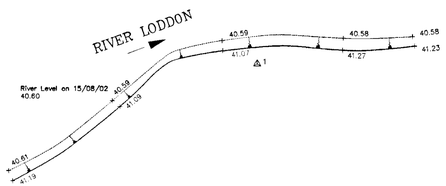
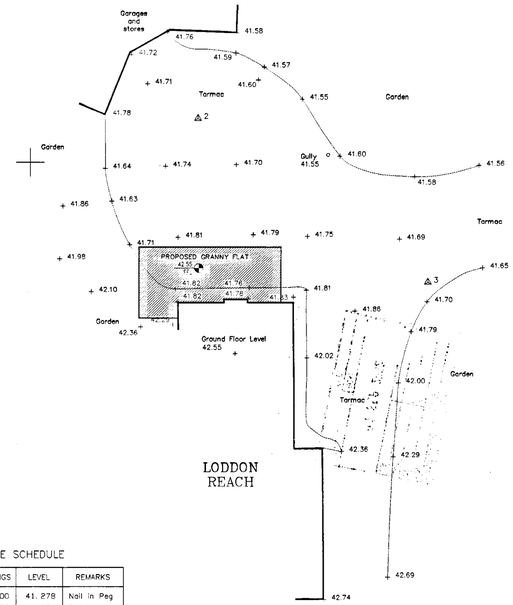
DO NOT SCALE FROM THE DRAWING. VERIFY ALL DIMENSIONS BEFORE SETTING OUT, COMMENCING WOR
OR MAKING ANY SHOP DRAWINGS. REPORT ANY DISCREPANCIES TO SUPERVISING OFFICER IMMEDIATELY.





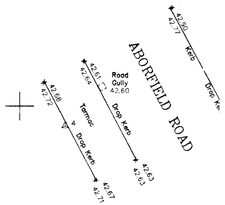
Benchmark Details:
OSBM located on North face of small extension of Bridge House, Aborfield Road.

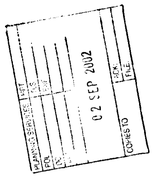
Value 43.33m

COORDINATE SCHEDULE

STN	EASTINGS	NORTHINGS	LEVEL	REMARKS
1	400.000	305.000	41.278	Nail in Peg
2	411.921	283.138	41.684	Survey Nail
3	428.275	271.398	41.685	Survey Nail
4	483.249	278.605	42.717	Survey Nail
5	511.225	230.602	43.363	Survey Nail









ADDITIONAL PLAN

5377 [illegible]

letter	date	revision
B	28.08.2002	ROAD LEVELS INCLUDED
A	20.08.2002	PROPOSED FLAT INDICATED

PROPOSED GRANNY FLAT
Loddon Reach, Reading Road
LOWER ARBORFIELD

client
Mrs O'Keefe

drawing
EXISTING GROUND LEVELS
g.a.

scale 1:200
date Aug 2002
sheet size A1
1628/001 B

(0118) 9669869
101 LONDON ROAD
READING BERKSHIRE
Chartered Architects
ANDREWS KALIK ASSOCIATES

X SYSTEMS LTD
SOUTHPORT U.K. Tel.01704-226866 Fax.01704-225814
LONDON OFFICE Tel.020 7377 1777 Fax.020 7247 6181

APPLICATION NO.5377

Name of appellant:
Mrs O'Keeffe

Site address:
Loddon Reach, Reading Rd

Proposal:Proposed single storey side extension to dwelling to form granny annexe

Case Officer:LS

ALLOWED

15/07/03

487

DO

The Planning Inspectorate

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

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

GTN 1371-6079

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

Your Ref: F/2001/5377

Our Ref: APP/X0360/A/03/1113430

Date: 15 July 2003

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MRS O'KEEFFE
SITE AT LODDON REACH, READING ROAD, ARBORFIELD, READING, BERKSHIRE, RG2 9HU

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

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

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

Phone No. 0117 372 8252

Fax No. 0117 372 8139

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

Yours faithfully

Mrs Margaret Pocock

COVERDL1

71130

PLAN
DC
APP DCC
16 JUL 2003
COPIES TO
FILE:

WRITTEN REPRESENTATION APPEAL

CASE OFFICER: LS

APPLICATION NUMBER: 5377

APPELLANT: Mrs O'Keeffe

SITE: Loddon Reach, Reading Rd, Arborfield

ALLOWED 15/07/03

APPEAL REF: APP/X0360/A/03/1113430

START DATE: 24/03/2003

DATE OF SITE VISIT 17/06/03

Progress Record	Date Actioned	Initials
Appeal Logged:	26/03/03	
Entered on Access:	09/04/03	DG
Notification Letters Due:	**07/04/2003**	
~~Notification Letters Sent:~~	~~09/04/03~~	~~DG~~
Questionnaire Due:	**07/04/2003**	
Questionnaire Sent:	09/04/03	DG
Statement Due:	**05/05/2003**	
Statement Sent:	24/04/03	DG
Comments on Statement Due	26/05/03	
Comments on Statement Sent	–	
Decision letter circulated:	17/07/03	DG
Decision entered on Access:	17/07/03	DG

Appeal Decision

Site visit made on 17 June 2003

by David Grace BSc DipTP MRTPI

an Inspector appointed by the First Secretary of State

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

Date

15 JUL 2003

Appeal Ref: APP/X0360/A/03/1113430
Loddon Reach, Arborfield Road, Arborfield, Reading, RG2 9HU

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mrs O'Keeffe against the decision of Wokingham District Council.
- The application (Ref.F/2001/5377), dated 3 December 2001, was refused by notice dated 28 October 2002.
- The development proposed is a single storey extension to provide accommodation for mother.

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

Planning Policy

1. The development plan includes the Berkshire Structure Plan of 1995 and the Loddon Area Local Plan of 1995 (LLP). Structure Plan Policy C2 states amongst other things that development outside of built up areas and settlement boundaries defined in local plans will be strictly controlled. LLP Policy LC19 states that appropriately designed and sited minor extensions to existing dwellings in rural areas will normally be acceptable and that the cumulative effect of all extensions to the original building will be taken into account.

2. The emerging Wokingham District Local Plan (WLP) has been drawn to my attention. It has been the subject of public inquiry, the Inspector's report has been published and the proposed modifications were placed on deposit in the spring of 2003. In my view it is a material consideration of substantial weight. WLP Policy WCC7 states that extensions to dwellings in areas outside of built up areas and settlement boundaries should be acceptable. This is subject to requirements including there being no adverse visual, physical or ecological impacts on the undeveloped character of the surrounding countryside and there being no significant alteration to the scale of the dwelling.

3. I have also been referred to Planning Guideline B5 "Guidance for new, replacement or extending dwellings in the countryside within the Wokingham District". It was adopted by the Council as supplementary planning guidance (SPG) in 2003 in accordance with paragraph 3.16 of Planning Policy Guidance Note 12: Development Plans, and is a material consideration of substantial weight. Amongst other things the SPG states that the key consideration is the impact of a development on the character and appearance of the countryside and that extensions should be subordinate to the existing dwelling and be designed to blend in with it. It also states that the essential elements to be assessed are siting, relative increase in size and height, design and materials. It adds that features within the curtilage such as garages, existing trees and vegetation, landscaping and boundary treatment can also affect the overall impact. In relation to the size of a development it states

that a more than 50% increase in volume when compared to the original dwelling is a useful indicator of potential impact.

Main Issue

4. I consider the main issue in this appeal to be the effect of the proposal on the character and appearance of the existing dwelling and on the surrounding countryside.

Background

5. The original dwelling was a chalet bungalow. It was extended following planning permission granted in 1984 for a 2 storey side extension and a 2 storey rear extension. I have no information on the size of that scheme but it is not disputed that it approximately doubled the volume of the original dwelling. Subsequently planning permission was granted in 1990 for a double garage that has been built. Also in 1990 planning permission was granted on appeal for a single storey conservatory extension and garage outbuildings. The conservatory was not implemented.

Reasons

6. The appeal property is situated adjacent to the River Loddon. Other than being partly flanked by a neighbouring property to the east, it is surrounded by countryside. The site is within an area of flood risk. The curtilage of the dwelling extends to some 1.14 Ha and is enclosed by mature trees and shrubs and a gated entrance. It contains a number of outbuildings and areas for car parking and the remaining area is an extensive landscaped garden. It has a residential character that is distinct and separate from the surrounding countryside. Views of the dwelling and its outbuildings from the surrounding countryside are very restricted due to the enclosed nature of the curtilage. Despite having been the subject of extension in the past the existing dwelling appears as a large, unified and mature residence.

7. The proposal would project some 4m beyond the end of the existing dwelling, which is some 22m long, into the approximately 15m wide gap between the dwelling and a group of substantial outbuildings. It would also extend some 4m beyond the existing rear elevation reflecting the existing rear projection at the other end of the property. The extension would be set back approximately 1m behind the existing front elevation. It would have a hipped roof with an eaves level and apex slightly lower than those of the existing roof.

8. By virtue of its size, massing, set back from the front elevation and a roof height lower than that of the existing building, the proposal would appear subordinate to the existing dwelling. In my view the proposed matching materials, hipped roof form, and subordinate character would effectively blend the proposal into the existing dwelling. The undercroft construction would not detract from this. Therefore I consider the proposal would not adversely affect the character and appearance of the existing dwelling. Consequently its appearance would not detract from the character and appearance of the countryside.

9. Whilst the proposal would reduce the gap between the dwelling and the outbuildings it would leave sufficient space for it not to appear cramped or for the buildings to appear unacceptably concentrated. It would also retain a continuity of space between the front and rear of the dwelling. Due to the position of the substantial outbuildings between the dwelling and the River Loddon the proposal would not have the effect of reducing the

distance between the river and the nearest buildings. Also, due to the dense boundary vegetation that surrounds the curtilage, visibility of the dwelling from the surrounding countryside would not be significantly changed. It would not therefore have the effect of increasing the urbanised appearance of the rural environment.

10. I have considered the guideline provided by the SPG that a 50% increase in volume when compared to the original dwelling is a useful indicator of the potential impact on the countryside. I have also taken into account the requirement to consider the cumulative effects of all extensions to the property. The proposal together with the previous extensions would in total be more than a 50% increase in the volume of the original dwelling. However, the 50% figure is an indicator not a limit and all proposal have to be considered on their individual merits. I also note that the essential objective of the policies, and the SPG, is to avoid increasing the impact of dwellings on the character and appearance of the countryside. I consider the proposal would not conflict with this objective because when its length, height and volume are related to the existing building, and its subordinate appearance is taken into account, it would appear as a relatively minor extension. Therefore it would not significantly alter the scale of the existing dwelling or increase its impact on the surrounding countryside.

11. The proposal has been designed to deal with its location in an area liable to flood. Reference has been made to a Wildlife Heritage Site in the area of the proposal, but no information has been drawn to my attention in this respect. In my view, by virtue of its location in the residential curtilage, the proposal would not adversely affect the ecology of the area.

12. I conclude that the proposal would not adversely affect the character and appearance of the surrounding countryside. The proposal would conflict with the generalised aim of Structure Plan Policy C2. However, in accordance with the advice of paragraph 6.5 of Planning Policy Guidance Note 12: Development Plans, I consider the specific LLP Policy LC19 to take precedence. The proposal is not in conflict with the aims of that policy or those of Policy WCC7 of the emerging WLP or the SPG.

Other Matters

13. Reference has been made to a previous planning permission for a conservatory extension not being implemented, and that this would offset the volume of the proposal. I have no details of the scheme, but a conservatory would be different in character to the proposal. Also, I saw during my site visit that its location was at the opposite end of the dwelling in an enclosed location. It is not therefore directly comparable to the proposal and has not influenced my decision.

Conditions

14. In addition to the standard time limit the Council suggest a condition to ensure the development matches the existing dwelling so as to ensure a satisfactory appearance. I agree this is necessary but adjust the wording to accord with the principles of Circular 11/95. The council also suggests 2 conditions to prevent the increased risk of flooding. I agree that these are necessary also.

Conclusions

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

Formal Decision

16. In exercise of the powers transferred to me, I allow the appeal and grant planning permission for a single storey extension to provide accommodation for mother at Loddon Reach, Arborfield Road, Arborfield, Reading, RG2 9HU in accordance with the terms of the application [Ref.F/2001/5377] dated 3 December 2001, and the plans submitted therewith, subject to the following conditions:

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

    2) The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

    3) No spoil or materials shall be deposited or stored on that part of the site lying within the area of land liable to flood.

    4) No building or raising of ground levels shall take place on that part of the site lying within the area of land liable to flood.

Information

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

18. A separate note is attached setting out the circumstances in which the validity of this decision may be challenged by making an application to the High Court.

D. Grant

INSPECTOR

Tel. (0118) 974 6448 (Direct Line)
Date: April 24, 2003
My ref: F/2001/5377
Your ref: APP/X0360/A/03/1113430

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

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

Dear Mrs Pocock

APPEAL BY: Mrs O'Keeffe
SITE: Loddon Reach, Reading Rd, Arborfield

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

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date: April 9, 2003
My ref: F/2001/5377
Your ref: APP/X0360/A/03/1113430

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

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

Dear Mrs Pocock

APPEAL BY: Mrs O'Keeffe
SITE: Loddon Reach, Reading Rd, Arborfield

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

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date. April 9, 2003
My ref: F/2001/5377
Your ref: 1268

Andrews Kalik Assosiates Ltd
The Studio
101 London Rd
Reading
RG1 5BY

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 Sirs

APPEAL BY: Mrs O'Keeffe
SITE: Loddon Reach, Reading Rd, Arborfield

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

I have also sent copies to The Planning Inspectorate.

Yours faithfully

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

The Planning Inspectorate

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

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

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

Your Ref: F/2001/5377
Our Ref: APP/X0360/A/03/1113430
Date: 24 March 2003

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MRS O'KEEFFE
SITE AT LODDON REACH, READING ROAD, ARBORFIELD, READING, BERKSHIRE, RG2 9HU

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

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

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

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

Within 2 weeks from the starting date -

You must notify any statutory parties and any other interested persons who made representations to you about the application, that the appeal has been made. You should tell them that:-

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

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

Within 6 weeks from the starting date -

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

Within 9 weeks from the starting date -

You and the appellant must submit 2 copies of any final comments on each other's statement and on any comments on any representations from interested parties to me. Your final comments must not be submitted in place of, or to add to, your 6 week statement and no new evidence is allowed. I will forward the appellant's final comments to you at the appropriate time.

Site visit arrangements

We will arrange for our Inspector to visit the appeal site and we will send you the details. Our aim is to arrange the visit within 12 weeks of the **starting date**, but from time to time it may take us a little longer.

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

Planning obligations - Section 106 agreements

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

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

Yours faithfully

Ruth Nattée

P.P. Mrs Margaret Pocock

102(BPR)

ANDREWS KALIK ASSOCIATES
CHARTERED ARCHITECTS
THE STUDIO 101 LONDON ROAD READING RG1 5BY
T 0118 9669669/9507700 F 0118 9568642

LODDON REACH, READING ROAD, LOWER ARBORFIELD, BERKSHIRE RG2 9HU

Written representation on behalf of the Appellant, Mrs O'Keeffe

By

Andrews Kalik Associates.

17 March 2003

MATT ANDREWS RIBA FFB
STOJAN KALIK Dip.Arch.RIBA
STOJANKA KALIK
ELIZABETH ANDREWS
JACKIE GILES
ABDULLAH NAWEED B.Sc.Arch.M.Phil.B.S.
KEITH WALKER FRICS ACIArb
100 GRAYS INN ROAD LONDON WC1X 8BY

ANDREWS KALIK ASSOCIATES
CHARTERED ARCHITECTS
THE STUDIO 101 LONDON ROAD READING RG1 5BY
T 0118 9669669/9507700 F 0118 9568642

PB/JDF/1628

17 March 2003

LODDON REACH READING ROAD LOWER ARBORFIELD

1.0 INTRODUCTION

1.1 This representation addresses the reason for Refusal of the Application as contained in the Notice from Wokingham District Council, attached as Appendix 1 to this statement, namely 'design, scale and massing'.

2.0 THE PROPOSAL

2.1 The proposal contained in the Planning Application this Statement refers to, is for ground floor level, single storey, living accommodation, comprising a bedroom, bathroom and sitting room with mini-kitchen.

2.2 This addition would provide a practical home for the Appellants elderly mother, without disrupting the living accommodation of the rest of the family house.

3.0 THE SITE

3.1 Loddon Reach occupies a large site, south of the Reading Road and adjacent to the River Loddon, along the bank of which there are a substantial number of mature trees. On the opposite side of the site there is a footpath from the Reading Road to the river bank.

3.2 The house occupies a generous site of 1.14 hectares upon which it would be reasonable to build a substantial house. As such the extension would not be 'harmful to the open character and appearance of the surrounding countryside'.

4.0 PLANNING HISTORY

4.1 While the house has itself been extended, there is no area of it that would suitably convert on the ground floor to provide accommodation for an elderly person.

MATT ANDREWS RIBA FFB
STOJAN KALIK Dip.Arch.RIBA
STOJANKA KALIK
ELIZABETH ANDREWS
JACKIE GILES
ABDULLAH NAWEED B.Sc.Arch.M.Phil.B.S.
KEITH WALKER FRICS ACIArb
100 GRAYS INN ROAD LONDON WC1X 8BY

4.2 The original cottage was virtually totally rebuilt in the late seventies/early eighties and an Application to provide a staff flat, triple garage and conservatory by extending the house itself was Refused in 1987.

4.3 A tractor store, garage and conservatory was proposed in 1989 and Granted on Appeal in 1990. While the store and garaging were implemented, the conservatory was never built. It was felt by the Client to be wrongly positioned and would be too overshadowed.

5.0 DESIGN

5.01 The design of the proposed extension reflects the existing house, and the same materials would be used in its construction to match the existing. The floor level of the extension is also the same as the adjacent drawing room.

5.02 The small scale of the proposed extension does not greatly impact on the overall size of the property. In view of the fact that the conservatory – see point 4.3 – was never built, the overall increased volume of the present proposal would be offset by the omission of the conservatory. In addition to this, the brick and tile would be more in keeping with the house as a whole.

It is contended that, although the property has previously been extended, this addition would not result in a disproportionate addition, but would 'round the building off' in a complementary and rural idiom.

6.0 ENVIRONMENTAL IMPACT

6.01 While the Environment Agency had initial objections to this proposal, these have now been overcome as set out in the attached correspondence.

6.02 The proposal has been raised off the ground to provide an undercroft which provides an interesting elevation to the end of the house.

6.03 The overall impact on the surrounding environment of this small, 49m², extension is very small. It would not be visible from any part of the road nor from the footpath adjacent to the site because of considerable tree screening and distance. Viewed from across the river, there is the tractor store and garage, as well as many mature and recently planted trees. There is also no public access to this area.

7.0 DEVELOPMENT PLAN POLICIES

7.01 The Application was Refused under Policy C2 of the Berkshire Structure Plan, Policy LC19 of the Loddon Area Local Plan and Policy WCC7 of the Wokingham District Local Plan.

7.02 The policies in general, state that small extensions to existing dwellings would be acceptable, but where a dwelling has been previously extended the cumulative effect of all the extensions should be taken into account.

7.03 When the proposed extension was initially 'sounded out' with the Planning Authority, they had no objections on policy grounds. All through the Application period, Andrews Kalik were led to believe that, in spite of a change of Officers, there would be an Approval forthcoming, providing the Environment Agency objections could be overcome.

As is apparent from the correspondence following the issue of the Refusal Notice, the Planning Officers were at pains to justify their 'U' turn.

7.04 While, on paper, this actual house has already had some extensions, when viewed on site, it appears to have been built all at one time. This would negate the contention of a 'cumulative effect' as stated above, particularly as the store and garaging are entirely separate from the house itself.

8.0 CONCLUSION

8.1 Finally, we wish to conclude that the current proposal would not, in fact be a 'disproportionate' addition, but would provide much needed accommodation for an elderly person. They would then be able to be cared for within their home environment, in an extension that would be a pleasing extension to the existing house.

8.2 For the foregoing reasons, we respectfully request the Inspector to Grant this Appeal.

PB/SS/1628

19th March 2003

LODDON REACH, READING ROAD, LOWER ARBORFIELD
(Attached correspondence for Appeal)

AKA letter to WDC	03.12.01
Planning application and drawing nos. 1628-01 and 02	03.12.01
Certificate A	03.12.01
Acknowledgement of planning application from WDC	11.12.01
Request for parking layout by WDC	
AKA letter to WDC with drawing no. 1628-01A	17.12.01
Report from Environment Agency	02.01.02
AKA letter to " " with drawing no. 1628-01B	26.04.02
AKA letter to WDC	14.05.02
Objection from Environment Agency	17.05.02
AKA letter to WDC	19.06.02
AKA letter to Environment Agency with coloured drawing 1628-01B	26.06.02
AKA letter to WDC	27.06.02
Response from Environment Agency	16.07.02
AKA letter to WDC	23.07.02
WDC letter to AKA	07.08.02
AKA letter to WDC	09.08.02
AKA letter to WDC with drawing no. 1628/001A	20.08.02
AKA letter to Environment Agency	20.08.02
Acknowledgement from Environment Agency	20.08.02
AKA letter to Environment Agency with Flood Risk Assessment and drawing 1628/001B	30.08.02
AKA letter to WDC	30.08.02
Environment Agency response and Conditional Approval	01.10.02
Refusal Notice from WDC	28.10.02
AKA letter to WDC	05.11.02
WDC " " AKA	08.11.02
WDC " " AKA	13.11.02
AKA " " WDC	25.11.02
WDC " " AKA	21.01.03

The Planning Inspectorate

Further information about us and the planning appeal system is available on our website www.planning-inspectorate.gov.uk

For official use only
Date received

PLANNING APPEAL FORM

If you need this document in large print, on audio tape, in Braille or in another language, please contact our helpline on 0117 372 8939.

Please use a separate form for each appeal

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 MRS O'KEEFFE

Address c/o AGENT

Daytime phone no

Fax no

Postcode

E-mail address

B. AGENT DETAILS (if any)

Name ANDREWS KALIK ASSOCIATES LTD

Address THE STUDIO
101 LONDON ROAD
READING, BERKS

Postcode RG1 5BY

Your reference 1628

Daytime phone no 0118 950 7700

Fax no 0118 956 8642

E-mail address

C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the LPA WOKINGHAM DISTRICT COUNCIL

LPA's application reference no F/2001/5377

Date of the planning application 03.12.01

Date of LPA's decision notice (if issued) 28-10-02

D. APPEAL SITE ADDRESS

Address LODDON REACH

READING ROAD, LOWER ARBORFIELD

BERKSHIRE

Postcode RG2 9HU

If the whole site can be seen from a road or other public land and there is no need for the Inspector to enter the site e.g. to take measurements or to enter a building, please tick the box. ☐

E. DESCRIPTION OF THE DEVELOPMENT

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

SINGLE STOREY EXTENSION TO PROVIDE ACCOMMODATION FOR MOTHER.

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 to which you object. ☐
3. Refuse approval of details required by a previous outline planning permission. ☐
4. Grant approval of details required by a previous outline planning permission subject to conditions to which you object. ☐
5. Refuse to approve any matter required by a condition on a previous planning permission (other than those in 3 or 4 above). ☐

or

6. 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. CHOICE OF PROCEDURE

CHOOSE ONE PROCEDURE ONLY

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 note that when we decide how the appeal will proceed, we take into account the LPA's views

*Please tick **one** box only* ✔

1. WRITTEN REPRESENTATIONS ☑

The written procedure involves an exchange of written statements followed by a site visit by the Inspector. The grounds of appeal should make up your full case.

2. HEARING ☐

A hearing is a discussion of the appeal proposals. The Inspector leads the discussion. Hearings give everyone concerned the chance to give their views in a more relaxed and informal atmosphere than at a public inquiry. Hearings have many advantages, but they are not suitable for appeals that:

- are complicated or controversial;
- have caused a lot of local interest;
- involve cross-examination (questioning) of witnesses.

Although you may prefer a hearing, the Inspectorate must consider your appeal suitable for this procedure. Hearings are open to the public.

3. INQUIRY ☐

This is the most formal of the procedures, because it usually involves larger or more complicated appeals. These are often cases where expert evidence is presented, and witnesses are cross-examined. An inquiry may last for several days, or even weeks. It is not a court of law, but the proceedings will often seem to be quite similar and the appellant and LPA usually have legal representatives. Inquiries are open to members of the public.

An inquiry is held if you or the LPA decide that you cannot rely on the written procedure and a site visit, and we have decided that a hearing is unsuitable. Sometimes we decide that an inquiry is necessary. If we do, you will be given reasons for our decision.

H. GROUNDS OF APPEAL

If you have requested the written procedure, your **FULL** grounds of appeal must be made, otherwise we will return the appeal form.

If you have requested a hearing or an inquiry, please provide a brief outline of your grounds.

Refer to our booklet 'Making your planning appeal' for help.

Please continue on a separate sheet if necessary.

PLEASE SEE ATTACHED DOCUMENTS.

H. GROUNDS OF APPEAL (continued)

Please turn over

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 only* ✔

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 the notice was served	Date the notice was served

CERTIFICATES C and D ☐

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

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

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

✔

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

OR

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

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

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 all **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.	☐

PLEASE TURN OVER AND SIGN THE FORM – UNSIGNED FORMS WILL BE RETURNED

K. PLEASE SIGN BELOW

(Signed forms together with all supporting documents 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 relevant documents to the LPA *(if you do not, your appeal will not normally be accepted).*
2. I confirm that all sections have been fully completed and that the details of the ownership (section I) are correct to the best of my knowledge.

Signature Mrs P. Bragg. ANDREWS KALIK ASSOCIATES. (on behalf of) MRS O'KEEFFE

Name (in capitals) MRS P. BRAGG Date 19-03-2003

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
  Customer Support Section
  Temple Quay House
  2 The Square
  Temple Quay
  BRISTOL
  BS1 6PN

  We do not currently accept appeals by e-mail or fax.

- **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, send them any supporting documents not previously sent 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 and who is dealing with it.
2) Tell you and the LPA the procedure for your appeal.
3) Tell you the timetable for us receiving further information or representations.

   YOU MUST KEEP TO THE TIMETABLE
   If information or representations are received late we may disregard them. They will not be seen by the Inspector but will be sent back to you.

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

At the end of the appeal process, the Inspector will give the decision, and the reasons for it, in writing.

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PB/SS/1628

19th March 2003

Planning Inspectorate
Hawk Wing
Room 3/23
Temple Quay House
2 The Square
Temple Quay
BRISTOL
BS1 6PN

Dear Sir/Madam,

LODDON REACH, READING ROAD, LOWER ARBORFIELD

Our client, Mrs O'Keeffe, of the above address, has been refused planning permission to build a granny annexe attached to the existing house and she now wishes to appeal against this decision. We therefore enclose the following documents in support of an appeal:-

- Planning Appeal Form together with the documents as listed in part 'J'.
- Written Statement

We trust that all the requested documents are enclosed, but if you should have any queries, please do not hesitate to contact us.

Yours faithfully,

P. Bragg (Mrs)

cc Planning Department, Wokingham District Council
Mrs. O'Keeffe

67303

ANDREWS KALIK ASSOCIATES
CHARTERED ARCHITECTS
THE STUDIO 101 LONDON ROAD READING RG1 5BY
T 0118 9669669/9507700 F 0118 9568642

DEI

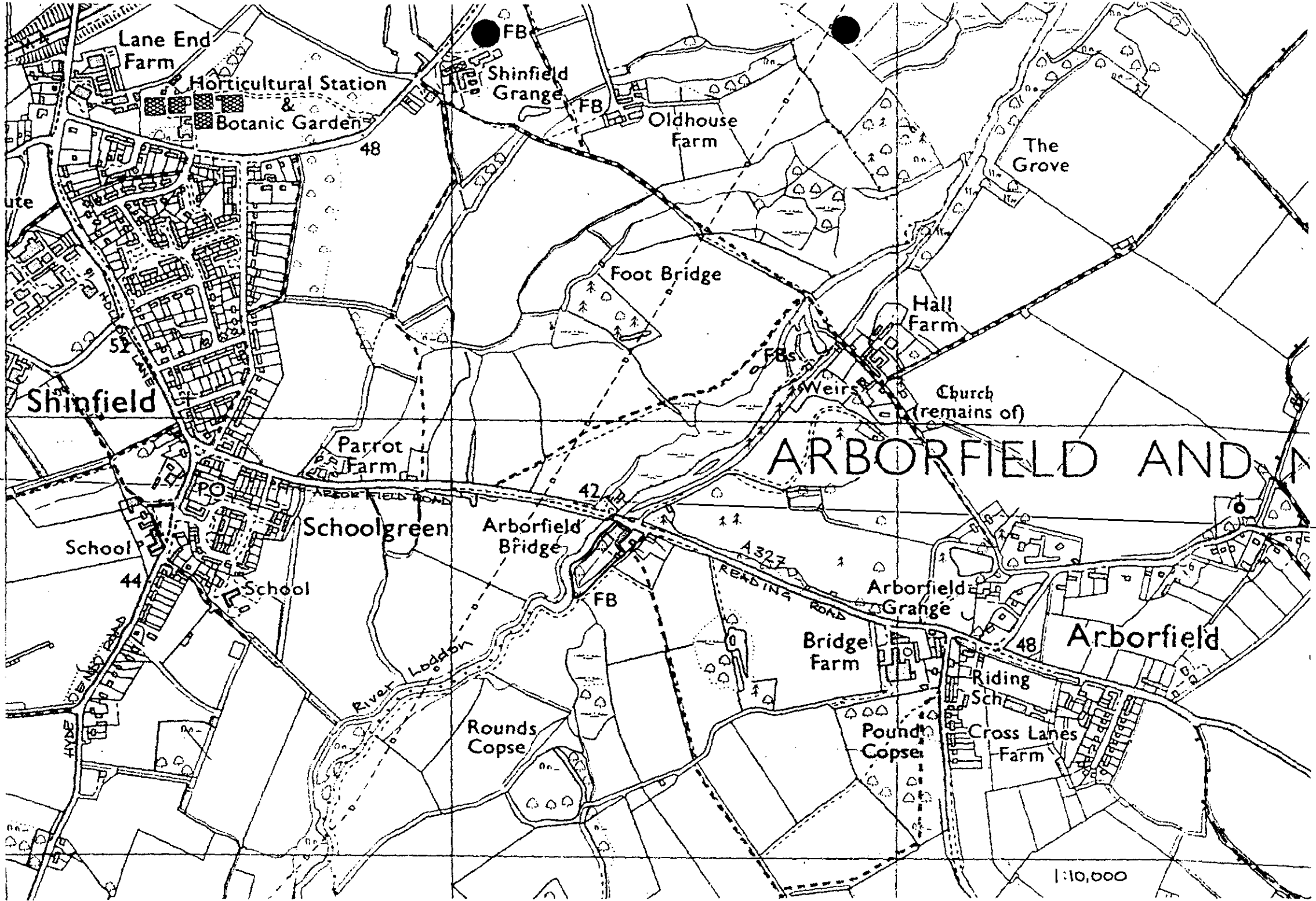
29 MAR 2003

COPIES TO

ACK

FILE:

WITH COMPLIMENTS


Lane End Farm
Horticultural Station & Botanic Garden
FB
Shinfield Grange
FB
Oldhouse Farm
48
The Grove
Foot Bridge
Hall Farm
FBs
Weirs
Church (remains of)
ARBORFIELD AND
Shinfield
52
Parrot Farm
PO
Arborfield Road
42
Schoolgreen
Arborfield Bridge
School
44
School
FB
A327 Reading Road
Arborfield Grange
Bridge Farm
48
Arborfield
Riding Sch
Cross Lanes Farm
Pound Copse
River Loddon
Rounds Copse
Hyde End Road
1:10,000

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

APPEAL BY: **Mrs O'Keeffe**
SITE: **Loddon Reach, Reading Rd, Arborfield**
APPLICATION NO.: **5377**
PROPOSAL: **Proposed single storey side extension to dwelling to form granny annexe**

LIST OF PERSONS CIRCULATED WITH NOTICE OF APPEAL

District Councillor(s) for Arborfield

Mr G Cowan

Clerk(s) of Parish / Town Council of Arborfield & Newland

Mrs Z Bolton, Parish Office, Arborfield Village Hall, Eversley Rd, Arborfield RG2 9PQ

Environment Agency, Swift House, Frimley Business Park, Camberley Surrey GU16 7SQ
Fao Jo Marshall ref: SU76NW/15/1

The Owner/Occupiers :-

THE BRIDGE HOUSE, THE WITHIES + 1, THE LODGE, READING RD, ARBORFIELD RG2 9HU.

AND SOUTH LODGE, CHURCH LANE, ARBORFIELD. RG2 9HY

TOWN AND COUNTRY PLANNING ACT 1990

SECTION 78 APPEAL

APPELLANT : MRS O'KEEFFE

APPEAL SITE : LODDON REACH, READING ROAD, ARBORFIELD

REASON FOR APPEAL : REFUSAL OF PLANNING PERMISSION FOR THE PROPOSED SINGLE STOREY SIDE EXTENSION TO DWELLING TO FORM GRANNY ANNEXE

LOCAL PLANNING AUTHORITY REFERENCE : F/2001/5377

DEPARTMENT OF THE ENVIRONMENT, TRANSPORT AND THE REGIONS REFERENCE : APP/X0360/A/03/1113430

1.00 LOCATION AND SITE DESCRIPTION

1.01 The site is a detached dwelling situated within a sensitive rural area, flood zone and Wildlife Heritage Site. The site is an elongated plot, bordered by the River Loddon to the west and residential curtilages and agricultural land to the south. (See Appendix 1).

2.00 RELEVANT PLANNING HISTORY

2.01 The original dwelling on site was that of a small scale chalet bungalow; this has been substantially extended through time by 2 storey extensions and numerous dormer window additions.

2.02 In May 1984, planning permission (21328) was granted for a 2 storey side extension (effectively doubling the length and volume of the original dwelling) and large 2 storey rear extension.

2.03 In August 1988, planning permission (30534) was refused for a further 2 storey extension due to the impact on the open character and amenity of the countryside.

2.04 In March 1990, planning permission (35308) was granted for a detached double garage.

2.05 In October 1990, planning permission (34110) was granted at appeal for a single storey conservatory extension and garage outbuildings to the west of the site.

2.06 In October 2002, planning permission F/2001/5377 was refused for a single storey side extension under delegated powers for the following reason:

"The proposed extension by reason of its design, scale and massing, when considered against previous extensions would result in a disproportionate addition to the original dwelling which would be harmful to the open character and appearance of the countryside. As such it is contrary to Policy C2 of the Berkshire Structure Plan, Policy LC19 of the Loddon Area Local Plan and Policy WCC7 of the Wokingham District Local Plan (Deposit Draft)."

2.07 The above refusal forms the subject of this appeal.

3.00 POLICY BACKGROUND

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

Berkshire Structure Plan (1996-2006)
The Berkshire Structure Plan (1996-2006) was adopted on 4th November 1995 and is the statutory Structure Plan for the area.

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

Wokingham District Local Plan (Deposit Draft 1997)
Material consideration must also be given to the emerging Wokingham District Local Plan. This plan has been the subject of inquiry. The Council has now considered the Inspector's reports and has agreed modifications. These will be placed on deposit in Spring 2003. The Council's Executive agreed on 4th December 2002 that the Deposit Plan as agreed to be modified be implemented as the policy of the District Council for development control purposes with immediate effect.

3.02 The relevant Berkshire Structure Plan Policy is (see Appendix 2):

C2 - Development Outside Built-Up Areas and Settlements

3.03 The relevant Loddon Area Local Plan Policy is (see Appendix 3):

LC19 - Extensions to Existing Dwellings in Rural Areas

3.04 The relevant Wokingham District Local Plan Policy is (see Appendix 4):

WCC7 - Extensions to dwellings in the Countryside (Outside the Metropolitan Green Belt)

4.00 THE CASE FOR THE LOCAL AUTHORITY

4.01 The dwellinghouse, as discussed under Section 2.00, has been substantially extended. These extensions cumulatively result in a disproportionate addition to the scale and form of the original dwelling, representing more than 100% increase in volume to the original. Supplementary Planning Guideline B5 (adopted January 2003) stipulates that development proposals should not be disproportionate to the scale of the original dwelling and demonstrates a 50% volume increase as indicative of large extensions (appendix 5). The proposed extension would exaggerate this figure further.

4.02 The proposed extension, albeit single storey, projects 4m to the side of the dwelling with ridge height only 0.6m below that of the existing dwellinghouse. The proposed extension would spread development across the plot toward the river and enclosing the gap between the large outbuildings, concentrating development on site. The proposal would extend the previously extended 'wing' (30534), accentuating the dispersed linear development on site (total length of extensions 15 metres compared to c.12.5 metre length of original dwelling). The hipped roofline is not considered to significantly reduce the physical or visual impact of the extension.

4.03 Therefore, the proposed extension would cumulatively result in a disproportionate addition to the scale of the original dwelling and would be harmful to the open and undeveloped character and amenity of the countryside.

4.04 Policy C2 of the Berkshire Structure Plan, Policy STV2 of the South East Area Local Plan and Policy WCC1 of the Wokingham District Local Plan explain development outside settlement boundaries to be strictly controlled, and where it is considered acceptable in principle it must be appropriate in scale, form, siting and impact on the character of the rural area.

4.05 Policy SC19 of the South East Area Local Plan and Policy WCC7 of the Wokingham District Local Plan refer specifically to extensions to dwellings in rural areas. Both policies stipulate that extensions should

not significantly alter the scale of the original dwelling or detract from the open character of the countryside. Only appropriately designed and sited minor extensions will be permitted and the cumulative impact of previous extensions will be taken into consideration. The recently adopted Supplementary Planning Guideline B5 is also a material consideration (Appendix 5). This guidance asserts that extensions should be subordinate to the host dwelling and that their impact on the open countryside character will be assessed in terms of scale, size, massing and design.

5.00 COMMENTS ON THE APPELLANT'S STATEMENT

5.01 The appellant cites that the approved conservatory was never erected. However, the footprint, scale, siting and therefore impact is not the same as the proposed single storey extension and therefore it cannot be treated as a "trade-off" as inferred by the appellant. Furthermore the conservatory is a light weight structure with minimal impact on the open character of the rural area in contrast to the solid, 6.8m high single storey structure.

5.02 The appellant states that, in his view, the previous extensions "appear" as if they had been constructed at the same time as the original, although accepting that this is not the case. There is a visual break between the original dwelling and the previous extension and they can be appreciated as extensions. The policies, as discussed, stipulate that the cumulative impact of all extensions must be taken into consideration. The proposal, as discussed, would also reduce the gap between the dwelling and outbuildings on site, concentrating development and exaggerating the impact on the undeveloped and open character of the countryside.

6.00 CONCLUSION

6.01 The proposed development by reason of its design, scale and siting, when considered against previous extensions, would result in a disproportionate addition to the original dwelling, detrimental to the open and undeveloped character of the countryside.

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

Louise Smith
Planning Officer

APPENDICES

1. Site Location Plan.

2. Policy C2 of the Berkshire Structure Plan.

3. Policy LC19 of the Loddon Area Local Plan.

4. Policy WCC7 of the Wokingham District Local Plan.

5. Supplementary Planning Guideline B5.

6. Conditions in the event of planning permission being granted.

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 0117-3728775
Switchboard 0117-3728000
Fax No 0117-3728804

GTN 1371-8775

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

Your Ref: F/2001/5377

Our Ref: APP/X0360/A/03/1113430

Date: 30 May 2003

69639

PLANNING SERVICES
PO | FILE
DC | ENF
CS
02 JUN 2003
COPIES TO | ACK.
FILE:

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MRS O'KEEFFE
SITE AT LODDON REACH, READING ROAD, ARBORFIELD, READING, BERKSHIRE, RG2 9HU

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

Mr David Grace BSc DipTP MRTPI

The Inspector will visit the appeal site at 11:00 on 17 June 2003. It is important that you make immediate arrangements for the Inspector to be met at the site to enable the inspection to be made. If you cannot attend, you should arrange for someone else to attend in your place. **If this is not possible, you must let me know immediately.**

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

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

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

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

Yours faithfully



Miss Kate Hallett

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

209D

APPENDICES

1. Site Location Plan.

2. Policy C2 of the Berkshire Structure Plan.

3. Policy LC19 of the Loddon Area Local Plan.

4. Policy WCC7 of the Wokingham District Local Plan.

5. Supplementary Planning Guideline B5.

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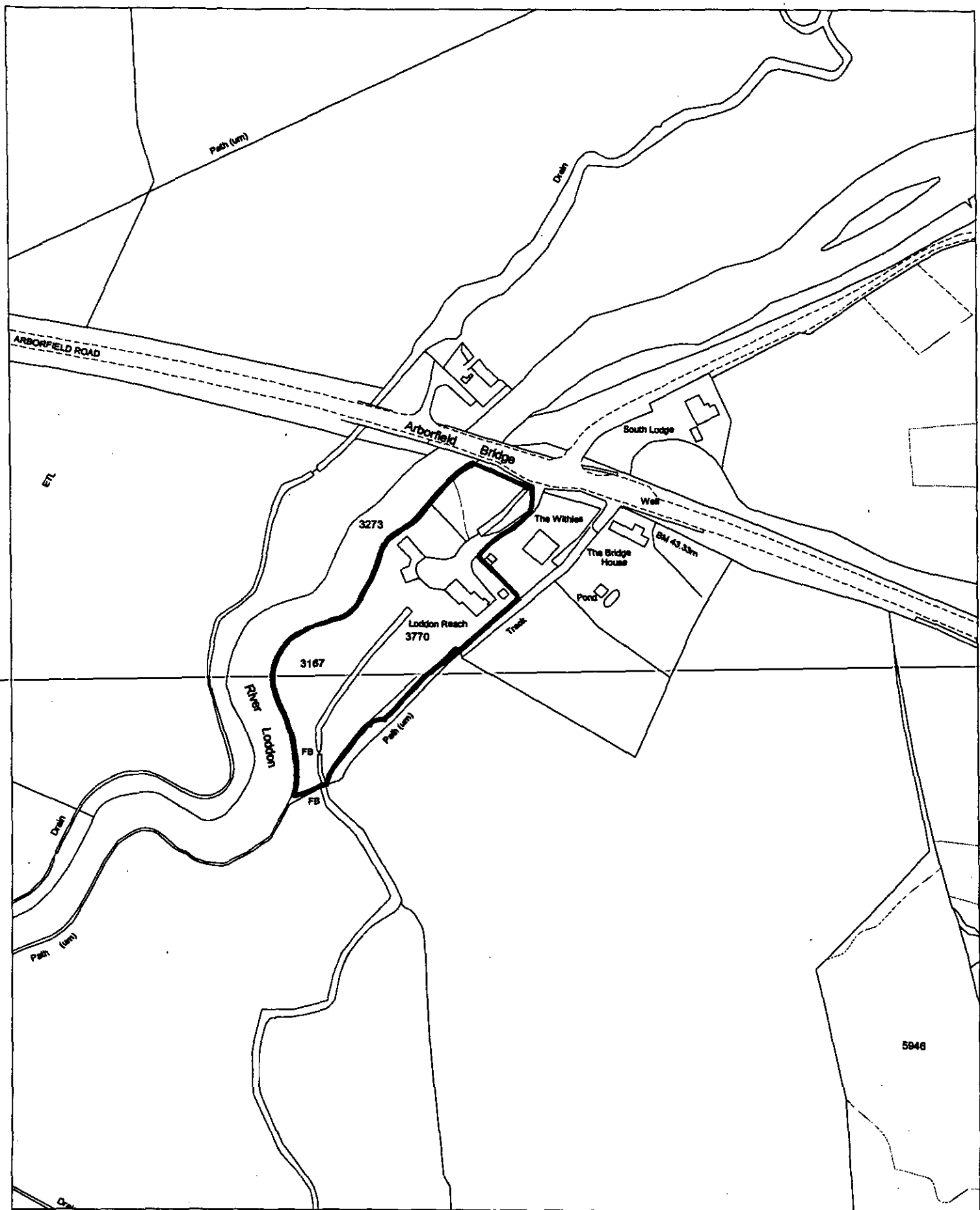
6. Conditions in the event of planning permission being granted.

APPENDIX 1



Site Plan, Scale: 1 to 2500

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Date: 9 April 2003

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APPENDIX 2



BERKSHIRE STRUCTURE PLAN 1991 - 2006

Incorporating Alterations adopted in August 1997





Babtie

Public Services Division

LIMITING THE SPREAD OF DEVELOPMENT

Controlling Development in the Countryside

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

Development Outside Built-Up Areas and Settlements

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

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

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

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

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

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

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

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

APPENDIX 3

LODDON AREA LOCAL PLAN

Adopted 5 May 1995



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

REDEVELOPMENT AND EXTENSIONS IN RURAL AREAS

1.3.46 Within rural areas existing buildings will be the subject of proposals for redevelopment or extension. In some cases these will be large residential properties set in extensive grounds. There will be a presumption in favour of a continuation of residential use, in accordance with policy LH3, especially where the buildings are of architectural and historical importance. In some cases larger properties may be converted into smaller self-contained units in accordance with policy LH4. This will provide for the growing number of smaller households.

1.3.47 If continued use, refurbishment or conversion to smaller units are not feasible then the Council will consider favourably redevelopment for residential purposes, unless the buildings are of architectural importance. The replacement (generally by larger buildings) of dwellings that have reached the end of their useful life can have a significant impact on the open and/or rural character of an area, by increased visual presence or increases in ancillary features (such as fences, walls, etc.). For this reason the District Council, in considering proposals for replacement dwellings, will have regard to visual impact, the need to maintain a range of house types and sizes in the rural area and the need to protect rural amenities. Any redevelopment should not normally provide for a larger number of separate units than that already existing on the site, occupy a larger area of the site, nor exceed the height of the existing buildings. The location of the new buildings should be decided having regard to the main features of the landscape and the need to minimise the impact of new development and integrate it with its surroundings. The amenity value of the site should be retained by preserving mature trees and keeping or laying out landscaped areas.

❖ *LC18 REPLACEMENT DWELLINGS IN RURAL AREAS*

THE REPLACEMENT OF EXISTING DWELLINGS IN RURAL AREAS MAY BE PERMITTED PROVIDED THAT:

A) THE EXISTING BUILDING IS NOT OF ARCHITECTURAL OR HISTORIC INTEREST;

B) THE SITING AND DESIGN OF THE NEW DEVELOPMENT HAS THE MINIMUM IMPACT ON THE RURAL ENVIRONMENT AS REQUIRED BY POLICY LC15;

C) THE SIZE OF THE NEW DEVELOPMENT WILL NOT SIGNIFICANTLY EXCEED THAT OF THE EXISTING PROPERTY BOTH IN HEIGHT AND FLOOR AREA AND, WHERE APPROPRIATE, IN NUMBERS OF SEPARATE UNITS.

1.3.48 Within the rural areas only minor extensions to existing dwellings will normally be permitted, consistent with Policy EN1 of the Replacement Structure Plan for Berkshire. The cumulative effect of large extensions to existing dwellings would lead to an increasingly urbanised appearance of the countryside, and reduce the range of house types available in the rural areas. Extensions to buildings in other uses will be treated on their merits, but generally the District Council will adopt a similar approach, and will be particularly concerned to see that the requirements of policy LC15 are observed.

❖ *LC19 EXTENSIONS TO EXISTING DWELLINGS IN RURAL AREAS*

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

APPENDIX 4

WOKINGHAM UNITARY
Aiming for Excellence

WOKINGHAM DISTRICT LOCAL PLAN
DEPOSIT DRAFT

WITH PROPOSED MODIFICATIONS HIGHLIGHTED

January 2003

2.40 Detailed guidance on this is set out in Annex I (paras. I17 - I21) of PPG7. DoE Circular 11/95 *The Use of Conditions in Planning Permissions* gives further advice on agricultural occupancy conditions.

POLICY WCC6: NEW DWELLINGS REQUIRED FOR ~~COUNTRYSIDE LAND USES (OUTSIDE THE METROPOLITAN GREEN BELT)~~ AGRICULTURAL AND FORESTRY WORKERS (M/2/31)

A—NEW DWELLINGS **REQUIRED** FOR ~~COUNTRYSIDE LAND USES~~ **AGRICULTURAL AND FORESTRY WORKERS** WILL NOT BE PERMITTED UNLESS EVIDENCE DEMONSTRATES THAT THERE IS: (M/2/32)

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

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

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

WHERE SUCH A DWELLING IS JUSTIFIED THE COUNCIL WILL ENSURE:

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

II. ~~THAT THE OTHER REQUIREMENTS OF POLICY WCC4 (NEW BUILDINGS IN COUNTRYSIDE AREAS) ARE COMPLIED WITH~~ **ANY NEW DWELLING IS WELL SITED, DESIGNED AND INTEGRATED INTO ITS SURROUNDINGS SO AS TO HAVE NO ADVERSE VISUAL, PHYSICAL OR ECOLOGICAL IMPACT UPON THE COUNTRYSIDE.**

III. THAT ~~THE DWELLING REMAINS IN THAT USE AND IS NOT SEPARATED FROM THE ENTERPRISE HOLDING~~ **AN OCCUPANCY CONDITION IS IMPOSED TO ENSURE THAT THE DWELLING REMAINS IN AGRICULTURAL OR FORESTRY USE.** (M/2/33)

Implementation: The development control process.

Monitoring: Planning applications determined within each category.

Extensions to Existing Dwellings in the Countryside

2.41 Extensions to existing dwellings in rural areas need to be considered on a site-specific basis. Generally the aim will be to ensure that any extension does not impact on the surrounding countryside or significantly increase the scale of built development on the site. **In assessing extensions and the alteration of the scale of a dwelling and scale of development on site, the Council will take account of the cumulative effect of all the extensions to the original building. "Original" means, in relation to a building existing on 1st July 1948, as existing on that date and, in relation to a building built on or after 1st July 1948, as so**

built. The Council shall seek to avoid a more urbanised appearance to the countryside character and/or the reduction of the mix of house types available in the countryside areas, taking account of the factors set out in paragraph 2.15 of this Chapter. (M/2/34)

2.42 It will be expected that the design will have regard to its wider context, in relation to both the immediate setting and the defining characteristics of the wider local area. This will include local or regional traditions or materials. Good design will be required as it helps maintain or even enhance local distinctiveness, and can help to make the new extension more acceptable to local people. Such an approach complies with detailed guidance set out in PPG7.

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

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

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

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

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

Implementation: The development control process.

Monitoring: Planning applications determined.

PROTECTING AND MANAGING THE LANDSCAPE

INTRODUCTION

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

2.44 Landscape is important because it is:

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

APPENDIX 5 - NOT PROVIDED FOR OFFICER FILE OR PART I

- PLEASE SEE SEPARATELY IF REQ'D.

APPENDIX 6 – CONDITIONS IN THE EVENT OF PLANNING PERMISSION BEING GRANTED

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

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

2. All new works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

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

3. No spoil or materials shall be deposited or stored on that part of the site lying within the area of land liable to flood.

   REASON To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.

4. No building or raising of ground levels shall take place on that part of the site lying within the area of land liable to flood.

   REASON To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.

filing

The Planning Inspectorate

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

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

GTN 1371-6079

6958

DG

30 MAY 2003

COPIES TO:

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

Your Ref: F/2001/5377

Our Ref: APP/X0360/A/03/1113430

Date: 29 May 2003

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MRS O`KEEFFE
SITE AT LODDON REACH, READING ROAD, ARBORFIELD, READING, BERKSHIRE, RG2 9HU

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

Yours faithfully

pp Mrs Margaret Pocock

217L(BPR)

26/5

ANDREWS KALIK ASSOCIATES
CHARTERED ARCHITECTS
THE STUDIO 101 LONDON ROAD READING RG1 5BY
T 0118 9669669/9507700 F 0118 9568642

PB/SS/1628

14th May 2003

RECEIVED
16 MAY 2003
PINS AA PEP

Planning Inspectorate
Hawk Wing, Room 3/23
Temple Quay House
2 The Square
Temple Quay
BRISTOL BS1 6PN

FAO Mrs M Pocock

Dear Madam,

LODDON REACH, ARBORFIELD, BERKS
APPEAL NO: APP/X0360/A/03/1113430

In response to the LPA's statement, we wish to make the following comments:-

1. Much reference is made of the cumulative effect that this proposed extension would have on an already much enlarged 'cottage'. We postulate that the extension would not be out of keeping with regard to the extensive size of the area of the property.

2. It was noted that the gap between the existing house would in effect be closed. While agreeing that it would be reduced, the gap will certainly still be substantial enough to provide a separation between the buildings.

3. With regard to the height of the roof, it is only the apex of the ridge over a very small area that is at the height noted. We have two suggestions to make on this point. Either the pitch could be lowered to reduce the impact; or alternatively, keeping the same pitch but incorporating a flat section, thus reducing the overall height to 4.5m.

We trust that these comments will be accepted and we await further communication from the Inspectorate.

Yours faithfully,

P. Bragg

P. Bragg (Mrs)

MATT ANDREWS RIBA FFB
STOJAN KALIK Dip.Arch.RIBA
STOJANKA KALIK
ELIZABETH ANDREWS
JACKIE GILES
ABDULLAH NAWEED B.Sc.Arch.M.Phil.B.S
KEITH WALKER FRICS ACIArb
100 GRAYS INN ROAD LONDON WC1X 8BY

The Planning Inspectorate

For offical use only Date received

QUESTIONNAIRE

PLANNING, LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT

APPEAL REF: APP /X0360/A/03/1113430 **GRID REF:** _____

APPEAL BY: Mrs O'Keeffe

SITE: Lodden Reach, Reading Rd, Arborfield

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

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

1.	Do you agree to the written representations procedure?			YES / ~~NO~~
OR	Do you wish to be heard by an Inspector at:	a.	a local inquiry?	~~YES~~ / NO
		or b.	a hearing?	~~YES~~ / NO
2.	If the written procedure is agreed, could the Inspector make an unaccompanied site visit? ***(It is our policy that Inspectors make an unaccompanied site visit whenever practicable e.g. the site can be seen clearly from a road or other public land. You must only indicate the need for an accompanied visit when it is necessary to enter the site e.g. to view or measure dimensions from within it.)***			~~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 a Grade I / II* / II listed building?	YES / NO Grade I / II* / II
b. Would the proposed development affect the setting of a listed building? If the answer to question 11a or b is YES, please attach a copy of the relevant listing description from the List of Buildings of Special Architectural or Historic Interest. (If NO, go to Q13.)	YES / NO
12. Has a grant been made under Sections 3A or 4 of the Historic Buildings and Ancient Monuments Act 1953?	YES / NO
13.a. Would the proposals affect an Ancient Monument (whether scheduled or not)?	YES / NO
b. If YES, was English Heritage consulted? Please attach a copy of any comments.	YES / NO
14.a. Is the appeal site in or adjacent to or likely to affect an SSSI? If YES, please attach the comments of English Nature.	YES / NO
b. Are any protected species likely to be affected by the proposals? If YES, please give details.	YES / NO

15. Copies of the following documents must, if appropriate, be enclosed with this questionnaire:		
a Is the development in Schedule 1 or column one of Schedule 2 of the Town & Country Planning (Environmental Impact Assessment) (England & Wales) Regulations 1999? If YES, please indicate which Schedule.	YES / NO Sch1 Sch 2 col 1	
b. Is the development within a 'sensitive area' as defined by regulation 2 of the Town & Country Planning (Environmental Impact Assessment) (England & Wales) Regulations 1999?	YES / NO	
c. Has a screening opinion been placed on Part 1 of the planning register? If YES, please send a copy to us.	YES / NO	
	Number of Documents Enclosed	N/A
d. Any comments or directions received from the Secretary of State, other Government Departments or statutory agencies / undertakers whether or not as a result of consultations under the GDPO;	6	
e. Any representations received as a result of an Article 7 (or Regulation 6) notice;	-	✓
f. A copy of any notice published under Article 8 of the GDPO 1995; and/or Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990; and/or Regulation 5 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990;		✓
g. Any representations received as a result of a notice published under Article 8 and/or Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (or Regulation 5);		✓
h. Details of any other applications or matters you are currently considering relating to the same site;		✓
i. **For all appeals, including those against non determination, you must provide *details of all relevant development plan policies. Each extract must include the front page, the title and date of approval or adoption. Where plans & policies have not been approved or adopted, please give the stage or status of the plan.***	3	
j. Any supplementary planning guidance, together with its status, that you consider necessary.		✓
k. Any other relevant information or correspondence you consider we should be aware of.		✓

16. a. What is the date you told those you notified about the appeal that we must receive any further comments by?	05/05/03	
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	6	
ii) the planning officer's report to committee		✓
iii) any relevant committee minute		✓
17. FOR APPEALS DEALT WITH BY WRITTEN REPRESENTATIONS ONLY		
Do you intend to send another statement about this appeal? If NO, please send the following information:-	YES / ~~NO~~	
a. In non-determination cases:		
i) what the decision notice would have said;		
ii) how the relevant development plan policies relate to the issues of this appeal.		
b. In all cases:		
i) the relevant planning history;		
ii) any supplementary reasons for the decision on the application;		
iii) matters which you want our Inspector to note at the site visit.		
18. THE MAYOR OF LONDON CASES ONLY		
a. Was it necessary to notify the Mayor of London about the application? If YES, please attach a copy of that notification.	YES / NO	
b. Did the Mayor of London issue a direction to refuse planning permission If YES, please attach a copy of that direction.	YES / NO	

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

Signature: _____ on behalf of Wokingham Unitary ~~Council~~

Date sent to us and the appellant 09/04/03 Our Ref: F/2001/5377

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

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HIGHWAYS CONSULTATION SHEET

From: Helen Pollock **Date:** 11 December 2001

Application Number: F/2001/5377

Proposal: Proposed single storey side extension to dwelling to form granny annexe.

Parish: ARBORFIELD PARISH

Site Address:
Loddon Reach, Reading Road, Arborfield, Reading.

Applicant:
Mrs O'Keeffe C/O Andrews Kalik Assoc.

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).

Signed: _____ **Print name:** AK 3/12/01

Date: 21 December 2001

To: Highways

We have received Additional Plans for the following planning application:

Application Number: F/2001/5377

Location: Loddon Reach, Reading Road, Arborfield, Reading.

Proposal: Proposed single storey side extension to dwelling to form granny annexe.

Applicant: Mrs O'Keeffe C/O Andrews Kalik Assoc.

Case Officer: Helen Pollock

The new plans show the following:- Off-road parking for six vehicles. Drawing no 1628/01A.

Comments are required by 31/12/2001.

Should you have any queries regarding this application please contact the case officer Helen Pollock on 0118 974 6480.

As previous.

AC 24/12/01

ENVIRONMENT AGENCY

Our Ref : SP/2001/005010-2/1
Your Ref : PB/JDF/1628

Date : 17 May 2002

PLANNING SERVICES	RF 56570
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DC LS	RTM
APP	
CS	
20 MAY 2002	
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District Planning Officer
Wokingham District Council
Council Offices
PO Box 157 Shute End
Wokingham
Berkshire
RG40 1WR

FAO: Louise Smith

Dear Sir/Madam

PROPOSAL: SINGLE STOREY SIDE EXTENSION TO FORM GRANNY ANNEX
LOCATION: LODDON REACH, READING ROAD, ARBORFIELD, READING

Thank you for your letter dated 26 April 2002, received on 7 May 2002. Please quote the following reference in any correspondence: SU76NW/15/1. The Environment Agency has the following comments:

The Environment Agency **OBJECTS** to the proposed development for the following reason:

REASON: The proposals involve building within 8m of a culverted watercourse, which will prejudice any future replacement/restoration and restrict necessary access to the watercourse for maintenance.

The revised drawing no. 1628/01B shows the existing culvert within 8m of the proposed development, therefore the Environment Agency maintains its objection to the proposal.

The culverting of a main watercourse does not change the definition of the watercourse to that of a sewer and consequently the requirements of the Water Resources Act 1991 and the Land Drainage Byelaws 1981 still stand.

The Agency requires that an 8m buffer zone be provided between any new built development and main river. You are further advised that under the terms of the Water Resources Act 1991 and the Land Drainage Byelaws 1981, the prior written consent of the Environment Agency is required for any proposed works or structures in, under, over or within 8 metres of the brink of any main river (in this case, the River Lodden main river). Such consent would be required in this case, regardless of any planning permission granted.
Contact Michael Chapman on 01276 454331 for further details.

The site is within the 1968 floodplain of the River Loddon. It is estimated that the flood water

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

level at this site at that timme was 41.42m above Ordnance Datum (Newlyn).

If you have any further queries please do not hesitate to contact me, quoting the reference cited at the beginning of this letter.

DECISION NOTICE

Please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent. If you have any further queries, please contact me, quoting the reference at the beginning of this letter.

Yours faithfully

JO MARSHALL
Planning Liaison Officer

Direct dial: 01276 454323
Direct fax: 01276 454352
Email: joanna.marshall@environment-agency.gov.uk

CC: Andrews Kalik Associates

61824

Our Ref : SP/2001/005010-4/1
Your Ref : SK/SS/1628 5377

Date : 01 October 2002

PLAN	HPT
PGL	TLS
SC LB	CNS
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CU	
04 OCT 2002	
COPIES TO	ACK:
	FILE:

ENVIRONMENT AGENCY

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

Dear Sir/Madam

SINGLE STOREY SIDE EXTENSION TO FORM GRANNY ANNEX FLOOD RISK ASSESSMENT - LODDON REACH , READING ROAD, ARBORFIELD, READING

Thank you for your letter dated 23 August 2002, received on 27 August 2002. Please quote the following reference in any correspondence: SU76NW/15/1. The Environment Agency has the following comments:

The submitted Flood Risk Assessment (FRA) is acceptable, and shows the proposed extension to be above the 1968 flood water level of 41.42m above Ordnance Datum. The Agency therefore has no objection to this application provided that the following conditions are imposed on any planning permission granted:

PLANNING CONDITIONS:

CONDITION: No spoil or materials shall be deposited or stored on that part of the site lying within the area of land liable to flood.
REASON: To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.

CONDITION: No building or raising of ground levels shall take place on that part of the site lying within the area of land liable to flood.
REASON: To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.

ADVICE TO APPLICANT

Environment Protection

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

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

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

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

DECISION NOTICE

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

Yours faithfully

SARAH PAXMAN
Development Planning Officer

Direct dial: 01276 454323
Direct fax: 01276 454352
email: sarah.paxman@environment-agency.gov.uk

CC: Andrews Kalik Associates

ENVIRONMENT AGENCY

Our Ref : SP/2001/005010-3/1
Your Ref : SK/SS/1628

Date : 16 July 2002

Andrews Kalik Associates
The Studio
101 London Road
Reading
Berkshire
RG1 5BY

RECEIVED
22 JUL 2002
BY:.....

Dear Sir/Madam

SINGLE STOREY SIDE EXTENSION TO FORM GRANNY ANNEX LODDON REACH, READING ROAD, ARBORFIELD, READING

Thank you for your letter dated 26 June 2002, received on 28 June 2002. Please quote the following reference in any correspondence: SU76NW/15/1.

Proximity to culvert

The Agency is prepared to withdraw its objection to the proximity of the proposed development to the culverted main river. The Operations Team feel there may still be sufficient room for any proposed maintenance, provided that development, on both sides of the culverted watercourse, does not encroach any closer.

Flood Risk

As previously stated in letters dated 2/1/02 and 17/5/02 from the Agency to Wokingham District Council and yourself, the site is within the 1968 floodplain of the River Loddon. It is estimated that the flood water level at this site at that time was 41.42m above Ordnance Datum (Newlyn).

The Agency objects in principle to putting additional people into the floodplain through new development.

Current information shows that the site is within the indicative flood risk area of the River Loddon as detailed on the Environment Agency 2001 Indicative Floodplain Maps. The proposed development site lies within flood zone 3, as described in paragraph 30 of PPG25 "Development and Flood Risk". PPG25, (specifically table 1), recommends that Flood Risk Assessments, are carried out for all development proposals in all floodplains up to the 1 in 1000 year event (0.1% annual probability). No inappropriate development should take place within the floodplain and the applicant should undertake a flood risk assessment (FRA) as recommended by PPG25. Appendix F, of this PPG provides guidance that relates to the commissioning and undertaking of FRA studies at particular sites.

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

In this case, the Agency recommends that a flood risk assessment is carried out for the proposed development and leaves the matter for the Local Planning Authority to determine under its own flood plain policy. The FRA should address the following points as a minimum:

Spot ground level measurements to determine whether or not the Granny Annex is outside the flood plain (spot measurements should be compared with flood water level provided).

assurance that the granny annex proposed is not used as a separate dwelling and is maintained as part of the household.

Mitigation measures such as voids, as discussed in our letter dated 2/1/02.

If planning permission is gained the Environment Agency would recommend mitigating measures to be included as conditions, such as contructing the extension on voids.

Yours faithfully

pp **JO MARSHALL**
Planning Liaison Officer

Direct dial: 01276 454323
Direct fax: 01276 454352
Email: joanna.marshall@environment-agency.gov.uk

ENVIRONMENT AGENCY

Our Ref : SP/2001/005010-1/1
Your Ref : F/2001/5377

Date : 02 January 2002

PLANNING SERV	51521
POL	
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APP	
CS	
07 JAN 2002	
COPIES TO	ACK

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

Dear Sir/Madam

SINGLE STOREY SIDE EXTENSION TO FORM GRANNY ANNEX LODDON REACH, READING ROAD, ARBORFIELD, READING

Thank you for your letter dated 11 December 2001, received on 13 December 2001. Please quote the following reference in any correspondence: SU76NW/15/1. The Environment Agency has the following comments:

The proposed extension appears to be either on top of or in close proximity to the Arborfield Ditch, which is a designated main river watercourse. The Environment Agency therefore objects to the proposed layout of the extension for the following reason:

REASON: The proposals involve building over or in close proximity to a culverted main river watercourse, which will prejudice any future replacement/restoration and restrict necessary access to the watercourse for maintenance.

The Agency requires that an 8m buffer zone be provided between any new built development and main river. You are further advised that under the terms of the Water Resources Act 1991 and the Land Drainage Byelaws 1981, the prior written consent of the Environment Agency is required for any proposed works or structures in, under, over or within 8 metres of the brink of any main river. Such consent would be required in this case, regardless of any planning permission granted.

A plan showing the line of the culvert should be supplied in order that the proximity of the proposed extension to the culverted water course can be confirmed.

Requested from Agent 11/4 (2nd time)

The site is within the 1968 floodplain of the River Loddon. It is estimated that the flood water level at this site at that time was 41.42m above Ordnance Datum (Newlyn). The Environment Agency objects in principle to any increase in ground covered area within the flood plain but will not normally make specific representations on extensions of less than 50 square metres, as in this case. Consequently, unless there are any particular reasons for the Environment Agency to do otherwise, the matter is left for the Local Planning Authority to determine under it's own flood plain policy. The Environment Agency will support the Local Authority should planning permission be refused on flooding grounds.

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

I note that the proposed extension includes underfloor voids. The Agency would require that these be constructed such that the underside of the floor structure is set at or above the flood water level of 41.42 metres AOD(N).

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 me on 01276 45 4323, quoting the reference cited at the beginning of this letter.

Yours faithfully

Sarah Paxman
Development Planning Officer

Jo marshal

CC: Andrews Kalik Associates

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

Arborfield & Newland Parish Council

Parish Office, Arborfield Village Hall, Eversley Road,
Arborfield, Berkshire, RG2 9PD

Tel 0118 976 1489
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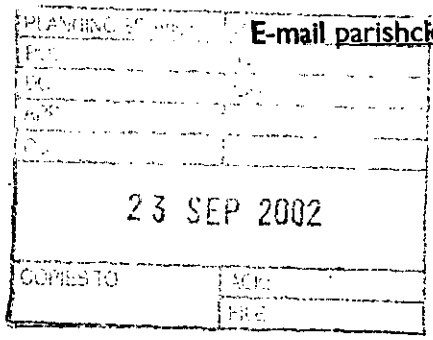
E-mail parishclerk@arborfield.org.uk

19th September 2002



Ms Louise Smith
Planning Officer
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Ms Smith

Reference: F/2002/5377 Loddon Reach, additional plans to show flood assessment

The Parish Council has no objections.

Yours sincerely

Mrs Zoe Bolton
Clerk

TO: **DEVELOPMENT CONTROL** FROM: Environmental Design
Helen Pollock

DATE: 16 January 2002

Location:	Loddon Reach, Reading Road, Arborfield
Proposal:	Proposed single storey side extension to dwelling to form granny annexe.
Application Number:	F/2001/5377

In response to your consultation dated 11 December 2001 for the above application, the landscape comments are as follows:

The site is located in the countryside and enclosed by a significant amount of vegetation on its boundaries. The extension is fairly small in relation to the site as a whole and would be in keeping with the existing house when viewed from Reading Road and not be detrimental to the character of the surrounding countryside. I therefore have no objections to the proposals.

Catherine Brimble

Catherine Brimble
Landscape Architect

Helen Pollock

From: John Mullaney
Sent: 18 December 2001 12:29
To: Helen Pollock
Subject: Loddon Reach, Reading Road, Arborfield F/2001/5377

I have no objections to this proposed development but would recommend that standard planning condition C070 regarding hours of construction is attached should planning consent be granted.

John Mullaney
Senior Environmental Health Officer
Environmental Protection and Housing

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

02 January 2002

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

Dear Sir/Madam

PLANNING APPLICATIONS
SHINFIELD PARISH COUNCIL'S OBSERVATIONS

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

F/2001/5250 REVISED PLANS
Location: Pearmans Glade, Shinfield Road, Shinfield Green
New plans show: Drive access widened to 4.0 m – drawing no 1620-01B.
Observations: No comment

F/2001/5377
Location: Loddon Reach, Reading Road, Arborfield
Proposal: Proposed single storey side extension to dwelling to form granny annexe
Officer: Helen Pollock
Observations: No comment

F/2001/5383
Location: Shetlands, Brookers Hill, Shinfield
Proposal: Proposed single storey front and rear extension to dwelling
Officer: Heidi Lynch
Observations: No comment

F/20001/5405
Location: 285 Hyde End Road, Spencers Wood
Proposal: Proposed two storey rear extension to dwelling and single storey side extension.
Officer: Heidi Lynch
Observations: No comment

F/2001/5440
Location: Land at Pursers Farm, Basingstoke Road, Spencers Wood
Proposal: Proposed erection of three dwellings plus garages.
Officer: Angela Odell
Observations: No comment

Continued.....

Helen Pollock

From: Andy Glencross
Sent: 17 December 2001 16:51
To: Helen Pollock
Subject: Planning Application F/2001/5377 Loddon Reach Reading Rd Arborfield

Hi Helen

There appear to be no ecological grounds upon which to object to this application.

I have not visited the site.

Cheers

Andy Glencross
Countryside Officer (Biodiversity)
Wokingham District Council Countryside Service
Dinton Pastures Country Park
Davis Street
Hurst
Berkshire RG10 0TH
Tel: 0118 9342016



Arborfield & Newland Parish Council

25 Melrose Gardens
Arborfield
Reading
Berkshire
RG2 9PY
Tel 01189 760680

10th January 2002

PLANNING SERVICES	HPT
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11 JAN 2002	
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Helen Pollock
Planning Officer
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Ms Pollock

Reference: F/2001/5377 Loddon Reach, Reading Road

The Parish Council do not have any objections to the proposed single storey side extension to dwelling or the proposed additional off road parking.

Yours sincerely

Mrs Z Bolton
Clerk to the Council

6.3 In order to secure improvements in the environment of built-up areas, local plans will need to include guidelines on a wide range of matters raised in the policy. Particular public concerns have been raised about the quality of design in new development and about increased densities in the built-up areas. While the latter may help reduce the need for travel and minimise the loss of open countryside, it may also lead to problems of congestion, loss of tree cover and open land, and deterioration in environmental quality in established neighbourhoods.

6.4 Policy EN1 is intended positively to encourage appropriate regeneration in line with Government guidance. It is not proposed that appropriate changes of use of buildings should be restricted whether they are currently vacant or not. Derelict land which has been the subject of contamination may be appropriate for redevelopment, but only if there is no danger created for the new use of the site or through the transport and re-deposit of contaminated matter on a site elsewhere.

Environmental Nuisance

6.5 Certain kinds of development can give rise to nuisance which can affect occupiers of buildings, passers-by or those using outdoor space. There is a need to prevent new problems from arising, and to limit or reduce the nuisance from existing sources. The impact of nuisance may in some circumstances be limited by curbing development in areas affected, and this is appropriate where (as is the case for aircraft noise) little can be done to reduce the nuisance in the short term.

Protection from Environmental Nuisance

Policy EN2 **Development should not give rise to unacceptable levels of noise, smell, dust, fumes, light or noxious emissions affecting areas beyond the site boundary, or to unacceptable levels of air or water pollution. In addition, uses sensitive to disturbance such as new houses, schools and hospitals, should not be located in areas already subject to unacceptable levels of these environmental nuisances.**

6.6 In areas affected by high levels of noise, development should be designed to minimise the nuisance caused to future occupants. Unacceptable levels of environmental nuisance will be defined through the local plan process and by building upon studies such as the County Council's State of the Environment Report. The County Council has also recently published environmental noise planning guidelines to assist with the implementation of Policy EN2 and to help co-ordinate a standardised approach across the County.

Flooding

6.7 Most of Berkshire's rivers have an associated floodplain which is essential for both flood flow and storage. Development within the floodplain would reduce the storage capacity and impede the flow of water, thereby increasing the risk of flooding elsewhere. Therefore in areas at risk from flooding new development or the intensification of existing development will be resisted. It is also necessary to ensure that the surface water run-off from any new development does not exacerbate flooding or drainage problems elsewhere.

Reducing the Risk of Flooding

Policy EN3 **Development should not be located in areas liable to flood if it would be likely to:**

(i) inhibit the capacity of the flood plain to store flood water; or

(ii) impede the flow of flood water; or

(iii) increase the risks to life or property arising from flooding.

In addition, proposals which would increase flood risk elsewhere as a result of additional surface water run-off will be resisted unless adequate surface water balancing facilities are provided.

6.8 Areas liable to flood include those which have at any time been affected by flooding, or which form part of a river flood plain. At sites suspected of being at risk of flooding but for which precise recent flood risk information is unavailable, a technical assessment of the flood risk may be required to demonstrate compliance with the requirements of this policy. Policy EN3 covers intensification of existing development and the raising of land.

PROTECTING PARTICULAR ENVIRONMENTAL INTERESTS

6.9 The protection of special landscapes and the rural landscape at large is dealt with in Chapter 5. Other policies for protection and enhancement of specific environmental interests are set out below.

Buildings of Special Character and Interest

6.10 Legislation provides for the protection of statutorily listed historic buildings from demolition or unnecessary or over-radical change. Other buildings of local importance may also warrant retention as part of development schemes. There is a need to ensure that subject to other policies in this Plan, historic buildings can have a use which justifies or funds their upkeep.

Development Proposals Related to Buildings of Special Character and Interest

Policy EN4 **Listed buildings and buildings in conservation areas will be protected from demolition, inappropriate alteration and other adverse change. Proposals affecting these buildings and other buildings of special architectural or historic interest should conserve their historic fabric and character, preserve or enhance their settings, provide appropriate uses and ensure adequate standards of maintenance and repair.**

Conscious of this effect, the District Council will seek the views of the NRA Thames Region and those of adjacent Boroughs for any proposals in its area which appear likely to have significant adverse surface water run-off consequences prior to the granting of planning permission. This will allow appropriate measures as defined by the Council to be taken to alleviate any increased risk of flooding downstream from the development. Accordingly development will be restricted in areas liable to flood and in locations which would result in an increased flood risk in areas downstream.



❖ LPS2 RESTRICTION OF DEVELOPMENT IN FLOOD AREAS

DEVELOPMENT ON AREAS SUBJECT TO FLOOD RISK WILL BE RESTRICTED TO THOSE USES WHICH WILL NOT BE SERIOUSLY AFFECTED BY OCCASIONAL INUNDATION, AND WHICH WILL NOT SIGNIFICANTLY REDUCE THE CAPACITY OF THE AVAILABLE WASHLAND AND WILL NOT IMPEDE THE FLOW OF FLOOD WATER.

❖ LPS3 NEW DEVELOPMENT IN FLOOD AREAS

IN AREAS LIABLE TO FLOOD THERE WILL BE A PRESUMPTION AGAINST:

(A) NEW DEVELOPMENT, INCLUDING THE EXTENSION OF EXISTING PROPERTIES, WITH GROUND COVERED AREAS GREATER THAN 100 SQUARE METRES; AND

(B) THE RAISING OF THE LEVEL OF LAND,

WHERE THIS WOULD BE LIKELY TO:

(A) MATERIALLY IMPEDE THE FLOW OF FLOOD WATER;

(B) INCREASE THE RISK OF FLOODING ELSEWHERE; OR

(C) INCREASE THE NUMBER OF PEOPLE OR PROPERTIES AT RISK,

UNLESS SCHEMES FOR FLOOD RELIEF AND/OR COMPENSATION HAVE BEEN AGREED BY THE NATIONAL RIVERS AUTHORITY, THAMES REGION, AND THE DISTRICT COUNCIL.

❖ LPS4 SURFACE WATER RUN-OFF LIABLE TO CAUSE FLOODING

PLANNING PERMISSION WILL NOT NORMALLY BE GRANTED FOR NEW DEVELOPMENT OR REDEVELOPMENT OF EXISTING URBAN AREAS IF SUCH DEVELOPMENT WOULD RESULT IN AN INCREASED FLOOD RISK IN AREAS DOWNSTREAM DUE TO ADDITIONAL SURFACE WATER RUN-OFF. WHERE DEVELOPMENT IS PERMITTED WHICH IS LIKELY TO INCREASE THE RISK OF FLOODING, IT MUST INCLUDE APPROPRIATE ATTENUATION MEASURES DEFINED BY THE COUNCIL IN CONSULTATION WITH THE NRA.

❖ LPS5 WORKS AFFECTING WATERCOURSES

THE COUNCIL WILL SEEK TO ENSURE THAT ALL WORKS IN, UNDER, OVER AND ADJACENT TO, WATERCOURSES RECEIVE ANY NECESSARY STATUTORY CONSENTS AND ARE APPROPRIATELY DESIGNED AND IMPLEMENTED IN ACCORDANCE WITH REGULATIONS.

PUBLIC RUBBISH DUMP

1.9.10 The need for a public rubbish site in the central part of Wokingham District has been established for some years. Existing facilities are

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.

considerations, particularly pedestrian safety, be allowed access to areas where other traffic is banned or restricted including areas otherwise limited to pedestrians.

10.31A **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.**

10.31B **Pedestrian access plans will be developed for the centres of Wokingham, Woodley, Earley and Twyford.** (M/10/16)

~~**POLICY WT 5: 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.~~

~~Monitoring: Through *Travel in Berkshire*, other transport statistics and surveys.~~ (M/10/17)

Parking

10.32 ~~In applying~~ The parking standards, set out at Appendix 7, **take account of PPG3 (March 2000) and PPG13 (March 2001). The standards are maximum standards. The application of these standards will be based on the accessibility of the development site by public transport. For this purpose the District has been split into three zones based on an assessment of accessibility by public transport.** ~~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.~~ (M/10/18)

10.33 ~~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.~~ (M/10/19)

10.34 ~~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.~~ (M/10/20)

10.35 In making suitable provision for parking, the needs of disabled people **are provided for in the standards** ~~require special consideration~~. (M/10/21)

10.36 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 **as part of the overall provision consideration will be given to the needs of** ~~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.~~ (M/10/22)

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. (M/10/23)

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~~ **WHERE ADDITIONAL DEVELOPMENT TAKES PLACE** THE COUNCIL WILL SEEK THE PROVISION IN APPROPRIATE LOCATIONS WITHIN THE DEVELOPMENT ~~OF~~**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 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.** (M/10/24)

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.~~ **The development control process gives the Council the opportunity to consider the road safety aspects of all new developments. All measures designed to improve safety must be carried out in an environmentally sensitive manner.**

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.~~ **The control and design of proper vehicular access to the public highway can have an important effect on safety. The Council wishes to ensure that all new accesses are designed to a good standard incorporating adequate visibility for vehicles and pedestrians, pedestrian facilities and signing where appropriate. On primary, secondary and other busy routes it is important to ensure that accesses are designed to permit vehicles to turn round on site, thereby avoiding the need for reversing on to the highway, which is a particularly dangerous activity. In considering the location of accesses for new development, decisions will be taken having regard to the proximity to other road junctions, traffic signals, pedestrian crossings, other highway features and the access arrangements for adjoining properties.**

10.40 ~~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.~~ **The formation of certain vehicular cross-overs requires planning consent. In determining applications for cross-overs, the Council will pay particular attention to their implications for the safe flow of traffic and pedestrian safety. All schemes will be expected to provide adequate visibility.**

10.41A **The Council will seek to ensure that all new developments incorporating local or access roads are designed, in particular, to minimise speed and create safe conditions on the highway as well as an attractive environment. In the majority of cases this should be achieved by layouts and careful design, avoiding where possible the need to introduce superimposed features such as humps.** (M/10/25)

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)a) THE IMPLEMENTATION OF TRAFFIC CALMING SCHEMES WHERE JUSTIFIED.~~

IN ORDER TO PROMOTE ROAD SAFETY FOR ALL ROAD USERS, THE ROAD SAFETY IMPLICATIONS OF ALL PROPOSALS WILL BE EXAMINED AND SAFETY MEASURES IMPLEMENTED WHERE IT IS JUSTIFIED BY A NEW DEVELOPMENT PROPOSAL.

Implementation: ~~Through the annual capital programme of transport investment and environmental improvement.~~ **development control.** (M/10/26)

Monitoring: Through road safety and accident monitoring and the *Road Safety Plan.*

Street Lighting

10.41 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.

10.42 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~~

25% recycling target of all household waste generated in this District by the year 2000. The County Council adopted a *Waste Management Plan for Berkshire* in 1995. Its strategy is based on waste minimisation, re-use and recycling, and the treatment of waste to produce useful products. In addition to this the **former** County Council has produced a *Waste Local Plan*, which is a land use plan setting out policies and proposals for new waste facilities that seek to ensure minimal harm to the environment and the public. The Berkshire Structure Plan 1991 - 2006 contains a policy that seeks provision of recycling facilities on site or a contribution to them elsewhere as is appropriate to the development proposed. Development proposals will be expected to take account of recycling policies contained within the Berkshire Structure Plan 1991 - 2006 and the Waste Local Plan. (M/11/41)

WATER AND SEWERAGE

Water Quality

11.33 The quality of water is an increasingly important area of concern. Deteriorating water quality can affect the supply of water for domestic, industrial and agricultural uses and general amenity. The Council should therefore restrict development that would threaten surface and ground water quality. The Environment Agency has published ground water vulnerability maps, which identify areas requiring protection from potentially polluting activities. **These maps provide a basis for consultation with the Environment Agency. The Environment Agency has a lead role in providing advice on ground water vulnerability as well as ground and surface water quality on planning applications. The Council will take the advice of Environment Agency on such matters.** (M/11/42)

POLICY WIC 15: SURFACE AND GROUND WATER PROTECTION

THE COUNCIL WILL (FOLLOWING CONSULTATION WITH THE ENVIRONMENT AGENCY) RESIST DEVELOPMENT THAT COULD ADVERSELY AFFECT THE QUALITY OF SURFACE AND GROUND WATER AS A RESULT OF THE NATURE OF SURFACE OR WASTE WATER DISCHARGE, OR GIVE RISE TO POLLUTION PROBLEMS AS A RESULT OF DISTURBANCE TO CONTAMINATED LAND.

Implementation: Through development control process and in consultation with the Environment Agency.

Monitoring: Planning applications determined.

Surface Water Run- Off

11.34 Unless carefully sited and designed, new development can increase run-off by the addition of impermeable surfaces such as roofs and paved areas. This can result in increased risk of flooding downstream and **to surrounding areas, as well as** damage to the water environment. ~~Where possible t~~The Council will encourage permeable surfaces, in parking areas for example. (M/11/43)

Flood Plains

11.35 The Environment Agency has statutory responsibilities for water resources, pollution control, flood defence, fisheries, recreation, conservation and navigation. New development can cause flooding, pollution and erosion of areas located downstream.

Accordingly development will be restricted in areas liable to flood and in locations that would result in an increased flood risk in **surrounding** areas **and** downstream. In preparing flood compensation schemes consideration should be given to the primary use of the land. Flood compensation schemes will not be acceptable within residential curtilages unless it can be demonstrated that the main use as a garden would not be affected. (M/11/44)

11.35A Planning Policy Guidance 25: Development and Flood Risk (July 2001) sets out the importance to managing and reducing flood risk in the land-use planning process, to acting on a precautionary basis and to taking account of climate change. Susceptibility of land to flooding and flood risk is a material planning consideration. The Environment Agency has a lead role in providing advice on flood issues at a strategic level and in relation to planning applications.

11.35B The Proposals Maps in this Plan show the flood plain as at 2001. However, the flood plain maps will be used and updated over time and the Proposals Map should be used as only indicative. The developer must therefore check with the Council or the Environment Agency for the latest available version on the extent of flood risk in the District. These maps provide a basis for consultation with the Environment Agency and will not be used as the sole basis for decisions on where these planning policies apply. Developers will have regard to the risk-based approach to proposals for development in or affecting flood-risk areas. Guidance on flood risk assessments is provided in PPG 25, Appendix F. The Council will seek to apply the sequential test (in consultation with the Environment Agency) to ensure development is in lower risk category, consistent with other sustainable development objectives. The Environment Agency through appropriate planning conditions and/or planning obligations may request flood mitigation measures.

11.35C Developers should also seek the views of insurers or the insurance industry at an early stage to avoid difficulties with the cost or availability of insurance. Their technique of flood risk assessment may differ from that of the Environment Agency. This may impact potential property buyers through mortgage availability and/or insurer requirements, for example.

11.35D It is essential to demonstrate that an assessment of the risk of groundwater flooding or local flooding due to run-off exceeding the capacity of drainage systems has been taken into account when formulating development proposals.

~~11~~11.35E Similarly, the Council will require evidence of the use of sustainable drainage systems in the design of any planning proposal. Sustainable drainage systems involve moving away from traditional piped drainage systems to engineering solutions that mimic natural drainage processes. Sustainable drainage options can include:

- **Preventive measures e.g. Rain-water recycling;**
- **Filter strips and swales e.g. Vegetated landscape features with a gentle downhill gradient to drain water evenly off impermeable surfaces, mimicking natural drainage systems;**
- **Filter drains and permeable and porous pavements e.g. Allows rainwater and run-off to infiltrate into permeable material placed below ground to store water prior to discharge;**

- **Infiltration devices e.g. below-ground or surface structures to drain water directly into the ground (soakaways, infiltration trenches, swales with infiltration and infiltration basins) at source or piped to an appropriate area; and**
- **Basins and ponds e.g. structures designed to hold water when it rains. Basins are free from water in dry weather and ponds contain water at all times and are designed to hold more when it rains. This can include wetlands and reedbeds.**

~~11~~.35F **The Council consider the use of sustainable drainage systems make a significant contribution towards sustainable development by:**

- **Managing environmental impacts at source, rather than downstream;**
- **Managing water run-off rates, reducing erosion, and the impact of urbanisation on flooding;**
- **Protecting or enhancing water quality;**
- **Being sympathetic to the environmental setting and the needs of the local community;**
- **Providing opportunities to improve biodiversity by creating habitats for wildlife in watercourses; and**
- **Encouraging more natural groundwater recharge.** (M/11/45)

POLICY WIC16: DEVELOPMENT IN FLOOD PLAINS

IN AREAS LIABLE TO FLOOD, DEVELOPMENT WILL NOT BE PERMITTED UNLESS IT CAN BE DEMONSTRATED ~~TO THE SATISFACTION OF THE COUNCIL, IN CONSULTATION WITH THE ENVIRONMENT AGENCY~~ THAT, BY ITSELF, OR CUMULATIVELY WITH OTHER DEVELOPMENT, IT WILL NOT:

a) IMPEDE THE FLOW OF FLOOD WATER; OR

b) REDUCE THE CAPACITY OF THE FLOOD PLAIN TO STORE WATER; OR

c) INCREASE THE NUMBER OF PEOPLE OR PROPERTIES AT RISK FROM FLOODING. (M/11/46)

Implementation: Through development control process and in consultation with the Environment Agency.

Monitoring: Planning applications determined within flood areas.

POLICY WIC17: SURFACE WATER RUN-OFF LIABLE TO CAUSE FLOODING

PLANNING PERMISSION WILL NOT BE GRANTED FOR NEW DEVELOPMENT OR REDEVELOPMENT OF EXISTING URBAN AREAS IF SUCH DEVELOPMENT WOULD RESULT IN AN INCREASED FLOOD RISK IN **SURROUNDING** AREAS **AND** DOWNSTREAM DUE TO ADDITIONAL SURFACE WATER RUN-OFF. WHERE DEVELOPMENT IS PERMITTED ~~THAT IS LIKELY TO INCREASE THE RISK OF FLOODING~~, IT MUST INCLUDE APPROPRIATE ATTENUATION MEASURES DEFINED BY THE COUNCIL IN CONSULTATION WITH THE ENVIRONMENT AGENCY. (M/11/47) (M/11/48)