APPLICATION NO:
F/2002/6147

LOCATION:
The Istana Lambs Lane, Spencers Wood Reading.

APPLICANT:
Mr/Mrs S Coulter C/O C A Associates

PROPOSAL:
Proposed single storey rear extension to dwelling.

EARLIEST DATE FOR DECISION: **04/05/2002**

APPLICATION WILL HAVE EXPIRED ON: 23/05/2002

CASE OFFICER: **Richard Kelly**

REFUSED

99

D1

Application No: F/2002/6147 RK

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr & Mrs S Coulter
C/O C A Associates
18 Cinnamon Close
Earley
Reading
Berks
RG6 5GP

Application Number: F/2002/6147

Parish: **SHINFIELD**

Location: **The Istana, Lambs Lane, Spencers Wood, Reading.**

Proposal: **Proposed single storey rear extension to dwelling.**

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

Reason

1. The proposal would result in an unacceptable increase in footprint in this green gap area, contrary to policy WCC2 of the Wokingham District Local Plan (Deposit Draft).

Informative

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

Loddon Area Local Plan Policy LBE1.

Deposit Draft Wokingham District Local Plan Policies WBE1 and WCC2.

Anna Cronin
Head of Planning & Transportation
Date: 22/05/2002

Notice checked by: _____

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

Appeal Decision

Site visit made on 3 March 2003

by Linda Wride Dip TP MRTPI

an Inspector appointed by the First Secretary of State

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

27 MAR 2003

Appeal Ref: APP/X0360/A/02/1103521
The Istana, Lambs Lane, Spencers Wood

- 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 S and Mrs M Coulter against the decision of Wokingham District Council.
- The application (Ref. F/2002/6147), dated 9 March 2002, was refused by notice dated 22 May 2002.
- The development proposed is a single storey rear extension.

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

Procedural Matters

1. At the site visit, the appellant confirmed that the approved dining room extension shown on the existing floor plan has yet to be built.

Main Issue

2. From all that I have seen and read, I consider the main issue in this appeal to be the effect of the proposed extension on the character and appearance of the area, having regard to its rural location.

Planning Policy

3. The Development Plan for the locality includes the Loddon Area Local Plan, adopted in 1995. Policy LBE1 of the adopted plan requires a high standard of design, appropriate to the area in which the site is located. The Local Plan Proposals Map does not include Lambs Lane within the defined boundary of a settlement, but shows the appeal site as being in an area of sporadic development. Policy LTV2 indicates that, for the avoidance of doubt, such areas are included within the rural area where development would not normally be permitted, other than in specific circumstances.

4. The Wokingham District Local Plan (WDLP) has been the subject of a Local Plan Inquiry. The Council has agreed proposed modifications in the light of the Local Plan Inspector's report, and since December 2002, the Council has implemented the Deposit Draft of the emerging Local Plan, incorporating Proposed Amendments, for the purposes of development control. Policies WBE1 and WCC1 carry forward the general thrust of the adopted policies I have identified. In addition, the appeal site is located in an area defined as a Green Gap in the WDLP Proposals Map. In such areas, the objective of Policy WCC2 is to maintain a clear separation of settlements. It indicates the development which would affect or detract from the open or countryside appearance and character of such areas will not be permitted. As the emerging Local Plan has reached an advanced stage in the process towards formal adoption, I give it considerable weight.

Reasons

5. The appeal site is located in a small area of development in the countryside, between the settlements of Spencers Wood to the north and Swallowfield to the south east. As well as dwellings, there is also a primary school, a business park and a builders yard in this small built-up area. Most of the development is contained within the roughly triangular-shaped area formed by Basingstoke Road, Lambs Lane and Back Lane. The houses fronting these roads have relatively long rear gardens. There are occasional glimpses of this area of open space between the buildings, and the greenery in the rear gardens forms a backdrop to the built development on the road frontages.

6. I observed on my visit that both The Istana and the neighbouring house, Braemar, have detached garages in their rear gardens. From the street there is a restricted view of the flank wall of The Istana, between the houses, along the driveway to the garage. It would be possible to see the proposed rear extension when standing in Lambs Lane, outside the appeal site. However, the extension would be seen at an angle and would be viewed only briefly, when passing the site. In these circumstances, I do not consider that it would be intrusive in the street scene. The extension would not intrude into the garden area to the same extent as some of the existing outbuildings and garages at the appeal site and nearby. As a result, in my opinion, it would not be a significant feature in the open space between the frontage development on Lambs Lane and Basingstoke Road.

7. I was unable to see the rear of the dwelling on the appeal site from points further along Lambs Lane to the north west or to the south east. The distance and intervening trees and shrubs screen the site from Basingstoke Road, to the east. In more distant views from further north along Basingstoke Road and from Beech Hill Road, the house on the appeal site does not stand out amongst the surrounding buildings. In this context, I do not consider that the proposed rear extension would affect or detract from the character and appearance of the countryside. As it is behind a built-up frontage, within an area of sporadic development, in my view the scheme would not affect the Green Gap between Spencers Wood and Swallowfield.

8. I consider the design of the proposed extension to be in keeping with the original dwelling, and I note that although Policy LBE1 is referred to in the Informative on the Notice of Refusal, the design of the extension is not an issue in the Council's Statement.

9. I conclude that the proposed extension would not harm the rural character of the area, detract from the appearance of the surrounding countryside or affect the Green Gap which separates Spencers Wood and Swallowfield. As such, the proposal would not conflict with the objective of Local Plan Policy LVT2 or Policies WCC1 and WCC2 of the emerging Local Plan. In reaching my decision, I have taken into account that the appeal building has already been extended. However, no policies specifying a maximum increase in floor area for residential extensions in rural areas have been drawn to my attention. I have therefore determined this appeal on its merit, having regard to the context of the appeal site and the effect of the proposed extension on the character and appearance of the area.

Conditions

10. The Council has suggested that materials shall match the existing building, and I agree this is necessary in the interest of the appearance of the development. I have amended the suggested condition so that it follows the model condition in Circular 11/95 more closely.

Conclusions

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

Formal Decision

12. In exercise of the powers transferred to me, I allow the appeal and grant planning permission for single storey rear extension at The Istana, Lambs Lane, Spencers Wood, in accordance with the terms of the application Ref. F/2002/6147, dated 9 March 2002, and the plans submitted therewith, subject to the following conditions:

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

    2) The materials to be used in the construction of the external surfaces of the extension hereby permitted and works of making good to the retained fabric shall match those used in the existing building.

Information

13. 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.

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

Linda Wride

Inspector

REFUSED. finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	6147	RK.
BUILDING CONTROL NUMBER.	R 2002/3050 Central	
~~APPLICANT~~/AGENT	C A Associates	
ADDRESS OF SITE	The Istana Lambe Lane Stanmore	
DESCRIPTION OF PROPOSED WORK	s/s rear ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	CA02.435	CA02.435
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED		
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED	22/8/02	
DIFFERENCES BETWEEN DC/BC DRAWINGS		
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE	28/8/02	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED		✓	
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Shinfield
Parish Council

Clerk: Mrs J Barnes, 36 Ryhill Way, Earley, Reading, Berkshire RG6 4AZ
Tel/Fax: 0118 9547115

25 MAY 2002

25th May 2002

Planning Officer
Development Control South
Wokingham District Council
PO Box 157
Shute End
WOKINGHAM RG40 1WR

Dear Sir/Madam
PLANNING APPLICATIONS
SHINFIELD PARISH COUNCIL'S OBSERVATIONS

I submit the comments of the Planning and Transportation Committee on the following applications:

F/2001/6032
Location: Lane End Farm/Horticultural Station, Cutbush Lane, Shinfield
Proposal: Proposed erection of telecommunications base station with 2 x 1700mm and 1 x 2000mm antennas, 2 x 600mm and 1 x 300mm microwave dishes on a 17m high monopole with one support cabinet.
Officer: Natalie Brown.
Observations: To Follow Shorlty

F/2002/6136 **REVISED PLANS**
Location: School House, Basingstoke Road, Spencers Wood
New plans: Revised elevation plans to show proposed fence and gate. Drwg 5298:02:1 A.
Officer: Louise Smith
Observations: No comment

F/2002/6147
Location: The Istana, Lambs Lane, Spencers Wood
Proposal: Proposed single storey rear extension to dwelling.
Officer: Richard Kelly
Observations: No comment

F/2002/6233
Location: 7 Beech Hill Road, Spencers Wood
Proposal: Proposed two storey rear & side extension to dwelling.
Officer: Richard Kelly
Observations: No comment

Continued....

F/2002/6243
Location: 11 Pattinson Road, Shinfield Park
Proposal: Proposed erection of detached double garage.
Officer: Richard Kelly
Observations: No comment

F/2002/6288
Location: 208 Hyde End Road, Spencers Wood
Proposal: Proposed single storey rear extension to dwelling.
Officer: Phillip Taylor
Observations: No comment

F/20002/6311
Location: Amersham, Basingstoke Road, Spencers Wood (formerly known as Police House)
Proposal: Proposed erection of detached garage.
Officer: Francis Leo
Observations: No comment

F/2002/6320
Location: 4 Barrack Lane, Spencers Wood
Proposal: Proposed first floor side/rear extension to dwelling
Officer: Richard Kelly
Observations: No comment

F/2002/6327
Location: 76 Grazeley Road, Three Mile Cross
Proposal: Proposed erection of 2 detached dwellings. Demolition of existing dwelling
Officer: Natalie Brown
Observations: No comment

AG/2002/6353
Location: Hartley Court Farm, Hartley Court Road, Three Mile Cross
Proposal: Proposed erection of an agricultural grain store.
Officer: Natalie Brown
Observations: No comment

F/2002/6358
Location: 80 Westlands Avenue, Shinfield Rise
Proposal: Proposed two storey side extension to dwelling and front porch.
Officer: Francis Leo
Observations: No comment

F/2002/6369
Location: Geldrop, Church Lane, Three Mile Cross
Proposal: Proposed erection of detached dwelling.
Officer: Natalie Brown
Observations: No comment

F/2002/6404
Location: 23 Askew Drive, Spencers Wood
Proposal: Proposed pitched roof to existing flat roof on garage
Case Officer: Louise Smith
Observations: No comment

F/2002/6133
Location: Land adjoining 7 Grovelands Road, Spencers Wood
The new plans show: alterations to front plot 3.
Case Officer; Angela Odell
Observations: No comment

Continued....

1327

WOKINGHAM DISTRICT COUNCIL

To Richard

Date 29/4 Time 14.12

WHILE YOU WERE OUT

Name Anonymous!

Of

Phone No. Ext.

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

MESSAGE Re: 2002/6147

Reported that double garage is currently being used as a business premise & the small bedroom in proposed extension is intended for use as a business office. Passed info on to Richard Lettin, Enforcement Team

Signed Jan

SWALLOWFIELD PARISH COUNCIL

PARISH COUNCIL OFFICE
SWALLOWFIELD STREET, SWALLOWFIELD
READING, BERKS, RG7 1QX
Tel: 0118 988 5929 Fax: 0118 988 6443
email: clerk@swallowfieldpc.gov.uk

24 April 2002

FAXED AND POSTED
25 APR 2002

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

Dear Sirs,

Application Number: F/2002/6147
Location: The Istana, Lambs Lane, Spencers Wood. (adjoining Parish consultation)
Proposal: Proposed single storey rear extension to dwelling
Case Officer: Richard Kelly

The Parish Council has no objection to this proposal.

Yours faithfully,

Mrs. C. Adams, Clerk

25.Apr. 2002 11:45 SWALLOWFIELD PARISH COUNCIL No.1496 P. 4/5
SWALLOWFIELD P C

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2002/6147
CASE OFFICER: Richard Kelly

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)

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

Tel: (0118) 974 6229

Date: 10 April 2002

My ref: F/2002/6147

WOKINGHAM UNITARY
Aiming for Excellence

Councillor A Pollock
8 Halfacre Close
Spencers Wood
Reading
RG7 1DZ

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/2002/6147
The Istana, Lambs Lane, Spencers Wood, Reading.
Proposed single storey rear extension to dwelling.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Richard Kelly** on **(0118) 974 6229** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM

Case officer: **Richard Kelly** Application Number: **F/2002/6147**
The Istana, Lambs Lane, Spencers Wood, Reading.
Proposed single storey rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor A Pollock

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

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

Tel: (0118) 974 6229

Date: 10 April 2002

My ref: F/2002/6147

WOKINGHAM UNITARY
Aiming for Excellence

Councillor B Patman
Meadow View
Basingstoke Road
Spencers Wood
Reading
RG7 1AL

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/2002/6147
The Istana, Lambs Lane, Spencers Wood, Reading.
Proposed single storey rear extension to dwelling.

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Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Richard Kelly** Application Number: **F/2002/6147**
The Istana, Lambs Lane, Spencers Wood, Reading.
Proposed single storey rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor B Patman

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

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

Tel: (0118) 974 6229

Date: 10 April 2002

My ref: F/2002/6147

WOKINGHAM UNITARY
Aiming for Excellence

Councillor M Bryant
Rosebry
19 Salmond Road
Shinfield
RG2 8QN

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/2002/6147
The Istana, Lambs Lane, Spencers Wood, Reading.
Proposed single storey rear extension to dwelling.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

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Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Richard Kelly** Application Number: **F/2002/6147**
The Istana, Lambs Lane, Spencers Wood, Reading.
Proposed single storey rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor M Bryant

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

Organisation_Name	Building_Name	address1	Postcode
	BRAEMAR	BRAEMARLAMBS LANEREADING	RG7 1JB
	THE ISTANA	THE ISTANALAMBS LANEREADING	RG7 1JB
	CARNETHY	CARNETHYBASINGSTOKE ROADREADING	RG7 1PH
	CHESTERTON	CHESTERTONBASINGSTOKE ROADREADING	RG7 1PH
	WENLOCK	WENLOCKBASINGSTOKE ROADREADING	RG7 1PH
	BEL-DAIRE	BEL-DAIRELAMBS LANEREADING	RG7 1JB

F/2002/6147 10.04.02

WORK SHEET FOR : Richard Kelly

Application Number : F/2002/6147

Applicant : Mr/Mrs S Coulter C/O C A Associates.

Location : The Istana, Lambs Lane, Spencers Wood, Reading.

Proposal : Proposed single storey rear extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 28/03/2002

Earliest Date for Decision : 04/05/2002

Latest Consultation Date/Site Notice Expiry Date : 04/05/2002

This application will have expired on: 23/05/2002. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Swallowfield p.c.: No objection

Planning Issues :

Application Number: F/2002/6147

Appraisal :

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

Application Number F/2002/6147
~~Conditions~~/Reasons for Refusal

No	Std Con	Std Reas	~~Non-Std Conditions~~ / Reasons for Refusal
1			The proposed extension would by virtue of its length and height result in an overbearing impact on the rear garden of the adjoining property 1a Beldams II ~~That is~~ therefore contrary to ~~policy~~ UBE1 of the Loddon Area Local Plan and policy UBE1 of the Wokingham District Local Plan (Deposit Draft).
1	1		The proposed would result in an unacceptable increase in footprint in this green gap area contrary to policy WCC2 of the Wokingham District Local Plan (Deposit Draft).

RECORD OF SITE VISIT

SITE ADDRESS: The Istana Lambs Lane Spencers Wood Reading.

APPLICATION NUMBER: F/2002/6147

OFFICER: Richard Kelly

DATE OF SITE VISIT: 16/5/02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS Bungalows

3. DESCRIPTION OF SITE/BUILDING Bungalow.

4. RELATIONSHIP TO ADJOINING PROPERTIES Braemer has garage + shed down 12m beyond existing rear wall. (of 3.5m extn to be demolished.)
Beldaire not extended.

5. SITE CONSTRAINTS

TREES None affected.

ACCESS/PARKING unaffected.

LEVELS flat.

BOUNDARY TREATMENT 1.8m fence + 2m conifers to Braemer.
1.2m fence to Beldaire.

OTHERS

Application Number: F/2002/6147 – The Istana, Lambs Lane, Spencers Wood

Appraisal:

This application is for a single storey rear extension. This raises one issue:

Impact on adjoining properties: LBE1, WBE1

The proposal is to be carried out in conjunction with a previously permitted dining room extension (99/69955/F). The combined effect of these proposals is to give a 7.6m projection from the original rear wall. As the previously permitted extension would have a greater impact on the neighbouring property of Bel-Daire than that part the subject of this proposal, there is no undue additional harm cause by this.

Impact on green gap: WCC2

The original property had a footprint of 89 square metres. This proposal, together with the extant approval for the dining room would take the property to 155 square metres, representing an increase of 73%. It is considered that this constitutes an unacceptable increase in this green gap area.

~~**Approve**~~ **Refuse**

Received by Wokingham District Council

Application No: F/2002/6147

Proposal:
Proposed single storey rear extension to dwelling.

Location:
The Istana, Lambs Lane, Spencers Wood, Reading.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/6147 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Richard Kelly P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 04/05/2002. 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 be possible for an individual reply to be issued to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Trevor Watson
Development Control Manager

10 April 2002

28.MAR2002 6147

WOKINGHAM UNITARY
Aiming for Excellence

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

Tel. (0118) 974 6429 or 6433

Date: 27 March 2002

Your Ref:

My Ref: F/2002/6147

Mr/Mrs S Coulter
C/O C A Associates
18 Cinnamon Close
Earley
Reading
Berks
RG6 5GP

Dear Sir/Madam

Reference Number: 2002/6147

Site Address: The Istana, Lambs Lane, Spencers Wood, Reading.

Proposal: Proposed single storey rear extension to dwelling.

I return your application, as it is invalid and cannot be determined for the following reason(s);

The position of the living room windows is not the same on the floor plans and elevations. Which is correct? Please make them match.

What scale are the side elevations? 1:100?

Please re-submit the proposal with the amendments and/or additional information requested above.

Yours faithfully,

Carol Hurst

Senior Technical Officer
Development Control

Application Number : F/2002/6147	**Map No :** 95
Case Officer : ~~KPB~~ RK	**Site Area :** 0·12.
Valid Date : 28 MAR 2002	**Received Date: 15/03/2002**

Level : Delegated Application

Description : Proposed single storey rear extension to dwelling.

Location : The Istana, Lambs Lane, Spencers Wood, Reading.

Parish : SH **Ward : SHI** 10.4.02

Applicant : Mr/Mrs S Coulter C/O C A Associates.

Fee Required: £95 **Fee Received: £95** (11)

Additional: ..... **or Refund: .....**

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS	CHECK POSITION OF PROPOSED LIVING ROOM SIDE WINDOW.	27/3	28 MAR 2002
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL	SIDE ELEVATIONS 1:100, NOT SCALED	27/3	28 MAR 2002
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS 10.4.02 B.

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : SWALLOWFIELD ✓

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

Green Gap / Wedges / Rural Area / Countryside

No pre-app

NEIGHBOURS

S/N + see map

6147

Environmental Services

For office use only.
Application number:

28 MAR 2002 6147

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	MR.S. & MRS M COULTER.
	Address and postcode	THE ISTANA LAMBS LANE. SPENCERS WOOD BERKS —— .
	Phone number	0118- 9882878.
2	Agent's Name	C.A ASSOCIATES
	Address and postcode	18 CINNAMON CLOSE EARLEY READING RG6 5GP.
	Phone number	0118 9869330.
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.	'THE ISTANA' LAMBS LANE. SPENCERS WOOD.
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLESTOREY REAR EXTENSION
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.	RED FACING BRICKWORK PLAIN TILE (CONC).
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: 3	Proposed: 3
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.		
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: [signature]

on behalf of MR & MRS COULTER

Date 09.03.02

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

THE ISTANA

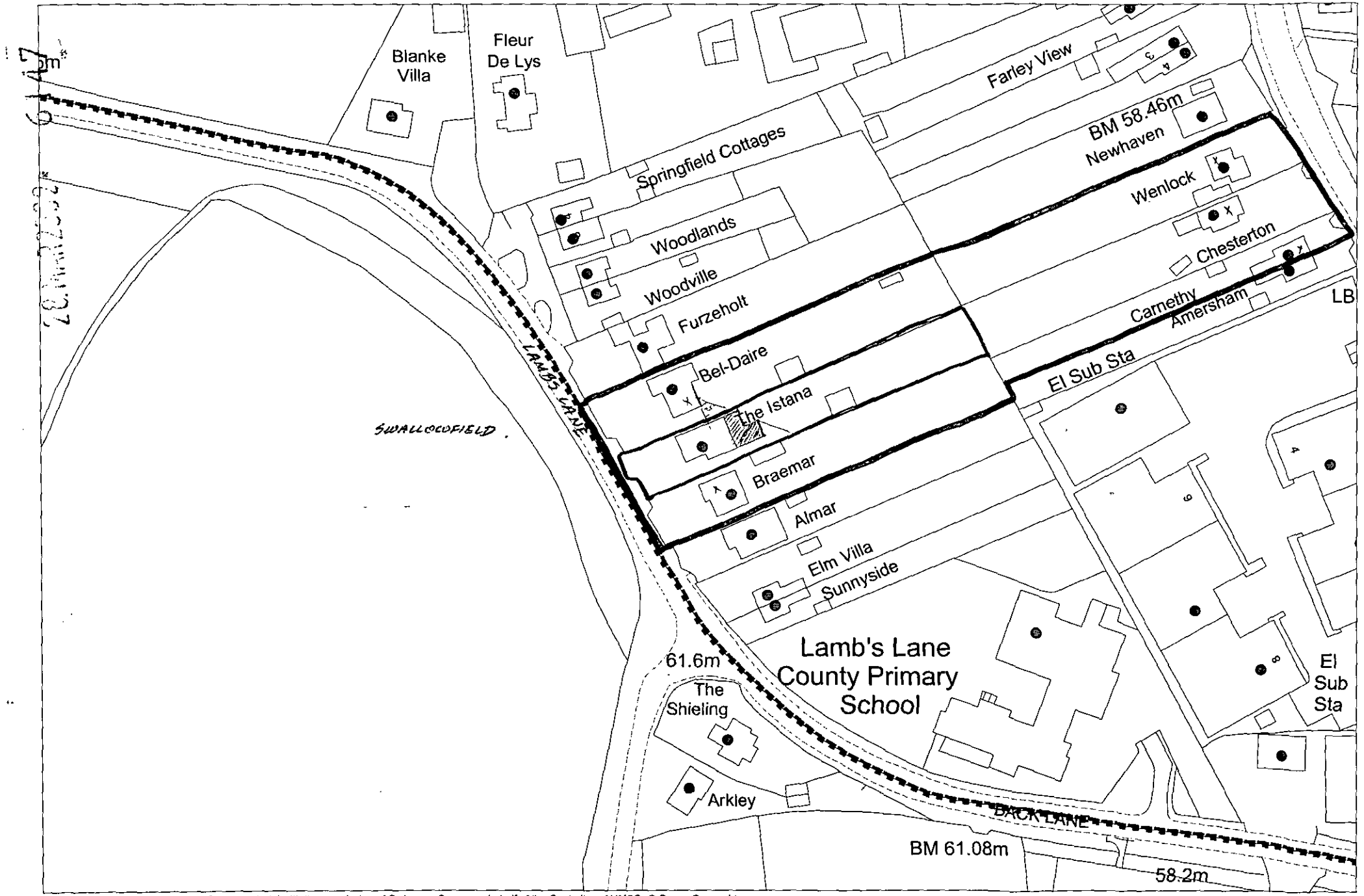
SHINFIELD 1-6-86

ADDRESS LAMBS LANE SPENCER'S WOOD. PARISH ~~SWALLOWFIELD~~ (95)

PLOT No. ORD. SHEET No. SU 7165

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
193/56	W Judd.	Bungalow	10. 4. 56	N/A C/A
0/32/59	A E Bool	O/L 5 Dwellings & garage	10. 3 59	N/A Ref
0/97/59	" "	O/L 3 " "	9 6 59	N/A C/A
0/149/59	B Riddle	O/L Bungalow	7 8. 59	N/A C/A
127/59	" "	details as above	8. 9 59	App C/A
K143/59	" "	Caravan	12. 1. 60	App C/A
PD 342/64	"	Garage	9. 7 64	App PD
565/73				
929/[illegible]		[illegible]	5 [illegible] 73	N/A [illegible]
28960	"	RAISE BOUNDARY LEVEL	30.10.57	C/A
FP97/6384	MR & MRS "	S/ST. LH.	8.5.97	App
98/67001/F	"	S/St/S. Ext.	17.3.98	C/A
DATE OF COMPLETION 28. 2. 61.				
FP98/7221	Mr. & Mrs. Riddle	"	3.2.98	App
99/69955/F	↓	S/St/R	11.8.99	C/A.
FP99/8906	S A Vanderpump	S/St/R Ext + Alts.	22.6.99	App



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Development Control Section, Environmental Services, Wokingham District Council.

21 March 2002

Scale: 1 : 1250

EDM
Leaders in Electronic
Document Management

File 2

DO.

EDM
Leaders in Electronic
Document Management

WRITTEN REPRESENTATION APPEAL

CASE OFFICER: PT

APPLICATION NUMBER: 6147

APPELLANT: Mr & Mrs M Coulter

SITE: The Istana Lambs Lane, Shinfield

APPEAL REF: APP/X0360/A/02/1103521

START DATE: 15/11/2002

DATE OF SITE VISIT 03/03/03

Allowed 07/03/03

Progress Record	Date Actioned	Initials
Appeal Logged:	18/11/02	
Entered on Access:	21/11/02	DG
Notification Letters Due:	**29/11/2002**	
Notification Letters Sent:	26/11/02	DG
Questionnaire Due:	**29/11/2002**	
Questionnaire Sent:	26/11/02	DG
Statement Due:	~~27~~ **12/2002**	
Statement Sent:	19/12/02	DG
Comments on Statement Due	17/01/03	
Comments on Statement Sent	—	
Decision letter circulated:	12/03/03	DG
Decision entered on Access:	12/03/03	DG

Appeal Decision

Site visit made on 3 March 2003

by Linda Wride Dip TP MRTPI

an Inspector appointed by the First Secretary of State

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

27 MAR 2003

Appeal Ref: APP/X0360/A/02/1103521
The Istana, Lambs Lane, Spencers Wood

- 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 S and Mrs M Coulter against the decision of Wokingham District Council.
- The application (Ref. F/2002/6147), dated 9 March 2002, was refused by notice dated 22 May 2002.
- The development proposed is a single storey rear extension.

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

Procedural Matters

1. At the site visit, the appellant confirmed that the approved dining room extension shown on the existing floor plan has yet to be built.

Main Issue

2. From all that I have seen and read, I consider the main issue in this appeal to be the effect of the proposed extension on the character and appearance of the area, having regard to its rural location.

Planning Policy

3. The Development Plan for the locality includes the Loddon Area Local Plan, adopted in 1995. Policy LBE1 of the adopted plan requires a high standard of design, appropriate to the area in which the site is located. The Local Plan Proposals Map does not include Lambs Lane within the defined boundary of a settlement, but shows the appeal site as being in an area of sporadic development. Policy LTV2 indicates that, for the avoidance of doubt, such areas are included within the rural area where development would not normally be permitted, other than in specific circumstances.

4. The Wokingham District Local Plan (WDLP) has been the subject of a Local Plan Inquiry. The Council has agreed proposed modifications in the light of the Local Plan Inspector's report, and since December 2002, the Council has implemented the Deposit Draft of the emerging Local Plan, incorporating Proposed Amendments, for the purposes of development control. Policies WBE1 and WCC1 carry forward the general thrust of the adopted policies I have identified. In addition, the appeal site is located in an area defined as a Green Gap in the WDLP Proposals Map. In such areas, the objective of Policy WCC2 is to maintain a clear separation of settlements. It indicates the development which would affect or detract from the open or countryside appearance and character of such areas will not be permitted. As the emerging Local Plan has reached an advanced stage in the process towards formal adoption, I give it considerable weight.

Reasons

5. The appeal site is located in a small area of development in the countryside, between the settlements of Spencers Wood to the north and Swallowfield to the south east. As well as dwellings, there is also a primary school, a business park and a builders yard in this small built-up area. Most of the development is contained within the roughly triangular-shaped area formed by Basingstoke Road, Lambs Lane and Back Lane. The houses fronting these roads have relatively long rear gardens. There are occasional glimpses of this area of open space between the buildings, and the greenery in the rear gardens forms a backdrop to the built development on the road frontages.

6. I observed on my visit that both The Istana and the neighbouring house, Braemar, have detached garages in their rear gardens. From the street there is a restricted view of the flank wall of The Istana, between the houses, along the driveway to the garage. It would be possible to see the proposed rear extension when standing in Lambs Lane, outside the appeal site. However, the extension would be seen at an angle and would be viewed only briefly, when passing the site. In these circumstances, I do not consider that it would be intrusive in the street scene. The extension would not intrude into the garden area to the same extent as some of the existing outbuildings and garages at the appeal site and nearby. As a result, in my opinion, it would not be a significant feature in the open space between the frontage development on Lambs Lane and Basingstoke Road.

7. I was unable to see the rear of the dwelling on the appeal site from points further along Lambs Lane to the north west or to the south east. The distance and intervening trees and shrubs screen the site from Basingstoke Road, to the east. In more distant views from further north along Basingstoke Road and from Beech Hill Road, the house on the appeal site does not stand out amongst the surrounding buildings. In this context, I do not consider that the proposed rear extension would affect or detract from the character and appearance of the countryside. As it is behind a built-up frontage, within an area of sporadic development, in my view the scheme would not affect the Green Gap between Spencers Wood and Swallowfield.

8. I consider the design of the proposed extension to be in keeping with the original dwelling, and I note that although Policy LBE1 is referred to in the Informative on the Notice of Refusal, the design of the extension is not an issue in the Council's Statement.

9. I conclude that the proposed extension would not harm the rural character of the area, detract from the appearance of the surrounding countryside or affect the Green Gap which separates Spencers Wood and Swallowfield. As such, the proposal would not conflict with the objective of Local Plan Policy LVT2 or Policies WCC1 and WCC2 of the emerging Local Plan. In reaching my decision, I have taken into account that the appeal building has already been extended. However, no policies specifying a maximum increase in floor area for residential extensions in rural areas have been drawn to my attention. I have therefore determined this appeal on its merit, having regard to the context of the appeal site and the effect of the proposed extension on the character and appearance of the area.

Conditions

10. The Council has suggested that materials shall match the existing building, and I agree this is necessary in the interest of the appearance of the development. I have amended the suggested condition so that it follows the model condition in Circular 11/95 more closely.

Conclusions

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

Formal Decision

12. In exercise of the powers transferred to me, I allow the appeal and grant planning permission for single storey rear extension at The Istana, Lambs Lane, Spencers Wood, in accordance with the terms of the application Ref. F/2002/6147, dated 9 March 2002, and the plans submitted therewith, subject to the following conditions:

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

    2) The materials to be used in the construction of the external surfaces of the extension hereby permitted and works of making good to the retained fabric shall match those used in the existing building.

Information

13. 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.

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

Linda Wride

Inspector

Gregory Gray Associates

CHARTERED TOWN PLANNING CONSULTANTS
'Redcliffe', 17 Dinorben Close, Fleet, Hants, GU13 9SL.
Telephone: 01252 624004 Fax: 01252 684160
E-Mail: info@ggassoociates.co.uk

TOWN & COUNTRY PLANNING ACT 1990 (SECTION 78) APPEAL BY MR & MRS S COULTER IN RESPECT OF THE REFUSAL BY WOKINGHAM DISTRICT COUNCIL OF AN APPLICATION FOR A SINGLE STOREY EXTENSION.

AT THE ISTANA, LAMBS LANE, SPENCERS WOOD, BERKSHIRE

GREGORY GRAY ASSOCIATES CHARTERED TOWN PLANNING CONSULTANTS

LPA REF:	**F/2002/6147**
GGA REF:	**ILL/02/338**

NOVEMBER 2002

CONTENTS

1.0. Introduction

2.0. Description of the appeal site and surrounds

3.0. Planning history

4.0. Planning policy

5.0. The appellant's case

6.0. Summary and conclusions

DOCUMENTS

1. Extracts from Local Plan proposals maps

2. Appeal decision pertaining to Meakins Builders Yard

3. Relevant planning policies

4. Photographs of surrounding vantage points

1.0. INTRODUCTION

1.1. This appeal is made under section 78 of the Town and Country Planning Act in respect of the refusal of planning permission for a single storey extension, at The Istana, Lambs Lane, Spencers Wood, Berkshire.

1.2. The application was submitted on 28th March 2002 and refused under powers delegated to the Head of Planning on 22nd May 2002. There were no letters of representation from third parties and no objections from consultees.

1.3. The following sections describe the appeal site and surrounds; set out planning history and planning policy; and detail the appellant's case. The following conclusions are reached:

(1) The determinative issue, in accordance with the stated reason for refusal and cited planning policies, is whether the proposed development materially diminishes the separation of settlements or detracts from the open appearance and character of the countryside.

(2) The identified "gap" between Spencers Wood and Swallowfield. extends to 1.3km at its narrowest point. The appellants analysis of short, medium and long-range views, in the context of built development and landscape features, establish that the proposed development does not diminish the identified gap or harm the character or appearance of the countryside.

(3) Accordingly there is no conflict with adopted or emerging Local Plan policies or material harm. Since there are no material other considerations justifying a departure from those policies, the appeal should be allowed.

2.0. DESCRIPTION OF THE APPEAL SITE AND SURROUNDS

2.1. The appeal site comprises a bungalow set back from Lambs Lane by about 14m. It has a substantial rear garden of some 60m in depth and a double garage behind the dwelling by about 20m.

2.2. On either side of the appeal site are bungalows and dwellings of varying form and age which are set in the linear pattern along Lambs Lane. To the east and adjoining are dwellings of Edwardian age and mainly of two-storey height. These front the B3349, Basingstoke Road. In all there are about 30 dwellings in a group around the appeal site.

2.3. To the south and east are a primary school, business park and haulage yard. The business park contains two-storey office and industrial/warehouse buildings. To the north and a short distance from the appeal site is a builders yard which offices and open storage areas.

2.4. The consequence of the immediate surroundings of the appeal site may reasonably be described as being of mixed suburban and urban character.

2.5. In its wider context, the area is of rural character with the settlements of Spencers Wood to the north and Swallowfield to the south-west. These are shown on the extract from the Local Plan proposals maps at Document 1.

3.0. PLANNING HISTORY

3.1. The application site has been the subject of previous extensions, which were granted permission in 1998 and 1999 under Council references 98/67001/F and 99/69955/F. These have been implemented.

3.2. The appellants also draw attention to the development of Diana Close which comprises 10 dwellings and was constructed in 1999/2000. This was previously within the identified gap as defined by the current adopted plan and reference to it is set out below at section 5.0.

3.3. In addition, the appellants draw attention to the building within the Meakins Builders Yard and reference is also made to this below. This was granted on appeal and the decision notice is attached as document 2. The Inspectors attention is drawn to paragraphs 9 and 10 where the Inspector considers the impact of development on the gap and open countryside. There are clearly parallels to be drawn with the current appeal which must implicitly have less impact than the replacement dwelling given the juxtaposition of adjoining buildings and intervening landscape.

4.0. PLANNING POLICIES

4.1. The Local Planning Authority rely on emerging Local Plan policy WCC2 in their refusal of permission. They also refer to emerging policy WBE1 and adopted policy LBE1. Copies of these are attached at Document 3. Also attached at document 3 is adopted policy LC1 which relates to the Separation of Settlements notation.

4.2. The emerging Local Plan has reached an advanced stage of preparation, having been through the public Local Inquiry. Modifications, following receipt of the Inspector's Report in October 2002, are expected to be published in early 2003. In accordance with guidance set out in PPG1, considerable weight may be attached to policies of this plan in the determination of this appeal, although the objectives and implications are entirely similar to the adopted 'gap' policy.

4.3. Notwithstanding this, the test of these policies is a straight-forward one - would the proposed extension detract from the open countryside appearance and character of the identified gap; or result in a diminishing of that gap? The application of this policy to the appeal proposal, relies on a visual appraisal, which the appellants consider the local authority has failed to carry out.

4.4. The following section (5.0.) assesses these matters and concludes that no impact on the gap would result and there is no conflict with this policy. On this basis the appellants are of the view that the Council's refusal of permission is manifestly wrong and ill-considered.

4.5. In respect of adopted policy LC1, attention is drawn to the sub-text of this policy at paragraphs 1.3.10 and 1.3.11 in so far as it relates to major development and the landscape setting of settlements. This is mirrored at paragraph 2.29 of the emerging Local Plan. The appellants find it inconceivable that the objective of these policies could be strained by the proposed development, especially given the character of its surrounds. This matter is considered in the following section.

4.6. It is noteworthy that the only material change in policy between the adopted and emerging Local Plans is the annotation on the proposals map which defined the immediate vicinity of the appeal site as being an "Area of Sporadic Development". The appellants consider that this notation more accurately describes the character of the area and it is within this context that judgement as to visual impact should properly be made.

4.7. The other policies – LBE1 and WBE1 – are concerned with design and there is no suggestion in the reason for refusal that there is conflict with this policy. The appellants wholly concur with this view.

5.0. THE APPELLANT'S CASE

5.1. In undertaking an assessment of visual impact, the appellants have analysed long, medium and short-range views. In this way the effect on the identified gap and character of the open countryside has been thoroughly assessed. The appointed Inspector is invited to undertake this same appraisal during the course of the site visit.

Long-range views

5.2. There are two roads from which long-range views towards the appeal site may be gained. They are Beech Hill Road and Basingstoke Road. Document 4 shows the position of these roads and the broad extent of landscape features.

5.3. The photographs at sheet 3 of Document 4 show that the buildings along Basingstoke Road are of a form and height which restricts views beyond them and to the west. Where there are glimpses between the dwellings and towards Lambs Lane, there are no views of the appeal site or the buildings around it(photograph 4). This is a consequence both of distance and verdant cover within gardens.

5.4. From further along Basingstoke Road to the south, photograph 5 demonstrates that the scale and closeness of the commercial buildings is such that there are no views to the appeal site. From positions northwards along Basingstoke Road, there are open views across fields. These afford views to the Meakins Builders Yard and the recently constructed building within the yard (photograph 3). Again there are no views to the appeal site.

5.5. From Beech Hill Road, there are glimpses of the builders yard although these are restricted by the mature hedgerow along the south-eastern side of this road. The extent of this is shown on the plan at Document 4 and accompanying photographs 1. As a result there are no views of the appeal site from this direction. Photograph 2 shows the visual impact of the Diana Close development which is within the identified gap of the Adopted Local Plan. As can be seen this is obtrusive although, in the appellants judgement does not, of itself, diminish the gap. Where these same policies are applied to the appeal proposal it would be inconceivable to suggest that harm to the gap results, from a modest single storey extension.

Medium-range views

5.6. Medium-range views to the appeal site may be gained from Lambs Lane and from Back Lane. These are detailed at sheet 2 of document 3.

5.7. From here the primary school buildings and dwellings along Lambs Lane restrict any direct views into the appeal site, due to the form, height and linear pattern of the dwellings along Lambs Lane (photographs 6 and 7). The frontage of The Istana can be seen from various points along Lambs Lane.

Short-range views

5.8. There are short-range views of the appeal site from Lambs Lane are illustrated by the photographs on sheet **1** at Document 4. From the north the adjoining properties – Bel Daire and FurzeHolt – obscure views to the proposed extension (photographs8).

5.9. From south of the appeal dwelling, the adjoining property – Braemar – obscures views to the proposed extension. From directly in front of The Istana and along the driveway, the double garage can clearly be seen (photograph9). From this point, the proposed extension would be visible, although a sense of space between it and the existing garage will still be apparent.

5.10. It is clear from this appraisal, that the appeal proposal is visually discrete and has no impact whatsoever from medium and long-range views. It lies within the complex of buildings sandwiched between Lambs Lane and Basingstoke Road and does not, of itself, have a material impact on the gap between Spencers Wood and Swallowfield.

5.3. In coming to this conclusion, the appellants are mindful that the basis for decision making is not solely limited to visual appearance. It also relies on the perception of built development within the identified gap and the extent to which this intensifies the built form to the extent. However, proposed development can only be judged to be unacceptable where the perception of ruralness and character of the open countryside is materially harmed.

5.4. Implicit in this judgement is the nature and extent of existing built development and land use. As set out at section 2.0. this includes not only a variety of relatively closely-knit dwellings, but also substantial commercial building, a primary school, haulage yard and open builders yard. By any reasonable judgement, a modest single storey extension which is visually discrete, could not possibly have a fundamental impact on the maintenance of a gap between Spencers Wood and Swallowfield. As such there is no conflict with emerging Local Plan policy WCC2 on which the Local Authority rely, or with adopted policy LC1.

5.5. This judgement has clearly been reached in respect of the development at Diana Close and the replacement dwelling within the Meakins Yard. Both lie within the same policy designation, and have rightly been judged not to harm the identified gap. These same circumstances apply to consideration of the appeal proposal.

6.0. SUMMARY AND CONCLUSIONS

6.1. By way of summary and conclusion, the following points are submitted:

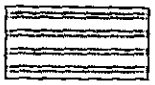
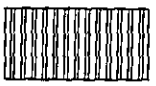
(1) The determinative issue, in accordance with the stated reason for refusal and cited planning policies, is whether the proposed development materially diminishes the separation of settlements or detracts from the open appearance and character of the countryside. This the test of adopted and emerging Local Plan policies.

(2) In making this judgement and applying Local Plan policy, the appellants have analysed the character and appearance of the locality in which the appeal site sits. Whilst the wider setting is one of a rural landscape between larger settlements, it is clear that the immediate surrounds of the appeal site are of suburban and urban character with a variety of residential and commercial land uses.

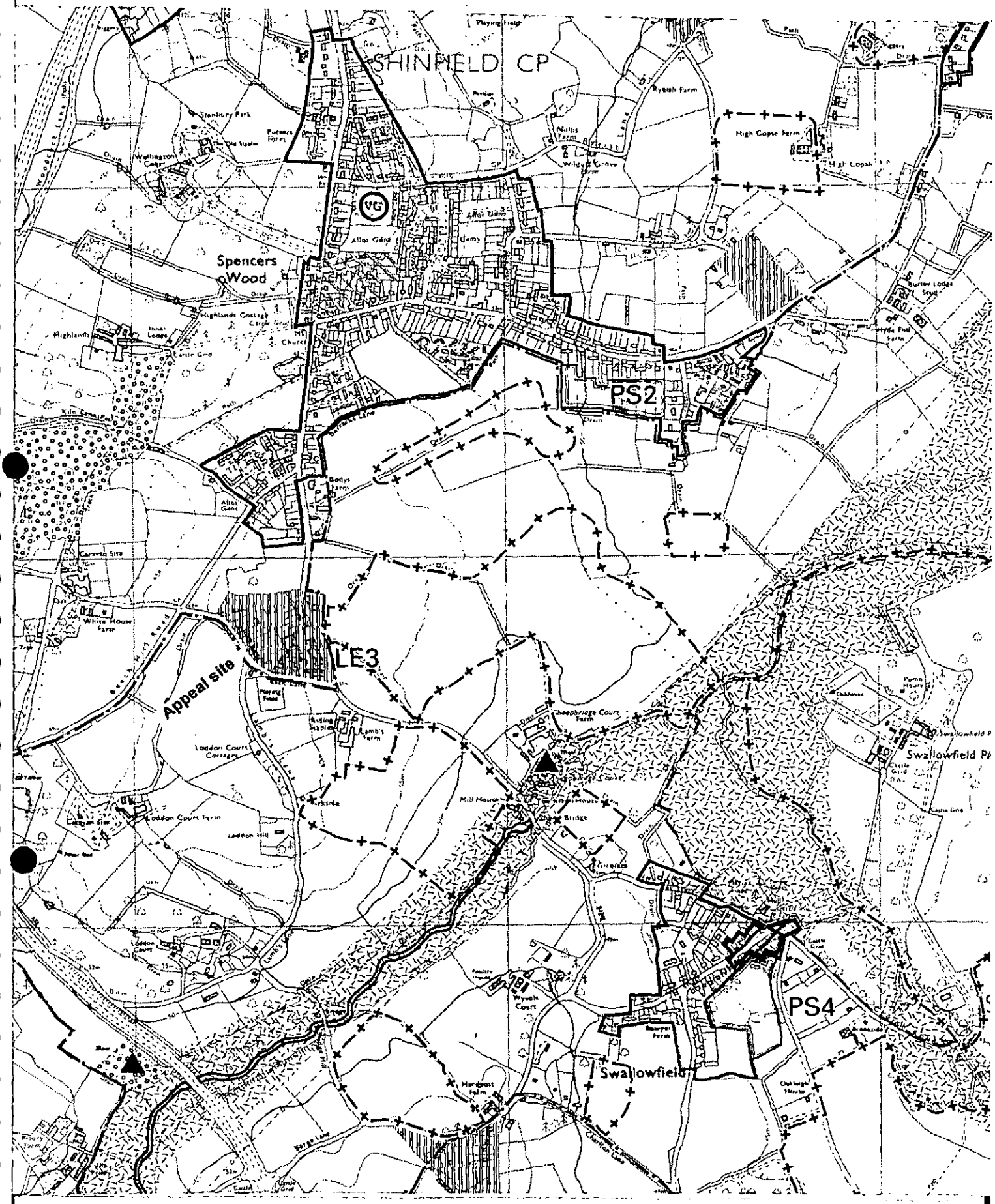
(3) Most of the surrounding landscape between the settlements of Swallowfield and Spencers Wood is identified as a "gap". This extends to 1.3km at its narrowest point. The appellants analysis of short, medium and long-range views, in the context of built development and landscape features, establish that the proposed development does not, as a matter of fact, diminish the identified gap or harm the character or appearance of the countryside.

(4) Accordingly there is no conflict with adopted or emerging Local Plan policies or material harm. Since there are no material other considerations justifying a departure from those policies, the appeal should be allowed.

6.2 For the foregoing reasons it is respectfully requested that this appeal be allowed.

 Recognised Employment Area	LE1
 General Industrial Area	LE3
Rural Area	LTV2
 Separation of Settlements	LC1
 Setting of Settlements	LC2
 Area of Special Landscape Importance	LC3,LC4,LC5
 Area of Sporadic Development	LTV2
Open Space	PWE2,PWE3,LW1, PW12,PW13
Wildlife Heritage Site	LC9
Historic Park or Garden	LBE19
Area of Traditional Local Character	LBE16,LS5
Proposed Conservation Area	PW14
Site of Special Scientific Interest and Local Nature Reserve	LC8
Scheduled Ancient Monument/Site of Regional or County Importance	LBE20,LBE21
Site/Area of Archaeological Potential	LBE20,LBE21, LBE22
Area Liable to Flooding	LPS2,LPS3
River Valleys Policies Area	LRV3,LRV4
Road Proposal	PS3,PW6

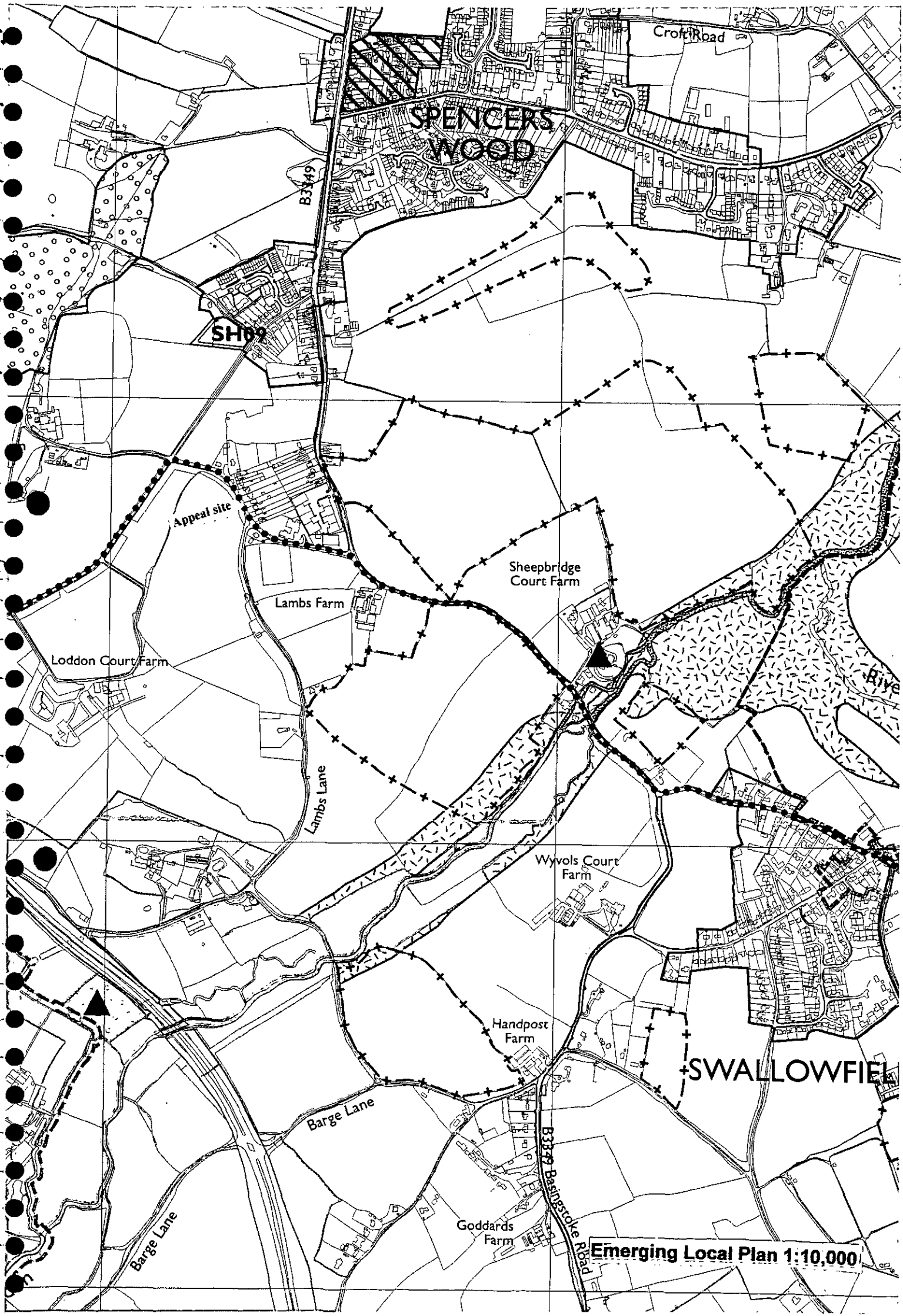
Adopted Local Plan 1:12,500



Adopted Local Plan 1:12,500

Proposed Site for Leisure Use	WSH24, WSH26
Arborfield Garrison	WBE21
Proposed Grazeley Housing Site	WSM1
Landscaping/Forest/Recreation Areas in Relation to Grazeley Housing Site	WSM1
Proposed Park and Ride	WSM1, WT11
Green Belt	WGB1 to WGB10
Major Development Site in the Green Belt	WGB7
Countryside	WCC1, WCC4, WCC5, WCC6, WCC7
Green Gap/Wedge	WCC2
Setting of Settlement	WLL6
Area of Special Landscape Importance	WLL2, WLL3
Proposed Country Park	WR15, WR16
Country Park in Progress	
Employment: Reading Business Park	WEM3
National Trust Land	
Proposed Central Berkshire Forest	WCC3
Thames River Valley	WLL4
Other River Valleys	WLL5
Site of Special Scientific Interest	WNC1
Wildlife Heritage Site	WNC4
Wildlife Heritage Site (River)	WNC4
Proposed Conservation Area	WHE1
Conservation Area	WHE2 to WHE5, WBE17, WBE18
Area of Special Character	WHE6 to WHE8
Historic Park or Garden	WHE9
Archaeological Site	WHE15, WHE17
Scheduled Ancient Monument	WHE16, WHE17
Green Route	

Emerging Local Plan 1:10,000


Croft Road
SPENCERS WOOD
B3349
SH09
Appeal site
Sheepbridge Court Farm
Lambs Farm
Loddon Court Farm
Lambs Lane
Wyvols Court Farm
Handpost Farm
SWALLOWFIEL
Barge Lane
Barge Lane
B3349 Basingstoke Road
Goddards Farm
Emerging Local Plan 1:10,000

The Planning Inspectorate

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Your Ref:

Our Ref:
T/APP/X0360/A/99/1018812/P4

Date 31 AUG 1999

Dear Madam

TOWN AND COUNTRY PLANNING ACT 1990, SECTION 78 AND SCHEDULE 6
APPEAL BY MEAKIN BUILDING SUPPLIES
APPLICATION NO: 98/68489/F

1. The Secretary of State for the Environment, Transport and the Regions has appointed me to determine your clients' appeal against the failure of the Wokingham District Council to determine within the required period an application for erection of a three bedroom detached bungalow following demolition of an existing bungalow, and change of use of land from residential to haulage contractor's and builders' merchants yard, at and adjoining Meakins Yard, Lambs Lane, Shinfield. I have considered all the written representations together with all other material submitted to me and I inspected the site on 24 May 1999.

2. The existing bungalow (Fleur de Lys) and its garden are wholly surrounded by the uses associated with Meakins Yard. The site for its proposed replacement adjoins the yard to the east and is part of the grounds of another bungalow (Springfield). Meakins Yard is at the north-western edge of a small group of properties within open countryside between the villages of Spencers Wood and Swallowfield.

3. The 1:2500 plan submitted with the appeal shows the whole of Meakins Yard edged red, apart from a storage building in the north-eastern corner of the site. Both parties confirmed at my visit that the building was included in the red-edged area in a revision of the plan submitted to the Council before the appeal. A copy of that revision was submitted to the Inspectorate with your letter of 9 July 1999, along with a site survey showing Fleur de Lys in relation to the rest of the yard (Drawing No 1187/01). However, the change of use now proposed relates only to the site of the existing bungalow.

Planning history

4. Permission was granted in 1956 and 1969 for uses including haulage, plant hire and associated storage and repair of vehicles and plant on land to the rear of a dwelling (Blanke Villa) in the western part of the existing yard. Among other matters, conditions required repairs to be carried out within a garage building on the site. Rebuilding and enlargement of the building was permitted in 1971. A five year permission was granted on appeal in 1981 for additional use of the land as a builders' merchants yard. Both sets of uses have since continued without further permission on that land, along with an additional area surrounding

Fleur de Lys. I understand that the builders' yard use now predominates. It also appears that Blanke Villa and its curtilage have been incorporated into Meakins Yard. Two further permissions were granted in 1997 and 1999 for erection of the storage building mentioned in paragraph 3 above. The Council accept that use of the 1981 appeal site as a builders' merchants is now immune from enforcement action, and that evidence has been provided as part of the current proposal to show that the further area around Fleur de Lys has been used for the same purpose for more than ten years.

The main issue

5. Information submitted with the application indicates that the proposals are intended to rationalise the yard rather than intensify its use, especially by providing more turning space for lorries, as well as to separate the dwelling from the yard. In view of the planning history, the Council's intended reason for refusal of the application does not resist the proposed change of use of the existing bungalow site, which would increase the yard's external storage space from 970 sq m to 1,095 sq m within the overall red-edged area of 0.43 ha.

6. From the written representations and my inspection of the site and its surroundings, I consider that the main issue in this case is whether the proposed replacement bungalow would harm the character and appearance of the locality.

Development plan

7. The development plan consists of the Berkshire Structure Plan 1997 and the Loddon Area Local Plan adopted in 1995. Structure Plan Policy C2 only permits certain categories of development outside settlement boundaries, and none of these categories include replacement dwellings. Any development should be appropriate in scale, form, impact, character and siting. Policy C6 is aimed at protecting green wedges and gaps between settlements, with boundaries to be identified in local plans. Under Policy LD5, development will not be permitted where it would cause serious problems of access, road safety or traffic congestion.

8. The Local Plan does not include Lambs Lane in a defined settlement, and in policy terms it is therefore within a rural area where Policy LTV2 does not normally permit development. At the same time, the Plan includes the site in an area of sporadic development rather than a green wedge or gap. Where new building is acceptable in principle in a rural area, Policy LC15 requires it to be integrated into the surroundings so as to have minimal impact on the rural environment. Replacement dwellings in rural areas may be permitted under Policy LC18 provided, among other criteria, that their siting reflects Policy LC15. The emerging Wokingham District Local Plan has not reached the inquiry stage and carries little weight. As it is the subject of an objection, I attach even less weight to a policy including the appeal site area in a proposed "green gap and wedge". Other relevant policies are broadly consistent with the existing development plan, apart from Policy WRE4 which permits development on existing employment sites outside settlements where proposals would not, among other matters, lead to an intensification of activity.

Consideration of the main issue

9. The replacement bungalow would occupy part of a large grassed area to the rear of Springfield. The Council maintain that the land provides a semi-rural transition between the open countryside and the ribbons of dwellings to the south-east fronting Lambs Lane and the B3349. To my eye, however, the land is largely domestic in use and character, with little to distinguish it from the long back gardens of adjoining properties. A firm boundary with trees also separates the land from open fields to the north. The bungalow would be sited between Meakins Yard, other structures outside the yard to the rear of the new storage building, Springfield and the nearest house in Lambs Lane. I consider from my visit that there would be little to be seen of the dwelling from any public vantage point, and that it would have minimal effect on the overall impression of the amount of development in the countryside.

10. The bungalow would in my opinion be well integrated into the surroundings and have virtually no effect on the character or appearance of the rural environment, thereby according with the intentions of Policies LC15/18. It would equally have no material impact on the function of the area in providing a "green gap", even if such a policy were to be included in the emerging District Local Plan. I am conscious of the advice in Planning Policy Guidance (PPG) 7 paragraph 3.21 that the fact that a new dwelling would be unobtrusive is not a good argument for development in the countryside because it could be repeated too often. But this proposal is for a replacement dwelling, the siting of which would have much in common with the type of infilling referred to in the same paragraph.

11. Moreover, the scheme would result in much improved living conditions for occupiers of the dwelling, which I understand to be unconnected with the business at Meakins Yard. As well as providing more vehicular turning space, the revised layout of the yard shown on the application plans would move the access to the staff car park away from the adjoining dwelling in Lambs Lane in the interests of occupiers. In all these rather unusual circumstances, I conclude that the proposal would not undermine the objectives of Policies C2 or LTV2.

Other matters

12. Local residents maintain that use of the yard by heavy goods vehicles is already prejudicial to road safety, bearing in mind the nearby primary school in Lambs Lane, and that activity occurs at unsocial hours. The generation of further traffic along Lambs Lane was a matter of concern to the 1981 appeal Inspector. I have already referred to your submission that the appeal proposal is intended to rationalise rather than intensify the yard. The Council have not suggested that the approximate 13% increase in storage space arising from the scheme would justify dismissal of the appeal, and the highway authority also accept that it would be difficult to sustain a refusal of permission solely on highway grounds. When the benefits mentioned in the previous paragraph are taken into account, it is my view that any intensification of use would be insufficient to warrant refusal of permission under draft Policy WRE4.

Conclusion and conditions

13. I shall therefore allow the appeal. Conditions 2-6 are based on some of the Council's suggested conditions 2-12, with modifications and amalgamations for clarity and brevity.

Nos 2-4 will safeguard the character and appearance of the rural locality and help to screen the yard from the dwelling. In order to ensure ground-level privacy between the back garden of the adjoining dwelling and the front area of the proposed bungalow, condition 2 requires submission of further details of the close-boarded boundary fence; its height is not specified on the submitted plans. No further reference is made to boundary treatment or other matters included in the Council's suggested conditions 7, 8 and 10; these matters are adequately shown on the application plans or are covered by my conditions 2 and 4. My condition 5 will protect occupiers of the dwelling from noise generated by the yard; other noise screening would be provided by the 2 m brick wall shown on the application plans.

14. Condition 6 will promote highway safety, in accordance with Policy LD5, by ensuring that the enlarged vehicular turning space and the staff car park remain fully available. These features are shown on the application plans and are part of the justification of the proposal in relation to development plan policies. I consider the condition to be relevant to the development in terms of advice in Annex paragraph 25 of Circular 11/95.

15. I shall not apply the Council's proposed condition 3, which would prevent insertion of windows in the roof of the front elevation of the bungalow. In my view, the roof would be far enough from the side boundary of the adjacent garden to prevent undue overlooking, which would be no more than that typically found in urban housing. It does not seem to me that the environmental sensitivity of the site is sufficient to justify the Council's condition 4, which would require all wires and cables to the bungalow to be placed underground.

16. The Council have also proposed a range of conditions (Nos 13-18) which would restrict uses within the whole yard along with hours of use, the height of external storage and the number of heavy goods vehicles operated from the premises. They maintain that these conditions would control any intensification of the use, and thereby safeguard the living conditions of nearby residents and protect the safety of highway users. The earlier permissions restricted the western part of the yard to the uses described in paragraph 4 above and prevented use for any other business or industrial purpose. Vehicle repairs could only be carried out within the building on the site, and it was only such activities within that building to which an hours of use condition applied. There were no other conditions of the type proposed by the Council, and use of the remainder of the yard around Fleur de Lys was not the subject of a planning permission at all.

17. I have fully considered the further representations on these proposed conditions which were made at my request by both parties. Although I understand their planning purposes, it seems to me that the proposed conditions are aimed at rectifying an existing situation. Circular 11/95 Annex paragraph 25 makes it clear that the need for a condition must be created by the new development. To my mind, the application to the whole site of conditions restricting types and hours of use, storage height and vehicle numbers would contravene the advice in the Circular because the need for such conditions would have too tenuous a relationship with the proposed change of use.

18. In relation to the existing bungalow site, I consider that it would be unreasonable, impractical and unforceable to impose conditions on hours of use, storage height and vehicle numbers when no such conditions apply to the remainder of the yard. However, the proposed use of the bungalow site accords with the rest of Meakins Yard and is defined by the terms of the application. It is therefore justifiable, in the interests of both residential amenity and highway safety, for my condition 7 to prevent use of the land for any other

business or industrial purpose. The inclusion of repairs and maintenance of vehicles and plant is consistent with condition 2 of the 1971 permission and reflects the Council's proposed condition 14.

19. The Council's suggested condition 16 would also require any repairs and maintenance of vehicles and plant to be carried out within existing buildings. Although this would accord with the earlier permissions, the building permitted in 1971 has been demolished and replaced by the one permitted in 1997 and 1999. The latter permissions refer explicitly to storage use and do not mention vehicle repairs; there are no conditions relating to this matter. You point out that the building is the only one within the yard which is now capable of accommodating a vehicle, and I saw at my visit that it is used for storing building materials. In these circumstances, I consider that a condition requiring repairs to take place within a building would be unreasonable.

Decision

20. I have considered all other matters raised in the written representations but none have outweighed the factors which led to my conclusions.

21. For the above reasons and in exercise of powers transferred to me, I hereby allow this appeal and grant planning permission for erection of a three bedroom detached bungalow following demolition of an existing bungalow known as Fleur de Lys, and change of use of that land from residential to haulage contractor's and builders' merchants yard, at and adjoining Meakins Yard, Lambs Lane, Shinfield in accordance with the terms of the application (No 98/68489/F) dated 1 March 1999 and the plans submitted therewith, including Drawing No 1187/01 and revised Drawing No 1187/02C submitted on 18 January 1999 to replace Nos 1187/02 and 1187/02B, subject to the following conditions:

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

2. no development shall take place until a scheme of landscaping, including details of the close-boarded fence to be erected along part of the southern boundary of the site, has been submitted to and approved by the local planning authority;

3. all planting, seeding or turfing included in the approved landscaping details shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation;

4. no development shall take place until details and samples of the materials to be used in the construction of the external surfaces of the dwelling hereby permitted, together with the 2 m high brick walls shown on Drawing No 1187/02C, have been submitted to and approved in writing by the local planning authority; development shall be carried out in accordance with the approved details;

5. measures shall be taken to protect occupiers of the dwelling hereby permitted from noise and disturbance generated by the adjacent yard, in accordance with details to be submitted to and approved by the local planning authority before the commencement of development; the approved measures shall thereafter be retained;

6. notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no development shall be carried out in such a position as to preclude the turning and parking of vehicles within the areas shown for such purposes on Drawing No 1187/02C; and those areas shall be retained and kept available for the turning and parking of vehicles at all times;

7. notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987, or any order revoking and re-enacting that Order, the land subject to the change of use hereby permitted shall be used for the business of a haulier and plant hirer and operator and as a builders' merchants yard, including the garaging and storage of vehicles, plant and materials used in connection therewith and the carrying out of repairs and maintenance to such vehicles and plant, and not for any other business or industrial purpose and not for the repair or maintenance of any other vehicles or plant.

22. These conditions require further matters to be agreed by the local planning authority. There is a right of appeal to the Secretary of State if they refuse any such application, fail to give a decision within the prescribed period, or grant a conditional approval.

23. This letter only grants planning permission under Section 57 of the Town and Country Planning Act 1990. It does not give any other approval or consent that may be required.

Yours faithfully

Alan Rugman

ALAN RUGMAN BSc(Econ) DipTP MRTPI
Inspector



Wokingham District Local Plan

Deposit Draft 1997

Consolidated Document

November 1999

November 1999

F) REDEVELOPMENT PROPOSAL IN THE COUNTRYSIDE

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

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.

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 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 where the existing open and undeveloped character of the land is adversely affected. '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 issues were kept distinct in policy terms. This could lead to confusion arising from a multiplicity of designations on areas shown on the current proposals map. As a result this has been reviewed and a need to simplify the proposals map recognised.

2.28 The green wedges and gaps designation is now shown on those areas that had either a dual settings and separation of settlements function, or the separation of settlements designation only, in the adopted local plans. Where an area was only important to the setting of settlements, these areas will remain subject to a separate policy found in the Landscape section of this chapter (Policy WLL6).

2.29 Major development in the wider tracts of open countryside could create further development pressures leading to the coalescence of settlements. The open land between Wokingham and Crowthorne to the east of the Reading/Guildford railway line is subject to particular pressures and is therefore identified in the Structure Plan supporting text (para. 5.28) to Policy C6. The Council will continue to protect the wider tracts of open countryside between other settlements, such as between Wokingham, Hurst and Twyford and the Loddon Valley between Aborfield Cross and Shinfield.

POLICY WCC2: GREEN GAPS AND WEDGES (OUTSIDE THE METROPOLITAN GREEN BELT)

IN SEEKING TO MAINTAIN A CLEAR SEPARATION OF SETTLEMENTS WITHIN THE PLAN AREA, DEVELOPMENT WILL NOT BE PERMITTED IN THE GREEN GAPS AND WEDGES THAT WOULD AFFECT OR DETRACT FROM THEIR OPEN OR COUNTRYSIDE APPEARANCE AND CHARACTER. THESE AREAS ARE OF SPECIAL SIGNIFICANCE BECAUSE THEY ARE ESSENTIAL TO THE MAINTENANCE OF A PHYSICAL AND VISUAL SEPARATION BETWEEN DISTINCT SETTLEMENTS AND THE COUNTRYSIDE SETTING THEY PROVIDE FOR THEM.

EXISTING SETTLEMENT BOUNDARY FEATURES SUCH AS WOODLANDS, COPSES AND HEDGEROWS SHOULD BE RETAINED AND, WHERE POSSIBLE, ENHANCED. POSITIVE MANAGEMENT OF LANDSCAPE FEATURES THAT CONTRIBUTE TO THE SEPARATION OF SETTLEMENTS WILL BE ENCOURAGED.

ANY DEVELOPMENT ADJOINING AREAS IMPORTANT TO THE SEPARATION OF SETTLEMENTS MUST NOT UNDERMINE THOSE BOUNDARY FEATURES IMPORTANT TO THE LANDSCAPE.

THE GREEN GAPS AND WEDGES ARE IDENTIFIED ON THE PROPOSALS MAP.

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

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

Central Berkshire Forest

2.30 This Council has been developing the principles of landscape enhancement on the edges of the built-up areas through its Community Woodland programme in the Loddon Valley. The Berkshire Structure Plan 1991 - 2006 includes a proposal for a 'new forest' in the central part of Berkshire. This will involve increased tree cover and should also include a rich variety of other uses such as farmland, heath and meadows. The forest should afford opportunities for recreation, wildlife and the diversification of farming activities.

2.31 A study has been undertaken of how and where the Community Woodland concept can be expanded into other areas where there would be a positive benefit from an increase in tree cover and thereby contribute to the concept of the new forest. The study has established a search area, outside the Metropolitan Green Belt, which includes:

a) the Earley sectors of the Community Woodland
b) the critical gaps between Woodley, Earley and Winnersh
c) the mineral degraded landscapes of the middle Loddon Valley
d) the Lower Loddon, between the A4 and the Thames
e) weak settlement edges and areas important to the setting and separation of settlements
f) the A329(M) and M4 corridors.

POLICY FRAMEWORK

National Policy

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

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

Strategic Policy

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

Supplementary Planning Guidance

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

THE BUILT ENVIRONMENT

DESIGN PRINCIPLES

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

POLICY WBE1: DEVELOPMENT IN ITS LOCAL CONTEXT

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

a) ITS ENVIRONMENTAL IMPACT

b) ITS VISUAL IMPACT

c) ACCESSIBILITY

Cont.

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

e) THE LOCAL TOWNSCAPE

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

g) SAFETY AND SECURITY

h) THE PRIVACY AND AMENITY OF THE EXISTING ENVIRONMENT

i) SUPPLEMENTARY PLANNING DESIGN GUIDANCE ADOPTED BY THE COUNCIL.

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

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

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

POLICY WBE2: IMPROVING ON THE LOCAL CONTEXT

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

Implementation: Through the development control process.

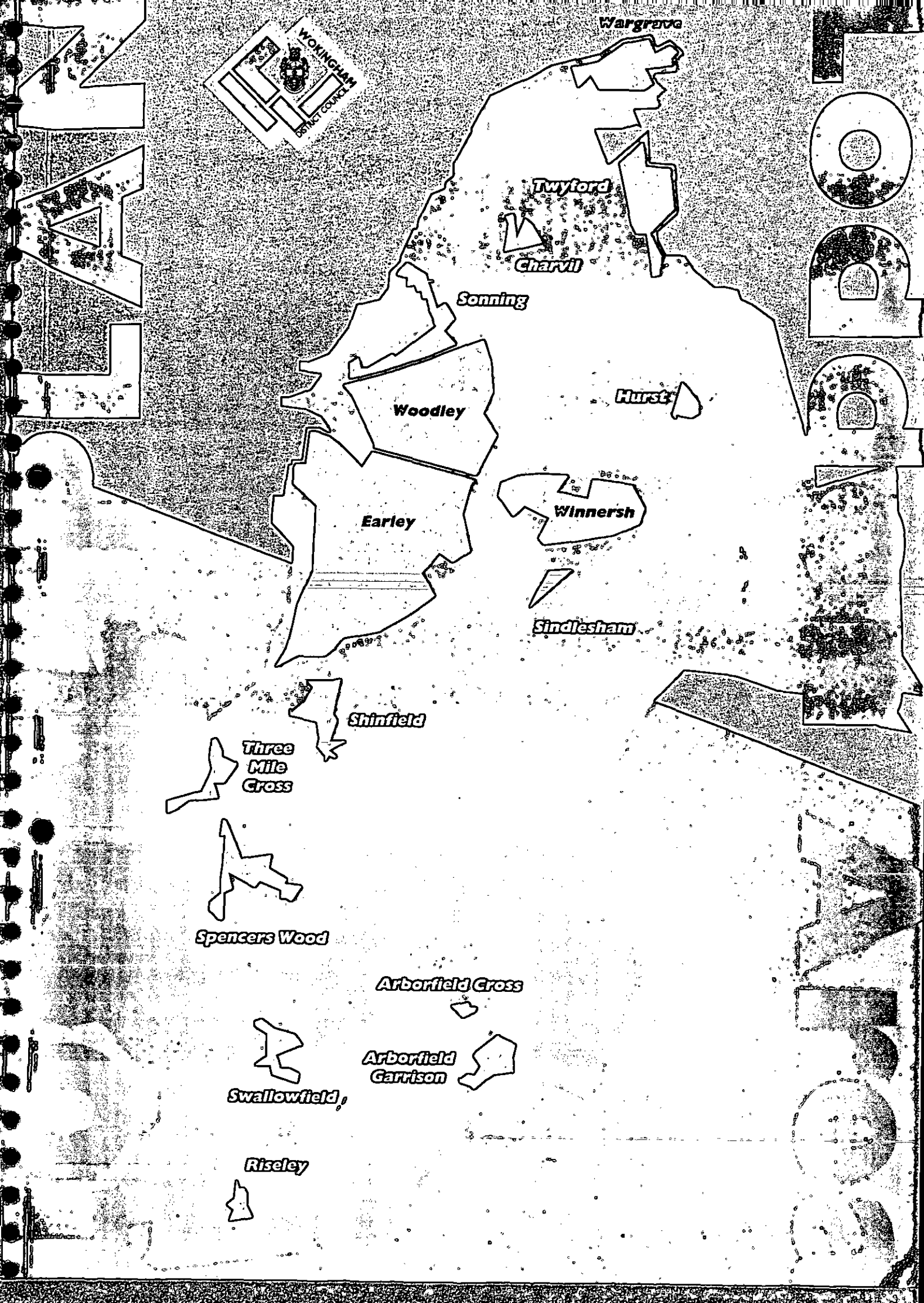
Monitoring: Check quality of development on the ground.

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

POLICY WBE3: CHARACTER OF LARGE SCALE DEVELOPMENT

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

Cont.


WOKINGHAM DISTRICT COUNCIL
Wargrave
Twyford
Charvil
Sonning
Woodley
Hurst
Earley
Winnersh
Sindlesham
Shinfield
Three Mile Cross
Spencers Wood
Arborfield Cross
Arborfield Garrison
Swallowfield
Riseley

There have often been competing claims for the use of land, besides agriculture, in this part of Berkshire in the past, and they will be strengthened by the reduced role of agricultural production. The plan has a central role to play in achieving a rational balance between those claims.

1.3.06 Many of the policies are protective of the countryside and restrict new built development in accordance with the overall policy LTV1 of this Plan and Policy EN1 of the Replacement Structure Plan. The policies also seek to enhance the countryside in those areas where a land-use plan is able to do so.

EXPANSION OF EXISTING SETTLEMENTS

1.3.07 Some of the Housing and Employment policies allow for limited development of sites outside the identified settlements shown on the Proposals Map. It is important that where these are otherwise acceptable they should not prejudice the maintenance of the rural areas and the countryside in general terms. In addition to the general restriction of development in rural areas embodied in policy LTV2 there are, therefore, policies which apply to land on or close to the boundaries of the identified settlements and to land between settlements. The aims of these policies are:

a) to maintain, and where possible reinforce, a clear distinction between built-up areas and rural areas,

b) to ensure that new development either within or on the boundaries of built-up areas does not detract from the surrounding countryside,

c) to ensure that a physical and visual separation is maintained between distinct settlements.

1.3.08 The policies are based upon and complementary to Policies EN4, EN5 and EN6 of the Replacement Structure Plan and do not seek to repeat them. Particular consideration will be given to Policy EN4 which deals with the need to prevent development impinging unsatisfactorily on the surrounding countryside regardless of whether or not it is within one of the special categories outlined below.

1.3.09 Where there are distinct settlements, development on their boundaries or between them could, either visually or physically, damage their individual identities. Policy LC1 identifies the areas which are essential to the maintenance of physical and visual separation and makes it clear that development will not be permitted which would detract from that essential function. In some cases this will not include all of the intervening land between settlements but there may be other policies in the plan, in addition to LTV2, which make development equally unacceptable. In some areas the gap which already exists between settlements falls below that ideally required to maintain physical and visual separation. It is particularly important that what remains is fully protected and, where possible, made more effective.

1.3.10 In considering what areas should be included in Policy LC1, only gaps between identified settlements or between identified settlements and areas of sporadic development have been identified. At the smaller scale, development between areas of sporadic development would be equally unacceptable and on the larger scale, major developments in the wider tracts of open countryside between settlements could create new pressures for coalescence and be objectionable on that basis. The criteria used to identify the areas notated under policy LC1 are contained in Local Plan Working Paper Two which is available separately from this plan.

❖ *LC1 SEPARATION OF SETTLEMENTS*

IN SEEKING TO MAINTAIN A CLEAR SEPARATION OF SETTLEMENTS WITHIN THE PLAN AREA, DEVELOPMENT WILL NOT BE PERMITTED IN THE AREAS DEFINED ON THE PROPOSALS MAPS WHICH WOULD EITHER DETRACT FROM THE UNDEVELOPED APPEARANCE OR INTENSIFY EXISTING SPORADIC DEVELOPMENT. THESE

AREAS ARE OF SPECIAL SIGNIFICANCE BECAUSE THEY ARE ESSENTIAL TO THE MAINTENANCE OF A PHYSICAL AND VISUAL SEPARATION BETWEEN DISTINCT SETTLEMENTS. WHERE THE VISUAL OR PHYSICAL SEPARATION BETWEEN SETTLEMENTS IS NOT FULLY EFFECTIVE AT THE PRESENT TIME THE DISTRICT COUNCIL WILL SEEK TO ENHANCE VISUAL SEPARATION BY THE ENCOURAGEMENT OF TREE PLANTING OR OTHER APPROPRIATE MEANS.

1.3.11 In addition to protecting land because of its significance in separating settlements from each other it is proposed that areas of importance because of their character and appearance in relationship to adjoining built-up areas should also be protected. These areas of land are either an important part of the landscape setting of the settlement concerned, such as an open area or sloping land around it, or are areas of land which have an intimate relationship with the settlement and which are thus important to the retention of its character and setting. Examples are enclosed fields and paddocks which are an inherent part of the character of some of the settlements in the plan area.

❖ *LC2 SETTING OF SETTLEMENTS*

DEVELOPMENT WILL NOT BE PERMITTED WHICH WOULD DETRACT FROM THE OPEN OR RURAL APPEARANCE OF THE AREAS OF LAND DEFINED ON THE PROPOSALS MAPS WHICH ARE OF SPECIAL SIGNIFICANCE IN MAINTAINING THE LANDSCAPE SETTING OR THE INDIVIDUAL CHARACTER OF THE SETTLEMENTS.

AREAS OF SPECIAL LANDSCAPE IMPORTANCE

1.3.12 The landscape character of the local plan area is influenced by the rivers and streams which flow northwards to the Thames. In the northern part of the plan area, near the confluence of the rivers Thames and Loddon is a valley bottom landscape in which the town of Woodley and village of Sonning to the west and villages of Twyford and Wargrave to the east occupy slightly elevated positions. The River Loddon flows from the south joined by the Blackwater north of Swallowfield, through a wide open valley landscape, wholly agricultural in the south, but increasingly gravel and water dominated in the north. The slopes which flank the valley and wooded hill tops which form their crests are prominent in views from within the valley and across it.



1.3.13 A plan-wide landscape survey has identified two tracts of countryside within the plan area, at Farley Hill and Bearwood, as being of special importance in landscape terms. Both are wooded, hilltop areas which feature in views from large parts of the plan area. The criteria used to identify these areas and the alternative boundaries considered are contained in Local Plan Working Paper Three which is available separately from this plan. The following policies are intended to:

a) protect the areas of special landscape importance from development which would detract from their rural character and special landscape qualities;

b) enhance their rural character and landscape qualities by encouraging appropriate management;

c) protect them from development on land around them which would adversely affect their character and setting.

1.3.14 The areas identified represent the 'Other Areas of Special Landscape Importance' within the plan area referred to in Policy EN9 of the Replacement Structure Plan for Berkshire.

1.4 QUALITY AND CONSERVATION OF THE BUILT ENVIRONMENT



NEW DEVELOPMENT, REDEVELOPMENT AND REFURBISHMENT

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

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

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

❖ *LBE1 DESIGN OF NEW DEVELOPMENT*

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

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

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

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

ENVIRONMENTAL IMPROVEMENT

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

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

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

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

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

SUNLIGHT, DAYLIGHT AND NOISE

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

❖ LBE5 SUNLIGHT AND DAYLIGHT

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

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

APPEAL BY: **Mr & Mrs S Coulter**
SITE: ***The Istana Lambs lane, Shinfield***
APPLICATION NO.: **6147**
PROPOSAL: **Proposed single storey rear extension to dwelling**

LIST OF PERSONS CIRCULATED WITH NOTICE OF APPEAL

District Councillor(s) for Shinfield

Mr M J Bryant

Mr B Patman

Mr A J Pollock

Clerk(s) of Parish / Town Councils of Shinfield & Swallowfield

Mrs J Barnes, 36 Ryhill Way, Lower Earley, Reading RG6 4AZ

Mrs C Adams, Penton Cottage, The Street, Swallowfield, Reading RG4 6UL

Organisation_Name	Building_Name	address1	Postcode
	BRAEMAR	BRAEMARLAMBS LANEREADING	RG7 1JB
	~~THE ISTANA~~	~~THE ISTANALAMBS LANEREADING~~	~~RG7 1JB~~
	CARNETHY	CARNETHYBASINGSTOKE ROADREADING	RG7 1PH
	CHESTERTON	CHESTERTONBASINGSTOKE ROADREADING	RG7 1PH
	WENLOCK	WENLOCKBASINGSTOKE ROADREADING	RG7 1PH
	BEL-DAIRE	BEL-DAIRELAMBS LANEREADING	RG7 1JB

F/2002/6147 10.04.02

TOWN AND COUNTRY PLANNING ACT 1990

SECTION 78 APPEAL

APPELLANT :	**Mr and Mrs Coulter**
APPEAL SITE :	**The Istana, Lambs Lane, Shinfield**
REASON FOR APPEAL :	**Refusal of planning permission for the erection of a single storey rear extension to dwelling.**

LOCAL PLANNING AUTHORITY REFERENCE : F/2001/6147
DEPARTMENT OF THE ENVIRONMENT, TRANSPORT AND THE REGIONS REFERENCE : APP/X0360/A/02/1103521

1.00 LOCATION AND SITE DESCRIPTION

1.01 The site is located within an area identified as a Rural Area/ Green Gap (see appendix 1 for site location)

1.02 The appeal site comprises a bungalow 'The Istana' and lies among a variety of dwellings set in linear form along Lambs Lane. The dwelling along Lambs Lane are a mix of two storey houses and bungalows. The adjacent neighbouring properties are both bungalows.

2.0 Relevant Planning History

2.01 The original dwelling received planning permission 1959 and was completed in February 1961. Following this there is some further planning history.

Application No.	Description	Date	Decision
127/59	Bungalow	1959	Conditional Approval
28960	Raise boundary fence	1987	Conditional Approval
98/67001/F	Single storey side extension	1998	Conditional Approval
99/69830/F	Single storey side	1999	Conditional approval
99/69955/F	Single Storey Rear	1999	Conditional Approval

2.02 In May 2002 the appeal planning application (F/2002/6147) for the erection of a single storey rear extension was refused under delegated powers for the following reason.

Reason

"The Proposal would result in an unacceptable increase in footprint in this green gap area, contrary to policy WCC2 Wokingham District Local Plan (Deposit Draft)."

3.0 Policy Background

3.01 The Development Plans that applies to the area in which the appeal site is located comprise of the Loddon Area Local Plan and the Deposit Draft Wokingham District Local Plan which will replace the adopted Loddon Area Local Plan.

Loddon Area Local Plan (Adopted 5th May 1995)
The Loddon Area Local Plan forms the statutory basis for the operation of planning policy in this part of the district.

Wokingham District Local Plan (Deposit Draft) 1997

Material Consideration must also be given to the emerging Wokingham District Local Plan. This plan has been the subject of inquiry. The Council has now considered the Inspector's reports and has agreed modifications. These will be placed on deposit in spring 2003. The Council's Executive agreed on the 4th December 2002 that the Deposit Plan as agreed to be modified be implemented as the policy of the District Council for development control purposes with immediate effect.

3.02 The relevant Wokingham District Local Plan (Deposit Draft) policy is (see appendix 3):

WBE1- Development in its local context
WCC2 – Green Gaps and Wedges

3.03 The relevant Loddon Area Local Plan policy is:

LBE1 – Design of New Development.

4.0 CASE FOR THE LOCAL AUTHORITY

4.01 The main issue raised by this application is the unacceptable increase in the footprint of this dwelling located in a Green Gap Area

4.02 The proposal is to be carried out in conjunction with a previously permitted dining room extension (99/69955/F). The living room would add a further 3.7m to this extension. The cumulative effect of both these proposals would give a 7.6m projection from the rear wall of the dwelling.

4.03 The original property has a footprint of 89m². This proposal together with the extant approval for the dining room would take the property to 155m², representing an increase of 73%. It is considered that this constitutes an unacceptable increase in development in this green gap area.

5.0 Comments on the appellants statement

5.1 No comments

6.0 Conclusion

6.01 The single storey side extension proposed in application F/2002/6147 is considered to increase the footprint of the dwelling to an unacceptable level in this area designated green gap.

6.02 It is therefore respectfully requested that the present appeal be DISMISSED.

7.0 Conditions in the event planing permission is granted

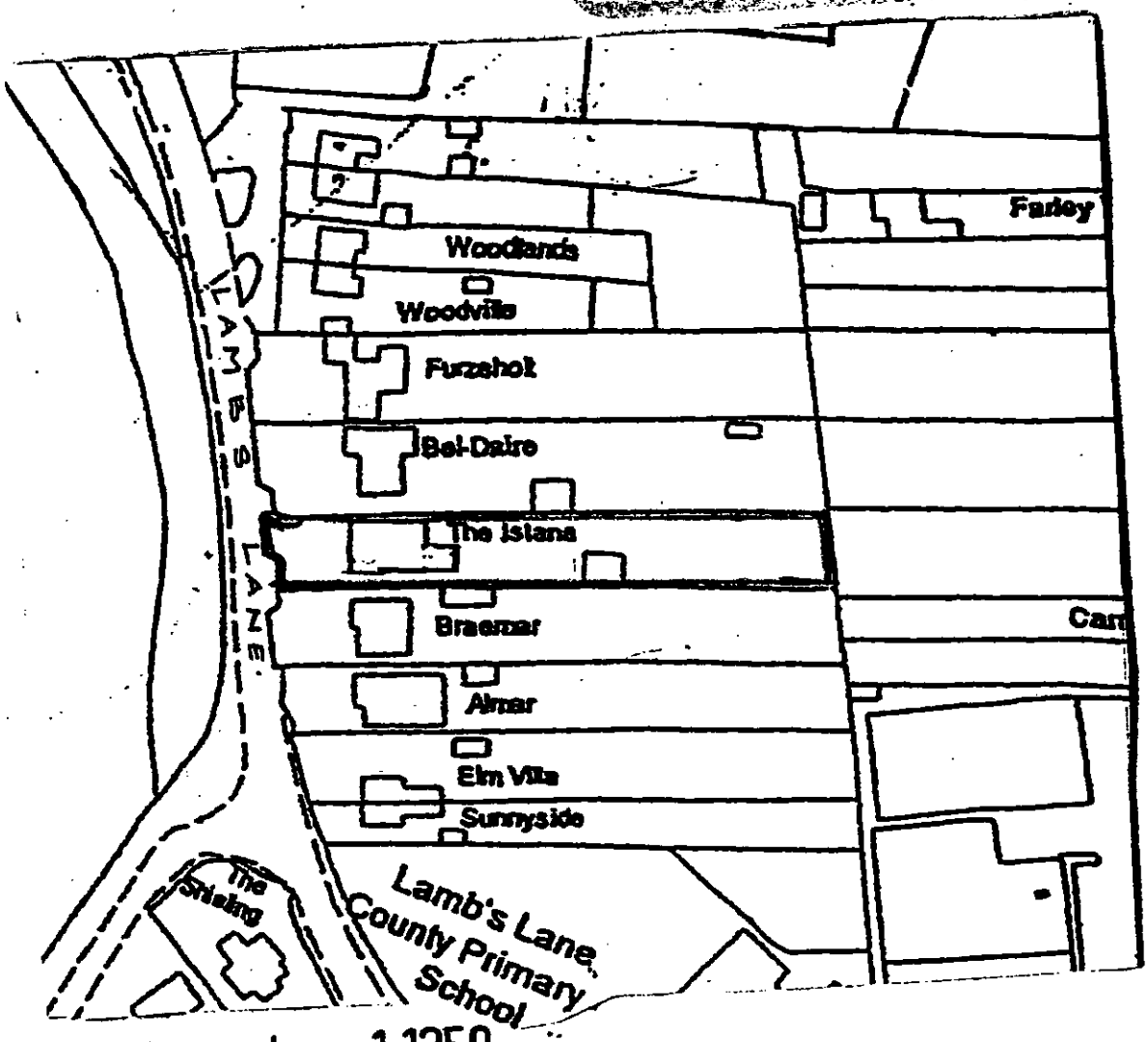
7.1 see appendix 5

APPENDICES

1. Location Plan of Site
2. Copy of Decision Notice
3. Wokingham District Local Plan Policies
4. Loddon Area Local Plan Policies
5. Conditions in the event planning permission is granted

APPENDICES

APPENDIX 1



location plan 1:1250

C A ASSOCIATES

building design services

18 Cinnamon Close, Earley
Reading, Berkshire RG6 5GP
Tel / fax: 0118 9869 330

drawn: cg

client: Mr.S.&Mrs.M.Coulter, "The Istana", Lambs Lane Spencers Wood

date: feb 2002

job: Proposed single storey rear extension to form new living room.

scale: 1:50:100 rev:

no CA02:435

APPENDIX 2

Application No: F/2002/6147 RK

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr & Mrs S Coulter
C/O C A Associates
18 Cinnamon Close
Earley
Reading
Berks
RG6 5GP

Application Number: F/2002/6147

Parish: **SHINFIELD**

Location: **The Istana, Lambs Lane, Spencers Wood, Reading.**

Proposal: **Proposed single storey rear extension to dwelling.**

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

Reason

1. The proposal would result in an unacceptable increase in footprint in this green gap area, contrary to policy WCC2 of the Wokingham District Local Plan (Deposit Draft).

Informative

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

Loddon Area Local Plan Policy LBE1.

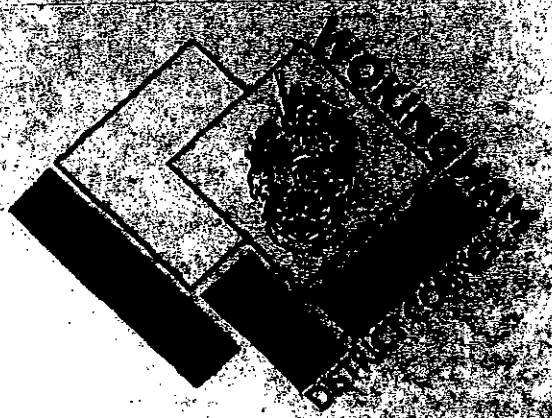
Deposit Draft Wokingham District Local Plan Policies WBE1 and WCC2.

Anna Cronin
Head of Planning & Transportation
Date: 22/05/2002

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.

APPENDIX 3



Wokingham District Local Plan
Deposit Draft

With Proposed Amendments Highlighted

February 2000

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

POLICY FRAMEWORK

National Policy

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

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

Strategic Policy

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

Supplementary Planning Guidance

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

THE BUILT ENVIRONMENT

DESIGN PRINCIPLES

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

POLICY WBE1: DEVELOPMENT IN ITS LOCAL CONTEXT

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

a) ITS ENVIRONMENTAL IMPACT

b) ITS VISUAL IMPACT

c) ACCESSIBILITY

Cont.

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

e) THE LOCAL TOWNSCAPE

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

g) SAFETY AND SECURITY

h) THE PRIVACY AND AMENITY OF THE EXISTING ENVIRONMENT

i) SUPPLEMENTARY PLANNING DESIGN GUIDANCE ADOPTED BY THE COUNCIL.

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

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

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

POLICY WBE2: IMPROVING ON THE LOCAL CONTEXT

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

Implementation: Through the development control process.

Monitoring: Check quality of development on the ground.

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

POLICY WBE3: CHARACTER OF LARGE SCALE DEVELOPMENT

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

Cont.

F) REDEVELOPMENT PROPOSAL IN THE COUNTRYSIDE

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

~~*H)SENSITIVE INFILLING OF SMALL GAPS WITHIN SMALL GROUPS OF HOUSES AND MINO EXTENSIONS TO GROUPS OUTSIDE DESIGNATED GREEN GAPS (POLICY WCC 2) FO RESIDENTIAL USE WILL BE ACCEPTABLE SUBJECT TO THE PROVISIONS OF POLICY WH1.*~~ **(PA 2/8)**

H) SENSITIVE INFILLING OF ONE OR TWO DWELLINGS IN A SMALL GAP IN AN OTHERWIS 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 IMPORTAN 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, 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 'gree wedges' and 'gaps' will be defined in local plans. The areas in question are set out on the proposals ma supporting this plan. Some of these gaps are more vulnerable than others and any built developmer could undermine their importance. Where specific landscape features such as trees or hedgerows may b 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, c separating identified settlements. ~~*EXISTING PERMITTED USES WILL CONTINUE IN THESE AREA BUT INTENSIFICATION OF THESE USES WILL NOT BE ALLOWED, IN ORDER TO PRESERVE TH EXISTING OPEN CHARACTER OF THE LAND.*~~ **(PA 2/9)** *EXISTING PERMITTED USES WIL CONTINUE IN THESE AREAS, BUT INTENSIFICATION OF THESE USES WILL NOT BE ALLOWE WHERE THE EXISTING OPEN AND UNDEVELOPED CHARACTER OF THE LAND IS ADVERSEL AFFECTED.* **[A2]** 'Gaps' comprise open land which provides physical or visual separation betwee distinct identified settlements.

2.26 The areas included in the green wedges and gaps policy have been identified previously in the adopte local plans as areas important to the separation of settlements. These are retained except where specifi 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 the can contribute to the settlements. In the adopted local plans the separation of, and setting of, settlemen

issues were kept distinct in policy terms. This could lead to confusion arising from a multiplicity designations on areas shown on the current proposals map. As a result this has been reviewed and a n to simplify the proposals map recognised.

2.28 The green wedges and gaps designation is now shown on those areas that had either a dual settings separation of settlements function, or the separation of settlements designation only, in the adopted lo plans. Where an area was only important to the setting of settlements, these areas will remain subject t separate policy found in the Landscape section of this chapter (Policy WLL6).

2.29 Major development in the wider tracts of open countryside could create further development pressures leading to the coalescence of settlements. The open land between Wokingham and Crowthorne to the east of the Reading/Guildford railway line is subject to particular pressures and is therefore identified in the Structure Plan supporting text (para. 5.28) to Policy C6. The Council will continue to protect the wider tracts of open countryside between other settlements, such as between Wokingham, Hurst and Twyford *AND THE LODDON VALLEY BETWEEN ABORFIELD CROSS AND SHINFIELD.* **(PA 2/10)**

POLICY WCC2: GREEN GAPS AND WEDGES (OUTSIDE THE METROPOLITAN GREEN BELT)

IN SEEKING TO MAINTAIN A CLEAR SEPARATION OF SETTLEMENTS WITHIN THE PLAN AREA, DEVELOPMENT WILL NOT BE PERMITTED IN THE GREEN GAPS AND WEDGES THAT WOULD AFFECT OR DETRACT FROM THEIR OPEN OR COUNTRYSIDE APPEARANCE AND CHARACTER. THESE AREAS ARE OF SPECIAL SIGNIFICANCE BECAUSE THEY ARE ESSENTIAL TO THE MAINTENANCE OF A PHYSICAL AND VISUAL SEPARATION BETWEEN DISTINCT SETTLEMENTS AND THE COUNTRYSIDE SETTING THEY PROVIDE FOR THEM.

EXISTING SETTLEMENT BOUNDARY FEATURES SUCH AS WOODLANDS, COPSES AND HEDGEROWS SHOULD BE RETAINED AND, WHERE POSSIBLE, ENHANCED. POSITIVE MANAGEMENT OF LANDSCAPE FEATURES THAT CONTRIBUTE TO THE SEPARATION OF SETTLEMENTS WILL BE ENCOURAGED.

ANY DEVELOPMENT ADJOINING AREAS IMPORTANT TO THE SEPARATION OF SETTLEMENTS MUST NOT UNDERMINE THOSE BOUNDARY FEATURES IMPORTANT TO THE LANDSCAPE.

THE GREEN GAPS AND WEDGES ARE IDENTIFIED ON THE PROPOSALS MAP.

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

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

Central Berkshire Forest

2.30 This Council has been developing the principles of landscape enhancement on the edges of the built-up areas through its Community Woodland programme in the Loddon Valley. The Berkshire Structure Plan 1991 - 2006 includes a proposal for a 'new forest' in the central part of Berkshire. *THIS WILL INVOLVE INCREASED TREE COVER AND SHOULD ALSO INCLUDE A RICH VARIETY OF OTHER USES SUCH AS FARMLAND, HEATH AND MEADOWS. THE FOREST SHOULD AFFORD OPPORTUNITIES FOR RECREATION, WILDLIFE AND THE DIVERSIFICATION OF FARMING ACTIVITIES.* **[A3]**

2.31 A study has been undertaken of how and where the Community Woodland concept can be expanded into other areas where there would be a positive benefit from an increase in tree cover and thereby contribute to the concept of the new forest. The study has established a search area, outside the Metropolitan Green Belt, which includes:

a) the Earley sectors of the Community Woodland
b) the critical gaps between Woodley, Earley and Winnersh
c) the mineral degraded landscapes of the middle Loddon Valley
d) the Lower Loddon, between the A4 and the Thames
e) weak settlement edges and areas important to the setting and separation of settlements
f) the A329(M) and M4 corridors.

APPENDIX 4

LODDON AREA LOCAL PLAN

Adopted 5 May 1995

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

1.4 QUALITY AND CONSERVATION OF THE BUILT ENVIRONMENT



NEW DEVELOPMENT, REDEVELOPMENT AND REFURBISHMENT

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

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❖ LBE5 SUNLIGHT AND DAYLIGHT

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

APPENDIX 5

Tel: (0118) 974 6448 (Direct Line)
Email: Denise.Gumbrell@wokingham.gov.uk
Date: 26 November 2002
My ref: **F/2002/6147**

WOKINGHAM UNITARY
Aiming for Excellence

The Owner / Occupier
THE ISTANA
LAMBS LANE
SPENCERS WOOD
READING
RG7 1JB

COPY

Environmental Services Department
Planning Services
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Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Sir/Madam

APPLICATION No: F/2002/6147
APPEAL BY: Mr/Mrs S Coulter
SITE: The Istana Lambs Lane Spencers Wood Reading
PROPOSAL: Proposed single storey rear extension to dwelling.

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.

If you wish to make further representations, you should, if possible, send three copies to Mrs M Pocock, The Planning Inspectorate, Room 3/03, Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. Please quote reference **APP/X0360/A/02/1103521**. Comments received after **27/12/2002** will not normally be seen by the Inspector & will be returned.

The application, 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 office hours (08:30- 17:00 Monday to Thursday, & 08:30-16:00 Friday).

A free booklet, "Guide to taking part in planning appeals" is available from this office.

If you would like a copy of the Appeal decision, please request one from Mrs Pocock at the Inspectorate.

Yours faithfully

Denise Gumbrell

Appeals Assistant

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:

		Number of Documents Enclosed	N/A
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 cd 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	
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;		✓
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.***	2	
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?	27/12/02	
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	3	
ii) the planning officer's report to committee		✓
iii) any relevant committee minute		✓
17. FOR APPEALS DEALT WITH BY WRITTEN REPRESENTATIONS ONLY		
Do you intend to send another statement about this appeal? If NO, please send the following information:-	YES / ~~NO~~	
a. In non-determination cases:		
i) what the decision notice would have said;		
ii) how the relevant development plan policies relate to the issues of this appeal.		
b. In all cases:		
i) the relevant planning history;		
ii) any supplementary reasons for the decision on the application;		
iii) matters which you want our Inspector to note at the site visit.		
18. THE MAYOR OF LONDON CASES ONLY		
a. Was it necessary to notify the Mayor of London about the application? If YES, please attach a copy of that notification.	YES / NO	
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 Unitary ~~Council~~

Date sent to us and the appellant 26/11/02 Our Ref: F/2002/6147

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

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The Planning Inspectorate

For offical use only
Date received

QUESTIONNAIRE

PLANNING, LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT

APPEAL REF: APP X0360/A/02/1103521 **GRID REF:** _____

APPEAL BY: Mr & Mrs Coulter.

SITE: The Istana, Hawksbank, Spencers Wood

You must ensure that a copy of a completed questionnaire, together with any enclosures, is received by us and the appellant, within 2 weeks from the 'starting date' given in our letter. **You must include details of the statutory development plan, even if you intend to rely more heavily on some other emerging plan.** Please send our copy to the case officer. Their address is shown on our letter.

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

1.	Do you agree to the written representations procedure?		YES / ~~NO~~
OR	Do you wish to be heard by an Inspector at:	a. a local inquiry?	~~YES~~ / NO
		or b. a hearing?	~~YES~~ / NO
2.	If the written procedure is agreed, could the Inspector make an unaccompanied site visit?		~~YES~~ / NO
	(It is our policy that Inspectors make an unaccompanied site visit whenever practicable e.g. the site can be seen clearly from a road or other public land. You must only indicate the need for an accompanied visit when it is necessary to enter the site e.g. to view or measure dimensions from within it.)		
3.	Does the appeal relate to an application for approval of reserved matters?		~~YES~~ / NO
4.	Was an Article 7 (Regulation 6 for listed building or conservation area consent) certificate submitted with the application?		~~YES / NO~~ / NA
5.	Was it necessary to advertise the proposals under Article 8 of the GDPO 1995 and/or Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990?		~~YES~~ / NO

Wokingham District Local Plan
Deposit Draft

With Proposed Amendments Highlighted

February 2000

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

POLICY FRAMEWORK

National Policy

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

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

Strategic Policy

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

Supplementary Planning Guidance

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

THE BUILT ENVIRONMENT

DESIGN PRINCIPLES

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

POLICY WBE1: DEVELOPMENT IN ITS LOCAL CONTEXT

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

a) ITS ENVIRONMENTAL IMPACT

b) ITS VISUAL IMPACT

c) ACCESSIBILITY

Cont.

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

e) THE LOCAL TOWNSCAPE

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

g) SAFETY AND SECURITY

h) THE PRIVACY AND AMENITY OF THE EXISTING ENVIRONMENT

i) SUPPLEMENTARY PLANNING DESIGN GUIDANCE ADOPTED BY THE COUNCIL.

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

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

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

POLICY WBE2: IMPROVING ON THE LOCAL CONTEXT

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

Implementation: Through the development control process.

Monitoring: Check quality of development on the ground.

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

POLICY WBE3: CHARACTER OF LARGE SCALE DEVELOPMENT

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

Cont.

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

Shinfield
Parish Council

Clerk: Mrs J Barnes, 36 Ryhill Way, Earley, Reading, Berkshire RG6 4AZ
Tel/Fax: 0118 9547115

29 MAY 2002

25th May 2002

Planning Officer
Development Control South
Wokingham District Council
PO Box 157
Shute End
WOKINGHAM RG40 1WR

Dear Sir/Madam
PLANNING APPLICATIONS
SHINFIELD PARISH COUNCIL'S OBSERVATIONS

I submit the comments of the Planning and Transportation Committee on the following applications:

F/2001/6032
Location: Lane End Farm/Horticultural Station, Cutbush Lane, Shinfield
Proposal: Proposed erection of telecommunications base station with 2 x 1700mm and 1 x 2000mm antennas, 2 x 600mm and 1 x 300mm microwave dishes on a 17m high monopole with one support cabinet.
Officer: Natalie Brown.
Observations: To Follow Shorlty

F/2002/6136
REVISED PLANS
Location: School House, Basingstoke Road, Spencers Wood
New plans: Revised elevation plans to show proposed fence and gate. Drwg 5298:02:1 A.
Officer: Louise Smith
Observations: No comment

F/2002/6147
Location: The Istana, Lambs Lane, Spencers Wood
Proposal: Proposed single storey rear extension to dwelling.
Officer: Richard Kelly
Observations: No comment

F/2002/6233
Location: 7 Beech Hill Road, Spencers Wood
Proposal: Proposed two storey rear & side extension to dwelling.
Officer: Richard Kelly
Observations: No comment

Continued....

SWALLOWFIELD PARISH COUNCIL

PARISH COUNCIL OFFICE
SWALLOWFIELD STREET, SWALLOWFIELD
READING, BERKS, RG7 1QX
Tel: 0118 988 5929 Fax: 0118 988 6443
email: clerk@swallowfieldpc.gov.uk

24 April 2002

FAXED AND POSTED
25 APR 2002

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

Dear Sirs,

Application Number: F/2002/6147
Location: The Istana, Lambs Lane, Spencers Wood. (adjoining Parish consultation)
Proposal: Proposed single storey rear extension to dwelling
Case Officer: Richard Kelly

The Parish Council has no objection to this proposal.

Yours faithfully,

Mrs. C. Adams, Clerk

25.Apr. 2002 11:45 SWALLOWFIELD PARISH COUNCIL No.1496 P. 4/5
SWALLOWFIELD P C

1327

WOKINGHAM DISTRICT COUNCIL

To Richard

Date 29/4 Time 14:12

WHILE YOU WERE OUT

Name Anonymous!

Of

Phone No. Ext.

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

MESSAGE Re: 2002/6147

Reported that double garage is currently being used as a business premise & the small bedroom in proposed extension is intended for use as a business office. Passed info on to Richard Lettin, Enforcement Team

Signed Jan

LODDON AREA LOCAL PLAN

Adopted 5 May 1995

Published by: Wokingham District Council
Planning Department
Shute End
Wokingham
Berkshire
RG40 1WR

1.4 QUALITY AND CONSERVATION OF THE BUILT ENVIRONMENT



NEW DEVELOPMENT, REDEVELOPMENT AND REFURBISHMENT

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

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

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

❖ *LBE1 DESIGN OF NEW DEVELOPMENT*

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

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

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

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

❖ LBE2 INAPPROPRIATE DESIGN

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

ENVIRONMENTAL IMPROVEMENT

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

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

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

❖ LBE3 REFURBISHMENT AND REDEVELOPMENT

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

❖ LBE4 ENVIRONMENTAL ENHANCEMENT SCHEMES

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

SUNLIGHT, DAYLIGHT AND NOISE

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

❖ LBE5 SUNLIGHT AND DAYLIGHT

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

RK
(DH or DG)
PT

Gregory Gray Associates

CHARTERED TOWN PLANNING CONSULTANTS
'Redcliffe', 17 Dinorben Close, Fleet, Hants, GU52 7SL.
Telephone: 01252 624004 Fax: 01252 684160
E-Mail: info@ggassociates.co.uk

PLANNING SERVICES
63045
DG
11 NOV 2002
COPIES TO

The Planning Inspectorate,
Appeals Registry,
Room 3/15,
Temple Quay House,
2, The Square,
Temple Quay, Bristol, BS1 6PN.

7th November 2002

Our Ref: WR/02/235

Dear Sir/Madam,

APPEAL BY MR & MRS S COULTER
THE ISTANA, LAMBS LANE, SPECNCERS WOOD, BERKSHIRE.

I enclose notice of appeal and full statement of case in respect of the above and await acknowledgement in due course.

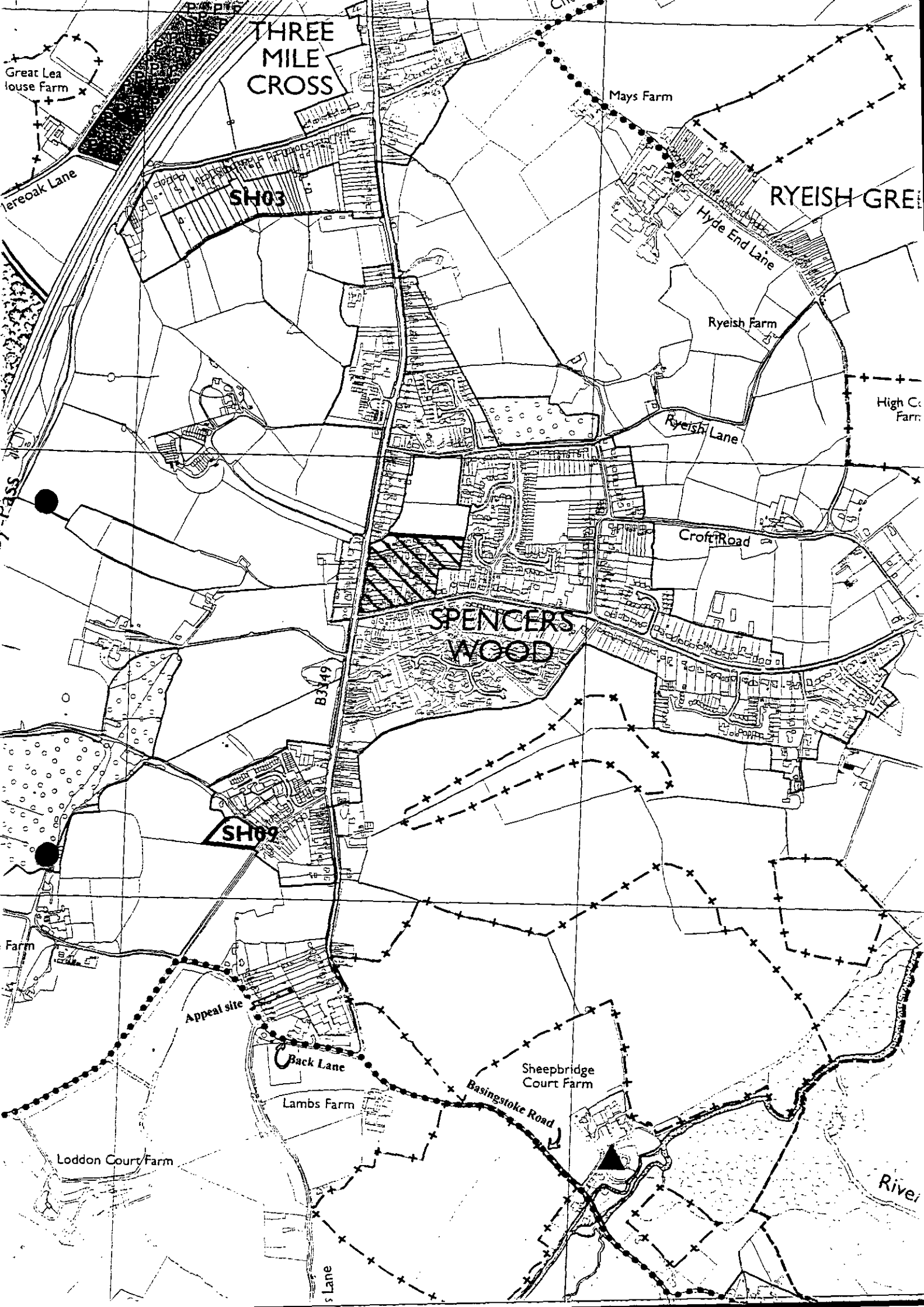
I confirm a copy of the particulars has been sent direct to the local authority.

Yours faithfully,

Mark Leedale

Enc.

c.c. Client


THREE MILE CROSS
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Mays Farm
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Ryeish Lane
Croft Road
SPENCERS WOOD
B3349
SH09
Farm
Appeal site
Back Lane
Lambs Farm
Sheepbridge Court Farm
Basingstoke Road
Loddon Court Farm
Rivei
s Lane

66932

The Planning Inspectorate

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

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

PLANNING SERVICES | HPT | TLS | ENF | POL | DC | APP | CS | DG | 10 MAR 2003 | ACK: | COPIES TO | FILE:

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

Your Ref: F/2002/6147

Our Ref: APP/X0360/A/02/1103521

Date: 7 March 2003

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR S & MRS M COULTER
SITE AT THE ISTANA, LAMBS LANE, SPENCERS WOOD, READING, RG7 1JB

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

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

Direct Line 0117-3728764
Switchboard 0117-3728000
Fax No 0117-3728804
GTN 1371-8764

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DC DG
APP
CS
16 FEB 2003

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

Your Ref: F/2002/6147

Our Ref: APP/X0360/A/02/1103521

Date: 17 February 2003

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR S & MRS M COULTER
SITE AT THE ISTANA, LAMBS LANE, SPENCERS WOOD, READING, RG7 1JB

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

Ms Linda Wride DipTP MRTPI

The Inspector will visit the appeal site at 09:30 on 3 March 2003. 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 she 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.

Tel. (0118) 974 6448 (Direct Line)
Date: December 19, 2002
My ref: F/2002/6147
Your ref: APP/X0360/A/02/1103521

Mrs M Pocock
The Planning Inspectorate
Room 3/03 Kite Wing
Temple Quay House
2 The Square
Temple Quay
BRISTOL
BS1 6PN

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

Dear Mrs Pocock

APPEAL BY: Mr & Mrs Coulter
SITE: The Istana, Lambs Lane, Shinfield

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

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date: December 3, 2002
My ref: F/2002/6147
Your ref: APP/X0360/A/02/1103521

WOKINGHAM UNITARY
Aiming for Excellence

copy

Mrs M Pocock
The Planning Inspectorate
Room 3/03 Kite Wing
Temple Quay House
2 The Square
Temple Quay
BRISTOL
BS1 6PN

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

Dear Mrs Pocock

APPEAL BY: Mr & Mrs Coulter, The Istana, Lambs Lane, Shinfield
SITE:

With reference to this appeal, I enclose a copy of Policy WCC 2 as requested. I apologise for the omission.

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date: November 26, 2002
My ref: F/2002/6147
Your ref: APP/X0360/A/02/1103521

Mrs M Pocock
The Planning Inspectorate
Room 3/03 Kite Wing
Temple Quay House
2 The Square
Temple Quay
BRISTOL
BS1 6PN

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

Dear Mrs Pocock

APPEAL BY: Mr & Mrs S Coulter
SITE: The Istana, Lambs Lane, Spencers Wood

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

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date. November 26, 2002
My ref: F/2002/6147
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

Gregory Gray Associates
17 Dinorben Close
Fleet
Hants
GU52 7SL

Dear Sirs

APPEAL BY: **Mr & Mrs S Coulter**
SITE: **The Istana, Lambs Lane, Spencers Wood, Reading**

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

63321

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

POL TLS DC DG ENF APP CS ACK
18 NOV 2002

PT 29/11

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

Your Ref: F/2002/6147
Our Ref: APP/X0360/A/02/1103521
Date: 15 November 2002

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR S & MRS M COULTER
SITE AT THE ISTANA, LAMBS LA, SPENCERS WOOD, READING, RG7 1JB

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.

The following documents must be **submitted** within this timetable:

Within 2 weeks from the starting date -

You must notify any statutory parties and any other interested persons who made representations to you about the application, 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. Our aim is to arrange the visit within 12 weeks of the **starting date**, but from time to time it may take us a little longer.

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

Mrs Margaret Pocock

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 and Mrs S Coulter

Address c/o the agent

Your reference

Daytime phone no

Fax no

Postcode

E-mail address

B. AGENT DETAILS (if any)

Name Gregory Gray Associates, Chartered Town Planning Consultants

Address 17 Dinorben Close,
Fleet, Hampshire

Your reference

Daytime phone no 01252 624004

Fax no 01252 684160

Postcode GU52 7SL

E-mail address info@ggassociates.co.uk

C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the LPA Wokingham Unitary

LPA's application reference no F/2002/6147

Date of the planning application 28th March 2002

Date of LPA's decision notice (if issued) 22nd May 2002

D. APPEAL SITE ADDRESS

Address The Istana, Lambs Lane, Spencers Wood, Reading

Postcode RG7 1JB

National grid reference SU715 658

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

E. DESCRIPTION OF THE DEVELOPMENT

(This must be the same as on the application sent to the LPA, unless minor amendments were agreed)

Proposed single storey rear extension

Size of the whole appeal site *(in hectares)*: 0.12

Area of floor space of proposed development *(in square metres)*: 18.0

F. REASON FOR THE APPEAL

This appeal is against the decision of the LPA to:

*Please tick **one** box only* ✔

1. Refuse planning permission for the development described in Section E. ☑
2. Grant planning permission for the development subject to conditions which you do not like. ☐
3. Refuse approval of details listed under a previous outline planning permission. ☐
4. Grant approval of details listed under a previous outline planning permission subject to conditions which you do not like. ☐
5. Refuse to approve any matter required by a condition on a previous planning permission (other than those in 3 or 4 above). ☐

   or The failure of the LPA to give notice of its decision within the appropriate period (usually 8 weeks) of an application for permission or approval. ☐

G. GROUNDS OF APPEAL

If you want your appeal dealt with by the written procedure, your **FULL STATEMENT MUST** be made, otherwise we will return the appeal form. You should give a clear explanation of why you disagree with each of the LPA's reasons not granting permission, if appropriate. Please continue on a separate sheet(s) if you need to and attach them to this form. If you have requested a hearing or an inquiry, please provide a brief outline of your case.

Refer to bound document

G. GROUNDS OF APPEAL (continued)

H. CHOICE OF PROCEDURE

Appeals dealt with by written representations are usually decided more quickly than by the hearing or inquiry methods. It is important that you read our booklet 'Making your planning appeal' about the various procedures used to determine planning appeals.

*Please tick **one** box only* ✔

1. WRITTEN REPRESENTATIONS ☑

Can the whole site be seen from a road or other public land and there is no need for the Inspector to enter the site (eg to take measurements or to enter a building)? If yes, please tick the box. If so, we will arrange an unaccompanied site visit. ☐

2. HEARING ☐

Although you may prefer a hearing, we will decide whether a hearing is suitable for your appeal after consulting the LPA.

3. INQUIRY ☐

Please give reasons why you think an inquiry is necessary.

I. APPEAL SITE OWNERSHIP DETAILS

We need to know who owns the appeal site. If you do not own the appeal site or if you own only a part of it, we need to know the name(s) of the owner(s) or part owner(s). We also need to be sure that any other owner knows that you have made an appeal. YOU MUST TICK WHICH OF THE CERTIFICATES APPLIES. Please read the enclosed *Guidance Notes* if in doubt.

If you are the sole owner of the whole appeal site, Certificate A will apply: *Please tick **one** box* ✔

CERTIFICATE A ☑

I certify that, on the day 21 days before the date of this appeal, nobody, except the appellant, was the owner (see Note (i) of the *Guidance Notes* for a definition) of any part of the land to which the appeal relates;

OR

CERTIFICATE B ☐

I certify that the appellant (or the agent) has given the requisite notice to everyone else who, on the day 21 days before the date of this appeal, was the owner (see Note (i) of the *Guidance Notes* for a definition) of any part of the land to which the appeal relates, as listed below:

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

CERTIFICATES C and D ☐

If you do not know who owns all or part of the appeal site, complete either Certificate C or Certificate D enclosed with the accompanying *Guidance Notes* and attach it to the appeal form.

AGRICULTURAL HOLDINGS CERTIFICATE (This has to be completed for all appeals)

We also need to know whether the appeal site forms part of an agricultural holding. Please tick either (a) or (b) **If the appellant is the sole agricultural tenant, (b) should be ticked and 'not applicable' should be written under 'Tenant's name'.**

(a) None of the land to which the appeal relates is, or is part of, an agricultural holding; ☑

OR

(b) The appeal site is, or is part of, an agricultural holding and the appellant (or the agent) has given the requisite notice to every person other than the appellant who, on the day 21 days before the date of the appeal, was a tenant of an agricultural holding on all or part of the land to which the appeal relates, as listed below: ☐

Tenant's name	Address at which notice served	Date the notice was served

PLEASE SIGN BELOW

I confirm that this section has been fully completed and the details of the ownership of the appeal site are correct, to the best of my knowledge.

Signed Gregory Gray Associates (on behalf of) Mr & Mrs S Coulter

Name (in capitals) Gregory Gray Associates Date 5th November 2002

Please turn over

J. ESSENTIAL SUPPORTING DOCUMENTS

The documents listed in 1–6 below, must be sent with your appeal form; 7–10 must also be sent if appropriate. If we do not receive all your appeal documents by the end of the 6 month appeal period, we will not deal with it. Please tick the boxes to show which documents you are enclosing.

✔

1. A copy of the original **planning application** sent to the LPA. ☑
2. A copy of the **site ownership certificate and ownership details** submitted to the LPA at application stage (this is usually part of the LPA's planning application form). ☑
3. A copy of the **LPA's decision notice** (if issued). ☑
4. A **plan showing the site outlined in red**, including two roads clearly named (preferably on a copy of a 1:10,000 Ordnance Survey map). ☑
5. Copies of **plans, drawings and documents** sent to the LPA as part of the application. ☑
6. Any **additional plans, drawings and documents** sent to the LPA but which did not form part of the original application (eg drawings for illustrative purposes). ☐

Copies of the following must also be sent, if appropriate:

- **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 Gregory Gray Associates (on behalf of) Mr & Mrs S Coulter

Name (in capitals) Gregory Gray Associates Date 5th November 2002

The Planning Inspectorate is registered under the Data Protection Act to hold personal data supplied by you.

NOW SEND:

- **1 COPY to us at:**
  The Planning Inspectorate
  Appeals Registry
  Tollgate House
  Houlton Street
  BRISTOL
  BS2 9DJ
  Fax no: 0117 987 8769

- **1 COPY to the LPA**
  Send a copy of the appeal form to the address from which the decision notice was sent (or to the address shown on any letters received from the LPA). There is no need to send them all the documents again as they will have everything which you sent them at application stage, but send them any supporting documents not previously sent to them as part of the application. If you do not send them a copy of this form and documents, we may not accept your appeal.

- **1 COPY for you to keep**

When we receive your appeal form, we will:

1) Tell you if it is valid.

2) Write to you and the LPA and tell you the procedure for your appeal.

3) Tell you the timetable for us receiving further information or representations. **If your representations are received after the deadline, they will not normally be seen by our Inspector and will be returned to you.**

4) Tell you about the arrangements for the site visit, hearing or inquiry.

5) Tell you our Inspector's decision.

Published by the Planning Inspectorate September 2000

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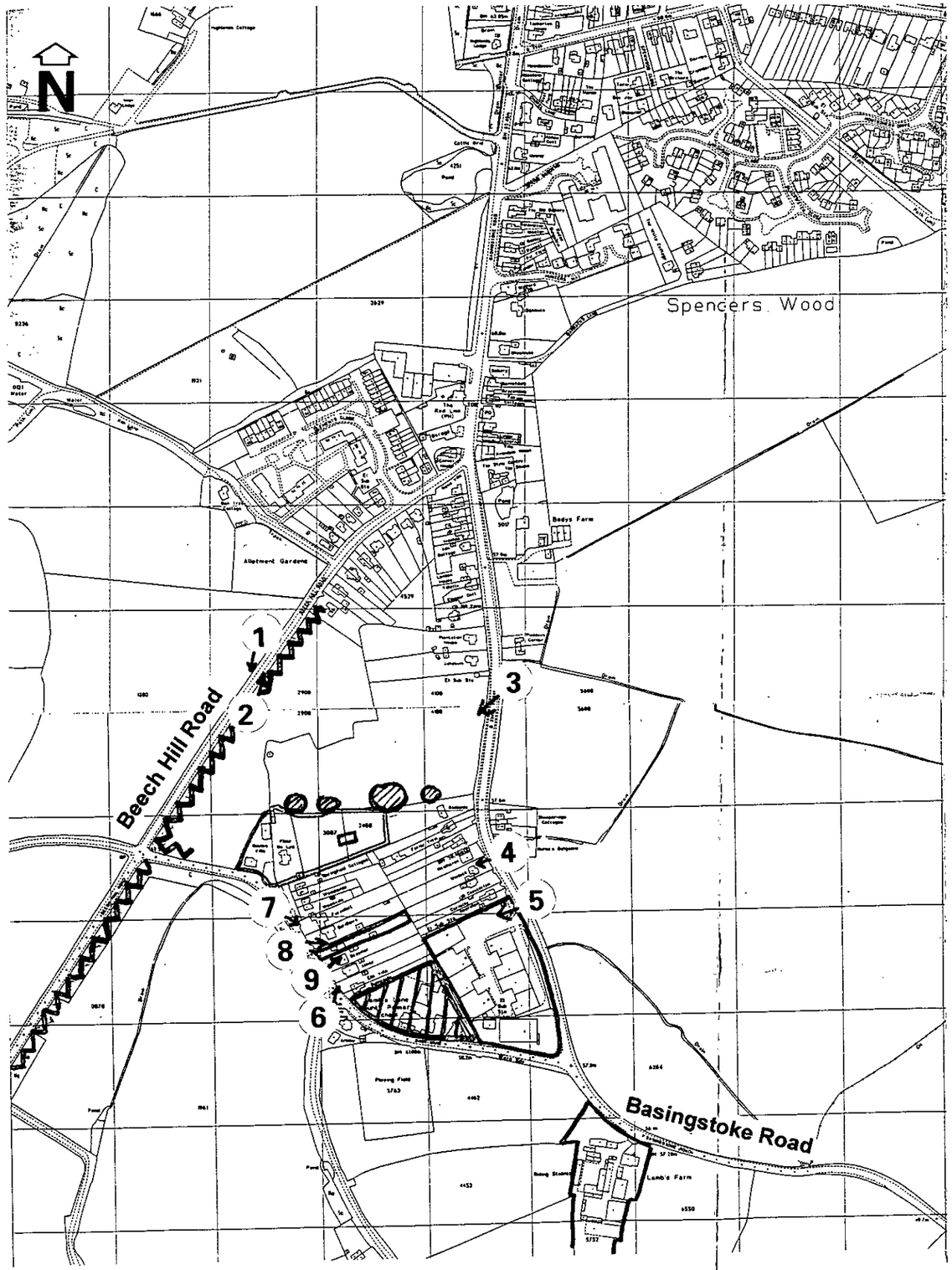
Norwich NR3 1BQ



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Notes
Do not scale except for Planning and Building Regulations purposes.

- Appeal site
- Meakins Builders Yard
- Bungalow within Meakins
- Business Park
- Primary school
- Diana Close development
- Mature hedgerow
- 6 Photographs

Revision Details

C			
B			
A			

Gregory Gray Associates
Chartered Town Planning Consultants
'Redcliffe,'
17 Dinorben Close,
FLEET,
Hants, GU52 7SL.
Telephone: 01252 624004
Fax: 01252 684160
E-Mail: info@ggassociates.co.uk

Client
Mr & Mrs S Coulter

Job Title
Proposed single storey extension

Drawing Title
Visual appraisal

Scale
1:5,000

Date
November 2002

Drawn By
ML

Rg. No.
GGA1

Rev.



8

Short range views from Lams Lane and looking south-east show that the appeal proposal would be obscured by the adjoining building – Bel-Daire.



9

Short range views directly in front of the appeal site provide the only view to the proposed extension. This is limited to glimpses of the extension due to the proximity of the adjoining building – Braemar. It should also be noted that the proposed extension will be subordinate to the existing building and will leave a gap to the double garage.

Sheet 1



6

Medium range views from Lambs Lane demonstrate that the appeal proposal is obscured by existing buildings set in a linear pattern fronting the street. The Istana is the bungalow with the red tiled roof



7

Sheet 2



1

Long range views towards the appeal site from Beech Hill Road are obscured by the extent of verdant cover. Local Plan policies seek the retention and enhancement of landscape within the identified gap



2

The recent development of Diana Close which was within the identified gap are clear from Beech Hill Road. However, the development does not, of itself, significantly diminish the gap or harm the open rural character of the countryside. This same judgement must be applied to the appeal proposal



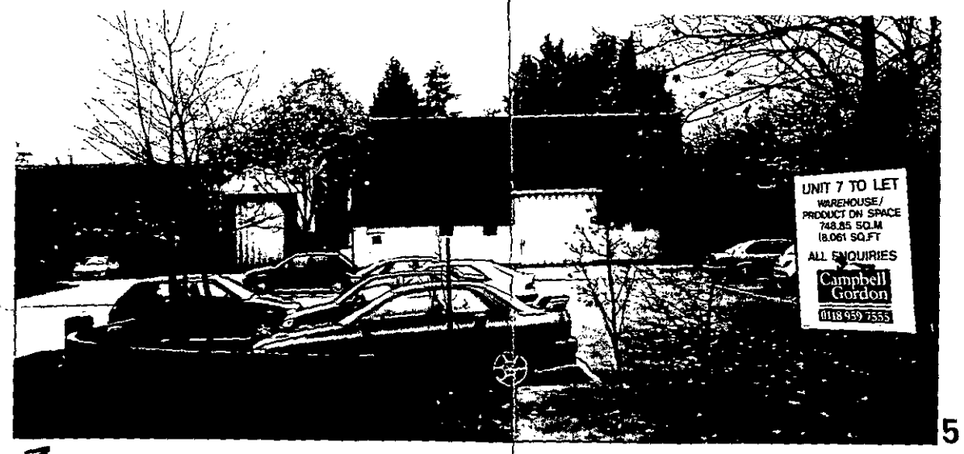
3

Views from Basingstoke Road show the extent of open storage within the Meakins Yard. There are also views to the recently constructed bungalow within the yard (cream coloured gable end). Whilst these are softened by existing landscape, they have an urbanising impact on the locality. There are no views to the appeal site from this vantage point



4

Dwellings on Basingstoke Road are in a linear pattern. They are generally of Edwardian age and reasonably substantial. Through gaps between the dwellings there are distant glimpses of 2 storey houses on Lambs Lane. There are no views to the appeal site from Basingstoke Road.



5

Medium/long range views to properties on Lambs Lane are obscured by the bulk and height of the commercial buildings on Basingstoke Road. These also add to the urbanising appearance of the locality

Sheet 3