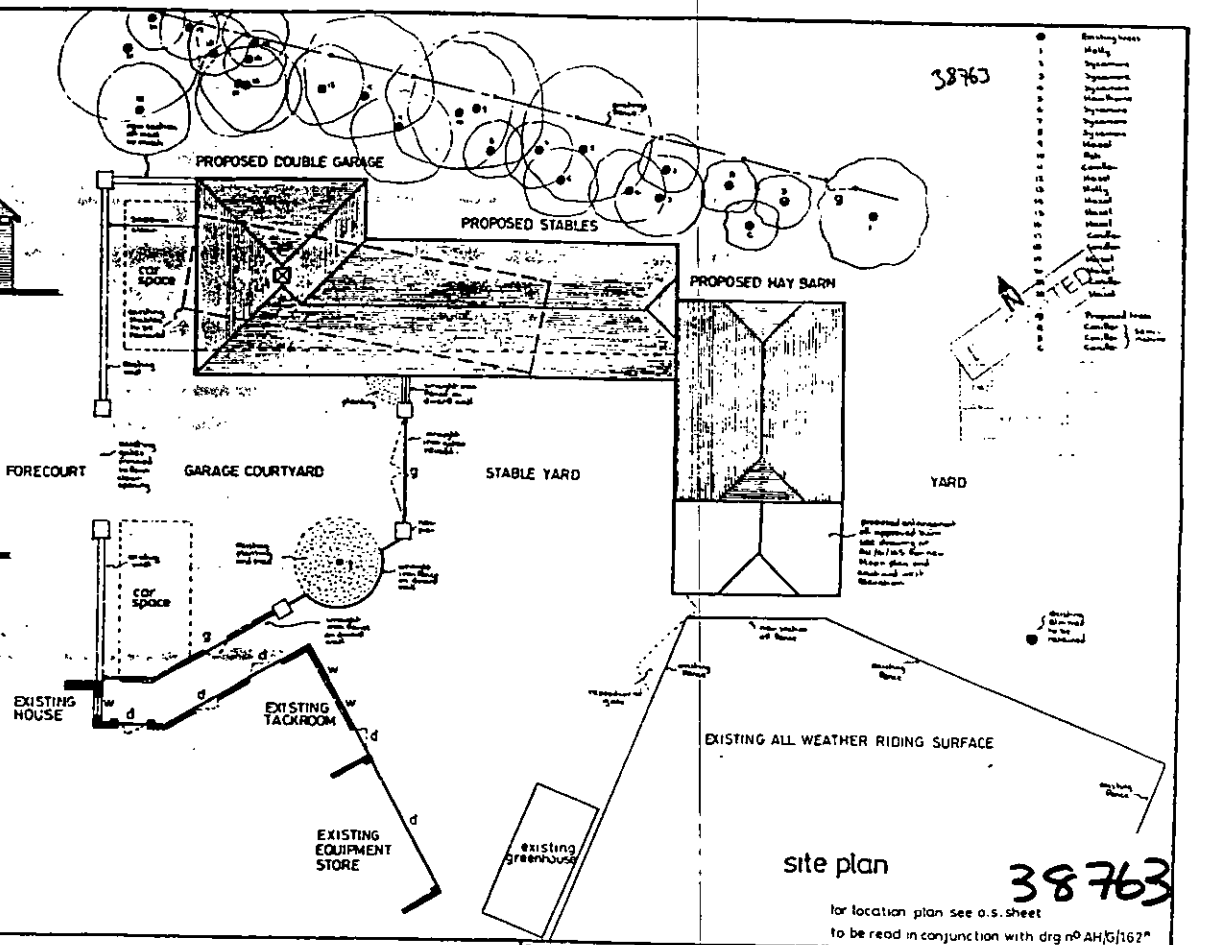
east elevation



south elevation



north elevation



PROPOSED OUTBUILDING at HIGH BARN, CHURCH LANE, FINCHAMPSTEAD, BERKS for MR.J.BARLEY.

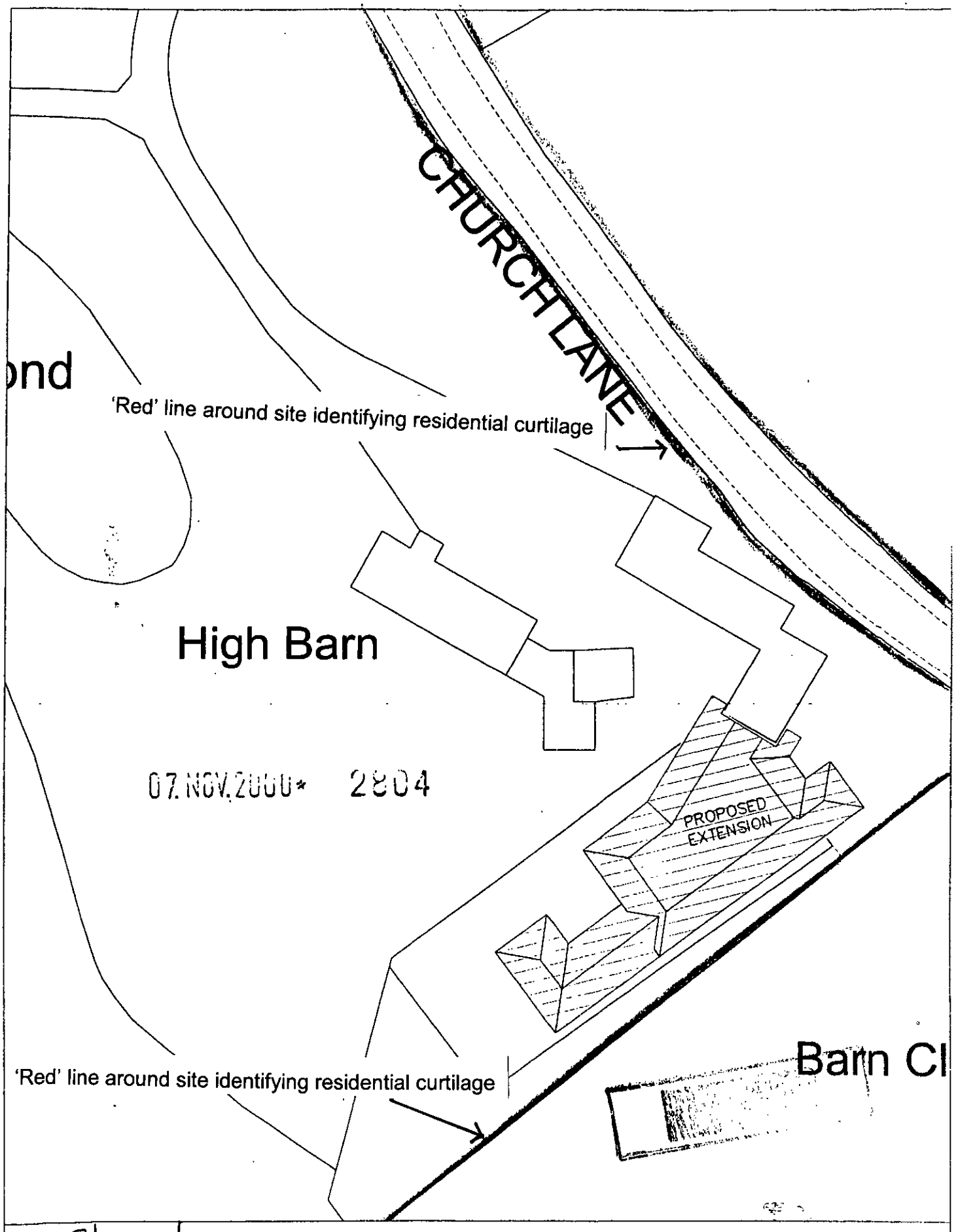
Revisions:

Drawing Nº AH/G/163ᶜ
Scales 1:100
Date JULY 1991

ANDESIGN BUILDING PLANS

Application 38763

APPENDIX 7



F/2000/2804 – Site Plan, Scale: 1 to 500

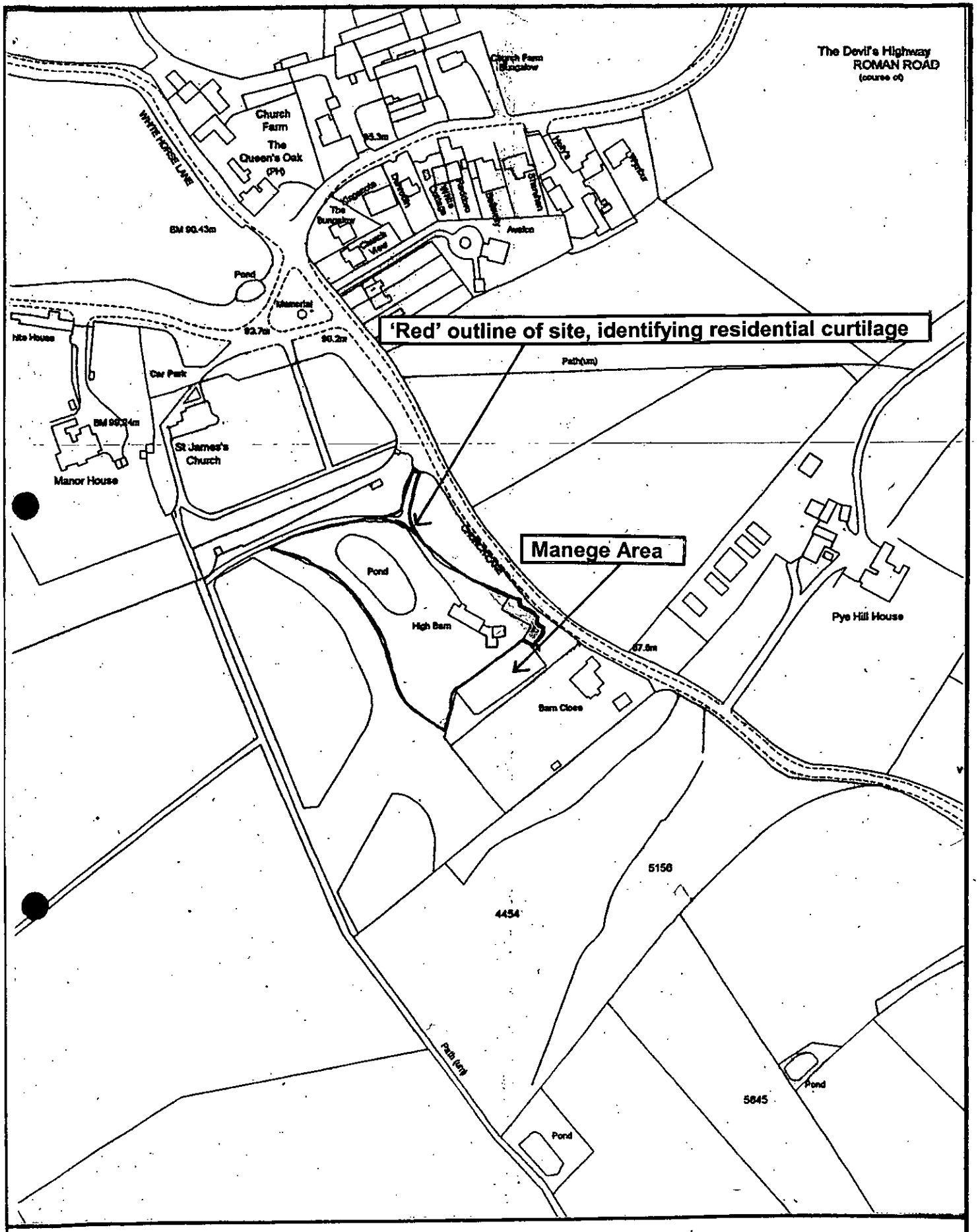
This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO Office. © Crown Copyright. Wokingham District Council, Licence No. LA086134

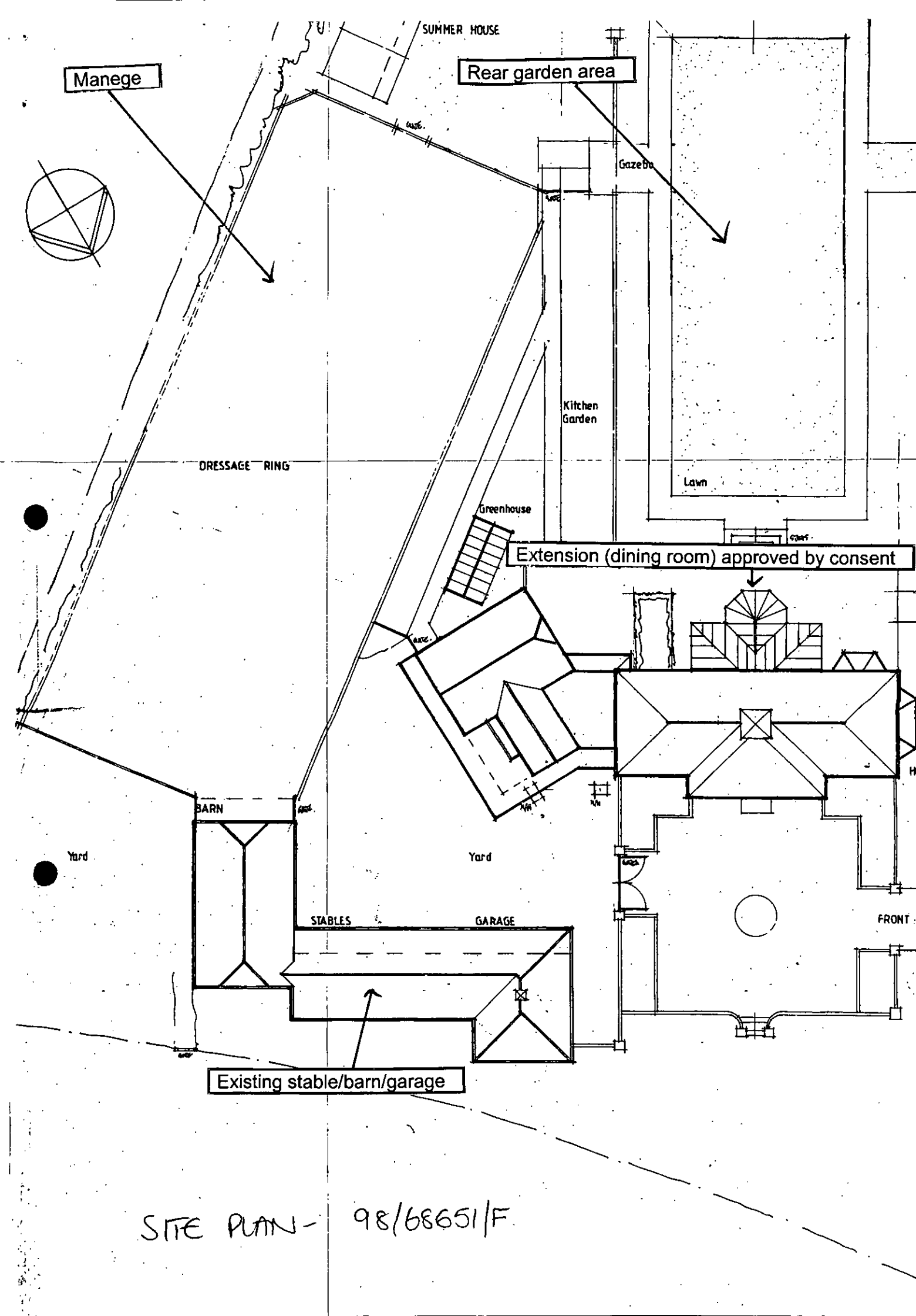
Date: 20 July 2000

N
W E
S

APPENDIX 8



LOCATION PLAN 1:2500 APPLICATION 98/68651/F



SITE PLAN - 98/68651/F

The Planning Inspectorate

3/23 Hawk Wing 49355
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN DC
http://www.planning-inspectorate.gov.uk

Direct Line 0117-3728808
Switchboard 0117-3728000
Fax No 0117-3728804

GTN 1371-8808

NAB

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

Your Ref: F/2000/2804

Our Ref: APP/X0360/A/01/1070811

Date: 30 October 2001

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR & MRS C JACOBS
SITE AT HIGH BARN, CHURCH LANE, FINCHAMPSTEAD, WOKINGHAM

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

Mr Clive Whitehouse BA(HONS) MCD MRTPI

The Inspector will visit the appeal site at 15:30 on Monday 12 November 2001. It is important that you make immediate arrangements for the Inspector to be met at the site to enable the inspection to be made. If you cannot attend, you should arrange for someone else to attend in your place. **If this is not possible, you must let me know immediately.**

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

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

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

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

Yours faithfully

L. M. Hutton

Miss Linda Hutton

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

209D

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

APPEAL BY: Mr & Mrs C Jacobs
SITE: High Barn, Church Lane, Finchampstead
APPLICATION NO.: 2804
PROPOSAL: Proposed single storey extension to barn/stables & conversion to swimming pool, games room , garage & staff accommodation.

LIST OF PERSONS CIRCULATED WITH NOTICE OF APPEAL

District Councillor(s) for Finchampstead (South)

Mr G A Cockroft

Mrs M Long

Clerk(s) of Parish / Town Council of Finchampstead

Mrs C S Cole, Memorial Hall, The Village, Finchampstead, Wokingham, Berks RG40 4JU

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

CPRE, c/o Dr Wilford, 17 Copse Drive, WOKINGHAM, Berkshire, RG41 1NA

Environmental Design, WDC
-FAO Catherine Brimble

Environmental Health, WDC
-FAO John Mullaney

Environment Agency, Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 7SQ
-FAO Sarah Paxman. Ref: SU76SE/20/8

Applicationo	Name & Address
F/2000/2804	R Seed Barn Close Finchampstead Wokingham Berks

App. refused
Letter sent 28/02/01

TOWN & COUNTRY PLANNING ACT 1990
(AS AMENDED)

Appeal by MR. & MRS. C. JACOBS against the decision of Wokingham District Council as Local Planning Authority (LPA) to refuse permission for the erection of a "single-storey extension to barn/stables and conversion to swimming pool, games room, garage and staff accommodation"

at

'High Barn', Church Lane, Finchampstead, near Wokingham, Surrey

Statement of Response to the Written Representations of the Local Planning Authority

PINS Ref : APP/X0360/A/01/1070811
LPA Ref : F/2000/2804

John Andrews Associates
The Lodge
66 St. Leonards Road
Windsor
Berkshire
SL4 3BY

October 2001

Ref : JacobsAppeal

1. Introduction

1.1 For ease of cross-referencing the comments set out below on the Written Representations of the LPA the relevant paragraph numbers of the LPA's Statement are given in brackets.

2. Location and Site Description

2.1 (1.01 – 1.03) The Appellants have no comments on the general description given by the LPA of the setting of the Appeal Site and its well screened position in relation to Church Lane and the neighbouring property, "Barn Close", set some 12 metres from the boundary to the south-east.

3. Planning History

3.1 (2.01 – 2.02) The LPA has highlighted the relevant part of the planning history concerning the current appeal, namely that that element of the appeal scheme proposing the barn conversion has subsequently been permitted under application reference no. F/2000/2900.

3.2 (2.03) The Appellant has no comments on this paragraph of the LPA's Statement which is simply a recital of the Reason for Refusal of the appeal application.

4. Policy Background

4.1 (3.01 – 3.04) These paragraphs of the LPA's Statement just list the various parts of the Development Plan and the Policies considered by the LPA to be relevant to the appeal proposals : no comments are necessary.

5. Observations on the Case for the Local Authority

5.1 (4.01) The Appellants acknowledge the point made by the LPA in this paragraph of its Statement, namely, that **"Policy C2** of the Berkshire Structure Plan says that development will be permitted 'provided it is both appropriate in scale, form, impact, character and siting to its location in the countryside ..... ' " This is in the spirit of the amplifying text to **Policy C2** which indicates that the detailed control of development will be by the provision of Local Plans.

5.2 The impact of any related activity and the adequacy of any measures necessary to integrate development into its surroundings will also be taken into account.

5.3 (4.02) Paragraph 2.23 of the Wokingham District Local Plan – Deposit Draft states that the guiding principle in the countryside is that development should both benefit economic activity and maintain or enhance the environment. Furthermore, that "rural areas can accommodate some forms of development without detriment, if the type, form and design are sensitive to the location".

(LPA's Appendix 4)

5.4 (4.02) With regard to the respective provisions of **Policies WCC1** and **WCC7** of the Deposit Draft Local Plan it is evident that **Policy WCC1** establishes that development will be controlled through the application of the detailed Policies and Provisions of the Local Plan. **Policy WCC7** provides the detailed guidelines for assessing the acceptability of proposals for "Extensions to Existing Dwellings in the Countryside". **Policy WCC4** sets out the requirements for "New Buildings" in the countryside.

5.5 Concerning 'extensions', the Plan provides for them to be considered on a site-specific basis. Generally the aim will be to ensure that any extension does not impact on the surrounding countryside or significantly increase the scale of built development on the site.

5.6 The provisions of the Plan expects that the design of extensions will have regard to their wider context in relation to both their immediate setting and the defining characteristics of the wider local area.

(Paras 2.4.1 and 2.4.2 of LPA's Appendix 4)

5.7 Where 'new building' is proposed in the countryside the 'detailed policy and provision of the Plan' referred to in **Policy WCC1** is found to be contained in **Policy WCC4**.

5.8 (4.02) When studying the submissions of the LPA in relation to the proposed development it is questioned whether or not **Policy WCC7** of the Deposit Draft Local Plan is truly relevant because the proposed extension is not to a dwellinghouse but to an existing barn/stable block. There is to be no alteration to the scale of the existing dwelling.

5.9 However, due to the setting of the site where the extension to the barn/stable block is proposed there will be no adverse visual, physical or ecological impacts on the undeveloped character of the surrounding countryside and no undue impact of any related activity.

5.10 Due to the size of the estate, and the amount of built development in the vicinity of the proposed works it is opined by the Appellants that there will be no observable significant alteration to the scale of development on the site so as to be detrimental or harmful to the public interest. The proposed development has been carefully designed in terms of its scale, siting, form, layout, and materials to be appropriate to its location in the countryside.

5.11 (4.03) Having regard to the provisions of **Policy WCC4** it is evident that the extension/new building adjacent to the barn/stable block is of a size no larger than reasonably necessary for its intended use. As already stated, the extension/new building is well sited and designed so as to integrate fully into its surroundings so as to have no adverse visual, physical or ecological impacts upon the countryside. There are no suitably located existing buildings that could be adopted to meet the Appellants' requirements.

5.12 (4.04) This paragraph of the LPA's Statement refers to **Policy SC19** of the South East Area Local Plan. Again the relevance of this Policy is questionable because it relates to "Extensions to Existing Dwellings in Rural Areas". Notwithstanding this point, it is the considered opinion of the Appellants that the proposed extension will not have any impact, let alone an adverse impact, on the rural environment of the area.

5.13 (4.05 – 4.06) It is the firm opinion of the Appellants, following a full analysis of the proposed development, in relation to the provisions of the Development Plan that there will be no urbanising of the area, or any adverse effects upon its rural character.

5.14 (4.07) It has been acknowledged by all those who have visited the Appeal Site and assessed the proposed development in relation to its wider setting in the countryside that it will <u>not</u> create an unacceptable feature in terms of its alleged bulk.

5.15 (4.08) The land to the south-east of the Appellants' land where the proposed development is to be sited has long been used for purposes ancillary to the enjoyment of the dwellinghouse. The proposed development will continue to be used in the same manner.

5.16 (4.09) The Appellants concur with the opinion of the LPA that there will be no overlooking or loss of privacy to the present and/or future occupants of 'Barn Close'. It is further agreed with the LPA that the proposed building will not be overbearing for the reasons given by the LPA.

6. The LPA's Comments on the Appellants' Statement

6.1 (5.01 – 5.03) The Appellants have no comments on the few matters raised by the LPA concerning the Drawings.

7. Conclusion

7.1 (6.01 – 6.02) For all the reasons given both in the Grounds of Appeal and as amplified in this Statement of Response to the LPA's Written Representations, the Appellants respectfully differ from the opinion of the LPA. The Appellants submit that the proposed single-storey development will not, either by reason of its size, scale or alleged bulk, have any detrimental effects on any matters of public interest, upon the open character and appearance of the area or, in particular, the surrounding countryside.

7.2 It is therefore requested that the appeal is allowed subject to appropriate conditions.

7.3 (7.00) The Appellants have considered the LPA's Suggested Conditions.

7.4 Conditions 1, 2, 4, 5 and 6 are entirely acceptable to the Appellants. Condition 3, although acceptable in principle, is actually considered at least doubtful in terms of its lawfulness and thus enforceability. The provisions of the T & CP (General Permitted Development Order) 1995 have no relevance to the right of a person(s) to use his or her garages for any other purpose(s) incidental or ancillary to the enjoyment of their dwellinghouse. Further, planning permission would be required to use the garage accommodation on the site for business purposes.

7.5 If it is considered essential, however, to impose a straightforward condition requiring the garage accommodation to be used primarily for garaging purposes, on the basis that some incidental household or garden use may take place, that would be wholly acceptable.

N.B.

The Planning Inspectorate

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

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

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

Your Ref: F/2000/2804

Our Ref: APP/X0360/A/01/1070811

Date: 21 September 2001

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR & MRS C JACOBS
SITE AT HIGH BARN, CHURCH LANE, FINCHAMPSTEAD, WOKINGHAM

I enclose a copy of the appellants statement relating to the above appeal. I also enclose third party correspondence.

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

Yours faithfully

Mr Simon Campbell

211AL(BPR)

John Andrews Associates
TOWN PLANNING & DEVELOPMENT CONSULTANCY

The Lodge, 66 St. Leonards Road,
Windsor, Berkshire, SL4 3BY
Telephone: Windsor (01753) 831330
Facsimile: (01753) 859051

JOHN A. ANDREWS Dip. T.P., M.R.T.P.I., M.I. Mgt

The Planning Inspectorate
3/03 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 6PN

Your ref : APP/X0360/A/01/1070811

20 September 2001

For the attention of Miss A. Groves

Dear Sir,

Appeal by Mr. & Mrs. C. Jacobs
Site at 'High Barn', Church Lane, Finchampstead, Wokingham

I have examined the Appeal Questionnaire and attached documentation produced by the Council. It is noted that the Environment Agency has no objections to the proposed development subject to the imposition of a planning condition concerning surface water drainage works. There is no objection to this recommended condition.

Comments are unnecessary on the views of Finchampstead Parish Council who do not object to the proposed development.

On the matter of the Environmental Health Officer's observations it is confirmed that there is no objection to the imposition of the recommended condition to prevent the transmission of noise and vibration from any plant and equipment required in connection with the development namely the swimming pool. It is not known to what "Standard Planning Condition C070" refers.

The Highways Consultation Sheet refers by number to four standard conditions the provisions of which are also unknown. It is assumed that these will be made clear when the Council's suggested conditions are produced. Concerning the recommended condition requiring that the proposed development shall always remain ancillary to the main dwelling, the Appellants again confirm their acceptance of this condition because it accords precisely with the intentions of the application.

The observations of the Council's Landscape Architect confirm those set out in the Grounds of Appeal namely that there is no view into the site from Church Lane. Furthermore, that views into the site from the wider ASL1 are limited by landform and woodland.

Consideration has been given to the contents of the letters written to the Council by Mr. Seed of "Barn Close". The contents of the letters are seen to consist primarily of comments and questions as distinct to any objections.

On the matter of "surplus rain water and foul water overflow" referred to by Mr. Seed, the imposition of the condition recommended by the Environment Agency and controls under Building Regulations will safeguard against the concerns expressed.

This letter comprises the Appellants' 6 week statement. An extra copy is enclosed for onward transmission to the Council. Should you require any additional information please contact me for assistance.

Final comments on the Council's Statement, when received, will be made within the 9 week limitation from the start date.

Yours faithfully,

John Andrews
John Andrews Associates

Enc.

Church Farm
Church Lane
Finchampstead
Berkshire

17th September 2001

Miss A Groves
The Planning Inspectorate
Room3/03, Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN

Dear Miss Groves

Re: Planning Application Reference: APP/X0360/A/01/1070811

In reference to the above planning application submitted by my neighbours Mr & Mrs Jacobs, I am writing to advise that I have absolutely no objections to their plans of the proposed alterations to the barn and stables, nor to the area adjacent to the house.

Yours sincerely

ALAN BISHOP



Burlington Manor

Jubilee Road, Finchampstead, Berkshire, RG40 3SD

18th September 2001

Miss A Groves
The Planning Inspectorate
Room3/03, Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN

Dear Miss Groves

Re: Planning Application APP/X0360/A/01/1070811

Having spoken to Mr & Mrs Jacobs about the proposed plans that they have for the conversion of the barn, stables and adjacent land into a gym, swimming pool and staff accommodation, I can confirm that I have no objections to any of the submitted alterations being made.

These changes will only enhance the property and the land at High Barn and should not impinge on any of the other properties in the immediate area.

Yours sincerely

DAVID BLAIR



Wokingham District Local Plan
Deposit Draft

With Proposed Amendments Highlighted

February 2000

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

THE COUNTRYSIDE

Development in the Countryside

2.21 It is important to note the distinction between the 'countryside' and 'rural areas'. These are quite separate in technical terms. 'Countryside' is all land beyond identified settlement boundaries. Note that the countryside within the Metropolitan Green Belt is subject to specific Green Belt policies that form part of a separate chapter in this plan. The 'rural areas' definition is set out in the Berkshire Structure Plan 1991 - 2006, para. 5.5 where it is defined as:

"...those places which lie beyond towns (and adjoining built-up areas) with populations of 10,000 or more. This definition accords with that used by the Rural Development Commission...Using this approach the following settlements fall outside the remit of Policy C1: Reading Urban Area (Woodley and Earley); Wokingham/Winnersh"

2.22 Using just the 'rural areas' definition would mean that much of the plan area is rural and includes settlements such as Finchampstead North and Twyford. Therefore the 'countryside' definition is considered more appropriate and will apply in this plan.

2.23 The guiding principle in the countryside is that development should both benefit economic activity and maintain or enhance the environment. Rural areas can accommodate some forms of development without detriment, if the type, form and design are sensitive to the location. New development should be carefully located having regard to existing settlement patterns and to historic, wildlife and landscape resources. *CERTAIN CATEGORIES OF DEVELOPMENT, E.G. AGRICULTURE AND TELECOMMUNICATIONS, ARE CLASSED AS PERMITTED DEVELOPMENT UNDER THE GENERAL DEVELOPMENT ORDER 1995 AND PRIOR NOTIFICATION TO THE COUNCIL OF THE EXERCISE OF THESE RIGHTS IS REQUIRED.*(PA 2/7) Development in the open countryside, away from existing settlements or areas allocated for development in this local plan will be strictly controlled. Some categories of development that may be appropriate, are set out in Policy WCC1 below.

2.23A INFILL DEVELOPMENT IS DEFINED AS ONE OR TWO DWELLINGS IN A SMALL GAP IN AN OTHERWISE BUILT-UP FRONTAGE. FOR THE PURPOSE OF THIS POLICY SMALL IS DEFINED AS NO LARGER THAN NECESSARY TO ACCOMMODATE TWO HOUSES HAVING REGARD TO THE WIDTHS OF THE EXISTING RESIDENTIAL FRONTAGES IN THE IMMEDIATE VICINITY. THE NEW DWELLING(S) SHOULD HAVE A SIMILAR ROAD FRONTAGE AND SIMILAR CURTILAGE TO ADJOINING DWELLINGS. IT IS ESSENTIAL THAT THE DEVELOPMENT DOES NOT ADVERSELY AFFECT THE CHARACTER OF THE AREA AND IN PARTICULAR NOT LEAD TO ANY URBANISATION OF THE AREA. SUCH DEVELOPMENT SHOULD PROVIDE ADEQUATE GARDEN OR AMENITY OPEN SPACE FOR THE PRIVATE ENJOYMENT OF RESIDENTS APPROPRIATE TO THE CHARACTER AND GENERAL LAYOUT OF THE AREA. THE PROTECTION OF TREES IN ACCORDANCE WITH POLICY WBE11 WILL BE ANOTHER IMPORTANT CONSIDERATION. **[A1]**

2.23B THE DEVELOPMENT WILL BE SUBJECT TO THE PROVISIONS OF POLICY WCC4 ON NEW BUILDINGS OUTSIDE SETTLEMENT BOUNDARIES. WHERE APPLICABLE, PROPOSALS FOR DEVELOPMENT WILL BE CONSIDERED AGAINST POLICY WCC2 AND POLICIES WLL2 TO WLL8 OF THIS PLAN AND THE RELEVANT POLICIES OF THE STRUCTURE PLAN. **[A1]**

POLICY WCC1: DEVELOPMENT IN THE COUNTRYSIDE (OUTSIDE THE METROPOLITAN GREEN BELT)

DEVELOPMENT OUTSIDE SETTLEMENT BOUNDARIES DEFINED IN THIS PLAN (AND NOT WITHIN THE METROPOLITAN GREEN BELT) WILL ONLY BE ALLOWED IN EXCEPTIONAL CIRCUMSTANCES AND WILL BE STRICTLY CONTROLLED THROUGH THE APPLICATION OF DETAILED POLICIES AND PROVISIONS OF THIS PLAN.

DEVELOPMENT WILL ONLY BE ACCEPTABLE IN PRINCIPLE WHERE THE PROPOSAL FALLS WITHIN AT LEAST ONE OF THE FOLLOWING CATEGORIES:

A) DEVELOPMENT FOR AGRICULTURE/FORESTRY

B) OUTDOOR SPORT/COUNTRYSIDE RECREATION

C) LOCAL COMMUNITY FACILITIES WHICH CANNOT BE LOCATED ELSEWHERE

D) RE-USE AND ADAPTATION OF EXISTING BUILDINGS

E) DIVERSIFICATION OF AN ESTABLISHED AGRICULTURAL BUSINESS WHERE IT COMPLIES WITH POLICY WRE1

Cont.

F) REDEVELOPMENT PROPOSAL IN THE COUNTRYSIDE

G) OTHER DEVELOPMENT APPROPRIATE TO THE COUNTRYSIDE WHICH CANNOT BE ACCOMMODATED WITHIN A SETTLEMENT

~~*H)SENSITIVE INFILLING OF SMALL GAPS WITHIN SMALL GROUPS OF HOUSES AND MINOR EXTENSIONS TO GROUPS OUTSIDE DESIGNATED GREEN GAPS (POLICY WCC 2) FOR RESIDENTIAL USE WILL BE ACCEPTABLE SUBJECT TO THE PROVISIONS OF POLICY WH1A*~~ **(PA 2/8)**

H) SENSITIVE INFILLING OF ONE OR TWO DWELLINGS IN A SMALL GAP IN AN OTHERWISE BUILT-UP FRONTAGE WHERE THE DEVELOPMENT WOULD NOT ADVERSELY AFFECT THE CHARACTER AND APPEARANCE OF THE AREA. **[A1]**

WHERE DEVELOPMENT IS ACCEPTABLE IN PRINCIPLE, IT WILL ONLY BE PERMITTED IF IT IS APPROPRIATE IN SCALE, FORM, MATERIALS, DESIGN, CHARACTER, TO ITS LOCATION IN THE COUNTRYSIDE AND BE CONSISTENT WITH OTHER POLICIES IN THIS PLAN (SUCH AS *THOSE RELATING TO GREEN GAPS, LANDSCAPE AND* **[A1]** NATURE CONSERVATION) AND ANY SUPPLEMENTARY PLANNING GUIDANCE.

THE CLOSING OF GAPS OR THE ENCLOSURE OF OPEN AREAS THAT ARE IMPORTANT COMPONENTS IN THE CHARACTER OF AN AREA WILL NOT BE PERMITTED.

Implementation: The development control process.

Monitoring: Planning applications determined within each category.

Separation of Settlements by Green Gaps and Wedges

2.24 As a result of the density of development and the variety of settlements that characterise the plan area, it is essential that the separate identity of these settlements is maintained by keeping real 'green wedges' and 'gaps' between them. Policy C6 of the Berkshire Structure Plan 1991 - 2006 states that the 'green wedges' and 'gaps' will be defined in local plans. The areas in question are set out on the proposals map supporting this plan. Some of these gaps are more vulnerable than others and any built development could undermine their importance. Where specific landscape features such as trees or hedgerows may be compromised measures for positive landscape management will be sought, where possible.

2.25 For the avoidance of doubt, 'green wedges' are areas of open space penetrating, partly enclosed by, or separating identified settlements. ~~*EXISTING PERMITTED USES WILL CONTINUE IN THESE AREAS BUT INTENSIFICATION OF THESE USES WILL NOT BE ALLOWED, IN ORDER TO PRESERVE THE EXISTING OPEN CHARACTER OF THE LAND.*~~ **(PA 2/9)** *EXISTING PERMITTED USES WILL CONTINUE IN THESE AREAS, BUT INTENSIFICATION OF THESE USES WILL NOT BE ALLOWED WHERE THE EXISTING OPEN AND UNDEVELOPED CHARACTER OF THE LAND IS ADVERSELY AFFECTED.* **[A2]** 'Gaps' comprise open land which provides physical or visual separation between distinct identified settlements.

2.26 The areas included in the green wedges and gaps policy have been identified previously in the adopted local plans as areas important to the separation of settlements. These are retained except where specific proposals require a change, e.g. the new settlement identified at Grazeley, south of the M4.

2.27 The green wedges and gaps can also be important because of the character and sense of place that they can contribute to the settlements. In the adopted local plans the separation of, and setting of, settlements

2.32 The Council's aims and objectives will be to conserve and, where appropriate, to enhance the cover within this area generally, placing emphasis on creating new plantations *AND FOR ENVIRONMENTS* **(PA 2/11)** in association with any acceptable development or in agreem with landowners. *TREE PLANTING WILL BE SECURED IN ASSOCIATION WITH N DEVELOPMENT, IN ACCORDANCE WITH POLICY WLL7.* **(PA 2/12)** *FOR ENVIRONMENTS HAVE VARIED HABITATS AND CAN INCLUDE GRASSLAND, GLAD THICKETS, PONDS, COPPICE AREAS, DEAD WOOD, ETC., AND ARE MAINTAINED MANY DIFFERENT MANAGEMENT TECHNIQUES INCLUDING GRAZING, HAY MAKI AND COPPICING* **(PA 2/11)** Particular attention will be paid to strengthening weak settlem boundaries, transport corridors and strengthening the identified green wedges and gaps, *A EXISTING ISOLATED WOODLAND, ESPECIALLY THOSE OF ECOLOGICAL VALUE* **(2/13)** as well as areas contributing to the character of settlements. Any planting must be keeping with the established landscape features and character *WITH ENCOURAGEMENT GIV TO THE USE OF BROAD-LEAVED NATIVE TREES.* **(PA 2/14)** Furthermore, there will b need to ensure no detrimental impact upon wildlife species and habitats occurs.

POLICY WCC3: THE CENTRAL BERKSHIRE FOREST (OUTSIDE THE METROPOLITAN GREEN BELT)

THE COUNCIL WILL SEEK THE CONSERVATION OF EXISTING TREES AND TH PROMOTION OF NEW TREE PLANTING, TO INCREASE COVER IN THE CENTRAL PAR OF THE DISTRICT. THE CENTRAL BERKSHIRE FOREST AREA IS IDENTIFIED ON TH PROPOSALS MAP. ~~TREE PLANTING WILL BE SECURED IN ASSOCIATION WITH NE DEVELOPMENT~~ **(PA 2/15)**

WHEN NEW TREE PLANTING IS APPROPRIATE, IT SHOULD BE USED TO:

A) SECURE THE AIMS AND OBJECTIVES OF THE CENTRAL BERKSHIRE FOREST

B) STRENGTHEN WEAK SETTLEMENT BOUNDARIES

C) HELP CONTAIN THE IMPACT OF TRANSPORT CORRIDORS

D) CONTRIBUTE TO THE SEPARATION AND SETTING OF SETTLEMENTS.

THE COUNCIL WILL SEEK THE POSITIVE MANAGEMENT OF EXISTING WOODLAND IN ASSOCIATION WITH PUBLIC AND PRIVATE LANDOWNERS THROUG MANAGEMENT PLANS AND AGREEMENTS.

Implementation: The development control process, encouragement and advice to landowners.

Monitoring: Impact of planning consents and number of positive management actions achieved.

New Buildings in the Countryside

2.33 The protection of the countryside is vitally important, as explained in the supporting text to Polic WCC1. The policy recognises that there are occasions when development outside the boundari of identified settlements is necessary or appropriate e.g. for agricultural purposes. Before suc development is considered, other options should be examined, in particular, whether any existin buildings in the locality could be reasonably adapted to accommodate the proposed use.

2.34 In instances where development is necessary, care should be taken to ensure that it is sensitive to the countryside location in terms of visual, physical and ecological aspects. It is essential that new development recognises the need to maintain the environmental quality of the countryside, takes account of sustainable development objectives, and meets the economic needs of the countryside. These objectives are set out in the introduction to this section of the plan.

POLICY WCC4: NEW BUILDINGS OUTSIDE SETTLEMENT BOUNDARIES (AND OUTSIDE THE METROPOLITAN GREEN BELT)

WHERE NEW BUILDING IS ACCEPTABLE IN PRINCIPLE IN THE COUNTRYSIDE (UNDER POLICY C2 OF THE BERKSHIRE STRUCTURE PLAN AND POLICY WCC1 OF THIS PLAN), BEFORE GRANTING CONSENT THE COUNCIL MUST BE SATISFIED THAT:

A) THERE ARE NO SUITABLY LOCATED EXISTING BUILDINGS THAT COULD BE ADAPTED TO MEET THE REQUIREMENT

B) ANY NEW BUILDING IS OF A SIZE NO LARGER THAN THAT NECESSARY FOR ITS INTENDED USE

C) ANY NEW BUILDING IS WELL SITED , DESIGNED AND INTEGRATED INTO ITS SURROUNDINGS, ~~*AND WILL BE BUILT USING LOCAL MATERIALS, SO*~~ **(PA 2/16)** SO AS TO HAVE NO ADVERSE VISUAL, PHYSICAL OR ECOLOGICAL IMPACTS UPON THE COUNTRYSIDE.

Implementation: The development control process.

Monitoring: Planning applications determined.

Re-use of Rural Buildings for Residential Purposes

2.35 Residential conversions can often have a detrimental effect on the fabric and character of farm buildings, particularly where they have a historic importance. Further, the creation of a residential curtilage can undermine the countryside character of an area. Garden and house features such as patios, potted plants, car parking, sheds, post boxes and lamps are all small scale details that can erode the ~~farm character, which the original~~ *RURAL CHARACTER, WHICH THE* **[A4]** farm building conversions often sought to retain. These small scale details can formalise an area and have urbanising impacts. The rural economy is not, usually, boosted by such conversions, whereas conversion to a holiday use may be of benefit. The current national policy is set out in PPG 7 which makes it clear that residential conversions will not be permitted unless strict criteria are complied with (as set out in paras. 3.14 - 3.17 of the guidance). For these reasons a more cautious approach is proposed than for non-residential uses.

POLICY WCC5: RE-USE AND ADAPTATION OF BUILDINGS FOR RESIDENTIAL PURPOSES OUTSIDE SETTLEMENT BOUNDARIES (AND OUTSIDE THE METROPOLITAN GREEN BELT)

CONVERSION OF BUILDINGS FOR RESIDENTIAL USE IN THE COUNTRYSIDE WILL NOT BE PERMITTED UNLESS:

A) THE APPLICANT HAS MADE EVERY ATTEMPT TO SECURE SUITABLE BUSINESS RE-USE AND THE APPLICATION IS SUPPORTED BY A STATEMENT OF THE EFFORTS THAT HAVE BEEN MADE; OR

B) RESIDENTIAL CONVERSION IS A SUBORDINATE PART OF A SCHEME FOR BUSINESS RE-USE.

C) ~~THE BUILDING IS NOT IN EMPLOYMENT USE ALREADY, OR ITS CONVERSION WILL NOT LEAD TO A LOSS OF EMPLOYMENT~~. **(PA 2/17)**

Cont.

2.40 Detailed guidance on this is set out in Annex I (paras. I17 - I21) of PPG 7. DoE Circular 11/95 *The Use of Conditions in Planning Permissions* gives further advice on agricultural occupancy conditions.

POLICY WCC6: NEW DWELLINGS REQUIRED FOR COUNTRYSIDE LAND USES (OUTSIDE THE METROPOLITAN GREEN BELT)

A NEW DWELLING FOR COUNTRYSIDE LAND USES WILL NOT BE PERMITTED UNLESS *EVIDENCE DEMONSTRATES THAT* **(PA 2/19)** THERE IS:

A) AN ESTABLISHED EXISTING FUNCTIONAL NEED FOR A FULL TIME WORKER AND NOT A PART-TIME REQUIREMENT

B) A UNIT AND AGRICULTURAL ACTIVITY CONCERNED, THAT HAVE BEEN ESTABLISHED FOR AT LEAST THREE YEARS, HAVE BEEN PROFITABLE FOR AT LEAST ONE OF THEM, ARE CURRENTLY FINANCIALLY SOUND AND HAVE A CLEAR PROSPECT OF REMAINING SO

C) NO OTHER EXISTING ACCOMMODATION IN THE AREA THAT IS SUITABLE AND AVAILABLE FOR OCCUPATION BY THE WORKER(S) CONCERNED.

WHERE SUCH A DWELLING IS JUSTIFIED THE COUNCIL WILL ENSURE:

I. THAT THE SIZE OF THE DWELLING IS CONSISTENT WITH THE HOUSING NEEDS OF THE WORKER AND HIS/HER IMMEDIATE FAMILY

II. THAT THE OTHER REQUIREMENTS OF POLICY WCC4 (NEW BUILDINGS IN COUNTRYSIDE AREAS) ARE COMPLIED WITH

III. THAT THE DWELLING REMAINS IN THAT USE AND IS NOT SEPARATED FROM THE ENTERPRISE HOLDING.

Implementation: The development control process.

Monitoring: Planning applications determined within each category.

Extensions to Existing Dwellings in the Countryside

2.41 Extensions to existing dwellings in rural areas need to be considered on a site-specific basis. Generally the aim will be to ensure that any extension does not impact on the surrounding countryside or significantly increase the scale of built development on the site.

2.42 It will be expected that the design will have regard to its wider context, in relation to both the immediate setting and the defining characteristics of the wider local area. This will include local or regional traditions or materials. Good design will be required as it helps maintain or even enhance local distinctiveness, and can help to make the new extension more acceptable to local people. Such an approach complies with detailed guidance set out in PPG 7.

POLICY WCC7: EXTENSIONS TO DWELLINGS IN THE COUNTRYSIDE (OUTSIDE THE METROPOLITAN GREEN BELT)

EXTENSIONS TO DWELLINGS IN AREAS OUTSIDE BUILT-UP AREAS AND SETTLEMENT BOUNDARIES SHOULD BE ACCEPTABLE IF:

A) THERE ARE NO ADVERSE VISUAL, PHYSICAL OR ECOLOGICAL IMPACTS ON THE UNDEVELOPED CHARACTER OF THE SURROUNDING COUNTRYSIDE

B) THERE IS NO SIGNIFICANT ALTERATION TO THE SCALE OF THE DWELLING AND THE SCALE OF DEVELOPMENT ON SITE

C) THE DESIGN RESPECTS THE CONTEXT OF THE DEVELOPMENT, INCLUDING LOCAL OR REGIONAL BUILDING TRADITIONS AND MATERIALS.

Implementation: The development control process.

Monitoring: Planning applications determined.

PROTECTING AND MANAGING THE LANDSCAPE

INTRODUCTION

2.43 The policies that form part of the landscape section of this chapter will apply throughout the local plan area irrespective of whether it is within or outside the Metropolitan Green Belt. The retention of natural beauty and landscape diversity requires that any development should be carried out in harmony and sympathy with its surroundings. The aim of the landscape policies is not only to screen development but to maintain and enhance the natural beauty and diversity of the landscape appropriate to its location.

2.44 Landscape is important because it is:

a) an essential part of our natural resource base
b) a reservoir of archaeological and historical evidence
c) an environment for plant and animal communities
d) a human habitat, evoking sensual, cultural and spiritual responses.

2.45 The term 'landscape' refers to the visual appearance of the land including its shape, form and colours. It reflects the way in which various components combine that are often distinctive in particular localities. The influence of geology, topography, soils, archaeology, landscape history, land use, ecology, architecture and cultural associations give a landscape value, experience and character.

2.46 Assessing the impacts on the landscape should involve an assessment of the component types, i.e. landform, land cover and the landscape elements, which terms are now described.

Landform: integrates information on geology and soils as well as the natural drainage pattern of the area of which the proposed development site forms part. It will include the shape of the land surface and levels, i.e. soils, water, climate.



BERKSHIRE STRUCTURE PLAN 1991-2006

Incorporating Alterations adopted in August 1997





Babtie
Public Services Division

LIMITING THE SPREAD OF DEVELOPMENT

Controlling Development in the Countryside

5.8 The protection of the countryside is a fundamental concern and it is necessary to limit development within it to that which is both appropriate (in type and form) and sensitive to its location.

Development Outside Built-Up Areas and Settlements

Policy C2 **Development outside built-up areas and settlement boundaries defined in local plans (and not within the Metropolitan Green Belt - see Policy C4) will be strictly controlled, and permitted only :**

(i) where it is required for agriculture or forestry; or

(ii) for the re-use, adaptation or redevelopment of existing buildings, particularly to assist the diversification of the rural economy and to maintain or enhance the rural environment; or

(iii) other development for which a rural location is essential;

provided it is both appropriate in scale, form, impact, character and siting to its location in the countryside and is acceptable in terms of other policies in the Structure Plan.

5.9 Building in the open countryside away from existing settlements or from areas allocated for development in local plans will be strictly controlled in line with advice in PPG7, 'The Countryside and the Rural Economy'. Even where development may be acceptable in principle in the countryside the acceptability of a particular proposal will depend on its suitability for the proposed site; on the impact of any related activity; and on the adequacy of any measures to integrate the proposal into the surroundings. More detailed criteria relating to the control of development in the countryside will be included in local plans. With regard to redevelopment, such criteria may for example require that proposals should have no greater impact (in terms of bulk of buildings or site coverage) than the existing development and should secure environmental improvements.

5.10 Proposals for essential utilities will be considered under sub-section (iii) of Policy C2. Essential utilities include development and facilities, where these cannot be sited within settlements, for transport and related services, including park and ride and motorway service areas; for the distribution of gas, oil and electricity; for sewage disposal; for water supply and flood alleviation; and for telecommunications.

5.11 Where necessary to meet provisions made in the Structure Plan, settlement boundaries may be defined in local plans to allow for appropriate forms of development on sites on the edge of built-up areas.

SOUTH EAST AREA LOCAL PLAN

Adopted 15 April 1994

Published by: Wokingham District Council
Planning Department
Shute End
Wokingham
Berkshire
RG11 1WR
Telephone: (0734) 786833
Fax: (0734) 778735

❖ STV1 'IDENTIFIED SETTLEMENTS'

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

WOKINGHAM
FINCHAMPSTEAD NORTH
PINEWOOD
FINCHAMPSTEAD
BARKHAM HILL

LIMITING THE SPREAD OF DEVELOPMENT

1.1.06 The District Council recognises the need to maintain an acceptable level of environmental quality and considers that the maintenance of a clear distinction between built-up areas and the countryside is fundamental to achieving this aim. Such an approach helps to ensure that individual settlements retain their identity and that the open and rural character of land outside the boundaries of identified settlements is retained. Accordingly it is intended to limit development outside identified settlements to that which is appropriate to the countryside or has a special reason to locate there. Although these uses are acceptable in principle, they must also be acceptable in practice. This is particularly important in the case of small scale housing and employment development on the edge of settlements which is dealt with in more detail in policies SH1 and SE2 of this plan.

❖ STV2 DEVELOPMENT IN RURAL AREAS

ALL LAND OUTSIDE THE IDENTIFIED SETTLEMENTS, AS SHOWN ON THE PROPOSALS MAP IS CONSIDERED TO BE RURAL AREA WITHIN WHICH DEVELOPMENT WILL NOT NORMALLY BE ALLOWED. IN ACCORDANCE WITH THE REPLACEMENT STRUCTURE PLAN EXCEPTIONS MAY BE MADE FOR DEVELOPMENT IN THE FOLLOWING CATEGORIES WHICH ARE NOT SPECIFICALLY DEALT WITH BY OTHER POLICIES IN THIS LOCAL PLAN.

(A) DEVELOPMENT FOR HOUSING PURPOSES OF SITES NOT EXCEEDING 0.4 HECTARE ON THE EDGE OF SETTLEMENTS IN THE FORM OF ROUNDING OFF OR REDEVELOPMENT,

(B) DEVELOPMENT FOR EMPLOYMENT USES NOT EXCEEDING 300 SQUARE METRES OF FLOORSPACE ON THE EDGE OF SETTLEMENTS IN THE FORM OF ROUNDING OFF OR REDEVELOPMENT,

(C) DEVELOPMENT ESSENTIAL TO THE USE OF LAND FOR AGRICULTURE OR FORESTRY,

(D) MINERAL EXTRACTION,

(E) PLANT FOR RECEIVING IMPORTED AGGREGATES, OR FOR THE PROCESSING OR DISTRIBUTION OF AGGREGATES,

(F) THE DISPOSAL OF WASTE BY CONTROLLED TIPPING WITHIN EXISTING OR FORMER MINERAL WORKINGS OR ON OTHER DESPOILED LAND,

(G) PUBLIC UTILITIES THAT CANNOT BE LOCATED ELSEWHERE,

(H) ANY OTHER PURPOSE WHOLLY APPROPRIATE TO A RURAL AREA,

THE ACCEPTABILITY OF ALL PROPOSALS WILL ALSO BE JUDGED AGAINST THE PROVISIONS OF THE OTHER RELEVANT POLICIES CONTAINED IN THIS PLAN . FOR THE AVOIDANCE OF DOUBT THE AREAS OF SPORADIC DEVELOPMENT IDENTIFIED ON THE PROPOSALS MAPS ARE INCLUDED WITHIN THE RURAL AREAS.

1.3.52 Within the rural areas only minor extensions to existing dwellings will normally be permitted, consistent with Policy EN1 of the Replacement Structure Plan for Berkshire. The cumulative effect of large extensions to existing dwellings would lead to an increasingly urbanised appearance of the countryside, and reduce the range of house types available in the rural areas. Extensions to buildings in other uses will be treated on their merits, but generally the District Council will adopt a similar approach, and will be particularly concerned to see that the requirements of policy SC15 are observed.

❖ SC19 EXTENSIONS TO EXISTING DWELLINGS IN RURAL AREAS

APPROPRIATELY DESIGNED AND SITED MINOR EXTENSIONS TO EXISTING DWELLINGS IN RURAL AREAS WILL NORMALLY BE ACCEPTABLE. MAJOR EXTENSIONS OR ANY PROPOSAL WHICH HAS AN ADVERSE IMPACT ON THE RURAL ENVIRONMENT WILL GENERALLY NOT BE APPROVED. WHERE A DWELLING HAS ALREADY BEEN EXTENDED THE CUMULATIVE EFFECT OF ALL OF THE EXTENSIONS TO THE ORIGINAL BUILDING WILL BE TAKEN INTO ACCOUNT.

NEW USES FOR EXISTING BUILDINGS IN RURAL AREAS

1.3.53 With changing agricultural patterns and practices and other changes in the rural economy, a number of farm buildings are now surplus to requirements. Many of these buildings are of considerable merit using traditional materials and vernacular styles. The retention of these buildings can be ensured by allowing conversion to residential or other appropriate use. Such conversions need to protect and retain the essential character of the building. In addition, the conversion should not detract from the amenities of the rural area by inappropriate fencing, large extensions and garages or the incorporation of extensive agricultural areas within the curtilage for amenity purposes. Where the existing buildings are unattractive or have an adverse impact on the rural environment their perpetuation by conversion would not be appropriate.

1.3.54 Evidence that a building is not redundant for its present use is not by itself sufficient grounds for refusing permission for a new proposed use. However, in circumstances where the District Council has reasonable cause to believe that an applicant has attempted to abuse the system by constructing a new farm building with the benefit of permitted development rights, with the intention of early conversion to another use, it will be appropriate to investigate the history of the building to establish whether it was ever used for the purpose for which it was claimed to have been built.

❖ SC20 CONVERSION OF BUILDINGS IN RURAL AREAS TO DWELLINGS

IN RURAL AREAS, PROPOSALS FOR THE USE OR CONVERSION OF BUILDINGS TO DWELLINGS WILL GENERALLY BE APPROPRIATE PROVIDED THAT ALL OF THE FOLLOWING CRITERIA APPLY:

A) THERE IS NO SIGNIFICANT CONFLICT WITH ANY OTHER LOCAL OR STRUCTURE PLAN POLICY;

B) THE BUILDINGS ARE STRUCTURALLY SUITABLE FOR CONVERSION OR ADAPTION. EVIDENCE THAT THIS IS SO WILL BE REQUIRED BEFORE PLANNING PERMISSION IS GRANTED. NORMALLY THIS WILL BE IN THE FORM OF A DETAILED REPORT PREPARED BY A SUITABLY EXPERIENCED AND QUALIFIED SURVEYOR OR ARCHITECT;

C) THE CONVERSION DOES NOT DETRACT FROM THE SCALE AND CHARACTER OF THE BUILDINGS;

D) THE BUILDINGS ARE NOT UNSIGHTLY OR OBTRUSIVE ELEMENTS IN THE LANDSCAPE;

E) THERE WILL BE NO ADVERSE EFFECT ON THE APPEARANCE, CHARACTER OR AMENITY OF THE COUNTRYSIDE OR NEARBY PROPERTIES;

VILLAGE GREENS AND PONDS AND WATERCOURSES, OR WOULD ADVERSELY AFFECT THEIR SETTING.

❖ SC14 CREATION OF NEW GREENS AND PONDS

IN CONSIDERING NEW DEVELOPMENTS THE DISTRICT COUNCIL WILL SEEK THE CREATION OF NEW VILLAGE GREENS AND PONDS IN SUITABLE LOCATIONS AND WILL ENSURE THAT ARRANGEMENTS ARE MADE FOR THEIR FUTURE MAINTENANCE AND MANAGEMENT.

NEW BUILDINGS IN RURAL AREAS

1.3.40 Although there is a general presumption against new buildings in the rural areas (See Policy STV2) there are certain circumstances in which new buildings may be permitted in addition to the specific proposals in this local plan.

1.3.41 It is important that where new buildings may be considered appropriate in rural areas in the light of the policies of the Replacement Structure Plan and this Local Plan such buildings should be of such a size and so located, designed and integrated into its setting as to have the minimum impact on the rural landscape, nature conservation and rural amenities.

1.3.42 If the countryside is to remain largely undeveloped and attractive in appearance it is essential to limit all forms of sporadic and isolated building. The trend to fragment large farm units, and the increasing popularity of horticultural and intensive livestock smallholdings, as well as equestrian and other recreation activities, has increased the pressure to allow new dwellings in the countryside.

❖ SC15 NEW BUILDINGS IN RURAL AREAS

WHERE NEW BUILDING IS ACCEPTABLE IN PRINCIPLE IN A RURAL AREA, AND THE DISTRICT COUNCIL IS SATISFIED THAT THERE ARE NO SUITABLY LOCATED EXISTING BUILDINGS WHICH COULD BE USED OR ADAPTED TO BE USED TO MEET THE REQUIREMENT, THE DISTRICT COUNCIL WILL REQUIRE IT TO BE OF A SIZE NO LARGER THAN THAT NECESSARY FOR ITS INTENDED USE AND TO BE SO SITED, DESIGNED AND INTEGRATED INTO ITS SURROUNDINGS AS TO HAVE THE MINIMUM IMPACT ON THE RURAL ENVIRONMENT. PARTICULAR ATTENTION WILL BE PAID TO THE AVOIDANCE OF DAMAGE TO THE AREAS OF PARTICULAR IMPORTANCE INCLUDED IN POLICIES SC1, SC2, SC3, SC4, SC8, SC9, SC12, AND SC13 OF THIS PLAN.

AGRICULTURAL DWELLINGS

1.3.43 Approval of new agricultural dwellings will only be justified on established farm holdings, where there is a proven need for a worker to be available at all times and will not normally be permissible on new holdings prior to the establishment of a viable agricultural unit. Viability in this context can, for practical purposes, be defined as offering a competent farmer the prospect of a sufficient livelihood; this would imply a well stocked farm with an appropriate range of agricultural buildings. The expression of an intention to reorganise or expand an enterprise of doubtful viability will not in itself be sufficient; it should be supported by firm evidence. It is, therefore helpful if applicants state what they have done in providing new farm buildings or give evidence of any undertaking on the part of Ministry of Agriculture, Fisheries and Food to pay a grant in connection with any re-organisation scheme, or bring forward any evidence showing the firmness of their intentions. Proposals to erect dwellings on new farms where no farm buildings exist will be examined with particular caution, as will proposals involving very small areas of land.

1.3.44 Unless real need can be established, the normal planning considerations will prevail. Evidence in support of the application should be addressed to the following points, as well as to any

The Planning Inspectorate

For offical use only Date received

QUESTIONNAIRE

PLANNING, LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT

APPEAL REF: APP/X0360/A/01/1070811 **GRID REF:** _____

APPEAL BY: Mr + Mrs C Jacobs.

SITE: HIGH BARN, CHURCH LANE, FINCHAMPSTEAD

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~~ / NA
5.	Was it necessary to advertise the proposals under Article 8 of the GDPO 1995 and/or Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990?			~~YES~~ / NO

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

15. Copies of the following documents must, if appropriate, be enclosed with this questionnaire:		
a Is the development in Schedule 1 or column one of 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.		✓

16. a. What is the date you told those you notified about the appeal that we must receive any further comments by?	20/09/01	
b. Copies of the following documents must, if appropriate, be enclosed with this questionnaire.	Number of Documents Enclosed	N/A
i) representations received from interested parties about the original application	5	
ii) the planning officer's report to committee		✓
iii) any relevant committee minute		✓
17. FOR APPEALS DEALT WITH BY WRITTEN REPRESENTATIONS ONLY		
Do you intend to send another statement about this appeal? If NO, please send the following information:-	YES / ~~NO~~	
a. In non-determination cases:		
i) what the decision notice would have said;		
ii) how the relevant development plan policies relate to the issues of this appeal.		
b. In all cases:		
i) the relevant planning history;		
ii) any supplementary reasons for the decision on the application;		
iii) matters which you want our Inspector to note at the site visit.		
18. THE MAYOR OF LONDON CASES ONLY		
a. Was it necessary to notify the Mayor of London about the application? If YES, please attach a copy of that notification.	YES / NO	
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 22/08/01 Our Ref: F/2000/3804

Please tell us of any changes to the information you have given on this form.

This document is printed on a recycled (UK) paper containing 100% post-consumer waste.

© Crown Copyright 1998. Copyright in the printed material and designs is held by the crown. You can use extracts of this publication in non-commercial in-house material, as long as you show that they came from this document. You should apply in writing if you need to make copies of this document (or any part of it) to:

The Copyright Unit
Her Majesty's Stationery Office
St Clements House
2-16 Colgate
Norwich NR3 1BQ

Our ref: SP\2000\002756\001
Your ref: F/2000/2804

Date: 5th December 2000

ENVIRONMENT AGENCY

	37557
08 DEC 2000	
COPIES TO:	ACK:
	FILE:

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

Attention: Natalie Brown

Dear Madam,

PROPOSED SINGLE STOREY EXTENSION TO BARN/STABLES & CONVERSION TO SWIMMING POOL, GAMES ROOM, GARAGE & STAFF ACCOMMODATION AT HIGH BARN, CHURCH LANE, FINCHAMPSTED, WOKINGHAM

Thank you for your letter dated 21st November 2000 which was received on 23rd November 2000. You are asked to quote the following reference in any correspondence: SU76SE/20/8. 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 drainage works 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.

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 Nick Weddell on 01276 454 405 for further details.

Cont/d..

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

ADVICE TO PLANNING AUTHORITY

LAND DRAINAGE : CONTACT AMANDA REED ON 01276 454 331

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.

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 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) a buffer zone is left on either side of any watercourse, and
(4) 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.

ENVIRONMENT PROTECTION : CONTACT NICK WEDDELL ON 01276 454 405

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.

No soakaways shall be constructed in contaminated ground.

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.

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.

Cont/d..

The applicant should ensure that any increase in the volume of sewage effluent discharge is within the conditions of an existing discharge consent.

Swimming pool filter backwash must not discharge to the surface water system. Discharging swimming pool water/backwash into a private sewage treatment works will damage the works and should be avoided.

The developer should consult the Environment Agency on general measures for the avoidance of pollution.

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 me on 01276 454 323, quoting the reference cited at the beginning of this letter.

Yours faithfully

Sarah Sheehan

PP **Sarah Paxman**
Development Planning Officer

Cc. C&S Consultants, 23 Vale Road, Camberley, Surrey, GU15 3DR

HIGHWAYS CONSULTATION SHEET

From: Natalie Brown **Date:** 21 November 2000

Application Number: F/2000/2804

Proposal: Proposed single storey extension to barn/stables and conversion to swimming pool, games room, garage and staff accommodation.

Parish: FINCHAMPSTEAD PARISH

Site Address:
High Barn, Church Lane, Finchampstead, Wokingham.

Applicant:
Mr & Mrs C Jacobs C/O C & S Consultants.

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

✓ below as applicable;

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

C049, R049
C122, R122

The proposed development shall always remain ancillary to, and not be sold, leased nor otherwise disposed of seperately from, the main dwelling. R122.

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

12/12/00.

TO: **DEVELOPMENT CONTROL**
Natalie Brown

FROM: Environmental Design

DATE: 4 December 2000

Location:	High Barn, Church Lane, Finchampstead, Wokingham
Proposal:	Proposed single storey extension to barn/stables and conversion to swimming pool, games room, garage and staff accommodation
Application Number:	F/2000/2804

In response to your consultation dated 21 November 2000 for the above application, the landscape comments are as follows:

I was unable to gain access to the site at time of visit. There is no view into the site from Church Lane due to the high fence and vegetation along this boundary, although you do get a glimpse of the roof of the existing barn over the boundary screening. Views into the site from the wider ASLI especially from the south including The Village and the recreation ground in Finchampstead, are limited by the landform and the woodland to the south east of the site.

Although the site is not openly visible within the landscape, the extension itself is very large in comparison to the existing house and is still development within the countryside. Another concern I have is that the stables are shown to be retained so presumably it is still intended to keep horses, but the horse arena (manege) is to be built on. Are the applicants intending to re-site the arena, as this could then be more visible within the wider landscape? Please could this be clarified by the applicants?

Catherine Brimble

Catherine Brimble
Landscape Architect

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

PLANNING SERVICES | HPT 37104
POL | TLS
DC JB | ENF
APP
CS
28 NOV 2000
JRM
COPIES TO: | ACK: | FILE:

From: John Mullaney
Environmental Health

My Ref: JRM

To: Natalie Brown
Development Control

Your Ref: F/2000/2804

Date. November 27, 2000

PROPOSED: SINGLE STOREY EXTENSIONAND CONVERSION TO SWIMMING POOL, GAMES ROOM AND STAFF ACCOMODATION.

LOCATION: HIGH BARN, CHURCH LANE, FINCHAMPSTEAD.

These proposals have been evaluated and I have no environmental health objections to the application but would recommend the following condition be attached should consent be granted.

(i) Standard Planning condition C070.

(ii) All plant, machinery and equipment (including fans, ducting and external openings) to be used by reason of the granting of this permission shall be so installed, maintained and operated so as to prevent the transmission of noise and vibration into any premises either attached to, or in the vicinity of the premises to which the application refers.

John Mullaney

JOHN MULLANEY
ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION AND HOUSING

FROM: Natalie Brown

DELEGATED

DATE: 21 November 2000

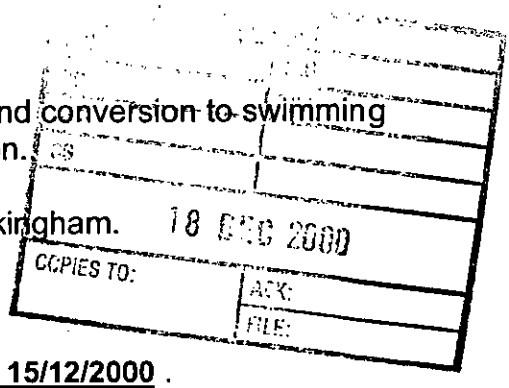
FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2000/2804

Proposal: Proposed single storey extension to barn/stables and conversion to swimming pool, games room, garage and staff accommodation.

Site Address: High Barn, Church Lane, Finchampstead, Wokingham.

Applicant: Mr & Mrs C Jacobs C/O C & S Consultants.



Your observations are required in respect of this application **by 15/12/2000** .

The Parish Council has no objections to this application.

SIGNED: C.S. Clerk DATE: 15-12-00

Clerk To Finchampstead Parish/Town Council.

BY HAND 11/12/2000

Wokingham D.C., Planning Services

Application No. F/2000/2804

8 Dec 200

Dear Sir/Madam OBS NB

1. This ~~Proposal~~ is a change of use with residential accomodation added to barn/stables

2. A new 'building line' (50 m from road) would be established. Would this be applicable to other sites in Finchampstead

3. A single storey application on this site was refused in 1974 (May)

4. Proposed building heights are not shown As the new buildings are on an already raised level (equestrian yard) the total height above natural ground level is 5 m+

5 The new large windows (Gym) looks directly into 2 bedrooms in the next house.

6. Is Applic. No. F/2000/2900 - Concurrent?

Yours faithfully

R. SEED. BARN CLOSE, FINCHAMPSTEAD

Recd 2.30pm 15.12.00

REPLY BY
2 JAN 2000

DC NB
APP
CS 37959
COPIES TO:

BARN CLOSE
FINCHAMPSTEAD
BERKS 15/12/00

Dear Sir/Madam

F/2000/2804

In addition to my observations of last week it is noted that i) the barn & stables (approved & built for agricultural purposes) are proposed as a CHANGE OF USE for residential & domestic purposes.

ii) the barn is 2 storey (for storage of hay) & would not have been approved if its purpose was residential or domestic (a single storey was refused in The barn / stables are only 2 metres fro the road boundary - thus the extremity of the residential extension will be on 2 metres from the boundary.

iii) Surplus rain water and foul water overflow to the neighboring prope - what is the proposal for drainage?

Yours faithfully
R. SEED

P.S. PTO

Notification of a scheduled meeting
to decide this Planning Application
(in accordance with Pembrokeshire
recommendations) would be appreciated

M.

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

50242
POL
DC
APP
CS DG
TLS
ENF
22 NOV 2001
COPIES TO:

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

Your Ref: F/2000/2804

Our Ref: APP/X0360/A/01/1070811

Date: 22 November 2001

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR & MRS C JACOBS
SITE AT HIGH BARN, CHURCH LANE, FINCHAMPSTEAD, WOKINGHAM

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

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

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

Phone No. 0117 372 8252

Fax No. 0117 372 8139

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

Yours faithfully

Mrs Margaret Pocock

COVERDL1

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

DG

PLANNING SERVICES	HPT 48883
POL	TLS
DC	ENF
APS	
CS	

19 OCT 2001

COPIES TO | ACK. Your Ref: | FILE:

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

Your Ref: F/2000/2804

Our Ref: APP/X0360/A/01/1070811

Date: 18 October 2001

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR & MRS C JACOBS
SITE AT HIGH BARN, CHURCH LANE, FINCHAMPSTEAD, WOKINGHAM

I enclose for your information a copy of the appellant's final comments on the above appeal. I apologise for the delay in the sending of these comments. Normally, no further comments, from any party, will now be taken into consideration.

Yours faithfully

Mr Simon Campbell

217L(BPR)

Tel. (0118) 974 6448 (Direct Line)
Date: September 19, 2001
My ref: F/2000/2804
Your ref: APP/X0360/A/01/1070811

Miss A Groves
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 Miss Groves

APPEAL BY: Mr & Mrs Jacobs
SITE: High Barn, Church Lane, Finchampstead

With reference to this appeal, I enclose 2 copies of the Council's statement of case.

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date. August 22, 2001
My ref: F/2000/2804
Your ref:

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

John Andrews Associates
The Lodge
66 St Leonards Rd
Windsor
Berks
SL4 3BY

Dear Sirs

APPEAL BY: **Mr & Mrs C Jacobs**
SITE: **High Barn, Church Lane, Finchampstead**

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

I have also sent copies to The Planning Inspectorate.

Yours faithfully

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date: August 22, 2001
My ref: F/2000/2804
Your ref: APP/X0360/A/01/1070811

Miss A Groves
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 Miss Groves

APPEAL BY: Mr & Mrs C Jacobs
SITE: High Barn, Church Lane, Finchampstead

With reference to this appeal, I enclose a copy of the questionnaire & associated documents.
I have also sent a copy to the appellant's agent.

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

The Planning Inspectorate

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

Direct Line 0117-3726079
Switchboard 0117-3728000
Fax No 0117-3728443
GTN 1371-6079

DG 46584

Ms D Gumbrell (Planning Department)
Wokingham District Council
P6 Box 157
Shute End
Wokingham
Berkshire
RG41 1BN

Your Ref: F/2000/2804
Our Ref: APP/X0360/A/01/1070811
Date: 9 August 2001

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR & MRS C JACOBS
SITE AT HIGH BARN, CHURCH LANE, FINCHAMPSTEAD, WOKINGHAM

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

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

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

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

Within 2 weeks from the starting date -

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

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

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

Within 6 weeks from the starting date -

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

Within 9 weeks from the starting date -

You and the appellant must submit 2 copies of any final comments on each other's statement and 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.

Site visit arrangements

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

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

Planning obligations - Section 106 agreements

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

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

Yours faithfully

G. Nagy

pp Miss A Groves

102(BPR)

The Planning Inspectorate

For official use only
Date received

PLANNING APPEAL FORM

Please send each appeal on a separate form

Your appeal and essential supporting documents must reach the Inspectorate within 6 months of the date shown on the Local Planning Authority's decision notice (or, for 'failure' appeals, within 6 months of the date by which they should have decided the application).

Before completing this form, please read our booklet 'Making your planning appeal' which was sent to you with this form.

WARNING: If any of the 'Essential supporting documents' listed in Section J are not received by us within the 6 month period, the appeal will not be accepted.

A. APPELLANT DETAILS

The name of the person(s) making the appeal must be the same as on the planning application form.

Name MR & MRS C JACOBS

Address 'HIGH BARN'
CHURCH LANE
FINCHAMPSTEAD BERKS
Postcode RG40 4LR

Your reference -
Daytime phone no -
Fax no -
E-mail address -

B. AGENT DETAILS (if any)

Name JOHN ANDREWS ASSOCIATES

Address 'THE LODGE'
66 ST LEONARD'S ROAD
WINDSOR BERKSHIRE
Postcode SL4 3BY

Your reference -
Daytime phone no 01753·831330
Fax no 01753·859051
E-mail address -

C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the LPA WOKINGHAM D.C.

LPA's application reference no F/2000/2804

Date of the planning application 3 NOV'2000

Date of LPA's decision notice (if issued) 16 FEB'00

D. APPEAL SITE ADDRESS

Address 'HIGH BARN'
CHURCH LANE
FINCHAMPSTEAD BERKS
Postcode RG40 4LR

National grid reference SU 794 637

(Please see the key on an Ordnance Survey map for instructions; this should be 2 letters and 6 numbers, eg TQ 298407)

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 ☐

[illegible] 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.

_____

_____

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. ☐

_____

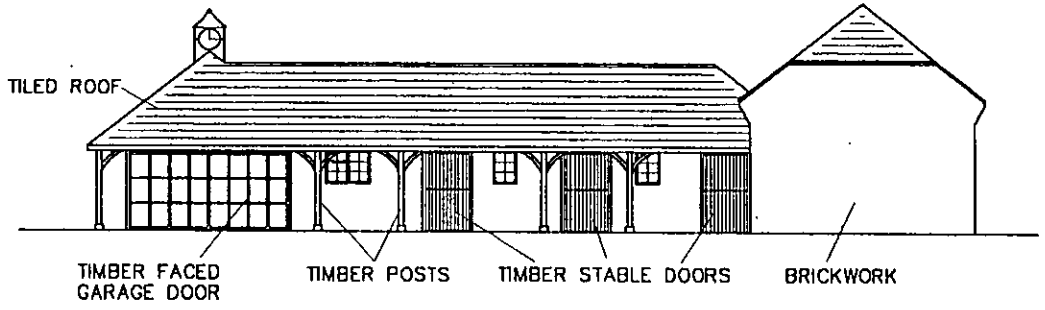
K. PLEASE SIGN BELOW

(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.

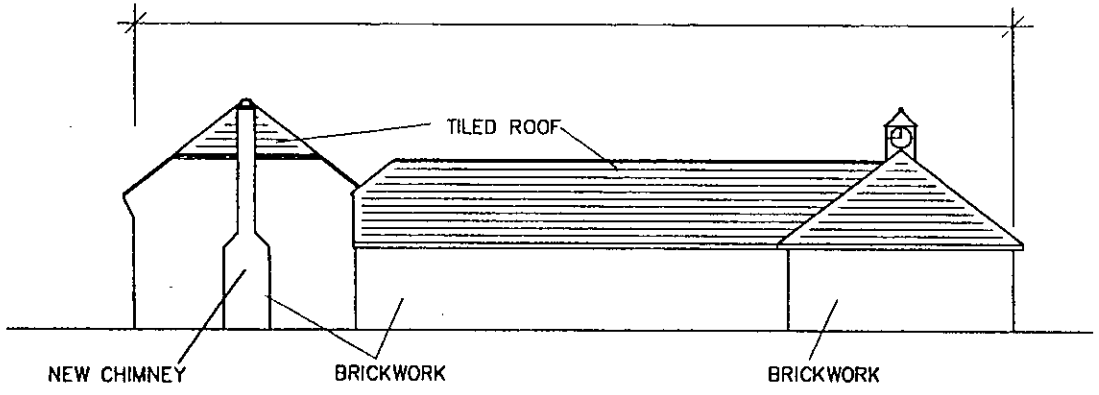
Signed _____ (on behalf of) MR. & MRS. C. JACOBS

Name (in capitals) J. A. ANDREWS for JOHN ANDREWS ASSOCIATES Date 27 JULY 2001



PROPOSED ELEVATION B
UNCHANGED FROM EXISTING

EXISTING BARN
& STABLE BLOCK



REAR ELEVATION OF EXISTING BARN
ILLUSTRATING PROPOSED NEW CHIMNEY STACK

NOTES -
All dimensions must be checked on site and not scaled from this drawing.

REVISION | DATE

Client
Mr. & Mrs. C. Jacobs

Job Title
HIGH BARN
CHURCH ROAD
FINCHAMPSTEAD
WOKINGHAM.
BERKSHIRE.

Drawing Title
PROPOSED ALTERATIONS TO EXISTING BARN.
PROPOSED ELEVATIONS

C & S CONSULTANTS.
23 VALE ROAD.
CAMBERLEY.
SURREY. GU15 3DR.
TEL: 01276 66146
FAX: 01276 691383.

Scale 1:100 Date. DEC 2000 Drawn by BC

Drg. No. 00/CJ/A4/08 | REV

DOCUMENT 7

Tel. (0118) 974 6448 (Direct Line)
Date. August 21, 2001
My ref. F/2000/2804
Your ref.

R Seed
Barn Close
Finchampstead
Wokingham
Berks

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,

TOWN AND COUNTRY PLANNING ACT 1990
APPEAL BY: Mr & Mrs C Jacobs
SITE: High Barn, Church Lane, Finchampstead
PROPOSAL: Proposed single storey extension to barn/ stables & conversion to swimming pool, games room, garage & staff accommodation.

I am writing to inform you, that this appeal has been lodged with The Planning Inspectorate, and will be dealt with by means of written statements by the appellant and the Council.

Comments already made, following the original application for planning permission, will be forwarded to The Planning Inspectorate and copied to the appellant

As your interests may be affected, you can give your views on the appeal in writing to Miss A Groves The Planning Inspectorate, Room 3 / 03, Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. You should, if possible, send three copies quoting reference APP/X0360/A/01/1070811. Comments received after 20/09/01 will not normally be seen by the Inspector & will be returned.

The application, decision notice, and the appellant's grounds of appeal may 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 on Mondays to Thursdays, 16.00 on Fridays).

A free booklet, Guide to taking part in Planning Appeals, is available from this office.

If you wish to be notified of the result of the appeal, you should write to Miss Groves at the Planning Inspectorate requesting a copy of the decision. Please quote reference APP/X0360/A/01/1070811.

Yours faithfully

Denise Gumbrell
Appeals Assistant



Site Plan, Scale: 1 to 2500

This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO Office. © Crown Copyright. Wokingham District Council, Licence No. LA086134

Date: 22 August 2001

N
W E
S