Appeal - withdrawn no Decision

APPLICATION NO:
F/2001/3335

LOCATION:
97 - 99 Pound Lane, Sonning Reading.

APPLICANT:
Bewley Homes Plc C/O Philip Design Associates

PROPOSAL:
Proposed erection of five detached dwellings with garages plus demolition of two dwellings and garages. (Duplicate Application).

EARLIEST DATE FOR DECISION: **11/03/2001**

APPLICATION WILL HAVE EXPIRED ON:
09/04/2001

CASE OFFICER: **Nicola Lake**

RAILEX
Marbleboard

EASIFILE EP7

(NL)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Note: Condition 10 May be subject to revision

Bewley Homes Plc
C/O Philip Design Associates
64 Portsmouth Road
Guildford
Surrey
GU2 4DU

Application Number: **F/2001/3335**

Parish: **SONNING**

Location: **97 - 99, Pound Lane, Sonning, Reading.**

Proposal: **Proposed erection of five detached dwellings with garages plus demolition of two dwellings and garages. (Duplicate Application).**

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

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

Condition
2. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

Condition
3. The development shall not commence until details of all boundary treatments have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the Local Planning Authority. The approved scheme shall be maintained in perpetuity.

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

Condition
5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

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

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

Condition
8. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for *no other purposes*.

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

Maybe Subject to [illegible]

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

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

Condition
12. Before any other part of the development hereby permitted is commenced, the proposed vehicle access shall be formed in accordance with details that shall be submitted to and approved in writing by the Local Planning Authority, showing the accessway with a width no greater than 4m and with a vehicle crossover rather than a formal junction. No other development of the site shall take place until the access has been constructed in accordance with the approved details with visibility splays of 4.5m by 77m to the north and 4.5m by 90m to the south. Land within the visibility splays shall be cleared of any obstruction exceeding 0.6m in height and maintained clear of any obstruction exceeding 0.6m in height at all times.

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

Condition
14. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; and details of all new planting that is to take place within the site. The approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the end of the first available planting season.

Condition
15. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons *following the occupation of the buildings or the completion of the development*, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Condition
16. No trees, hedgerows or shrubs within the curtilage of the site, except those shown on the approved plan(s) or otherwise clearly indicated in the approved details as being removed, shall be felled, lopped or pruned, nor shall any roots be removed or pruned without the prior consent of the Local Planning Authority during development and for a period of five years after completion of the development hereby approved. The branch structure and trunks of the trees to be retained and their root systems shall be protected from any damage during site works, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Any trees, hedgerows or shrubs removed or which die or become dangerous, damaged or diseased before the

end of a period of five years after completion of the development hereby approved shall be replaced with new trees, hedging or shrub species (of such size species and in such number and position as maybe agreed in writing), before the end of the first available planting season (1st November to 31st March) following their loss or removal.

Condition
17. The first floor bathroom windows in the north west elevations of the dwellings on plots 1 and 5 and south east elevations of the dwellings on plots 3 and 4 shall not at any time be glazed other than with obscure glass. They shall be fixed shut and be permanently so retained thereafter.

Condition
18. The existing vehicular accesses to the site shall be stopped up and abandoned and footway crossing shall be re-instated to the satisfaction of the Local Planning Authority within one month of the completion of the new access.

Condition
19. A 2m high closed board fence shall be erected along the length of the boundary between the application site and number 95 Pound Lane, prior to the commencement of other works on the site and shall thereafter be retained.

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

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

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

Reason
4. To safeguard the residential amenities of the occupiers of neighbouring properties.

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

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

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

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

Reason
9. To safeguard visual amenities.

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

Reason
11. In the interests of highway safety and convenience.

Reason
12. In the interests of highway safety and convenience.

Reason
13. In the interests of highway safety and convenience.

Reason
14. In the interests of visual amenity.

Reason
15. In the interests of visual amenity.

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

Reason
17. To safeguard the amenity of the adjacent dwellings.

Reason
18. To safeguard the amenity of the adjacent dwellings.

Reason
19. To safeguard the amenity of the adjacent dwellings.

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

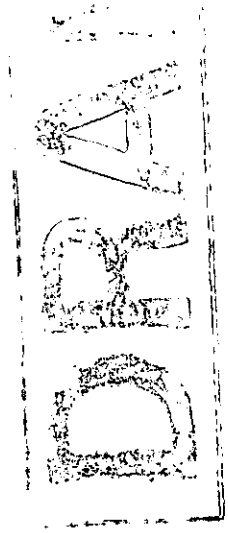
Berkshire Structure Plan: H5, H9.
Loddon Area Local Plan: LH1, LH8, LBE1, LBE2, LBE5, LT5, LT6.
Wokingham District Local Plan: Housing Density Policy, WH6, WOS3, WBE1, WBE11, WT6, WT7.

John Mitchell

John Mitchell
Development Control Manager
Date: 23/05/2001

Notice checked by: _____

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



(NL)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Bewley Homes
C/O Philip Design Associates
64 Portsmouth Road
Guildford
Surrey
GU2 4DN

Application Number: F/2001/3334

Parish: **SONNING**

Location: **97 - 99, Pound Lane, Sonning, Reading.**

Proposal: **Proposed erection of five detached dwellings with garages plus demolition of two dwellings and garages (Duplicate Application).**

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Loddon Area Local Plan: LH1, LH8, LBE1, LBE2, LBE5, LT5, LT6.
Wokingham District Local Plan: Housing Density Policy, WH6, WOS3, WBE1, WBE11, WT6, WT7.

A Cronin

Anna Cronin
Head of Planning and Transportation
Date: 21st September 2001

Notice checked by: _____

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

WOKINGHAM DISTRICT COUNCIL

ENVIRONMENTAL SERVICES DEPARTMENT

M E M O R A N D U M

From: Nicola Lake.
Senior Planning Officer

My Ref: F/2001/3334
F/2001/3335

Ext: 6481

To: Colin Lawley.
Principle Solicitor.

Your Ref:

Date: 12 June 2001

LEGAL AGREEMENT ON THE ERECTION OF FIVE DETACHED DWELLINGS AT 97-99 POUND LANE, SONNING.

This application was granted planning permission at the Development Control Committee of the 23 May 2001, subject to the signing of a section 106 agreement. The section 106 agreement is to secure the payment of £25,000 towards highway improvements and local sustainable transport initiatives. I have enclosed:

- A copy of the draft decision notice.
- A copy of the application form.
- Section 66 certificate.
- Site plan.

Nicola Lake.

John Mitchell.

The Planning Inspectorate

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

Direct Line 0117-3726079
Switchboard 0117-3728000
Fax No 0117-3728443

GTN 1371-6079

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

Your Ref: F/2001/3335

Our Ref: APP/X0360/A/01/1063751

Date: 20 June 2001

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY BEWLEY HOMES PLC
SITE AT 97-99 POUND LANE, SONNING

I am writing to tell you that the appeal, reference number APP/X0360/A/01/1063751 has been withdrawn and the file is closed.

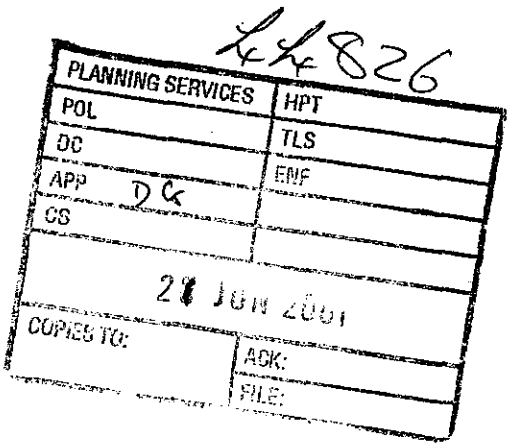
The arrangements have been cancelled.

Yours faithfully

pp Simon Campbell

Miss A Groves

208B



WOKINGHAM DISTRICT COUNCIL

Memorandum

FROM: Kate Wells, Legal Services

MY REF: KAW/106/SON/3

TO: Nicola Lake, Planning

EXT: 6540

DATE: 12 September 2001

SECTION 106 AGREEMENT – 97-99 POUND LANE, SONNING – BEWLEY HOMES PLC

Attached for your information is a copy of a completed Section 106 Agreement. I would be grateful if you would now issue the planning consent.

Please note that a cheque in respect of the financial contribution for highway improvements and local sustainable highways initiatives in the sum of £25,000 has been received and paid in under cost centre code UX 107 8815.

Please do not hesitate to contact me if you have any questions.

Regards

Kate Wells

Enc

DATED 11th September 2001

WOKINGHAM DISTRICT COUNCIL (1)

BEWLEY HOMES PLC (2)

PLANNING OBLIGATION BY WAY OF AGREEMENT

under Section 106 of the Town and Country Planning Act 1990

relating to land at 97 & 99 Pound Lane Sonning on Thames Berkshire

Shoosmiths
The Lakes Northampton NN4 7SH
Tel: 01604 543000
Ref: JHP

THIS AGREEMENT is made the 11th day of September 2001

BETWEEN

(1) **WOKINGHAM DISTRICT COUNCIL** of Shute End Wokingham Berks RG40 1WL ("the Council")

(2) **BEWLEY HOMES PLC** whose registered office is at 9 Greyfriars Road Reading RG1 1JG (Company Registration No 2586370) ("the Developer)

WHEREAS:

1. The Council is the Local Planning Authority for the purposes of Section 106 of the Town and Country Planning Act 1990 ("the Act") for the purposes of this Agreement

2. The Developer is the freehold owner of the Residential Site

3. The Developer has applied for planning permission to develop the Residential Site in the manner and for the uses set out in the Planning Application and in the plans specifications and particulars with the Council

4. The Council has resolved to grant the Planning Permission in the form of the draft attached hereto for the Residential Site subject to the making of this Agreement without which the Planning Permission would not be granted

5. In this Agreement :-

   (a) words importing one gender shall be construed as importing any other gender

   (b) the clause and paragraph headings in this Agreement do not form part of this Agreement and shall not be taken into account in its construction or interpretation

6. This Agreement shall not take effect until:-

   (a) the grant of the Planning Permission and

   (b) implementation of the Planning Permission by the carrying out of a material operation as defined by Section 56 of the Act

In this Agreement the following terms and expressions shall have the following meanings:-

"the Act"	means the Town and Country Planning Act 1990
"the Contribution"	means the sum of £25,000 by way of contribution to the Highways Works
"the Development"	means the development of the Residential Site carried out pursuant to the Planning Permission
"the Highways Works"	means the highway improvements and the local sustainable transport initiative to be implemented by the Council
"the Planning Application"	means the planning applications in respect of 5 detached residential units to be erected and the demolition of two existing dwellings on the Residential Site and submitted to the Council and assigned reference numbers F/2001/3334 and F/2001/3335 (duplicate applications)
"the Planning Permission"	means planning permission in the form of the draft annexed hereto to be granted pursuant to the Planning Application
"the Residential Site"	means together the land comprised in title numbers K 292338 and BK 306353 shown edged red on the attached plan

NOW THIS DEED WITNESSETH AS FOLLOWS:-

1. Subject to clause 2 this Agreement is made pursuant to Section 106 of the Act and any other enabling powers and the covenants of the Developer contained herewith are planning obligations for the purposes of the Act which apply to the Residential Site

2. The obligations contained herein are conditional upon

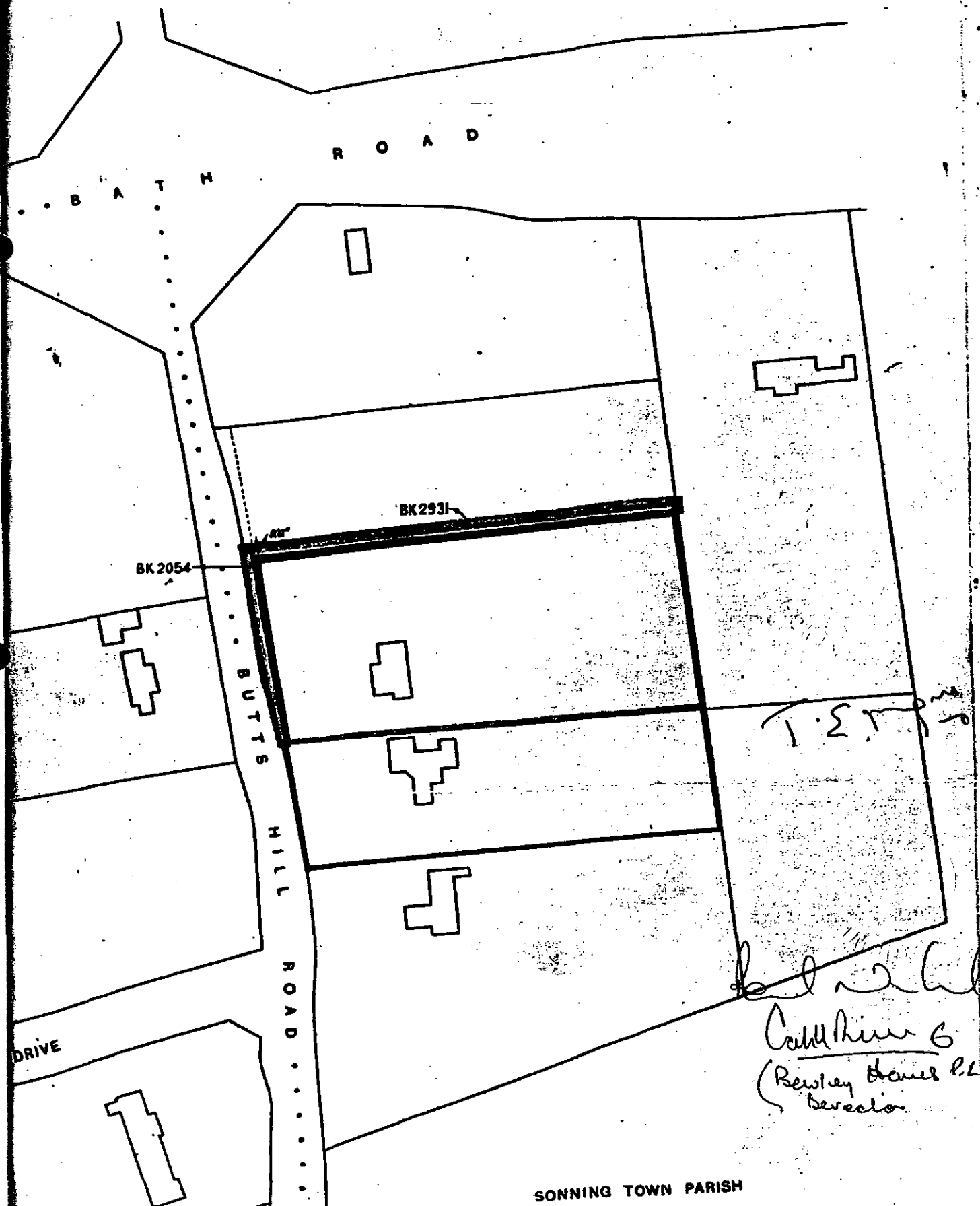
   (a) the grant of the Planning Permission and

ND REGISTRY GENERAL M P

E— SHEET XXX.13. SECTION B (Extract from)

Scale 1/1250. Enlarged from 1/2500.

ADMINISTRATIVE AREA WOKINGHAM



148

SONNING TOWN PARISH

(b) the implementation of the Planning Permission by carrying out of a material operation as defined by Section 56 of the Act

3. The Developer shall not be liable for any breach of the obligations contained herein occurring after they have parted with their interest in the Residential Site or any part in respect of which such breach occurs

4. The Developer covenants to pay to the Council the Contribution for the Highway Works prior to commencement of the Development

5. IT IS HEREBY AGREED AND DECLARED by and between the parties hereto as follows:-

1 All the sums referred to in this Agreement shall be subject to increase by the percentage charge in the figures shown in the Index of Retail Price (all items) published by or on behalf of Her Majesty's Government from the date of this Agreement until the date of payment

2 The expressions "the Developer" and "the Council" shall include their respective successors in title and assigns

EXECUTED as a deed by the parties hereto the day and year first before written

14881

THE SEAL of WOKINGHAM)
DISTRICT COUNCIL)
was affixed to this deed in the)
presence of:-)

..... Solicitor

THE COMMON SEAL of)
BEWLEY HOMES PLC)
was hereunto affixed in the presence of)

..... Director

..... Secretary

4ARTHURC X:\GIBBINSM\DOCS 2001\WOKINGHAM-BEWLEY.PLAN OB AGR POUND

LAND.DOC \22.8.2001

(NL)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Note: Condition 10 Hayka subject to revision

Bewley Homes Plc
C/O Philip Design Associates
64 Portsmouth Road
Guildford
Surrey
GU2 4DU

Application Number: F/2001/3335

Parish: SONNING

Location: 97-99, Pound Lane, Sonning, Reading.

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Maybe subject to survey

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

Condition
12. Before any other part of the development hereby permitted is commenced, the proposed vehicle access shall be formed in accordance with details that shall be submitted to and approved in writing by the Local Planning Authority, showing the accessway with a width no greater than 4m and with a vehicle crossover rather than a formal junction. No other development of the site shall take place until the access has been constructed in accordance with the approved details with visibility splays of 4.5m by 77m to the north and 4.5m by 90m to the south. Land within the visibility splays shall be cleared of any obstruction exceeding 0.6m in height and maintained clear of any obstruction exceeding 0.6m in height at all times.

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

Condition
14. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; and details of all new planting that is to take place within the site. The approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the end of the first available planting season.

Condition
15. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Condition
16. No trees, hedgerows or shrubs within the curtilage of the site, except those shown on the approved plan(s) or otherwise clearly indicated in the approved details as being removed, shall be felled, lopped or pruned, nor shall any roots be removed or pruned without the prior consent of the Local Planning Authority during development and for a period of five years after completion of the development hereby approved. The branch structure and trunks of the trees to be retained and their root systems shall be protected from any damage during site works, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Any trees, hedgerows or shrubs removed or which die or become dangerous, damaged or diseased before the

end of a period of five years after completion of the development hereby approved shall be replaced with new trees, hedging or shrub species (of such size species and in such number and position as maybe agreed in writing), before the end of the first available planting season (1st November to 31st March) following their loss or removal.

Condition
17. The first floor bathroom windows in the north west elevations of the dwellings on plots 1 and 5 and south east elevations of the dwellings on plots 3 and 4 shall not at any time be glazed other than with obscure glass. They shall be fixed shut and be permanently so retained thereafter.

Condition
18. The existing vehicular accesses to the site shall be stopped up and abandoned and footway crossing shall be re-instated to the satisfaction of the Local Planning Authority within one month of the completion of the new access.

Condition
19. A 2m high closed board fence shall be erected along the length of the boundary between the application site and number 95 Pound Lane, prior to the commencement of other works on the site and shall thereafter be retained.

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

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

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

Reason
4. To safeguard the residential amenities of the occupiers of neighbouring properties.

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

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

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

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

Reason
9. To safeguard visual amenities.

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

Reason
11. In the interests of highway safety and convenience.

Reason
12. In the interests of highway safety and convenience.

Reason
13. In the interests of highway safety and convenience.

Reason
14. In the interests of visual amenity.

Reason
15. In the interests of visual amenity.

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

Reason
17. To safeguard the amenity of the adjacent dwellings.

Reason
18. To safeguard the amenity of the adjacent dwellings.

Reason
19. To safeguard the amenity of the adjacent dwellings.

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

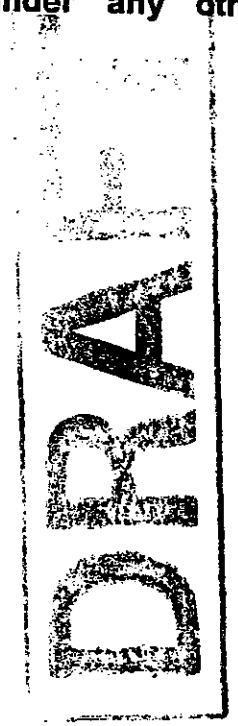
Berkshire Structure Plan: H5, H9.
Loddon Area Local Plan: LH1, LH8, LBE1, LBE2, LBE5, LT5, LT6.
Wokingham District Local Plan: Housing Density Policy, WH6, WOS3, WBE1, WBE11, WT6, WT7.

John Mitchell

John Mitchell
Development Control Manager
Date: 23/05/2001

Notice checked by: _____

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



(NL)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Condition 10 - May be subject to revision

Bewley Homes
C/O Philip Design Associates
64 Portsmouth Road
Guildford
Surrey
GU2 4DN

Application Number: F/2001/3334

Parish: **SONNING**

Location: **97 - 99, Pound Lane, Sonning, Reading.**

Proposal: **Proposed erection of five detached dwellings with garages plus demolition of two dwellings and garages (Duplicate Application).**

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

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

Condition
2. *Before the building operations hereby permitted are commenced*, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

Condition
3. The development shall not commence until details of all boundary treatments have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the Local Planning Authority. The approved scheme shall be maintained in perpetuity.

Condition

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

Condition

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

Condition

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

Condition

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

Condition

8. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

Condition

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

Maybe subject to revision

Condition

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

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

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

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

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

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

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

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

Reason
9. To safeguard visual amenities.

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

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

Berkshire Structure Plan: H5, H9.
Loddon Area Local Plan: LH1, LH8, LBE1, LBE2, LBE5, LT5, LT6.
Wokingham District Local Plan: Housing Density Policy, WH6, WOS3, WBE1, WBE11, WT6, WT7.

John Mitchell
Development Control Manager
Date: 23/05/2001

Notice checked by: _____

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



Received by Wokingham District Council

Application No: F/2001/3335

Proposal:
Proposed erection of five detached dwellings with garages plus demolition of two dwellings and garages. (Duplicate Application).

Location:
97 - 99, Pound Lane, Sonning, Reading.

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

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Nicola Lake P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 11/03/2001. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

15 February 2001

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/3335
CASE OFFICER: Nicola Lake

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

WORK SHEET FOR : Nicola Lake

Application Number : F/2001/3335

Applicant : Bewley Homes Plc C/O Philip Design Associates.

Location : 97 - 99, Pound Lane, Sonning, Reading.
Proposal : Proposed erection of five detached dwellings with garages plus demolition of two dwellings and garages. (Duplicate Application).

Site Notice Displayed ? :

YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 12/02/2001

Earliest Date for Decision : 11/03/2001

Latest Consultation Date/Site Notice Expiry Date : 11/03/2001

This application will have expired on: 09/04/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :
See committee report .

Planning Issues :

Application Number: F/2001/3335

Appraisal :

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

Application Number F/2001/3335
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal

RECORD OF SITE VISIT

SITE ADDRESS: 97 - 99 Pound Lane
Sonning Reading.

APPLICATION NUMBER: F/2001/3335

OFFICER: Nicola Lake

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS



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Development Control Section, Environmental Services, Wokingham District Council.

6 February 2001

Scale: 1 : 1250

N W E S

Tel: (0118) 974 6481

Date:

My ref: F/2001/3335

CONFIDENTIAL

Councillor N Rose
Spinney Side
Holme Park Farm Lane
Sonning
Berks
RG4 6SX

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/2001/3335
97 - 99, Pound Lane, Sonning, Reading.
Proposed erection of five detached dwellings with garages plus demolition of two dwellings and garages. (*Duplicate Application*).

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

If you have any questions please do not hesitate to contact **Nicola Lake** on **(0118) 974 6481**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than _____

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Nicola Lake** Application Number: **F/2001/3335**
97 - 99, Pound Lane, Sonning, Reading.
Proposed erection of five detached dwellings with garages plus demolition of two dwellings and garages. (Duplicate Application).

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

Signed: _____ Date: _____

Councillor N Rose

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

Application No	Received	Sonning	Listed By
F/2001/3334	12.02.01		Cllr Rose.
F/2001/3335			

Applicant: **Bewley Homes.**
Location : **97-99 Pound Lane, Sonning.**
Proposal : **Proposed erection of five detached dwellings with garages plus demolition of two dwellings and garages. (Duplicate applications)**

1. **Planning History** – The site is located within the south eastern corner of the Sonning/Woodley A4 Bath Road roundabout, within the identified settlement of Sonning. The site currently houses two detached dwellings located well within their sites with large rear garden areas. Both properties access directly onto Pound Lane. Both properties have been extended on a number of occasions. An application for an additional dwelling to the north side of number 97 was refused planning permission in 1966.

   A previous application (F/2000/0577) for the redevelopment of 97 and 99 with the erection of 8 detached dwelling was dismissed on appeal in October 2000, due to the proposed development's impact upon the residential amenity of number 95 and 101 Pound Lane.

2. **Proposal** – The proposed development is for the demolition on the existing two detached dwellings and the erection of 5 new dwellings. It would have three frontage houses and a further two located to the rear. The proposed dwelling on plot one would have its own access while the others four dwellings would share an access drive. The access drive would pass between plots 2 and 3, then divide to the front of plot 4. The proposed dwellings would have 5 bedrooms.

   The application was listed for determination by the Development Control Committee by Cllr Rose, who is concerned about the proposed development's potential impact upon the streetscene and neighbouring dwellings. The application would also require a legal agreement due to financial contributions towards highway improvements and sustainable transport initiatives.

3. **Consultations** -
   - ***Sonning Parish Council:*** Recommends refusal. (see attached comments).
   - ***Highways:*** No objection subject to conditions.
   - ***Environmental Health:*** No objection subject to conditions.
   - ***Environment Agency:*** No objection subject to conditions.
   - ***Landscaping:*** No objection subject to conditions.
   - ***Crime prevention Design Adviser:*** No significant crime risk.
   - ***Letters:*** There has been 7 letters of objection from local residents. These objections can be summarised as follows:
     - Impact upon neighbouring dwellings, by loss of privacy, noise, pollution and overlooking.
     - Impact upon highway safety.
     - Concern about boundary treatment.
     - Impact upon the character of the area and overdevelopment.
     - Impact on services and infrastructure.

4. **Appraisal** – Main issues:

   A. Principle of Development. (Policy H5 of the Berkshire Structure Plan; Policy LH1 of the Loddon Area Local Plan; Policy WH6 and Housing Density Policy of the Wokingham District Local Plan (Deposit Draft) as modified.
   B. Housing Mix and Density. (Policies H5 and H9 of the Berkshire Structure Plan; Policies LH1, LH8 and LBE5 of the Loddon Area Local Plan; Policies WH6 and the Housing Density Policy of the Wokingham District Local Plan (Deposit Draft) as modified.
   C. Impact upon the character and appearance of the surrounding area. (Policies LBE1, LBE2 and LBE5 of the Loddon Area Local Plan; Policies WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft) as modified.
   D. Impact upon the residential amenity of the neighbouring dwellings. (Policies LBE1, LBE2 and LBE5 of the Loddon Area Local Plan; Policies WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft) as modified.
   E. Impact upon Highways Safety. (Policies LT5 and LT6 of the Loddon Area Local Plan; WT6 and WT7 of the Wokingham District Local Plan (Deposit Draft) as modified.
   F. Concerns of Residents and Sonning Parish Council.

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

B. Housing Mix and Density.
The site is approximately 0.78 hectares. As such the proposed development would have a resultant density of approximately 6 houses per hectare. This would be far less than the target density of 30 dwellings or more per hectare on sites above 0.3 hectares, as suggested within the Council's Housing density policy. However due to the character of the area, highway safety issues and impact upon the neighbouring dwellings, a higher density would be difficult to achieve.

C. Impact upon the character and appearance of the surrounding area.
The proposed development would have three frontage dwellings facing onto Pound Lane. The dwellings would have a similar set back from the road and would follow the general pattern of development within the immediate area. The proposed dwelling on plot 1, would be set 5m from the shared boundary with number 95 Pound Lane, and would be approximately 12m from the side of the dwelling itself, with landscaping between. The proposed double garage for plot 2 has been pushed back on the site to help maximise the visual gap between the proposed dwellings. The gap would be approximately 7.7m wide. Both dwellings would also have hipped roofs which would visually increase the perceived wide of the gap.

The proposed access way would be located between plots 2 and 3, within a 13m wide gap. The road would have a slight curved design, with planting to either side. This would help to prevent clear views through the site to the proposed development to the rear.

Number 101 Pound lane has had a full two storey side extension which had closed the gap between itself and the shared boundary with the application site. However the proposed dwelling on plot 3 would be set 7m from the boundary and approximately 7.7m from the side elevation of number 101. The proposed house would also have a hipped roof which would again help to maximise the perceived gap between the built development.

The inspector during the determination of the appeal for the proposed erection of 8 dwellings, considered that no serious harm would arise to the physical character of the area. (paras 22-26.) It is considered that the proposed development would form a similar pattern of development to that of the surrounding area, with only limited views of the development to the rear. As such the proposed development would have no significant detrimental impact upon the character and appearance of the wider area.

D. Impact upon the residential amenity of the neighbouring dwellings.
As stated above the proposed dwelling on plot 1 would be set at least 12m from the existing side elevation of number 95. The proposed dwelling would have 3 ground floor side facing windows and a door to the garage. Due to the distance between the dwelling and the existing landscaping and potential boundary treatment would mean that these windows would not result in overlooking. There are also two first floor, side facing windows. However these windows are to serve two bathrooms and as such could be obscure glazed and fixed shut. The proposed dwelling would project 6m further back than the existing rear building line of number 95. However with a gap of 12 m between the dwellings and a maximum roof height of 9.1m which would be approximately 14.8m from No.95, there would be no overlooking or overbearing of number 95 Pound Lane.

Number 101 Pound Lane has been previously extended to within only 0.7m of the shared boundary. However, the proposed dwelling on plot 3 would be set 7m from the boundary and would have a ridge height of 9.2, which would again be hipped in from the adjacent dwelling by 3m. There would be 2 side facing windows and 2 doors within the ground floor, side elevation. These windows could be successful screened from the neighbouring dwelling through the existing landscaping or with the use of a 2m boundary fence. There are also two first floor, side facing bathroom windows. Again these windows could be obscured glazed and fixed shut.

The dwellings to the rear of the site also have side facing windows, but these are also bathroom windows which could also be similarly conditioned as those above. The two dwellings proposed to the rear of the site would be set well in from the boundaries. Plot 4 would be located 19.5m from the side boundary and at least 20m from the rear. The existing dwelling to the rear of the site is Red Lodge. This property is set at an angle to the rear boundary, at its closest is only approximately 9m from the shared boundary. However the proposed dwelling would be at least 32m away. This is a large enough distance to prevent any significant overlooking of Red Lodge. The proposed dwellings

closest to the rear of Red Lodge would have a height of 9.3m. However the roof of the dwelling is fully hipped and the ridge would be at least 26m from the rear boundary of the site. A similar relationship would exist between plot 5 and 95 Pound Lane. The proposed dwelling would be located at least 10 from the shared boundary at ground floor, and 16.6m at first floor. Therefore the proposed development would not overlook, overshadow or overbear the existing adjacent dwellings.

On the previous appeal, the inspector considered that the proposed development because of the comparatively modest depth and area of the three proposed gardens and the size of the dwellings which adjoined the boundary with No.101, would lead to the more intensive use of the garden area, resulting in a loss of the general sense of seclusion of No.101's garden and would, thus mean that the high degree of privacy enjoyed by the occupiers would be unacceptably diminished. The inspector also considered that while the impact upon No.95 would be less than that of 101, it would still be significant. Similarly the inspector stated that the sense of seclusion enjoyed by residents at Red lodge would be very harmfully reduced due to the activity in the garden of plot 5 within 9m of the house and its terrace.

However the current development would have only 2 dwellings located to the rear, which has reduced the amount of built development while increasing the proposed garden areas and the distances from the proposed dwelling to the boundaries. The current proposed development has increased the distance from the rear elevation of the closest proposed dwelling to Red lodge from 11m to 22m, with a distance of 19.5m from the side of the dwelling to the boundary with No.101. This would result in a significant increase in the garden area of the proposed dwelling, resulting in the less intensive use of the garden in lose proximity to the boundaries. There have been similar increases in the garden areas of the other proposed dwellings and the resultant distance of the proposed houses to the shared boundaries. Therefore the level of activity within the rear gardens of the proposed dwellings would be dispersed across a larger area, which would limit the development's impact upon the sense of seclusion and privacy which the existing properties currently enjoy.

E. Impact upon highway safety.

The proposed development would increase the number of dwellings on the site from 2 to 5. The visibility splays and the resultant increase in traffic movements along Pound Land was considered by the inspector on the appeal for erection of 8 dwellings. The inspector stated that he did not consider that the slight addition to vehicles wishing to exit the site and turn north would be unsafe or impede the flow of traffic unduly.' (para.21)

The current proposal does vary from the previous appeal by having plot 1 accessed from its own relocated driveway, while the remaining 4 dwellings would share the central access. The highway officer is satisfied that the proposed development subject to the imposition of a number of suitable conditions would have no significant detrimental impact upon the highway safety of the surrounding highway network. The applicants have offered a financial contribution of £25,000 towards improving local sustainable transport initiatives and highway improvements within the surrounding area.

F. Concerns of residents and Sonning Parish Council.
The concerns of the local residents and the Parish Council have been noted and some have been addressed in the above appraisal. However, the local residents and the parish council have raised the concerns over the increase in noise from the site, especially from traffic movements, due to the location of the garages. It is considered that the proposed garages for the frontage houses are in a position such that they would have a 'normal' relationship with the adjacent properties. The garages to the rear properties would be further enough away from the adjacent dwelling so as not cause adverse harm the residential amenity of the adjacent dwellings.

A local resident has also raised a concern over the possible boundary treatment. The boundaries of the site at present are largely landscaping and hedging. In some areas this will need to be thickened to help screen the surrounding properties. Conditions have been suggested for full details of the proposed boundary treatment and for a landscaping scheme for the development area.

5. **Conclusion** – The proposed development would have no significant detrimental impact upon the residential amenity of the occupiers of the adjacent dwelling, Including the current secluded character of the area in which the existing dwellings are set. The proposal would also be in keeping with the character and appearance of the wider area and would have no significant adverse effect upon the highway safety of the surrounding highway network.

6. **Recommendation** – To GRANT planning permission subject to the signing of a legal agreement to secure the provision of a £25,000 contribution to highway improvements and local sustainable transport initiatives and the following conditions:

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

2. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

3. The development shall not commence until details of all boundary treatments have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the Local Planning Authority. The approved scheme shall be maintained in perpetuity.

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

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

be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

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

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

8. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

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

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

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

12. Before any other part of the development hereby permitted is commenced, he proposed vehicle access shall be formed in accordance with details the shall be submitted to and approved in writing by the Local Planning Authority, showing the accessway with a width no greater than 4m and with a vehicle crossover rather than a formal junction. No other development of the site shall take place until the access has been constructed in accordance with the approved details with visibility splays of 4.5m by 77m to the north and 4.5m by 90m to the south. Land within the visibility splays shall be cleared of any obstruction exceeding 0.6m in height and maintained clear of any obstruction exceeding 0.6m in height at all times.

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

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

15. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

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

17. The first floor, bathroom windows in the north west elevations of the dwellings on plots 1 and 5 and south east elevations of the dwellings on plots 3 and 4 shall not at any time be glazed other than with obscure glass. They shall be fixed shut and be permanently so retained thereafter.

Reasons.

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

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

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

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

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

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

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

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

9. To safeguard visual amenities.

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

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

14 & 15. In the interests of visual amenity.

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

17. To safeguard the amenity of the adjacent dwellings.

Informatives.

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

Nicola Lake.

01189 697753

WOKINGHAM DISTRICT COUNCIL

PARISH COUNCIL OBSERVATION SHEET

PLANNING APPLICATION. APPLICATION No. F/2001/3334/3335

Officer NICOLA LAKE

Parish SONNING.

Proposal ERECTION OF 5 DETACHED DWELLINGS AND GARAGES PLUS DEMOLITION OF EXISTING 2 DWELLINGS (DUPLICATE APPLICATION)

Address 97 - 99 POUND LANE

Applicant BEWLEY HOMES Plc PHILLIP DESIGN ASSOCIATES

The Parish Council has the following comments.

1. An earlier application on this site was refused on appeal. This application does little to address the Inspectors reasons for dismissal. There is continued concern amongst residents and Parish Councillors alike and strong objections to the proposal.

2. The existing location is predominantly one of large houses set on large open plots giving a very high standard of privacy and a sense of spaciousness. This was recognised by the Inspector. This proposal, if allowed, would completely change the nature of the area and set a very dangerous precedent, opening the floodgates for similar proposals. The reduced number of houses in the current proposal is still completely unacceptable.

3. Although this application is for a reduced number of dwellings the impact they have on adjoining properties is as detrimental as was the earlier application. The privacy, recognised by the Inspector, all but disappears for the adjoining properties with the new building substantially closer to existing boundaries. Further the siting of the garaging will bring vehicular activity much closer to the adjoining properties.

4. The proposal includes the removal of many trees and shrubs, which at present add to the rural atmosphere and seclusion of the existing properties. Removing them and replacing with driveways, garaging and substantial dwellings will ensure the urbanisation of a green and pleasant area.

01189 697753

5. The siting of three substantial houses fronting on to Pound Lane is unacceptable. It will totally change the street scene. There is no drawing to illustrate this.

6. The positioning of the houses along the boundaries, if allowed, will have a considerable impact on the three adjoining properties. Overlooking along the boundaries will seriously reduce the privacy currently enjoyed in the large gardens of Red Lodge, 95 and 101 Pound Lane.

7. The site lines are very poor leading onto a very busy and constantly used narrow road. This proposal would only serve to exacerbate existing, considerable traffic problems.

8. If this and other similar developments were allowed Sonning it would soon double in population, completely changing the pattern of the village, but not providing the infrastructure necessary to support such an unwelcome increase.

9. The existing houses are in good condition and inhabited. There can be no good reason for demolishing them.

10. For the above reasons, Sonning Parish Council urges Wokingham District Council to refuse this application

L. A. Bates (Clerk to the Council). 8 March 2001

Application File

Appeal Decision

Hearing held on 23 August 2000

by Daphne Mair BA(Econ), MPhil, MRTPI

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

The Planning Inspectorate
Room 1404
Tollgate House
Houlton Street
Bristol BS2 9DJ
☎ 0117 987 8927

Date
06 OCT 2000

Appeal Ref: APP/X0360/A/00/1043352
97-99 *Pound Lane, Sonning, Reading*

- The appeal is made under section 78 of the Town Country Planning Act 1990 against the failure of the local planning authority to give notice within the prescribed period of a decision on an application for planning permission.
- The appeal is made by Bewley Homes PLC against Wokingham District Council.
- The application (ref: F/2000/0577) is dated 11 February 2000.
- The development proposed is demolition of two houses and garages and erection of 8 detached houses with garages.

Summary of Decision: The appeal is dismissed.

Procedural Matters

1. It was agreed at the hearing that plan 2000.1114.01 B should be accepted as an amendment to that part of the site layout plan 99 72 01B which shows the visibility splay and the entrance section of the access road into the site. My considerations are therefore based on plans 99 72: 01B, 2A, 3, 4, 5, 6, 7, 8, a location plan and plan 2000.1114.01 B.

2. At the hearing the appellant offered a unilateral undertaking under Section 106 of the Town and Country Planning Act 1990. I received this on 1 September. It would provide a sum of £60,000 to provide a pedestrian crossing on Pound Lane between West Drive and Duffield Road and appropriate measures to restrain vehicle speed in the vicinity of the site entrance.

Main Issues

3. I consider that the main issues in this case are whether the proposal would

   (a) Seriously endanger road safety or interrupt the free flow of traffic

   (b) Harm the character of this part of Sonning

   (c) Have an unsatisfactory relationship with adjacent dwellings, seriously detracting from their pleasantness as a place to live.

Planning Policy

4. The Berkshire Structure Plan, adopted in 1995 addresses the environment impact of development at policy LD3. Proposals will only be permitted where serious harm to the character or appearance of an area or the amenities of neighbouring land uses will not result. Policy EN1 aims to protect the character and quality of the environment in built up areas. Amongst other things its siting should be appropriate to its location, layout and landscaping should at least help maintain the character of the surroundings. Where appropriate the redevelopment of genuinely under-used urban land will be supported.

5. The Loddon Area Local Plan (LALP) was adopted in 1995. Following its expiry shortly

thereafter the Local Planning Authority resolved in 1996 that its policies should continue to carry weight except in relation to the supply of housing provision.

- Policy LTV6 states that open areas, including gardens, which significantly contribute to the character of settlements will be protected from development. Infill development will only be permitted if it is sympathetic in scale and character to its environs.
- Policy LH1 addresses housing on unidentified sites. Amongst criteria with which development should comply is the protection of garden areas important to the character of the settlement and that there should be no (other) adverse effect on character of the area.
- Policy LBE1 seeks in new development a high standard of design that is appropriate to its surroundings. Amongst other things, it should make a positive contribution to its setting and the character of the area.
- Policy LBE2 states that development that is inappropriate in its relationship with adjoining sites and buildings or which would adversely affect the character of an area by virtue of (amongst other things) siting, scale and massing will not normally be permitted. The supporting text sets out that new buildings should make an acceptable and positive contribution to the built environment and that "appropriate" in the policy refers to siting, form and the other factors set out in the policy itself in relation to character.

6. The inquiry into objections to the remaining and most relevant parts of the Wokingham District Local Plan (WDLP) is underway and housing policies were debated at a "round table" session in June this year. The plan was approved for development control purposes in 1997. It should be accorded considerable weight.

- Policy WOS3 sets out development control principles. Amongst these, proposals should be appropriate in character to their surroundings, not harm the amenities of adjoining occupiers, cause harm to road safety or related problems and be located to reduce the need to travel and to encourage use of other travel modes than the car.
- Policy WBE1 seeks respect for the local context including the local townscape, layout and massing, privacy and amenity of the existing environment.
- Policy WH1 seeks to make best use of unidentified sites in identified settlements subject to environmental and amenity considerations which include important garden areas, the character of the area, significant adverse effect on dwellings and traffic implications.

7. The most relevant national guidance is found in Planning Policy Guidance 1, 3 and 13.

- PPG1, amongst other things seeks to achieve good design and good neighbourly development.
- PPG3 seeks to achieve a more efficient use of urban land and more sustainable patterns of development in proximity to local services and public transport. Priority should be given to re-using previously developed sites in urban areas over green field sites and higher densities of 30 dwellings per hectare or more

should be sought. This should be combined with good design and is contingent on various factors including (paragraph 56) that new development should not be viewed in isolation. Design and layout should have regard to neighbouring buildings and the townscape of the wider locality. The local pattern of streets and spaces, amongst other things, should help determine the character and identity of a development. Previously developed land is defined in Annex C. It includes a building and the land attached to it, but this does not mean that the whole area should be redeveloped. A judgement should be made about factors such as how the site relates to the surrounding area and requirements for buffer strips and landscaped areas.

- PPG13 and the DETR's Places Streets and Movement address road safety and accessibility issues.

8. In June 2000 the Council's Environmental Services Committee considered PPG3 of March 2000, including, in particular, its implications for increased densities in urban areas. A new policy was approved for development control purposes on 12 June and submitted to the Local Plan Inquiry via a "round table" discussion on housing policies in the WDLP. The relevant part of that policy is that within established settlements on sites over 0.3ha, development at less than a minimum net density of 30 dwellings per hectare will not be permitted, subject to such a density not compromising the quality of the environment.

9. The appellant's planning witness sought clarification at the Local Plan Inquiry on the intended application of the latter clause. He recalls being told that lower densities may be required in Conservation Areas, Areas of Special Character, Wokingham Town Centre or in the vicinity of listed buildings, none of which apply in the appeal case.

10. The relevant section of the officer's proof of evidence to the "round table" session states that variation away from this density may be needed "to take account of factors specific to the site in question". This appears, rightly in my view, to allow of a wider scope for exceptions. In his post-hearing response to the witness's recollections, the Council's witness at the "round table" session does not recall excluding higher densities in the above locations. Neither would development at high density on small linear plots be ruled out, but it may be made more difficult because of possible adverse effects on "local context" factors. I have no doubt that the latter are an essential consideration in how proposals on any previously developed site should be assessed.

Reasons

Road safety

11. Pound Lane is a busy local distributor road linking Woodley to the south and Sonning to the north via a busy roundabout with the A4 Old Bath Road. That roundabout is about 103m to the north of the proposed access. The two existing houses have three access points to Pound Lane all of which fall short of modern standards. The proposed single access point would afford a visibility splay of 4.5m by 90m to the south and 4.5m by 77m or 3m by 90m to the north. The first 23m of the drive would be 5.5m wide reducing to 4.8m for the remainder. Kerb radii of 10m would be provided.

12. In the morning peak period northbound queues occur on Pound Lane towards the roundabout. These sometimes extend beyond the appeal site.

13. Using commonly accepted figured from the national TRICS database, it is estimated that each house would generate 8-10 two way trips per day of which about 1 per house would be in the morning peak hour. Of every 8 trips, 6 would be outbound and 2 inbound. Assuming the same split as traffic observed on Pound Lane, 60% of outbound trips would be northbound and 40% southbound. The appeal proposal would thus add about 3 extra cars exiting to join northbound traffic in the morning peak hour.

14. Taking forward visibility first, there is a 30mph speed limit past the site but prevailing (85 percentile) traffic speeds have been measured at 38mph past the site in a southerly direction as drivers accelerate away from the roundabout. A speed camera surveys traffic further along Pound Lane towards Woodley. According to the guidance in TD42/95 and at page 58 of People, Streets and Movement, a 4.5m by 90m splay should be provided in both directions at such speeds.

15. Forward visibility in the nearside direction would be below this, but 90m is available to the north at 3m back from the edge of the carriageway. The access would be more evident generally as vehicles approach because of its increased width and radii. Additional traffic generation would be quite low and the new drive would replace 3 drives with substandard visibility. Only one of the nine personal injury accidents in the locality over a 5-year period was close to the site, at the junction of West Drive and Pound Lane. Its circumstances have no relevance to the shortfall in forward visibility at the proposed junction. None of the four accidents at or near the roundabout involved the two domestic accesses on Pound Lane that are very close to the roundabout. I conclude that the forward visibility that could be provided would not endanger road safety.

16. Regarding other traffic implications, a queue of more than 90m would impede the ability of a driver leaving the site to turn right. Information from the three peak hour traffic counts indicates variation in queuing on different days and times of the year. The worst case (January) indicates such queuing for one 25-minute and one 10-minute period. The best case (April) has one 5-minute period only. These counts indicate to me that periods when queues extend for more than 90m are both infrequent and short lived.

17. I agree that occasionally, drivers would pull across the southbound carriageway to try to slot into a gap and thereby put themselves and oncoming drivers at risk. They would however be clearly seen by drivers coming off the roundabout. I saw on my visits that in the late afternoon it is necessary to wait some time for a gap in traffic to cross the road. The pelican crossing which the appellants have undertaken to provide would assist drivers wishing to turn right out of the site by creating occasional breaks in traffic but it would not affect queuing here as it would have to be sited to the south of the site entrance.

18. The appellant also proposed that the mouth of the roundabout could be widened to allow two streams of traffic even when a large vehicle is in one of the lanes. This would help reduce queuing. I saw that to do so would mean reducing an already fairly narrow footway. This would be unacceptable in terms of pedestrian safety.

19. The assumptions on which traffic generation per house is predicted are well accepted and no contrary evidence was offered to support opinions of local people that these are underestimates. In the absence of other evidence I also consider it reasonable to assume that the same north/south split would occur with traffic from the proposed houses as is the case with traffic passing along Pound Lane.

20. Regarding pedestrians, there is no injury accident recorded in this area and little to attract pedestrians in the vicinity. The undertaking to provide funds for a pelican crossing would doubtless be a safety benefit to pedestrians hereabouts.

21. Bearing all the above in mind I do not consider that the slight addition to vehicles wishing to exit the site and turn north would be unsafe or impede the flow of traffic unduly. I do not consider the pelican crossing necessary to render the proposal acceptable on traffic grounds.

The Character of the area

22. The site is on a short section of Pound Lane between the roundabout and railway bridge where there are several large houses with long rear gardens which front, but are set back from the road. West Drive, which joins Pound Lane a short distance to the south of the appeal site exhibits a similar character, as does the south eastern side of the Old Bath Road. Across Pound Lane two similar large plots on the corner with West Drive were redeveloped in the last 10 years or so with three blocks of flats. If not a "unique character" as a close neighbour puts it, the area is distinctive. Another resident's assessment seems fair to me: "the much vaunted character of this part of Sonning lies not only in the size of each plot but in the eclectic but complementary nature of the dwellings.... almost all built in this [last] century.... One thing not found is an enclave of virtually identical properties in a Close".

23. The general character of this part of Sonning as perceived from public viewpoints would be changed by the replacement of 2 very large and spaciously separated houses with 3 large houses and double garages on the same building line. The two storey elements of these would be separated by a minimum of 10m. The access road would open up a view deeper into the site than at present but the other 5 houses would not readily be evident. The set back from the road would be retained where planting could be reinforced. The access road would be wider than existing drives but there is room for some planting along it to soften the impact of the greater area of hard surfacing. Because the very large houses extend for a short length of Pound Lane only, these changes to the street scene would have a lesser impact than, say, in West Drive.

24. The general spacious and leafy ambience of this part of Sonning would be further affected by the removal of the hedges along the frontages to provide the much wider drive and the visibility splay. That the occupier of no.99 has obtained planning permission for a wall along the frontage indicates that such changes can occur in any case and I saw that several of the houses in the vicinity have close-boarded fences, some of them extending to about 1.8m. This prevents a view of the houses other than at their driveways. It reduces the sense of openness along Pound Lane in a way that contrasts with West Drive, where wide, tree lined grassed verges give a much more open appearance.

25. The rear gardens of nos. 97 and 99 are scarcely perceived from the road or other public viewpoint. In themselves, they are not important to the general character of the area. Five of the proposed houses here would scarcely be seen from the road or any public viewpoint.

26. Taking all the above into account and the relevant parts of Policies LTV6, LH1 and WOS3, I find no serious harm would arise to the physical character of the area.

The relationship with the surrounding houses

27. The house on Plot 3 is shown sited on the same building line as no.101 Pound Lane with about 6m between their flank walls. No.101 is a large house that has been extended on two

storeys out to the side boundary of no.99. There are trees along the shared boundary. The 13m deep garden of plot 3 adjoins the garden of no.101 close to the house. Plots 4 and 5 as proposed would have rear gardens of 13m and 12.5m respectively. These back on to the garden of 101 Pound Lane. Plot 5 also shares a boundary with Red Lodge. The house at plot 5 would be 11m from that boundary.

28. Plot 1 would have a similar building line to no.95 and is 4m from the common boundary. Its rear garden scales at 12.4m.

29. Red Lodge is one of two large houses with long gardens built on the rear gardens of houses fronting Old Bath Road. The corner of Red Lodge, which is at an angle to the boundary and contains its living room and main bedroom, is about 9m from that boundary and its terrace is a similar distance away. That corner would be about 20m from the side elevation of the house on plot 5. The distances between windows are such that, subject to the installation of obscured glass to the bathroom windows on the first floor of plot 5 and the removal of permitted development rights to install other windows on that elevation, the minimum distances often applied to ensure basic privacy would be secured. Similarly, fencing or the reinforcement with suitable planting along the existing rather sparse boundary would ensure visual privacy in the garden.

30. The boundary with no.101 is lined with trees and shrubs on the appeal site side and, apparently within the garden of no.101. Plot 1 has a similar relationship to no.95 as plot 3 to no.101. Any gaps in hedges and trees on the boundary could be filled by condition of any permission granted. Obscured glazing in the side elevation of plot 7 would avoid overlooking of the end of the garden of no.95.

31. With conditions as described above, I conclude that it would be possible to avoid direct overlooking or undue dominance by the buildings of occupiers of adjacent houses.

32. The issue here is more that in this part of Sonning, the layout of houses, combined with their plot size gives a very high standard of privacy and spaciousness to its residents in both house and garden. These qualities appear to me to be a distinctive characteristic of the area. Policies LBE2 and WBE1 address this relationship to other buildings and local context.

33. The occupier of Red Lodge tellingly said that part of the reason she had moved to Red Lodge was that there would not be the noise of small children in close proximity. This seems to me to crystallise and bring together the related issues of the wider character of the area and impact on adjacent occupiers upon which layout can have a major effect.

34. As a result of the side extension built to no.101 and, if built, that permitted at no.99, these two dwellings would be fairly close to each other. The main elevations are distant from other houses because of the long gardens. The latter allows the impact of activities in the gardens to be well dispersed.

35. At no.101 there would be a loss of the general sense of seclusion in its garden. This is because of the combination of comparatively modest depth and area of the three proposed gardens and the large size of the proposed houses. This would mean that the gardens would be much more intensively used than that of the existing house at no.99. All parts of the garden of no.101 would be so affected whereas at present the rear part is very secluded. The layout of the proposals and the resultant relationship with no.101 would thus mean that the high degree of privacy enjoyed by its occupiers would be unacceptably diminished.

36. Regarding no.95, there would be increased activity near no.95 because of the much smaller garden of Plot 1 compared to no.97. Plot 8 has a larger garden than plot 1 and plot 7 has only a narrow side garden and secondary elevation facing towards the rear of the garden of no.95. The impact would be less than at no.101 but still significant.

37. The sense of seclusion enjoyed by residents of Red Lodge would be very harmfully reduced because of activity in the garden of Plot 5 within 9m of the house and its terrace.

38. Reinforcement of tree planting along boundaries will have little effect on reducing the sense of intrusion arising from the relationships proposed on plots 3, 4, 5 and 6.

39. Whilst the building of Red Lodge a few years ago will have had some impact on the sense of privacy at 99 Pound Lane, the houses themselves are about 72m apart. Some loss of privacy in the rear part of the garden of no.99 has been lost but a high standard of seclusion otherwise remains.

40. Against the above impacts I must weigh the advice in PPG3 about the use of previously developed land in urban areas and the achievement of higher densities. Such development should not however be at the expense of the surroundings. Local character should be respected and all developments should be accessible by a range of non-car modes.

41. Pound Lane has a 2 hourly bus service in the middle of the day and there is only an hourly service along the nearby A4 Old Bath Road. Most of these nearby services depend, apparently, on Council subsidy, which is under review at present. There are no shops in easy walking distance and those to the south in Woodley appear to be mainly estate agents or newsagents. The nearest Local Education Authority primary school is about 500m away, across the A4 in Sonning and there are other state schools in Woodley, about 900m away. I was told that a significant proportion of local children is privately educated and that they are taken to school by car. From the above I conclude that the site is poorly served by public transport and inconvenient for local shops, schools and services so that there would be little option but to use the private car for many purposes. The existing two houses are inhabited and in good condition. The site has no overall "sustainability" advantages in my view.

42. However, if the aims of PPG3 in concentrating development in existing urban areas are to be met then, even allowing for the poor access to local facilities and infrequency of the nearby bus routes, there will be potential here to intensify use of this site. I consider however that the layout of any such redevelopment must allow for a more satisfactory relationship to adjacent houses so that more of the existing characteristic sense of seclusion can be retained than in the appeal scheme.

43. In coming to my overall conclusions, I have borne in mind that permissions were granted in 1988 and 1989 for the redevelopment of 2 houses on similar large plots a short distance across from this appeal site on the corner of West Drive and Pound Lane. Three blocks of 3 storey flats, known as West Court, now stand on that site.

44. That is a corner site where the contrast in type of development to adjacent buildings is less evident. Though different to the nearby large houses, the flats are in a spacious setting being set back from the two roads in fairly well treed grounds and behind retained verges in West Drive. Intensive use of amenity land adjacent to the gardens of existing houses is unlikely in an apartment development. I find no reference to local policies in the 1988 decision and in the 1989 letter there is a reference only to the fact that West Drive was identified within the

then emerging plan as "an important area for protection of amenity". I note that my colleague found the spaciousness and high standard of privacy to be a characteristic of that area, as I have of the land to the east in this appeal. Although it appears that the "important area" policy was not incorporated in the adopted plan, policies LBE2 of that plan and WBE1 and WH1 of the emerging plan protect the interests I have identified and to which I conclude that the proposal would cause serious harm.

Other matters

45. Some local residents report drainage problems in the area. Had I found the proposal otherwise acceptable, the requirement of other legislation would have sufficed to ensure that conditions were not worsened by this proposal. On the precedent point raised, each proposal must be judged on its own merits. The acceptability of a development in general principle, as I find here, must be balanced with its site specific impact in each case.

Conclusions

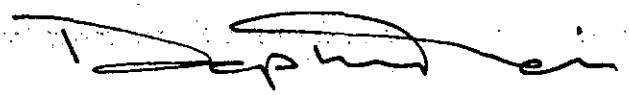
46. For the reasons given above and having regard to all other matters raised, I conclude that the appeal should be dismissed.

Formal Decision

47. In exercise of the powers transferred to me, I dismiss the appeal and refuse planning permission for demolition of two houses and garages and erection of 8 detached houses with garages at 97-99 Pound Lane, Sonning, Reading.

Information

48. Particulars of the right of appeal against this decision to the High Court are enclosed for those concerned.



INSPECTOR

APPEARANCES

FOR THE APPELLANT:

Mr Huw Edwards, MSc MRTPI	Associate, Charles Planning Associates, Chartered Town Planners
Mr Robert Hewitt, BSc, CEng, MICE, MIHT	Partner, Stuart Michael Associates, Consulting Civil Engineers

FOR THE LOCAL PLANNING AUTHORITY:

Mr Simon Lewis, BA(Hons), DipTP, MRTPI	Senior Planning Officer with the Council
Mr Tom Callaghan, HNC (Civil Engineering	Team Leader, Highways Development Control, with the Council

INTERESTED PERSONS:

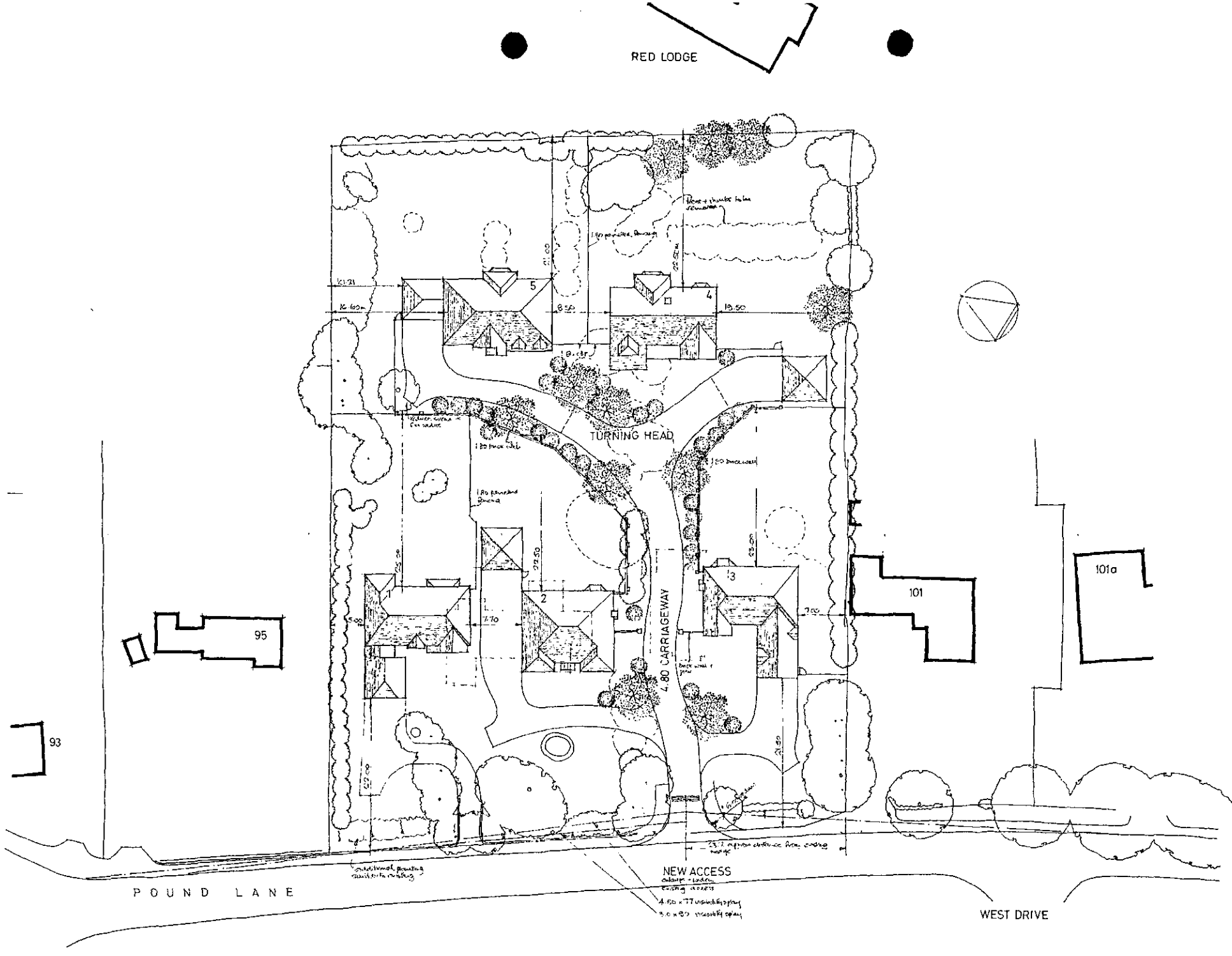
Mr Nigel Rose, MA, CEng, MIMechE, MIMgt	Wokingham District Councillor for Sonning, Spinney Side, Holme Park Lane, Sonning, RG4 6SX
Mrs Valerie Moncur	Parish Councillor for Sonning, 1 Elm Cottage, Thames Street, Sonning, RG4 6UU
Mrs Janet Lawson	Red Lodge, Old Bath Road, Sonning, RG4 6TQ
Mr Michael Toh	99 Pound Lane, Sonning, RG4 6GG

DOCUMENTS

Document	1	List of persons present at the Hearing.
Document	2	Letter of notification and circulation list
Document	3	Appendices to Mr Edwards' statement
Document	4	Appendices to Mr Hewitt's statement
Document	5	Appendices to Mr Lewis' statement
Document	6	Appendices to Mr Callaghan's statement
Document	7	Proposed Highway conditions
Document	8	Minutes of meeting of Environmental Services Committee of 12 June 2000
Document	9	Extracts from WDLP Deposit Draft with Proposed Amendments

PLANS

Plan	A	Set of Application Plans: 99 72: 01B, 2A, 3, 4, 5, 6, 7, 8 and Location Plan
Plan	B	Revised application plan (no.2000.1114.01 B) showing entrance section of access road and visibility splays



3335
3334

REVISED PLAN

20 AU

project
97-99 POUND LANE
SONNING

title
SITE PLAN

date JAN 01
scale 1: 250

drawing number 99 72 010
rev B

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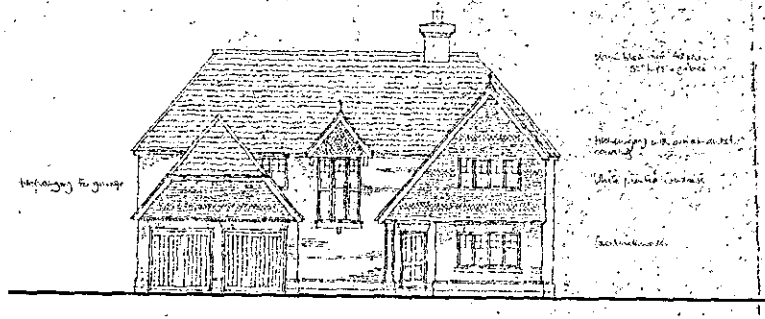
EMAIL: PHILIDES2@AOL.COM



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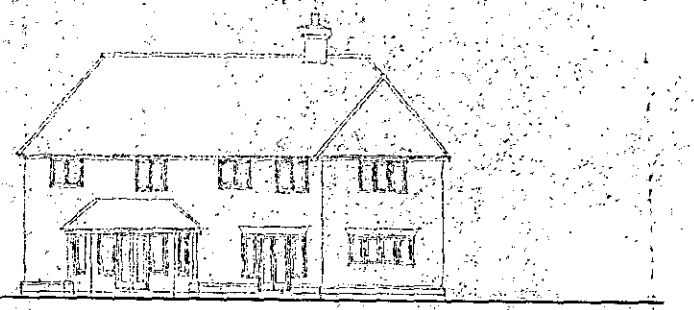

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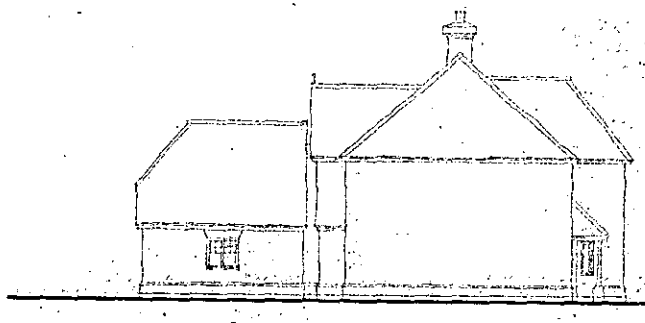

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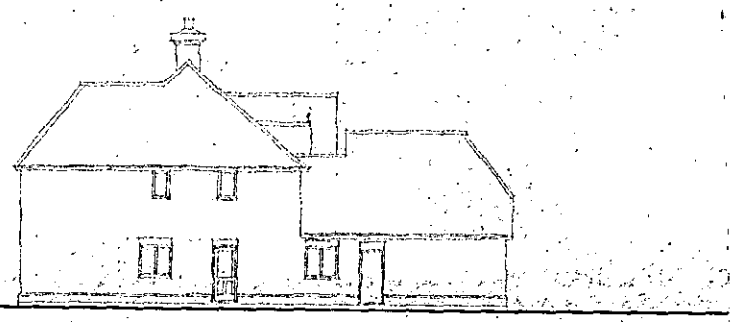

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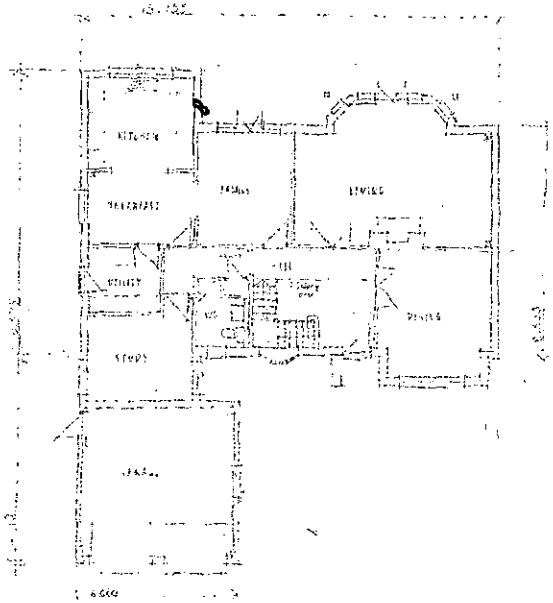
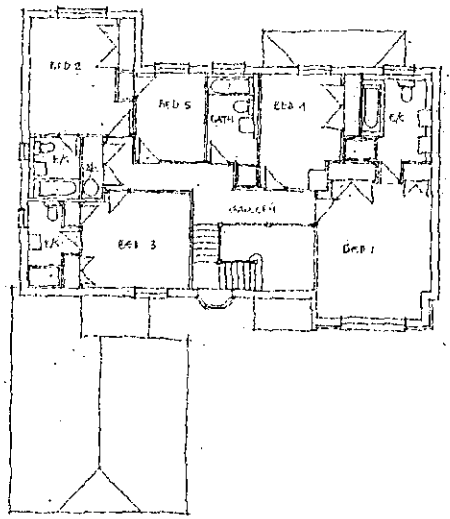


GROUND FLOOR PLAN



FIRST FLOOR PLAN

3334

3335

REVISED PLAN

project

97-99 POUND LANE
SONNING

title

HOUSE 1

date: JAN 01 scale: 1:100

drawing number: 99 72 011 rev. b

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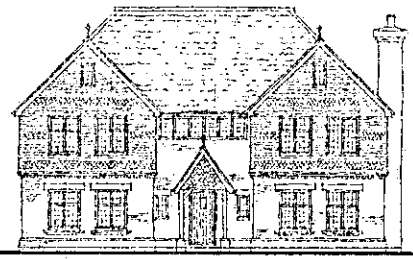

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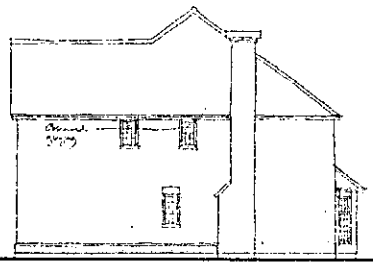

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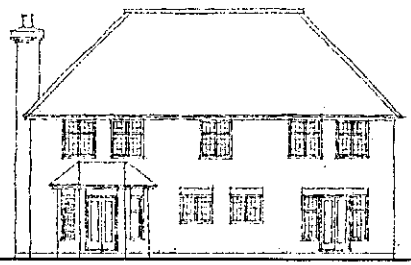

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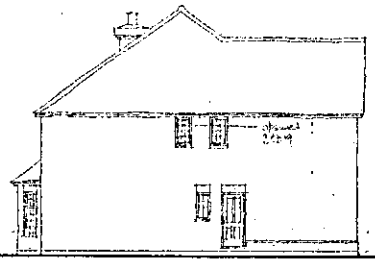

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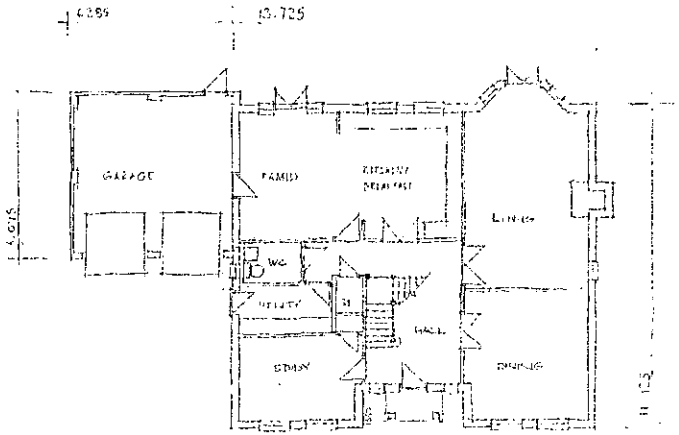

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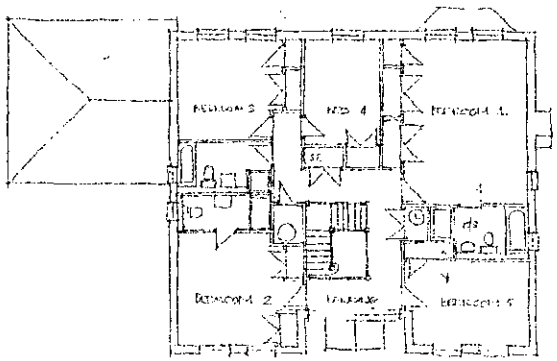

FIRST FLOOR PLAN

PLANNING SERVICES	HPT	
FOE	TEG	
OC	TEG	
APP		
CS		
20 APR 2001		
COPIES TO:	ACT.	
	FILE:	

3334
3335

REVISED PLAN

project
97-99 POUND LANE
SONNING

title
HOUSE 2

date
JAN '01

scale
1:100

drawing number
99 - 72 - 012

rev.
B

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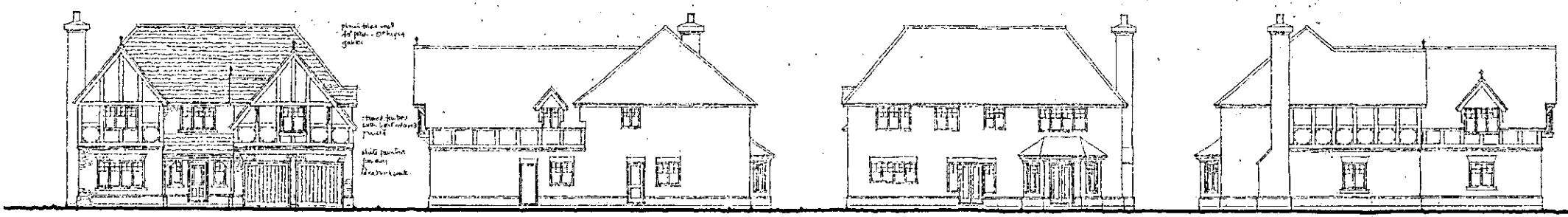
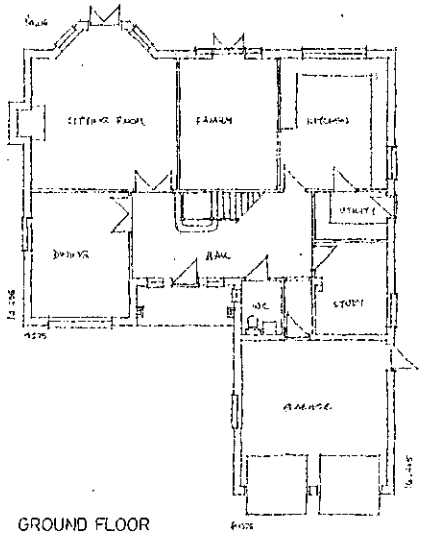


FRONT ELEVATION

SIDE

REAR

SIDE – ELEVATION TO ESTATE ROAD



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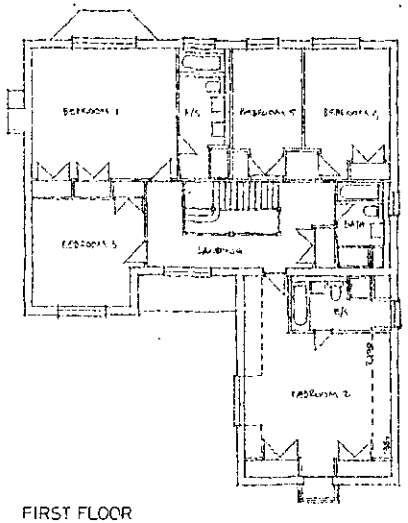

FIRST FLOOR

3334 1

3335 2

REVISED PLAN

project

97-99 POUND LANE
SONNING

title

HOUSE 3

date
APRIL 01

scale
1:100

drawing number
99 72 021

rev.

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No.	Date	Description
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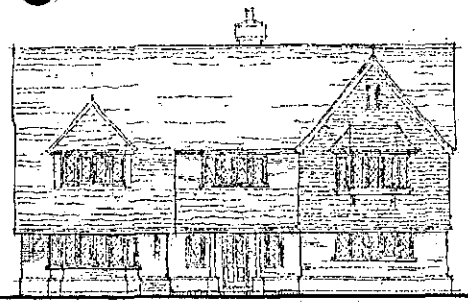

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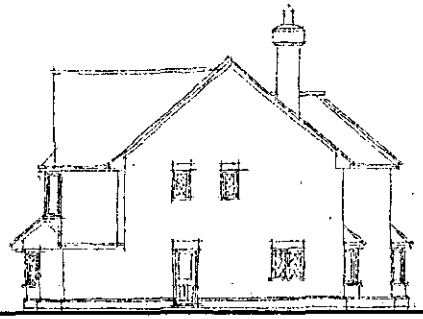

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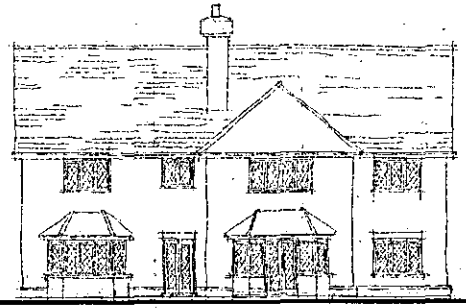
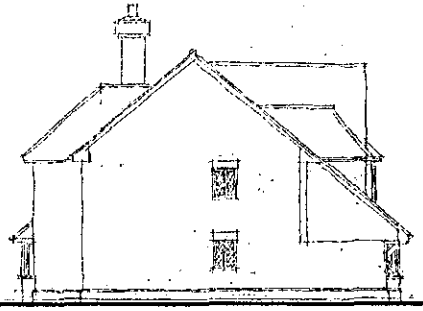


REAR ELEVATION



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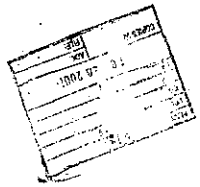

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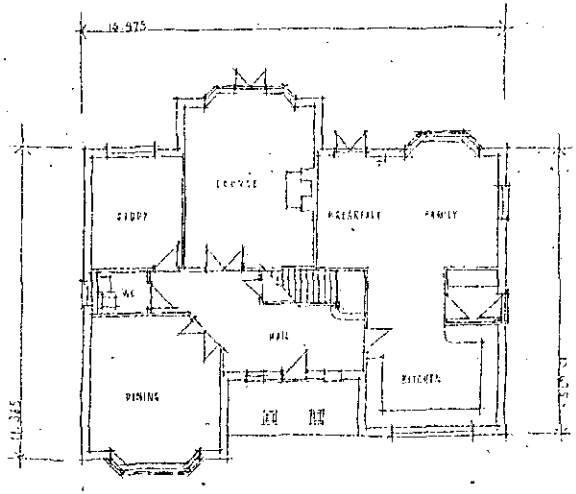
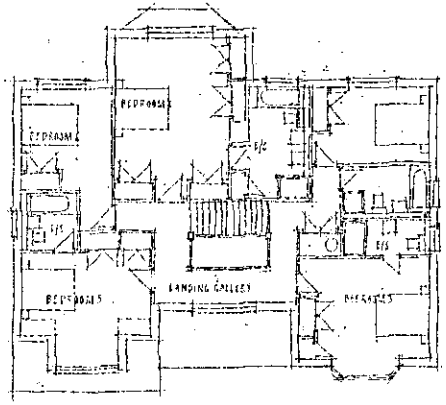


GROUND FLOOR PLAN



FIRST FLOOR PLAN

project
97-99 POUND LANE
SONNING

title
HOUSE 4

date JAN 01
scale 1:100

drawing number 99 72 014
rev. A

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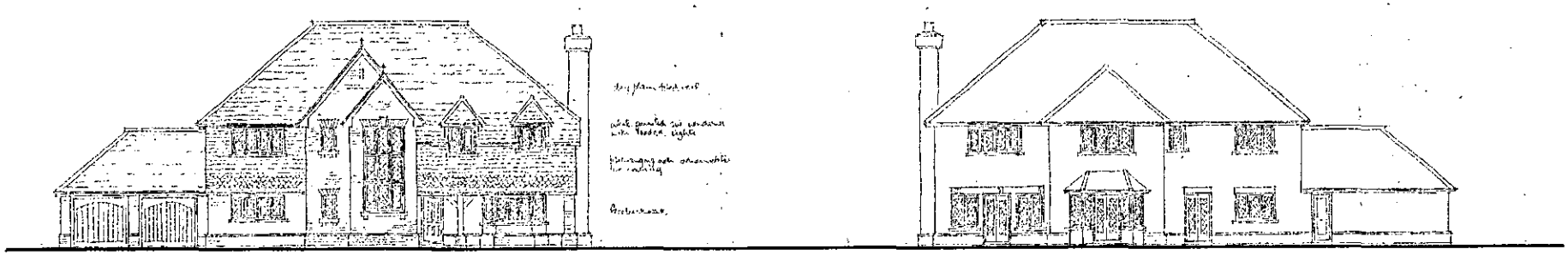
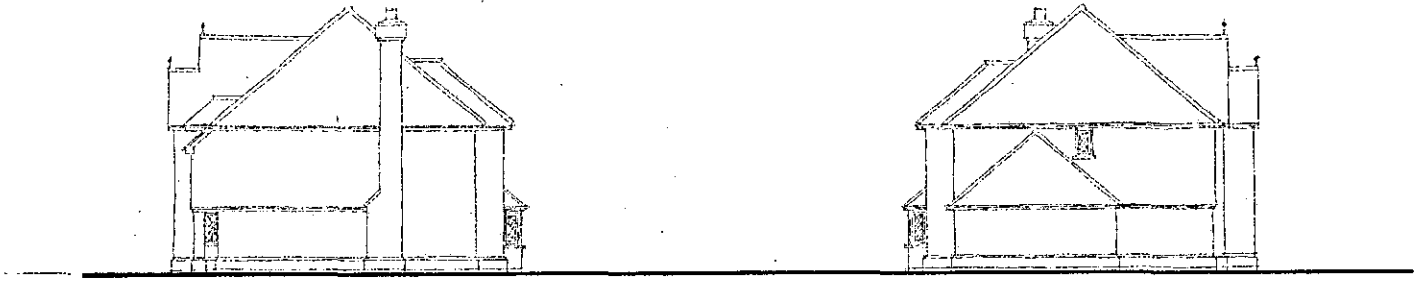


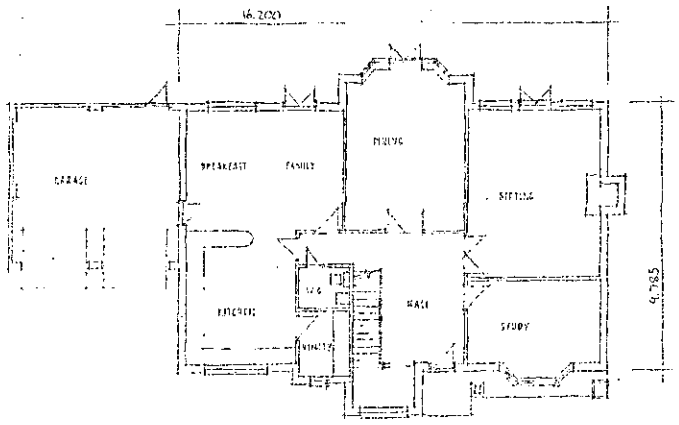
FRONT ELEVATION

REAR ELEVATION

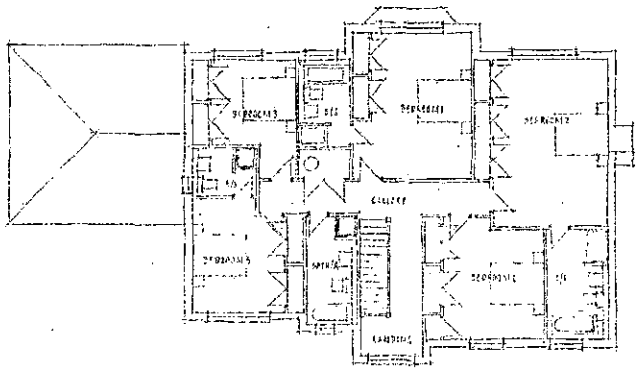


SIDE ELEVATION

SIDE ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

12 FEB 2001 · 3530

project

97-99 POUND LANE SONNING

title

HOUSE 5

date JAN 01 scale 1:100

drawing number	rev
99·72·015	A

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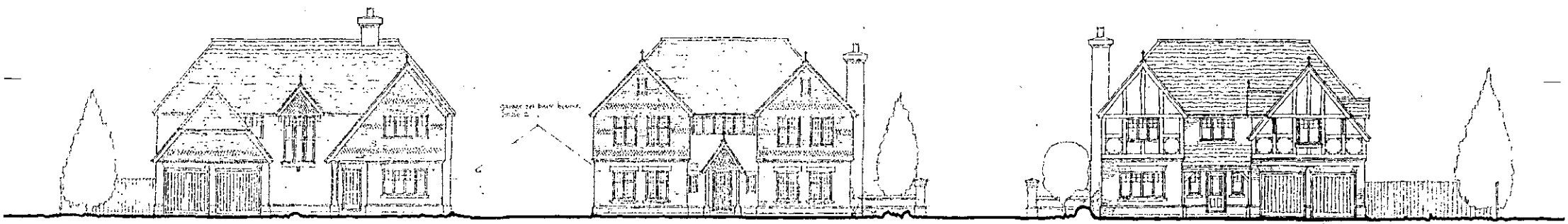

HOUSE 1

HOUSE 2

HOUSE 3

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	DATE:

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REVISED PLAN

project

97-99 POUND LANE
SONNING

title

STREET SCENE

date	scale
MAR 01	1:100

drawing number	rev.
99 72 020	A

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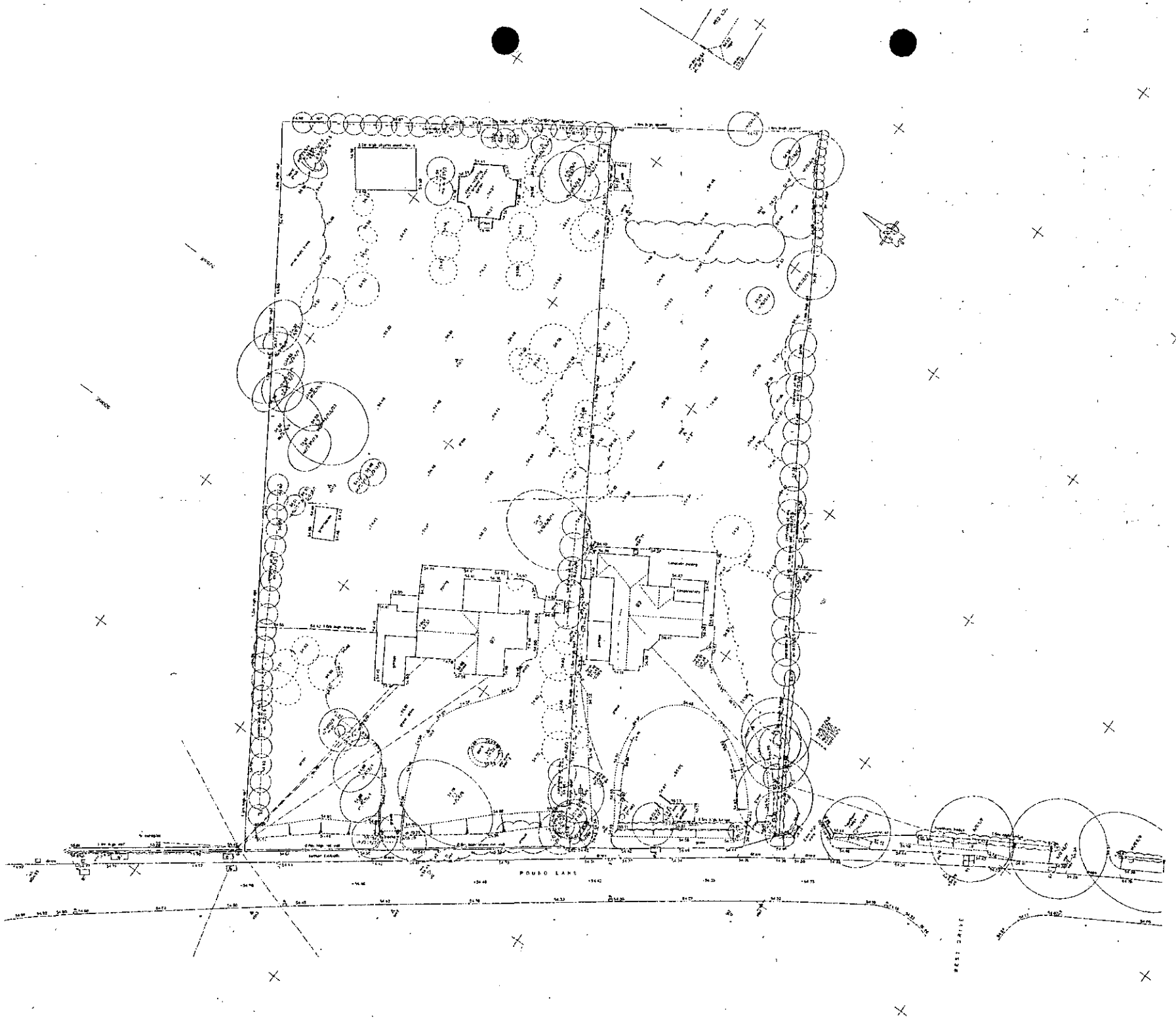

project
97–99 POUND LANE
SONNING

title
SITE SURVEY

date
JAN 2000

scale
1:250

drawing number
99 . 72 . 07

PHILIP
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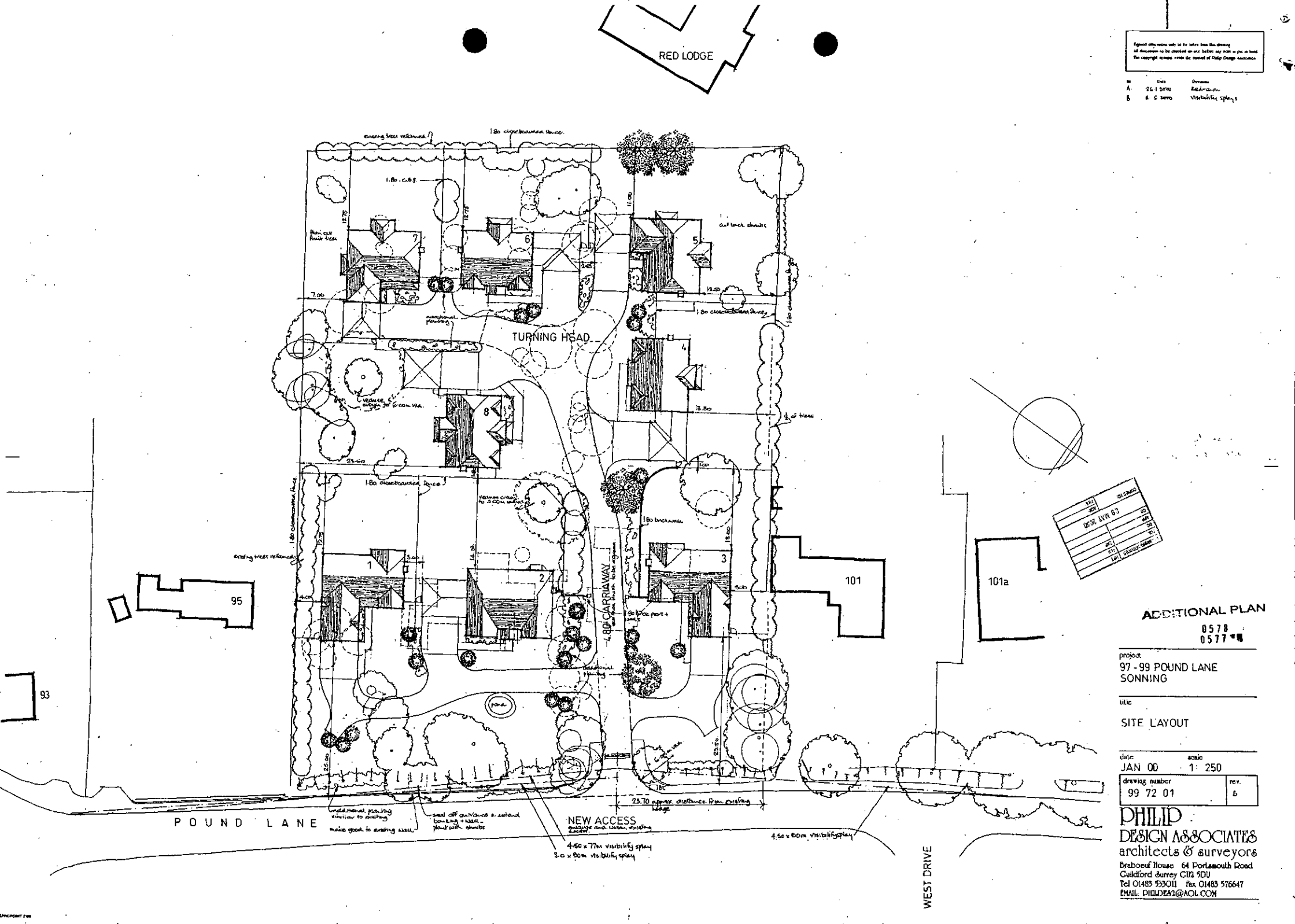

project
97 - 99 POUND LANE
SONNING

title
SITE LAYOUT

date JAN 00
scale 1: 250

drawing number 99 72 01
rev. B

PHILIP DESIGN ASSOCIATES
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Ms Nicola Lake
Wokingham District Council
Planning Department
Shute End
Wokingham
RG40 1BN

41943

NL

03 APR 2001

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30 March 2001

Dear Ms Lake

97 – 99 POUND LANE SONNING – F/2001/3335

With regard to our meeting on 28th March, I enclose copies of Drawings No 99.72.010A and 020, showing the revised site layout plan as discussed and a view of the site from the road.

With regard to the site plan, we have moved House 1 to provide a distance of 5 m between the flank wall and the existing boundary and have repositioned the garage of House 2 in order to provide clear width between Houses 1 and 2 of 7.7 m.

With regard to the question of bulk, we have reduced the heights of all three houses and the roof design of House 1. All houses are now virtually the same height.

I am sure you are as anxious as we are to proceed this Application and, therefore, would hope that you would kindly telephone me at your earliest convenience to advise if our proposals are acceptable so we can issue you with the appropriate numbers of revised drawings.

Yours sincerely

Richard Gandy
PHILIP DESIGN ASSOCIATES

04.04.01
Spoke to Mr. Richard Gandy and explained that due to the difference in height of No 101 and Proposed plot 3. It is suggested that they reduce the width of the dwelling by 2m. This would also result in a house that would be visually more in keeping with the other 2 Portage properties.
They said they would do that and send it the revised plans.
Thankyou.

Encl

Copy to: Mr A Brooks, Bewley Homes, Inhurst

EGMONT HOUSE

1764

ADDRESS 101A POUND LANE PARISH SONNING

PLOT No. 21.3.88 ORD. SHEET No. SU. 7674 37

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
22569	MR. C. WHEELER	DET. HOUSE & GARAGE	13.12.84	Ref
22948	"	"	30.1.85	C/A
26464	"	"	3.11.86	C/A
BRA 1803	"	"	2.12.86	APP
27393 *	"	CARPORT & GARDEN STORE	15.5.87	C/A
BRA5734	MR. B. CROWLEY	GARAGE	6.9.88	APP
31876	"	DBLE GARAGE (DUAST. 27393)	3.11.88	Ref
31946	"	6' HEDGE & FENCE / PROPOSED LOOTWAY CROSSING	23.11.88	Ref
32022	"	RADIO MAST	24.2.89	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

"SESSAY",

ADDRESS 101 POUND LANE PARISH SONNING landady Enf

PLOT No. Old Property ORD. SHEET No. SU. 7674 37

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
344/50	Mr. T. Sims	Bathroom	12.9.50	App. N/A
681/51	"	Extension to Garage	8.1.52	App. N/A
14938	Mr C Wheeler	S/s extn to rear		
		sitting room & lons.	12.3.81	Na Cf
BR16969	" "	" "	10.6.81	Ref Na
BR17128.	" "	" " "	18.6.81.	App NA
25368	ROBB-MONT AEUS	1 HOUSE/GARAGE AT REAR	16.6.86	REF
99/69418/F	S. W Robertson.	f/gl/se rear extensions	18/5/99.	C/A
EP99/9163	"	f/FL Exit	12/10/99	APP

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

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architects & surveyors

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Ms Nicola Lake
Planning Department
Wokingham District Council
Shute End
Wokingham
RG40 1BN

5 June 2001

Dear Ms Lake

97 – 99 POUND LANE, SONNING – F/2001/3335

With regard to the recent Planning Committee, when a decision was made approving our scheme subject to the garage arrangement for House 1 being changed, we have made these alterations and enclose three copies of Drawings No 99.72.010C and 99.72.011C.

We look forward to receiving your official approval in due course.

Yours sincerely

Richard Gandy
PHILIP DESIGN ASSOCIATES

44166

PLANNING SERVICES	HPT
POL	TLS
DC NL	ENF
APP	
CS	
06 JUN 2001	
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	FILE:

Encl

Copy to: Mr A Brooks, Bewley Homes

THOMASON PARTNERSHIP
Consulting Civil and Structural Engineers

86 EPSOM ROAD
GUILDFORD
SURREY
GU1 2BX

Telephone: 01483 565886
Facsimile: 01483 506822

Direct Dial: 01483-540142
Email: irafter@thomasons.co.uk

PLANNING SERVICE | HPT 52020
DC | TLS
APP | ENF
CS
21 JAN 2002
COPIES TO: | ACK: | FILE:

Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WH

Fao Nicola Lake

18 January 2002

Dear Mrs Lake

RE: POUND LANE, SONNING, BERKSHIRE
SITE 1& 2 – APPLICATION NO. 2001/3596 & 3598

With reference to the above and as part of the planning conditions, please find enclosed two copies of our Drawing G11046/106 and /206 showing the provision for ducting for the above.

We trust the above is satisfactory, but should you require further assistance, please do not hesitate to contact the undersigned

Yours sincerely

I F Rafter for the
THOMASON PARTNERSHIP

Encl.

cc. Gary Fish – Bewley Homes (+encl.)

Partners:
C T Shorter CEng MIStructE FConsE FFB
A A Park CEng FIStructE
M J Wiltshire IEng AMIStructE AMICE
R C Hackman IEng AMIStructE AMICE
N Russell BSc(Hons) CEng FIStructE FICE MIMgt

Associates:
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S E McSorley BSc CEng MIStructE AMICE MIMgt
D A O Lace-Evans BSc(Hons) CEng MIStructE
B S Watts BSc CEng MIStructE MICE
J A Adams BSc ARICS
M Goddard BSc(Hons) CEng MIStructE
P D Jarvis BEng(Hons) CEng MIStructE MICE
R J Barnes BEng(Hons) CEng MIStructE MCIOB
A C Smyth BEng(Hons) CEng MIStructE
D E Manion BEng(Hons)

Offices at Guildford, London, Leeds, Manchester & Sheffield
Website: www.thomasons.co.uk

THOMASON PARTNERSHIP

Consulting Civil & Structural Engineers

86, EPSOM ROAD, GUILDFORD, SURREY, GU1 2BX. TEL: 01483 565886 FAX: 01483 506822

Offices at:- Guildford Leeds London Manchester & Sheffield

DRAWING ISSUE SHEET

Date	JUN 2001
Contract No.	G11046
Sheet No.	10

Contract: POUND LANE, SONNING, BERKSHIRE (97-99)

WE ENCLOSE COPIES OF THE FOLLOWING DRAWINGS AS NOTED BELOW:

DRAWING TITLE	DRG. NO.	Date of Issue: 27/07/01	27/07/01	09/08/01	09/08/01	24/08/01	30/08/01	10/09/01	11/09/01	14/09/01	18/09/01	28/09/01	04/10/01	22/10/01	18/01/02
		REVISIONS													
DRAINAGE LAYOUT - SITE 1	101	/	/					A	A		B				
ROAD & BUILDING LEVELS - SITE 1	102	A	A	B	B	B	C	D			E		F		
TYP. DRAINAGE & ROAD DETAILS	103	/	/	A	A				A		B		C		
SITE 1 CONVEYANCING PLAN	104			/	/							A		C	Cancelled
SETTING OUT COORDINATES SITE 1	105									/					
COORDINATED SERVICES PLAN	106											/		/	A

DISTRIBUTION	NUMBER OF COPIES													
BEWLEY HOMES	1		1			1	1		1	1	1	1	1	1
TERRAFIRMA	1		1				1			1				
TONY EELEY - DLK ARCHITECTS		1		1			1		1	3		1		
WOKINGHAM DC - BUILDING CONTROL					2							2		
WOKINGHAM DC -HIGHWAYS-STEVE AUTON							1							
STUART MICHAEL - JERRY MUSCROFT							1							
THAMES WATER, BRENTFORD								1						
WOKINGHAM DC - PLANNING- NICOLA LAKE												2		2
PURPOSE OF ISSUE	P	P	P	P	P	P	P	P	P	C	P	C	P	C
METHOD OF ISSUE	H	E	H	E	H	H	H	H	H	H	H	H	H	H

D (for Discussion/comment) **P** (Preliminary) **I** (for Information) **B** (Billing) **T** (Tender) **C** (Construction) **H** (Hard copy/print) **E** (Electronic : E-mail, ISDN etc.)

THOMASON PARTNERSHIP

Consulting Civil & Structural Engineers

86, EPSOM ROAD, GUILDFORD, SURREY, GU1 2BX. TEL: 01483 565886 FAX: 01483 506822

Offices at:- Guildford Leeds London Manchester & Sheffield

DRAWING ISSUE SHEET

Date: JUN 2001

Contract: POUND LANE
SONNING, BERKSHIRE (SEGRAVE & FACIMUS)

Contract No.: G11046

Sheet No.: 20

WE ENCLOSE COPIES OF THE FOLLOWING DRAWINGS AS NOTED BELOW:

DRAWING TITLE	DRG. NO.	Date of Issue: 27/07/01	27/07/01	09/08/01	09/08/01	24/08/01	30/08/01	07/09/01	11/09/01	14/09/01	18/09/01	26/09/01	04/10/01	22/10/01	18/01/02
		REVISIONS													
DRAINAGE LAYOUT - SITE 2	201	/	/					A	A		B				
ROAD & BUILDING LEVELS - SITE 2	202	A	A	B	B	B	C	D			E		F		
TYP. DRAINAGE & ROAD DETAILS	203	/	/	A	A				A		B		C		
SITE 2															
CONVEYANCING PLAN	204			/	/							A		C	a n c e l l e d
SETTING OUT COORDINATES	205									/					
SITE 2															
COORDINATED SERVICES PLAN	206													/	A

DISTRIBUTION	NUMBER OF COPIES													
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TERRAFIRMA	1		1				1			1				
TONY EELEY - DLK ARCHITECTS		1		1			1		1	3		1		
WOKINGHAM DC - BUILDING CONTROL					2							2		
WOKINGHAM DC -HIGHWAYS-STEVE AUTON							1							
STUART MICHAEL - JERRY MUSCROFT							1							
THAMES WATER, BRENTFORD								1						
WOKINGHAM DC - PLANNING - NICOLA LAKE														2
PURPOSE OF ISSUE	P	P	P	P	P	P	P	P	P	C	P	C	P	C
METHOD OF ISSUE	H	E	H	E	H	H	H	H	H	H	H	H	H	H

D (for Discussion/comment) **P** (Preliminary) **I** (for Information) **B** (Billing) **T** (Tender) **C** (Construction) **H** (Hard copy/print) **E** (Electronic : E-mail, ISDN etc.)

R:\G11000s\G11046\Issue\

200-210

RR

	HPT 61748
PL	TLS
DC JL	ENF
APP	
CS	

02 OCT 2002

COPIES	ACK:
	FILE:

Mrs. Anna Hutchings FRICS
District Valuer
South East

Reading Valuation Office
Kings Wharf
20-30 Kings Road
Reading, Berkshire
RG1 3ER

Direct Line: 0118 980 4806
Switchboard: 0118 980 4800
Fax: 0118 980 4899
E-mail: simon.t.woods@voa.gsi.gov.uk

Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1WH

Your Reference :
Our Reference : 466002
Please ask for : Mr. S Woods

Date : 30th September 2002.

For the attention of the Planning Department.

Dear Sirs,

ISOMER AND FECIMUS, POUND LANE, SONNING. I.D. 60487

Please find a copy of my letter of 16th July 2002, and I confirm that I am still awaiting a response.

This is now my fourth time of writing, having sent reminders on 15th August 2002 and 30th August 2002.

For my previous three letters, I haven't even had the courtesy of an acknowledgement, and I trust that you would therefore agree in the circumstances that a reply is now long overdue.

I trust that you will now respond as a matter of urgency.

Yours faithfully,

for District Valuer
Reading

Mrs.Anna Hutchings FRICS
District Valuer
South East

Reading Valuation Office
Kings Wharf
20-30 Kings Road
Reading, Berkshire
RG1 3ER

Direct Line: 0118 980 4806
Switchboard: 0118 980 4800
Fax: 0118 980 4899
E-mail: simon.t.woods@voa.gsi.gov.uk

Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1WH

Your Reference :
Our Reference : 466002
Please ask for : Mr. S Woods

Date : 16th July 2002.

For the attention of the Planning Department.

Dear Sirs,

ISOMER AND FECIMUS, POUND LANE, SONNING.

I am attempting to agree the value of the above mentioned properties as at 31st July 2000. The properties in question are shown edged red on the attached plan.

I have been advised verbally by your Council that planning approval was granted to Bewley Homes for six units on 23rd May 2001. Am I right in thinking that the current scheme, incorporates the redevelopment of an adjoining property?

The difficulty that I have in this case is that the planning approval was approximately one year after my valuation date.

Are you able to confirm that if a similar scheme to that eventually approved, was considered at 31st July 2000, that it would have received planning consent. Would you have accepted a planning application in respect of Fecimus and Isomer only, or would they have to be developed in conjunction with neighbouring properties.

Your input would be of great assistance to me, and I look forward to hearing from you further in this respect.

Yours faithfully,

for District Valuer
Reading



Plan title:

Copyright (c) 2002 Ordnance Survey

Date: 12/6/2002

DM sequence no:

Scale: 1:1250

Mrs.Anna Hutchings FRICS
District Valuer
South East

Reading Valuation Office
Kings Wharf
20-30 Kings Road
Reading, Berkshire
RG1 3ER

Direct Line: 0118 980 4806
Switchboard: 0118 980 4800
Fax: 0118 980 4899
E-mail: simon.t.woods@voa.gsi.gov.uk

Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1WH

Your Reference :
Our Reference : 466002
Please ask for : Mr. S.Woods

Date : 30th August 2002.

60487

PLANNING SERVICES	HPT
POL	TLS
NL	
02 SEP 2002	
TO	ACK:
	FILE:

For the attention of the Planning Department.

Dear Sirs,

ISOMER AND FECIMUS, POUND LANE, SONNING.

I write further to my letters of 16th July 2002 and 15th August 2002.

I would very much appreciate a reply, in order that I am in a position to consider my valuation as at 31st July 2000.

I look forward to hearing from you.

Yours faithfully,

for District Valuer
Reading

Mrs. Anna Hutchings FRICS
District Valuer
South East

Reading Valuation Office
Kings Wharf
20-30 Kings Road
Reading, Berkshire
RG1 3ER

Direct Line: 0118 980 4806
Switchboard: 0118 980 4800
Fax: 0118 980 4899
E-mail: simon.t.woods@voa.gsi.gov.uk

PLANNING 5996
15 AUG 2002
ACK:

Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1WH

Your Reference :
Our Reference : 466002
Please ask for : Mr. S Woods

Date : 15th August 2002.

For the attention of the Planning Department.

Dear Sirs,

ISOMER AND FECIMUS, POUND LANE, SONNING.

I write further to my letter of 16th July 2002, a copy of which is attached for your reference.

I would appreciate your early reply, in order that I may progress this matter.

Thank you for your assistance in this respect.

Yours faithfully,

for District Valuer
Reading

Mrs.Anna Hutchings FRICS
District Valuer
South East

Reading Valuation Office
Kings Wharf
20-30 Kings Road
Reading, Berkshire
RG1 3ER

Direct Line: 0118 980 4806
Switchboard: 0118 980 4800
Fax: 0118 980 4899
E-mail: simon.t.woods@voa.gsi.gov.uk

PLAN HPT
POL
DC
APP
CS
19 AUG 2002
ACK

Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1WH

Your Reference :
Our Reference : 466002
Please ask for : Mr. S Woods

Date : 16th July 2002.

For the attention of the Planning Department.

Dear Sirs,

ISOMER AND FECIMUS, POUND LANE, SONNING.

I am attempting to agree the value of the above mentioned properties as at 31st July 2000. The properties in question are shown edged red on the attached plan.

I have been advised verbally by your Council that planning approval was granted to Bewley Homes for six units on 23rd May 2001. Am I right in thinking that the current scheme, incorporates the redevelopment of an adjoining property?

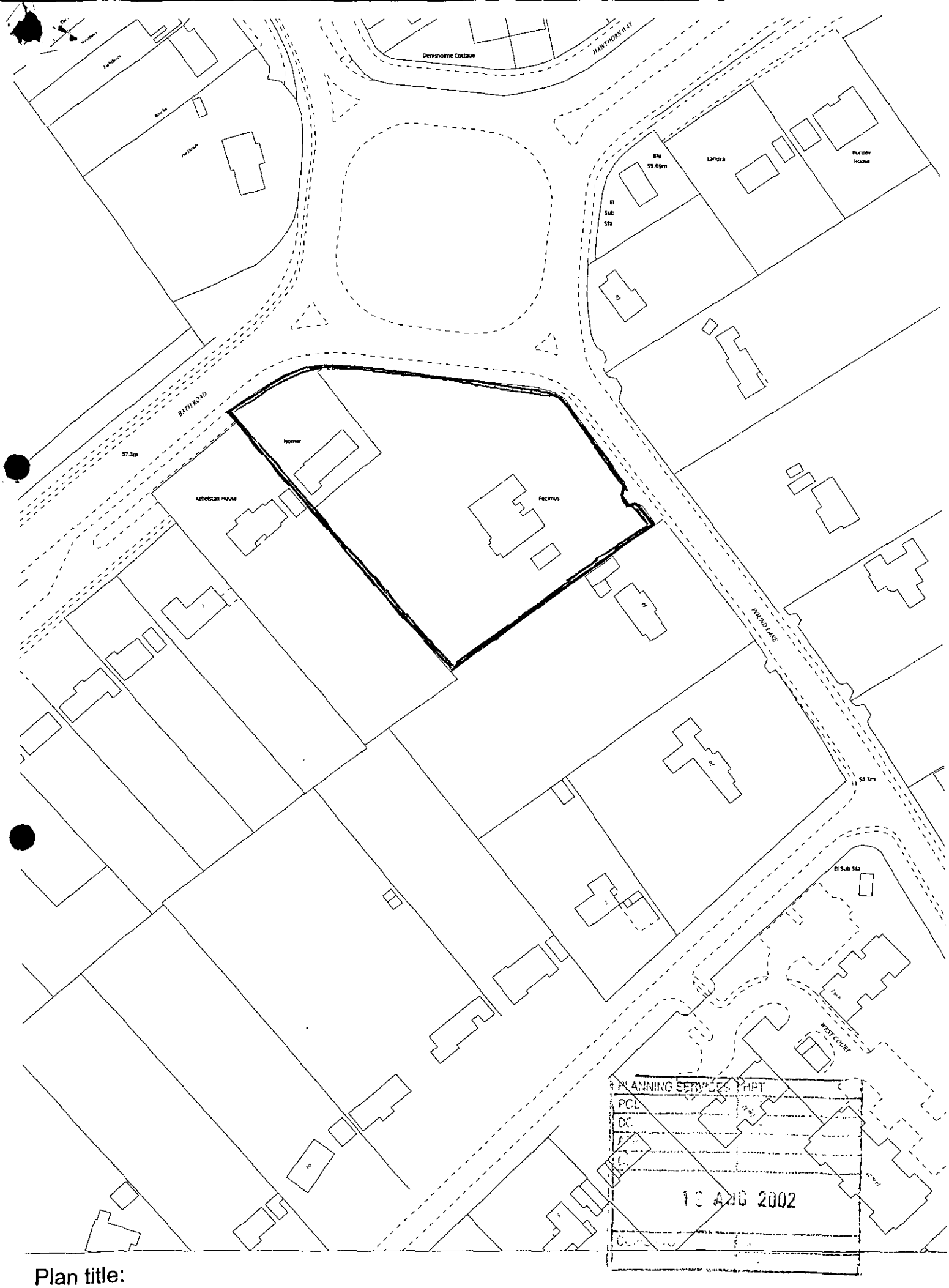
The difficulty that I have in this case is that the planning approval was approximately one year after my valuation date.

Are you able to confirm that if a similar scheme to that eventually approved, was considered at 31st July 2000, that it would have received planning consent. Would you have accepted a planning application in respect of Fecimus and Isomer only, or would they have to be developed in conjunction with neighbouring properties.

Your input would be of great assistance to me, and I look forward to hearing from you further in this respect.

Yours faithfully,

for District Valuer
Reading



Plan title:

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Date: 12/6/2002 | DM sequence no: | Scale: 1:1250

fwe

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	3335	NL
BUILDING CONTROL NUMBER	FP 2001/2217	Central
~~APPLICANT~~/AGENT	Daniel Lelliott Krauze	
ADDRESS OF SITE	97-99 Pound Lane SOUTHALL.	
DESCRIPTION OF PROPOSED WORK	5 detached houses (Site 1)	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	G11046/P/102B	99 72 010 B.
ELEVATIONS		attached
FLOOR PLANS	See	

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	Awaiting Legal Agreement	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Slight.	
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE	4/10/01	

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	

97-99 Pound Lane
Sonning

	BC FP2001/2217	Planning F/2001/3335.
House 1		
Elevations	1083/P/101/1B+2B (garage door moved to side)	99 72 011 B
Floor Plans	100 D.	— "
House 2		
Elevations	201/1B+2B	99 72 012B
Floor Plans	200 D	— "
garage	050 C	016A (DC garage shown on block plan not attached to house)
House 3		
Elevations	301/1A+2A	99 72 021
Floor Plans	300 D	— "
House 4		
Elevations	401/1B+2B	99 72 014A
Floor Plans	400 D ~~403A (additional side window first floor not shown on elevations)~~	— "
garage	— 051C —	99 72 016
House 5		
Elevations	501/1B+2B	99 72 015A
Floor Plans.	500 D.	— "

DEVELOPMENT CONTROL COMMITTEE 23.5.2001
MEMBERS UPDATE

FORMER TESCO STORES LTD AND MULTI STOREY CAR PARK, ELM RD/DENMARK ST, WOKINGHAM
Application No. F/2001/3459- Pages 3365-3391

Unfortunately Wokingham Town Council's comments were not attached as stated in the agenda. These are now attached. In paragraph G of the appraisal the last sentence of the second paragraph should read "This will be secured by condition".

In addition under "Proposal" the gross floorspace figures should read as follows (changes are highlighted in italic):

OPTION A : Retail and Leisure Scheme

Change of use from A1 retail to D2 assembly & leisure:	4,124m²
Retained in A1 retail use or possible	
Change of use to A3 food & drink (Alexandra Court Unit)	***572m²***
Retained in A1 retail use :	1,189m²
Additional floorspace A1 retial/A3 food & drink (mezzanine)	151m²
Total	***6,036m²***

OPTION B : Retail, Leisure and Office Scheme

Change of use from A1 retail to D2 assembly & leisure:	4,124m²
Change of use from B1(a) office (Alexandra Court Unit)	572m²
Retained in A1 retail use :	1,189m²
Additional floorspace B1(a) office(additional floor and not mezzanine)	365m²
Total	6,250m²

Archaeologist : No archaeological conditions required.

LAND AT MOLE ROAD, SINDLESHAM, WINNERSH
Application No. RM/2001/3129- Pages 3418-3441

The 3rd paragraph of part B. of the appraisal should read as follows:

"The two oak trees at the front of the site near the junction of Gipsy Lane and Mole Road are important in the streetscene and are covered by a Tree Preservation Order. In order to achieve the visibility splay requested by the Highway Authority, the smaller of these two trees would have to be removed. However, as the two trees are close together, it is considered that the loss to the streetscene will be minimal, as the canopy spread of the larger tree will remain. This is the same as in the outline application. The tree will be replaced elsewhere on the site. "

RURALCRAFTS, 374 READING ROAD, WINNERSH
Application Number: O/2001/3517 – Pages 3422-3452

In addition to the Highway contributions mentioned in the report, the applicant has agreed to a contribution of £1020.00 towards library provision in the Parish.

97-99 POUND LANE, SONNING.
Application Number: F/2001/3334 &F/2001/3335. Pages 3453-3480.

An appeal has now been lodged against non-determination of application F/2001/3335. The appeal will take the form of a Hearing and the statement is due on the 21 June 2001.

Two additional conditions have also been recommended:

18. The existing vehicular accesses to the site shall be stopped up and abandoned and footway crossing shall be re-instated to the satisfaction of the Local Planning Authority within one month of the completion of the new access.

19. A 2m high closed board fence shall be erected along the length of the boundary between the application site and number 95 Pound Lane, prior to the commencement of other works on the site and shall thereafter be retained.

ISOMER, FECIMUS AND SEGRAVE LODGE, POUND LANE, SONNING.
Application Number: F/2001/3596 & F/2001/3598. Pages 3481-3498.

In the first section of the report the applicants are incorrectly stated as Bryant Homes Ltd. The applicants are instead Bewley Homes.

ST PAUL'S C OF E JUNIOR SCHOOL, OXFORD ROAD, WOKINGHAM
Application Number F/2001/3693 – Pages 3499-3503

Since the report was written, comments have been received from Wokingham Town Council who have no objection to the application. Two letters have been received from local residents, one in support and one objection. The applicant has also sent a letter and copies of correspondence to members of the Development Control Committee.

PARK FARM, PARK LANE, FINCHAMPSTEAD
Application F/2001/3687

I additional letter of objection and 1 letter in connection with the revised plans received – No new points raised in addition to those reported in the agenda.

ORCHARD COTTAGE, THE VILLAGE, FINCHAMPSTEAD
Application F/2001/3616

On O.S. based plan on page 3518 of the agenda, Orchard Cottage is not shown.
Corrections to paragraph 4A of the agenda report:
First para., line 6 – delete 1.4 insert 1.7m.
Second para., line 3 delete 'and 3m'. Line 4 delete 2.3m/5m.....Popular Point. Insert '2m between The Forge and Little Orchard and 2.5m between Little Orchard and 2.5m between Little Orchard and Popular Point.'

YEWGATE, REMENHAM HILL, REMENHAM.
Application Number: F/2001/3179. Pages 3538-3553.

An additional condition is recommended to prevent the infilling under the covered pavilion, walkway and porch.

9. The open elevations of the hereby approved pavilion, porch and walkway shall not be enclosed, in part or whole, at any time without the permission in writing of the Local Planning Authority.

   Reason: To safeguard the open character and amenity of the Green Belt.

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Mrs B Polnik

Application Number: F/2001/3459

Proposal: Proposed change of use of part of store from (A1) retail to (D2) leisure and part of building from (A1) retail to (A3) restaurant with insertion of mezzanine floor or alternatively B1 office use with mezzanine floor, external and internal alterations plus demolition and relocation of public toilets.

Site Address: Former Tesco Stores & Multi storey Car Park, Elms Road/Denmark Street, Wokingham

Applicant: Axa Equity & Law C/O Kemp Muir Wealleans

Your observations are required in respect of this application **by 31/03/01**

At its meeting on 20 March 2001, the Planning & Transportation Committee resolved to make the following observations:

- **object to the relocation of the public toilets to the first floor – they are an amenity for the town and as such should be easily accessible at ground level.**
- **concerned that there may be restrictions on the use of the Elms Road car park – will it still be open for general public use or only for use by customers of the new facilities as is implied on the application form where it states that the 'provision for parking' for the development is 304 spaces.**
- **disappointed at the small amount of retail usage in the proposal**

SIGNED: _____ **DATE:** 26/03/01

CLERK TO Wokingham Town Council

01483 576647

FACSIMILE TRANSMISSION

PHILIP
DESIGN ASSOCIATES
architects & surveyors

Braboeuf House 64 Portsmouth Road
Guildford Surrey GU2 4DU
Tel 01483 533011 Fax 01483 576647
EMAIL: PHILDES2@AOL.COM

WOKINGHAM D.C.

TO: PLANNING DEPARTMENT

ATTENTION: NICHOLA LAKE

FAX NO: 01189746484

FROM: RICHARD GANDY

DATE: 23 MAY 01

NO OF PAGES (including Cover Sheet):

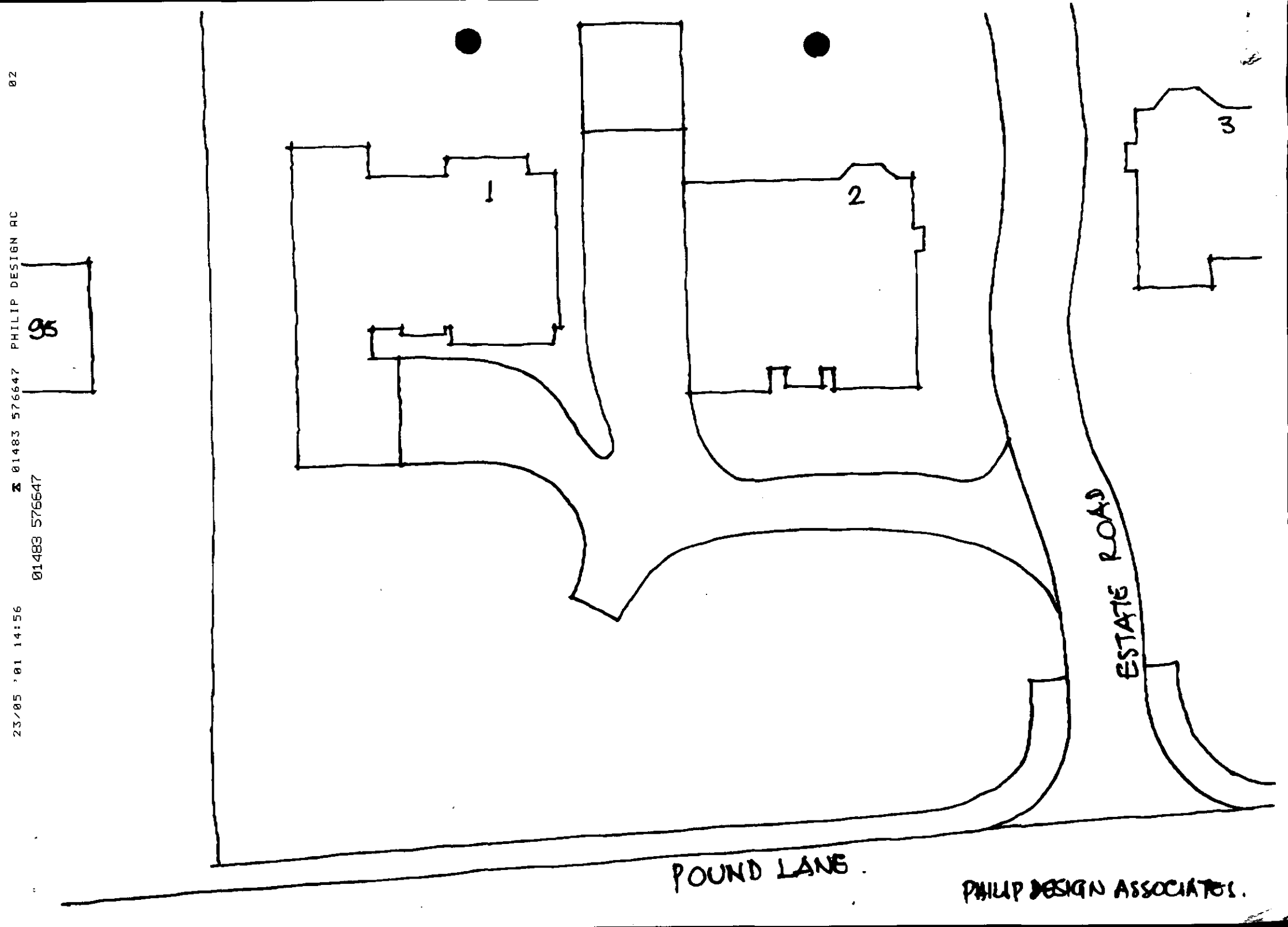
SUBJECT: 97-99 POUNDLANE BOWNING.

Further to our telephone conversation earlier this afternoon I have discussed your request to change the garage entry of House 1 with my client Mr Andrew Brooks of Bewley Homes. He has agreed to this and as a result attach a revised layout for House 1 & 2 based on the drawing numbered 99.72.010B. Please advise if any further amendments are required.

cc. Andrew Brooks - Bewley Homes.

Richard V N Gandy AADipl Stephen J C Hart Dip Arch RIBA Peter Randle Barry Foster
Proprietor: Philip & Company Architects & Surveyors Ltd. Registered in London Reg. no 2289100

23/05 '01 14:56 01483 576647 PHILIP DESIGN AC 02



WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: Suzanne McLaughlin
Environmental Health

My Ref: SEM/20010455

To: Nicola Lake
Development Control

Your Ref: F/2001/3334

Date: 02 May 2001

Proposed erection of five detached dwellings with garages plus demolition of two dwellings and garages (duplicate application)

97 – 99 Pound Lane, Sonning

These proposal have been evaluated and should this application be granted planning consent I recommend the following condition be imposed:

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

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

SEM Laughlin

Date: 25 April 2001

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2001/3335

Location: 97 - 99, Pound Lane, Sonning, Reading.

Proposal: Proposed erection of five detached dwellings with garages plus demolition of two dwellings and garages. (Duplicate Application).

Applicant: Bewley Homes Plc C/O Philip Design Associates.

Case Officer: Nicola Lake

The new plans show the following: Alterations to the proposed dwellings on plots 1, 2 & 3. Drawing nos: 99.72.010B, 011B, 012B, 016A, 020A & 021.

Comments are required by 05/05/2001.

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

(RING ONE)

(REVISED PLANS) ADDITIONAL PLANS MINOR AMENDMENTS ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. (Planaps) / F/2001/3335 (Ludhouse) F/2001/3334. Date Rec. 11 April 2001.

Location: 97-99 Pound Lane, Sonning

Parish Sonning

Applicant: Bewley Homes Plc.

Description of attached plans Revised plans showing alterations to the proposed dwellings on Plots 1, 2 + 3.

Drawing No's: 99.72 · 010B, 011B, 012B, 016A, 020A, + 021.

CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS: All previous Consultees + objectors

		Drawing No's	
1.	NK (Landscape & Trees)		☐
2.	NK (Env. Design)		☐
3.	XA (Highways)		☐
4.	NF (Building Control)		☐
5.	BC/DC Liaison		☐

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS:

Date for Responses 10 Days.

FURTHER ACTION

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

Redate Application Y / (N) From

New Site Notice Y / (N)

New Description

CASE OFFICER NL.

Consultations Sent by Admin. on 25.04.R

Yellow - Part One Copy
Green - Officer's Copy

NL

PHILIP
DESIGN ASSOCIATES
architects & surveyors

Braboeuf House 64 Portsmouth Road
Guildford Surrey GU2 5DU
Tel 01483 533011 Fax 01483 576647
EMAIL: PHILDES2@AOL.COM

Ms N Lake
Wokingham District Council
Planning Department
Shute End
Wokingham
RG40 1BN

3334 – 3335

10 April 2001

REVISED PLAN

Dear Ms Lake

97 – 99 POUND LANE, SONNING : REF F/2001/3335

With regard to our meeting on 28th March, and my letter of 30th March, we have amended the plans and designs as follows:

1 House 1 has been reduced in height, the roof has been hipped and the house has been moved from the north west boundary to give a clear distance of 5 m.

2 House 2 has been reduced in height and the attached garage removed. It now has a detached garage similar to House 4.

3 House 3 has been redesigned to provide a space of 7 m between its southern flank wall and 101 Pound Lane. Its height is similar to Houses 1 and 2, and hipped roofs have been incorporated.

4 The street scene has been amended to include the redesign of House 3.

I now enclose six copies of Drawings No 99.72.010B, 011B, 012B, 016A, 020A and 021, which we would like attached to the current Application. Would you please note that Drawing No 021 now supersedes 013.

The detached garage for House 2 is identical to House 4 and is now referred to on Drawing No 99.72.016A.

I hope that this now meets with your approval and that you can progress the Application, with your full support, to the next Committee Meeting.

Yours sincerely

Richard Gandy
PHILIP DESIGN ASSOCIATES

Encl

PLANNING SERVICES RECPT 42225
POL
DC NL
APP
CS
11 APR 2001
COPIES TO:

Copy to: Mr A Brooks, Bewley Homes

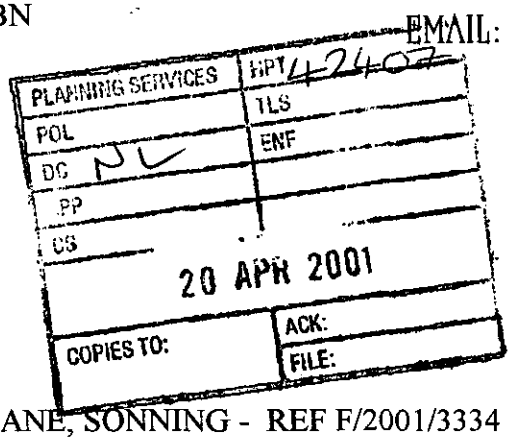
PHILIP
DESIGN ASSOCIATES
architects & surveyors

Braboeuf House 64 Portsmouth Road
Guildford Surrey GU2 4DU
Tel 01483 533011 Fax 01483 576647
EMAIL: PHILDES2@AOL.COM

Ms Nicola Lake,
Wokingham District Council
Planning Department
Shute End
WOKINGHAM
Berkshire RG40 1BN

3334

3335



18th April 2001

Dear Ms Lake

REVISED PLAN

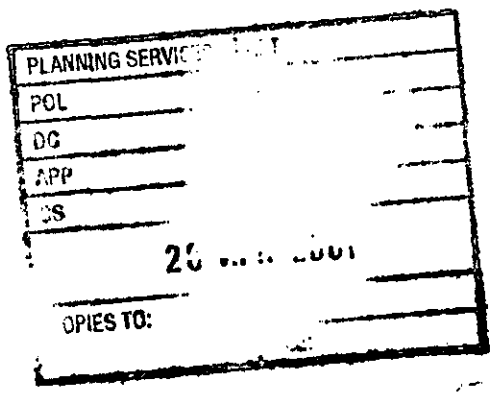
97 – 99, POUND LANE, SONNING - REF F/2001/3334

With regard to our letter of the 10th April 2001 we omitted to include six copies of the amended drawings numbered 99.72.010B,011B,012B, 016A,020A and 021 for the above application for which we apologise.

Yours sincerely

Richard V M Gandy
PHILIP DESIGN ASSOCIATES

Cc Andrew Brooks, Esq.



TO: **DEVELOPMENT CONTROL**
Nicola Lake

FROM: Environmental Design

DATE: 9 May 2001

Location:	97-99 Pound lane, Sonning, Reading
Proposal:	Proposed erection of five detached dwellings and garages plus demolition of two dwellings and garages (Duplicate Application).
Application Number:	F/2001/3335

In response to your consultation dated 25 April 2001 for the above application, the tree and landscape comments are as follows:

I have no additional comments to make on the revised drawings, please see previous comments dated 27 February 2001.

Catherine Brimble

Catherine Brimble
Landscape Architect

TO: **DEVELOPMENT CONTROL**
Nicola Lake

FROM: Environmental Design

DATE: 9 May 2001

Location:	97-99 Pound lane, Sonning, Reading
Proposal:	Proposed erection of five detached dwellings and garages plus demolition of two dwellings and garages (Duplicate Application).
Application Number:	F/2001/3334

In response to your consultation dated 25 April 2001 for the above application, the tree and landscape comments are as follows:

I have no additional comments to make on the revised drawings, please see previous comments dated 27 February 2001.

Catherine Brimble

Catherine Brimble
Landscape Architect

Same plans for both applications

HIGHWAYS CONSULTATION SHEET

From: Nicola Lake **Date:** 15 February 2001

Application Number: F/2001/3335

Proposal: Proposed erection of five detached dwellings with garages plus demolition of two dwellings and garages. (Duplicate Application).

Parish: SONNING PARISH

Site Address:
97 - 99, Pound Lane, Sonning, Reading.

Applicant:
Bewley Homes Plc C/O Philip Design Associates.

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

✓ below as applicable;

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

Comment (Drwg. No. 99.72:010)

1. The access should be formed as a vehicle crossover rather than a formal junction.
2. The width of the shared drive to be 4m.
3. A bin store is to be provided within 25m of the adopted highway.
4. Visibility splays of 4.5m x 77m to the north and 4.5m x 90m to the south are to be provided.
5. A Contribution of £25000 towards local transport initiatives/ local safety schemes in the vicinity, is to be secured by a legal agreement.

S.N. Alton 23.4.01

Date: 25 April 2001

To: Highways

We have received Revised Plans for the following planning application:

Application Number: F/2001/3334

Location: 97 - 99, Pound Lane, Sonning, Reading.

Proposal: Proposed erection of five detached dwellings with garages plus demolition of two dwellings and garages (Duplicate Application).

Applicant: Bewley Homes C/O Philip Design Associates.

Case Officer: Nicola Lake

The new plans show the following: Alterations to the proposed dwellings on plots 1, 2 & 3. Drawing nos: 99.72.010B, 011B, 012B, 016A, 020A, & 021.

Comments are required by 05/05/2001.

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

No Objection to alterations.

Comments as previous.

26-4-01

TO: **DEVELOPMENT CONTROL** FROM: Environmental Design
Nicola Lake

DATE: 27 February 2001

Location:	97-99 Pound lane, Sonning, Reading
Proposal:	Erection of five detached dwellings and garages plus demolition of two dwellings and garages (Duplicate Application).
Application Number:	F/2001/3335

In response to your consultation dated 15 February 2001 for the above application, the tree and landscape comments are as follows:

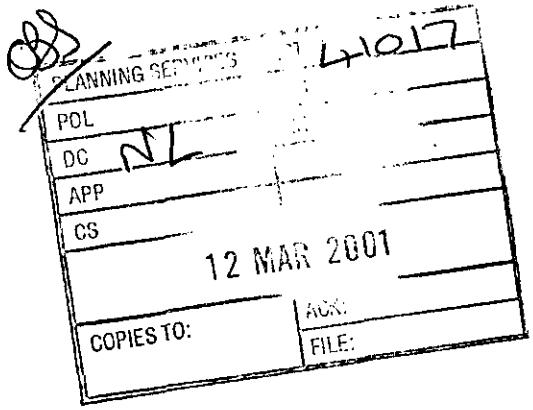
I have no objection to the proposals. The proposed development fits in with the character of the road by still retaining large front gardens, which will allow additional planting to take place as part of the landscape scheme. The majority of the good quality trees are being retained and the position of the proposed dwellings in relation to those trees is acceptable.

Conditions should be attached requiring the following details to be submitted:

- Tree protection measures and details of any proposed tree work.
- Landscape scheme.
- Proposed routes of underground services.
- Levels and final finished levels.
- Where site huts will be positioned and where materials and equipment will be stored.

Catherine Brimble

Catherine Brimble
Landscape Architect



cst
50a Pembridge Villas
London SW11 3EG
Tel: +44 (0)20 7229 3226
Fax: + 44 (0)20 7229 3228

Fax

To: NICOLA LAKE From: MR. MAURICE LAWSON

Fax: 0118 974 6484 Date: 09 March 2001

Phone: Pages: THIS PAGE + 3 OTHERS

Re: F/2001/3334 CC:

type here

Dear Ms Lake,
Please find herewith FAX confirmation of my e-mail in respect of F/2001/3334 and 3335 planning objection

MAURICE LAWSON.

CST (Ireland) Ltd. London Representative Office. 50A Pembridge Villas London

Red Lodge
Old Bath Road
Sonning on Thames
Berkshire
RG4 6TQ

0118 969 5638
e-mail: redsonning@clara.net

Ms Nicola Lake
Wokingham District Council
Environmental Services Dept
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

9 March 2001

Dear Ms Lake,

Ref: Application nos: F2001/3334 and F2001/3335

I wish to register my objection to these two planning applications on the following grounds:

The proposal to replace two existing houses with five large properties would create an estate of higher density compared to the surrounding properties. The higher concentration would have adverse consequences on the existing character of the area, and would impact adversely on the privacy and sense of seclusion presently experienced by adjacent properties to the site, in particular Red Lodge.

In this respect I refer you in particular to paragraphs 32, 33, 35, 37, 38, 40 and 42 of the **Appeal Decision APP/X0360/A/00/1043352** ruled upon by **Daphne Mair** and dated 6 October 2000.

The following are extracts, together with my comments:
Paragraphs Nos.

32) "The issue here is more that in this part of Sonning, the layout of the houses, combined with their plot size gives a very high standard of privacy and spaciousness to its residents in both house and garden. These qualities appear to me to be a distinctive characteristic of the area."

> This factor remains the same as it was at the time of the Appeal Decision. The new proposals will still encroach significantly upon, and cause an adverse change in, this distinctive characteristic of the area.

33) "The occupier of Red Lodge tellingly said that part of the reason she had moved to Red Lodge was that there would not be the noise of small children in close proximity. This seems to me to crystallise and bring together the related issues of the wider character of the area and impact on adjacent occupiers upon which the layout can have a major affect"

The fact that part of the reason for moving to Red Lodge was to avoid the noise of small children in close proximity is still equally valid, as it was at the time of the Appeal Decision. In the currently proposed layout of the site House no. 4 is still placed in such a way that there will inevitably be an intrusion of noise from the garden of that property which will change in a major fashion the secluded nature of the existing relationship which Red Lodge has with the neighbouring property at 99 Pound Lane. This factor was clearly of great material importance to the Inspector of the Secretary of State for the Environment in coming to her conclusion in October 2000. She uses the phrase "*....occupier of Red Lodge **tellingly** said....*" which indicates that she placed a significant weight on that stated reason; and she also goes on to say "*This seems to me to **crystallise** and bring together the related issues.....*" which indicates that she placed some rather significant importance on this factor in coming to her conclusion that the Appeal should be dismissed.

35) "At no. 101 there would be a loss of the general sense of seclusion in its garden. This is because of the combination of comparatively modest depth and area of the three proposed gardens and the large size of the proposed houses. This would mean that the gardens would be much more intensively used than that of the existing house at no. 99. All parts of the garden of no. 101 would be so affected whereas at present the rear part is very secluded. The layout of the proposals and the resultant relationship with no. 101 would thus mean that the high degree of privacy enjoyed by its owners would be unacceptably diminished."

The new proposal still places House no. 4 in a position where it would have the same effect on no.101 Pound Lane as the Inspector had noted in her Decision. In particular the Inspector notes that the rear part of no. 101 is at present very secluded. The new proposal would still have the same effect on the rear part of the garden of no. 101, which the Inspector concludes "*....would thus mean that the high degree of privacy enjoyed by its owners would be **unacceptably diminished**.*"

37) "The sense of seclusion enjoyed by residents of Red Lodge would be very harmfully reduced because of the activity in the garden of Plot 5 within 9m of the house and its terrace."

The new plan now substitutes House no. 4 together with its garden in this area of the site which is within 9m of the Red Lodge house and garden; this therefore has exactly the same effect on the sense of seclusion enjoyed by the residents of Red Lodge, and as can be seen the Inspector came to the conclusion that this "*....would be very harmfully reduced...*".
An additional factor in the new proposal is that House no. 4 is now a larger house than was previously proposed with Plot 5 in the plans which were refused permission. The fact that the now proposed house is larger will have a further material effect on reducing the sense of seclusion enjoyed by the residents of Red Lodge, and indeed would make the impact even more harmful than was the case in the earlier proposal.
The proposed House no. 4 is now positioned so as to face full on (rear) to Red Lodge, whereas the previous proposal had the proposed property of Plot no. 5 placed in such a way as to not overlook the garden and house of Red Lodge in such a direct way. This proposed positioning of House no. 4 would mean that it directly overlooks the house and garden of Red Lodge, which is in very close proximity, and would therefore extremely harmfully reduce the sense of seclusion which is presently enjoyed by the residents of Red Lodge.

38) "Reinforcement of tree planting along boundaries will have little effect on reducing the sense of intrusion arising from the relationships proposed on Plots 3, 4, 5 and 6."

In the new proposal the additional larger size of House no. 4 together with its position and its direction of facing, makes it even more intrusive so far as Red Lodge is concerned. The proposal would result in several windows of House no. 4 directly overlooking the house and garden of Red Lodge, resulting in a severe intrusion compared with the present relationship.

40) "..... Such development should not however be at the expense of the surroundings. Local character should be respected....."

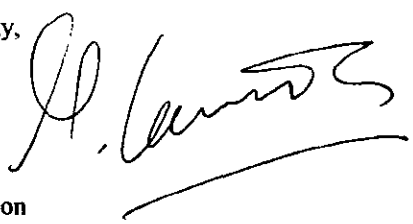
These comments made by the Inspector should be noted, in so far as the proposed plans do have an adverse effect on the surroundings and on the distinctive privacy, spaciousness and seclusion which presently exists and which therefore characterise the location of Red Lodge.

42 "..... I consider however that the layout of any such redevelopment must allow for a more satisfactory relationship to adjacent houses so that more of the existing characteristic sense of seclusion can be retained....."

The Inspector has made extensive reference to the importance of the existing sense of seclusion, and several of those references are specifically relevant to Red Lodge. Whilst the new proposal has reduced the overall density of the site when compared with the previously rejected plans, the sense of seclusion will still be very harmfully reduced for the residents of Red Lodge as a result of the large size and the angle of placement of the House no.4.

In summary, whilst the new proposal has gone some way to addressing the concerns of the Inspector it would appear that on the significant issue of the intrusion into the privacy and existing quiet of Red Lodge, and the associated reduction in the sense of seclusion and privacy of that property, the current proposal has in some respects added further to the intrusion. The size and the positioning of House no. 4 is critical in the effect it will have on such intrusion into the privacy of Red Lodge, and this should be further addressed in the proposed layout of the site before any permission is granted to the developers.

Yours sincerely,



Maurice Lawson

THAMES VALLEY
POLICE

P.C. Dave STUBBS
Crime Prevention Design Adviser
(Berks)

Thatcham Police Station
20, Chapel Street
Thatcham, BERKS.
RG18 4QL
Tel. 01635 295156
Fax. 01635 295126

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Date 28th February 2001

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www.securedbydesign.com

Ms. N. Lake
Planning Services
Wokingham District Council
PO Box 157
Shute End
Wokingham
BERKS.
RG40 1WR

Your Ref. 0919

Dear Ms. Lake

97 - 99, Pound Lane, Sonning.

Thank you for the details of this application.

There is no significant crime risk created by this application.

In the light of the duty on local authorities to do all that they reasonably can to prevent crime & disorder under Section 17 of the Crime & Disorder Act 1998, this proposal well addresses the crime risk created by layout.

The council can help to discharge its duty in respect of its planning function under Sec. 17 by taking the above comments into account when arriving at its decision.

I trust this will be of assistance and thank you for your consultation.

Yours sincerely.

Dave Stubbs

P.C. Dave STUBBS
Thames Valley Police
CPDA. (Berks.)

01189 697753

FAX MESSAGE

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09 MAR 2001	
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FAX TO: NICOLA LAKE

FAX NO: 0118 9746484

NO. OF SHEETS: 3 (INC.)

FROM: LESLEY BATES
SONNING PARISH COUNCIL

FAX NUMBER: 0118 9697753
TEL. No. 0118 9697753

DATE: 8 MARCH 2001

Please find attached comments on application no. F/2001/3334 & 3335

LESLEY BATES (CLERK TO THE COUNCIL).

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21 FEB 2001	
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WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: Joanne Ellis, Environmental Health

To: Nicola Lake, Development Control

My Ref: jpe/pound97

Your Ref: F/2001/3334 & 3335

Date: 20 February 2001

PROPOSAL: ERECTION OF FIVE DETACHED DWELLINGS WITH GARAGES PLUS DEMOLITION OF TWO DWELLINGS AND GARAGES
ADDRESS: 97-99 POUND LANE, SONNING

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

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

" Gaybowers "
95, Pound Lane,
Sonning,
Berkshire,
RG4 6GG.

Tel/Fax. 0118 9692325

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05 MAR 2001
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1st. March 2001

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

Dear Sir,

Ref. Application Number F/2001/3334 & F/2001/3335 - 95-97 Pound Lane, Sonning Berks.

In response to your letter of the 15th.February 2001 I write to request that you place on record , yet again, my very strong objection to the above proposed development. You are, of course, very aware of the result of the previous application,as finally determined by The Planning Inspectorate, the principal reasons for doing so being :-

Para. 32." in this part of Sonning the layout of houses combined with their plot sizes gives a very high standard of privacy and spaciousness to its residents in both house and garden. These qualities appear to me to be a distinctive characteristic of the area. Policies LBE 2 and WBE 1 address this relationship to other buildings and local context."

Para 33. " this seems to me to crystallise and bring together the related issues of the wider character of the area and impact on adjacent occupiers upon which layout can have a major effect."

Para 36. " Regarding no 95 there would be increased activity near 95 because of the much smaller plot 1 compared to 97." " The impact would be less than at no 101 but still signifigant."

Para 40. " local character should be respected and all developments should be accessible by a range of non-car modes.

Para 41. " The existing two houses are inhabited and in good condition."

Para 42. " I consider however that the layout of any such development must allow for a more satisfactory relationship to adjacent houses so that more of the existing characteristic sense of seclusion can be retained than in the appeal scheme."

Para 44. " an important area for protection of amenity" " policies LB2 of that plan (important area policies) and WBE1 and WH1 of the emerging plan protect interests I have identified and to which I conclude that the proposal would cause serious harm.."

Having examined the new application with accompanying plans, layout etc it is clear to me that the Developers have decided to ignore much of the Inspectorates report with the hope that by reducing the number of proposed houses on this site you will be persuaded to agree to their application.However bearing in mind all that has been set out above I must also draw your attention to the following points all of which arise from this new application :-

1.In answer to the question "HOW WILL THE SITE BE ENCLOSED" the applicant states " SEE SITE PLAN". Examination of the Site Plan reveals that there is not one single comment on this subject therefore it might justifiably be assumed that the applicant has no intention to pay any attention to such an important matter.Similarly there is no mention of retention or otherwise of existing walls upon realignment.

2.Plot 1 shows a house with garage 3.5 metres from my boundary fence, whereas at present no part of 97 Pound lane is closer than 20 metres form this fence. Hardly respect for privacy and spaciousness referred to in The Inpectorates report !.Furthermore in front of the proposed garage is hard standing for at least 4 cars all within the said 3.5 metres Here again no respect for my existing privacy free from noise, fumes and pollution which will exist should this application be approved. In addition the proposed house on Plot 1 has 2 doors and 2 windows on the ground floor overlooking my boundary and only 3.5 metres from it. Surely this is contrary to all good planning principles !

3.Whilst house 5 is further from my boundary than house 1 the comments made in 2 above regarding hard standing and resultant invasion of privacy,noise, pollution and overlooking equally apply here.

Having read and considered all that I have said herein I trust you will agree that there is every good reason to refuse this Planning Re-application but in the meantime I request a deferment of considering this application and a site visit by members of the planning committee so that they can have a very clear visual understanding of this case.

Yours sincerely,

W. A.. Warbey..

OBS-NL

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08 MAR 2001	
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FOR: THE ATTENTION OF
NICOLA LAKE

FROM: MRS. R. COURTNEY
36 POUND LANE
SONNING
READING
RG4 6GE
TEL. [redacted] 0118 969 5110

THE GABLES
36 POUND LANE
SONNING
READING
RG4 6GG

7/03/01

Dear Sir/Madam,

I am writing re-planning applications F/2001/3334 & F/2001/3335.

All comments made by myself in letters re-applications F/2000/0577 & 0578 are STILL APPLICABLE to these new applications. Please could you transfer my letters & comments to the new applications? Every comment that I wrote re-the initial applications is just as RELEVANT to these new ones. If it is possible I believe traffic volume in recent weeks has increased making entry to & from our drive more & more hazardous, hazards that will only be increased by roads entering Pound Lane still nearer the roundabout than our property.

Thankyou-

Yours faithfully,

R Courtney

(MRS. R. COURTNEY)

01189 697753

5. The siting of three substantial houses fronting on to Pound Lane is unacceptable. It will totally change the street scene. There is no drawing to illustrate this.

6. The positioning of the houses along the boundaries, if allowed, will have a considerable impact on the three adjoining properties. Overlooking along the boundaries will seriously reduce the privacy currently enjoyed in the large gardens of Red Lodge, 95 and 101 Pound Lane.

7. The site lines are very poor leading onto a very busy and constantly used narrow road. This proposal would only serve to exacerbate existing, considerable traffic problems.

8. If this and other similar developments were allowed Sonning it would soon double in population, completely changing the pattern of the village, but not providing the infrastructure necessary to support such an unwelcome increase.

9. The existing houses are in good condition and inhabited. There can be no good reason for demolishing them.

10. For the above reasons, Sonning Parish Council urges Wokingham District Council to refuse this application

L. A. Bates (Clerk to the Council). 8 March 2001

01189 697753

WOKINGHAM DISTRICT COUNCIL

PARISH COUNCIL OBSERVATION SHEET

PLANNING APPLICATION. APPLICATION No. F/2001/3334/3335

Officer NICOLA LAKE

Parish SONNING.

Proposal ERECTION OF 5 DETACHED DWELLINGS AND GARAGES PLUS DEMOLITION OF EXISTING 2 DWELLINGS (DUPLICATE APPLICATION)

Address 97 - 99 POUND LANE

Applicant BEWLEY HOMES Plc PHILLIP DESIGN ASSOCIATES

The Parish Council has the following comments.

1. An earlier application on this site was refused on appeal. This application does little to address the Inspectors reasons for dismissal. There is continued concern amongst residents and Parish Councillors alike and strong objections to the proposal.

2. The existing location is predominantly one of large houses set on large open plots giving a very high standard of privacy and a sense of spaciousness. This was recognised by the Inspector. This proposal, if allowed, would completely change the nature of the area and set a very dangerous precedent, opening the floodgates for similar proposals. The reduced number of houses in the current proposal is still completely unacceptable.

3. Although this application is for a reduced number of dwellings the impact they have on adjoining properties is as detrimental as was the earlier application. The privacy, recognised by the Inspector, all but disappears for the adjoining properties with the new building substantially closer to existing boundaries. Further the siting of the garaging will bring vehicular activity much closer to the adjoining properties.

4. The proposal includes the removal of many trees and shrubs, which at present add to the rural atmosphere and seclusion of the existing properties. Removing them and replacing with driveways, garaging and substantial dwellings will ensure the urbanisation of a green and pleasant area.

01189693284

Egmont House 101a Pound Lane Sonning-on-Thames Berkshire RG4 6GG England

Bernard Crowley

To: Planning Services. Wokingham District Council. Fax: 974 6484.
Your Ref. F2001/3334 and 3335.

Dear Sir,

I have perused plans for the above application and the Inspector's report rejecting the prior application relating to the same site.

The Inspector's report alludes to the very high standard of privacy and spaciousness that is characteristic of this section of Pound Lane but then essentially confines her analysis to the houses immediately adjacent to the proposed development.

However it is my view that the current application, like the previous unsuccessful one has a serious negative effect on all houses in this part of Pound Lane. Certainly this property (101A Pound Lane) lost some of its privacy following the construction of West Drive Apartments- buildings wholly out of character with the rest of Pound Lane. Similarly, the construction of 5 identikit " executive" houses in a close replacing the original two well preserved houses will devalue the characteristic ambience of the area and not just the houses in the immediate vicinity.

My apprehensions about the balkanisation of Pound Lane is further intensified by noting that an application for a further 6 houses opposite No. 97 will be surfacing in the immediate future.

I urge the WDC to reject the above mentioned application.

Yours faithfully,

B.J. Crowley.

07. 03. 01.

OBS - NL

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The Copse
103 Pound Lane
Sonning
Berkshire
RG4 6GG

2 March 2001

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

Dear Sir,

Ref. Application No F/2001/3334 & F/2001/ 3335 – 95 & 97 Pound Lane Sonning

I am replying to your letter of 15 Feb 2001 and would like to express my concern at the above Application.

Surely the prime appeal of this side of Pound Lane off the A4 lies in the privacy and spaciousness that residents currently enjoy? This is a distinct characteristic of this area.

Whilst the proposal is much more acceptable than the last application, I still consider that to have ***three houses plus two entrances*** (a drive and a carriageway) off Pound Lane, **cramps the open environment** that currently exists on both sides of this road.

Would not a more sensible proposal be to site four plots on the available area? Two off Pound Lane plus the two behind, all coming off one carriageway. The spaciousness would be maintained and the feeling of "houses being squeezed in" would evaporate.

This would then cover many of the objections raised by the Planning Inspectorate's original report. (See Paragraphs 32,33,36, 40 and 42).

I hope you will agree that there are sound reasons to modify this Application and I also trust that members of the Planning Committee will re-visit the site to gain a clear and visual understanding of my concerns.

Thank you.

Yours sincerely,

R. H. Simmonds

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09 MAR 2001	
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101 Pound Lane
Sonning
Reading
RG4 6GG

08 March 2001

FAO: Nicola Lake
Ref: F/2001/0334

Dear Sir

It is very sad that once again we, the residents of Pound Lane, are faced yet again with an application to re-develop an area, that is, without exception, unique to this area.
I would like to protest in the strongest terms that, if granted, this would seriously detract from the existing character of the area.
Having read the appeal decision (APP/X0360/A), it is undoubtedly clear that the new planning application is no different in the way that it affects the character of this end of Pound Lane.
The amount of seclusion and privacy that I enjoy, living in Pound Lane, is not something that happened by accident! I purchased the property for this very reason and my intention was to remain in this for as long as possible.
I find it totally unacceptable that purely for monetary gain, the environment I currently enjoy may be changed forever.

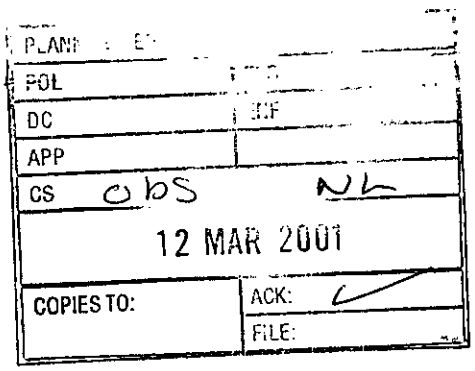
Regards

Stuart Robertson
101 Pound Lane
Sonning.

Flat 15, West Court
West Drive
Sonning
Berks. RG4 6GL
0118 969 3020

8th March, 2001.

Wokingham District Council
Environmental Services Dept.
Planning Services
P.O. Box 157
Shute End
Wokingham,
Berks RG49 1WR



Attention: Miss Nicola Lake

Dear Miss Lake,

Re.: Application No. F/100/334 & F/2001/3335
97 – 99 Pound Lane, Sonning, Reading

Thank you for returning my phone call regarding the above.

I am writing to register my protest at the proposal to demolish two perfectly nice houses with garages and to erect five houses in their place. I think it would be a great shame to squeeze this number of houses onto those plots of land, altering the nature of this area and added yet more congestion to what is already a busy road. In my opinion, any further building on Pound Lane would be deleterious to the neighbourhood and put an even greater strain on the already stretched local services, such as medical services provided by G.P.s.

Furthermore, as a resident of West Drive, which is a private road, I would seriously object if the developers used this road (as happened recently with building works to a neighbouring house on Pound Lane) as their parking area. I think it highly likely if developers were undertaking work of this nature that this is exactly what they might do.

I would be grateful if the Council could take these objections into consideration.

Yours sincerely,

Rosemary Noël-Clarke.

Kate Griffiths

From: Maurice Lawson [Maurice.Lawson@CST-LTD.com]
Sent: Wednesday, March 14, 2001 10:04 AM
To: Kate.Griffiths@wokingham.gov.uk
Subject: FW: Objection to Application F/2001/3334 and 3335



Plan3334.doc (Microsoft Word 6...

Dear Kate,
Here is a copy of the e-mail which was sent to Nicola Lake on the 9 March.
Please confirm your receipt of the comments, and that they will be taken into account in the council's review of the application.
Kind regards,
Maurice Lawson

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS OBS	NL
14 .. 2001	
COPIES TO:	ACK: ✓
	FILE:

-----Original Message-----
From: Maurice Lawson [mailto:redsonning@clara.net]
Sent: 09 March 2001 09:23
To: (CST) Lawson
Subject: Fw: Objection to Application F/2001/3334 and 3335

From: Maurice Lawson <redsonning@clara.net>
To: Nicola Lake <nicola.lake@wokingham.gov.uk>
Subject: Objection to Application F/2001/3334 and 3335
Date: Friday, March 09, 2001 9:06 AM

Dear Ms Lake,

Please find attached my comments and objection to the above noted Applications.

I would be grateful if you could confirm by return e-mail your receipt of the attached comments.

With kind regards,

Maurice Lawson
Red Lodge
Old Bath Road
RG4 6TQ

This email has been virus scanned using Sophos Anti-Virus by intY (www.inty.net)

This email has been virus scanned using Sophos Anti-Virus by intY (www.inty.net)

Red Lodge
Old Bath Road
Sonning on Thames
Berkshire
RG4 6TQ

0118 969 5638
e-mail: redsonning@clara.net

Ms Nicola Lake
Wokingham District Council
Environmental Services Dept
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

9 March 2001

Dear Ms Lake,

Ref: Application nos: F2001/3334 and F2001/3335

I wish to register my objection to these two planning applications on the following grounds:

The proposal to replace two existing houses with five large properties would create an estate of higher density compared to the surrounding properties. The higher concentration would have adverse consequences on the existing character of the area, and would impact adversely on the privacy and sense of seclusion presently experienced by adjacent properties to the site, in particular Red Lodge.

In this respect I refer you in particular to paragraphs 32, 33, 35, 37, 38, 40 and 42 of the **Appeal Decision APP/X0360/A/00/1043352** ruled upon by **Daphne Mair** and dated 6 October 2000.

The following are extracts, together with my comments:
Paragraphs Nos.

32) "The issue here is more that in this part of Sonning, the layout of the houses, combined with their plot size gives a very high standard of privacy and spaciousness to its residents in both house and garden. These qualities appear to me to be a distinctive characteristic of the area."

> This factor remains the same as it was at the time of the Appeal Decision. The new proposals will still encroach significantly upon, and cause an adverse change in, this distinctive characteristic of the area.

33) "The occupier of Red Lodge tellingly said that part of the reason she had moved to Red Lodge was that there would not be the noise of small children in close proximity. This seems to me to crystallise and bring together the related issues of the wider character of the area and impact on adjacent occupiers upon which the layout can have a major affect"

The fact that part of the reason for moving to Red Lodge was to avoid the noise of small children in close proximity is still equally valid, as it was at the time of the Appeal Decision. In the currently proposed layout of the site House no. 4 is still placed in such a way that there will inevitably be an intrusion of noise from the garden of that property which will change in a major fashion the secluded nature of the existing relationship which Red Lodge has with the neighbouring property at 99 Pound Lane. This factor was clearly of great material importance to the Inspector of the Secretary of State for the Environment in coming to her conclusion in October 2000. She uses the phrase *"....occupier of Red Lodge **tellingly** said...."* which indicates that she placed a significant weight on that stated reason; and she also goes on to say *"This seems to me to **crystallise** and bring together the related issues....."* which indicates that she placed some rather significant importance on this factor in coming to her conclusion that the Appeal should be dismissed.

35) "At no. 101 there would be a loss of the general sense of seclusion in its garden. This is because of the combination of comparatively modest depth and area of the three proposed gardens and the large size of the proposed houses. This would mean that the gardens would be much more intensively used than that of the existing house at no. 99. All parts of the garden of no. 101 would be so affected whereas at present the rear part is very secluded. The layout of the proposals and the resultant relationship with no. 101 would thus mean that the high degree of privacy enjoyed by its owners would be unacceptably diminished."

The new proposal still places House no. 4 in a position where it would have the same effect on no.101 Pound Lane as the Inspector had noted in her Decision. In particular the Inspector notes that the rear part of no. 101 is at present very secluded. The new proposal would still have the same effect on the rear part of the garden of no. 101, which the Inspector concludes *"....would thus mean that the high degree of privacy enjoyed by its owners would be **unacceptably diminished**."*

37) "The sense of seclusion enjoyed by residents of Red Lodge would be very harmfully reduced because of the activity in the garden of Plot 5 within 9m of the house and its terrace."

The new plan now substitutes House no. 4 together with its garden in this area of the site which is within 9m of the Red Lodge house and garden; this therefore has exactly the same effect on the sense of seclusion enjoyed by the residents of Red Lodge, and as can be seen the Inspector came to the conclusion that this *"....would be very harmfully reduced..."*.

An additional factor in the new proposal is that House no. 4 is now a larger house than was previously proposed with Plot 5 in the plans which were refused permission. The fact that the now proposed house is larger will have a further material effect on reducing the sense of seclusion enjoyed by the residents of Red Lodge, and indeed would make the impact even more harmful than was the case in the earlier proposal.

The proposed House no. 4 is now positioned so as to face full on (rear) to Red Lodge, whereas the previous proposal had the proposed property of Plot no. 5 placed in such a way as to not overlook the garden and house of Red Lodge in such a direct way. This proposed positioning of House no. 4 would mean that it directly overlooks the house and garden of Red Lodge, which is in very close proximity, and would therefore extremely harmfully reduce the sense of seclusion which is presently enjoyed by the residents of Red Lodge.

38) "Reinforcement of tree planting along boundaries will have little effect on reducing the sense of intrusion arising from the relationships proposed on Plots 3, 4, 5 and 6."

In the new proposal the additional larger size of House no. 4 together with its position and its direction of facing, makes it even more intrusive so far as Red Lodge is concerned. The proposal would result in several windows of House no. 4 directly overlooking the house and garden of Red Lodge, resulting in a severe intrusion compared with the present relationship.

40) "..... Such development should not however be at the expense of the surroundings. Local character should be respected....."

These comments made by the Inspector should be noted, in so far as the proposed plans do have an adverse effect on the surroundings and on the distinctive privacy, spaciousness and seclusion which presently exists and which therefore characterise the location of Red Lodge.

42 "..... I consider however that the layout of any such redevelopment must allow for a more satisfactory relationship to adjacent houses so that more of the existing characteristic sense of seclusion can be retained....."

The Inspector has made extensive reference to the importance of the existing sense of seclusion, and several of those references are specifically relevant to Red Lodge. Whilst the new proposal has reduced the overall density of the site when compared with the previously rejected plans, the sense of seclusion will still be very harmfully reduced for the residents of Red Lodge as a result of the large size and the angle of placement of the House no.4.

In summary, whilst the new proposal has gone some way to addressing the concerns of the Inspector it would appear that on the significant issue of the intrusion into the privacy and existing quiet of Red Lodge, and the associated reduction in the sense of seclusion and privacy of that property, the current proposal has in some respects added further to the intrusion. The size and the positioning of House no. 4 is critical in the effect it will have on such intrusion into the privacy of Red Lodge, and this should be further addressed in the proposed layout of the site before any permission is granted to the developers.

Yours sincerely,

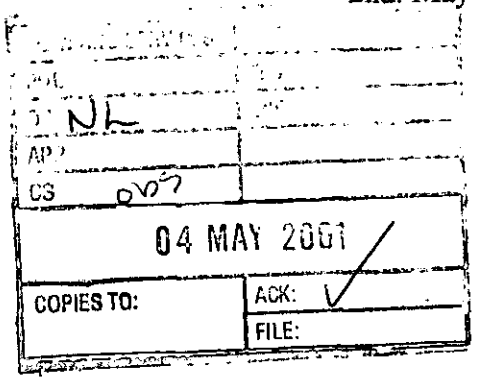
Maurice Lawson

" Gaybowers "
95, Pound Lane,
Sonning,
Berkshire,
RG4 6GG.

Tel/Fax. 0118 9692325

2nd. May 2001.

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



Dear Sir,

Ref. Application Number F/2001/3334 & F/2001/3335 - 97-99 Pound Lane, Sonning Berks.
Revised Plans Notification.

With reference to your letter of the 25th.April 2001 and to subsequent telephone conversations with Nicola Lake subject as above, I have the following comments to make and which I request you place before the Planning Committee when this application is considered by them.

Having examined the revised/additional plans and accompanying documentation / correspondence I can only describe such minor changes made as "cosmetic" and irrevelant to the key issues and principles involved in this case as stated fully in my letter of the 1st March 2001.

However in the unlikely case that you may not have noticed it, I bring to you attention that whereas on plan House No 1 has been moved an additional 1.5 metres form my boundary (now 5 metres in total) it is still 15 metres closer than the existing building of 97,Pound Lane !. Also the building line of the proposed three front houses is well in advance of the existing building line including that of 95 Pound Lane ! Still no mention of protection of adjoining properties or retention of existing trees etc.

As indicated in paragraph 2 above the key issues and principles for refusing this application are as set out in my letter of the 1st. March 2001 and nothing of material worth has arisen since then, therefore I maintain my very firm objection to this application and request that you append this letter to that of the 1st. March 2001 for the attention of the Planning Committee,

Yours faithfully,

W. A. Warbey (Mr.)

01753 583031

101 Pound Lane
Sonning-on-Thames
Reading
Berkshire
RG4 6GG

Wokingham District Council
Environment Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

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

9th May 2001

Re: Revised Plan Notification F/2001/3334

Dear Nicola Lake

Having looked at the revised plans, I can see nothing that changes any of the points made in my previous letter.

I am somewhat disappointed to note that there seems to have been some "behind the scenes" discussion between the planners and the potential developers.

It would appear that the potential developers have tried to modify their plans to eliminate points made by other Pound Lane residents.

This, together with their passing comments made on their accompanying letter, suggests that this planning application is all but signed, sealed and delivered.

Of course, we all know this is not the case, and we all await the outcome.

Yours truly,

Stuart Robertson

01189693284

Egmont House 101a Pound Lane Sonning-on-Thames Berkshire RG4 6GG England

Bernard Crowley

04. MAY. 2001

To. PLANNING SERVICES
WOKINGHAM. D.C

FAX 974 6484

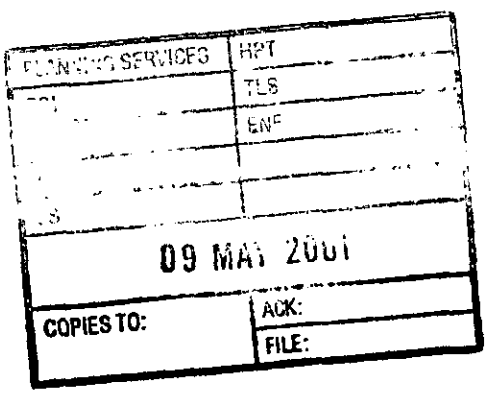
RE. APPLICATION F/2001/3334/5

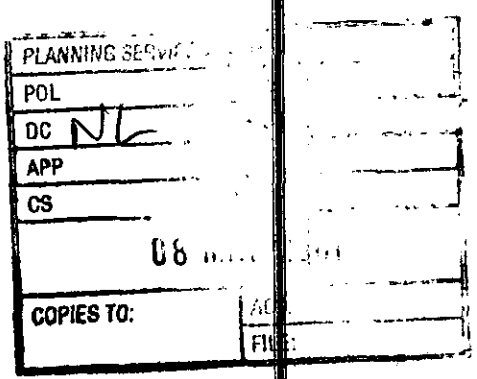
THE MARGINAL ADJUSTMENTS THESE VARIANTS PROPOSE DO NOT IN ANY WAY ALLAY MY CONCERNS

ACCORDINGLY, PLEASE RETAIN MY LETTERS OF 04.03.00 AND 07.03.01 AS OBJECTIONS TO THIS LATEST VARIATION

THANK YOU

B.A. Crowley



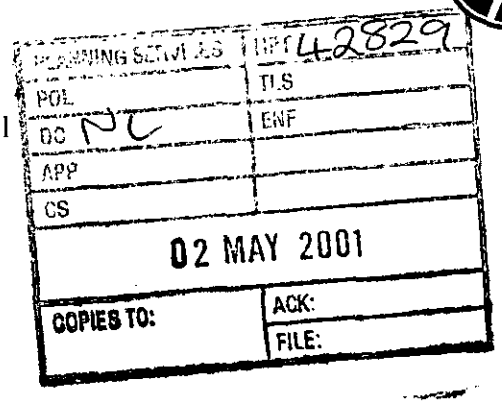


Phone/fax: 0118 969 3284 **International:** 44 118 969 3284

Our ref: SP\2001\003601\001
Your ref: F/2001/3334
Date: 30th April 2001

ENVIRONMENT AGENCY

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



Dear Madam

PROPOSAL: Erection Of Five Detached Dwellings And Garages
LOCATION: 97-99 Pound Lane, Sonning

Thank you for your letter dated 25 April 2001, which was received on 27 April 2001. You are asked to quote the following reference in any correspondence: **SU77SE/22/6**.The Environment Agency has the following comments:

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

Planning Conditions

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

Planning Informatives

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

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.
Contact Ian Doyle on 01276 454341 for further details.

Advice To Planning Authority

Waste

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

Cont/d..

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

Land Drainage

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

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

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

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

Advice To Applicant

Groundwater Protection

Surface water from hard standing areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar. Roof water down-pipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

No soakaways shall be constructed to a depth exceeding 3 metres below existing ground level, and under no circumstances shall the water table be intersected. All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

Water Conservation

Household Use
Water is one of our most precious natural resources, and the Environment Agency is keen to ensure it is used wisely:
- Water use for WC flushing can represent 35% of all household use. The applicant should consider installing low (6 litres or less) or dual flush toilets.
- 10% of household water use comes through wash hand basin taps. The installation of water-efficient taps such as spray taps can reduce consumption from this source by up to a half.

Cont/d..

- A shower uses less than half the water used for a bath. Power showers on the other hand can use as much water as a bath in just 5 minutes. Shower units using a maximum of 9 litres of water a minute should be fitted.

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

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

- a water butt linked to a downpipe
- provision of a thick layer of good quality top soil
- if the garden is to be planted, use of drought-tolerant turf and plants.
- If a hose-pipe is to be provided in the new property(ies), a trigger nozzle should be fitted to prevent wastage of water.
- Low-water irrigation systems may also be appropriate provided that information on their sensible use is provided to the home-owner.

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

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

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

Conservation

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

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

Cont/d..

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

Wildlife Protection
The developer should avoid gaining access, storing materials and spoil spreading on adjacent areas of important wildlife habitat.

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

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

Decision Notice

Would you please forward a copy of the decision notice to this office quoting our reference.
If you have any further queries please do not hesitate to contact Sarah Paxman on 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully

M. ROSE.

Matt Rose
Development Planning Team

Our ref: SP\2001\003207\001
Your ref: O/2001/3334 & 3335

Date: 6th March 2001

ENVIRONMENT AGENCY

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

PLANNING SERVICES	HPT 40846
POL	TLS
DC NL	ENF
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OS	
08 MAR 2001	
COPIES TO:	

Fao: Nicola Lake

Dear Sir/Madam

PROPOSED ERECTION OF FIVE DETACHED DWELLINGS WITH GARAGES PLUS DEMOLISION OF TWO DWELLINGS AND GARAGES (DUPLICATE APPLICATION) AT 97-99 POUND LANE, SONNING, READING

Thank you for your letter dated 15th February 2001, which was received on 19th February 2001. You are asked to quote the following reference in any correspondence: SU77SE/22/6. The Environment Agency has the following comments:

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

PLANNING CONDITIONS

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

CONDITION: No soakaways shall be constructed in contaminated ground.
REASON: To prevent pollution of groundwater.

PLANNING INFORMATIVE

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

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for any discharge of sewage or trade effluent into controlled waters (e.g. watercourses and underground waters), and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld.
Contact Ian Doyle on 01276 454365 for further details.

ADVICE TO PLANNING AUTHORITY

Development Control; Contact Amanda Reed on 01276 45 4331

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

Cont/d..

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

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

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

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

ADVICE TO APPLICANT

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

Surface water from car parking areas should be passed through a suitable type of oil/ grit separator, the design of which shall be to the satisfaction of the Environment Agency.

Clean roof water should not pass through the oil separator. Where soakaways are used it should preferably not discharge to soakaways used to drain road and vehicle parking areas.

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

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

A copy of this letter has been sent to the agent. If you have any further queries please do not hesitate to contact **Sarah Paxman** on 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully

Max Ross
Development Planning Officer

cc Philip Design Associates, 64 Portsmouth Road, Guildford, GU2 4DU.

WOKINGHAM D.C. DEVELOPMENT CONTROL

(*) PRE-APP ATTACHED (*)

Start date: ~~FEB 2001~~ 06	Valid 12 FEB 2001
Officer: NL	Application No. F/2001/3335

Map No. 37 Site 048

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED ERECTION OF FIVE DETACHED DWELLINGS WITH GARAGES PLUS DEMOLITION OF TWO DWELLINGS AND GARAGES (DUPLICATE APPLICATION)

Location: 97-99 POUND LANE

Parish: SONNING

Ward: Sonning 15.2-01 B.

Applicant: BEWLEY HOMES
2000/0577 — refused.

Fee Received 00-00 Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	Plot 1: Front elev — ground floor wc window obscured by garage; 1st side elev — does not show ground floor study window	phoned 8/2	
6	Floor plans	Plot 4: Need floor plan + elevations for garage; Plot 5: ~~Rear en suite window shown~~ larger on floor plan than on elevation.	to follow	
7	Metric scale disclaimer		received	
8	Encroachment letter			12/2
9	Miscellaneous			

See App No F/2001/3334 for Neighbours Notified

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent 15.2.01 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

Adjacent D P A	.....
Adjacent Parish	.....
Southern Electricity Board	.....
British Gas	.....
PSA Oil Pipeline	.....
Transco	.....
Environment Agency	> 0.5 hectare ✓ incorporating access road.
Rail Track	.....
Police Arch. Liaison Officer	✓ .....

HERITAGE BODIES

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

OTHERS:

.....

.....

Pre-app attached .....

NEIGHBOURS:

S/N + See map (incl 97 & 99 Pound Lane within red line)

+ names & addresses on attached list

12.FEB.2001* 3335

F/2000/0577
Mr & Mrs D Turner
White Roses
9 Holmemoor Drive
Sonning
Rg4 6TE

F/2000/0577
Mr & Mrs T Fisher
Pound cottage
Pound Lane
Sonning
RG4 6XE

F/2000/0577
KLS Dennis
Segrave Lodge
Pound Lane
Sonning
RG4 6GG

F/2000/0577
Mr M Lawson
Red Lodge
Old Bath Rd
Sonning
Reading
RG4 6TQ

F/2000/0577
Mr & Mrs E R Wittig
10 Hawthorne Way
Sonning
Reading
RG4 1WR

F/2000/0577
G & M Jones
Acorns
West Drive
Sonning
Reading
RG4 6GD

F/2000/0578
Mr & Mrs S P Courtney
36 Pound Lane
Sonning
RG4 6GG

F/2000/0578
W A Warbey
"Gaybowers"
95 Pound Lane
Sonning
Berks
RG4 6GG

F/2000/0578
B Crowley
Egmont House
101a Pound Lane
Sonning on Thames
Berks
RG4 6GG

Duplicate Application

Applicationo	Name & Address
F/2000/0577	R Simmonds The Copse 103 Pound Lane Sonning RG4 6GG
F/2000/0577	Dr J B Brooke "Double Oaks" 105 Pound Lane Sonning Berks RG4 6GG
F/2000/0577	Ms R Edwards Silverdale Mustard Lane Sonning Reading RG4 6GH
F/2000/0577	Mr S W Robertson 101 Pound Lane Sonning Berks RG4 6GG
F/2000/0577	Mrs Lawson Red Lodge Old Bath Road Sonning on Thames Berks RG4 6TQ
F/2000/0577	Ms R Noel- Clarke Flat 15 West Court West Drive Sonning Berks RG4 6GL
F/2000/0577	Mr A G Williams Oak Lodge 8 West Drive Sonning Berks Rg4 6GD
F/2000/0577	D C Evans 48 Pound lane Sonning RG4 6GG

12 FEB 2001* 3335

12 FEB 2001

PHILIP
DESIGN ASSOCIATES
architects & surveyors
Braboeuf House 64 Portsmouth Road
Guildford Surrey GU2 4DU
Tel 01483 533011 Fax 01483 576647
EMAIL: PHILDES2@AOL.COM

Wokingham District Council
Planning Department
PO Box 157
Council Offices
Shute End
Wokingham
RG40 1WR

8TH February 2001

Dear Mrs Hurst

RE: 97-99, POUND LANE, SONNING

With regard to our telephone conversation this afternoon I enclose twelve copies of the omitted garage drawings for house 4 together with the amended front elevation showing the WC window for House 1 and the amended first floor plan of house 5. Perhaps you would attach these plans to our applications.

Please accept our sincerely apologise for any inconvenience caused.

Yours sincerely

Richard V M Gandy
PHILIP DESIGN ASSOCIATES

PLANNING SERVICES	HPT 39569
POL	FLS
DC NL	ENF
APP	
CS	
06 FEB 2001	
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	FILE:

PHILIP 3535
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EMAIL: PHILDES2@AOL.COM

Wokingham District Council
Planning Department
PO Box 157
Council Offices
Shute End
Wokingham
RG40 1WR

For the attention of Ms N Lake

5 February 2001

Dear Ms Lake

97 – 99 POUND LANE, SONNING : OFF/2000/0577 & 0578

With reference to our letter of 31st January, we write to apologise, as the Application should have been in duplicate. As you are aware, both the previous Applications, see above, were refused and, therefore, these Applications do not require a fee.

This additional Application consists of Certificate B, six copies of the forms and Drawings No 99.72.00, 010, 011A – 015A and survey. Since submitting the Application, our client has requested some minor amendments and we enclose six copies of Drawings No 99.72.011A – 015A, which we would ask you to substitute for the drawings enclosed with the earlier Application dated 31st January 2001.

If there is any further information required, please be kind enough to let us know at your earliest convenience.

Yours sincerely

Richard Gandy
Philip Design Associates

Encl

Copy to: Mr A Brooks, Bewley Homes, Inhurst

PHILIP
DESIGN ASSOCIATES
architects & surveyors
Braboeuf House 64 Portsmouth Road
Guildford Surrey GU2 4DU
Tel 01483 533011 Fax 01483 576647
EMAIL: PHILDES2@AOL.COM

12 FEB 2001

12 FEB 2001 * 3335

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

8TH February 2001

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Please accept our sincerely apologise for any inconvenience caused.

Yours sincerely

Richard V M Gandy
PHILIP DESIGN ASSOCIATES

12.FEB.2001* 3335

F/2000/0577	Mr & Mrs D Turner White Roses 9 Holmemoor Drive Sonning Rg4 6TE
F/2000/0577	Mr & Mrs T Fisher Pound cottage Pound Lane Sonning RG4 6XE
F/2000/0577	KLS Dennis Segrave Lodge Pound Lane Sonning RG4 6GG
F/2000/0577	Mr M Lawson Red Lodge Old Bath Rd Sonning Reading RG4 6TQ
F/2000/0577	Mr & Mrs E R Wittig 10 Hawthorne Way Sonning Reading RG4 1WR
F/2000/0577	G & M Jones Acorns West Drive Sonning Reading RG4 6GD
F/2000/0578	Mr & Mrs S P Courtney 36 Pound Lane Sonning RG4 6GG
F/2000/0578	W A Warbey "Gaybowers" 95 Pound Lane Sonning Berks RG4 6GG
F/2000/0578	B Crowley Egmont House 101a Pound Lane Sonning on Thames Berks RG4 6GG

Duplicate Application

Applicationo	Name & Address
F/2000/0577	R Simmonds The Copse 103 Pound Lane Sonning RG4 6GG
F/2000/0577	Dr J B Brooke "Double Oaks" 105 Pound Lane Sonning Berks RG4 6GG
F/2000/0577	Ms R Edwards Silverdale Mustard Lane Sonning Reading RG4 6GH
F/2000/0577	Mr S W Robertson 101 Pound Lane Sonning Berks RG4 6GG
F/2000/0577	Mrs Lawson Red Lodge Old Bath Road Sonning on Thames Berks RG4 6TQ
F/2000/0577	Ms R Noel- Clarke Flat 15 West Court West Drive Sonning Berks RG4 6GL
F/2000/0577	Mr A G Williams Oak Lodge 8 West Drive Sonning Berks Rg4 6GD
F/2000/0577	D C Evans 48 Pound lane Sonning RG4 6GG

1789/a

SECTION 66 CERTIFICATE

Application No.

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

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

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

(d) Date of publication (which must be not earlier than the beginning of the period of 21 days ending with the date of the application).

12.FEB.2001* 3535

CERTIFICATE A

I certify that:

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

CERTIFICATE B

I certify that:

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

Owner's(a) name	Address at which notice was served	Date on which notice was served
SIR NER MACFARLANE	97 POUND LANE SONNING	31. 01. 01
MR N TOH	99 POUND LANE SONNING	

CERTIFICATE C

I certify that

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

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

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

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

(b) .....

.....

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

on (d) .....

1789/b

CERTIFICATE D

I certify that

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

OR

● I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows:

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

(d) Insert date of publication (which must not be earlier than the beginning of the period of 21 days ending with the date of the application).

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

the (c) . . . . . .

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

If any of the site is part of an area of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

Agricultural Holdings Certificate

One or other section must be crossed through as not applicable.

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

● None of the land to which the application relates is, or is part of, an agricultural holding.

OR

● I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

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

Signed . . . . . .

On behalf of . . . BEWLEY HOMES . . . . . .

Date . . . . 31. 01. 01. . . . . .

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

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT - TOWN AND COUNTRY PLANNING ACTS

Please answer **ALL QUESTIONS** in **BLOCK LETTERS**. If a question is not applicable, answer N/A in space. Please submit SIX copies of this form and plans to:-

THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P O Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG40 1WR

FOR OFFICE USE ONLY

12.FEB.2001* 3335

1.	APPLICANT'S NAME	BEWLEY HOMES PLC
	ADDRESS	INHURST HOUSE, BRIMPTON ROAD BAUGHURST HANTS. RG26 5JJ.
	POST CODE	PHONE 0118 970 8200
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	PHILIP DESIGN ASSOCIATES
	ADDRESS	62A PORTSMOUTH ROAD GUILDFORD
	POST CODE	GU2 4DU PHONE 01483 533011
3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.	SITE LOCATION	97-99 POUND LANE LOWNING
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		DEMOLITION OF TWO HOUSES & GARAGES & ERECTION OF FIVE DETACHED HOUSES WITH GARAGES
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.788
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	PROSPECTIVE PURCHASER
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	99.72.00, 010-015 & SURVEY

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?

Tick the boxes(x)

CHANGE OF USE	☐	REDEVELOPMENT	☑
ERECTION OF NEW BUILDING	☑	ALTERATION or EXTENSION	☐

9. WHAT TYPE OF APPLICATION IS THIS ? Tick one box only

OUTLINE PERMISSION	☐	See question 10
FULL PERMISSION	☑	
APPROVAL OF DETAILS/RESERVED MATTERS	☐	State relevant outline permission number Also complete Question 10
TEMPORARY PERMISSION	☐	State period required
RELAXATION OF CONDITIONS	☐	State relevant application number Conditions to be relaxed

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

		SITING	☐
EXTERNAL APPEARANCE	☐	DESIGN	☐
MEANS OF ACCESS	☐	LANDSCAPING	☐

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S) e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.

RESIDENTIAL

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS? ~~YES~~/NO — If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED? YES/~~NO~~ — If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

TO BE AGREED

15. HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.

SEE SITE PLAN

16. HOW WILL SURFACE WATER BE DISPOSED OF?

SOAKAWAYS / SEWER

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/NO

If no, please give details: MAIN SEWER

18. WHAT ARE THE ACCESS ARRANGEMENTS?
AS EXISTING
AS PROPOSED
Give details of pedestrian and vehicular access

4.80m WIDE ACCESS WITH FOOTPATHS LEADING TO PRIVATE ROAD

19. HAS PROVISION BEEN MADE FOR THE DISABLED? See notes for applicants

YES

20. IF THIS PROPOSAL INVOLVES RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS, COMPLETE THE FOLLOWING TABLE

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	5 / 48 *	/ *	2 / UNKNOWN
BUNGALOW	/ *	/ *	/
FLAT/MAISONETTE	/ *	/ *	/ *
OTHER	/ *	/ *	/ *

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? ~~YES~~/NO — If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS? ~~YES~~/NO — If YES, please ask for and complete Part 3 of the form

23. STATE THE FEE ENCLOSED WITH THIS APPLICATION The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.

NO FEE - PREVIOUS APPLICATION REFUSED

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. If planning permission is granted, the development must be carried out strictly in accordance with the approved plans. Failure to do so could result in enforcement action being taken. Permission under the Town & Country Planning Acts does not obviate the possible need to apply for Building Regulations approval.

SIGNED [signature] ON BEHALF OF BEWLEY HOMES DATE 31.01.01

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

1769c

PLANNING APPLICATION

PART 2

This part of the form need only be completed if the application involves non-residential development. Please answer all questions in print or block letters. If the answer is not applicable, write N/A in the space. You may wish to amplify your answers in a covering letter.

24. STATE THE GROSS FLOOR SPACE (by external measurement) OF ALL BUILDINGS TO WHICH THIS APPLICATION REFERS. Please give all floor areas in SQUARE METRES.

	USE CLASS	Existing floor space		Proposed additional floorspace created by	
		Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL				

25. IF C1 OR C2 USE IS PROPOSED, PLEASE STATE NUMBER OF BED SPACES

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing		
Proposed		

27. DESCRIBE THE ACTIVITY OR PROCESSES TO BE CARRIED ON
Please provide details of any equipment, plant or machinery to be installed and any end products. You may wish to amplify your answers in a covering letter.

28. WHO WILL OCCUPY THE PREMISES?
a) Give the name and current operating address of the proposed occupier
b) Will these premises be vacated?

29. IF KNOWN, HOW MANY PEOPLE ARE LIKELY TO BE EMPLOYED ON SITE AFTER COMPLETION OF THE DEVELOPMENT?

Existing Staff	Transferred Staff	New Staff	Total

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES?
If so, state this material, the quantity and method of storage.

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

New buildings, major alterations and enlargement of existing buildings, and many changes in the use of buildings and land need planning permission.
The Town and Country Planning Acts impose a duty on Local Authorities to control these changes, and this means that a balance has to be found between the need and pressure for change, and the desire to protect the character of settlements and the countryside.
The merits of each application are, therefore, carefully examined.

WHAT ELSE MAY YOU HAVE TO DO ?

Listed Building Consent:	for works to a Listed Building; or for demolition works on land within the curtilage of a Listed Building or within a Conservation Area.
Advertisement Consent:	for the display of advertisements or signs
Building Regulation Approval:	for most new building or construction work.

Special forms are available for these types of applications.

You should also check whether there are any other regulations with which you may need to comply.

WHAT HAPPENS TO THE APPLICATION ?

It will first be checked to see if it is complete and if it is, it will be registered.

Consultations will be carried out with public and other bodies, such as the Highway Authority, or Local Parish Councils.

Publicity may be given to allow local people the opportunity to comment on your proposals.

The application will be considered in relation to the Council's planning policies and guidelines, the past history of decisions on that site or in the locality, other standards (such as parking, or visibility at road junctions), and any other material considerations.

The site will be visited by a Planning Officer You may be asked to submit more information, or to amend your application.

The application will then be considered either by a Planning Committee or Sub Committee (made up of Councillors) or by the Chief Officer responsible for planning matters. Objections to an application will be taken into consideration by the Committee or the Chief Officer.

Shortly after the application has been determined, you will receive a Decision Notice.

HOW LONG WILL IT TAKE ?

An application will generally be determined within eight weeks although a longer period may sometimes be required for a complicated application.

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

Your application may be approved subject to certain conditions. These could impose restictions on the use of land or buildings, or require further details to be approved at a later stage, (e.g. materials or landscaping).
You may appeal against the conditions, but this opens the entire permission to review by the Secretary of State.

Your application may be refused. The reason will be listed on the Decision Notice.

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

You have the right to appeal against the refusal to the Secretary of State, but you have to do that within six months. Appeals can be dealt with by written representations by both sides, or by a Public Inquiry.
You may ask the Planning Officer whether an amended application would be more likely to receive planning permission.

DATA PROTECTION ACT 1984

'Information contained in this form is likely to be personal data within the terms of the Data Protection Act 1984, and as such will be held by the Council on computer (such as the PLANAPS applications processing system) and may be used by the Council only for purposes registered under the terms of the Data Protection Act.'

To:
Admnistration
Please see app number F/2001/3334 for neighbours notified on this application.

From: Nicola Lake

Date: 15 February 2001

Application Number: F/2001/3335

Proposal: Proposed erection of five detached dwellings with garages plus demolition of two dwellings and garages. (Duplicate Application)..

Site Address:
97 - 99, Pound Lane, Sonning, Reading.

Applicant:
Bewley Homes Plc C/O Philip Design Associates.

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



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Development Control Section, Environmental Services, Wokingham District Council.

6 February 2001

Scale: 1 : 1250

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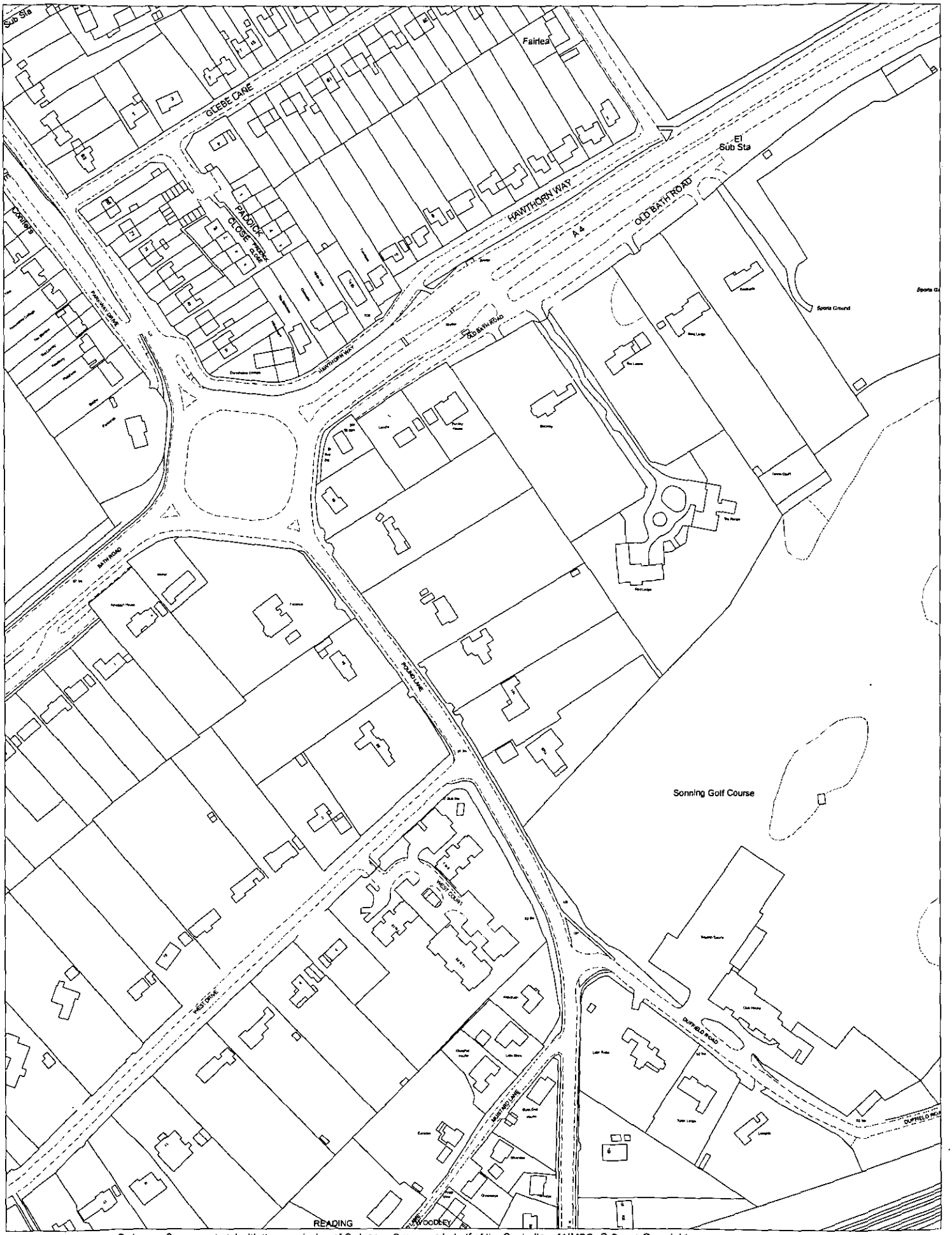

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Development Control Section, Environmental Services, Wokingham District Council.

8 May 2001

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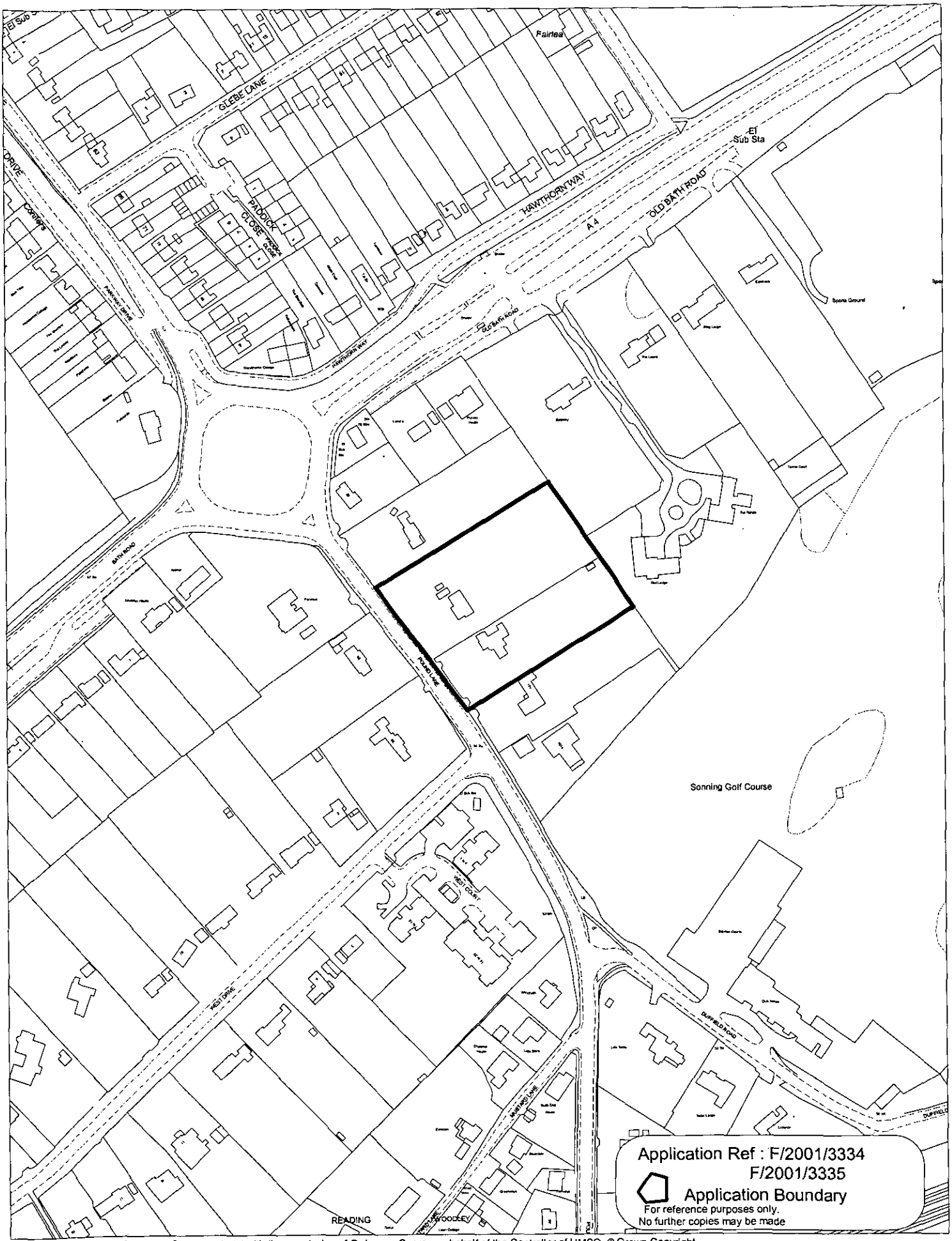

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Development Control Section, Environmental Services, Wokingham District Council.

23 May 2001

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N W E S



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Development Control Section, Environmental Services, Wokingham District Council.
6 February 2001

Scale: 1 : 1250

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12.FEB.2001* 3335



plain tiled roof

tile hanging with ornamental coursing

white painted windows

facebrickwork

FRONT ELEVATION

SOUTHPORT U.K
LONDON OFFICE
X SYSTEMS LTD

APPLICATION NO.3335

Name of appellant:
Bewley Homes PLC

Site address:
97-99 Pound Lane

Proposal:Proposed erection of 5 dwellings with garages plus demolition of 2 dwellings & garages (Duplicate application)

Case Officer:NL

WITHDRAWN

The Planning Inspectorate

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

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

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

Your Ref: F/2001/3335

Our Ref: APP/X0360/A/01/1063751

Date: 20 June 2001

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY BEWLEY HOMES PLC
SITE AT 97-99 POUND LANE, SONNING

I am writing to tell you that the appeal, reference number APP/X0360/A/01/1063751 has been withdrawn and the file is closed.

The arrangements have been cancelled.

LK826

PLANNING SERVICES | HPT
POL | TLS
DC | ENF
APP DC
CS
20 JUN 2001
COPIES TO: | ACK:
FILE:

Yours faithfully

pp Simon Campbell

Miss A Groves

208B

Tel. (0118) 974 6448 (Direct Line)
Fax. (0118) 974 6484
Date. June 22, 2001
My ref. F/2001/3335
Your ref:

Mr Lawson
Red Lodge
Old Bath Rd
Sonning
Reading
RG4 6TQ

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

Dear Sir

NOTICE OF WITHDRAWAL OF APPEAL BY: Bewley Homes PLC

SITE: 97-99 Pound Lane Sonning

This is to inform you that the file on this appeal has been closed by The Planning Inspectorate, following its withdrawal by the appellant.

Yours faithfully

Denise Gumbrell
Appeals Assistant

Tel. (0118) 974 6448 (Direct Line)
Date: June 20, 2001
My ref: F/2001/3335
Your ref: APP/X0360/A/01/1063751

Miss A Groves
The Planning Inspectorate
Room 3/03 Kite Wing
Temple Quay House
2 The Square
Temple Quay
BRISTOL
BS1 6PN

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

Dear Miss Groves

APPEAL BY: Bewley Homes
SITE: 97-99 Pound Lane, Sonning

With reference to this appeal, I enclose a copy of a fax received yesterday form the appellant. In view of its contents, the Council will not be submitting a statement of case.

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant
Enc
cc Andrew Morris

01189708201

BEWLEY HOMES PLC

Inhurst House, Brimpton Road, Baughurst,
Hampshire, RG26 5JJ
Telephone: (0118) 970 8200 Facsimile: (0118) 970 8201 www.bewley.co.uk

AM/cfb/236
19 June 2001

FAX
To Nicola Lake
Company Wokingham DC
From ANDREW MORRIS
Company BEWLEY HOMES
Tel No. 01189708200 No. of Pages 1
Post-it Fax Note
Ref No. 7688

BY FAX & POST
0117 3728804

The Planning Inspectorate
3/23 Hawk Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN

For the Attention of Miss Langridge

RL753.

PLANNING SERVICES	HPT
POL	TLS
DC	
APP	
CS DC	
2	
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	FILE:

Dear Madam

RE: TOWN & COUNTRY PLANNING ACT 1990
APPEAL REF: APP/X0360 A/01/1063751
SITE AT 97-99 POUND LANE, SONNING

We have now resolved the planning application with Wokingham District Council and would like to formally withdraw our appeal on the above mentioned site.

Thank you for your consideration in this matter and we have contacted the District Council to inform them of our decision to withdraw and have also copied them with this correspondence.

Yours faithfully

pp **ANDREW J MORRIS** BSc(Hons), DipTP, MRTPI
Associate Director Strategic Land

cc: Ms N Lake, Wokingham DC

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 0117-3728768
Switchboard 0117-3728000
Fax No 0117-3728804

GTN 1371-8768

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

Your Ref: F/2001/3335

Our Ref: APP/X0360/A/01/1063751

Date: 18 June 2001

4k481.

PLANNING SERVICES	HPT
POL	TLC
DC	ENF
APP	
CS	
29 JUN 2001	
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	FILE:

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY BEWLEY HOMES PLC
SITE AT 97-99 POUND LANE, SONNING

NOTIFICATION OF INSPECTOR

I am writing to inform you that the Inspector appointed to hold the hearing into the above appeal will now be:

Mr R E T F Hurley CEng MICE MIHT.

You have already been given notice of the arrangements for this hearing.

Yours faithfully

Mark Edwards

Mr M Edwards

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

206C

Tel. (0118) 974 6448 (Direct Line)
Date: May 24, 2001
My ref: F/2000/3335
Your ref: APP/X0360/A/01/1063751

Miss A Groves
The Planning Inspectorate
Room 3/03 Kite Wing
Temple Quay House
2 The Square
Temple Quay
BRISTOL
BS1 6PN

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

Dear Miss Groves

APPEAL BY: Bewley Homes PLC
SITE: 97-99 Pound Lane, Sonning

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

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date. May 24, 2001
My ref: F/2001/3335
Your ref: AM

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

Bewley Homes PLC
Inhurst House
Brimpton Rd
Baughurst
Hants
RG26 5JJ

Dear Sirs

APPEAL BY: **Yourselves**
SITE: **97- 99 Pound Lane, Sonning**

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

I have also sent copies to The Planning Inspectorate.

Yours faithfully

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel: (0118) 974 6448 (Direct Line)

Fax: (0118) 974 6484

Date: May 21, 2001

My ref: F/2001/3335

Your ref: APP/X0360/A/01/12063751

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

Miss A Groves
The Planning Inspectorate
Room 3/03
Temple Quay House
2 The Square
Temple Quay
BRISTOL
BS1 6PN

Dear Miss Groves

APPEAL BY: Bewley Homes PLC

SITE: 97-99 Pound Lane, Sonning

HEARING DATE: TUESDAY 31ST JULY 2001

Enclosed with this letter is a leaflet showing the venue for the Hearing & the car park recommended for the Inspector's use. Both are circled in red.

Please forward this letter & the leaflet to the Inspector concerned.

I hope this is helpful, and that the Inspector finds a parking space without a problem.

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant
Enc.

The Planning Inspectorate

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

Direct Line 0117-3728460
Switchboard 0117-3728000
Fax No 0117-3728604
GTN 1371-8460

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PLANNING SERVICES | HPT
PCL | TLS
DC | ENF
APP DC
CS

17 MAY 2001

E/2001/3335

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APP/X0360/A/01/1063751

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

Your Ref:

Our Ref:

Date: 15 May 2001

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY BEWLEY HOMES PLC
SITE AT 97-99 POUND LANE, SONNING

I am writing to advise you that the hearing into this appeal will start at 10:00 on Tuesday 31/7/2001 at The Council Offices, Shute End, Wokingham. Please arrange a car-parking space for the Inspector. Could you send the details, together with a location plan of the venue, to the case officer quoting our appeal reference number?

21/05/01
done

We will confirm the Inspector to you at a later date.

The hearing date has been imposed upon yourselves.

Please write to those persons you consider appropriate, telling them about the hearing details at least 2 weeks before the hearing date. Your letter should cover:

cleared 16/07/01

- An Inspector has been appointed by the Secretary of State for the Environment, Transport and the Regions to determine this appeal;
- the location of the site and a description of the appeal proposals;
- the hearing details;
- where your, and the appellant's statements, and future comments can be inspected;
- that they may attend the hearing, and at the Inspector's discretion, give their views;
- that we will send a copy of the decision letter only to those who ask for one in writing;
- what facilities are available for people with disabilities e.g. parking spaces, access, seating arrangements etc.

If you have not already done so, please send 2 copies of your written statement to the case officer and one copy to any statutory party. We must receive it within 6 weeks of the starting date.

If you consider it appropriate, please notify the press of the hearing. Please also note that people with disabilities who may be concerned about facilities at the hearing venue have been advised to write to, or contact your Council to confirm that proper provisions are in place.

We aim to issue decisions within 7 weeks of the close of the hearing. If there is likely to be significant delay, we will let you know.

Yours faithfully

Miss H Langridge

206J(BPR)

The Planning Inspectorate

H

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

Direct Line 0117-3726079
Switchboard 0117-3728000
Fax No 0117-3728443

GTN 1371-6079

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

Your Ref: F/2001/3335

Our Ref: APP/X0360/A/01/1063751

Date:

PLANNING SERVICES	HPT 4-3142
POLMay 2001	TLS
DC	ENF
APP	
CS DG	
11 MAY 2001	
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	FILE:

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY BEWLEY HOMES PLC
SITE AT 97-99 POUND LANE, SONNING

We have decided that a hearing will be held into this appeal and we will now arrange a date.

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

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

The date of this letter is the **starting date** for the appeal.

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

Within 2 weeks from the starting date -

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

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

You must submit a copy of a completed appeal questionnaire and supporting documents, including relevant development plan policies to the appellant and me.

Within 6 weeks from the starting date -

You and the appellant must submit 2 copies of your hearing statement to me. I will send a copy of your hearing statement to the appellant and send you a copy of their hearing statement. You and the appellant must send a copy of your hearing statements to any statutory parties. I will send you and the appellant a copy of any comments submitted by interested parties.

Within 9 weeks from the starting date -

You and the appellant must make sure that I receive 2 copies of any comments on each other's hearing statement and on any representations received from interested parties. I will forward the appellant's to you at the appropriate time.

You ***must keep to the timetable*** set out above and ensure that your representations are submitted within the deadlines. If not, your representations will not normally be seen by the Inspector and they will be returned to you. As I have given details of the timetable, I will not send you reminders.

Withdrawing the appeal

If you hear that the appeal is to be withdrawn, please telephone me immediately. If I receive written confirmation of this from the appellant, I will write to you.

Further information about the terms we use in this letter and appeal procedures is on the attached sheet.

Yours faithfully

Miss A Groves

H4B(BPR)

Hearing Statement

In your hearing statement you will need to give full details of the case which you will put forward at the hearing, including maps and plans, to which you intend to refer.

Statutory parties

'Statutory parties' are owners or tenants of the appeal site who made comments within the time limit on the application or appeal. You must give details of any statutory parties at application stage in reply to question 15e of the questionnaire. I will tell you about any statutory parties at appeal stage, before your statement of case is due.

Costs

Costs can be awarded in hearing cases. If a hearing is subsequently adjourned because of the submission of late evidence, there is the possibility of a successful claim of costs. DOE Circular 8/93 gives more advice.

Planning obligations - Section 106 agreements

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

If you intend to rely on an obligation, a final draft must be submitted at least 5 working days before the date of a hearing. Obligations should be completed by the close of a hearing. An Inspector will not normally delay the issue of a decision to wait for the completion of an obligation.

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 BEWLEY HOMES PLC

Address INHURST HOUSE
BRIMPTON ROAD,
BAUGHURST, HANTS

Postcode RG26 5JJ

Your reference AM

Daytime phone no 01189 708241

Fax no 01189 708204

E-mail address andym@bewley.co.uk

B. AGENT DETAILS (if any)

Name AS ABOVE

Address

Postcode

Your reference

Daytime phone no

Fax no

E-mail address

PLANNING SERVICES HPF 42499
POL TLS
DC ENF
APP
CS DG
24 APR 2001
COPIES TO:

C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the LPA WOKINGHAM DISTRICT

Date of the planning application 5/02/01

LPA's application reference no F/2001/3335

Date of LPA's decision notice (if issued)

D. APPEAL SITE ADDRESS

Address 97-99 POUND LANE, SONNING, BERKSHIRE

Postcode RG4 6GG.

National grid reference SU7617 4

(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)

DEMOLITION OF TWO HOUSES AND GARAGES AND ERECTION OF FIVE DETACHED HOUSES WITH GARAGES.

Size of the whole appeal site *(in hectares)*: 0.788

Area of floor space of proposed development *(in square metres)*: 1,705 m2

F. REASON FOR THE APPEAL

This appeal is against the decision of the LPA to:

*Please tick **one** box only* ✔

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

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

G. GROUNDS OF APPEAL

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

THE LOCAL PLANNING AUTHORITY HAVE FAILED TO DETERMINE THE PLANNING APPLICATION WITHIN THE EIGHT WEEK PRESCRIBED PERIOD.

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
Sir N. McFarlane	Whitestocks, 97 Pound Lane	23 April 2001
Mr M. Toh	99 Pound Lane, Sarning	23 April 2001

CERTIFICATES C and D ☐

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

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

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

(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 _____ (on behalf of) Bewley Homes PLC

Name (in capitals) ANDREW MORRIS Date 23 April 2001

Please turn over

J. ESSENTIAL SUPPORTING DOCUMENTS

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

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

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

7. **Additional plans or drawings** relating to the application but not previously seen by the LPA. Please number them clearly and list the numbers here:	☐
8. Any relevant **correspondence** with the LPA.	☐
9. If the appeal is against the LPA's refusal or failure to grant permission for 'details' imposed on a grant of outline permission, please enclose:	
(a) the relevant outline application;	☐
(b) all plans sent at outline application stage;	☐
(c) the original outline planning permission;	☐
10. A copy of any Environmental Statement plus certificates and notices relating to publicity (if one was sent with the application, or required by the LPA).	☐
11. If you have sent other appeals for this or nearby sites to us and these have not been decided, please give details and our reference numbers.	☐

K. PLEASE SIGN BELOW

(Unsigned forms will be returned. Signed forms must be received by us within the 6 month time limit)

1. I confirm that I have sent a copy of this appeal form and documents to the LPA – ***N.B.*** *if you do not, your appeal will not normally be accepted.*
2. I confirm that section J has been fully completed.
3. I will send 2 copies of any further documents relating to this appeal to the Inspectorate.

Signed  (on behalf of) Bentley Homes PLC

Name (in capitals) ANDREW MORRIS Date 23 April 2001

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.

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
  Toligate House
  Houlton Street
  BRISTOL
  BS2 9DJ
  Fax no: 0117 987 8769

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

- **1 COPY for you to keep**

When we receive your appeal form, we will:

1) Tell you if it is valid.

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

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

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

5) Tell you our Inspector's decision.

Published by the Planning Inspectorate September 2000

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

Same plans for both applications

HIGHWAYS CONSULTATION SHEET

From: Nicola Lake **Date:** 15 February 2001

Application Number: F/2001/3335

Proposal: Proposed erection of five detached dwellings with garages plus demolition of two dwellings and garages. (Duplicate Application).

Parish: SONNING PARISH

Site Address:
97 - 99, Pound Lane, Sonning, Reading.

Applicant:
Bewley Homes Plc C/O Philip Design Associates.

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

✓ below as applicable;

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

Comment (Drgs. No. 99.72:010)

1. The access should be formed as a vehicle crossover rather than a formal junction.
2. The width of the shared drive to be 4m.
3. A bin store is to be provided within 25m of the adopted highway.
4. Visibility splays of 4.5m x 77m to the north and 4.5m x 90m to the south are to be provided.
5. A Contribution of £25000 towards local transport initiatives/local safety schemes in the vicinity, is to be secured by a legal agreement.

S.N. Alton 23.4.01

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 23 MAY 2001 FROM 7.00 PM TO 10.00 PM

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

Also present under Standing Order 39:- Mrs P Bray, Mr CP Hudson and Mr ND Rose.

PART I

323. MINUTES

The Minutes of the meeting of the Committee held on 2 May 2001 were confirmed as a correct record and signed by the Chairman.

324. APOLOGIES

An Apology for absence was submitted from Mr. SR Conway

325. ORDER OF BUSINESS

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

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

331. APPLICATIONS NOD: 2001/3334 & 2001/3335, PROPOSED ERECTION OF FIVE DETACHED DWELLINGS WITH GARAGES PLUS DEMOLITION OF TWO GARAGES (DUPLICATE APPLICATIONS), 97-99 POUND LANE SONNING, FOR BEWLEY HOMES

The Committee considered a report on this application set out on Agenda pages 3453 to 3480.

The explaining the report, the Head of Planning & Transportation informed Members that an appeal against non-determination had been lodged for Application No: 2001/3335. The Head of Planning Transportation also informed Members that the applicant had submitted revised plans and that two additional conditions were proposed. These were distributed to the Committee at the meeting.

Mr. A Brook, representing the applicant attended the meeting and spoke in support of the proposal.

Mr. ND Rose, the local Member attended the meeting and gave his views on the proposal.

RESOLVED: 1) That an Agreement be entered into under Section 106 of the Town & Country Planning Act 1990 to secure a financial contribution of £25,000 towards highways improvements and local sustainable transport initiatives;

2) That subject to the registration and execution of the Agreement referred to in 1) above, Application No: 2001/3334 be approved subject to the conditions set out

on Agenda pages 3457 to 3460 and the addition of the following conditions;

a) The existing vehicular accesses to the site shall be stopped up and abandoned and footway crossing shall be re-instated to the satisfaction of the Local Planning Authority within one month of the completion of the new access;

b) A 2 metre high enclosed board fence shall be erected along the length of the boundary between the application site and number 95 Pound Lane, prior to the commencement of other works on the site and shall thereafter be retained;

3) That had Application No: 2001/3335 been before the Committee for determination, it would have been approved subject to the above.



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 AS IN THE SAME CIRCUMSTANCES GIVEN UNDER POLICY WH3. FOR ANY SUCH EXCEPTION TO THE POLICY TO BE ACCEPTABLE, THE PROPOSED DEVELOPMENT SHOULD HAVE NO ADVERSE IMPACT UPON THE CHARACTER OF THE ENVIRONMENT OR ON LOCAL AMENITY, AND COMPLY WITH ALL OTHER RELEVANT POLICIES AND PROVISIONS OF THIS PLAN.

Implementation: Planning permissions, and encouragement to owners of property to reinstate use.

Monitoring: Planning applications, and monitoring of numbers of new flats over shops and losses of residential accommodation.

5.17 The provision of a variety of types and sizes of accommodation is desirable so that the housing needs of as many households as possible can be met. The District Local Plan seeks to secure the mix of accommodation that will provide appropriate housing in line with the identified needs. *THE HOUSING NEEDS SURVEY 1997, CARRIED OUT BY CONSULTANTS ON BEHALF OF THE COUNCIL, IS ESPECIALLY USEFUL IN IDENTIFYING THE TYPES OF DWELLING THAT THE AREA REQUIRES. THE SURVEY, BASED ON A SAMPLE OF THE TOTAL POPULATION OF THE DISTRICT, IDENTIFIED PROPORTIONATE DEMAND BY DWELLING SIZE AS BEING: ONE/TWO BEDROOMED UNITS - 45%; THREE BEDROOMED UNITS - 25%; FOUR + BEDROOMED UNITS - 30%.* **(PA 5/10)**

5.18 The Council will also encourage a mix of dwellings as appropriate on individual sites, including for those with particular needs. This approach helps in the achievement of balanced communities, and has the added benefit of assisting in the development of greater townscape variety. (More detailed information on housing mix and densities can be found in the Council's Housing Design Guidelines.)

5.19 The plan also aims to ensure that existing residential accommodation is not lost to other uses, to maintain as wide a variety of dwellings as possible.

POLICY WH6: VARIETY OF HOUSING

ON SITES WHERE RESIDENTIAL DEVELOPMENT IS CONSIDERED ACCEPTABLE BY THE COUNCIL, PROPOSALS WILL BE EXPECTED TO INCORPORATE A MIX AND BALANCE OF DENSITIES, DWELLING TYPES AND SIZES. THE COUNCIL WILL ASSIST DEVELOPERS BY PROVIDING THEM WITH INFORMATION ON THE HOUSING NEEDS OF THE PLAN AREA, INCLUDING THOSE OF PARTICULAR GROUPS IN THE COMMUNITY, SO THAT THEY ARE AWARE OF THE REQUIREMENTS WHEN FORMULATING PROPOSALS. PARTICULAR EMPHASIS WILL BE GIVEN TO THE NEED FOR SMALL (ONE, TWO AND SMALLER THREE BEDROOMED) DWELLINGS.

Implementation: Planning permissions. Supply of information to public and private sector housebuilders.

Monitoring: Planning applications and permissions.

5.20 In terms of this policy, the term 'affordable housing' is taken to mean accommodation that is accessible to people whose incomes or resources are insufficient to enable them to buy or rent housing on the open market. Contributions to meeting housing need can be made by the provision of:

~~a) 'affordable' housing for first time buyers~~
~~b) accommodation at below market price~~
~~c) housing in partnership with a registered housing association~~
~~d) dwellings at affordable rents~~
e) ~~shared ownership schemes.~~ **(PA 5/11)**

POLICY WOS3: DEVELOPMENT CONTROL PRINCIPLES

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

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

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

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

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

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

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

Implementation: Through the development control process.

Monitoring: Planning applications determined.

Services, Amenities and Infrastructure

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

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

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

Cont.

POLICY FRAMEWORK

National Policy

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

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

Strategic Policy

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

Supplementary Planning Guidance

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

THE BUILT ENVIRONMENT

DESIGN PRINCIPLES

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

POLICY WBE1: DEVELOPMENT IN ITS LOCAL CONTEXT

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

a) ITS ENVIRONMENTAL IMPACT

b) ITS VISUAL IMPACT

c) ACCESSIBILITY

Cont.

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

e) THE LOCAL TOWNSCAPE

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

g) SAFETY AND SECURITY

h) THE PRIVACY AND AMENITY OF THE EXISTING ENVIRONMENT

i) SUPPLEMENTARY PLANNING DESIGN GUIDANCE ADOPTED BY THE COUNCIL.

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

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

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

POLICY WBE2: IMPROVING ON THE LOCAL CONTEXT

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

Implementation: Through the development control process.

Monitoring: Check quality of development on the ground.

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

POLICY WBE3: CHARACTER OF LARGE SCALE DEVELOPMENT

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

Cont.

POLICY WT5: ACCESS TO TOWN CENTRES

THE CURRENT LEVELS OF OVERALL ACCESSIBILITY TO TOWN CENTRES, PARTICULARLY BY ENVIRONMENTALLY FRIENDLY MODES OF TRANSPORT, WILL BE ENHANCED IN ORDER TO SUPPORT THE LOCAL ECONOMY AND TO MAINTAIN THE VIABILITY AND VITALITY OF THE CENTRES.

THE COUNCIL WILL SEEK TO ENSURE THAT THERE IS GOOD ACCESS TO TOWN CENTRES BY ALL MODES OF TRANSPORT.

PEDESTRIAN ACCESS PLANS WILL BE DEVELOPED FOR THE CENTRES OF WOKINGHAM, WOODLEY, EARLEY AND TWYFORD.

Implementation: Through the annual capital programme ~~of transport investment~~. *AND THE FIVE YEAR LOCAL TRANSPORT PLAN PROGRAMME* **{T/10}**

Monitoring: Through ~~Travel in Berkshire~~, *THE ROAD TRAFFIC REDUCTION ACT AND THE LOCAL TRANSPORT PLAN*, **{T/10}** other transport statistics and surveys.

Parking

10.34 In applying the parking standards, set out at Appendix 7, the District Council will have regard to whether a public transport alternative is available, and if so, its quality in terms of frequency and range of destinations served. In some cases, rather than to make provision on site, e.g. where it would lead to a multiplicity of crossings over heavily used footways or where it could only be used for a single purpose such as staff parking in connection with offices, it would be better to make communal provision. Thus in the centres of Wokingham, Woodley, Earley and Twyford, as defined on the inset maps, parking will be provided in communal areas and on-site parking will be restricted to that required for operational purposes only.

10.35 The provision of parking is seen as an important way to control the growth in the use of the private car. Therefore parking standards will treated as maxima and provision in excess of the standard will not be permitted.

10.36 There is already concern about on-street parking, particularly as an impediment to the movement of emergency vehicles. Control of on-street parking is needed in congested areas and in particular in residential areas close to town centres. Also, the space used for on-street parking could be used to increase the width of pavements and other pedestrian areas. However, the policies do not restrict the availability of on-street parking where this is appropriate, for example, for casual visitors to residential properties or for short term parking in shopping areas.

10.37 In making suitable provision for parking, the needs of disabled people require special consideration.

10.38 The quality of car parking is as much a matter of concern as the quantity. If car parking is to be used and thus meet the purpose of the standard, the spaces must be appropriately located. Studies have shown that there is a lack of communal parking close to dwellings for visitors even when quantitative standards have been met. There is also an under use of garages and hardstandings due to poor layout and dwelling design. Within residential areas proper provision will be sought for visitors. Thus some of the parking to meet the standard can be provided by means of communal spaces rather than exclusively within the curtilage. This will be by means of designated spaces rather than simple on-street provision.

10.37 As well as cars, it is essential that proper provision is made for cycles, motorcycles and lorries. Cycle parking facilities should be well related to cycle tracks. The provision of such facilities will prevent obstruction of footways and assist security. Such facilities should be provided in connection with all retail, business, leisure and educational development.

POLICY WT6: PARKING PROVISION

IN THE CENTRES OF WOKINGHAM, WOODLEY, EARLEY AND TWYFORD ON-SITE PARKING WILL BE LIMITED TO THAT REQUIRED FOR OPERATIONAL NEEDS. ELSEWHERE THE COUNCIL WILL SEEK THE PROVISION IN APPROPRIATE LOCATIONS WITHIN THE DEVELOPMENT FOR CAR, CYCLE, MOTORCYCLE AND LORRY PARKING IN ACCORDANCE WITH THE COUNCIL'S ADOPTED STANDARDS.

~~WITHIN CAR PARKS AND OTHER SUITABLE PUBLIC AREAS PROVISION WILL BE MADE FOR COVERED, WELL-LIT AND SECURE CYCLE PARKING.~~

THE COUNCIL WILL SEEK THE PROVISION OF COVERED, WELL LIT AND SECURE CYCLE PARKING WITHIN CAR PARKS AND IN OTHER LOCATIONS WHERE IT IS LIKELY TO BE NEEDED SUCH AS SHOPPING CENTRES, RAILWAY STATIONS, SCHOOLS, LIBRARIES, DOCTORS' SURGERIES, COUNTRY PARKS AND LEISURE FACILITIES. CYCLE STANDS FOR INDIVIDUAL OR PAIRS OF CYCLES WILL BE SITED WHERE LARGER CYCLE PARKS ARE NOT APPROPRIATE. **(PA 10/4)**

THE COUNCIL WILL REVIEW THE NUMBER AND LOCATION OF DISABLED PARKING SPACES AND SEEK TO MEET ANY SHORTFALL IN AVAILABILITY OR LOCATIONAL CONSIDERATIONS, AND INCREASE PROVISION WHERE APPROPRIATE.

WHERE APPROPRIATE, IN ORDER TO PROMOTE ROAD SAFETY, ON-STREET PARKING WILL BE RESTRICTED.

Implementation: Through development control and the annual capital programme of transport investment and environmental improvement *AND THE LOCAL TRANSPORT PLAN PROGRAMME.*

Monitoring: ~~Through surveys of need including problems caused by vehicles parked on-street, restricting access particularly by the emergency services, and problems of cycle parking on the pavement and obstruction.~~ *THROUGH THE LOCAL TRANSPORT PLAN PROCESS.* **{T/11}**

Safety

10.38 The Council considers it important to meet the government's targets in relation to safety and the reduction in accidents. Measures to improve safety will have a high priority, particularly in the vicinity of schools. In recent years many improvements for road safety reasons have been implemented.

10.39 For safety and for environmental reasons a number of traffic calming schemes have been implemented in the District. Traffic calming measures aimed at reducing the speed and penetration of traffic, particularly in residential areas, combined with environmental improvements can improve road safety and make the streets a more pleasant place in which to be. There is, however, concern about the detail of some of the traffic calming schemes that have been implemented. Speed humps have been opposed by the emergency services who consider that they increase response times; they are a problem for patients in ambulances. The bus operators have also opposed speed humps for reasons of passenger comfort and safety. Concern has been expressed about the effect of traffic calming measures on roads that are used as an alternative to avoid such measures, particularly road humps, and the lack of alternative approaches to traffic calming. Offset parking areas, for example can reduce the speed of traffic. Other approaches include footway widening, width restrictions and variation in surface treatments. Traffic calming schemes, however modest, do incur a cost. In view of this, and the fact that schemes can arouse opposition, they will only be undertaken where clearly justified.

Although there has been opposition to traffic calming, the issue of excessive speed is a matter of great public concern, although generally resolution of the problem is outside the scope of land-use planning. Speed is a major influence on the severity of accidents.

POLICY WT7: ROAD SAFETY

THE COUNCIL WILL TAKE APPROPRIATE MEASURES TO PROMOTE ROAD SAFETY FOR ALL ROAD USERS INCLUDING:

a) MONITORING OF ACCIDENT STATISTICS TO IDENTIFY BLACKSPOTS

b) GIVING HIGH PRIORITY TO IMPROVEMENTS THAT WILL REDUCE ACCIDENTS INCLUDING THOSE INVOLVING PEDESTRIANS AND CYCLISTS

c) ENSURING THAT ALL RELEVANT INVESTMENT CONFORMS TO BEST PRACTICE IN RESPECT OF ROAD SAFETY

d) EXAMINING THE ROAD SAFETY IMPLICATIONS OF ALL PROPOSALS FOR DEVELOPMENT, AND

e) THE IMPLEMENTATION OF TRAFFIC CALMING SCHEMES WHERE JUSTIFIED.

Implementation: Through the annual capital programme of transport investment and environmental improvement *AND THE LOCAL TRANSPORT PLAN PROGRAMME*..

Monitoring: Through road safety and accident monitoring and the Road Safety Plan *AS PART OF THE LOCAL TRANSPORT PLAN PROCESS.* {T/12}

Street Lighting

The provision of street lighting is an important aid to safety at night and promotes security and a feeling of well being. It is, however, an extremely sensitive issue in rural areas. There can be strong opposition to the introduction of street lighting into presently unlit rural areas. In considering whether to introduce street lighting it is important to consult the local community and its representatives.

Any lighting scheme must be well designed taking into account the character of the location. This is particularly necessary in areas of environmental quality and conservation areas. In a number of places street lighting is not continuous leading to problems for motorists arising from the alternation of lit and unlit areas.

POLICY WT8: STREET LIGHTING

THE PROVISION OF STREET LIGHTING IN PRESENTLY UNLIT AREAS WILL BE SOUGHT WHERE JUSTIFIED FOR SAFETY AND SECURITY REASONS HAVING REGARD TO:

a) THE VOLUME OF PEDESTRIAN AND VEHICULAR FLOWS

b) THE EFFECT ON THE CHARACTER OF THE LOCATION, PARTICULARLY IN RURAL AREAS

Cont.

As part of the Local Plan Inquiry, and the Housing Round Table in particular, the Inspectors have asked us to consider the need for a density policy, in light of the guidance in PPG3 (2000).

A draft policy was taken to Environmental Services Committee on 12 June 2000. Members were asked to consider a draft policy on residential densities. Amendments were made to the draft policy, but a resolution was made to include this amended draft policy in the District Local Plan as soon as the process permits, and for it to be adopted for the purposes of development control as soon as possible. In addition Members asked that all development control reports indicate the density of proposals of 5 or more dwellings.

The following draft policy was submitted to the Inquiry at the Housing Round Table on 3rd and 4th of July 2000:-

'IN ORDER TO ENSURE AN EFFECTIVE AND EFFICIENT USE OF LAND, NO RESIDENTIAL DEVELOPMENT ON SITES OVER 0.3 HECTARE WITHIN IDENTIFIED SETTLEMENTS SHALL BE PERMITTED AT A NET DENSITY OF LESS THAN 30 DWELLINGS PER HECTARE, SUBJECT TO DEVELOPMENT AT SUCH A DENSITY NOT COMPROMISING THE QUALITY OF THE ENVIRONMENT.

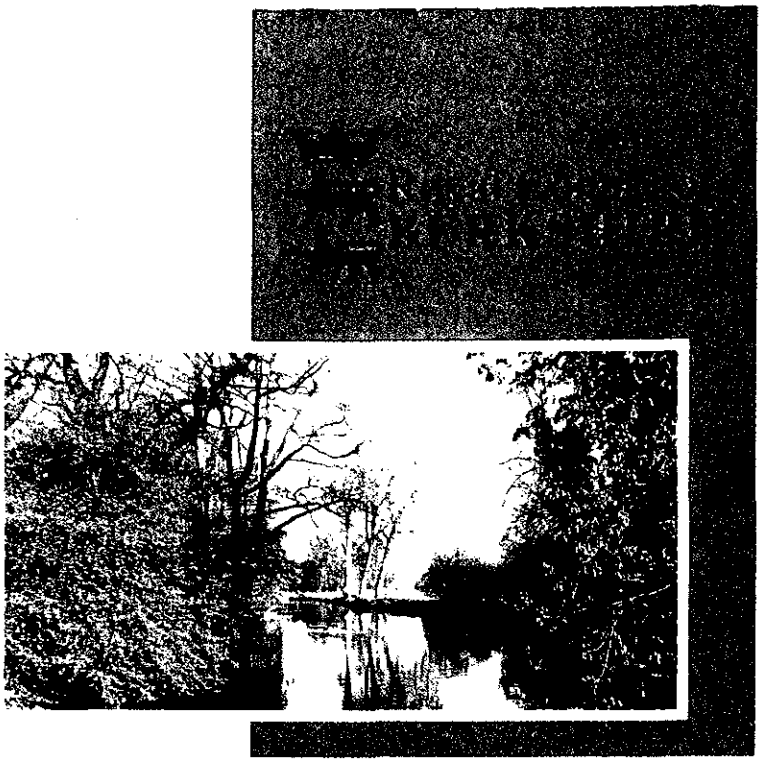
A NET DENSITY OF BETWEEN 30 AND 50 DWELLINGS PER HECTARE ON NEW RESIDENTIAL DEVELOPMENT WILL GENERALLY BE ACCEPTABLE. HIGHER DENSITIES IN THIS RANGE WILL BE ACCEPTABLE IN LOCATIONS WITH GOOD PUBLIC TRANSPORT CONNECTIONS AND GOOD ACCESS TO LOCAL RETAIL, COMMUNITY AND SERVICE FACILITIES.

IN AREAS WITH PARTICULARLY GOOD ACCESSIBILITY TO PUBLIC TRANSPORT AND FACILTIES, DENSITIES SHOULD BE IN EXCESS OF 50 PER HECTARE.

ALL DEVELOPMENTS, WHATEVER THEIR NET DENSITY, WILL BE EXPECTED TO INCORPORATE A HIGH QUALITY OF DESIGN THROUGHOUT.'

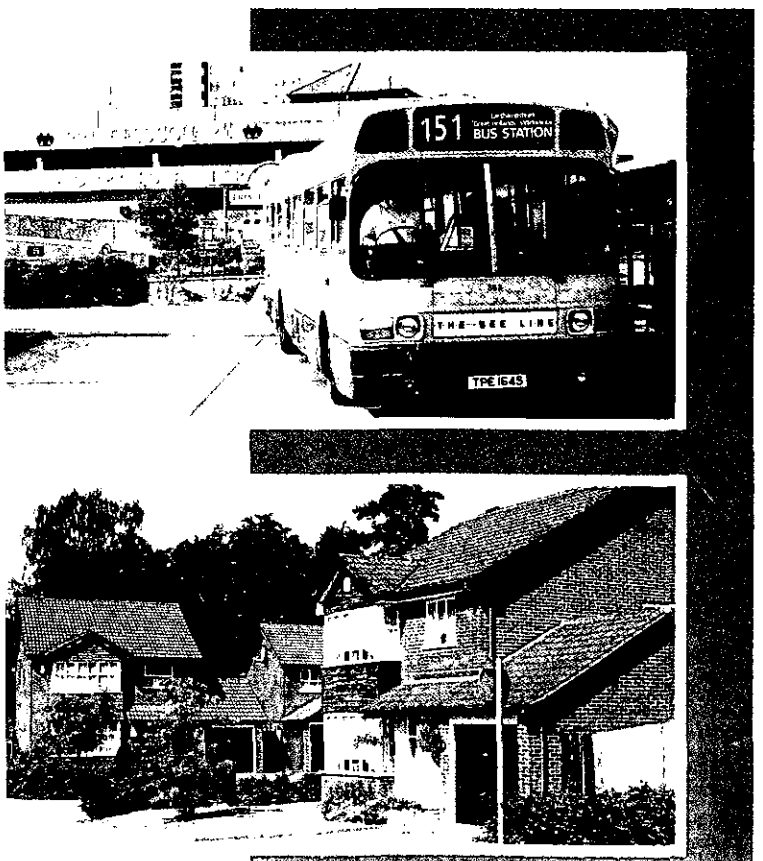
Density should be measured in accordance with the definition set out in Annex C of PPG3 (2000).

This draft policy will be considered by the Local Plan Inspectors, along with all the other representations made to the draft local plan. Their recommendation will hopefully be to include the policy as worded above, but it is open to them to amend the policy wording or even to reject the principle of the policy in its entirety.



BERKSHIRE STRUCTURE PLAN 1991-2006

Incorporating Alterations adopted in August 1997



Assessment of Development Proposals

Policy H4 **Within the provision specified in Policy H2, local planning authorities should ensure that proposals for new residential development are in locations which are close and have good access, particularly by public transport, to existing and proposed employment sites/areas and shopping and service facilities. In addition, they should ensure that such proposals take account of the distribution of local needs and demands.**

7.38 In order to comply with Policy OS1, which seeks to minimise the consumption of land, full use should be made of available land within existing urban areas. However, it is recognised that in certain areas there may be concern about over-development. Loss of open space and intensification of development can affect the quality of the urban environment, where most residents of the County live. In this respect, careful consideration should be given to the provisions of Policy EN1. Therefore such development must not harm the physical or visual character of the settlement, neighbourhood or surrounding area. In some cases it may be appropriate for local plans to set out general policies which limit the scale and form of development.

7.39 In some cases, it may not be possible to accommodate all of the provisions shown in Policies H1 and H2 within the existing urban areas. In these circumstances, further land should be released through the local plan process. In order to comply with Policy C1, this would require the delineation of new settlement boundaries which define the land to be released. In addition, much of the development within existing built-up areas will be identified through local plans.

Development Within Settlements and Redevelopment/Change of Use

Policy H5 **Part of the provision for housing development specified in Policy H1 will be achieved by :**

(i) building on suitable undeveloped land within built-up areas and settlement boundaries;

(ii) redevelopment or adaptation of an existing building or set of buildings;

(iii) changes of use of suitable permanent non-residential buildings and by the sub-division of existing dwellings.

In addition, if further land releases are required to meet the provisions of Policies H1 and H2, these should normally be made through the definition of settlement boundaries as part of the local plan process.

7.40 Undeveloped land within built-up areas and settlement boundaries may be suitable for housing development if it conforms with other structure and local plan policies. In drawing up settlement boundaries in local plans, district and borough councils will need to consider whether additional land releases are required to meet the provisions of Policies H1 and H2, having had regard to the likely contribution of the sites described in Policy H5 (i)-(iii) above. Additional provision should be made through the designation of new settlement boundaries in local plans. This may be at the edge of settlements, or through the identification of completely new settlements. "Rounding-off" may continue to be appropriate, but only through such boundary changes, designated in the local plan process.

7.41 The policy has considerably less detail than Policy H3 in the Replacement Structure Plan for Berkshire. This reflects current Government guidance (para. 5.56 of PPG12 - Development Plans and Regional Planning Guidance) that detailed development control policies are more appropriate in local plans. However, until such time as local plan policies are in place, the original Structure Plan policy remains as supplementary planning guidance. In particular, "building on suitable undeveloped land within the existing built-up area of a settlement" may involve more than one individual site and the construction of a new means of access. However, the Green Belt Local Plan limits the scale of development which is appropriate within "Recognised Settlements" in the Green Belt to the definition of infilling set out in previous Structure Plans (i.e. single plots on existing road frontages). This definition should continue to apply until such time as district-wide local plans are prepared for the appropriate areas. At that time, new criteria may be prepared.

7.42 Any proposals for freestanding new settlements would require careful consideration of the efficient means of providing infrastructure and services and should be of a size adequate to support appropriate facilities. For example, in order to foster the growth of a community, ready access to a primary school would be important. Furthermore, in conformity with the objectives of this Plan relating to sustainable development, the provision of good public transport links would be important.

Other Housing Development Outside Settlements

7.43 In accordance with Policy C2, housing development will not normally be permitted in the countryside, as defined by settlement boundaries in local plans. Furthermore, there is a general presumption against development in the Metropolitan Green Belt, as set out in Policy C4. In addition, in accordance with Policy C6, development will not be permitted where it would threaten important open areas which are of special significance as 'green wedges' or 'gaps' separating settlements or communities.

Slough

7.44 In the case of Slough, its location, entirely surrounded by Green Belt, means that it will become increasingly difficult to identify sufficient land to meet local housing needs without the release of land from the Green Belt. The possible release of Green Belt land in Slough to meet the housing provision is considered in paragraphs 5.15 and 5.16 of the Countryside and Rural Development Chapter.

Low-Cost Housing to Meet Local Needs in Rural Areas

Policy H8

In exceptional circumstances permission may be granted for small scale schemes solely for low-cost housing to meet proven local needs :

(i) on the periphery of rural settlements outside the Green Belt on sites which would not otherwise be released for development; or

(ii) within recognised settlements in the Green Belt defined in local plans.

Provision should be made for such schemes to be managed so that they remain affordable in perpetuity.

7.56 The implementation of these schemes will be a matter for local judgement and it will be the responsibility of the district councils in local plans to define what may be accepted as 'small scale'. Because such schemes are intended to be exceptions to normal restraint policies for development in rural areas, it will be essential to ensure that this housing is retained in perpetuity for local needs through agreements or appropriate methods of management. Local plans may also need to define which settlements these policies will apply to. Once built, these dwellings will be counted towards the Structure Plan housing provision.

Type of Housing

7.57 It is important to secure variety in the location, type, size and price of new housing. There is a particular need for housing for first-time buyers, and for accommodation suitable for small households but in some areas needs for particular types of family housing have been identified. Other categories which may require specialist accommodation include the elderly and the handicapped. However, those providing new housing should give attention to the needs of disabled people in all schemes.

Variety of Housing

Policy H9

Within the provision specified in Policy H2, favourable consideration will generally be given to proposals for residential development which add to the range of densities, dwelling types and sizes, with specific emphasis being given to the provision of smaller dwellings and other identified local or special needs, including those associated with Care in the Community policy.

7.58 Widening the choice of housing also involves accessibility to housing through adding to the variety of types of tenure which are available. Policies H9 and H10 will assist in this objective.

7.59 Provision of low-cost housing, or housing for first-time buyers and small households, should not be undertaken at the expense of a high standard of layout, design and landscape development. Policy EN1 seeks such high standards for all new development.

LODDON AREA LOCAL PLAN

Adopted 5 May 1995



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

1.2 HOUSING



INTRODUCTION

1.2.01 In 1991 there were 31,860 households in the plan area of which about 85% were in privately owned accommodation, a further 8% in local authority property and the remainder in privately rented accommodation. The number of households in the plan area is likely to increase given the take up of existing commitments, the development of sites proposed in this Plan and the trend towards smaller household sizes. In 1991 very few dwellings within the plan area lacked one or more of the basic amenities. There are few houses in the plan area which are unfit for human habitation or in serious disrepair.

1.2.02 The two major developments in the plan area at Lower Earley and Woodley Airfield are now nearing completion. In accordance with the requirements of the Central Berkshire Structure Plan land was allocated for housing development at Winnersh Farm, Winnersh (150 houses), south of Waltham Road, Twyford (200 houses) and west of Park Lane, Charvil (120 houses). These sites are now included within the built-up area. Other major housing commitments (at March 1992) in the Plan area are land at Reading Road, Winnersh, Broad Hinton, Twyford and Culver Lane, Earley.

1.2.03 Policy H1 of the Replacement Structure Plan for Berkshire states that provision will be made during the plan period (1984 to 1996) for 12,600 dwellings in Wokingham District. In order to ensure the existence of a five year land supply for residential development (in accordance with Planning Policy Guidance Note 3), sites have been identified for the period up to 1998.

1.2.04 Policy H2 of the Replacement Structure Plan states that a main new area for housing provision will be at Winnersh. Details of the housing provision to be made in this main new area are given in Chapter 2.4 of this plan.

1.2.05 In addition to the main new area for housing, Policy H3 of the Replacement Structure Plan states that part of the housing provision will be by continued development in appropriate locations, through infilling, rounding off, redevelopment and the development of unused or vacant land within settlements. Sites over 0.4 hectare in size for this type of development are identified in Policy LH2 of this plan.

1.2.06 In recent years a significant amount of housing development has taken place on small plots of land (generally of less than 0.4 hectare) which have not been specifically earmarked for house-building by the planning authority. Proposals for development, especially on smaller sites, are brought forward in response to a variety of local circumstances reflecting individual opportunities and needs, and they arise in most of the built-up areas at one time or another. It is clear that the demand for this form of development will continue and recognition of such a demand is essential in any provision which is to be made for future development. Such development allows for an increase in the diversity of housing in a particular settlement area.

1.2.07 Only a proportion of the housing provision is met by the allocation of specific areas of land for development. The remainder is provided for through the inclusion of policies which

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

❖ LH1 HOUSING DEVELOPMENT ON UNIDENTIFIED SITES

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

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

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

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

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

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

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

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



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

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

nure and size of dwellings are not normally nsidered to be land-use matters. Site aracteristics though can influence the type of velling that can be provided, e.g. dense housing an urban situation, large dwellings in extensive ounds in village fringe locations, sheltered ousing in communal grounds. Further the District ouncil, with its resources of information can dvise residential developers about the types of ousing required in the Plan area. This information as to be regularly updated as the housing situation hanges over time. The District Council is nonitoring housing need and is carrying out a ousing needs survey in the Spring of 1993.

1.2.24 In preparing this information the District ..il will have regard to:

a) existing commitments for residential development;

b) indications of need e.g. the housing waiting list, homelessness;

c) the condition of the housing stock e.g. dwellings lacking basic amenities, dwellings requiring substantial renovation due to lack of maintenance;

d) programmes of other agencies providing residential accommodation i.e. social services, health authorities;

e) the needs of special groups, e.g. the elderly, mentally ill, mentally handicapped and disabled.

1.2.25 At present the main housing needs are for more:

a) small (one and two-bedroomed) dwellings;

b) dwellings to rent;

c) low-cost dwellings of various sizes.

❖ LH7 HOUSING NEEDS

THE DISTRICT COUNCIL WILL PROVIDE DEVELOPERS WITH INFORMATION ON THE HOUSING NEEDS OF THE PLAN AREA, INCLUDING THOSE OF PARTICULAR SOCIAL GROUPS, SO THAT THEY ARE AWARE OF THE REQUIREMENTS WHEN FORMULATING PROPOSALS.

1.2.26 Planning Policy Guidance Note 3 gives advice on the provision of low-cost housing. The District Council has given consideration to this matter. The guidance states that a community's need for affordable housing is a material planning consideration which may properly be taken into account in formulating development plan policies. The need for such housing in Wokingham District is clear from the evidence in the Council's Housing Strategy statement and is likely to be confirmed in the forthcoming needs survey (Spring 1993). Where there is a demonstrable lack of affordable housing, it can be provided and will be sought within housing developments on a substantial scale. In Wokingham District such sites are considered to be over 0.4 hectare in extent. Within the provisions of Policy LPS1 though, smaller sites will also make a contribution. Guidance is that in the absence of development sites on a sufficient scale special provision can be made under the rural 'exceptions' scheme. In view of the needs the Council has made limited provision for such exceptions in policy.

1.2.27 In considering whether rents are affordable the Council will have regard to the income of likely occupants using Housing Corporation or National Federation of Housing Association guidelines as well as the likely Housing Benefit subsidy threshold for the proposed dwellings.

❖ LH8 VARIETY OF HOUSING

ON SITES OVER 0.4 HECTARE THE DEVELOPMENT SHOULD INCORPORATE A REASONABLE MIX AND BALANCE OF HOUSE TYPES AND SIZES TO CATER FOR A RANGE OF HOUSING NEEDS INCLUDING THAT FOR AFFORDABLE HOUSING. BEFORE GRANTING PLANNING PERMISSION, THE PLANNING AUTHORITY WILL SATISFY ITSELF THAT SECURE ARRANGEMENTS ARE MADE TO ENSURE THAT THE BENEFITS OF AFFORDABLE HOUSING

WILL BE ENJOYED BY SUCCESSIVE AS WELL AS BY INITIAL OCCUPIERS OF THE PROPERTY. IN CONSIDERING PLANNING APPLICATIONS AND PREPARING DEVELOPMENT BRIEFS PARTICULAR CONSIDERATION WILL BE GIVEN TO THE NEED TO ACHIEVE A RANGE OF HOUSING DENSITIES AND DWELLING SIZES IN ORDER TO PROVIDE THE OPPORTUNITY FOR LOWER COST AND SMALLER [ONE AND TWO BEDROOMED] DWELLINGS.

❖ LH9 PROVISION OF AFFORDABLE DWELLINGS BY EXCEPTIONS

AS AN ADDITIONAL PROVISION TO THAT CONTAINED IN POLICY H1 OF THE REPLACEMENT STRUCTURE PLAN FOR BERKSHIRE PERMISSION WILL BE GRANTED ON LAND ON WHICH HOUSING WOULD NOT NORMALLY BE PERMITTED UNDER THE PROVISIONS OF POLICIES LH1 AND LH2 FOR AFFORDABLE DWELLINGS IN RESPONSE TO PROVEN LOCAL NEED SUBJECT TO:

i) THE DEVELOPMENT BEING WITHIN OR ON THE EDGE OF AN IDENTIFIED SETTLEMENT IN THE FORM OF INFILLING, ROUNDING OFF OR REDEVELOPMENT;

ii) LOCAL ENVIRONMENTAL CONSTRAINTS AND OTHER PROVISIONS OF THIS LOCAL PLAN BEING MET;

iii) THE DWELLINGS BEING OCCUPIED SOLELY BY THOSE WHO ARE RESIDENTS OF THE DISTRICT PRIOR TO OR ON THE DATE OF GRANTING PLANNING PERMISSION;

iv) THE OCCUPATION OF THE DWELLINGS BEING CONTROLLED IN THE LONG TERM TO ENSURE THAT SECOND AND SUBSEQUENT OCCUPIERS' NEEDS FALL WITHIN THE PROVISIONS OF THE POLICY;

v) THE DWELLINGS BEING 'AFFORDABLE'. SUCH DEVELOPMENT WILL BE PRIMARILY UNDERTAKEN BY HOUSING ASSOCIATIONS AND WILL NORMALLY BE SUPPORTED BY THE DISTRICT COUNCIL IN ITS ROLE AS AN ENABLER OF LOW COST LOCAL HOUSING NEEDS PROVISION.

DEVELOPMENT ON THE EDGE OF SETTLEMENTS WILL BE SMALL IN SCALE, NOT NORMALLY EXCEEDING TEN DWELLINGS OR 0.4 HECTARE IN SIZE. IT SHOULD BE IN LOCATIONS THAT DO NOT INTRUDE INTO OPEN COUNTRYSIDE, THAT ARE NOT ESSENTIAL TO THE SEPARATION OF SETTLEMENTS AND WHICH CAN BE DEVELOPED WITHOUT AN ADVERSE EFFECT ON THE CHARACTER OR SETTING OF THE SETTLEMENT. IN ALL CASES THE DISTRICT COUNCIL WILL ENSURE THAT DEVELOPMENT RESPECTS THE SCALE AND CHARACTER OF THE SITE AND ITS SURROUNDINGS, AND THAT THE GENERAL CRITERIA APPLYING TO NEW HOUSING SITES INCLUDED IN POLICY LH1 ARE COMPLIED WITH.

BEFORE GRANTING PLANNING PERMISSION, THE PLANNING AUTHORITY WILL SATISFY ITSELF THAT SECURE ARRANGEMENTS ARE MADE TO ENSURE THAT THE BENEFITS OF AFFORDABLE HOUSING WILL BE ENJOYED BY SUCCESSIVE AS WELL AS BY INITIAL OCCUPIERS OF THE PROPERTY.

1.4 QUALITY AND CONSERVATION OF THE BUILT ENVIRONMENT



NEW DEVELOPMENT, REDEVELOPMENT AND REFURBISHMENT

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

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

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

❖ *LBE1 DESIGN OF NEW DEVELOPMENT*

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

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

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

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

❖ LBE2 INAPPROPRIATE DESIGN

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

ENVIRONMENTAL IMPROVEMENT

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

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

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

❖ LBE3 REFURBISHMENT AND REDEVELOPMENT

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

❖ LBE4 ENVIRONMENTAL ENHANCEMENT SCHEMES

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

SUNLIGHT, DAYLIGHT AND NOISE

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

❖ LBE5 SUNLIGHT AND DAYLIGHT

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

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

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

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

ACCESS FOR DISABLED PERSONS

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



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

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

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

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

❖ *LBE6 ACCESS FOR DISABLED PERSONS IN NEW DEVELOPMENT*

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

REQUIRED AS A RESULT OF NEW DEVELOPMENTS, SUBJECT TO THERE BEING NO SIGNIFICANT ADVERSE ENVIRONMENTAL EFFECT. ELSEWHERE IN THE PLAN AREA THE DISTRICT COUNCIL WILL SUPPORT ROAD AND JUNCTION IMPROVEMENTS WHERE CONSIDERED NECESSARY, AND WHERE LOCALISED OR RESULTANT ADVERSE ENVIRONMENTAL EFFECTS WILL NOT OCCUR.

THE FOLLOWING MAY BE SUBJECT TO IMPROVEMENT WORKS:

A329/FOREST ROAD: Junction improvement
BETCHWORTH ROAD/WILDERNESS ROAD, EARLEY: Junction improvement
LODDON BRIDGE ROAD/CROCKHAMWELL ROAD, WOODLEY: Junction improvement
LODDON BRIDGE ROAD/HEADLEY ROAD: Modification to roundabout
A329 WOKINGHAM ROAD/WILDERNESS ROAD: Junction improvement
SONNING LANE/A4 BATH ROAD: Junction improvement
WINNERSH CROSSROADS: Improvement
ARBORFIELD CROSS: Junction improvements with A327
BUTTS HILL ROAD BRIDGE OVER RAILWAY: Provision of footbridge
B3349 BARKHAM BRIDGE: New bridge with road realignment
ELM ROAD, EARLEY: Realignment
ELM ROAD/PEPPER LANE: Roundabout improvement
A327 GREENSWARD LANE: Improved alignment.

❖ LT5 ROAD SAFETY

THE DISTRICT COUNCIL WILL URGE THE HIGHWAY AUTHORITY TO TAKE APPROPRIATE MEASURES TO PROMOTE ROAD SAFETY FOR ALL ROAD USERS INCLUDING :

A) MONITORING OF ACCIDENT STATISTICS TO IDENTIFY BLACKSPOTS;

B) GIVING HIGH PRIORITY TO HIGHWAY IMPROVEMENTS THAT WILL REDUCE ACCIDENTS;

C) ENSURING THAT ALL HIGHWAY INVESTMENT CONFORMS TO BEST PRACTICE IN RESPECT OF ROAD SAFETY;

D) EXAMINING THE ROAD SAFETY IMPLICATIONS OF ALL PROPOSALS FOR DEVELOPMENT.

CAR AND MOTORCYCLE PARKING

1.8.10 The increase in the number of cars in the area through growth and high car ownership rates has lead to an increase in demand for parking spaces in shopping centres in the area placing existing facilities under pressure. The District Council recognises the need for car parking in order to maintain the viability of some centres. However new public car parking has environmental implications and may not be acceptable in some more sensitive areas particularly if it is decked.



❖ LT6 PARKING PROVISION

THE DISTRICT COUNCIL WILL SEEK THE PROVISION OF APPROPRIATELY LOCATED PARKING FACILITIES AND CAR PARKING IN ACCORDANCE WITH THE DISTRICT COUNCIL'S ADOPTED STANDARDS, TO BE PROVIDED EITHER IN CONJUNCTION WITH NEW DEVELOPMENT OR BY OBTAINING AN APPROPRIATE LEVEL OF COMMUTED PAYMENT WHERE THERE IS AN INTENTION TO PROVIDE, OR AN IDENTIFIED NEED FOR, PUBLIC PROVISION.

Note 1: The sum required per parking space by way of a commuted payment will be regularly reviewed.

Note 2: The District Council's adopted parking standards are attached as Appendix 1.

1.8.11 Motorcycles are often informally parked on parts of the highway not used by pedestrians or vehicles. It is recognised that motorcycles are a convenient and efficient form of travel, and that motorcycle owners generally prefer highly visible locations for the parking of their vehicles. As more of the carriageway and traffic islands are reclaimed for the pedestrian it will be necessary to ensure that adequate parking for motorcycles is retained.

❖ LT7 MOTORCYCLE PARKING

THE DISTRICT COUNCIL WILL SEEK APPROPRIATELY LOCATED MOTORCYCLE PARKING FACILITIES.

PEDESTRIANS

1.8.12 In general more vehicular traffic makes journeys by foot less pleasant and in some cases more dangerous. In older villages and towns in the plan area pavements are often narrow, can be uneven and are sometimes non-existent. The total exclusion of traffic is rarely achievable or desirable and the District Council is constrained at all times by the existing layout of the built environment.

1.8.13 In some more recent housing developments the segregation of pedestrian and vehicular traffic has not been successfully implemented with the result that pedestrians have nominated to walk along busy distributor roads either within the road itself or on the verge. The principal footpaths that have been provided within estates are often indistinguishable from other lesser footpaths and poorly signposted. If a segregated system of footpaths and roads is to be successful then footpaths must be direct, convenient, well lit and safe and have a clear hierarchy and signposting so that principal footpaths and their destinations are clearly recognised.

❖ LT8 PEDESTRIAN ROUTES

THE DISTRICT COUNCIL WILL SEEK TO SECURE CLEAR, DIRECT, WELL SIGNPOSTED, SAFE AND CONVENIENT ROUTES FOR PEDESTRIANS WITHIN NEW AND EXISTING DEVELOPMENT AND IN ADVANCE OF THE OCCUPATION OF NEW DEVELOPMENT. THE DISTRICT COUNCIL WILL ALSO SEEK PROVISION FOR PEDESTRIANS IN NEW ROAD SCHEMES AND TRAFFIC MANAGEMENT MEASURES.

CYCLING

1.8.14 Cycling is an increasingly popular method of transport, providing an efficient and easy means of travel in congested areas. It is also an important source of recreation. Cycles are particularly valuable as a means of travel to work and school and for transport over shorter distances. Heavily trafficked and congested roads can deter their use particularly where no separate cycleway or road spaces is provided. Where major road improvements take place, where possible, specific provision will be made for cyclists, as at the Loddon Bridge Roundabout improvement.

1.8.15 Considerable attention has been given nationally in recent years to the need to promote cycling as a regular mode of transport and a cycle lane has been established along the A4, principally to take school children safely from Sonning to the Wargrave Piggott School. In addition the more recent major housing and commercial developments in the area have been provided with segregated routes and opportunities exist to link those areas together. Where possible new routes could be formed through the areas of public open space between Woodley and Winnersh Triangle, and Lower Earley and Winnersh Triangle.

1.8.16 The Replacement Structure Plan requires that account should be taken of the particular needs of cyclists when designing new roads and road improvements and this will apply to any major developments in the plan area. Such provision will not necessarily involve the creation of separate cycle routes, but may include dropped kerbs, signing and cycling priority measures. To encourage the use of cycles as a convenient and efficient form of travel within the plan area, it will

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

APPEAL BY: Bewley Homes PLC
SITE: 97-99 Pound Lane, Sonning
APPLICATION NO.: 3335
PROPOSAL: Proposed erection of 5 dwellings with garages plus demolition of 2 dweelings & garages (Duplicate application)

LIST OF PERSONS CIRCULATED WITH NOTICE OF APPEAL

District Councillor(s) for Sonning

Mr N D Rose

Clerk(s) of Parish / Town Council of Sonning

Mrs L Bates, Council Office, Pearson Rd, Sonning, Berks RG4 6UL

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

Environmental Design, WDC
-Trees & Landscape
-FAO Catherine Brimble

Environmental Health, WDC
-FAO Joanne Ellis

Environment Agency, Swift House, Frimley Business Park, Frimley, Camberley, Surrey. GU16 7SQ
-FAO Matt Rose Ref: SU77SE/22/6

PC Dave Stubbs, Crime Prevention Design Advisor, Police Station, 20 Chapel St, Thatcham, Berks. RG28 4QL

Applicationo	Name & Address
F/2001/3334	J Brooke Double Oaks 105 Pound Lane Sonning Berks
F/2001/3334	W A Warbey Gaybowers 95 Pound lane Sonning RG4 6GG
F/2001/3334	R H Simmonds The Copse 103 Pound Lane Sonning RG4 6GG
F/2001/3334	Mr B Crowley Egmont House 101a Pound Lane Sonning-on-Thames Berkshire RG4 6GG
F/2001/3335	Mrs R Courtney 36 Pound Lane Sonning Reading RG4 6GG
F/2001/3334	S Robertson 101 Pound Lane Sonning RG4 6GG
F/2001/3334	Rosemary Noel-Clarke Flat 15 West Court West Drive Sonning RG4 6GL
F/2001/3334	Mr Lawson Red Lodge Old Bath Road Sonning On Thames Berkshire RG4 6TQ

F/2001/3334

Mr W A Warbey
"Gaybowers"
95 Pound Lane
SONNING
Berkshire
RG4 6GG

Date: 25 April 2001

To: Highways

We have received Revised Plans for the following planning application:

Application Number: F/2001/3334

Location: 97 - 99, Pound Lane, Sonning, Reading.

Proposal: Proposed erection of five detached dwellings with garages plus demolition of two dwellings and garages (Duplicate Application).

Applicant: Bewley Homes C/O Philip Design Associates.

Case Officer: Nicola Lake

The new plans show the following: Alterations to the proposed dwellings on plots 1, 2 & 3. Drawing nos: 99.72.010B, 011B, 012B, 016A, 020A, & 021.

Comments are required by 05/05/2001.

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

No Objection to alterations.

Comments as previous.

26-4-01

Our ref: SP\2001\003207\001
Your ref: O/2001/3334 & 3335

Date: 6th March 2001

ENVIRONMENT AGENCY

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

PLANNING SERVICES	HPT 10846
POL	TLS
DC NL	ENF
APP	
GS	
08 MAR 2001	
COPIES TO:	

Fao: Nicola Lake

Dear Sir/Madam

PROPOSED ERECTION OF FIVE DETACHED DWELLINGS WITH GARAGES PLUS DEMOLISION OF TWO DWELLINGS AND GARAGES (DUPLICATE APPLICATION) AT 97-99 POUND LANE, SONNING, READING

Thank you for your letter dated 15th February 2001, which was received on 19th February 2001. You are asked to quote the following reference in any correspondence: SU77SE/22/6. The Environment Agency has the following comments:

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

PLANNING CONDITIONS

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

CONDITION: No soakaways shall be constructed in contaminated ground.
REASON: To prevent pollution of groundwater.

PLANNING INFORMATIVE

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

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for any discharge of sewage or trade effluent into controlled waters (e.g. watercourses and underground waters), and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld.
Contact Ian Doyle on 01276 454365 for further details.

ADVICE TO PLANNING AUTHORITY

Development Control: Contact Amanda Reed on 01276 45 4331

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

Cont/d..

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

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

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

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

ADVICE TO APPLICANT

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

Surface water from car parking areas should be passed through a suitable type of oil/ grit separator, the design of which shall be to the satisfaction of the Environment Agency.

Clean roof water should not pass through the oil separator. Where soakaways are used it should preferably not discharge to soakaways used to drain road and vehicle parking areas.

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

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

A copy of this letter has been sent to the agent. If you have any further queries please do not hesitate to contact **Sarah Paxman** on 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully

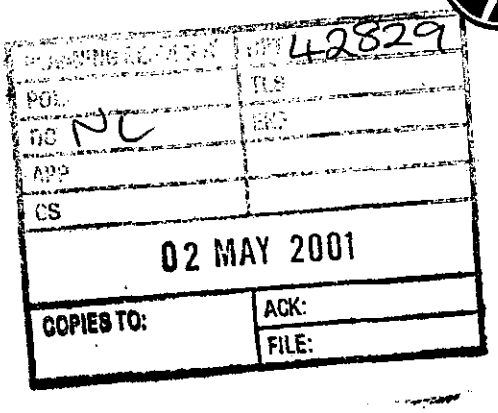
Max Ross
Development Planning Officer

cc Philip Design Associates, 64 Portsmouth Road, Guildford, GU2 4DU.

Our ref: SP\2001\003601\001
Your ref: F/2001/3334
Date: 30th April 2001

ENVIRONMENT AGENCY

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



Dear Madam

PROPOSAL: Erection Of Five Detached Dwellings And Garages
LOCATION: 97-99 Pound Lane, Sonning

Thank you for your letter dated 25 April 2001, which was received on 27 April 2001. You are asked to quote the following reference in any correspondence: **SU77SE/22/6.**The Environment Agency has the following comments:

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

Planning Conditions

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

Planning Informatives

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

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.
Contact Ian Doyle on 01276 454341 for further details.

Advice To Planning Authority

Waste

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

Cont/d..

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

Land Drainage

Watercourses

We are not aware of any watercourses on the site, but should there be any, we advise that:

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

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

Surface Water Control

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

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

Advice To Applicant

Groundwater Protection

Surface water from hard standing areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar. Roof water down-pipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

No soakaways shall be constructed to a depth exceeding 3 metres below existing ground level, and under no circumstances shall the water table be intersected. All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

Water Conservation

Household Use

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

- Water use for WC flushing can represent 35% of all household use. The applicant should consider installing low (6 litres or less) or dual flush toilets.
- 10% of household water use comes through wash hand basin taps. The installation of water-efficient taps such as spray taps can reduce consumption from this source by up to a half.

Cont/d..

- A shower uses less than half the water used for a bath. Power showers on the other hand can use as much water as a bath in just 5 minutes. Shower units using a maximum of 9 litres of water a minute should be fitted.

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

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

- a water butt linked to a downpipe
- provision of a thick layer of good quality top soil
- if the garden is to be planted, use of drought-tolerant turf and plants.
- If a hose-pipe is to be provided in the new property(ies), a trigger nozzle should be fitted to prevent wastage of water.
- Low-water irrigation systems may also be appropriate provided that information on their sensible use is provided to the home-owner.

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

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

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

Conservation

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

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

Cont/d..

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

Wildlife Protection
The developer should avoid gaining access, storing materials and spoil spreading on adjacent areas of important wildlife habitat.

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

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

Decision Notice

Would you please forward a copy of the decision notice to this office quoting our reference.
If you have any further queries please do not hesitate to contact Sarah Paxman on 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully

M. Rose.

Matt Rose
Development Planning Team

01189 697753

WOKINGHAM DISTRICT COUNCIL

PARISH COUNCIL OBSERVATION SHEET

PLANNING APPLICATION. APPLICATION No. F/2001/3334/3335

Officer NICOLA LAKE

Parish SONNING.

Proposal ERECTION OF 5 DETACHED DWELLINGS AND GARAGES PLUS DEMOLITION OF EXISTING 2 DWELLINGS (DUPLICATE APPLICATION)

Address 97 - 99 POUND LANE

Applicant BEWLEY HOMES Plc PHILLIP DESIGN ASSOCIATES

The Parish Council has the following comments.

1. An earlier application on this site was refused on appeal. This application does little to address the Inspectors reasons for dismissal. There is continued concern amongst residents and Parish Councillors alike and strong objections to the proposal.

2. The existing location is predominantly one of large houses set on large open plots giving a very high standard of privacy and a sense of spaciousness. This was recognised by the Inspector. This proposal, if allowed, would completely change the nature of the area and set a very dangerous precedent, opening the floodgates for similar proposals. The reduced number of houses in the current proposal is still completely unacceptable.

3. Although this application is for a reduced number of dwellings the impact they have on adjoining properties is as detrimental as was the earlier application. The privacy, recognised by the Inspector, all but disappears for the adjoining properties with the new building substantially closer to existing boundaries. Further the siting of the garaging will bring vehicular activity much closer to the adjoining properties.

4. The proposal includes the removal of many trees and shrubs, which at present add to the rural atmosphere and seclusion of the existing properties. Removing them and replacing with driveways, garaging and substantial dwellings will ensure the urbanisation of a green and pleasant area.

5. The siting of three substantial houses fronting on to Pound Lane is unacceptable. It will totally change the street scene. There is no drawing to illustrate this.

6. The positioning of the houses along the boundaries, if allowed, will have a considerable impact on the three adjoining properties. Overlooking along the boundaries will seriously reduce the privacy currently enjoyed in the large gardens of Red Lodge, 95 and 101 Pound Lane.

7. The site lines are very poor leading onto a very busy and constantly used narrow road. This proposal would only serve to exacerbate existing, considerable traffic problems.

8. If this and other similar developments were allowed Sonning it would soon double in population, completely changing the pattern of the village, but not providing the infrastructure necessary to support such an unwelcome increase.

9. The existing houses are in good condition and inhabited. There can be no good reason for demolishing them.

10. For the above reasons, Sonning Parish Council urges Wokingham District Council to refuse this application

L. A. Bates (Clerk to the Council). 8 March 2001

THAMES VALLEY
POLICE

P.C. Dave STUBBS
Crime Prevention Design Adviser
(Berks)

Thatcham Police Station
20, Chapel Street
Thatcham, BERKS.
RG18 4QL
Tel. 01635 295156
Fax. 01635 295126

PLANNING SERVICES | RPT 40672
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Date 28th February 2001

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www.securedbydesign.com

Ms. N. Lake
Planning Services
Wokingham District Council
PO Box 157
Shute End
Wokingham
BERKS.
RG40 1WR

Your Ref. 0919

Dear Ms. Lake

97 - 99, Pound Lane, Sonning.

Thank you for the details of this application.

There is no significant crime risk created by this application.

In the light of the duty on local authorities to do all that they reasonably can to prevent crime & disorder under Section 17 of the Crime & Disorder Act 1998, this proposal well addresses the crime risk created by layout.

The council can help to discharge its duty in respect of its planning function under Sec. 17 by taking the above comments into account when arriving at its decision.

I trust this will be of assistance and thank you for your consultation.

Yours sincerely.

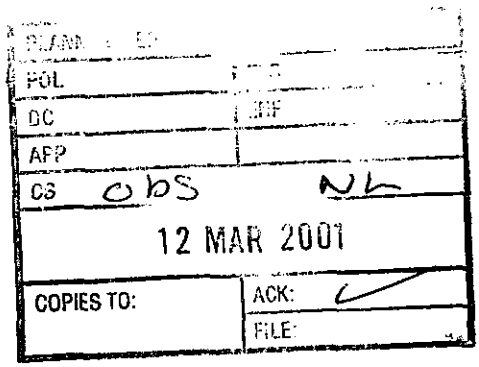
Dave Stubbs

P.C. Dave STUBBS
Thames Valley Police
CPDA. (Berks.)

Flat 15, West Court
West Drive
Sonning
Berks. RG4 6GL
0118 969 3020

8th March, 2001.

Wokingham District Council
Environmental Services Dept.
Planning Services
P.O. Box 157
Shute End
Wokingham,
Berks RG49 1WR



Attention: Miss Nicola Lake

Dear Miss Lake,

Re.: Application No. F/100/334 & F/2001/3335
97 – 99 Pound Lane, Sonning, Reading

Thank you for returning my phone call regarding the above.

I am writing to register my protest at the proposal to demolish two perfectly nice houses with garages and to erect five houses in their place. I think it would be a great shame to squeeze this number of houses onto those plots of land, altering the nature of this area and added yet more congestion to what is already a busy road. In my opinion, any further building on Pound Lane would be deleterious to the neighbourhood and put an even greater strain on the already stretched local services, such as medical services provided by G.P.s.

Furthermore, as a resident of West Drive, which is a private road, I would seriously object if the developers used this road (as happened recently with building works to a neighbouring house on Pound Lane) as their parking area. I think it highly likely if developers were undertaking work of this nature that this is exactly what they might do.

I would be grateful if the Council could take these objections into consideration.

Yours sincerely,

Rosemary Noël-Clarke.

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101 Pound Lane
Sonning
Reading
RG4 6GG

08 March 2001

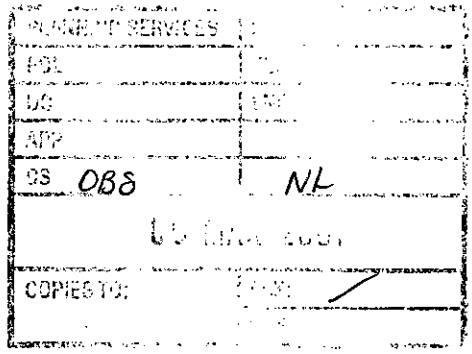
FAO: Nicola Lake
Ref: F/2001/334

Dear Sir

It is very sad that once again we, the residents of Pound Lane, are faced yet again with an application to re-develop an area, that is, without exception, unique to this area.
I would like to protest in the strongest terms that, if granted, this would seriously detract from the existing character of the area.
Having read the appeal decision (APP/X0360/A), it is undoubtedly clear that the new planning application is no different in the way that it affects the character of this end of Pound Lane.
The amount of seclusion and privacy that I enjoy, living in Pound Lane, is not something that happened by accident! I purchased the property for this very reason and my intention was to remain in this for as long as possible.
I find it totally unacceptable that purely for monetary gain, the environment I currently enjoy may be changed forever.

Regards

Stuart Robertson
101 Pound Lane
Sonning.



The Copse
103 Pound Lane
Sonning
Berkshire
RG4 6GG

2 March 2001

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

Dear Sir,

Ref. Application No F/2001/3334 & F/2001/ 3335 – 95 & 97 Pound Lane Sonning

I am replying to your letter of 15 Feb 2001 and would like to express my concern at the above Application.

Surely the prime appeal of this side of Pound Lane off the A4 lies in the privacy and spaciousness that residents currently enjoy? This is a distinct characteristic of this area.

Whilst the proposal is much more acceptable than the last application, I still consider that to have **three houses plus two entrances** (a drive and a carriageway) off Pound Lane, ***cramps the open environment*** *that currently exists on both sides of this road.*

Would not a more sensible proposal be to site four plots on the available area? Two off Pound Lane plus the two behind, all coming off one carriageway. The spaciousness would be maintained and the feeling of "houses being squeezed in" would evaporate.

This would then cover many of the objections raised by the Planning Inspectorate's original report. (See Paragraphs 32,33,36, 40 and 42).

I hope you will agree that there are sound reasons to modify this Application and I also trust that members of the Planning Committee will re-visit the site to gain a clear and visual understanding of my concerns.

Thank you.

Yours sincerely,

R. H. Simmonds

01189693284

Egmont House 101a Pound Lane Sonning-on-Thames Berkshire RG4 6GG England

Bernard Crowley

To: Planning Services. Wokingham District Council. Fax: 974 6484.
Your Ref. F2001/3334 and 3335.

Dear Sir,

I have perused plans for the above application and the Inspector's report rejecting the prior application relating to the same site.

The Inspector's report alludes to the very high standard of privacy and spaciousness that is characteristic of this section of Pound Lane but then essentially confines her analysis to the houses immediately adjacent to the proposed development.

However it is my view that the current application, like the previous unsuccessful one has a serious negative effect on all houses in this part of Pound Lane. Certainly this property (101A Pound Lane) lost some of its privacy following the construction of West Drive Apartments- buildings wholly out of character with the rest of Pound Lane. Similarly, the construction of 5 identikit " executive" houses in a close replacing the original two well preserved houses will devalue the characteristic ambience of the area and not just the houses in the immediate vicinity.

My apprehensions about the balkanisation of Pound Lane is further intensified by noting that an application for a further 6 houses opposite No. 97 will be surfacing in the immediate future.

I urge the WDC to reject the above mentioned application.

Yours faithfully,

B.J. Crowley

07. 03. 01.

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Phone/fax: 0118 969 3284 **International**: 44 118 969 3284

THE GABLES
36 POUND LANE
SONNING
READING
RG4 6GG

7/03/01

Dear Sir/Madam,

I am writing re-planning applications F/2001/3334 & F/2001/3335.

All comments made by myself in letters re-applications F/2000/0577 & 0578 are STILL APPLICABLE to these new applications. Please could you transfer my letters & comments to the new applications? Every comment that I wrote re - the initial applications is just as RELEVANT to these new ones. If it is possible I believe traffic volume in recent weeks has increased making entry to & from our drive more & more hazardous, hazards that will only be increased by roads entering Pound Lane still nearer the roundabout than our property.

Thankyou -

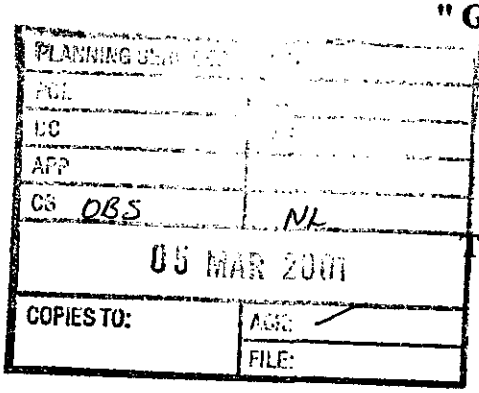
Yours faithfully,

R Courtney

(MRS. R. COURTNEY)

" Gaybowers "
95, Pound Lane,
Sonning,
Berkshire,
RG4 6GG.

Tel/Fax. 0118 9692325



1st. March 2001

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

Dear Sir,

Ref. Application Number F/2001/3334 & F/2001/3335 - 95-97 Pound Lane, Sonning Berks.

In response to your letter of the 15th.February 2001 I write to request that you place on record , yet again, my very strong objection to the above proposed development. You are, of course, very aware of the result of the previous application,as finally determined by The Planning Inspectorate, the principal reasons for doing so being :-

Para. 32." in this part of Sonning the layout of houses combined with their plot sizes gives a very high standard of privacy and spaciousness to its residents in both house and garden. These qualities appear to me to be a distinctive characteristic of the area. Policies LBE 2 and WBE 1 address this relationship to other buildings and local context."

Para 33. " this seems to me to crystallise and bring together the related issues of the wider character of the area and impact on adjacent occupiers upon which layout can have a major effect."

Para 36. " Regarding no 95 there would be increased activity near 95 because of the much smaller plot 1 compared to 97." " The impact would be less than at no 101 but still signifigant."

Para 40. " local character should be respected and all developments should be accessible by a range of non-car modes.

Para 41. " The existing two houses are inhabited and in good condition."

Para 42. " I consider however that the layout of any such development must allow for a more satisfactory relationship to adjacent houses so that more of the existing characteristic sense of seclusion can be retained than in the appeal scheme."

Para 44. " an important area for protection of amenity" " policies LB2 of that plan (important area policies) and WBE1 and WH1 of the emerging plan protect interests I have identified and to which I conclude that the proposal would cause serious harm.."

Having examined the new application with accompanying plans, layout etc it is clear to me that the Developers have decided to ignore much of the Inspectorates report with the hope that by reducing the number of proposed houses on this site you will be persuaded to agree to their application.However bearing in mind all that has been set out above I must also draw your attention to the following points all of which arise from this new application :-

1.In answer to the question "HOW WILL THE SITE BE ENCLOSED" the applicant states " SEE SITE PLAN". Examination of the Site Plan reveals that there is not one single comment on this subject therefore it might justifiably be assumed that the applicant has no intention to pay any attention to such an important matter.Similarly there is no mention of retention or otherwise of existing walls upon realignment.

2.Plot 1 shows a house with garage 3.5 metres from my boundary fence, whereas at present no part of 97 Pound lane is closer than 20 metres form this fence. Hardly respect for privacy and spaciousness referred to in The Inpectorates report !.Furthermore in front of the proposed garage is hard standing for at least 4 cars all within the said 3.5 metres Here again no respect for my existing privacy free from noise, fumes and pollution which will exist should this application be approved. In addition the proposed house on Plot 1 has 2 doors and 2 windows on the ground floor overlooking my boundary and only 3.5 metres from it. Surely this is contrary to all good planning principles !

3.Whilst house 5 is further from my boundary than house 1 the comments made in 2 above regarding hard standing and resultant invasion of privacy,noise, pollution and overlooking equally apply here.

Having read and considered all that I have said herein I trust you will agree that there is every good reason to refuse this Planning Re-application but in the meantime I request a deferment of considering this application and a site visit by members of the planning committee so that they can have a very clear visual understanding of this case.

Yours sincerely,



W. A.. Warbey..

Red Lodge
Old Bath Road
Sonning on Thames
Berkshire
RG4 6TQ

0118 969 5638
e-mail: redsonning@clara.net

Ms Nicola Lake
Wokingham District Council
Environmental Services Dept
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

9 March 2001

Dear Ms Lake,

Ref: Application nos: F2001/3334 and F2001/3335

I wish to register my objection to these two planning applications on the following grounds:

The proposal to replace two existing houses with five large properties would create an estate of higher density compared to the surrounding properties. The higher concentration would have adverse consequences on the existing character of the area, and would impact adversely on the privacy and sense of seclusion presently experienced by adjacent properties to the site, in particular Red Lodge.

In this respect I refer you in particular to paragraphs 32, 33, 35, 37, 38, 40 and 42 of the **Appeal Decision APP/X0360/A/00/1043352** ruled upon by **Daphne Mair** and dated 6 October 2000.

The following are extracts, together with my comments:
Paragraphs Nos.

32) "The issue here is more that in this part of Sonning, the layout of the houses, combined with their plot size gives a very high standard of privacy and spaciousness to its residents in both house and garden. These qualities appear to me to be a distinctive characteristic of the area."

> This factor remains the same as it was at the time of the Appeal Decision. The new proposals will still encroach significantly upon, and cause an adverse change in, this distinctive characteristic of the area.

33) "The occupier of Red Lodge tellingly said that part of the reason she had moved to Red Lodge was that there would not be the noise of small children in close proximity. This seems to me to crystallise and bring together the related issues of the wider character of the area and impact on adjacent occupiers upon which the layout can have a major affect"

The fact that part of the reason for moving to Red Lodge was to avoid the noise of small children in close proximity is still equally valid, as it was at the time of the Appeal Decision. In the currently proposed layout of the site House no. 4 is still placed in such a way that there will inevitably be an intrusion of noise from the garden of that property which will change in a major fashion the secluded nature of the existing relationship which Red Lodge has with the neighbouring property at 99 Pound Lane. This factor was clearly of great material importance to the Inspector of the Secretary of State for the Environment in coming to her conclusion in October 2000. She uses the phrase *"....occupier of Red Lodge **tellingly** said...."* which indicates that she placed a significant weight on that stated reason; and she also goes on to say *"**This seems to me to crystallise and bring together the related issues**....."* which indicates that she placed some rather significant importance on this factor in coming to her conclusion that the Appeal should be dismissed.

35) "At no. 101 there would be a loss of the general sense of seclusion in its garden. This is because of the combination of comparatively modest depth and area of the three proposed gardens and the large size of the proposed houses. This would mean that the gardens would be much more intensively used than that of the existing house at no. 99. All parts of the garden of no. 101 would be so affected whereas at present the rear part is very secluded. The layout of the proposals and the resultant relationship with no. 101 would thus mean that the high degree of privacy enjoyed by its owners would be unacceptably diminished."

The new proposal still places House no. 4 in a position where it would have the same effect on no.101 Pound Lane as the Inspector had noted in her Decision. In particular the Inspector notes that the rear part of no. 101 is at present very secluded. The new proposal would still have the same effect on the rear part of the garden of no. 101, which the Inspector concludes *"....would thus mean that the high degree of privacy enjoyed by its owners would be **unacceptably diminished**."*

37) "The sense of seclusion enjoyed by residents of Red Lodge would be very harmfully reduced because of the activity in the garden of Plot 5 within 9m of the house and its terrace."

The new plan now substitutes House no. 4 together with its garden in this area of the site which is within 9m of the Red Lodge house and garden; this therefore has exactly the same effect on the sense of seclusion enjoyed by the residents of Red Lodge, and as can be seen the Inspector came to the conclusion that this *"....would be very harmfully reduced.."*.

An additional factor in the new proposal is that House no. 4 is now a larger house than was previously proposed with Plot 5 in the plans which were refused permission. The fact that the now proposed house is larger will have a further material effect on reducing the sense of seclusion enjoyed by the residents of Red Lodge, and indeed would make the impact even more harmful than was the case in the earlier proposal.

The proposed House no. 4 is now positioned so as to face full on (rear) to Red Lodge, whereas the previous proposal had the proposed property of Plot no. 5 placed in such a way as to not overlook the garden and house of Red Lodge in such a direct way. This proposed positioning of House no. 4 would mean that it directly overlooks the house and garden of Red Lodge, which is in very close proximity, and would therefore extremely harmfully reduce the sense of seclusion which is presently enjoyed by the residents of Red Lodge.

38) "Reinforcement of tree planting along boundaries will have little effect on reducing the sense of intrusion arising from the relationships proposed on Plots 3, 4, 5 and 6."

In the new proposal the additional larger size of House no. 4 together with its position and its direction of facing, makes it even more intrusive so far as Red Lodge is concerned. The proposal would result in several windows of House no. 4 directly overlooking the house and garden of Red Lodge, resulting in a severe intrusion compared with the present relationship.

40) "..... Such development should not however be at the expense of the surroundings. Local character should be respected....."

These comments made by the Inspector should be noted, in so far as the proposed plans do have an adverse effect on the surroundings and on the distinctive privacy, spaciousness and seclusion which presently exists and which therefore characterise the location of Red Lodge.

42 "..... I consider however that the layout of any such redevelopment must allow for a more satisfactory relationship to adjacent houses so that more of the existing characteristic sense of seclusion can be retained....."

The Inspector has made extensive reference to the importance of the existing sense of seclusion, and several of those references are specifically relevant to Red Lodge. Whilst the new proposal has reduced the overall density of the site when compared with the previously rejected plans, the sense of seclusion will still be very harmfully reduced for the residents of Red Lodge as a result of the large size and the angle of placement of the House no.4.

In summary, whilst the new proposal has gone some way to addressing the concerns of the Inspector it would appear that on the significant issue of the intrusion into the privacy and existing quiet of Red Lodge, and the associated reduction in the sense of seclusion and privacy of that property, the current proposal has in some respects added further to the intrusion. The size and the positioning of House no. 4 is critical in the effect it will have on such intrusion into the privacy of Red Lodge, and this should be further addressed in the proposed layout of the site before any permission is granted to the developers.

Yours sincerely,

Maurice Lawson

TO: **DEVELOPMENT CONTROL**
Nicola Lake

FROM: Environmental Design

DATE: 27 February 2001

Location:	97-99 Pound lane, Sonning, Reading
Proposal:	Erection of five detached dwellings and garages plus demolition of two dwellings and garages (Duplicate Application).
Application Number:	F/2001/3335

In response to your consultation dated 15 February 2001 for the above application, the tree and landscape comments are as follows:

I have no objection to the proposals. The proposed development fits in with the character of the road by still retaining large front gardens, which will allow additional planting to take place as part of the landscape scheme. The majority of the good quality trees are being retained and the position of the proposed dwellings in relation to those trees is acceptable.

Conditions should be attached requiring the following details to be submitted:

- Tree protection measures and details of any proposed tree work.
- Landscape scheme.
- Proposed routes of underground services.
- Levels and final finished levels.
- Where site huts will be positioned and where materials and equipment will be stored.

Catherine Brimble

Catherine Brimble
Landscape Architect

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21 FEB 2001	
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WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: Joanne Ellis, Environmental Health

To: Nicola Lake, Development Control

My Ref: jpe/pound97

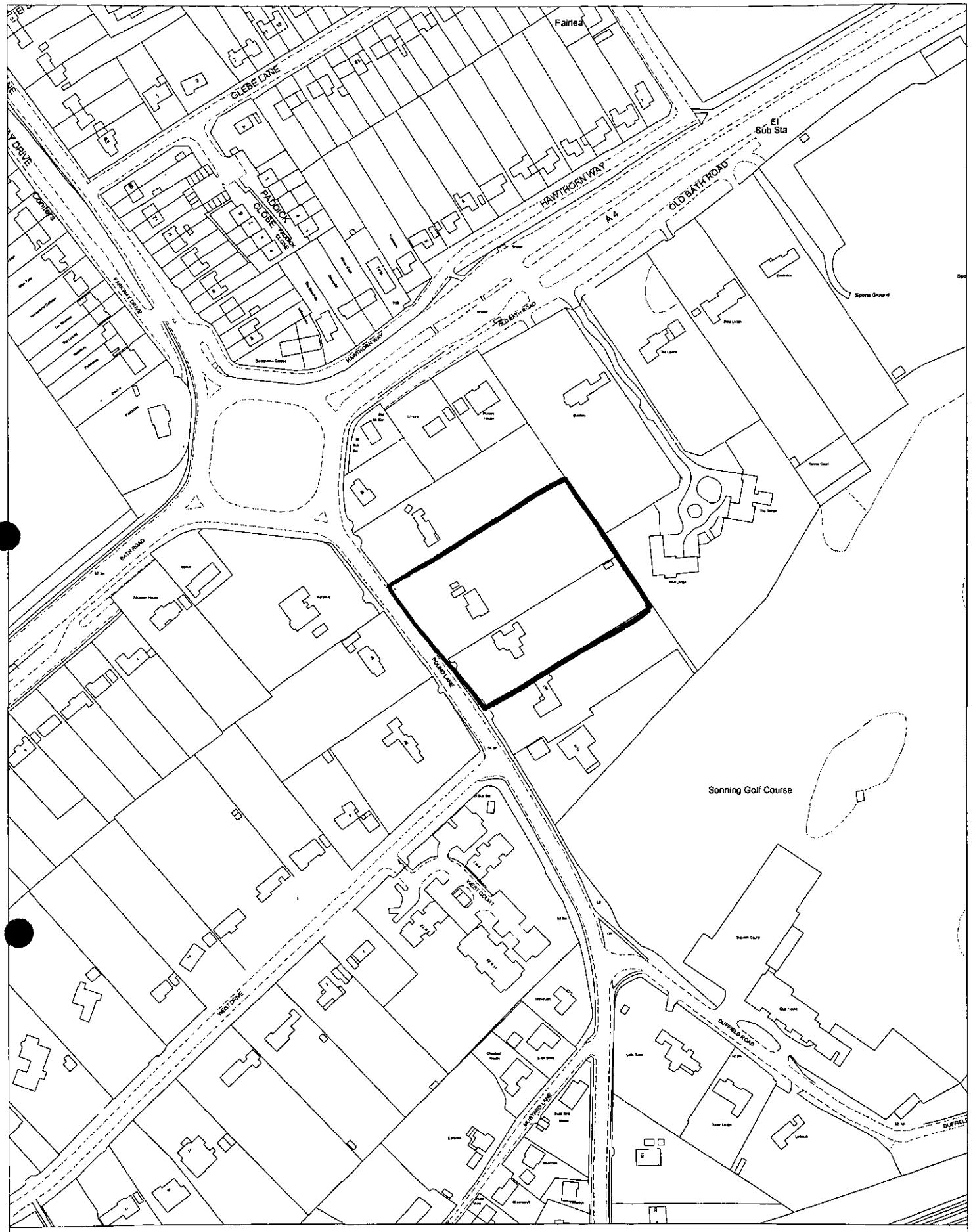
Your Ref: F/2001/3334 & 3335

Date: 20 February 2001

PROPOSAL: ERECTION OF FIVE DETACHED DWELLINGS WITH GARAGES PLUS DEMOLITION OF TWO DWELLINGS AND GARAGES
ADDRESS: 97-99 POUND LANE, SONNING

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

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



Site Plan, Scale: 1 to 2500

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Date: 14 May 2001

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APPEAL REF: APP/X0360/A/01/1063751.
APPELLANT: Bewley Homes PLC.
SITE: 97-99 Pound Lane, Woodley.

PROPOSED CONDITIONS IN THE EVENT OF THE APPEAL BEING ALLOWED, WITHOUT PREJUDICE TO THE COUNCIL'S CASE.

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

2. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

3. The development shall not commence until details of all boundary treatments have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the Local Planning Authority. The approved scheme shall be maintained in perpetuity.

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

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

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

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

8. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

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

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

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

12. Before any other part of the development hereby permitted is commenced, he proposed vehicle access shall be formed in accordance with details the shall be submitted to and approved in writing by the Local Planning Authority, showing the accessway with a width no greater than 4m and with a vehicle crossover rather than a formal junction. No other development of the site shall take place until the access has been constructed in accordance with the approved details with visibility splays of 4.5m by 77m to the north and 4.5m by 90m to the south. Land within the visibility splays shall be cleared of any obstruction exceeding 0.6m in height and maintained clear of any obstruction exceeding 0.6m in height at all times.

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

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

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

within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

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

17. The first floor, bathroom windows in the north west elevations of the dwellings on plots 1 and 5 and south east elevations of the dwellings on plots 3 and 4 shall not at any time be glazed other than with obscure glass. They shall be fixed shut and be permanently so retained thereafter.

Reasons.

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

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

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

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

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

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

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

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

9. To safeguard visual amenities.

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

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

14 & 15. In the interests of visual amenity.

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

17. To safeguard the amenity of the adjacent dwellings.

Informatives.

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

Nicola Lake.

The Planning Inspectorate

PLANNING SERVICES	HPT 43429
POL	TLS
DC	ENF
APP DG	For official use only Date received
	18 MAY 2001
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	FILE:

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 BEWLEY HOMES PLC

Address INHURST HOUSE
BRIMPTON ROAD,
BAUGHURST, HANTS

Postcode RG26 5JJ

Your reference AM

Daytime phone no 01189 708241

Fax no 01189 708204

E-mail address andym@bewley.co.uk

B. AGENT DETAILS (if any)

Name AS ABOVE

Address

Postcode

Your reference

Daytime phone no

Fax no

E-mail address

PLANNING SERVICES	HPT 42499
POL	TLS
DC	ENF
APP	
CS DG	
24 APR 2001	
COPIES TO:	

C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the LPA WOKINGHAM DISTRICT

Date of the planning application 5/02/01

LPA's application reference no F/2001/3835

Date of LPA's decision notice (if issued)

D. APPEAL SITE ADDRESS

Address 97 - 99 POUND LANE, SONNING, BERKSHIRE

Postcode RG4 6GG.

National grid reference SU4761 74

(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)

DEMOLITION OF TWO HOUSES AND GARAGES AND ERECTION OF FIVE DETACHED HOUSES WITH GARAGES.

Size of the whole appeal site (*in hectares*): 0.788

Area of floor space of proposed development (*in square metres*): 1,705 M2

F. REASON FOR THE APPEAL

This appeal is against the decision of the LPA to:

*Please tick **one** box only* ●

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

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

G. GROUNDS OF APPEAL

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

THE LOCAL PLANNING AUTHORITY HAVE FAILED TO DETERMINE THE PLANNING APPLICATION WITHIN THE EIGHT WEEK PRESCRIBED PERIOD.

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
Sir N. McFarlane	Whitestocks, 97 Pound Lane	23 April 2001
Mr M. Toh	99 Pound Lane, Sarning	23 April 2001

CERTIFICATES C and D ☐

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

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

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

(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 [signature] (on behalf of) Bewley Homes PLC

Name (in capitals) ANDREW MORRIS Date 23 April 2001

J. ESSENTIAL SUPPORTING DOCUMENTS

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

✔

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

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

7. **Additional plans or drawings** relating to the application but not previously seen by the LPA. Please number them clearly and list the numbers here: ☐

   _____

   _____

8. Any relevant **correspondence** with the LPA. ☐
9. If the appeal is against the LPA's refusal or failure to grant permission for 'details' imposed on a grant of outline permission, please enclose:
   (a) the relevant outline application; ☐
   (b) all plans sent at outline application stage; ☐
   (c) the original outline planning permission; ☐
10. A copy of any Environmental Statement plus certificates and notices relating to publicity (if one was sent with the application, or required by the LPA). ☐
11. If you have sent other appeals for this or nearby sites to us and these have not been decided, please give details and our reference numbers. ☐

    _____

    _____

K. PLEASE SIGN BELOW

(Unsigned forms will be returned. Signed forms must be received by us within the 6 month time limit)

1. I confirm that I have sent a copy of this appeal form and documents to the LPA – ***N.B.*** *if you do not, your appeal will not normally be accepted.*
2. I confirm that section J has been fully completed.
3. I will send 2 copies of any further documents relating to this appeal to the Inspectorate.

Signed _____ (on behalf of) Bewley Homes PLC

Name (in capitals) ANDREW MORRIS Date 23 April 2001

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.

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.

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Norwich NR3 1BQ

The Planning Inspectorate

For official use only Date received

QUESTIONNAIRE

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

PLANNING, LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT

APPEAL REF: APP/X0360/A/01/1063751 **GRID REF:** SU47614

APPEAL BY: BENLEY HOMES PLC

SITE: 97-99 POUND LANE, SONNING

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

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

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

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

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

15. Copies of the following documents must, if appropriate, be enclosed with this questionnaire:

a	Is the development in Schedule 1 or column one of Schedule2 of the Town & Country Planning (Environmental Impact Assessment)(England & Wales) Regulations 1999? If YES, please indicate which Schedule.	~~YES~~ / NO Sch 1 Sch 2 col 1	
b.	Is the development within a 'sensitive area' as defined by regulation 2 of the Town & Country Planning (Environmental Impact Assessment)(England & Wales) Regulations 1999?	~~YES~~ / NO	
c.	Has a screening opinion been placed on Part 1of the planning register? If YES, please send a copy to us.	~~YES~~ / NO	
		Number of Documents Enclosed	N/A
d.	Any comments or directions received from the Secretary of State, other Government Departments or statutory agencies / undertakers whether or not as a result of consultations under the GDPO;	3	
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; DUPLICATE APPLICATION F/2001/3334	0	
i.	For all appeals, including those against non determination, you must provide details of all relevant development plan policies. *Each extract must include the front page, the title and date of approval or adoption. Where plans & policies have not been approved or adopted, please give the stage or status of the plan.*	3	
j.	Any supplementary planning guidance, together with its status, that you consider necessary.		✓
k.	A list of any conditions or limitations you would agree to if the appeal were to be allowed; INCLUDED IN COMMITTEE REPORT	1	
l.	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? 21/06/01

b. Copies of the following documents must, if appropriate, be enclosed with this questionnaire.

	Number of Documents Enclosed	N/A
i) representations received from interested parties about the original application	11	
ii) the planning officer's report to committee	1	
iii) any relevant committee minute DUPLICATE APPLICATION CONDITIONALLY APPROVED SUBJECT TO LEGAL AGREEMENT 23/05/01	0	

17. FOR APPEALS DEALT WITH BY WRITTEN REPRESENTATIONS ONLY

Do you intend to send another statement about this appeal? If NO, please send the following information:- YES / NO

a. In non-determination cases:

i) what the decision notice would have said;

ii) how the relevant development plan policies relate to the issues of this appeal.

b. In all cases:

i) the relevant planning history;

ii) any supplementary reasons for the decision on the application;

iii) matters which you want our Inspector to note at the site visit.

18. THE MAYOR OF LONDON CASES ONLY

a. Was it necessary to notify the Mayor of London about the application? If YES please attach a copy of that notification. YES / NO

a. Did the Mayor of London issue a direction to refuse planning permission If YES, please attach a copy of that direction. YES / NO

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

Signature: Dlynell on behalf of WOKINGHAM DISTRICT Council

Date sent to us and the appellant 24/05/01 OUR REF: F/2001/3335

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Berkshire structure plan :- H5, H9.

Loddon Area Local Plan :- LH1, LH8, LBE5; LBE1, & LBE2.
LT5, LT6.

Wokingham District Local Plan · WH6, Housing Density Policy
WOS3, WBE1, WT6, WT7

Application No	Received	Sonning	Listed By
F/2001/3334	12.02.01		Cllr Rose.
F/2001/3335			

Applicant: **Bewley Homes.**
Location : **97-99 Pound Lane, Sonning.**
Proposal : **Proposed erection of five detached dwellings with garages plus demolition of two dwellings and garages. (Duplicate applications)**

1. **Planning History** – The site is located within the south eastern corner of the Sonning/Woodley A4 Bath Road roundabout, within the identified settlement of Sonning. The site currently houses two detached dwellings located well within their sites with large rear garden areas. Both properties access directly onto Pound Lane. Both properties have been extended on a number of occasions. An application for an additional dwelling to the north side of number 97 was refused planning permission in 1966.

   A previous application (F/2000/0577) for the redevelopment of 97 and 99 with the erection of 8 detached dwelling was dismissed on appeal in October 2000, due to the proposed development's impact upon the residential amenity of number 95 and 101 Pound Lane.

2. **Proposal** – The proposed development is for the demolition on the existing two detached dwellings and the erection of 5 new dwellings. It would have three frontage houses and a further two located to the rear. The proposed dwelling on plot one would have its own access while the others four dwellings would share an access drive. The access drive would pass between plots 2 and 3, then divide to the front of plot 4. The proposed dwellings would have 5 bedrooms.

   The application was listed for determination by the Development Control Committee by Cllr Rose, who is concerned about the proposed development's potential impact upon the streetscene and neighbouring dwellings. The application would also require a legal agreement due to financial contributions towards highway improvements and sustainable transport initiatives.

3. **Consultations** -
   - ***Sonning Parish Council:*** Recommends refusal. (see attached comments).
   - ***Highways:*** No objection subject to conditions.
   - ***Environmental Health:*** No objection subject to conditions.
   - ***Environment Agency:*** No objection subject to conditions.
   - ***Landscaping:*** No objection subject to conditions.
   - ***Crime prevention Design Adviser:*** No significant crime risk.
   - ***Letters:*** There has been 7 letters of objection from local residents. These objections can be summarised as follows:
     - Impact upon neighbouring dwellings, by loss of privacy, noise, pollution and overlooking.
     - Impact upon highway safety.
     - Concern about boundary treatment.
     - Impact upon the character of the area and overdevelopment.
     - Impact on services and infrastructure.

4. **Appraisal** – Main issues:

   A. Principle of Development. (Policy H5 of the Berkshire Structure Plan; Policy LH1 of the Loddon Area Local Plan; Policy WH6 and Housing Density Policy of the Wokingham District Local Plan (Deposit Draft) as modified.
   B. Housing Mix and Density. (Policies H5 and H9 of the Berkshire Structure Plan; Policies LH1, LH8 and LBE5 of the Loddon Area Local Plan; Policies WH6 and the Housing Density Policy of the Wokingham District Local Plan (Deposit Draft) as modified.
   C. Impact upon the character and appearance of the surrounding area. (Policies LBE1, LBE2 and LBE5 of the Loddon Area Local Plan; Policies WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft) as modified.
   D. Impact upon the residential amenity of the neighbouring dwellings. (Policies LBE1, LBE2 and LBE5 of the Loddon Area Local Plan; Policies WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft) as modified.
   E. Impact upon Highways Safety. (Policies LT5 and LT6 of the Loddon Area Local Plan; WT6 and WT7 of the Wokingham District Local Plan (Deposit Draft) as modified.
   F. Concerns of Residents and Sonning Parish Council.

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

B. Housing Mix and Density.
The site is approximately 0.78 hectares. As such the proposed development would have a resultant density of approximately 6 houses per hectare. This would be far less than the target density of 30 dwellings or more per hectare on sites above 0.3 hectares, as suggested within the Council's Housing density policy. However due to the character of the area, highway safety issues and impact upon the neighbouring dwellings, a higher density would be difficult to achieve.

C. Impact upon the character and appearance of the surrounding area.
The proposed development would have three frontage dwellings facing onto Pound Lane. The dwellings would have a similar set back from the road and would follow the general pattern of development within the immediate area. The proposed dwelling on plot 1, would be set 5m from the shared boundary with number 95 Pound Lane, and would be approximately 12m from the side of the dwelling itself, with landscaping between. The proposed double garage for plot 2 has been pushed back on the site to help maximise the visual gap between the proposed dwellings. The gap would be approximately 7.7m wide. Both dwellings would also have hipped roofs which would visually increase the perceived wide of the gap.

The proposed access way would be located between plots 2 and 3, within a 13m wide gap. The road would have a slight curved design, with planting to either side. This would help to prevent clear views through the site to the proposed development to the rear.

Number 101 Pound lane has had a full two storey side extension which had closed the gap between itself and the shared boundary with the application site. However the proposed dwelling on plot 3 would be set 7m from the boundary and approximately 7.7m from the side elevation of number 101. The proposed house would also have a hipped roof which would again help to maximise the perceived gap between the built development.

The inspector during the determination of the appeal for the proposed erection of 8 dwellings, considered that no serious harm would arise to the physical character of the area. (paras 22-26.) It is considered that the proposed development would form a similar pattern of development to that of the surrounding area, with only limited views of the development to the rear. As such the proposed development would have no significant detrimental impact upon the character and appearance of the wider area.

D. Impact upon the residential amenity of the neighbouring dwellings.
As stated above the proposed dwelling on plot 1 would be set at least 12m from the existing side elevation of number 95. The proposed dwelling would have 3 ground floor side facing windows and a door to the garage. Due to the distance between the dwelling and the existing landscaping and potential boundary treatment would mean that these windows would not result in overlooking. There are also two first floor, side facing windows. However these windows are to serve two bathrooms and as such could be obscure glazed and fixed shut. The proposed dwelling would project 6m further back than the existing rear building line of number 95. However with a gap of 12 m between the dwellings and a maximum roof height of 9.1m which would be approximately 14.8m from No.95, there would be no overlooking or overbearing of number 95 Pound Lane.

Number 101 Pound Lane has been previously extended to within only 0.7m of the shared boundary. However, the proposed dwelling on plot 3 would be set 7m from the boundary and would have a ridge height of 9.2, which would again be hipped in from the adjacent dwelling by 3m. There would be 2 side facing windows and 2 doors within the ground floor, side elevation. These windows could be successful screened from the neighbouring dwelling through the existing landscaping or with the use of a 2m boundary fence. There are also two first floor, side facing bathroom windows. Again these windows could be obscured glazed and fixed shut.

The dwellings to the rear of the site also have side facing windows, but these are also bathroom windows which could also be similarly conditioned as those above. The two dwellings proposed to the rear of the site would be set well in from the boundaries. Plot 4 would be located 19.5m from the side boundary and at least 20m from the rear. The existing dwelling to the rear of the site is Red Lodge. This property is set at an angle to the rear boundary, at its closest is only approximately 9m from the shared boundary. However the proposed dwelling would be at least 32m away. This is a large enough distance to prevent any significant overlooking of Red Lodge. The proposed dwellings

closest to the rear of Red Lodge would have a height of 9.3m. However the roof of the dwelling is fully hipped and the ridge would be at least 26m from the rear boundary of the site. A similar relationship would exist between plot 5 and 95 Pound Lane. The proposed dwelling would be located at least 10 from the shared boundary at ground floor, and 16.6m at first floor. Therefore the proposed development would not overlook, overshadow or overbear the existing adjacent dwellings.

On the previous appeal, the inspector considered that the proposed development because of the comparatively modest depth and area of the three proposed gardens and the size of the dwellings which adjoined the boundary with No.101, would lead to the more intensive use of the garden area, resulting in a loss of the general sense of seclusion of No.101's garden and would, thus mean that the high degree of privacy enjoyed by the occupiers would be unacceptably diminished. The inspector also considered that while the impact upon No.95 would be less than that of 101, it would still be significant. Similarly the inspector stated that the sense of seclusion enjoyed by residents at Red lodge would be very harmfully reduced due to the activity in the garden of plot 5 within 9m of the house and its terrace.

However the current development would have only 2 dwellings located to the rear, which has reduced the amount of built development while increasing the proposed garden areas and the distances from the proposed dwelling to the boundaries. The current proposed development has increased the distance from the rear elevation of the closest proposed dwelling to Red lodge from 11m to 22m, with a distance of 19.5m from the side of the dwelling to the boundary with No.101. This would result in a significant increase in the garden area of the proposed dwelling, resulting in the less intensive use of the garden in lose proximity to the boundaries. There have been similar increases in the garden areas of the other proposed dwellings and the resultant distance of the proposed houses to the shared boundaries. Therefore the level of activity within the rear gardens of the proposed dwellings would be dispersed across a larger area, which would limit the development's impact upon the sense of seclusion and privacy which the existing properties currently enjoy.

E. Impact upon highway safety.

The proposed development would increase the number of dwellings on the site from 2 to 5. The visibility splays and the resultant increase in traffic movements along Pound Land was considered by the inspector on the appeal for erection of 8 dwellings. The inspector stated that he did not consider that the slight addition to vehicles wishing to exit the site and turn north would be unsafe or impede the flow of traffic unduly.' (para.21)

The current proposal does vary from the previous appeal by having plot 1 accessed from its own relocated driveway, while the remaining 4 dwellings would share the central access. The highway officer is satisfied that the proposed development subject to the imposition of a number of suitable conditions would have no significant detrimental impact upon the highway safety of the surrounding highway network. The applicants have offered a financial contribution of £25,000 towards improving local sustainable transport initiatives and highway improvements within the surrounding area.

F. Concerns of residents and Sonning Parish Council.
The concerns of the local residents and the Parish Council have been noted and some have been addressed in the above appraisal. However, the local residents and the parish council have raised the concerns over the increase in noise from the site, especially from traffic movements, due to the location of the garages. It is considered that the proposed garages for the frontage houses are in a position such that they would have a 'normal' relationship with the adjacent properties. The garages to the rear properties would be further enough away from the adjacent dwelling so as not cause adverse harm the residential amenity of the adjacent dwellings.

A local resident has also raised a concern over the possible boundary treatment. The boundaries of the site at present are largely landscaping and hedging. In some areas this will need to be thickened to help screen the surrounding properties. Conditions have been suggested for full details of the proposed boundary treatment and for a landscaping scheme for the development area.

5. **Conclusion** – The proposed development would have no significant detrimental impact upon the residential amenity of the occupiers of the adjacent dwelling, Including the current secluded character of the area in which the existing dwellings are set. The proposal would also be in keeping with the character and appearance of the wider area and would have no significant adverse effect upon the highway safety of the surrounding highway network.

6. **Recommendation** – To GRANT planning permission subject to the signing of a legal agreement to secure the provision of a £25,000 contribution to highway improvements and local sustainable transport initiatives and the following conditions:

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

2. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

3. The development shall not commence until details of all boundary treatments have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the Local Planning Authority. The approved scheme shall be maintained in perpetuity.

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

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

be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

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

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

8. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

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

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

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

12. Before any other part of the development hereby permitted is commenced, he proposed vehicle access shall be formed in accordance with details the shall be submitted to and approved in writing by the Local Planning Authority, showing the accessway with a width no greater than 4m and with a vehicle crossover rather than a formal junction. No other development of the site shall take place until the access has been constructed in accordance with the approved details with visibility splays of 4.5m by 77m to the north and 4.5m by 90m to the south. Land within the visibility splays shall be cleared of any obstruction exceeding 0.6m in height and maintained clear of any obstruction exceeding 0.6m in height at all times.

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

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

15. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

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

17. The first floor, bathroom windows in the north west elevations of the dwellings on plots 1 and 5 and south east elevations of the dwellings on plots 3 and 4 shall not at any time be glazed other than with obscure glass. They shall be fixed shut and be permanently so retained thereafter.

Reasons.

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

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

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

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

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

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

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

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

9. To safeguard visual amenities.

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

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

14 & 15. In the interests of visual amenity.

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

17. To safeguard the amenity of the adjacent dwellings.

Informatives.

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

Nicola Lake.

01189 697753

WOKINGHAM DISTRICT COUNCIL

PARISH COUNCIL OBSERVATION SHEET

PLANNING APPLICATION. APPLICATION No. F/2001/3334/3335

Officer NICOLA LAKE

Parish SONNING

Proposal ERECTION OF 5 DETACHED DWELLINGS AND GARAGES PLUS DEMOLITION OF EXISTING 2 DWELLINGS (DUPLICATE APPLICATION)

Address 97 - 99 POUND LANE

Applicant BEWLEY HOMES Plc PHILLIP DESIGN ASSOCIATES

The Parish Council has the following comments.

1. An earlier application on this site was refused on appeal. This application does little to address the Inspectors reasons for dismissal. There is continued concern amongst residents and Parish Councillors alike and strong objections to the proposal.

2. The existing location is predominantly one of large houses set on large open plots giving a very high standard of privacy and a sense of spaciousness. This was recognised by the Inspector. This proposal, if allowed, would completely change the nature of the area and set a very dangerous precedent, opening the floodgates for similar proposals. The reduced number of houses in the current proposal is still completely unacceptable.

3. Although this application is for a reduced number of dwellings the impact they have on adjoining properties is as detrimental as was the earlier application. The privacy, recognised by the Inspector, all but disappears for the adjoining properties with the new building substantially closer to existing boundaries. Further the siting of the garaging will bring vehicular activity much closer to the adjoining properties.

4. The proposal includes the removal of many trees and shrubs, which at present add to the rural atmosphere and seclusion of the existing properties. Removing them and replacing with driveways, garaging and substantial dwellings will ensure the urbanisation of a green and pleasant area.

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5. The siting of three substantial houses fronting on to Pound Lane is unacceptable. It will totally change the street scene. There is no drawing to illustrate this.

6. The positioning of the houses along the boundaries, if allowed, will have a considerable impact on the three adjoining properties. Overlooking along the boundaries will seriously reduce the privacy currently enjoyed in the large gardens of Red Lodge, 95 and 101 Pound Lane.

7. The site lines are very poor leading onto a very busy and constantly used narrow road. This proposal would only serve to exacerbate existing, considerable traffic problems.

8. If this and other similar developments were allowed Sonning it would soon double in population, completely changing the pattern of the village, but not providing the infrastructure necessary to support such an unwelcome increase.

9. The existing houses are in good condition and inhabited. There can be no good reason for demolishing them.

10. For the above reasons, Sonning Parish Council urges Wokingham District Council to refuse this application

L. A. Bates (Clerk to the Council). 8 March 2001

Application File

Appeal Decision

Hearing held on 23 August 2000

by Daphne Mair BA(Econ), MPhil, MRTPI

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

The Planning Inspectorate
Room 1404
Tollgate House
Houlton Street
Bristol BS2 9DJ
☎ 0117 987 8927

Date
06 OCT 2000

Appeal Ref: APP/X0360/A/00/1043352
97-99 Pound Lane, Sonning, Reading

- The appeal is made under section 78 of the Town Country Planning Act 1990 against the failure of the local planning authority to give notice within the prescribed period of a decision on an application for planning permission.
- The appeal is made by Bewley Homes PLC against Wokingham District Council.
- The application (ref: F/2000/0577) is dated 11 February 2000.
- The development proposed is demolition of two houses and garages and erection of 8 detached houses with garages.

Summary of Decision: The appeal is dismissed.

Procedural Matters

1. It was agreed at the hearing that plan 2000.1114.01 B should be accepted as an amendment to that part of the site layout plan 99 72 01B which shows the visibility splay and the entrance section of the access road into the site. My considerations are therefore based on plans 99 72: 01B, 2A, 3, 4, 5, 6, 7, 8, a location plan and plan 2000.1114.01 B.

2. At the hearing the appellant offered a unilateral undertaking under Section 106 of the Town and Country Planning Act 1990. I received this on 1 September. It would provide a sum of £60,000 to provide a pedestrian crossing on Pound Lane between West Drive and Duffield Road and appropriate measures to restrain vehicle speed in the vicinity of the site entrance.

Main Issues

3. I consider that the main issues in this case are whether the proposal would

   (a) Seriously endanger road safety or interrupt the free flow of traffic

   (b) Harm the character of this part of Sonning

   (c) Have an unsatisfactory relationship with adjacent dwellings, seriously detracting from their pleasantness as a place to live.

Planning Policy

4. The Berkshire Structure Plan, adopted in 1995 addresses the environment impact of development at policy LD3. Proposals will only be permitted where serious harm to the character or appearance of an area or the amenities of neighbouring land uses will not result. Policy EN1 aims to protect the character and quality of the environment in built up areas. Amongst other things its siting should be appropriate to its location, layout and landscaping should at least help maintain the character of the surroundings. Where appropriate the redevelopment of genuinely under-used urban land will be supported.

5. The Loddon Area Local Plan (LALP) was adopted in 1995. Following its expiry shortly

should be sought. This should be combined with good design and is contingent on various factors including (paragraph 56) that new development should not be viewed in isolation. Design and layout should have regard to neighbouring buildings and the townscape of the wider locality. The local pattern of streets and spaces, amongst other things, should help determine the character and identity of a development. Previously developed land is defined in Annex C. It includes a building and the land attached to it, but this does not mean that the whole area should be redeveloped. A judgement should be made about factors such as how the site relates to the surrounding area and requirements for buffer strips and landscaped areas.

- PPG13 and the DETR's Places Streets and Movement address road safety and accessibility issues.

8. In June 2000 the Council's Environmental Services Committee considered PPG3 of March 2000, including, in particular, its implications for increased densities in urban areas. A new policy was approved for development control purposes on 12 June and submitted to the Local Plan Inquiry via a "round table" discussion on housing policies in the WDLP. The relevant part of that policy is that within established settlements on sites over 0.3ha, development at less than a minimum net density of 30 dwellings per hectare will not be permitted, subject to such a density not compromising the quality of the environment.

9. The appellant's planning witness sought clarification at the Local Plan Inquiry on the intended application of the latter clause. He recalls being told that lower densities may be required in Conservation Areas, Areas of Special Character, Wokingham Town Centre or in the vicinity of listed buildings, none of which apply in the appeal case.

10. The relevant section of the officer's proof of evidence to the "round table" session states that variation away from this density may be needed "to take account of factors specific to the site in question". This appears, rightly in my view, to allow of a wider scope for exceptions. In his post-hearing response to the witness's recollections, the Council's witness at the "round table" session does not recall excluding higher densities in the above locations. Neither would development at high density on small linear plots be ruled out, but it may be made more difficult because of possible adverse effects on "local context" factors. I have no doubt that the latter are an essential consideration in how proposals on any previously developed site should be assessed.

Reasons

Road safety

11. Pound Lane is a busy local distributor road linking Woodley to the south and Sonning to the north via a busy roundabout with the A4 Old Bath Road. That roundabout is about 103m to the north of the proposed access. The two existing houses have three access points to Pound Lane all of which fall short of modern standards. The proposed single access point would afford a visibility splay of 4.5m by 90m to the south and 4.5m by 77m or 3m by 90m to the north. The first 23m of the drive would be 5.5m wide reducing to 4.8m for the remainder. Kerb radii of 10m would be provided.

12. In the morning peak period northbound queues occur on Pound Lane towards the roundabout. These sometimes extend beyond the appeal site.

20. Regarding pedestrians, there is no injury accident recorded in this area and little to attract pedestrians in the vicinity. The undertaking to provide funds for a pelican crossing would doubtless be a safety benefit to pedestrians hereabouts.

21. Bearing all the above in mind I do not consider that the slight addition to vehicles wishing to exit the site and turn north would be unsafe or impede the flow of traffic unduly. I do not consider the pelican crossing necessary to render the proposal acceptable on traffic grounds.

The Character of the area

22. The site is on a short section of Pound Lane between the roundabout and railway bridge where there are several large houses with long rear gardens which front, but are set back from the road. West Drive, which joins Pound Lane a short distance to the south of the appeal site exhibits a similar character, as does the south eastern side of the Old Bath Road. Across Pound Lane two similar large plots on the corner with West Drive were redeveloped in the last 10 years or so with three blocks of flats. If not a "unique character" as a close neighbour puts it, the area is distinctive. Another resident's assessment seems fair to me: "the much vaunted character of this part of Sonning lies not only in the size of each plot but in the eclectic but complementary nature of the dwellings.... almost all built in this [last] century.... One thing not found is an enclave of virtually identical properties in a Close".

23. The general character of this part of Sonning as perceived from public viewpoints would be changed by the replacement of 2 very large and spaciously separated houses with 3 large houses and double garages on the same building line. The two storey elements of these would be separated by a minimum of 10m. The access road would open up a view deeper into the site than at present but the other 5 houses would not readily be evident. The set back from the road would be retained where planting could be reinforced. The access road would be wider than existing drives but there is room for some planting along it to soften the impact of the greater area of hard surfacing. Because the very large houses extend for a short length of Pound Lane only, these changes to the street scene would have a lesser impact than, say, in West Drive.

24. The general spacious and leafy ambience of this part of Sonning would be further affected by the removal of the hedges along the frontages to provide the much wider drive and the visibility splay. That the occupier of no.99 has obtained planning permission for a wall along the frontage indicates that such changes can occur in any case and I saw that several of the houses in the vicinity have close-boarded fences, some of them extending to about 1.8m. This prevents a view of the houses other than at their driveways. It reduces the sense of openness along Pound Lane in a way that contrasts with West Drive, where wide, tree lined grassed verges give a much more open appearance.

25. The rear gardens of nos. 97 and 99 are scarcely perceived from the road or other public viewpoint. In themselves, they are not important to the general character of the area. Five of the proposed houses here would scarcely be seen from the road or any public viewpoint.

26. Taking all the above into account and the relevant parts of Policies LTV6, LH1 and WOS3, I find no serious harm would arise to the physical character of the area.

The relationship with the surrounding houses

27. The house on Plot 3 is shown sited on the same building line as no.101 Pound Lane with about 6m between their flank walls. No.101 is a large house that has been extended on two

36. Regarding no.95, there would be increased activity near no.95 because of the much smaller garden of Plot 1 compared to no.97. Plot 8 has a larger garden than plot 1 and plot 7 has only a narrow side garden and secondary elevation facing towards the rear of the garden of no.95. The impact would be less than at no.101 but still significant.

37. The sense of seclusion enjoyed by residents of Red Lodge would be very harmfully reduced because of activity in the garden of Plot 5 within 9m of the house and its terrace.

38. Reinforcement of tree planting along boundaries will have little effect on reducing the sense of intrusion arising from the relationships proposed on plots 3, 4, 5 and 6.

39. Whilst the building of Red Lodge a few years ago will have had some impact on the sense of privacy at 99 Pound Lane, the houses themselves are about 72m apart. Some loss of privacy in the rear part of the garden of no.99 has been lost but a high standard of seclusion otherwise remains.

40. Against the above impacts I must weigh the advice in PPG3 about the use of previously developed land in urban areas and the achievement of higher densities. Such development should not however be at the expense of the surroundings. Local character should be respected and all developments should be accessible by a range of non-car modes.

41. Pound Lane has a 2 hourly bus service in the middle of the day and there is only an hourly service along the nearby A4 Old Bath Road. Most of these nearby services depend, apparently, on Council subsidy, which is under review at present. There are no shops in easy walking distance and those to the south in Woodley appear to be mainly estate agents or newsagents. The nearest Local Education Authority primary school is about 500m away, across the A4 in Sonning and there are other state schools in Woodley, about 900m away. I was told that a significant proportion of local children is privately educated and that they are taken to school by car. From the above I conclude that the site is poorly served by public transport and inconvenient for local shops, schools and services so that there would be little option but to use the private car for many purposes. The existing two houses are inhabited and in good condition. The site has no overall "sustainability" advantages in my view.

42. However, if the aims of PPG3 in concentrating development in existing urban areas are to be met then, even allowing for the poor access to local facilities and infrequency of the nearby bus routes, there will be potential here to intensify use of this site. I consider however that the layout of any such redevelopment must allow for a more satisfactory relationship to adjacent houses so that more of the existing characteristic sense of seclusion can be retained than in the appeal scheme.

43. In coming to my overall conclusions, I have borne in mind that permissions were granted in 1988 and 1989 for the redevelopment of 2 houses on similar large plots a short distance across from this appeal site on the corner of West Drive and Pound Lane. Three blocks of 3 storey flats, known as West Court, now stand on that site.

44. That is a corner site where the contrast in type of development to adjacent buildings is less evident. Though different to the nearby large houses, the flats are in a spacious setting being set back from the two roads in fairly well treed grounds and behind retained verges in West Drive. Intensive use of amenity land adjacent to the gardens of existing houses is unlikely in an apartment development. I find no reference to local policies in the 1988 decision and in the 1989 letter there is a reference only to the fact that West Drive was identified within the

APPEARANCES

FOR THE APPELLANT:

Mr Huw Edwards, MSc MRTPI	Associate, Charles Planning Associates, Chartered Town Planners
Mr Robert Hewitt, BSc, CEng, MICE, MIHT	Partner, Stuart Michael Associates, Consulting Civil Engineers

FOR THE LOCAL PLANNING AUTHORITY:

Mr Simon Lewis, BA(Hons), DipTP, MRTPI	Senior Planning Officer with the Council
Mr Tom Callaghan, HNC (Civil Engineering	Team Leader, Highways Development Control, with the Council

INTERESTED PERSONS:

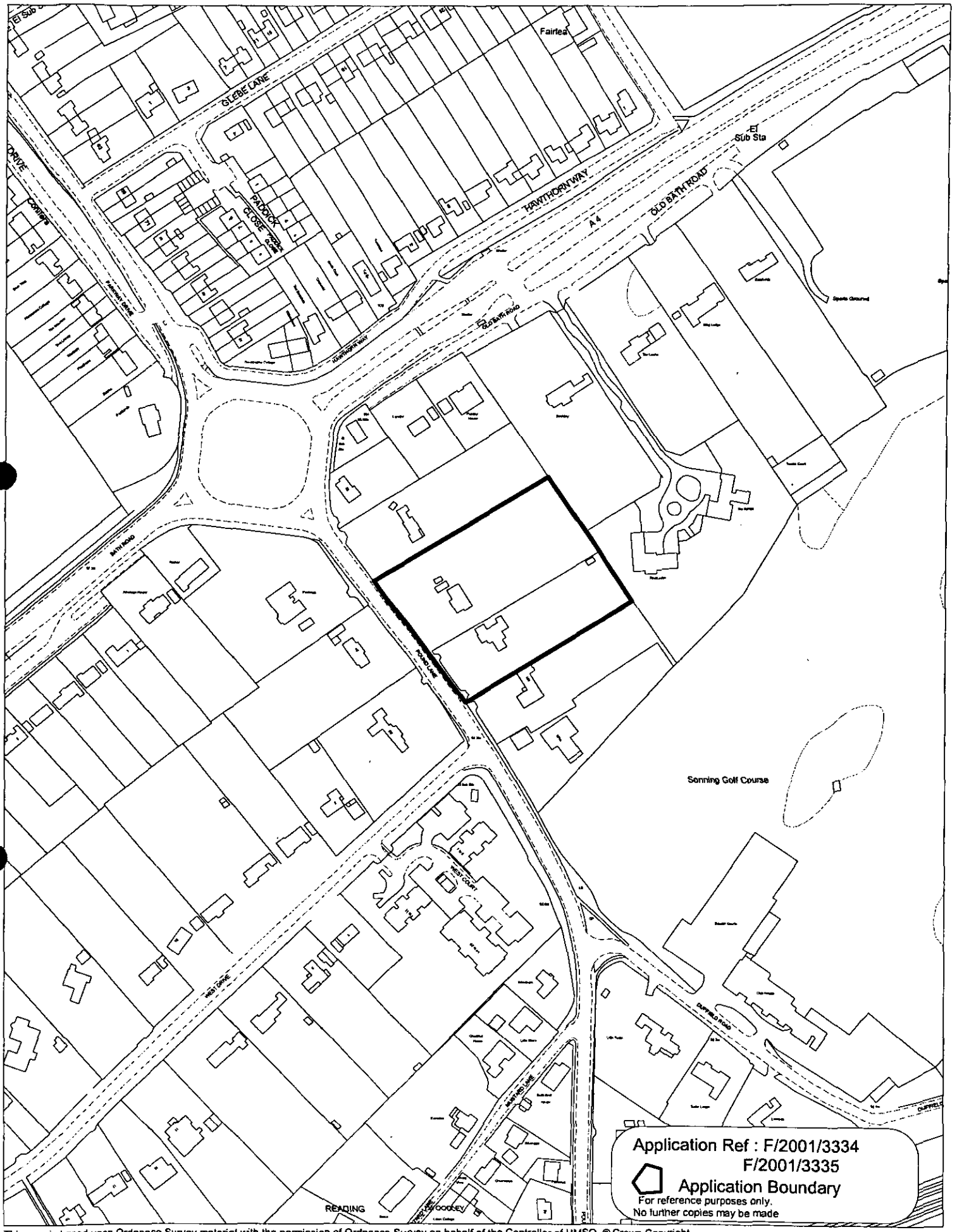
Mr Nigel Rose, MA, CEng, MIMechE, MIMgt	Wokingham District Councillor for Sonning, Spinney Side, Holme Park Lane, Sonning, RG4 6SX
Mrs Valerie Moncur	Parish Councillor for Sonning, 1 Elm Cottage, Thames Street, Sonning, RG4 6UU
Mrs Janet Lawson	Red Lodge, Old Bath Road, Sonning, RG4 6TQ
Mr Michael Toh	99 Pound Lane, Sonning, RG4 6GG

DOCUMENTS

Document	1	List of persons present at the Hearing.
Document	2	Letter of notification and circulation list
Document	3	Appendices to Mr Edwards' statement
Document	4	Appendices to Mr Hewitt's statement
Document	5	Appendices to Mr Lewis' statement
Document	6	Appendices to Mr Callaghan's statement
Document	7	Proposed Highway conditions
Document	8	Minutes of meeting of Environmental Services Committee of 12 June 2000
Document	9	Extracts from WDLP Deposit Draft with Proposed Amendments

PLANS

Plan	A	Set of Application Plans: 99 72: 01B, 2A, 3, 4, 5, 6, 7, 8 and Location Plan
Plan	B	Revised application plan (no.2000.1114.01 B) showing entrance section of access road and visibility splays



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Development Control Section, Environmental Services, Wokingham District Council.

23 May 2001

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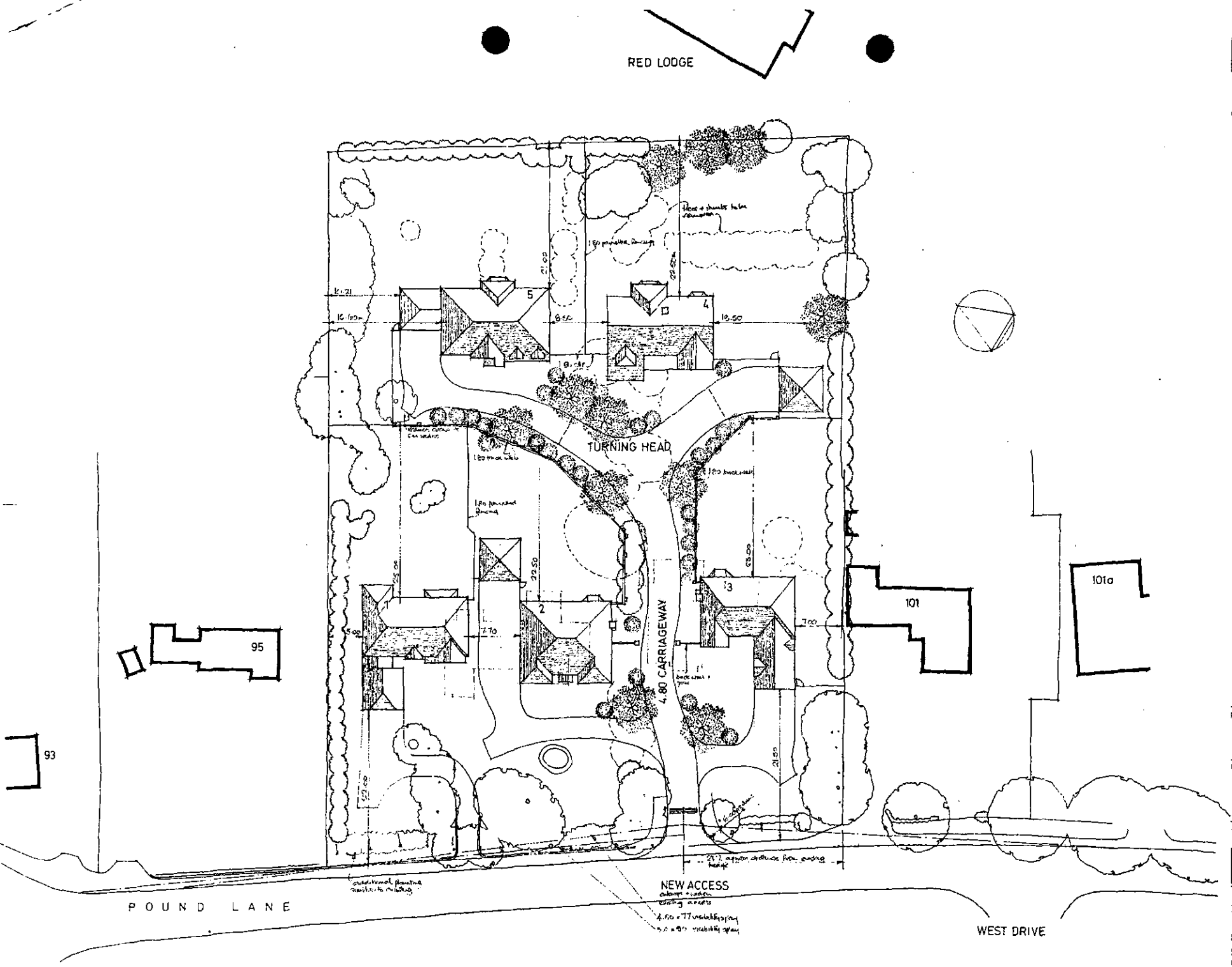

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3334

REVISED PLAN

project
97-99 POUND LANE
SONNING

title
SITE PLAN

date JAN 01 scale 1: 250

drawing number 99 72 010 rev B

PHILIP
DESIGN ASSOCIATES
architects & surveyors
Braboeuf House 64 Portsmouth Road
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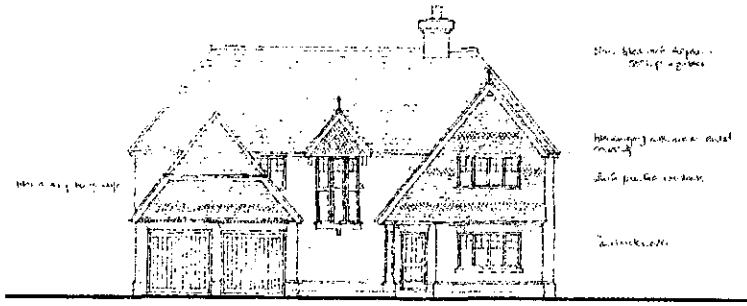
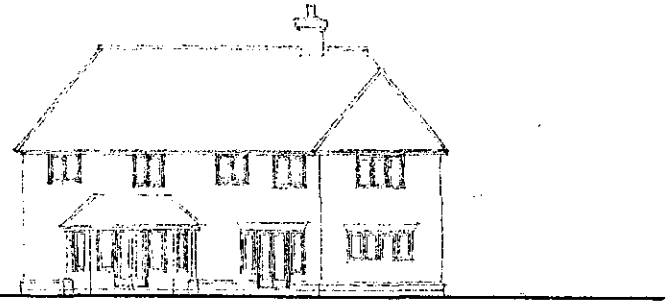
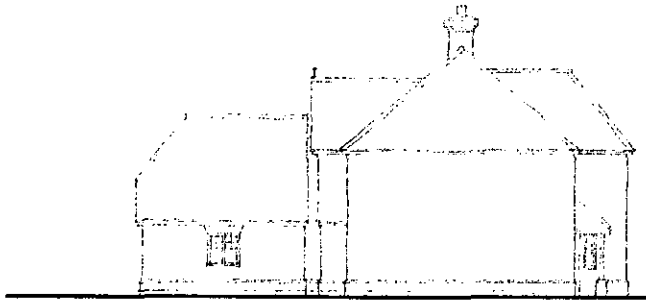


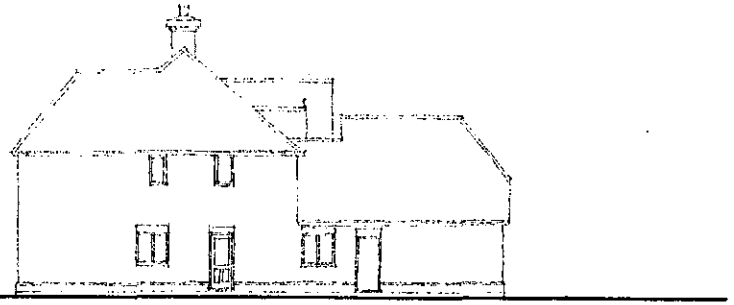
FRONT ELEVATION



REAR ELEVATION



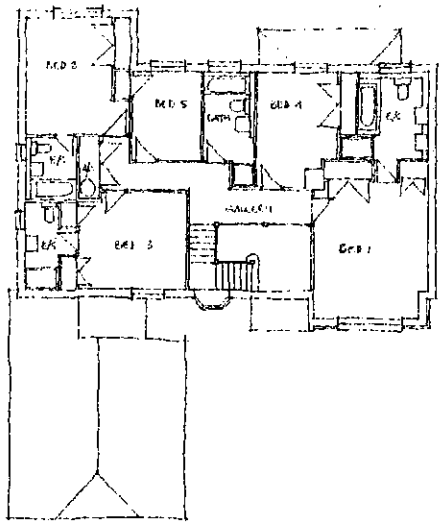
SIDE ELEVATION



SIDE ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

3334

3335

REVISED PLAN

project

97-99 POUND LANE
SONNING

title

HOUSE 1

date: JAN 01 scale: 1:100

drawing number: 99 72 011 rev: b

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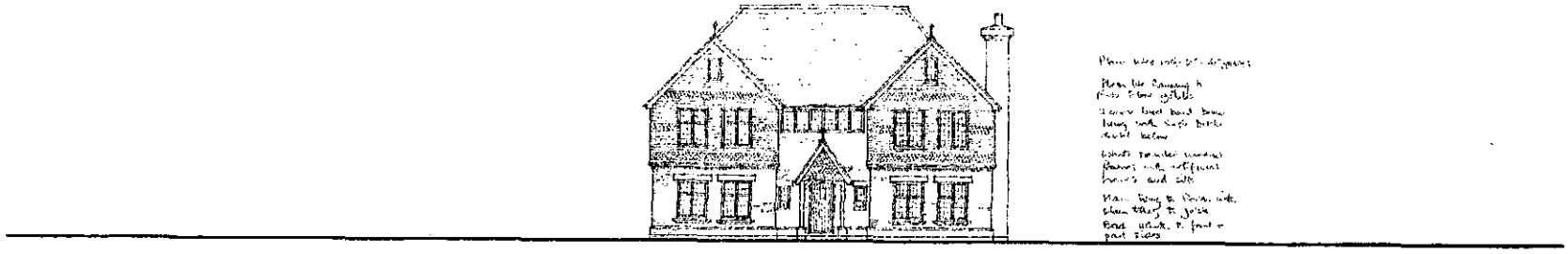

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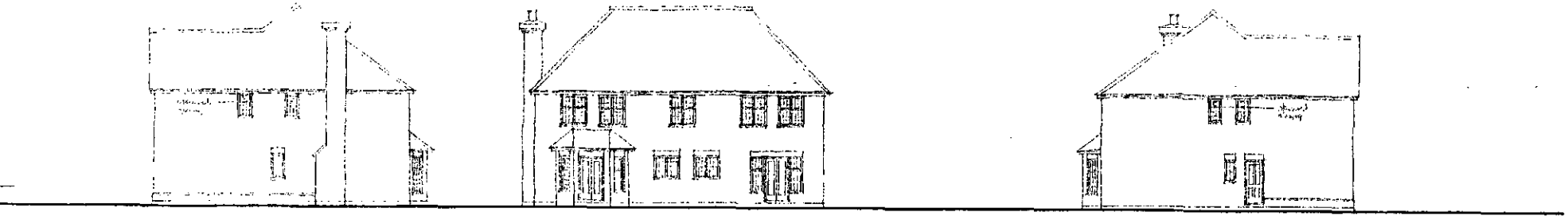
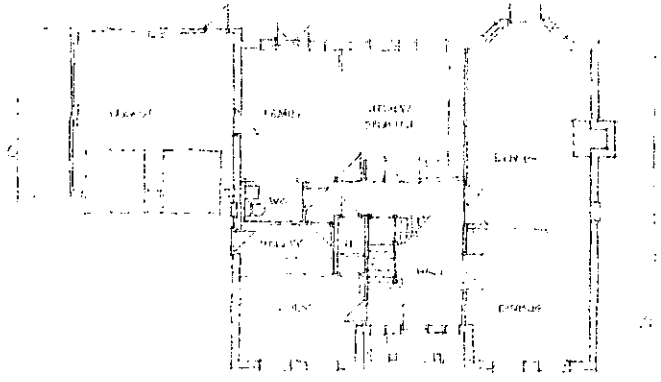


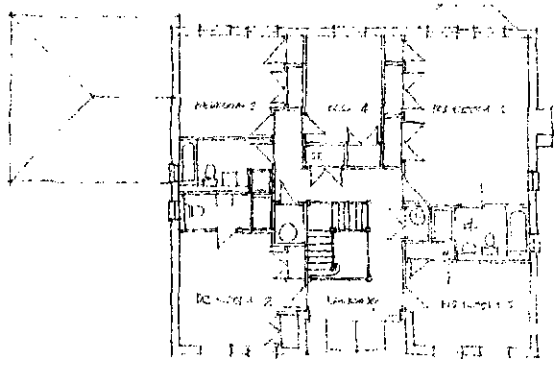
SIDE

REAR

SIDE



GROUND FLOOR PLAN



FIRST FLOOR PLAN

3334
3335

REVISED PLAN

PLANNING SERVICES	
PCI	
DC	
APP	
CS	
20 APR 2001	
COPIES TO:	

project
97-99 POUND LANE
SONNING

title
HOUSE 2

date JAN '01 scale 1:100

drawing number 99 - 72 - 012 rev B

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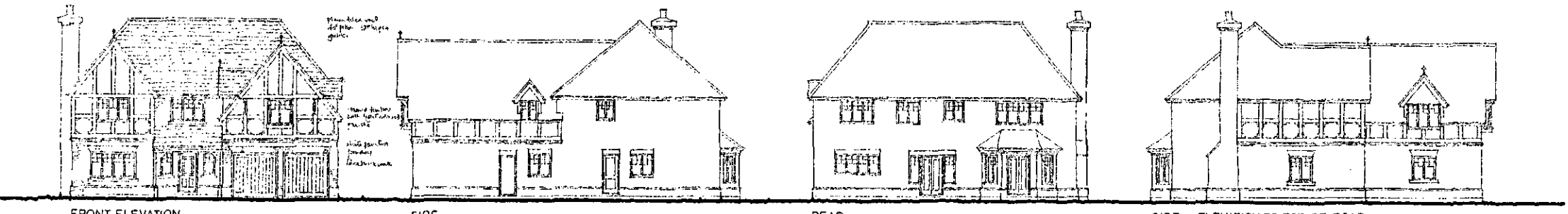
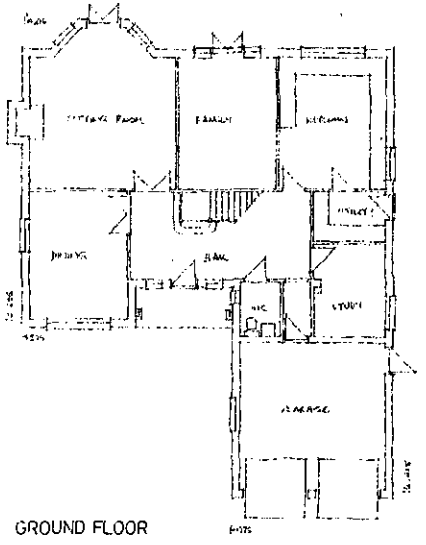


FRONT ELEVATION

SIDE

REAR

SIDE – ELEVATION TO ESTATE ROAD



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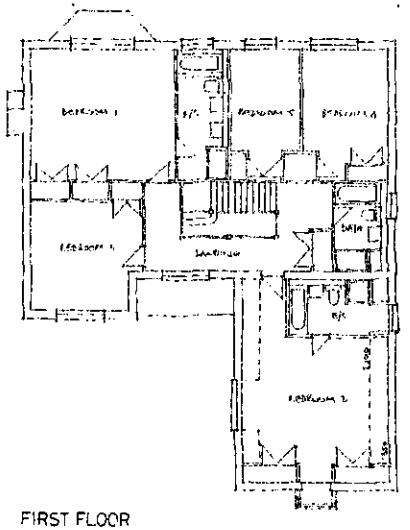

FIRST FLOOR

3334

3335

REVISED PLAN

project

97-99 POUND LANE
SONNING

title

HOUSE 3

date
APRIL 01

scale
1:100

drawing number
99 72 021

rev

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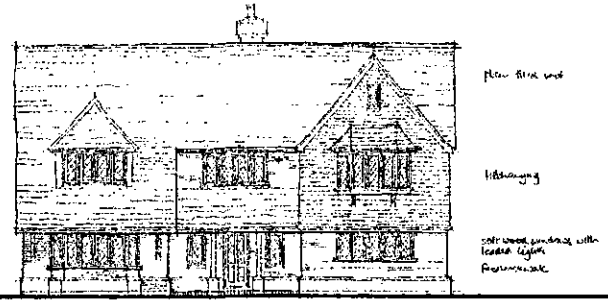

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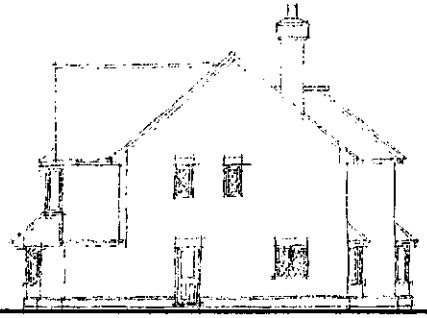
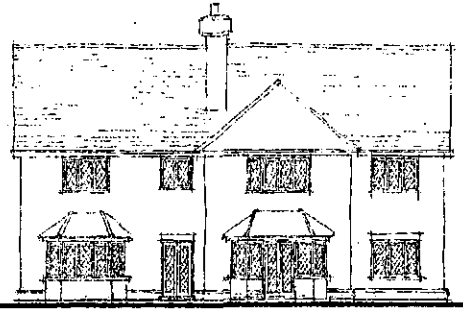


SIDE ELEVATION



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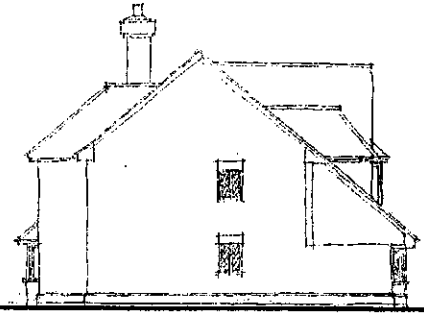
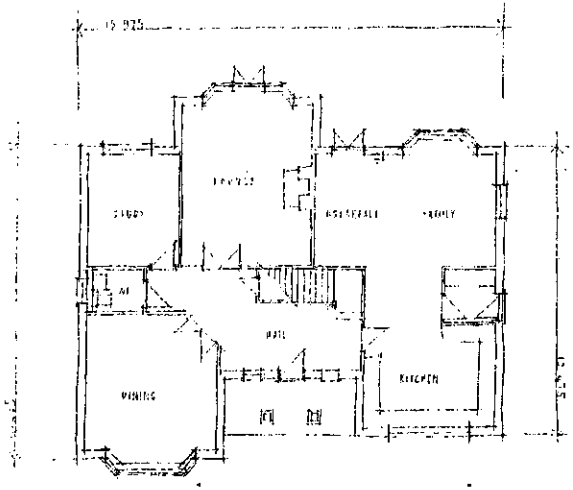


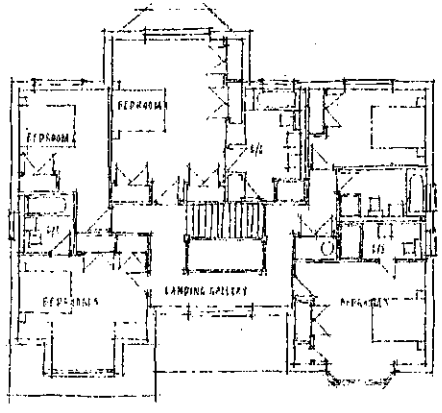
SIDE ELEVATION



12.FEB.2001 5334



GROUND FLOOR PLAN



FIRST FLOOR PLAN

A	02/02/01	Amendments to both s.f. bathr., staircase. Plinth amended.

project
97-99 POUND LANE
SONNING

title
HOUSE 4

date JAN 01 scale 1:100

drawing number 99 72 014 rev A

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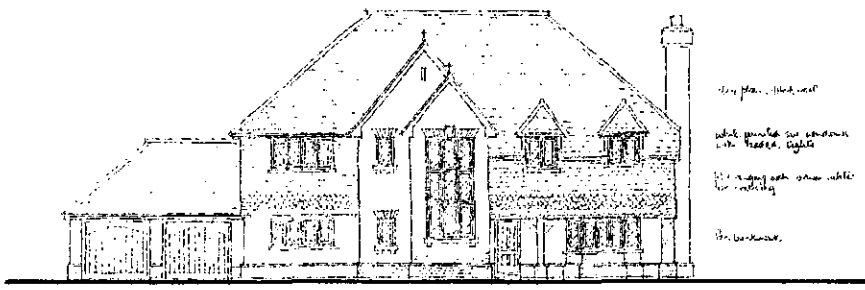

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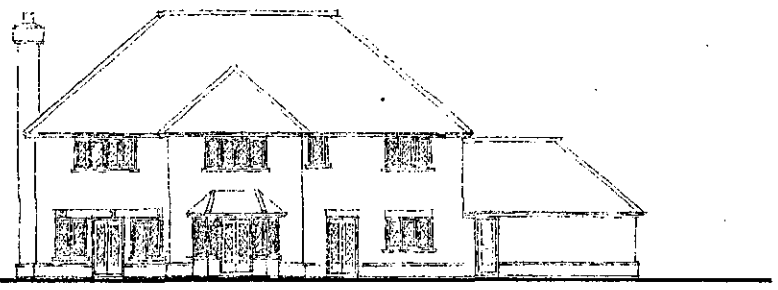

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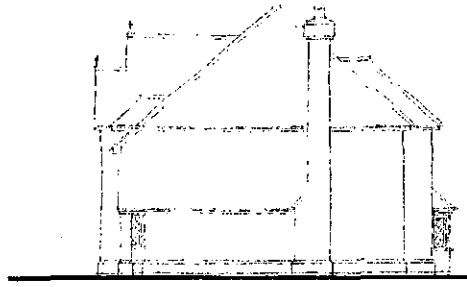

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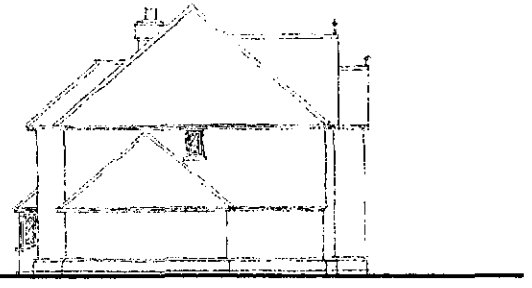

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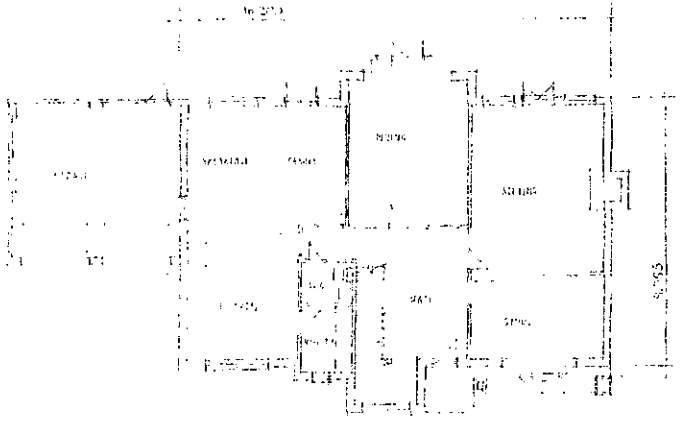
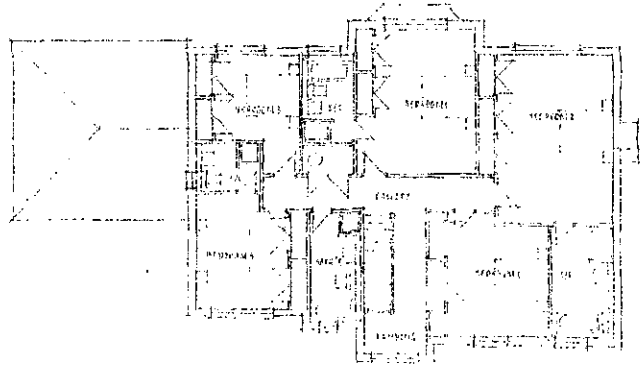


GROUND FLOOR PLAN



FIRST FLOOR PLAN

project

97-99 POUND LANE
SONNING

title

HOUSE 5

date JAN 01 scale 1:100

drawing number	rev
99·72·015	A

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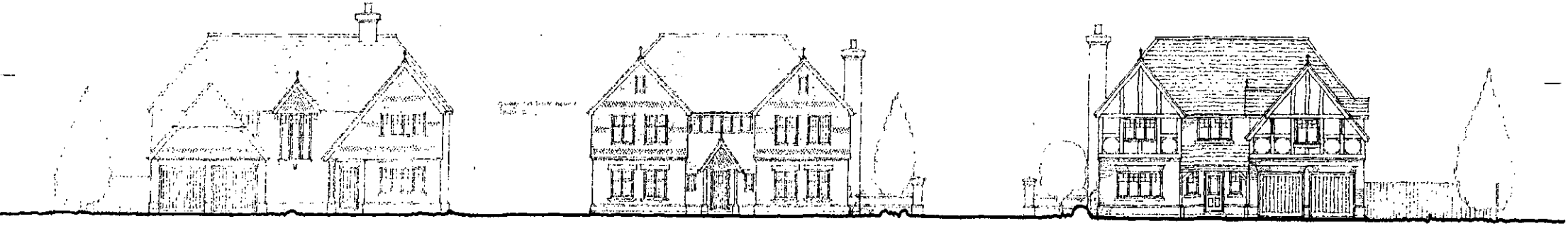

HOUSE 1

HOUSE 2

HOUSE 3

20 APR 2001

3335

3334

REVISED PLAN

project
97-99 POUND LANE
SONNING

title
STREET SCENE

date MAR 01

scale 1:100

drawing number 99 72 020

rev A

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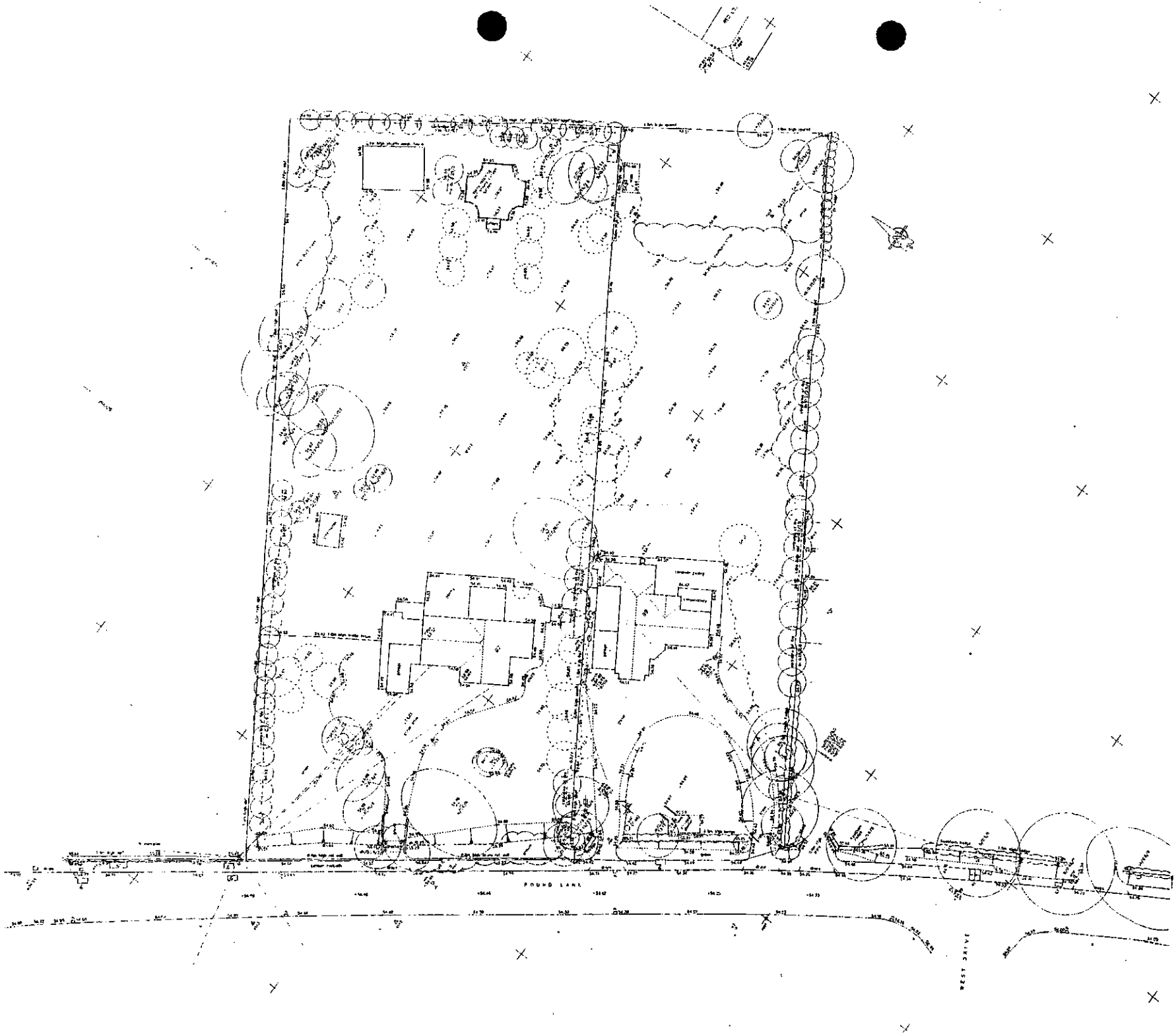

project
97–99 POUND LANE
SONNING

title
SITE SURVEY

date
JAN 2000

scale
1:250

drawing number
99 . 72 . 07

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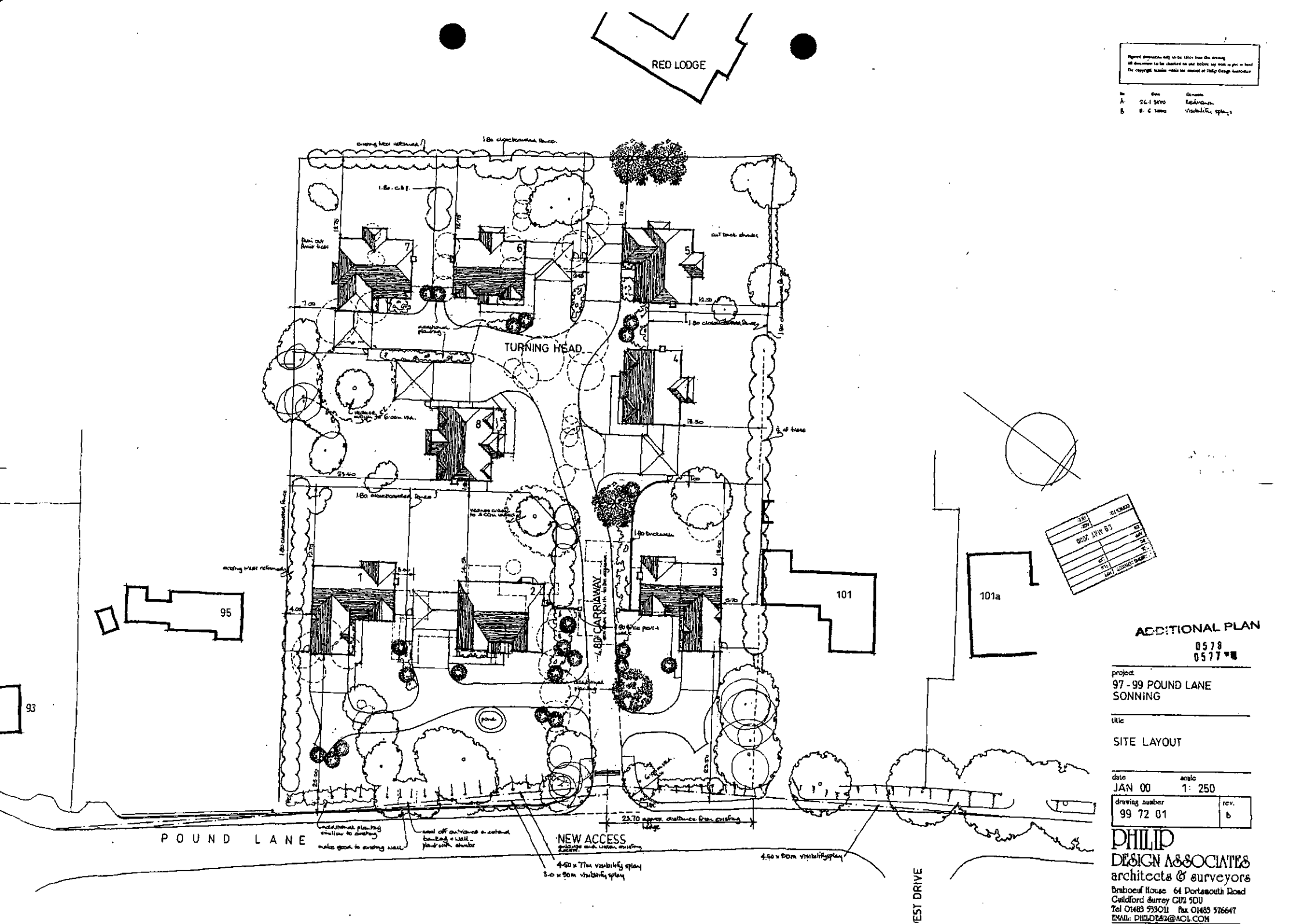

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no	date	remarks
A	24.1.2000	Relocation
B	8.2.2000	Visibility splays

ADDITIONAL PLAN
0578
0577

project
97 - 99 POUND LANE
SONNING

title
SITE LAYOUT

date JAN 00
scale 1: 250

drawing number 99 72 01
rev. b

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