APPLICATION NO:
F/2000/1075

LOCATION:
269 - 273 Barkham Road, Wokingham.

APPLICANT:
Bewley Homes Plc C/O Philip Design Associate

PROPOSAL:
Proposed erection of 9 dwellings and demolition of 3 existing dwellings (Duplic Application).

EARLIEST DATE FOR DECISION: **01/05/200(**

APPLICATION EXPIRY DATE: **25/05/2000**

CASE OFFICER: **Mrs B Polnik**

D.C. MANUAL

Refer also to F/2000/1074

Appeal Decision

Hearing held on 26 September 2000

by David Vickery DipT&CP MRTPI

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

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

PLANNING
POL
DC
APP
CS
Date 17 OCT 2000

Appeal Ref: APP/X0360/A/00/1044914
269-273 Barkham Road, Wokingham

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a failure to give notice within the prescribed period of a decision on an application for planning permission.
- The appeal is made by Bewley Homes PLC against Wokingham District Council.
- The application (ref: F/2000/1074) is dated 16 February 2000.
- The development proposed is the demolition of three residences and the erection of nine 3, 4 and 5 bedroom houses.

Summary of Decision: The appeal is dismissed and planning permission refused.

Procedural Matters

1. The appellant asked that three additional plans should be considered as part of the proposal. These were the site plan (Drawing No. 99.73.021B) and a plan of the house on plot 3 (Drawing No. 99.73.023A), which were amendments to previously submitted plans, together with a new front street scene (Drawing No. 99.73.031A). The amended plans show a small change in the position of the house on plot 9; new trees on plots 1, 5 and 9; and two additional trees felled in the rear garden of plot 5. The house on plot 3 is now shown as having 3 bedrooms rather than 4 bedrooms.

2. Neither the Council nor local people present at the hearing had any objections to the appellant's request as the amended plans had been previously seen and considered as part of a duplicate planning application (Council ref. F/2000/1075). In these circumstances, I consider that my accepting the amended plans and dealing with them as part of this proposal would not prejudice the case of any party.

3. At the hearing the appellant submitted a Unilateral Undertaking dated 26 September 2000 under section 106 of the Act. This provides for a payment of £50,000 to the Council for local pedestrian and cycle route improvements and road safety schemes within Wokingham District. I deal with this matter later.

Main Issues

4. I consider that there are two main issues in this case:

   i. Whether the proposed density and mix of dwellings would satisfy the provisions of the existing and emerging development plan and government guidance in Planning Policy Guidance Note 3: *Housing* (PPG3).

   ii. The effect of the proposed houses on plots 1 and 2 on the character and appearance of the street scene.

Planning Policy

5. Policy H9 of the Berkshire Structure Plan 1995 says that favourable consideration will

generally be given to residential development proposals which add to the range of densities, dwelling types and sizes, with specific emphasis being given to the provision of, amongst other categories, smaller dwellings.

6. The South East Area Local Plan 1994 is time expired, but the Council considers that it contains the most up-to-date adopted policies, except in relation to housing provision, and so has resolved that it will continue to carry weight. This is not entirely correct due to the publication in March 2000 of the revised PPG3. I consider later the weight to be attached to the Local Plan policies in this context.

7. Policy SH8 says that on sites over 0.4 hectares (which includes this site) the development should incorporate a reasonable mix and balance of house types and sizes to cater for a range of housing needs. The policy goes on to say that particular consideration will be given to the need to achieve a range of housing densities and dwelling sizes for lower cost and smaller (one and two bedroomed) dwellings.

8. Policies SBE1 and SBE2 of the Local Plan set out various criteria for the design of new development. The criteria in policy SBE1 include being appropriate to the character of the area, making a positive contribution, and retaining important natural or landscape features of the site. Policy SBE2 does not normally permit development which would adversely affect the character of the area because of, for instance, its siting, scale, form or massing.

9. The deposit draft Wokingham District Local Plan 1999 (WDLP) is at a reasonably advanced stage as it has nearly completed a public inquiry into objections raised to it. All of the relevant polices in the WDLP have been the subject of objections. Therefore, bearing in mind the advice in paragraph 48 of Planning Policy Guidance Note 1: *General Policy and Principles* (PPG1), I can give only limited weight to the WDLP.

10. The Council has introduced a density policy into the WDLP which states that on sites over 0.3 hectares, no residential development shall be permitted at a net density of less than 30 dwellings per hectare (dph), subject to such density not compromising the quality of the environment. Policies WOS3 and WBE1 in the WDLP are similar in their intent to policies SBE1 and 2 in the Local Plan. Policy WH6 expects a mix and balance of densities, dwelling types and sizes, with particular emphasis on small (1, 2 and small 3 bedroomed) dwellings.

11. PPG3 deals with designing for quality at paragraphs 54 to 56, and says that there should be designs and layouts which make more efficient use of land without compromising the quality of the environment. New housing development must be informed by the wider context of buildings, townscape and landscape. PPG3 also says that the inefficient use of land should be avoided, that is developments of less than 30 dph net. Housing development should be encouraged at between 30 to 50 dph net (paragraph 57).

12. PPG3 says that a community's need for a mix of housing types is a material planning consideration (paragraph 14). Assessments of local housing need should be taken into account in determining the type and size of additional housing (paragraph 11 of PPG3).

13. Paragraph 38 indicates that the policy in PPG3 may supersede policies in development plans which have not yet been reviewed when considering planning applications. Bearing in mind the advice in paragraph 54 of PPG1, I consider that the development plan is not fully up-to-date in reflecting government advice, and that more weight should therefore be given to PPG3 policy.

14. The site lies within the settlement boundary of Barkham Hill in both the Local Plan (policy

STV1) and the WDLP (policy WOS2) where development will normally be allowed. The site is previously developed land as three detached bungalows (No. 271 is split level) presently occupy it.

Reasons

The First Issue – Density and Mix of Dwellings

15. On density, the uncontested figures were that the existing dwellings on the site were at approximately 5 dph, and the proposal would result in around 16 dph. Both main parties agreed that the full application of the draft policy in the WDLP and the relevant advice in PPG3 would produce about 17 dwellings on the site.

16. The appellant's concerns about increasing the density and introducing smaller dwellings on the site related to possible detrimental effects on the local environment. In particular, that a greater land take would result in buildings being forward of the existing dwellings on either side along Barkham Road, an adverse effect on the many trees on the site, and a loss of amenity (privacy and visual dominance) to the occupiers of adjacent houses and gardens. Both parties accepted at the hearing that the proposed shared surface access road would be capable of serving up to 25 dwellings.

17. The site lies within a defined settlement on previously developed land where government policy as expressed in PPG3 is to avoid its inefficient use. The proposed houses would be large dwellings with substantial plots, particularly those to the rear part of the site (plots 3 to 6). Although existing densities are low, this is because most of houses are frontage plots with very long gardens. This proposal would, by amalgamating a number of these existing plots, create its own sense of place, which would be satisfactorily accommodated within the surrounding area. I saw that the area consists of a mixture of dwelling sizes and designs, and that smaller dwellings would not, in principle, be out of place on this site.

18. I consider the proposed density would represent a very high level of land take which, as PPG3 says, can no longer be sustained. On the other hand, I accept that the environmental concerns mentioned by the appellant are genuine ones, which would temper the advice in PPG3 (as accepted in the WDLP policy) of encouraging densities of around 30 dph. It is, as both main parties acknowledged, a matter of judgement and balance. However, I have no doubt that the proposed development density on this site would be too low, bearing in mind PPG3 advice, and even allowing for the specific environmental concerns. It would be possible to increase the density on the site by the introduction of smaller dwellings with an attractive layout and design of high quality.

19. Turning to the matter of dwelling mix, the Council's Housing Needs Survey in 1997 showed that the proportions of dwelling types required are 45% 1 and 2 bedrooms, 25% 3 bedrooms and 30% 4+ bedrooms. As at March 1999, only 25% of completions had 1 or 2 bedrooms and 47% had 4+ bedrooms. This proposal would result in 34% being 3 bedroomed houses and 66% being 4+ bedroomed houses.

20. On a site of this area (about 0.56 hectares), the existing and emerging development plan policies expect and/or require a mix of house sizes and types, with an bias towards smaller dwellings. I have already concluded that there is no reason in principle why the site could not accommodate smaller dwellings. PPG3 seeks to provide a mix of dwelling sizes, and it is this policy that I shall apply in this case, for the reasons I have previously set out. As before, it is matter of judgement and balance in applying this PPG3 policy.

21. The proposal would be weighted towards larger dwellings with, for instance, four of the

proposed houses having 5 bedrooms. This would represent an extreme bias towards larger sized dwellings which would ignore the Housing Needs Survey assessment of a local requirement for more small to medium sized dwellings. The proposal would create a significant area of housing of similar characteristics. I consider that policy considerations indicate that some smaller sizes of dwellings should be introduced on the site, which would also have the effect of increasing the density.

22. On this issue, therefore, I conclude that the proposal would not satisfy the provisions in PPG3 for the more efficient use of land, or for a mix of dwelling sizes and types. The proposal would also be contrary to similar policies in the existing and emerging development plan.

The Second Issue – Effect on Character and Appearance

23. The houses on plots 1 and 2 would be three stories in height, taking advantage of the rise in ground levels from the front of the site towards the rear so that its ridge height would be similar to that of the adjacent No. 275. The proposed houses would be set well back from the road, just in front of No. 275. The bottom storey would contain the entrances and garages, and would be screened from Barkham Road by an earth mound, the existing trees and new tree planting near to the corner of the proposed access road.

24. There are no three storey dwellings along this part of Barkham Road, most dwellings being single storey bungalows or two storey houses in a variety of designs. I saw that the existing trees on the frontage have high canopies, so that views of these two proposed houses would be seen underneath them, particularly in winter when there would be less leaves on the trees. The proposed access would remove part of an existing, high frontage hedge so that the proposed houses would be seen at an angle along the proposed access and joint driveway to the properties. The proposed mounding would screen some of these views, but it would be restricted in length and height due to the existing trees and the proposed joint driveway. The proposed tree planting would take time to mature, even if semi-mature trees were used, and it would not fully screen the angled views from the proposed access road.

25. Despite some mitigating factors, I consider that the proposed houses would be clearly seen from the entrance to the proposed access road and, to a lesser extent, from Barkham Road itself. The unusual three storied height of the proposed houses would give them a tall and dominating appearance in these views. The excessive height would result in a visual impression of a large building mass, especially when compared to the more modest surrounding buildings. They would not fit into the context of the building pattern along Barkham Road, and so would appear alien and out of place.

26. I conclude on this issue that the proposed houses on plots 1 and 2 would seriously harm the character and appearance of the street scene, and that the proposal would therefore be contrary to policies SBE1 and SBE2 of the Local Plan, WOS3 and WBE1 in the emerging WDLP and to government guidance in PPG3.

Other Considerations

27. There are a large number of trees on the site, although none of them are protected by a Tree Preservation Order. The appellant and the Council have undertaken tree survey work with the result that the proposal has been designed so that it would retain most trees commonly held to be of value. Three trees of value are proposed to be felled, but additional planting is proposed along the road frontage. For these reasons, I am satisfied that the proposal would not adversely affect the visual value of the trees to the surrounding area.

28. The most affected existing occupiers in terms of possible loss of privacy would be those in No. 275, which has no side windows in its elevation facing the site, although there are some front bay windows. I saw that there was a reasonable fence, tree and shrub screening along the joint rear boundary so that there would be no overlooking from any proposed ground floor windows. There are no side windows at first floor level in the proposed house on plot 2. The windows at first floor level in the proposed houses on plots 3 and 4 would be located at a sufficient distance from the joint boundary to prevent serious overlooking. Although the house on plot 2 would be further forward than No. 275, I do not consider that any overshadowing would be such as to justify a refusal of permission on that point alone.

29. Concerns were expressed about traffic generation and possible adverse effects on highway safety. However, no traffic figures of any kind (either existing or from the proposal) or accident statistics were put forward at the hearing. The Council as highway authority had no objections to the proposal. From the information available, I consider that the limited amount of extra traffic generated by another six dwellings would not adversely affect highway safety.

30. At the hearing a local resident indicated that some of the existing ponds on the site might contain the Greater Crested Newt and other protected species. However, no owner of these ponds had seen such fauna, nor did the Council's records indicate that, in particular, the Greater Crested Newt was present in the area. It is unlikely, therefore, that nature conservation interests would be harmed.

31. The Council was unable to say at the hearing exactly which local pedestrian and cycle route improvements or road safety schemes the payment in the Unilateral Undertaking would be used for. There are no relevant policies in the development plan which require a payment for these purposes. The Council were unable to say whether the proposal would have been refused permission on highway grounds had the Unilateral Undertaking not been completed. I conclude, therefore, that the Unilateral Undertaking's provisions are not necessary, are not directly related to the proposed development and are not reasonable. It would not comply with the tests set out in Circular 1/97 *Planning Obligations*, and so has no weight in the assessment of this proposal.

Conclusion

32. I have taken account of all other matters before me, but none is as important as those which have led to my decision. For the reasons given above, I conclude that the appeal should be dismissed.

Formal Decision

33. In exercise of the powers transferred to me, I dismiss the appeal and refuse planning permission for the demolition of three residences and the erection of nine 3, 4 and 5 bedroom houses.

Information

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

David Vickery

INSPECTOR

APPEARANCES

FOR THE APPELLANT:

Mr H Edwards MSc MRTPI	Associate of Charles Planning Associates, 39 Locks Heath District Centre, Locks Heath, Southampton, Hampshire, SO31 6DX.
Mr D Grainger DipArb(RFS) F.Arbor.A	A F Technical Services, 21 Burpham Lane, Guildford, Surrey, GU4 7LN.
Mr Morris BSc(Hons) MRTPI	Representing the appellant company.

FOR THE LOCAL PLANNING AUTHORITY:

Mrs Polnik BSc DipTP MRTPI	Senior Planning Office with the Council.
Mr Etherington DipArb(RFS) F.Arbor.A	Senior Arboriculturalist with the Council.
Mr Auton I.Eng FIHE	Senior Assistant Engineer with the Council.

INTERESTED PERSONS:

Mr and Mrs Wareham	Local residents, 269 Barkham Road, Wokingham, Berks., RG41 4BY.
Mr Dunn	Local resident, 271 Barkham Road, Wokingham, Berks., RG41 4BY.
Mr Jalland	Local resident, 275 Barkham Road, Wokingham, Berks., RG41 4BY.
Mrs Hill	Local resident, 273 Barkham Road, Wokingham, Berks., RG41 4BY (site visit only).

DOCUMENTS

Document	1	List of persons present at the Hearing.
Document	2	The Council's letter of notification of the hearing and list of those notified.
Document	3	Two letters of representation in response to the Council's notification.
Document	4	Appendices One to Eleven of Mr Edwards' Statement.
Document	5	Unilateral Undertaking under section 106 of the Act, dated 26 September 2000, submitted by Mr Edwards at the hearing.
Document	6	Appendices A to G of Mrs Polnik's Statement.
Document	7	Policies T7 of the Structure Plan, ST3 of the Local Plan and WT7 of the WDLP submitted by Mr Auton at the hearing.
Document	8	Letter dated 26 September 2000 from Mr and Mrs Jalland.

PLANS

Plans	A-K	The application plans: 99.73.020 – Location Plan (Plan A); 99.73.021A – Site Plan (Plan B – now superseded); 99.73.022 – Houses 1 + 2 (Plan C); 99.73.023 – House 3 (Plan D – now superseded); 99.73.024 – House 4 (Plan E); 99.73.026 – House 5 (Plan F); 99.73.027 – House 6 (Plan G); 99.73.028A – Houses 7 + 8 (Plan H); 99.73.029 – House 9 (Plan I); 99.73.030A – Site Survey (Plan J); and 99.73.021 – Tree Survey based on the Site Plan (Plan K).
Plan	L	Amended plan 99.73.021B – Site Plan, submitted with the appeal.
Plan	M	Amended plan 99.73.023A – House 3, submitted with the appeal.
Plan	N	New plan 99.73.031A – Street Scene, submitted with the appeal.

Bewley Homes plc

30.MAR2000* 1074
REFUSE

Tree Survey Schedule
March 2000

269-273 Barkham Road
Wokingham

A/F TECHNICAL SERVICES
Arboricultural Consultancy Service

A/F Technical Services • 21 Burpham Lane • Guildford • Surrey • GU4 7LN • Tel: 01483 532786 • Fax: 01483 534836

Instructions

Unless otherwise instructed this tree survey includes all significant individual and groups of trees. Fruit trees and other vegetation have not been included.

Site: 269 – 273 Barkham Road
Wokingham
Surrey

Client: Bewley Homes plc
Field House Barn
Chineham Lane
Sherbourne St John
Basingstoke
Hants RG24 9LR

Survey Date: 14 & 24 March 2000

Surveyed By: R D D Grainger Dip Arb(RFS) F Arbor A

Our Ref: 99056S.RDG

Tree Survey

This tree survey has been undertaken to the recommendations of BS 5837:1991 British Standard Guide for Trees in Relation to Construction. In making this assessment, consideration has been given to:

- the health, vigour and condition of each tree
- any structural defects in each tree, and its safe life expectancy
- the size and form of each tree and its suitability within the context of the proposed development
- the location of each tree relative to existing site features

Tree Survey Plan

The tree survey plan indicates the tree number, crown size and shape. Where requested, the plan has been colour coded to indicate the condition of individual or groups of trees. Where trees are scheduled under a Tree Preservation Order (TPO) the TPO number may be shown on the plan.

Tree Survey Codes

NO Tree number on survey plan

SPECIES Common/English name

HT Height class
S Small (<6 m)
M Medium (7<12 m)
L Large (>12 m)

RAD Crown spread radius (metres)

DBH Trunk diameter (centimetres) at breast height (1.5m)

AGE Age class
- Y Young - Less than one third life expectancy
- MI Middle age - One to two thirds life expectancy
- M *Mature - More than two thirds life expectancy*
- OM Overmature - Very limited life expectancy

VIG Vigour
- N Normal vigour
- L Low vigour

CODE A High category (green on plan)

Trees whose retention is most desirable:
- vigorous healthy trees, of good form, and in harmony with proposed space and structures;
- healthy young trees of good form, potentially in harmony with proposed development;
- trees for screening or softening the effect of existing structures in the near vicinity, or of particular visual importance to the locality;
- trees of particular historical, commemorative or other value, or good specimens of rare or unusual species.

Trees in this category are the best trees on the site and should be retained where possible.

CODE B Moderate category (blue on plan)

Trees whose retention is desirable:
- trees that may be included in the high category, but because of their numbers or slightly impaired condition, are downgraded in favour of the best individuals;
- immature trees, with potential to develop into the high category

CODE C Low category trees (brown on plan)

Trees which could be retained:
- trees in adequate condition, or which can be retained with minimal tree surgery, but are not worthy of inclusion in category A or B;
- immature trees, or trees of no particular merit.

Trees in this category should not be retained in isolation but only as part of a group of, preferably, better quality (code A/B) trees. They should only be retained where they are not a significant constraint on development.

CODE D Fell category (red on plan)

Trees for removal:
- dead or structurally dangerous trees;
- trees with insecure roothold;
- trees with significant fungal decay at the base or on the main bole;
- trees that will become dangerous after the removal of other trees.

Trees in this category must be felled in any event.

COMMENTS General comments on the form and condition of the tree. In some cases a more detailed inspection may be recommended to determine the tree's safety and suitability to be retained. Where trees have been included in a Tree Preservation Order the TPO number is indicated.

Tree Protection

Table 1 of BS 5837:1991 recommends a minimum protected area around each tree based on its size, age and vigour. This distance is the minimum requirement for protective fencing and excavation likely to sever roots and is measured from the centre of the trunk. In some cases, where development is on one side of the tree only, the distance can be reduced by one third provided there is a corresponding increase in undisturbed land in other directions.

The tree survey data should be used to determine the minimum protected area for individual trees – Age, trunk diameter (dbh) and vigour.

Table 1 Distances – Trees of Normal Vigour
(BS5837:1991 - extract)

Tree Age	Trunk Diameter (cm) – dbh	Distance (m)	One Side Only (m)
Young	< 20	2.0	1.4
	20 < 40	3.0	2.0
	> 40	4.0	2.7
Middle Aged	< 25	3.0	2.0
	25 < 50	4.5	3.0
	> 50	6.0	4.0
Mature	< 35	4.0	2.7
	35 < 75	6.0	4.0
	> 75	8.0	5.4

Table 1 Distances – Trees of Low Vigour
(BS5837:1991 - extract)

Tree Age	Trunk Diameter (cm) - dbh	Distance (m)	One Side Only (m)
Young	< 20cm	3.0	2.0
	20cm < 40cm	4.5	3.0
	> 40cm	6.0	4.0
Middle Aged	< 25cm	5.0	3.4
	25cm < 50cm	7.5	5.0
	> 50cm	10.0	6.7
Mature and Overmature	< 35cm	6.0	4.0
	35cm < 75cm	9.0	6.0
	> 75cm	12.0	8.0

NO	SPECIES	HT	RAD	DBH	AGE	VIG	CODE	COMMENTS
1	Silver birch	L	5	34	M	N	B	
2	Beech	L	9	92	M	N	B	Tree surgery required
3	Cherry	S	1	21	OM	L	D	Trunk decay
4	Lawson cypress	M	3	22	M	N	B	Forked trunk
5	Deodar cedar	L	4	47	MI	N	B	One-sided crown – tree surgery required
6	Sycamore	L	6	38	MI	N	B	One-sided crown – tree surgery required
7	Oak	L	6	60	M	N	B	One-sided crown – tree surgery required
8	Sycamore	M	4	19	Y	N	C	One-sided crown, suppressed
9	Oak	L	6	33	Y	N	B	Forked trunk
10	Sycamore	L	5	26	Y	N	C	Forked trunk, one-sided crown
11	Sycamore	L	5	18	Y	N	C	One-sided crown
12	Sycamore	L	5	24	Y	N	C	Leaning, one-sided crown
13	Sycamore	L		37	MI	N	C	Three stems, one-sided crown
14	Oak	M	5	52	M	N	B	Regrown pollard – tree surgery required
15	Oak	L	9	54	M	N	B	One-sided crown – tree surgery required
16	Oak	L	7	47	M	N	B	Regrown pollard – tree surgery required
17	Oak	L	7	36	MI	N	C	Leaning, one-sided crown
18	Sycamore	L	5	15	Y	N	C	Multi-stemmed, suppressed
19	Sycamore	L	6	22	Y	N	D	Basal damage and decay
20	Oak	L	6	32	Y	N	B	One-sided crown
21	Oak	M	7	24	Y	N	C	Leaning, one-sided crown
22	Douglas fir	L	5	46	M	N	B	
23	Scots pine	L	3	30	M	N	B	
24	Scots pine	L	4	47	M	N	B	Tree surgery required
25	Douglas fir	L	4	30	M	N	B	One-sided crown
26	Douglas fir	L	3	28	M	N	C	Suppressed, one-sided crown
27	Sycamore	M	5	33	MI	N	B	
28	Scots pine	L	4	46	M	N	B	Tree surgery required
29	Scots pine	M	4	32	M	N	B	Suppressed crown
30	Douglas fir	M	3	28	M	N	C	Suppressed crown
31	Douglas fir	M	4	24	M	N	C	Suppressed crown
32	Douglas fir	L	5	60	M	N	B	Tree surgery required
33	Douglas fir	M	4	34	M	N	C	One-sided crown
34	Silver birch	M	4	37	M	L	D	Crown die-back
35	Purple plum	S	3	16	MI	N	C	One-sided crown
36	Silver birch	L	7	39	M	N	B	Tree surgery required
37	Silver birch	L	1	23	M	L	D	Suppressed one-sided crown, decayed trunk
38	Sycamore	L	7	42	M	N	B	Tree surgery required
39	Sycamore	M	3	16	Y	N	C	Suppressed, leaning one-sided crown
40	Rowan	S	2	10	Y	N	B	

NO	SPECIES	HT	RAD	DBH	AGE	VIG	CODE	COMMENTS
41	Sawara cypress	M	2.5	26	M	N	B	Two stems
42	Silver birch	L	5	33	M	N	B	One-sided crown
43	Silver birch	L	4	23	M	N	B	One-sided crown
44	Silver birch	M	2	14	MI	N	C	Leaning, suppressed, two stems
45	Silver birch	L	3	20	M	L	D	Trunk decay
46	Silver birch	M	4	21	M	L	D	Trunk decay
47	Silver birch	M	4	18	M	L	D	Trunk decay
48	Silver birch	L	2	17	M	L	D	Trunk decay
49	Oak	M	4	19	Y	N	B	Suppressed, one-sided crown – tree surgery required
50	Japanese cedar	S	2.5	20	MI	N	C	One sided crown, three stems
51	Weeping willow	S	3	18	Y	N	B	One-sided crown
52	Silver birch	M	6	47	OM	L	D	Crown decay
53	Silver birch	L	5	34	M	N	B	Leaning, one-sided crown
54	Silver birch	L	5	55	M	N	B	Possible trunk decay – detailed inspection required

(RING ONE)

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

App No. F/2000/1074 (Planaps) / F/2000/1075 (Ludhouse) Date Rec. 23.5.00

Location: 269 - 273 BARKHAM RD

Parish WOKINGHAM

Applicant: BEWLEY HOMES LTD.

Description of attached plans Additional plan showing visibility splays.

Drawing No's: 99.73.021A and 030A

CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS:

Drawing No's

1. NK (Landscape & Trees)
2. NK (Env. Design)
3. XA (Highways) T. CUELL (OF WSP) ✓
4. NF (Building Control)
5. BC/DC Liaison

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

NEIGHBOURS:

Date for Responses 10 days

FURTHER ACTION

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

Redate Application Y / (N) From

New Site Notice Y / (N)

New Description

CASE OFFICER BP.

Consultations Sent by Admin. on 02.06.05.

Yellow - Part One Copy
Green - Officer's Copy

PHILIP
DESIGN ASSOCIATES
architects & surveyors

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

RG/SR

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

For the attention of Mrs B Polnik

PLANNING SERVICES	24 MAY 2000
POL	
DC ✓ BP	
APP	
CS	
23 MAY 2000	
COPIES TO:	
	FILE:

1074
1015

22 May 2000

Dear Mrs Polnik

RE: 269 - 273 BARKHAM ROAD WOKINGHAM (DUPLICATE APPLICATION REF: F/2000/1074)

With regard to our telephone conversation this morning, I enclose copies of letters and drawings sent by our Planning Consultants, Messrs Stuart Michael Associates, to your Planning Consultant Mr T Cuell of WSP. I am sorry that our Highway Consultant did not send copies to you as I am sure they thought they only had to deal with your Consultants. In addition I also enclose 12 copies of drawings numbered 99.73.021A and 030A showing the visibility splays on the site plan and the survey.

Please let me know if you require any further information.

Yours sincerely

ADDITIONAL PLAN

Richard M Gandy
PHILIP DESIGN ASSOCIATES
Encs:
CC Andrew Brooks, Esq Bewley Homes Plc

REFUSED

Stuart Michael Associates
CONSULTING CIVIL ENGINEERS
PLANNING • DESIGN • PROJECT CO-ORDINATION

29 Kingfisher Court, Hambridge Road
Newbury, Berkshire RG14 5SJ
Newbury Tel: 01635 551511
Fax: 01635 550405
Egham Tel: 01784 471923
Fax: 01784 432319
e-mail: stuartmichael@btinternet.com

Our Ref: 1232/JM/sb

10 May 2000

W S P
Intec 4
Wade Road
BASINGSTOKE
Hants RG24 8NE

ADDITIONAL PLAN
1074
1075

For the attention of Mr T Cuell

Dear Mr Cuell

Re: 269 – 273 Barkham Road, Wokingham

We refer to your telephone conversation with the undersigned on 9 May 2000 regarding the above. From our discussion we understand that you are concerned about the site visibility and turning head. We wish to comment as follows:-

1. Site Visibility

The speed limit of Barkham Road, as confirmed by yourself, is 40 mph. It was, therefore, agreed that a 2.5 m by 120 m site visibility splay would be acceptable.

COPY

The attached extract from Philip Design Associates Drawing Number 99.73.021 has been marked up to show this visibility splay.

We have also indicated the site entrance and visibility splays on an extract from the site survey. It can be seen that a 2.5 m by 120 m visibility splay can be accommodated.

2. Turning Head

You expressed concern about a refuse vehicle undertaking a three point turn at the head of the development. Using the computer programme Auto TRACK we have simulated this manoeuvre for the turning head shown on the scheme layout. The attached Figure 1 shows the swept path of a refuse vehicle turning within the space provided.

Cont.,

Partners S M Atkinson B Sc (Hons) C Eng, M I C E, M I H T, M A P M
R M E Hewitt B Sc (Hons) C Eng M I C E, M I H T
Associates S W Andrews M I H T
J S Muscroft B Eng (Hons) C Eng M I C E, M C I W E M, M I H T

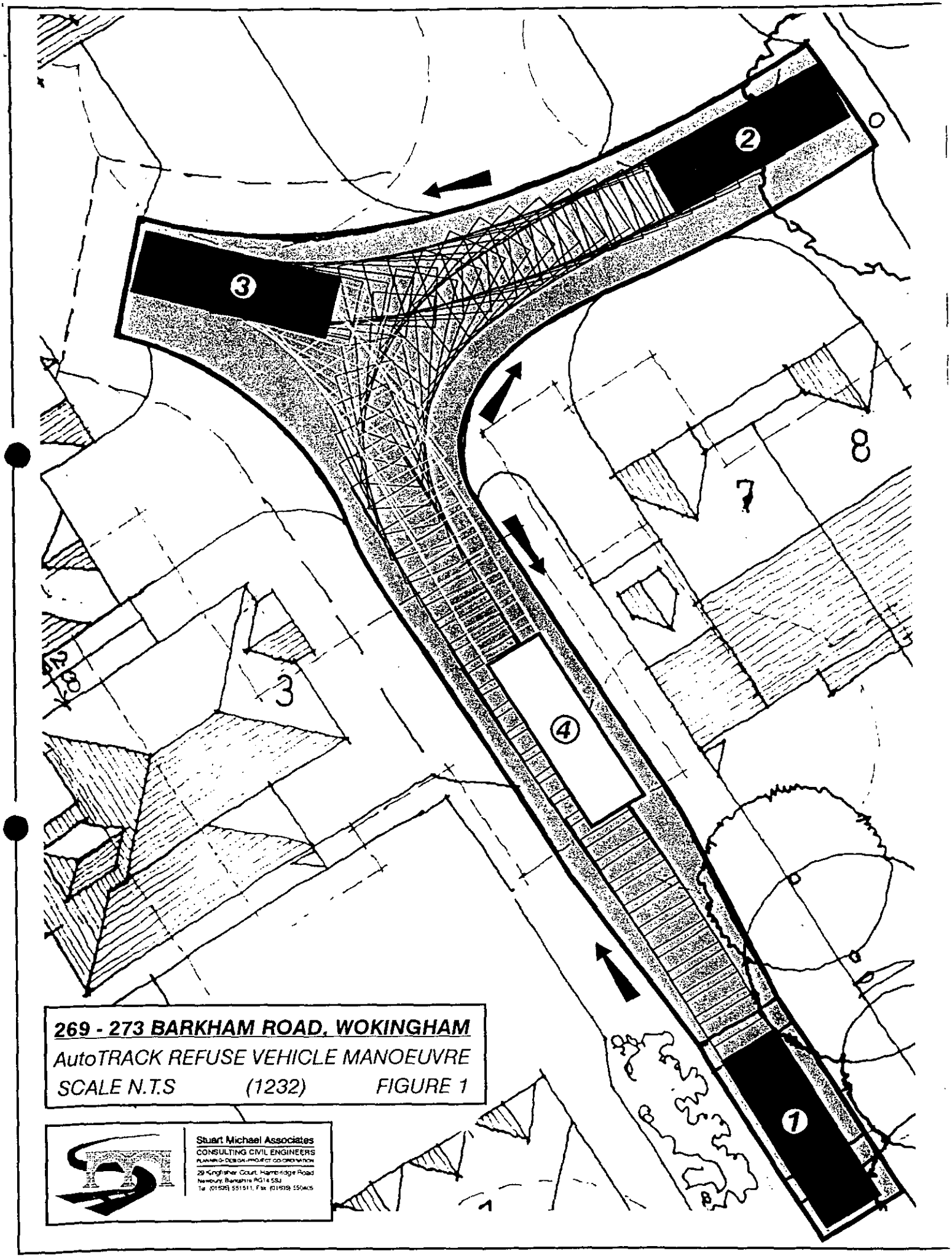
We consider that we have demonstrated that the site visibility splay is acceptable as is the turning head design. We look forward to your written confirmation that you are now satisfied.

Yours sincerely

J Muscroft
STUART MICHAEL ASSOCIATES

Enc.

c.c. A Brooks – Bewley Homes
R Gandy Esq – Philip Design Associates



269 - 273 BARKHAM ROAD, WOKINGHAM

AutoTRACK REFUSE VEHICLE MANOEUVRE

SCALE N.T.S (1232) FIGURE 1

Stuart Michael Associates
CONSULTING CIVIL ENGINEERS
PLANNING DESIGN PROJECT CO-ORDINATION
29 Kingfisher Court, Hambridge Road
Newbury, Berkshire RG14 5SJ
Tel (01635) 551511, Fax (01635) 550405

APPENDIX 'B'

List of plans:

	F/2000/1074	F/2000/1075
Site Survey	99.73.030A	99.73.030A
Location Plan	99.73.020	99.73.020
Site Plan	99.73.021A	99.73.021B
Site Plan showing tree survey	99.73.021	99.73.021
Plots 1 and 2	99.73.022	99.73.022
Plot 3	99.73.023	99.73.023A
Plot 4	99.73.024	99.73.024
Plot 5	99.73.026	99.73.026
Plot 6	99.73.027	
Plots 7 and 8	99.73.028A	99.73.028A
Plot 9	99.73.029	99.73.029
Street scene		99.73.031 A

Turning head – illustrative

HIGHWAYS CONSULTATION SHEET

From: Mrs B Polnik

Date: 07 April 2000

Application Number: F/2000/1074

Proposal: Proposed erection of 9 dwellings and demoltion of existing 3 dwellings (Duplicate Application).

Site Address:
269 - 273, Barkham Road, , Wokingham.

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

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

✓ below as applicable;

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

A contribution (currently subject of negotiation with the developer) will be required towards local highway improvements and facilities, (s106).
Access to be constructed to adoptable standard.
SC23 [parking and/or garaging /turning] (SR06)
SC32 (SR13)
SC 29 [2.5m x 120m subject to local highway improvements] (SR13)
SC33 SC34 – (SR14).

Note: Unless local improvements are made, there would be concern regarding a relaxation to 2.5x120m for visibility splays.

Signed: A. Linnell **Print name:** A LINNELL

Derek Grainger
Hugh Edwards
Bexley Homes
BP + NE (WOC)

Fri. 4/8.

Draft TPO given to D.G. and HE.

Streets one by next Fri. (Plot 1+2) to ind. levels ±

@ 60-70% 3 bed or less.

agreed 22/23 to be removed?

Plot 9. - possibility of moving 1m towards 267
min 2m between 7/8 ⇒ 9.

Amenity of Plot 5 (possibly removal of 21).

Plot 3 possibly 3 bed = 3/9 3 beds.

Resolution for C/A subject to S106 for combinations.

AW. revised Wed/Thurs
- conversion of Plot to 3 bed instead 4 bed.
- Plot 9 move 1m
- retain trees

Revised plans received 10.8.00 and additional plan showing streetscene.

Site plan 021B shows Plot 9 moved nearer to 267 Barkham Rd. (gap between properties 3.6m 1.4m 1.8m forward of 267 and 1.5m to rear outside 45° degree line)

(5m previously between properties)

Trees 28 + 29 shown to be retained.

99.73.023A Plot 3 design identical

Bed 4 changed to en-suite ∴ now 3 bed.

Discussed □ John M. 11/8. previous reasons for refusal stand amend report (reconsult all neighbours and previous consultees).

pressure to prune.

would result in an unacceptable impact on existing trees and streetscene, detrimental to both the character and visual amenity of the area which is also designated as a green route. In addition the proposal fails to provide an acceptable mix of dwelling and density.

6. **Recommendation** – REFUSE planning permission on the following grounds:

1. The proposed development, by reason of its design and layout, would result in an unacceptable impact on existing trees detrimental to both the character and visual amenity to the area which is also designated as a Green Route. As such the proposal is considered contrary to Policies SBE1/2 of South East Area Local Plan and WBE1, WBE11 and WBE12 of Wokingham District Local Plan (Deposit Draft).

3. ~~2.~~ The proposed dwellings on Plots 1 and 2 by virtue of their design and location would form an ~~obtrusive~~ feature in the streetscene, detrimental to the visual amenity of the area. As such the proposal is considered contrary to policies SBE1/2 of South East Area Local Plan and WBE1 of Wokingham District Local Plan (Deposit Draft).

2. ~~3.~~ The proposal fails to incorporate an appropriate mix of dwelling sizes. the proposal would therefore be contrary to Berkshire Structure Plan Policy H9, South East Area Local Plan Policy SH8 and Wokingham District Local Plan (Deposit Draft) Policy WH6.

1. ~~4.~~ As the proposed density would be significantly below the minimum required by PPG3, it would fail to make the best use of land to be developed. The proposal would therefore be contrary to PPG3 and the Local Planning Authority's ~~proposed~~ density policy for the Wokingham District Local Plan (Deposit Draft).

Already 215 Form

Application No.	Received	Wokingham
F/2000/1075	30.03.2000	

Applicant : **Bewley Homes Plc.**
Location : **269-273 Barkham Road, Wokingham**
Proposal : ***Demolition of 3 dwellings and erection of 9 dwellings***

1. **Introduction** – This site, 0.56ha in total, is located on north western side of Barkham Road within the settlement boundary of Barkham Hill. The site comprises of 3 bungalows sites approx. 50m back from Barkham Road. The existing gardens are mature and contain many trees. Ground levels rise by approximately 5m from front to rear of the site. A duplicate application F/2000/1074 was also received.

2. **Proposal** – is to demolish the existing 3 bungalows and erect 9 dwellings (1 pair of semi-detached houses and 7 detached) comprising of the following:

5 bedroomed houses x 4 (44%)
4 bedroomed houses ~~x3 (33%)~~ 3 22% } 66%
3 bedroomed houses ~~x2 (22%)~~ 3 (33%)
Total ~~9~~

Plots 1 and 2 would be 3 storey fronting Barkham Road and the remaining would be 2 storey. One access off the Barkham Road (B3349) would serve all the dwellings. A tree survey has been submitted with the application.

Following negotiations with the Highway Authority the applicant has also offered a contribution of £50,000 towards off-site highway works.

3. **Consultations** -
   - ***Highway Authority*** – No objection subject to an acceptable contribution towards highway improvements and facilities and conditions to include retention of parking, garaging and turning and provision of visibility splays of 2.5m x 120m.
   - ***Landscape Architect*** – Recommends refusal due to impact on trees and impact on green route. Lack of protective fencing and replacement planting/proposed landscaping.
   - ***Arboricultural Officer*** – Many good quality trees existing which are both visible from Barkham Road and the public footpath to the rear. Proposal indicated removal of 32 trees. In addition due to relationship between trees to be retained and proposed houses may result in further pressure to remove and prune. Proposal is considered unacceptable.
   - ***Town Council*** – Inadequate parking for plots 4-8 (inclusive) and sight lines at entrance to site are restricted.

The design of dwellings of Plots 1 and 2 which front Barkham Road, being 3 storey at the front with a maximum height of 11.75m at this point, even though the ground floor would be at a lower level, these are considered inappropriate in this location resulting in an obtrusive feature in the streetscene.

C. The dwelling on Plot 2 would project 8.4m forward of the adjacent property 275 Barkham Road and the distance between the properties would be approx. 5.6m. Whilst there would be an increase in overlooking from plots 3 and 4 to the rear of the property the distances to the boundary, 11m and 13.5 m respectively, are considered adequate and it is considered that a refusal on grounds of loss of light privacy, overlooking could not be sustained.

The other relationships between proposed and existing properties are considered acceptable.

D. The proposal would comprise of ~~77%~~ 66% of dwellings having 4 bedrooms or more. The Council has identified a need in particular for 1, 2 and 3 bedroomed dwellings through the Housing Needs Survey and the proposal is considered contrary to Policies H9 of Berkshire Structure Plan, SH8 of South East Area Local Plan and WH6 of Wokingham District Local Plan (Deposit Draft) which seek a variety of house sizes particularly for smaller dwellings.

Revised PPG3 'Housing' advises that schemes should aim to achieve a minimum of 30 dwellings per hectare. However, consideration needs to be given to the character of the surrounding area and the nature of the site. As such, it is constrained by the access into the site, the need for adequate distances to prevent overlooking/overdominance to existing properties and gardens and existing trees. The existing density for the site is 5 dwellings per ha. As proposed, the development would provide 16 dwellings per ha. Increasing the density other than by possibly having smaller units would be difficult to achieve on this site due to the site constraints.

E. The normal requirement ~~for~~ for visibility splays in this type of situation would be 4.5 x 120m. in this location a reduced visibility splays of 2.5m x 120m can be achieved.

F. The concerns of the Parish council and neighbouring residents have been noted. Issues of impact on amenities occupiers, trees and character of area have been dealt with above. With regard to highway safety and layout the Highway Officer raises no objection (refer paragraph E). The proposal which would result in a net increase of 6 dwellings does not exceed the threshold of 10 dwellings applicable for infrastructure service and amenity requirements for new development. Whilst the concerns of local residents regarding pressure on local services is recognised, it is not considered that the proposal is of such a scale as to justify financial contributions, or cause such pressure to warrant refusal of the application.

5. **Conclusion** – whilst the principle of residential development maybe acceptable in this location, in this instance the proposal by reason of its design and layout

- ***Letters of representation*** – 6 letters of objection received (2 from same address) objections can be summarised as follows;
  - loss of privacy
  - loss of light
  - devaluation of property (Officer comment; not a planning matter)
  - impact on infrastructure
  - increased traffic/congestion
  - impact on character of area
  - overdevelopment
  - loss of trees
  - layout contrary to guidelines in terms of parking.

4. **Appraisal** – Main issues;

   A. Principle of development; STV1 of South East Area Local Plan; WOS1 and WOS3.
   B. Impact on visual amenity and character of area; Policies SBE1/2 of South East Area Local Plan and WBE1, WBE11 and WBE12 of Wokingham District Local Plan (Deposit Draft).
   C. Impact on amenity of neighbouring occupiers; Policies SBE1/2 of South East Area Local Plan and WBE1 of Wokingham District Local Plan (Deposit Draft).
   D. Housing mix and density; PPG3 Policies H9 of BSpPPG3 Policies H9 of Berkshire Structure Plan, SH8 of South East Area Local Plan and WH6 and Wokingham District Local Plan (Deposit Draft).
   E. Highway issues.
   F. Concerns of the Parish Council and local residents.

A. The site is located within the settlement boundary of Barkham Hill where the principle of development is normally acceptable subject no adverse impact on character of area, amenity of neighbouring occupiers etc.

B. There many good quality trees on this site which the tree survey accurately identified. May of these are visible from the public footpath to the rear of the site as well as the Barkham Road. This part of the Barkham Road is also designated as a green route as defined by Wokingham District Local Plan (Deposit Draft).

The proposal shows the removal of 32 trees. Only 8 (25%) of these fall within category D (fell due to condition) and the remainder either category C (trees which could be retained) or B (retention desirable). In addition the relationship between the layout and trees shown to be retained is such that there may also be future pressure to prune or remove further trees. As such, the proposed layout is considered unacceptable resulting in a detrimental impact on the character and visual amenity of the area.

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Bewley Homes Plc
C/O Philip Design Associate
64
Portsmouth Road
Guildford
Surrey
GU2 5DU

Huw Edwards
Charles Planning Associates
39 Locks Heath District Centre
Locks Heath
Southampton
Hampshire
SO31 6QX

Application Number: F/2000/1075

Parish: **WOKINGHAM**

Location: **269 - 273, Barkham Road, , Wokingham.**

Proposal: **Proposed erection of 9 dwellings and demolition of 3 existing dwellings (Duplicate Application).**

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

Reason
1. As the proposed density would be significantly below the minimum required by PPG3, it would fail to make the best use of land to be developed. The proposal would therefore be contrary to PPG3 and the Local Planning Authority's density policy for the Wokingham District Local Plan (Deposit Draft)

Reason
2. The proposal fails to incorporate an appropriate mix of dwelling sizes. The proposal would therfore be contrary to Berkshire Structure Plan Policy H9, South East Area Local Plan Policy SH8 and Wokingham District Local Plan (/Deposit Draft) Policy WH6.

Reason
3. The Proposed dwellings on Plots 1 and 2, by virtue of their design and location would form an alien feature in the streetscene, detrimental to the visual amenity of the area. As such the proposal is considered contrary to policies SBE12 of South East Area Local Plan and WBE1 of Wokingham District Local Plan (Deposit Draft).

SBE1 + SBE2

Informative

1. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:
   Berkshire Structure Plan Policies H9
   South East Area Local Plan PoliciesSTV1,SBE1, SBE2 and SH8.
   Deposit Draft Wokingham District Local Plan Policies WBE1, WOS1, WBE11,WBE12, WH6 and density policy.

John Mitchell

John Mitchell
Development Control Manager
Date: 11/09/2000

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

Tel: 0118 974 6450

Date: 30.8.00

My ref: F/2000/1075

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

CONFIDENTIAL

Councillor Marinos
10 Wildcroft Drive
Wokingham
RG40 3NY

Dear Councillor

Application Number: F/2000/1075
269 - 273, Barkham Road, , Wokingham.
Proposed erection of 9 dwellings and demolition of 3 existing dwellings (Duplicate Application).

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

If you have any questions please do not hesitate to contact **Mrs B Polnik** on **0118 974 6450**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 8.9.00

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Mrs B Polnik** Application Number: **F/2000/1075**
269 - 273, Barkham Road, , Wokingham.
Proposed erection of 9 dwellings and demolition of 3 existing dwellings (Duplicate Application).

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor Marinos

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

Tel: 0118 974 6450

Date: 30.8.00

My ref: F/2000/1075

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

CONFIDENTIAL

Councillor C Hudson
4 Sapphire Close
Wokingham
RG41 3DU

Dear Councillor

Application Number: F/2000/1075
269 - 273, Barkham Road, , Wokingham.
Proposed erection of 9 dwellings and demolition of 3 existing dwellings (Duplicate Application).

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

If you have any questions please do not hesitate to contact **Mrs B Polnik** on **0118 974 6450**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 8.9.00

Yours faithfully

Head of Planning and Transportation

LISTING FORM
Case officer: **Mrs B Polnik** Application Number: **F/2000/1075**
269 - 273, Barkham Road, , Wokingham.
Proposed erection of 9 dwellings and demolition of 3 existing dwellings (Duplicate Application).

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor C Hudson

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

Tel: 0118 974 6450

Date: 30.8.00

My ref: F/2000/1075

CONFIDENTIAL

Councillor D Morgan
Valois Farm
Range Road
Wokingham
RG40 3NR

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

Dear Councillor

Application Number: F/2000/1075
269 - 273, Barkham Road, , Wokingham.
Proposed erection of 9 dwellings and demolition of 3 existing dwellings (Duplicate Application).

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

If you have any questions please do not hesitate to contact **Mrs B Polnik** on **0118 974 6450**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 8.9.00

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Mrs B Polnik** Application Number: **F/2000/1075**
269 - 273, Barkham Road, , Wokingham.
Proposed erection of 9 dwellings and demolition of 3 existing dwellings (Duplicate Application).

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor D Morgan

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

WORK SHEET FOR : Mrs B Polnik

Application Number : F/2000/1075

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

Location : 269 - 273, Barkham Road, , Wokingham.
Proposal : Proposed erection of 9 dwellings and demolition of 3 existing dwellings (Duplicate Application).

Site Notice Displayed ? :	YES	NO	DATE
	✓		3.5.2000

Date of Neighbour Notifications : .....

Date of Site Visit : 3.5.2000

Date Registered : 30/03/2000

Earliest Date for Decision : 01/05/2000

Latest Consultation Date/Site Notice Expiry Date : 01/05/2000

Application Expiry Date: 25/05/2000

Consultation Responses : – refer to attached –

LIST OF PLANS UNDER CONSIDERATION :

	received	plan no.	
Site survey	~~30.3.00~~ 23.5.00	99.73.030 A	
Location plan	30.3.00	99.73.020	
Site plan	~~23.5.00~~ 10.8.00	99.73.021 A B	
Site plan showing tree survey	30.3.00	99.73.021	
Plots 1 + 2	30.3.00	99.73.022	4 bed 3s
~~Planning Issues :~~			
3	~~30.3.00~~ 10.8.00	99.73.023A	3 bed. ~~4 bed~~ 2s
4	30.3.00	99.73.024	5 bed 2s
5	30.3.00	99.73.026	5 bed 2s
6	30.3.00	99.73.027	5 bed 2s
7 + 8	30.3.00	99.73.028 A	3 bed 2s
9	30.3.00	99.73.029	5 bed 2s
Streetscene	10.8.00	99.73.031	

Development Plan designation:

Within settlement boundary of Borkham Hill as defined by SEALP and WDLP. To north beyond path ASL1, setting of settlements and separation of settlements as defined by SEALP and gap and ASLs as defined by WDLP. Within WDLP Borkham Rd defined as green route WBE12.

Application No.	Received	Wokingham
F/2000/1075	30.03.2000	

Applicant : **Bewley Homes Plc.**
Location : **269-273 Barkham Road, Wokingham**
Proposal : **Demolition of 3 dwellings and erection of 9 dwellings**

1. **Introduction** – This site, 0.56ha in total, is located on north western side of Barkham Road within the settlement boundary of Barkham Hill. The site comprises of 3 bungalows sites approx. 50m back from Barkham Road. The existing gardens are mature and contain many trees. Ground levels rise by approximately 5m from front to rear of the site. A duplicate application F/2000/1074 was also received this is now the subject of an appeal against non-determination to be dealt with at an Informal Hearing on 26th September 2000.

2. **Proposal** – Revised plans were received 10.8.00 showing Plot 3 as a 3 bed dwelling as opposed to a 4 bed, additional tree planting and dwelling on plot 9 repositioned 1.4m closer to 267 Barkham Rd to enable retention of additional trees. Proposal is to demolish the existing 3 bungalows and erect 9 dwellings (1 pair of semi-detached houses and 7 detached) comprising of the following:

5 bedroomed houses x 4 (44%)
4 bedroomed houses x 2 (22%)
3 bedroomed houses x 3 (33%)
Total ~~9~~

Plots 1 and 2 would be 3 storey fronting Barkham Road and the remaining would be 2 storey. One access off the Barkham Road (B3349) would serve all the dwellings. A tree survey has been submitted with the application.

Following negotiations with the Highway Authority the applicant has also offered a contribution of £50,000 towards off-site highway works.

3. **Consultations** -
   - ***Highway Authority*** – No objection subject to an acceptable contribution towards highway improvements and facilities and conditions to include retention of parking, garaging and turning and provision of visibility splays of 2.5m x 120m.
   - ***Landscape Architect*** –Recommends refusal due to impact on trees and impact on green route. Lack of protective fencing and replacement planting/proposed landscaping.
   - ***Arboricultural Officer*** – Majority of trees in group G1 are shown to be retained on revised plan. Distances on Plot 9 comply with BS5837. Detailed arboricultural method statement would be required. Additional planting will enhance the streetcene. Revisions to the rear garden on Plot 5 are now considered to be acceptable. Revised plans address the concerns raised at the meeting with the applicant. Development would result in the loss of 3 trees which were proposed to be included in a TPO although their loss would not

adversely affect the group. The planting of new trees would mitigate the loss of Tree 9 and additional planting would enhance the Barkham Road frontageand where approporiate within the site. In view of this no objection raised to granting of planning permission.

- ***Town Council*** – Inadequate parking for plots 4-8 (inclusive) and sight lines at entrance to site are restricted.
- ***Letters of representation*** – ~~9~~ 10 letters of objection received (includes 3 commenting on revised plans) objections can be summarised as follows;
  - loss of privacy
  - loss of light
  - devaluation of property (Officer comment; not a planning matter)
  - impact on infrastructure
  - increased traffic/congestion
  - impact on character of area
  - overdevelopment
  - loss of trees/hedge
  - layout contrary to guidelines in terms of parking.

4. **Appraisal** – Main issues;

   A. Principle of development; STV1 of South East Area Local Plan; WOS1 and WOS3.
   B. Impact on visual amenity and character of area; Policies SBE1/2 of South East Area Local Plan and WBE1, WBE11 and WBE12 of Wokingham District Local Plan (Deposit Draft).
   C. Impact on amenity of neighbouring occupiers; Policies SBE1/2 of South East Area Local Plan and WBE1 of Wokingham District Local Plan (Deposit Draft).
   D. Housing mix and density; PPG3 Policies H9 of BSpPPG3 Policies H9 of Berkshire Structure Plan, SH8 of South East Area Local Plan and WH6 and Wokingham District Local Plan (Deposit Draft).
   E. Highway issues.
   F. Concerns of the Parish Council and local residents.

A. The site is located within the settlement boundary of Barkham Hill where the principle of development is normally acceptable subject no adverse impact on character of area, amenity of neighbouring occupiers etc.

B. There many good quality trees on this site which the tree survey accurately identified. Many of these are visible from the public footpath to the rear of the site as well as the Barkham Road. This part of the Barkham Road is also designated as a green route as defined by Wokingham District Local Plan (Deposit Draft).

The proposal as originally submitted showed the removal of 32 trees. Revised plan indicates 2 additional trees adjoining plot 9 to be retained which form part of an important group and 2 additional trees within Plot 5 to be felled. The Aboricultural Officer has identified the most significant trees and

included these in a draft TPO. The revised plans indicate 2 additional trees being retained in group G1. The development would result in the loss of 3 trees that had been included in Group1 being removed but it is considered that this would not adversely effect the overall amenity provided by this group of trees. The planting of new trees would mitigate the loss of tree 9. No other trees proposed to be included in the TPO would be removed. Additional planting would enhance the Barkham Road frontage, a green route and where appropriate within the site.

The design of dwellings of Plots 1 and 2 which front Barkham Road, being 3 storey at the front with a maximum height of 11.75m at this point, even though the ground floor would be at a lower level, these are considered inappropriate in this location resulting in an obtrusive feature in the streetscene.

C. The dwelling on Plot 2 would project 8.4m forward of the adjacent property 275 Barkham Road and the distance between the properties would be approx. 5.6m. Whilst there would be an increase in overlooking from plots 3 and 4 to the rear of the property the distances to the boundary, 11m and 13.5m respectively, are considered adequate. There would also be also be some loss of light to 269 Barkham Rd by reason of the position and design of Plot 9. However it is considered that a refusal on grounds of loss of light privacy, overlooking could not be sustained.

   The other relationships between proposed and existing properties are considered acceptable.

D. The proposal would comprise of 66% of dwellings having 4 bedrooms or more. The Council has identified a need in particular for 1, 2 and 3 bedroomed dwellings through the Housing Needs Survey and the proposal is considered contrary to Policies H9 of Berkshire Structure Plan, SH8 of South East Area Local Plan and WH6 of Wokingham District Local Plan (Deposit Draft) which seek a variety of house sizes particularly for smaller dwellings.

   Revised PPG3 'Housing' advises that schemes should aim to achieve a minimum of 30 dwellings per hectare. However, consideration needs to be given to the character of the surrounding area and the nature of the site. As such, it is constrained by the access into the site, the need for adequate distances to prevent overlooking/overdominance to existing properties and gardens and existing trees. The existing density for the site is 5 dwellings per ha. As proposed, the development would provide 16 dwellings per ha. Increasing the density other than by possibly having smaller units would be difficult to achieve on this site due to the site constraints.

E. The normal requirement for visibility splays in this type of situation would be 4.5 x 120m. In this location a reduced visibility splays of 2.5m x 120m can be achieved. The Highway Authority considers this to be acceptable.

F. The concerns of the Parish council and neighbouring residents have been noted. Issues of impact on amenities occupiers, trees and character of area

have been dealt with above. With regard to highway safety and layout the Highway Officer raises no objection (refer paragraph E). The proposal which would result in a net increase of 6 dwellings does not exceed the threshold of 10 dwellings applicable for infrastructure service and amenity requirements for new development. Whilst the concerns of local residents regarding pressure on local services is recognised, it is not considered that the proposal is of such a scale as to justify financial contributions, or cause such pressure to warrant refusal of the application.

5. **Conclusion** – whilst the principle of residential development maybe acceptable in this location, in this instance the proposal by reason of the design of the 3 storey dwellings an unacceptable impact streetscene. In addition the proposal fails to provide an acceptable mix of dwelling and density.

6. **Recommendation** – REFUSE planning permission on the following grounds:

1. As the proposed density would be significantly below the minimum required by PPG3, it would fail to make the best use of land to be developed. The proposal would therefore be contrary to PPG3 and the Local Planning Authority's density policy for the Wokingham District Local Plan (Deposit Draft).

2. The proposal fails to incorporate an appropriate mix of dwelling sizes. the proposal would therefore be contrary to Berkshire Structure Plan Policy H9, South East Area Local Plan Policy SH8 and Wokingham District Local Plan (Deposit Draft) Policy WH6.

3. The proposed dwellings on Plots 1 and 2, by virtue of their design and location, would form an alien feature in the streetscene, detrimental to the visual amenity of the area. As such the proposal is considered contrary to policies SBE1/2 of South East Area Local Plan and WBE1 of Wokingham District Local Plan (Deposit Draft).

Application Number: F/2000/1075

Appraisal :

Recomendation : Approval: ☐ **Refusal:** ☑

(tick appropriate box)

Application Number F/2000/1075
~~Conditions~~/Reasons for Refusal

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

1. As the proposed density would be significantly below the minimum required by PPG3, it would fail to make the best use of land to be developed. The proposal would therefore be contrary to PPG3 and the Local Planning Authority's density policy for the Wokingham District Local Plan (Deposit Draft).

2. The proposal fails to incorporate an appropriate mix of dwelling sizes. the proposal would therefore be contrary to Berkshire Structure Plan Policy H9, South East Area Local Plan Policy SH8 and Wokingham District Local Plan (Deposit Draft) Policy WH6.

3. The proposed dwellings on Plots 1 and 2, by virtue of their design and location, would form an alien feature in the streetscene, detrimental to the visual amenity of the area. As such the proposal is considered contrary to policies SBE1/2 of South East Area Local Plan and WBE1 of Wokingham District Local Plan (Deposit Draft).

INFORMATIVE

NIL STV1, SBE1/2 and SH8 of SEALP
H9 of BSP
WBE1, WOS1, WBE11, WBE12, WH6
and density policy of WDLP.

RECORD OF SITE VISIT

SITE ADDRESS: 269 - 273 Barkham Road Wokingham.

APPLICATION NUMBER: F/2000/1075

OFFICER: Mrs B Polnik

DATE OF SITE VISIT: 3.5.00

1 SITE/STATUTORY NOTICE DISPLAYED ? ✓

2. DESCRIPTION OF SURROUNDINGS

Predominantly residential in character and frontage development. Mixture of styles, designs and house types.

Small cul-de-sac dev. to east known as Bradford Drive.

3. DESCRIPTION OF SITE/BUILDING

Comprises of 3 bungalows with gardens. Trees and vegetation contribute to green route/character of area.

4. RELATIONSHIP TO ADJOINING PROPERTIES

refer to plan

Adj. properties 275 and 267 both 2s houses

5. SITE CONSTRAINTS

TREES	refer to tree survey
ACCESS/PARKING	refer to plan
LEVELS	-"-
BOUNDARY TREATMENT	-"-
OTHERS	

Applicationo	Name & Address
F/2000/1075	Mr & Mrs A Wrobel 306 Barkham Road Wokingham RG41 4DA
F/2000/1075	J Marshall 227 Barkham Road Wokingham Rg41 4BY
F/2000/1075	P & H Jalland 275 Barkham Road Wokingham RG41 4BY
F/2000/1075	Miss H & S Jalland 275 Barkham Road Wokingham RG41 4BY
F/2000/1075	Dr K & Mr R Kennedy 4 Blandford Drive Wokingham RG41 4EN
F/2000/1075	Mr C Benham Chestnuts 14 The Shires Wokingham RG41 4SZ
F/2000/1075	Mr N F Morris 267 Barkham Road Wokingham RG41 4BY
F/2000/1075	Allan & Alison Wrobel 306 Barkham road Wokingham RG41 4DA
F/2000/1075	The Owner/Occupier 275 Barkham Road Wokingham RG41 4BY

App. refused,
Letter sent 14/09/00

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

PLANNING SERVICES | HPT
TLS
DC
APP
CS
14 JUN 2000
ACK:
FILE:

Case officer: Mrs B Polnik

Application Number: F/2000/1075

Proposal: Proposed erection of 9 dwellings and demolition of 3 existing dwellings (Duplicate Application)

Site Address: 269 - 273 Barkham Road, Wokingham.

Applicant: Bewely Homes Plc C/O Philip Design Associate

Your observations are required in respect of this application by **12/06/2000**

No objection to *visibility splays shown on additional plans* - drawing nos. 99.73.021A & 030A.

SIGNED: _____ **DATE:** 12/06//00

CLERK TO Wokingham Town Council

CHARLES PLANNING
ASSOCIATES

Chartered Town Planners

PLANNING SERVICES 34079
POL
DC BP
COPIES TO: ACK:
FILE:

07 September 2000

Your Ref: F/2000/1074
Our Ref: HE/B/033/1/17

By facsimile and post

Wokingham District Council
Environmental Services Department
Planning Services
Civic Offices,
Shute End
Wokingham,
Berkshire RG40 1BN

For the attention of Mrs B Polnik

Dear Mrs Polnik

TOWN AND COUNTRY PLANNING ACTS
269-273 BARKHAM ROAD, WOKINGHAM
DEMOLITION OF 3 NO DWELLINGS & ERECTION OF 9 NO DWELLINGS
APPLICATION NO: F/2000/1074

I refer to the above planning application and our most recent telephone conversation of 06 September 2000, during which you advised me that you intended to determine the application following the 'close' of the 'Councillors' list' on Friday 08 September 2000.

As you are aware, I spoke with the three Evendons Ward Members on Monday 04 September 2000 regarding the remaining application and the forthcoming Informal Hearing, in respect of your proposed reasons for recommending the refusal of the proposed scheme. I have subsequently spoken further with Councillors Hudson and Morgan today.

I am writing to advise you that Councillor Morgan has undertaken to contact you tomorrow (Friday 08 September 2000) in order to discuss the remaining application. I would therefore request that you do not determine the application until having spoken with Councillor Morgan.

Please also pass on my thanks to Jan Cooper who very kindly forwarded me the draft reasons for refusal by facsimile today.

Yours sincerely

HUW EDWARDS

ASSOCIATE
CHARLES PLANNING ASSOCIATES

Copy to – A Brooks Esq, Bewley Homes Plc

Phoned Cllr Morgan 11/9. to explain situation. Cllr Morgan does not wish to list applcn. HE 11.9.00

Principal: W.A.Charles DipTP MRTPI MIMgt *Associates:* Huw Edwards MSc MRTPI, Daphney Haywood BSc(Hons) DipTP MRTPI

39 Locks Heath District Centre • Locks Heath • Southampton • Hampshire • SO31 6DX
Tel: 01489 577946 • Fax: 01489 577947 • E.Mail: cpacda@aol.com • VAT Reg. No: 568 7410 10

01489 577947

34032

BP

Chartered
Town Planners

39 LOCKS HEATH DISTRICT CENTRE, LOCKS HEATH
SOUTHAMPTON, HAMPSHIRE, SO31 6DX
TEL: 01489 577946
FAX: 01489 577947

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CHARLES PLANNING ASSOCIATES

URGENT FAX

TO: Mrs Polnik, Planning Officer, Environmental Services
Wokingham District Council

FAX NO: 0118 974 6484

FROM: Huw Edwards

DATE: 07 September 2000

OUR REF: B/033

NUMBER OF PAGES: Two
(including cover sheet)

TOWN AND COUNTRY PLANNING ACTS
269-273 BARKHAM ROAD, WOKINGHAM
APPLICATION NO: F/2000/1074

Please find attached letter for your attention.

Yours sincerely

HUW EDWARDS

ASSOCIATE
CHARLES PLANNING ASSOCIATES

THIS FAX WILL/WILL NOT BE CONFIRMED BY POST.

PLEASE TELEPHONE 01489 577946 IF FAX NOT TRANSMITTED CLEARLY.

01489 577947

CPA

CHARLES PLANNING
ASSOCIATES

Chartered Town Planners

07 September 2000

Your Ref: F/2000/1074
Our Ref: HE/B/033/1/17

By facsimile and post

Wokingham District Council
Environmental Services Department
Planning Services
Civic Offices,
Shute End
Wokingham,
Berkshire RG40 1BN

For the attention of Mrs B Polnik

Dear Mrs Polnik

TOWN AND COUNTRY PLANNING ACTS
269-273 BARKHAM ROAD, WOKINGHAM
DEMOLITION OF 3 NO DWELLINGS & ERECTION OF 9 NO DWELLINGS
APPLICATION NO: F/2000/1074

I refer to the above planning application and our most recent telephone conversation of 06 September 2000, during which you advised me that you intended to determine the application following the 'close' of the 'Councillors' list' on Friday 08 September 2000.

As you are aware, I spoke with the three Evendons Ward Members on Monday 04 September 2000 regarding the remaining application and the forthcoming Informal Hearing, in respect of your proposed reasons for recommending the refusal of the proposed scheme. I have subsequently spoken further with Councillors Hudson and Morgan today.

I am writing to advise you that Councillor Morgan has undertaken to contact you tomorrow (Friday 08 September 2000) in order to discuss the remaining application. I would therefore request that you do not determine the application until having spoken with Councillor Morgan.

Please also pass on my thanks to Jan Cooper who very kindly forwarded me the draft reasons for refusal by facsimile today.

Yours sincerely

HUW EDWARDS

ASSOCIATE
CHARLES PLANNING ASSOCIATES

Copy to A Brooks Esq, Bewley Homes Plc

Principal: W A Charles [illegible] Associates: Huw Edwards [illegible] Daphney Haywood [illegible]

39 Locks Heath District Centre • Locks Heath • Southampton • Hampshire • SO31 6DX
[illegible] • Fax 01489 577947 • E-Mail: cpacda@aol.com • VAT Reg No 568 7110 10

Tel: (0118) 974 6450 (Direct Line)
E-Mail: Basia.Polnik@wokingham.gov.uk
Date: 8th September 2000
My ref: BP/F/2000/1075

Charles Planning Associates
39 Locks Heath District Centre
Locks Heath
Southampton
Hants
SO31 6DX

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

Dear Mr Edwards

RE: 269-273 BARKHAM ROAD, WOKINGHAM

Further to your facsimile dated 11th August 2000 regarding minutes of our meeting on 4th August 2000, my comments are as follows:

Para 3 iv) I referred to the density of the scheme

Para 5 It was acknowledged that the proposed loss of trees in this group was as a result of siting of dwellings on plots 7 & 9. BP suggested that consideration may need to be given to changing the house type on Plot 9 or footprint to better accommodate this important group of trees.

Para 7. BP and NE raised concerns that the relationship between Plot 5 and adjacent trees may lead to additional pressure to prune or fell the trees particularly in view of its north facing garden and extensive tree cover. 'Carefully managed reduction' should read 'carefully managed pruning'.

Para 9. Delete last sentence and insert 'BP indicated that whilst additional planting might assist in alleviating concerns of the visual impact of Plots 1 & 2 it does not necessarily mean that concerns can be overcome.

Para 12. BP indicated that this went someway in addressing her concerns but did not necessarily overcome them.

Para 14 Add to last sentence 'but the view of the Highway Authority would have to be sought before commenting further'.

Para 23 Add to last sentence 'however if the recommendation was one for refusal then the application could be dealt with under delegated powers'.

Para24. Delete first sentence and insert 'Whilst it was considered by all parties that there was scope for some form of development on the site this was subject to the submission of a satisfactorily designed scheme'. BP also suggested that finished ground levels would be useful in respect of Plots 1 & 2 which would confirm the ridge heights and level of banking/excavation to the front.

Finally further to your letter dated 4th September 2000 and our subsequent conversation as the application is recommended for refusal on grounds of density of development, inadequate housing mix and impact of Plot 1& 2 on streetscene the application is currently being dealt with under delegated powers and it is anticipated that a decision notice will be issued on or after 11th September unless it is listed by a Councillor for consideration by Committee.

I hope this is of assistance and clarifies the situation.

Yours sincerely

B.

B. POLNIK (Mrs)
Senior Planning Officer

CHARLES PLANNING
ASSOCIATES

Chartered Town Planners

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31 AUG 2000	
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With COMPLIMENTS

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CHARLES PLANNING
ASSOCIATES

Chartered Town Planners

30 August 2000

Your Ref: APP/X/0360/A/00/1044914
Our Ref: HE/AJH/B/033/1/12

The Planning Inspectorate
Room 1004
Tollgate House
Houlton Street
BRISTOL
BS2 9DJ

For the attention of Miss A Bibi

Dear Miss Bibi

TOWN AND COUNTRY PLANNING ACTS
APPEAL BY BEWLEY HOMES PLC
269-273 BARKHAM ROAD, WOKINGHAM

I refer to your letter dated 29 August 2000 and our subsequent telephone conversation.

As previously advised, the planning appeal was submitted in duplicate and I have been involved in recent discussions with the Local Planning Authority in an attempt to secure a locally-based planning approval, thereby avoiding the need to proceed with the scheduled Informal Hearing on Tuesday 26 September 2000. In this respect, a meeting was held with the Case Officer on 4 August 2000 to discuss the Local Planning Authority's concerns, and a revised plan was submitted which sought to address matters.

Whilst I recognise the deadline for the Written Statements is 5 September 2000, I understand that the remaining planning application is due to be considered by Wokingham District Council's Planning Committee on 6 September 2000. Given the clear desire to avoid the need to proceed with the Appeal, I have previously advised you that it would be impracticable to submit any Written Statements until after the date of the Planning Committee. Such an approach has been agreed with the Local Planning Authority and you also recognised the advantages of delaying the submission of the Written Statements.

I will seek the full agreement of the Local Planning Authority, but I would like to suggest that in the event of the remaining planning application being refused planning consent, the Written Statement on behalf of the appellant will be submitted by 12 September 2000 (ie two weeks before the scheduled Hearing). I do not feel that either party will be prejudiced in this respect.

Please be advised that I have copied this letter to the Local Planning Authority and will notify you of the outcome of the Planning Committee at the earliest opportunity.

Please do not hesitate to contact me with any queries regarding this matter.

Yours sincerely

HUW EDWARDS

ASSOCIATE
CHARLES PLANNING ASSOCIATES

Copy to - Mrs D Gumbrell, Appeals Assistant, Wokingham District Council
Mrs B Polnik, Case Officer, Wokingham District Council
A Brooks Esq, Bewley Homes Plc

01489 577947

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Town Planners

9 LOCKS HEATH DISTRICT CENTRE, LOCKS HEATH
SOUTHAMPTON, HAMPSHIRE, SO31 6DX
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14 AUG 2000	
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	FILE:

CPA PLANNING ASSOCIATES

[redacted]

TO: MRS B POLNIK
PLANNING DEPARTMENT
WOKINGHAM DISTRICT COUNCIL

FAX NO: 0118 974 6484

FROM: HUW EDWARDS

DATE: 11 AUGUST 2000

OUR REF: B/033

NUMBER OF PAGES: 5
(including cover sheet)

TOWN AND COUNTRY PLANNING ACTS
269-273 BARKHAM ROAD, WOKINGHAM
NOTE OF MEETING – 4 AUGUST 2000

Further to our earlier telephone conversation, please find enclosed a draft version of the note of our recent meeting regarding the above site.

I should be grateful for your comments on the enclosed 'note' and would require that you identify any amendments accordingly. I then intend to circulate a final note of our meeting, which represented an accurate reflection of our discussions.

I am conscious that you are still working towards a September Committee date, and hope the enclosed note will assist you in reaching a favourable recommendation in respect of the present proposal.

Please be advised that my Client hopes to be in a position of submitting additional information in respect of 'finished levels' on Monday 14 August 2000.

Please do not hesitate to contact me with any queries regarding this matter.

Kind regards.

HUW EDWARDS

THIS FAX ~~WILL~~/WILL NOT BE CONFIRMED BY POST.

PLEASE TELEPHONE 01489 577946 IF FAX NOT TRANSMITTED CLEARLY.

01489 577947

Notes of Meeting ✓ Memorandum ☐ Aide Memoir ☐ Action ☐

Client Name: Bewley Homes Plc Job Code: B/033/1/11 Date: 8 August 2000 Page No: 1

Project Name: 269-273 Barkham Road, Wokingham Meeting/Note Title: Meeting at Wokingham DC

ITEM		ACTION

DRAFT

269-273 Barkham Road, Wokingham

Meeting at Wokingham District Council
4 August 2000 at 10.30 am

PRESENT: A Brooks (Bewley Homes)
R Grainger (A/F Technical Services)
H Edwards (Charles Planning Associates)
Mrs B Polnik (Wokingham District Council – Planning)
N Etherington (WDC – Trees)

1. HE introduced RG and AB to BP and NE and thanked them for agreeing to the meeting.

2. HE explained that the purpose of the meeting was to establish WDC's concerns (if any) regarding the duplicate application that remained undetermined. HE stated that it was the applicant's desire to achieve a locally-based planning approval, thereby avoiding the need to proceed with the planning appeal which is presently scheduled to be considered by Informal Hearing on Tuesday 26 September 2000.

3. BP advised that she was presently minded to refuse the planning application (under delegated powers) for the following reasons:

   i) resultant loss of trees;
   ii) inappropriate form of development (Plot Nos 1 & 2);
   iii) insufficient mix of dwelling sizes;
   iv) ~~inefficient use of land; and~~ — density
   v) inadequate visibility splays.

i) Tree Loss

4. BP expressed concern of the resultant impact upon the character of the area as a result of the proposed tree loss, especially when viewed from Barkham Road, which is identified as a 'Green Route' in the emerging WDLP (Policy WBE 12). NE tabled a DRAFT First Schedule of a TPO that he was minded to serve, which then formed the basis of discussion between NE and RG.

5. RG indicated that the proposed scheme sought to retain the majority of the 'moderate category' trees (B – blue trees). NE was particularly concerned as to the loss of Tree Nos. 22, 27, 28 and 29 within the proposed Group TPO. RG stated that when viewed from Barkham Road, the trees to be removed were not significant in the street scene. It was acknowledged that the proposed tree loss (loss of trees in this group) was as a result of the siting of dwellings (Plot Nos 7 and 9) and the application standards of BS.5837. After some discussion, it was felt that some of these trees could be retained either through the repositioning of proposed dwellings or the utilisation of alternative construction techniques. AB/RG

01489 577947

Client Name: Bewley Homes Plc Job Code: B/033/1/11 Date: 8 August 2000 Page No: 2

Project Name: 269-273 Barkham Road, Wokingham Meeting/Note Title: Meeting at Wokingham DC

ITEM	DRAFT	ACTION
6.	It was agreed between NE and RG that Tree No. 34 presently contributed to the 'road scene', but that it was dying and should be felled. AB agreed to its replacement with an extra heavy standard tree as part of an agreed landscape scheme, together with the retention and enhancement of the existing hedge fronting Plot No. 9.	AB/RG
7.	BP and NE raised concerns ~~over the poor amenity provision with~~ that the relationship between Plot No. 5, in view of its north facing garden and extensive tree cover that prevails. NE indicated that Tree Nos. 14, 15 and 16 were proposed to be included within a TPO, but all parties recognised the poor relationship that presently exists between these trees and the adjoining property (Bear Cottage). It was suggested that the existing (Bear Cottage) and resultant (Plot No. 5) amenity could be improved through a carefully managed ~~reduction~~ pruning of these trees, but NE felt this would only represent a short term solution, although a limited reduction was justified. After some discussion, NE and BP agreed that this, together with the removal of Tree Nos. 19 and 21 (but retaining Tree No. 20), might represent an acceptable solution.	and adj trees may lead to additional pressure to prune or fell. AB/RG
8.	Additionally, AB agreed to explore the possibility of a minor shift in the orientation of Plot No. 5 (and maybe also Plot No. 6) in order to enhance the resultant amenity provision.	AB
9.	It was acknowledged that the proposed scheme resulted in the unfortunate loss of Tree No. 9, but RG suggested this could be replaced by an extra heavy standard tree at the proposed access to Plot No. 1. BP indicated this might assist in addressing her concerns over the resultant visual impact of Plot Nos. 1 and 2 (see below).	RG
	ii) Inappropriate Form of Development (Plot Nos 1 and 2)	
10.	BP considered the introduction of three-storey development was inappropriate to Barkham Road, which comprised only single or two-storey developments. HE disagreed and suggested that it added character and vitality to the proposed development of mixed dwelling types, whilst respecting the landform of the site. HE also referred to the long-standing and fundamental principle that conformity with existing development does not have to be achieved for new development to be considered acceptable.	
11.	AB drew attention to Drawing Number 99:73:022 (Houses 1 and 2), which identifies the elevation of the proposed dwellings being set into the existing sloping site. AB sought to assure BP that the two dwellings would therefore appear to be of only two-storey height when viewed from Barkham Road, and that the juxtaposition of dwelling No. 2 was the subject of much discussion with the occupants of the adjoining property (No. 275 Barkham Road). In order to seek to assuage BP's concerns, AB undertook to provide BP with a coloured street-scene drawing of the proposed scheme, which would include the identification of a semi-mature replacement for Tree No. 9. The drawing should also identify finished levels of the proposed scheme.	AB/RG

01489 577947

Client Name: Bewley Homes Plc Job Code: B/033/1/11 Date: 8 August 2000 Page No: 3

Project Name: 269-273 Barkham Road, Wokingham Meeting/Note Title: Meeting at Wokingham DC

ITEM		ACTION
	iii) Insufficient Mix of Dwelling Sizes	
12.	BP indicated that the present mix of proposed dwellings (4 x 5 bed, 3 x 4 bed and 2 x 3 bed) did not accord with the Council's policy and that 50% of the dwellings should be 3 bed or less. AB suggested to BP that this represented the Council's 'aspirations' as opposed to firm adopted 'policy', which had been reflected by Inspectors in several recent appeal decisions. HE indicated that the existing three dwellings were mostly 4 or 5 bed units – this meant that of the net increase of 6 dwellings, 33.3% (or 2) of the proposed units would be 3 bed or less. After further discussion, and notwithstanding the above, AB stated that he would give serious consideration to amending Plot No. 3 to a three bed dwelling, ie 50% of net additional units. BP indicated that this would go some way to addressing her concerns. but not necessarily overcome them.	AB
	iv) Inefficient Use of Land	
13.	BP considered that an increased proportion of smaller units could be achieved through an increase in the overall number of dwellings, which would also represent a greater efficient use of land in order to reflect Revised PPG3. HE indicated that the present use of the 0.5612 ha site represented a density of 5.34 dpha, and that the proposed scheme would result in a density of 16.04 dpha – a 300% increase in efficiency. HE stated that in seeking to achieve a greater efficiency in land-use, that it was always a 'balance' that had to be struck between several objectives – the same being true for the resultant level of tree loss.	
14.	HE suggested that a higher level of housing provision would require the provision of an adoptable road into the centre of the site, which would have a greater impact upon the level of tree loss and consequently therefore a greater adverse impact upon the character and amenity of the area. BP recognised this would be a consequence of seeking a higher number of dwellings and the desirability therefore of achieving a balance. but the views of the Highway Authority would have to be sought before commenting further	
	v) Inadequate Visibility Splays	
15.	BP indicated that the visibility splays were substandard and represented a reason for refusing the present scheme. AB and HE referred BP to the correspondence between Stuart Michael Associates and WSP Transportation, in particular the (incorrectly) dated letter of 30 November 1999 (received on 12 June 2000 by SMA), which states that the 2.5 m x 120 m visibility splay represented a satisfactory access arrangement. RG and NE agreed that any increase in the proposed visibility splays would result in a greater loss of trees/hedges presently fronting Barkham Road, which would have a detrimental impact upon the character of the site.	

Client Name: Bewley Homes Plc Job Code: B/033/1/11 Date: 8 August 2000 Page No: 4

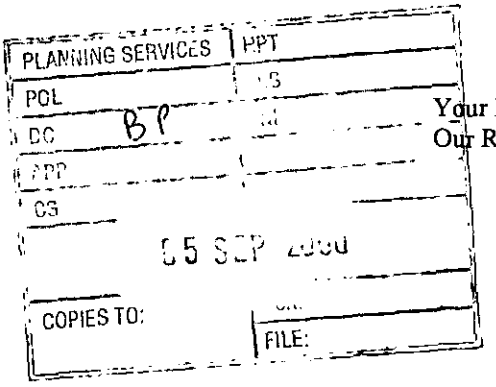
Project Name: 269-273 Barkham Road, Wokingham Meeting/Note Title: Meeting at Wokingham DC

DRAFT

ITEM		ACTION
16.	AB stated that he was agreeable to a financial contribution of £50,000 towards off-site highway works (junction improvements/cycle path/traffic management). BP indicated that this could only be secured by way of a S.106/S.278 Agreement, in which case the application could not be approved under delegated powers and would have to be considered by the Planning Committee if BP was minded to approve a revised scheme.	
	SUMMARY:	
17.	**Trees** - AB/RG undertook not to carry out any tree works presently - NE undertook not to serve the TPO until an agreed scheme had been reached - It was proposed to prepare a revised plan in the light of the revised siting of Plot No. 9, further consideration at Plot No. 5 and replacement trees (Tree Nos 9 and 34)	
18.	**Plot Nos. 1 & 2** - AB to provide BP with coloured street-scene by 11/8/00	
19.	**Mix** - AB to submit revised scheme for Plot No. 3 to 3 bedroom dwelling	
20.	**Density** - BP agreed that an appropriate balance had been struck	
21.	**Highways** - BP to confirm with Tom Callaghan that WSP's observations satisfactorily address TC's concerns.	
	TIMETABLE:	
22.	BP was keen to determine the application, especially in the light of the pending Informal Hearing scheduled for 26 September 2000. The deadline for appeal Written Statements is 5 September 2000.	
23.	If BP was minded to approve the remaining application following the submission of revised plans, her report would go to the Planning Committee on 6 September 2000 – the deadline for writing her report would be 16 August 2000. BP would therefore require any revised or supplementary information by 11 August 2000. However if recommendation was refused then the applⁿ could be dealt with under delegated powers	
24.	All parties considered that following the discussion of each matter during the course of the meeting, that an agreeable solution could be achieved. HE undertook to notify the Planning Inspectorate that this was the desired aim, especially in the light of the pressing appeal deadline and its relationship with the date of the next Planning Committee.	
	The meeting closed at 12.15 pm.	

CHARLES PLANNING
ASSOCIATES

Chartered Town Planners



04 September 2000

Your Ref: F/2000/1074
Our Ref: HE/B/033/1/13

Wokingham District Council
Environmental Services Department
Planning Services
Civic Offices, Shute End
Wokingham, Berkshire RG40 1BN

For the attention of Mrs B Polnik

Dear Mrs Polnik

TOWN AND COUNTRY PLANNING ACTS
269-273 BARKHAM ROAD, WOKINGHAM
DEMOLITION OF 3 NO DWELLINGS & ERECTION OF 9 NO DWELLINGS
APPLICATION NO: F/2000/1074

I refer to the above planning application/appeal and my recent letter to the Planning Inspectorate dated 30 August 2000 (also copied to you).

As you are aware, the above duplicate planning application is due to be considered at an Informal Hearing on Tuesday 26 September 2000, the deadline for Written Statements being 05 September 2000. Following our meeting on 04 August 2000 and the submission of amended/supplementary plans on 09 & 21 August 2000, it was anticipated that the remaining application would be reported to the Planning Committee on Wednesday 06 September 2000. In the light of this, we agreed that it would be impractical to submit any Written Statements to the Planning Inspectorate until the outcome of the Planning Committee was known. If it was necessary to proceed with the appeal, we both anticipated that our evidence would be with the Inspectorate no later than Tuesday 12 September 2000.

I understand from your colleagues that the remaining planning application is recommended for refusal. The purpose of this letter is to therefore request the following:

- Confirmation of the draft notes of the meeting held on 04 August 2000 (previously forwarded to you on 11 August 2000); and
- A copy of the Committee report, with recommended reasons for refusal.

I have been advised that you return to work tomorrow (05 September 2000), and given the pressing urgency of this matter I would be grateful of your reply at the earliest opportunity. I would confirm that I have copied this letter to the Planning Inspectorate.

Yours sincerely

HUW EDWARDS

ASSOCIATE
CHARLES PLANNING ASSOCIATES

Copy to – Miss A Bibi, Room 1004, Planning Inspectorate
A Brooks Esq, Bewley Homes Plc
R Grainger Esq, A/F Technical Services

Principal: W.A.Charles DipTP MRTPI MIMgt *Associates:* Huw Edwards MSc MRTPI, Daphney Haywood BSc(Hons) DipTP MRTPI

39 Locks Heath District Centre • Locks Heath • Southampton • Hampshire • SO31 6DX
Tel: 01489 577946 • Fax: 01489 577947 • E.Mail: cpacda@aol.com • VAT Reg. No: 568 7410 10

Date: 14 August 2000

To: Highways

We have received Revised Plans for the following planning application:

Application Number: F/2000/1075

Location: 269 - 273, Barkham Road, , Wokingham.

Proposal: Proposed erection of 9 dwellings and demolition of 3 existing dwellings (Duplicate Application).

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

Case Officer: Mrs B Polnik

The new plans show the following: Revised site plan showing repositioning of plot 9 additional tree planting, revised layout of plot 3 indicating 3 bedrooms and additional plan showing streetscene.

Drawing Nos 99. 73 021B, 023a, and 031.

Comments are required by 24/08/2000.

Should you have any queries regarding this application please contact the case officer Mrs B Polnik on 0118 974 6450.

Comments As Previous

JL 24/8/00

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

RDL
DC
AFP
CS

COPIES TO:

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FILE:

Case officer: Mrs B Polnik

Application Number: F/2000/1075

Proposal: Proposed erection of 9 dwellings and demolition of 3 existing dwellings (duplicate application)

Site Address: 269 – 273 Barkham Road, Wokingham

Applicant: Bewley Homes Plc C/O Philip Design Associates

Your observations are required in respect of this application by **24/08/2000**

No objections to the revisions shown on drawing nos 99. 73 021B, 023a, and 031

SIGNED: RA Harcourt **DATE:** 30/08//00

CLERK TO Wokingham Town Council

Date: 14 August 2000

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2000/1075

Location: 269 - 273, Barkham Road, , Wokingham.

Proposal: Proposed erection of 9 dwellings and demolition of 3 existing dwellings (Duplicate Application).

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

Case Officer: Mrs B Polnik

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Drawing Nos 99. 73 021B, 023a, and 031.

Comments are required by 24/08/2000.

Should you have any queries regarding this application please contact the case officer Mrs B Polnik on 0118 974 6450.

1970

(RING ONE)

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

App No. F/2000/1075 (Planaps) / (Ludhouse) Date Rec. 10.8.00

Location: 269 - 273 BARKHAM RD

Parish WOKINGHAM

Applicant: BERKELEY HOMES

Description of attached plans Revised site plan showing repositioning of Plot 9, additional tree planting, revised layout of Plot 3 indicating 3 bedrooms and additional plan showing structure

Drawing No's: 99.73.021E, 023A and 031

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: Ward Councillors

Drawing No's

1.	NK (Landscape & Trees)	Neil Pennington	✓
2.	NK (Env. Design)		
3.	XA (Highways)		✓
4.	NF (Building Control)		
5.	BC/DC Liaison		

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

NEIGHBOURS: As original appln and any objections (14 days only)

Date for Responses 10 days

FURTHER ACTION

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

Redate Application Y / (N) From

New Site Notice Y / (N)

New Description

CASE OFFICER BP.

Consultations Sent by Admin. on

Yellow - Part One Copy
Green - Officer's Copy

PHILIP
DESIGN ASSOCIATES
architects & surveyors

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

Wokingham District Council
Planning Department
PO BOX 157
Shute End
WOKINGHAM
Berks RG40 1WR

For attention Mrs B Polnik

9th August 2000

32843
POL | TLS
DC | ENF
APP |
CS |
11/8. 10 AUG 2000
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Dear Mrs Polnik

RE 269 - 273, BARKHAM ROAD, WOKINGHAM REVISED PLAN
F/2000/1074
F|2000|1075

With regard to your recent meeting with Mr Andrew Brooks and others we enclose six copies of drawings numbered 99 73 021B, 023A and 031 showing House 3 having three bedrooms, House 9 repositioned and new trees added and a Street Scene.

We hope that the application can now proceed to the Committee with your support.

Yours sincerely

Richard V M Gandy
PHILIP DESIGN ASSOCIATES.

cc Andrew Brooks, Esq.

Applicationo	Name & Address
F/2000/1075	Mr & Mrs A Wrobel 306 Barkham Road Wokingham RG41 4DA
F/2000/1075	J Marshall 227 Barkham Road Wokingham Rg41 4BY
F/2000/1075	P & H Jalland 275 Barkham Road Wokingham RG41 4BY
F/2000/1075	Miss H & S Jalland 275 Barkham Road Wokingham RG41 4BY
F/2000/1075	Dr K & Mr R Kennedy 4 Blandford Drive Wokingham RG41 4EN

Stephen Gillham
277 Barkham Road
Wokingham
Berks.
RG41 4BY.

Tel. 0118 974 6450 (Direct Line)
E-mail: BLP10@wokingham.gov.uk
Date. 3 August, 2000
My ref. BP/F/2000/1075
Your ref. HE/KC/B/033/1/08

Charles Planning Associates
39 Locks Heath District Centre
Locks Heath
Southampton
Hampshire
SO31 6DX

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

Dear Mr Edwards

RE: PROPOSED RESIDENTIAL DEVELOPMENT AT 269-273 BARKHAM ROAD, WOKINGHAM

Further to your letter dated 24th July 2000 I confirm the arrangement for our meeting at 10.30am on Friday 4th August 2000 in the Council Offices.

I look forward to meeting you then.

Yours sincerely

Mrs B Polnik
Senior Planning Officer

FAX COVER SHEET

TO: Huw Edwards

FROM: Planning Dept

DESTINATION FAX No: 01489 577947

DATE: 3/8/00

TIME: 2 pm.

SUBJECT: 269-273 Barkham Rd, Wokingham.

TOTAL NUMBER OF PAGES (Inc. this cover sheet): 2

Environmental Services Department, P.O Box 157, Civic Offices, Shute End,
Wokingham, Berkshire RG40 1WR. Tel (0118) 9746428. Fax (0118) 9746484.

01489 577947

Chartered
Town Planners

9 Locks Heath District Centre, Locks Heath
Southampton, Hampshire, SO31 6DX
Tel: 01489 577946
Fax: 01489 577947

Charles Planning
Associates

URGENT FAX

TO:	Mrs B Polnik, Wokingham District Council
FAX NO:	0118 974 6484
FROM:	Huw Edwards
DATE:	24 July 2000
OUR REF:	B/033
NUMBER OF PAGES: (including cover sheet)	Three

PLANNING SERVICES	HPT 32226
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Reply Req

TOWN AND COUNTRY PLANNING ACTS
269-273 BARKHAM ROAD, WOKINGHAM
DEMOLITION OF 3 NO DWELLINGS & ERECTION OF 9 NO DWELLINGS
APPLICATION NO: F/2000/1074

Please see attached letter

Yours sincerely

HUW EDWARDS

ASSOCIATE
CHARLES PLANNING ASSOCIATES

THIS FAX WILL ~~WILL NOT~~ BE CONFIRMED BY POST.
PLEASE TELEPHONE 01489 577946 IF FAX NOT TRANSMITTED CLEARLY.

01489 577947

CPA

CHARLES PLANNING ASSOCIATES

Chartered Town Planners

By Facsimile and Post

24 July 2000

Your Ref: F/2000/1074
Our Ref: HE/KC/B/033/1/08

Wokingham District Council
Environmental Services Department
Planning Services
Civic Offices
Shute End
Wokingham
Berkshire RG40 1BN

For the attention of Mrs B Polnik

Dear Mrs Polnik

TOWN AND COUNTRY PLANNING ACTS
269-273 BARKHAM ROAD, WOKINGHAM
DEMOLITION OF 3 NO DWELLINGS & ERECTION OF 9 NO DWELLINGS
APPLICATION NO: F/2000/1074

I refer to my earlier letter dated 07 July 2000 (copy enclosed) and my subsequent telephone messages left with several of your colleagues since then.

I would like to restate my request for an urgent meeting to discuss the above application, and to re-iterate my Client's wish of securing a locally based planning approval, thereby avoiding the need to proceed with the appeal. As you are aware, an informal hearing is scheduled for 19 September 2000.

I understand you will not be in the office until 26 July, and should be grateful if you would contact me upon your return.

Yours sincerely

HUW EDWARDS

ASSOCIATE
CHARLES PLANNING ASSOCIATES

Copy to – A Brooks Esq, Bewley Homes Plc

Principal: W.A Charles [illegible] *Associates:* Huw Edwards [illegible] Daphney Haywood [illegible]

39 Locks Heath District Centre • Locks Heath • Southampton • Hampshire • SO31 6DN
Tel: 01489 [illegible] • Fax: 01489 577947 • E.Mail: cpaeda@aol.com • VAT Reg. No: 568 7410 10

01489 577947

COPY LETTER

7 July 2000

Your Ref: F/2000/1074
Our Ref: HE/AJH/B/035/1/05

Wokingham District Council
Environmental Services Department
Planning Services
Civic Offices
Shute End
Wokingham
Berkshire RG40 1BN

For the attention of Mrs B Polnik

Dear Mrs Polnik

TOWN AND COUNTRY PLANNING ACTS
269-273 BARKHAM ROAD, WOKINGHAM
DEMOLITION OF 3 NO DWELLINGS & ERECTION OF 9 NO DWELLINGS
APPLICATION NO: F/2000/1074

I refer to our recent telephone conversation regarding the above application. As you are aware, I have recently been instructed to act on behalf of Bewley Homes Plc in respect of the current application and the forthcoming Informal Hearing Appeal.

Present Application:

You advised me that you were still awaiting a formal response from the Council's Arboriculturalist, although you understood that he/she had preliminary concerns as to resultant impact upon several of the trees.

In relation to highway matters, you will be aware that the Council's Highway Consultant (WSP – Alison Linnell) had some original concerns regarding 'site visibility' and a 'a turning head'. I understand that following a series of correspondence between WSP and my Client's Highway Consultant (Stuart Michael Associates), that these matters have now been addressed satisfactorily.

During our telephone conversation, you did not indicate whether you were minded to permit or refuse the proposed development. I therefore requested that following the receipt of the formal comments from the Council's arboriculturalist, that we held a meeting to discuss the present application. As you are aware, an Informal Hearing is presently proposed to be held on 19 September 2000, although my Client would rather avoid the need to proceed with the appeal. To this end, I would therefore like to request a meeting you in the next 7 days to discuss the proposed redevelopment of the site.

I am aware that Wokingham District Council Officers have extensive authority to deal with a variety of planning applications under delegated powers, although I am uncertain as to whether you intended to determine this application yourself, or to report it to the Planning Committee on 9 August 2000 or 30 August 2000. Notwithstanding this, I would request that we hold a meeting in the near future, in advance of you determining the application or finalising any Committee report.

I will contact you by telephone next week to arrange a mutually convenient date.

Yours sincerely

HUW EDWARDS

ASSOCIATE
CHARLES PLANNING ASSOCIATES

Copy to – A Brooks Esq, Bewley Homes Plc

CHARLES PLANNING ASSOCIATES

Chartered Town Planners

PLANNING SERVICES
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FILE:

By Facsimile and Post

24 July 2000

Your Ref: F/2000/1074
Our Ref: HE/KC/B/033/1/08

Wokingham District Council
Environmental Services Department
Planning Services
Civic Offices
Shute End
Wokingham
Berkshire RG40 1BN

For the attention of Mrs B Polnik

Dear Mrs Polnik

TOWN AND COUNTRY PLANNING ACTS
269-273 BARKHAM ROAD, WOKINGHAM
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HUW EDWARDS

ASSOCIATE
CHARLES PLANNING ASSOCIATES

Copy to – A Brooks Esq, Bewley Homes Plc

Principal: W.A.Charles DipTP MRTPI MIMgt *Associates:* Huw Edwards MSc MRTPI, Daphney Haywood BSc (Hons) DipTP MRTPI

39 Locks Heath District Centre • Locks Heath • Southampton • Hampshire • SO31 6DX
Tel: 01489 577946 • Fax: 01489 577947 • E.Mail: cpacda@aol.com • VAT Reg. No: 568 7410 10

7 July 2000

Your Ref: F/2000/1074
Our Ref: HE/AJH/B/035/1/05

Wokingham District Council
Environmental Services Department
Planning Services
Civic Offices
Shute End
Wokingham
Berkshire RG40 1BN

COPY LETTER

For the attention of Mrs B Polnik

Dear Mrs Polnik

TOWN AND COUNTRY PLANNING ACTS
269-273 BARKHAM ROAD, WOKINGHAM
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Yours sincerely

HUW EDWARDS

ASSOCIATE
CHARLES PLANNING ASSOCIATES

Copy to – A Brooks Esq, Bewley Homes Plc

Phoned 26/7. spoke to
colleague as Mr Edwards
Suggested meeting

10·30 Fri. 4th Aug
in offices.

8th Sept.

CHARLES PLANNING
ASSOCIATES

Chartered Town Planners

7 July 2000

Your Ref: F/2000/1074
Our Ref: HE/AJH/B/035/1/05

PLANNING	3,580
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Wokingham District Council
Environmental Services Department
Planning Services
Civic Offices
Shute End
Wokingham
Berkshire RG40 1BN

For the attention of Mrs B Polnik

Dear Mrs Polnik

TOWN AND COUNTRY PLANNING ACTS
269-273 BARKHAM ROAD, WOKINGHAM
DEMOLITION OF 3 NO DWELLINGS & ERECTION OF 9 NO DWELLINGS
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HUW EDWARDS

ASSOCIATE
CHARLES PLANNING ASSOCIATES

Copy to – A Brooks Esq, Bewley Homes Plc

Principal: W.A.Charles DipTP MRTPI MIMgt *Associates:* Huw Edwards MSc MRTPI, Daphney Haywood BSc(Hons) DipTP MRTPI

39 Locks Heath District Centre • Locks Heath • Southampton • Hampshire • SO31 6DX
Tel: 01489 577946 • Fax: 01489 577947 • E.Mail: cpacda@aol.com • VAT Reg. No: 568 7410 10

Tel. 0118 974 6450 (Direct Line)
E-mail: BLP10@wokingham.gov.uk
Date. 3 August, 2000
My ref. BP/F/2000/1075
Your ref. 1232/Rmeh/SW

Stuart Michael Associates
29 Kingfisher Court
Hambridge Road
Newbury
Berkshire
RG14 5SJ

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

Dear Mr Hewitt

RE: PROPOSED ERECTION OF 9 DWELLINGS AT 269-273 BARKHAM ROAD, WOKINGHAM

I refer to your letter dated 18th July 2000 regarding the above-mentioned planning application.

Whilst negotiations have been taking place between yourselves and WSP Transportation on behalf of the Highway Authority in order to resolve concerns over highway issues at this stage, I am not in a position to be able to recommend approval of the application as the proposed development would have an unacceptable impact on existing trees and visual amenity of the area. A meeting has been scheduled this Friday 4th August 2000 to discuss the matter with Charles Planning Associates on behalf of Bewley Homes. In view of this it would be premature of me to predict when the application will be determined as it will be dependant on the outcome of this meeting.

I hope this clarifies the current situation.

Yours sincerely

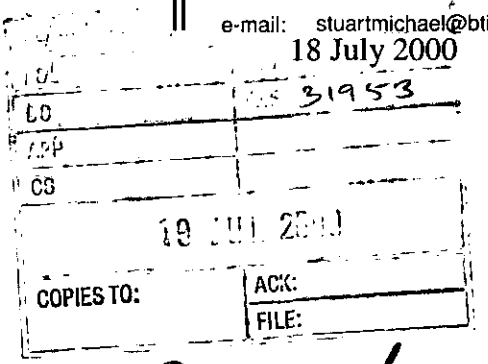
for Mrs B Polnik
Senior Planning Officer

Stuart Michael Associates
CONSULTING CIVIL ENGINEERS
PLANNING • DESIGN • PROJECT CO-ORDINATION

29 Kingfisher Court, Hambridge Road
Newbury, Berkshire RG14 5SJ
Newbury Tel: 01635 551511
Fax: 01635 550405
Egham Tel: 01784 471923
Fax: 01784 432319
e-mail: stuartmichael@btinternet.com

Our Ref: 1232/RMEH/sw

18 July 2000



Reply req'd

Mrs A Polnick
~~Wokingham~~ District Council
Planning Department
P O Box 153
Shute End
WOKINGHAM
Berkshire RG40 1WL

(By Fax: 01189 746313 & Post)

Dear Mrs Polnick

Re: Barkham Road, Wokingham
Planning Application F/2000/1075

We have been advised by Alison Linnell of WSP Transportation that the Council require a contribution of fifty thousand pounds towards offsite highway works as a condition of planning permission.

Our client, Bewley Homes plc, has indicated their agreement to this condition. Please confirm the following:

1) that a recommendation to grant planning permission will be issued forthwith

2) that you will arrange for a Section 106 Agreement to be drafted accordingly

3) the date on which the Application will be determined (ie next committee meeting).

We look forward to hearing from you.

Yours sincerely

10.30
Fri. 4th.

R M E Hewitt
STUART MICHAEL ASSOCIATES

c.c. A Brooks – Bewley Homes
Ms A Linnell
R Gandy - PDA

Partners: S. M. Atkinson B.Sc (Hons), C. Eng., M.I.C.E., M.I.H.T., M.A.P.M.
R. M. E. Hewitt B.Sc (Hons), C. Eng., M.I.C.E., M.I.H.T.
Associates: S. W. Andrews M.I.H.T.
J. S. Muscroft B. Eng. (Hons), C. Eng., M.I.C.E., M.C.I.W.E.M., M.I.H.T.

Stuart Michael Associates
CONSULTING CIVIL ENGINEERS
PLANNING • DESIGN • PROJECT CO-ORDINATION

29 Kingfisher Court, Hambridge Road
Newbury, Berkshire RG14 5SJ
Newbury Tel: 01635 551511
Fax: 01635 550405
Egham Tel: 01784 471923
Fax: 01784 432319
e-mail: stuartmichael@btinternet.com

Our Ref: 1232/RMEH/sw

18 July 2000

Ms A Linnell
WSP Transportation
Intec 4
Wade Road
BASINGSTOKE
Hants RG24 8NE

(By Fax: 01256 318785 & Post)

Dear Ms Linnell

Re: Wokingham District Council
Planning Application F2000/1075
269-273 Barkham Road, Wokingham

We refer to your letter dated 27 June 2000.

Our client, Bewley Homes plc, has advised us that, with some reluctance, they will accept the suggested contribution of fifty thousand pounds towards offsite road safety traffic management and highway works in the locality of the site.

Please convey their acceptance to the Planning Officer and confirm that permission will be granted, subject to a Section 106 Agreement.

Yours sincerely

R M E Hewitt
STUART MICHAEL ASSOCIATES

c.c. Mrs A Polnick – WDC
A Brooks – Bewley Homes
R Gandy - PDA

Partners: S. M. Atkinson B.Sc (Hons), C. Eng., M.I.C.E., M.I.H.T., M.A.P.M.
R. M. E. Hewitt B.Sc (Hons), C. Eng., M.I.C.E., M.I.H.T.
Associates: S. W. Andrews M.I.H.T.
J. S. Muscroft B. Eng (Hons), C. Eng., M.I.C.E., M.C.I.W.E.M., M.I.H.T.

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19 JUL 2000
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Stuart Michael Associates
CONSULTING CIVIL ENGINEERS
PLANNING • DESIGN • PROJECT CO-ORDINATION

29 Kingfisher Court, Hambridge Road
Newbury, Berkshire RG14 5SJ
Newbury Tel. 01635 551511
Fax. 01635 550405
Egham Tel: 01784 471923
Fax. 01784 432319
e-mail. stuartmichael@btinternet.com

Our Ref: 1232/RMEH/sw

Reply req'd

18 July 2000

Mrs A Polnick
Wokingham District Council
Planning Department
P O Box 153
Shute End
WOKINGHAM
Berkshire RG40 1WL

18 JUL 2000

(By Fax: 01189 746313 & Post)

Dear Mrs Polnick

Re: Barkham Road, Wokingham
Planning Application F/2000/1075

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We look forward to hearing from you.

Yours sincerely

R M E Hewitt
STUART MICHAEL ASSOCIATES

c.c. A Brooks Bewley Homes
Ms A Linnell
R Gandy - PDA

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

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CS
08 MAY 2000
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FILE:

Case officer: Mrs B Polnik

Application Number: F/2000/1075

Proposal: Proposed erection of 9 dwellings and demolition of 3 existing dwellings (duplicate application)

Site Address: 269 – 273 Barkham Road, Wokingham

Applicant: Bewley Homes Plc C/O Philip Design Associate

Your observations are required in respect of this application by **01/05/2000**

Inadequate parking for plots 4,5,6,7,&8
Sight lines at the entrance to the site are restricted

SIGNED: _____ **DATE:** 05/05/00

CLERK TO Wokingham Town Council

TO: **DEVELOPMENT CONTROL**
Basia Polnik

FROM: Environmental Design

DATE: 31/07/00

Location: 269 – 273 Barkham Road, Wokingham

Proposal: Proposed erection of 9 dwellings and demolition of existing 3 dwellings
(Duplicate application)

Application Number: F/2000/1074

In response to your consultation dated 7 April 2000 for the above application, the arboricultural comments are as follows:

The site is situated next to the Barkham Road, which is designated as a green route in the Local Plan. Policy numbers WBE11 and WBE12 are therefore relevant in determining this application.

There are many good quality trees on this site, which the tree survey accurately identifies. Many of these can be seen from the public footpath that runs adjacent to the rear of the site as well as from the Barkham Road.

The proposal shows the removal of 32 trees. 8 of these are in category D (fell due to condition). In addition tree number 34 has crown die-back and may need to be removed. 11 are in category C (trees which could be retained) and 13 are in category B (retention desirable).

The relationship between the development and trees shown to be retained is such that there may also be future pressure to allow pruning or removal of further trees to overcome problems with shade, leaf fall etc.

The proposal as it stands is unacceptable in relation to the best trees on this site and I would be happy to support refusing planning permission for this application.

However, I consider that much could probably be done to overcome my concerns and it may be worth negotiating with the applicants to see if an acceptable solution can be found.

In my opinion the following trees are the most desirable to retain 2, 5, 6, 7,9, 14, 15, 16, 20, 22, 23, 24, 25, 27, 28, 29, 32 and 49. These trees are the most prominent in views from Barkham Road or from the footpath at the rear of the site. They are suitable for including in a Tree Preservation Order. I consider that it should be possible to design an effective site layout, which does not compromise these trees.

New planting of smaller species of tree within the site would compliment the existing trees and compensate for the loss of trees within the site.

Neil Etherington
Senior Arboriculturist

TO: DEVELOPMENT CONTROL
Mrs B Polnik

FROM: Environmental Design

DATE: 27th April 2000

Location:	269-273, Barkham Road, Wokingham
Proposal:	PROPOSED ERECTION OF 9 DWELLINGS AND DEMOLITION OF 3 EXISTING DWELLINGS (DUPLICATE APPLICATION)
Application Number:	F/2000/1075

In response to your consultation dated 7th April 2000 for the above application, the tree and landscape comments are as follows:

I have a number of objections to the proposal which are as follows:

The development lies adjacent to the Barkham Road (B3349) which is a designated Green Route - Policy WBE12. The proposals illustrated on the applicants Site Plan (drawing 99 73 021) clearly show that a number of existing trees would require removal to accommodate the development.

The removal of these trees would detract from the visual quality of the route and contrary to the above policy.

The proposed housing is also located too close to a number of the existing trees and would be adversely affect them. This will lead to pressure to remove the trees in the future and further detract form the visual quality of the route.

The applicant has made no attempt to safeguard any existing trees to be retained on the site by protective fencing in accordance with BS 5837. The Site Plan does not indicate any replacement planting nor are detailed landscape proposals included which may indicate how the visual impact of the proposed development would be mitigated.

I would therefore recommend that planning permission be REFUSED, as it is contrary to Policy WBE12. I also recommend that a Tree Preservation Order is made to protect the existing trees threatened by the planning application.

ROBERT PETROW
Consultant Landscape Architect

ALJ. further comments from NE.

Date: 02 June 2000

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2000/1075

Location: 269 - 273, Barkham Road, Wokingham.

Proposal: Proposed erection of 9 dwellings and demolition of 3 existing dwellings (Duplicate Application).

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

Case Officer: Mrs B Polnik

The new plans show the following: Additional plan showing visibility splays. Drawing nos 99.73.021A & 030A.

Comments are required by 12/06/2000.

Should you have any queries regarding this application please contact the case officer Mrs B Polnik on 0118 974 6450.

267 BARKHAM ROAD
WOKINGHAM
BERKS
RG41 4BY

TEL 0118 9780676

PLANNING SERVICES	RT
DATE 23.8.2000	
DC	ENF
APP	
CS CBJ	BCP
YOUR AUTHORITY MRS POLNIK F 2000/1075	
COPIES TO:	ACK:
	FILE:

Dear Madam,

I refer to your letter of the 14.8.2000, regarding the development of 269-273 Barkham Road.

I saw with dismay, the proposed change to plot N°9, moving it one meter closer to my house, removing a 60 year old hedge and erecting the unfortunate close board fencing.

As I have a kitchen and landing window on that side, that at the

moved anyone good daylight and good views. I think this is the thin edge of the wedge.

Both work now starting on #265 Boothan road, the other side of me involving a large pitched roof front porch, and a very large 2 story pitched roof extention at the back. I am feeling very overlooked and overshadowed, especially as plot 7/8 are to be effectively one story higher than me, as due to the upward slope of the ground their lower floor windows will be level with my upstairs window.

In view of all this I feel that plot 9 should not be developed and left as an open space

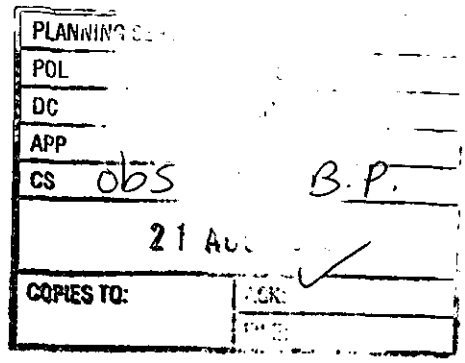
to serve the other houses which have tiny gardens and at the same time reduce the impact of the development on me.

Yours faithfully

N.F. Morris

Mr N.F. MORRIS

Mr C D Benham, Chestnuts, 14 The Shires, Wokingham, Berkshire, RG41 4SZ
Telephone 0118 9790032



Mrs B Polnik
Environmental Service Department,
Planning Services,
PO Box 157,
Shute End,
Wokingham,
Berkshire, RG40 1WR

18th August 2000

Dear Mrs Polnik

Reference F/2000/1075

I am writing to say that I have only recently moved into the above address and unfortunately had missed the first deadline for appealing against the initial proposed development. I have subsequently visited the council offices to view the revised plans and would like to forward my comments.

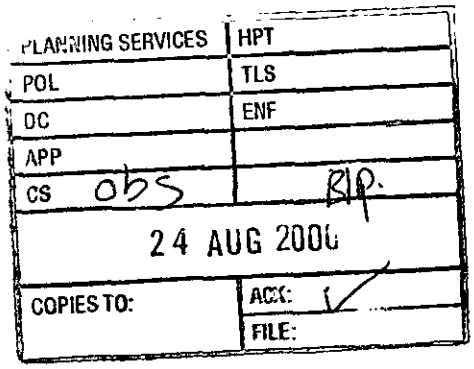
I have now lived along the Barkham Road for in excess of six years and I am appalled that yet another development and even more housing is proposed. What is meant to be one of Wokinghams semi rural areas is fast becoming an extension to the town centre. The traffic congestion is already at bursting point. I understand planning applications are submitted for a large new housing estates in both Arborfield and the Finchampstead Road. How is the infrastructure in Wokingham going to cope ?.

Whilst I do no not know my neighbours at Bear Cottage and 275 Barkham Road, I feel sorry for them having such a large development and increased housing numbers imposed on them. I am sure the area does not need extra house's, I am certain this is driven by the Vendors and Builders drive for **profit.** If it was my decision I would reject the proposal full stop.

Your sincerely

C Benham

Mr C Benham



306 Barkham Road
Wokingham
Berkshire
RG41 4DA

24 August 2000

Mrs B Polnik
Environmental Services Dept
Planning Services
PO Box 157
Shute End
Wokingham
RG40 1WR

Dear Mrs Polnik

Re: Application no F/2000/1075, 269 – 273 Barkham Road

We have just returned from holiday and have found you new letter about the above planning application.

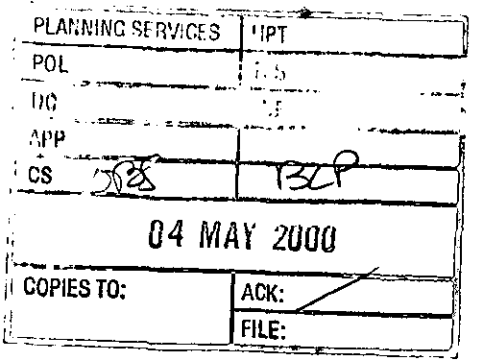
The 'new' plans do not answer any of the objections that we have made in our two previous letters. Nine houses are simply too many for the sight. The extra traffic will be no less because a few extra trees have been planted. The plan still changes the character of the area, as we have pointed out in both our previous letters.

In our view these 'new' plans are nothing but the old ones with a few cosmetic changes and we still object whole-heartedly to this proposed development.

Yours sincerely

Alison Wrobel Allan Wrobel

Allan and Alison Wrobel



227 Barkham Road
Wokingham
Berks
RG41 4BY

1st May 2000

Environmental Services Dept
Planning Services
PO Box 157
Shute End,
Wokingham
Berkshire RG40 1WR

Dear Planning Officer

Re Planning Application F2000 1075 & 1074
Barkham Road removal of 3 dwellings and application for 9

I am writing to object to the proposed application on the following grounds:

1. The proposed application is for the removal of 3 bungalows and building of 9 substantial 2 storey houses, this is out of character in this rural setting. All of the surrounding properties have large gardens with mature trees in keeping with the rural character of this area.

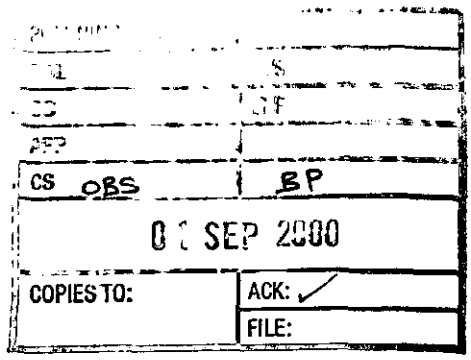
2. From 3 bungalows to 9 substantial houses each of which would have at least 2 cars each would mean increased traffic onto the already congested Barkham Road. This is a narrow "B" road.

Yours sincerely

J e Marshall

June Marshall

275 Barkham Road
Wokingham
Berks
RG41 4BY
0118 989 1707



Mrs B Polnick
Environmental Services Dept. (Planning Services)
Wokingham District Council
PO Box 157
Wokingham
Berks RG40 1WR

31st August, 2000

Dear Mrs Polnick,

RE: Application Number F/2000/1075

Thank you for notifying us of your receipt of these revised/additional plans (sent the day we left on two weeks annual leave) and agreeing to receive our observations a little later than the original 24th August deadline. We do indeed have a few comments to make about this, over and above our original reservations you had back in May.

Dialogue is clearly ongoing between your selves and Bewley Homes to the extent that they've received some comments and acted on them accordingly. Regrettably, none of the changes that have been proposed does anything to address any of our concerns. It appears to us that Bewley Homes are amending details to appease someone else's problems, but this will almost inevitably lead to them being granted the permission they desire without addressing ours.

As we have already explained in our earlier letter but perhaps not in enough detail, probably our biggest concern is with the house number 2 on the plan. There is an issue of consistency here. When we planned our own extension last year, we were told categorically that given our relative sight line position to No. 273 there was no way we should contemplate a two storey extension on that side of our house and submitted an amended application accordingly. This amendment led to a reduction in the size of our extension and hence the potential value of our property. Now, if Bewley Homes' application is allowed to go through without modification, they will be getting around the particular 'guideline' we were adhering to. Their house No. 2 is too close/far forward of the front corner of our house given that it's proposed to be two storeys high; three if you count its basement section. (And this leaves aside the fact that this design is completely inconsistent with anything else in the locale).

Our other interest is in what rights of appeal we have if you chose to grant consent. It appears that if you turn it down, Bewley Homes have a right to appeal to DETR. Does the converse apply? If you grant consent, do we then have similar options?

Yours sincerely,

Phil & Helen Jalland

PLANNING
POL | TLS
DC | ENF
APP |
CS | GLP
19 MAY 2000
COPIES TO: | ACK:
FILE:

4 Blandford Drive
Wokingham,
RG41 4EN
17th May 2000

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

Dear Sir/Madam,

Proposals:	Proposed erection of 9 dwellings and demolition of existing 3 dwellings (duplicate application)
Location:	269-273 Barkham Road Wokingham
References:	F/2000/1074 & F/2000/1075 Mrs B Polnik

Thank you for your letters dated 7th April regarding the above applications. Our comments are as follows:

1/ Site Layout
The proposal represents over-development of the site. The density of housing is not in keeping with the immediate locality.

2/ Impact on environment of Barkham Road
The proposal would change the tree-dominated appearance of the site as viewed from Barkham Road. The existing chalet-style dwellings, which are set back from the road and well screened by trees, would be replaced with higher (two and three storey) buildings set much closer to the road.

We are also concerned that, in addition to the planned loss of a number of mature trees, there would, in time, be pressure to remove additional trees as future residents find they have an adverse impact on their properties.

3/ Accesses off a private road
The plans appear to show that 6 of the 9 houses will be accessed from the private 'shared surface'. We understand that this exceeds the design guidelines, adopted by Wokingham District, of five access points off a private road.

4/ Turning area
The plans do not appear to include provision for turning/manoeuvring vehicles, such as refuse collection, on the adopted part of the road.

The adopted section of the nearby Blandford Drive is frequently used by northbound vehicles to turn round and it seems reasonable to expect that this new road would also become used for this purpose.

Yours faithfully,

Dr KM Kennedy
Mr RJ Kennedy

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS 625	BUP
24	
COPIES TO:	
	FILE

4 Blandford Drive
Wokingham,
RG41 4EN
21st August 2000

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

Dear Sir/Madam,

Proposals:	Proposed erection of 9 dwellings and demolition of existing 3 dwellings (duplicate application)
Location:	269-273 Barkham Road Wokingham
References:	F/2000/1075 Mrs B Polnik

Thank you for your letter dated 14th August regarding revised/additional plans for the above application.

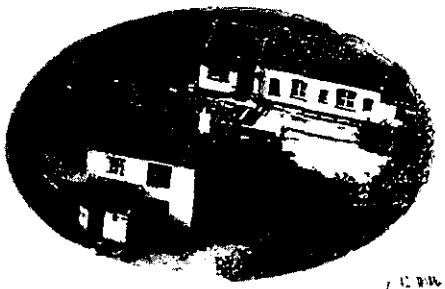
We have examined the plans. Our observations are that only one item in our letter dated 17th May [item 2 - Impact on environment of Barkham Road] has been partially addressed by these revisions by the addition of new trees. It still appears that locating three storey houses (houses 1 & 2) closer to the road than existing and adjacent dwellings is not in keeping with the immediate area. The street scene, showing house 2 completely screened and house 1 mostly screened also appears to be unrealistic.

The other items in our previous letter, namely 1/ Site Layout, 3/ Accesses off a private road, 4/ Turning area, have not been addressed.

In particular the plans still show that 6 of the 9 houses will be accessed from the private 'shared surface'. We understand that this exceeds the design guidelines, adopted by Wokingham District, of a maximum of five access points off a private road.

Yours faithfully,

Dr KM Kennedy
Mr RJ Kennedy



BROOMBANK
277 Barkham Road, Wokingham, Berkshire RG41 4BY
Telephone: 0118 979 1719

PLANNING SERVICES | RPT
POL | DIS
DC | ENF
APP
CS. 0855 BLP
02 MAY 2000
COPIES TO: | ACK:
FILE:

Chris Wood
Planning Services PO Box 157
Wokingham District Council
Shute End
WOKINGHAM
Berkshire RG40 1WR

28th. April 2000

Dear Mr. Wood,

PLANNING APPLICATION: F/2000/1074

I refer to the above mentioned planning application and would wish to lodge my concerns re: the over- development of Barkham Road. What has always been a pleasant rural road has been grossly over -developed in recent years. As a result the traffic has considerably increased, which has not been helped by the bottle -necks caused at The railway crossing, and the Molly-Millar and Bearwood Road junctions, (despite the recent alterations to Bearwood/Barkham Road junction, the problem has not been alleviated). Further construction, the impact to the infra-structure, the general disruption, the added volume to traffic, the potential devaluation of existing properties, the loss of individuality and privacy, and the depreciation of a much sought after location.

I believe that the homeowners in this area would be more appreciative in improvements of the existing infra-structure, and to reviewing the extremely dangerous disruption caused at the level crossings, together with the ever increasing traffic problem, then to allow further development to an already busy area. Lessons must be learnt from the recent Tescos site and the resulting chaos caused by the granting of this planning application.

To allow yet another application would not only be insensitive to existing house holders, but totally irresponsible and shameful. Would it not be better to be seen to be addressing the very real problems in Wokingham ie. Traffic congestion, rather than to be accused of exacerbating them.

Yours sincerely,

Stephen Gillham

275 Barkham Road
Wokingham
Berks
RG41 4BY
0118 989 1707

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS OBS	BCP
05 MAY 2000	
COPIES TO:	ACK:
	FILE:

Mr Wood
Environmental Services Dept. (Planning Services)
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Dear Sir,

RE: Applications F/2000/1074 and F/2000/1075

We moved into this house eight years ago, and we have always loved living here, because of the space, land and privacy.

When we found out that nine houses were being built next door to us, we didn't like it atall. The thought of having no privacy has really put us down. Wokingham has always been known for it's land and it's country, but recently more buildings have been built around us. Soon, there will be no more land left at all. Our house will be affected the most. Many people love the country side and I am sure that not many people at all would like far or five bedroom houses built next door with their windows facing their houses.

I am writing to you because I feel very strongly about all that we've heard over the past month or so.

I hope that you will read this carefully and understand how badly this will affect us. We did not want to move before we converted this house from a bungalow to a four bedroom, two storey house.

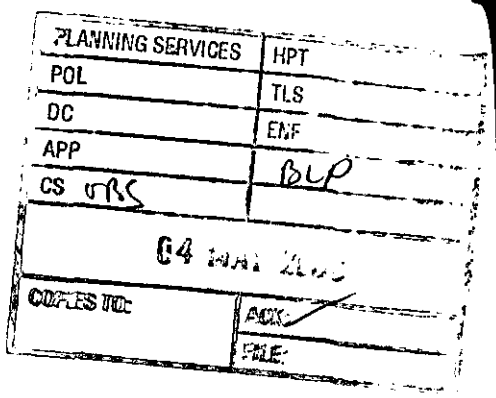
This location is a perfect place to live in and with out this building happening, It will ruin the land and the feeling of wokingham

yours faithfully

Hayley and
Sujie Jawand.
15 and 16
years old.

Rec'd 4.50pm 3.5.00

275 Barkham Road
Wokingham
Berks
RG41 4BY
0118 989 1707



Chris Wood
Environmental Services Dept. (Planning Services)
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berks RG40 1WR

1st May 2000

Dear Sir,

RE: Applications F/2000/1074 and F/2000/1075

Thank you for notifying us of your receipt of these two identical applications. We do indeed have a few comments to make about this and are replying, as agreed, a little outside than the 21 days stipulated in your notification due to the fact that postal disputes delayed receipt of your letters until 12th April.

Our objections fall into three distinct groups:

- How we would be affected personally;
- How we would be affected financially;
- How the local infrastructure/environment would be affected.

1. 8 years ago, after previously owning 4 houses in Earley and Lower Earley, we settled on our current home in the Barkham Road mainly because of the beauty and maturity of the surrounding area. Years of staring at brick walls and being overlooked by others were over we thought, the peace and tranquillity we have enjoyed since has been wonderful. Last year, as our means had improved and we wanted larger accommodation, we chose (with your consent) to convert our Bungalow into a two-storey house, rather than move from this perfect location. The dust had barely settled on that and now we are shattered with the news that there is a proposal to destroy the adjacent Bungalows and erect 9 new 2 and 3 storey houses!

   Almost the whole of our 300ft NE boundary would be severely affected. The 2 houses numbered 3 and 4 on the plan would directly overlook our back garden. To date we have enjoyed complete privacy here due to the fact that any other houses behind us (the Shires development) are some distance away. Perhaps worse though is the requested position and stature of the houses numbered 2 and 7 on the plan. Not only do they appear very 'town house' in style, but also the side of No 2 will only be 3.25m from our boundary and would be very visible from our main living room window. They are shown well forward of our building line and would definitely block the early morning sun that we have enjoyed 'till now, as well as generally making it gloomier than it already is with all of the existing trees about. Surely, as

well as a 'right to privacy' we have a 'right to light' in this sort of circumstance, especially as my wife is a needle woman by trade and actively manufactures dolls clothes here. **We object!**

2. During the aforementioned planning and alteration process on our house, great pains were taken by us, and our architect, to lessen the impact on the neighbour (No 273). This is clearly demonstrated by the fact that the roof slopes down on that side. This was not only more costly because of the more complicated structure required, but it also resulted in a decrease in the living space created upstairs by around 500sq ft and hence a decrease in potential value. We made that commitment to those neighbours who we thought were going to remain in their Bungalow. Now they appear to be trying to sell at will and plans have appeared for 2 and 3 storey houses to be built without similar consideration.

   We have also consulted local Estate Agents on this proposed development and they have affirmed that our concerns about the overall value of our home are very valid. Some have said that the proximity of the new houses and subsequent loss of seclusion could devalue our property by £20,000 - £30,000. We would have thought twice about spending £150,000 on our property last year had we thought anything like this was in any way likely or allowable. We would be severely compromised financially. **We object!**

3. This sort of 'back garden' development is now rife up the Barkham Road. In the last 2-3 years there have been at least three other similar examples. We appreciate that houses have to be built somewhere and we know that central government, quite logically, supports the use of 'brown field' sites which this technically is. However, we don't believe that the infrastructure is in place to support yet more. In the relatively short time that we have been here the volume (and speeds) of traffic has grown inordinately. We reside over a mile from the town, yet in peak periods the traffic often queues past our house and sometimes in the other direction too, due to the congestion at the end of the Bearwood Road (not helped much by the recent junction reorganisation, but that is another story). At other quieter times traffic races past us at breakneck speed.

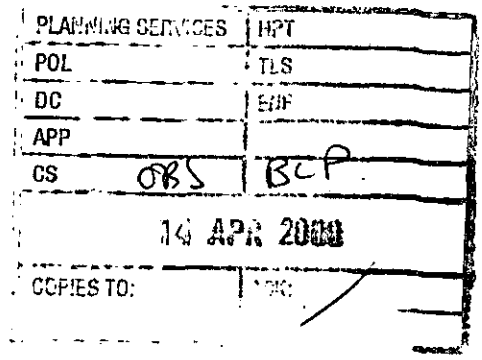
   This proposed development would not only encourage another 6 families and associated vehicles into the area but it would also cause an additional hazzard, rather like the recent nearby development in Blandford Drive, for traffic and pedestrians by creating yet another risky access point. We already have enough trouble negotiating the entrance to our driveway and are seriously concerned whether the level crossing, local schools and long suffering residents can take any more. **We object!**

Clearly, we could go on and on, but reckon that you have got our message by now and hopefully from many other local sources too. We would appreciate it if you would give this gravely serious issue your closest attention.

Yours faithfully,

Phil & Helen Jalland
Fellow Council Tax Payers

306 Barkham Road
Wokingham
Berkshire
RG41 4DA



11 April 2000

The Planning Officer
Wokingham District Council
Shute End
Wokingham

Dear Sir

Re: Planning Application no F/2000/1075

We are writing to object to the above application.

The plan involved demolishing three houses to make way for an estate of nine houses. We feel that in itself this changes the character of the area, as instead of three very different houses set in large gardens there will now be nine very similar houses which look just like all the other houses currently being built on new estates everywhere. The brick also looks rather gaudy, although perhaps this would tone down with time.

There is also already far too much traffic in Barkham Road and replacing three houses with nine will only make matters worse. Yet another minor junction can only add to the problems on the road.

We are also concerned about the state of the drains. There were considerable problems back in the 1970s in this part of the road.

Yours faithfully

Alison Wrobel Allan Wrobel

Allan and Alison Wrobel

Received by Wokingham District Council

Application No: F/2000/1075

Proposal:
Proposed erection of 9 dwellings and demolition of 3 existing dwellings (Duplicate Application).

Location:
269 - 273, Barkham Road, , Wokingham.

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

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Mrs B Polnik P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 01/05/2000. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: ~~17 FEB 2000~~ VALID	30	3	00
Officer: BP	Application No. F	2000	1075

Map No. 8R Site ...O.53.
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F.) PROPOSED ERECTION OF 9 DWELLINGS AND DEMOLITION OF 3 EXISTING DWELLINGS (DUPLICATE APPLICATION)

Location: 269 - 273 BARKHAM ROAD

Parish: WOKINGHAM Ward: Evendons ✓ 7/4

Applicant: BEWLEY HOMES

Fee Received 1710-00 Required ..... Additional ..... Refund .....

(2)
Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	Plot 7+8 Utility room door not shown on elevations		✓ 3/3
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous	Tree Survey in accordance with BS 5837		✓ 30/3

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : x2 ..... Parish Council Informed - ~~YES~~ / ~~NO~~ YES

BARKHAM RD
AND FOOTPATH TO REAR

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: .....

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: BARKHAM
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

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

OTHERS:

.....

.....

.....

NEIGHBOURS:

~~19 THE SHIRES~~
~~275 + 261 BARKHAM RD~~
See plan marked 4

4/4

1-16 Blandford drive
15 Sandy Lane
255-293 Barkham Rd
292-326 B. "
11-19 The Shires

Within settlement boundary of Barkham Hill
Gap/ASLI to north
Green Route

30.MAR2000* 1075

PHILIP
DESIGN ASSOCIATES
architects & surveyors

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

Mr & Mrs R Wareham
269 Barkham Road
Wokingham
Berkshire RG41 4BY

16th February 2000

Dear Mr and Mrs Wareham

RE: 269-273 BARKHAM ROAD WOKINGHAM

In accordance with the Town and Country Planning Acts we attach a Notice advising you that our Client, Messrs Bewley Homes Plc., have today submitted a detailed planning application on land owned by yourselves.

COPY

Yours faithfully

Richard V Gandy
PHILIP DESIGN ASSOCIATES
Enclosure
CC Bewley Homes Plc - Basingstoke.

PHILIP
DESIGN ASSOCIATES
architects & surveyors

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

Mr & Mrs R Hill
273 Barkham Road
Wokingham
Berkshire RG41 4BY

16th February 2000

COPY

Dear Mr and Mrs Hill

RE: 269-273 BARKHAM ROAD WOKINGHAM

In accordance with the Town and Country Planning Acts we attach a Notice advising you that our Client, Messrs Bewley Homes Plc., have today submitted a detailed planning application on land owned by yourselves.

Yours faithfully

Richard V Gandy
PHILIP DESIGN ASSOCIATES
Enclosure
CC Bewley Homes Plc - Basingstoke.

Richard V M Gandy ARICS Stephen J C Hart Dip Arch RIBA Peter Rands Barry Foster
Proprietor: Philip & Company Architect & Surveyors Ltd. Registered in London Reg. no 2285100

PHILIP
DESIGN ASSOCIATES
architects & surveyors

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

Mr & Mrs I Dunn
271 Barkham Road
Wokingham
Berkshire RG41 4BY

16th February 2000

Dear Mr and Mrs Dunn

RE: 269-273 BARKHAM ROAD WOKINGHAM

In accordance with the Town and Country Planning Acts we attach a Notice advising you that our Client, Messrs Bewley Homes Plc., have today submitted a detailed planning application on land owned by yourselves.

Yours faithfully

COPY

Richard V Gandy
PHILIP DESIGN ASSOCIATES
Enclosure
CC Bewley Homes Plc - Basingstoke.

1913 *Ia* **SCHEDULE 2** **Articles 6, 7 and 9**

PART 1
Town and Country Planning (General Development Procedure) Order 1995

NOTICE UNDER ARTICLE 6 OF APPLICATION FOR PLANNING PERMISSION

(to be published in a newspaper or to be served on an owner or a tenant**)*

Proposed development at *(a)* 269 - 273 BARKHAM ROAD WOKINGHAM

I give notice that *(b)* BEWLEY HOMES PLC

is applying to the *(c)* WOKINGHAM DISTRICT COUNCIL Council

for planning permission to *(d)* DEMOLISH THREE HOUSES & ERECT NINE 3, 4 & 5 BEDROOM HOUSES

Any owner* of the land or tenant** who wishes to make representations about this application should write to the Council at *(e)* P.O. Box 157, COUNCIL OFFICES, SHUTE END, WOKINGHAM, BERKS RG40 1WR

by *(f)* 9TH MARCH 2000

* "owner" means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than seven years, or, in the case of development consisting of the winning or working of minerals, a person entitled to an interest in a mineral in the land (other than oil, gas, coal, gold or silver).

** "tenant" means a tenant of an agricultural holding any part of which is comprised in the land.

Signed .....

† On behalf of BEWLEY HOMES PLC

Date 16. 2. 2000.

Statement of owners' rights

The grant of planning permission does not affect owners' rights to retain or dispose of their property, unless there is some provision to the contrary in an agreement or in a lease.

Statement of agricultural tenants' rights

The grant of planning permission for non-agricultural development may affect agricultural tenants' security of tenure.

COPY

† Delete where inappropriate

Insert:

(a) address or location of the proposed development
(b) applicant's name
(c) name of Council
(d) description of the proposed development
(e) address of the Council
(f) date giving a period of 21 days beginning with the date of service, or 14 days beginning with the date of publication, of the notice (as the case may be).

1913/b **Town and Country Planning (General Development Procedure) Order 1995**

NOTICE UNDER ARTICLE 6 OF APPLICATION FOR PLANNING PERMISSION

(to be posted in the case of an application for planning permission for development consisting of the winning and working of minerals by underground operations (in addition to the service or publication of any other requisite notices in this Schedule))

Proposed development at *(a)* .....

I give notice that *(b)* .....

is applying to the *(c)* ..... Council

for planning permission to *(d)* .....

Members of the public may inspect copies of:

- the application
- the plans
- and other documents submitted with it

at *(e)* ..... during

all reasonable hours until *(f)* .....

Anyone who wishes to make representations about this application should write to the Council at *(g)* .....

..... by *(f)* .....

Signed .....

† On behalf of .....

Date .....

† Delete where inappropriate

Insert:

(a) address or location of the proposed development
(b) applicant's name
(c) name of Council
(d) description of the proposed development
(e) address at which the application may be inspected (the applicant is responsible for making the application available for inspection within the area of the local planning authority)
(f) date giving a period of 21 days, beginning with the date when the notice is posted
(g) address of Council

ADDRESS 273 BARKHAM ROAD PARISH WOKINGHAM

PLOT No. ORD. SHEET No. 7967

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
4674	MAJOR UNDERHAY	GARAGE	31.5.56	APP
TP1155	" "	" WALLESS	12.7.56	" C/
R/74/69 7622	MR. C. GEORGE	S/STOREY EXTENSION	5.6.69	APP. C/
*BR 11	"	ENLARGEMENT OF HALL	22.7.74	APP.
00004	"	ADDITION	14.2.74	C/
BR 3328	"	PLAYROOM	28.8.75	APP. N/
03342	"	PLAYROOM	2.10.75	N/A C/
13359	MR. L. MADILL	S/STOREY EXTENSION	5.6.80	N/A C/
BR15311	"	EXTENSION	2.9.80 / 5.8.80	REC APP N/ / REC N/
31617 (SANDY LANE DEV.)	MR & MRS T. WILLIAMS	DET. H. & G. R/O	29.9.88	C/
35356	Mr. R. Hill	S/SHR - Break. Rm - S/St/F - Hall & Porch	2.4.90	C/
BRA 8605	MR. R. HILL	BREAKFAST ROOM / HALL / PORCH	14.3.90	APP

DATE OF COMPLETION * BR 11 - cancelled by WDC 9.3.77.

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

~~LAND~~ ADJ.

ADDRESS 269 BARKHAM ROAD PARISH WOKINGHAM

PLOT No. ORD. SHEET No. SU. 7967 S

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
TP 1029	MRS PEACH	DWELLING AT REAR	13 10 55	RE
0/70/60	MR A STEVENS	"	9 2 60	RC
0/43/65	MR H. WILLIAMS	BUNGALOW AT FRONT	24.6.65	RC
0/25/67	"	" "	2.6.67	RC

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

ADDRESS 271 BARKHAM ROAD PARISH WOKINGHAM

PLOT No. ORD. SHEET No. SU. 7967 S

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
T.P 1131	SMITH	C/APP DWELLING HOUSE	9 2 56	N/A C/A
8/23/60	MR LUNCH	DET BUNGALOW & GARAGE	14.7.60	N/A C/A
03993	Mr & Mrs Leslie	Double garage + low ex garage to gamesh	20 2 76	N/A C/A
99/70648	Mr I Dunn	S/st rear + s/st/ant extns	22-12-99	C/F

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

1789/a

SECTION 66 CERTIFICATE

WOKINGHAM DISTRICT COUNCIL

Application No. 1075

30.MAR2000*

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

CERTIFICATE A

I certify that:

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

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

OR

CERTIFICATE B

I certify that:

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

Owner's(a) name	Address at which notice was served	Date on which notice was served
MR + MRS WAREHAM	269 BARKHAM RD	16 FEBRUARY 2000
MR + MRS DUNN	271 BARKHAM RD	
MR + MRS HILL	273 BARKHAM RD WOKINGHAM RG41 4BY	

+ See Note (a) to Certificate A

OR

CERTIFICATE C

I certify that

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

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

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

(b) Insert description of steps taken.

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

(b) .....

.....

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

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

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

on (d) .....

1789/b

CERTIFICATE D

I certify that

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

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

(b) . . . . . .

. . . . . .

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

the (c) . . . . . .

on (d) . . . . . .

OR

(b) Insert description of steps taken

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

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

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

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

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

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

OR

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

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

Signed . . . . . .

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

Date . . . 16 . 2 . 2000 . . . . . .

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

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

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

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

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

FOR OFFICE USE ONLY

30.MAR2000* 1075

1.	APPLICANT'S NAME	BEWLEY HOMES PLC
	ADDRESS	FIELD HOUSE BARN, CHINEHAM LANE, SHERBORNE ST. JOHN, BASINGSTOKE
	POST CODE	RG24 9EL PHONE 01256 870074
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	PHILIP DESIGN ASSOCIATES
	ADDRESS	64 PORTSMOUTH ROAD GUILDFORD
	POST CODE	GU2 5DU PHONE 01483 553011
3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.	SITE LOCATION	269-273, BARKHAM ROAD WOKINGHAM
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		DEMOLITION OF THREE RESIDENCES & ERECTION OF NINE 3, 4 & 5 BEDROOM HOUSES
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.5612
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	PROSPECTIVE PURCHASER
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	99.73.020 - [illegible] 024 & 026-030

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ? Tick the boxes(x)	CHANGE OF USE	☐	REDEVELOPMENT	☒
	ERECTION OF NEW BUILDING	☒	ALTERATION or EXTENSION	☐

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

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

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

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

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

RESIDENTIAL

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

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

14. STATE EXTERNAL MATERIALS TO BE USED.

TILED ROOFS
FACE BRICKWORK
TILEHANGING.

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

CLOSE BOARDED FENCING

16. HOW WILL SURFACE WATER BE DISPOSED OF?

SEWER / SOAKAWAY

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/~~NO~~

If no, please give details

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

5.50m WIDE ACCESS WITH 7.50m RADII LEADING TO 4.80m ROAD - SHACED SURFACE

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

YES

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

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	9 / 162 *	NONE / NONE *	3 / NOT KNOWN
BUNGALOW	/ *	/ *	/
FLAT/MAISONETTE	/ *	/ *	/
OTHER	/ *	/ *	/ *

* STATE No. OF HABITABLE ROOMS

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

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

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

£1710.00

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

SIGNED [signature] ON BEHALF OF BEWLEY HOMES PLC DATE 16.2.2000

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

1769c

PLANNING APPLICATION

PART 2

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

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

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

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

[redacted] WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing		
Proposed		

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

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

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

Existing Staff	Transferred Staff	New Staff	Total

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

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

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

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

WHAT ELSE MAY YOU HAVE TO DO ?

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

Special forms are available for these types of applications.

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

WHAT HAPPENS TO THE APPLICATION ?

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

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

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

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

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

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

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

HOW LONG WILL IT TAKE ?

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

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

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

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

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

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

DATA PROTECTION ACT 1984

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

Date: 01 September 2000

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2000/1075

Location: 269 - 273, Barkham Road, Wokingham.

Proposal: Proposed erection of 9 dwellings and demolition of 3 existing dwellings (Duplicate Application).

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

Case Officer: Mrs B Polnik

The new plans show the following: Proposed heights of dwellings on plot 1 & 2. Drawing no 99/73 031A.

For information only.

Should you have any queries regarding this application please contact the case officer Mrs B Polnik on 0118 974 6450.

(RING ONE)

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

App No. F/2000/1075 (Planaps) / (Ludhouse) Date Rec. 22.8.00

Location: 269 - 273 BARKHAM RD

Parish WOKINGHAM

Applicant: BEWLEY HOMES

Description of attached plans Additional plan showing proposed heights of dwellings on Plot 1+2

Drawing No's: 99/73 031 A

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified. For info only

Please tick which of the following you wish consulted.

OTHERS: _____

_____

_____

_____

Drawing No's

1. NK (Landscape & Trees) _____ ☐
2. NK (Env. Design) _____ ☐
3. XA (Highways) _____ ☐
4. NF (Building Control) _____ ☐
5. BC/DC Liaison _____ ☐

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

NEIGHBOURS: _____

_____ Date for Responses ☐

FURTHER ACTION

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

Redate Application Y / (N) From _____

New Site Notice Y / (N)

New Description _____

CASE OFFICER BJP

Consultations Sent by Admin. on 01.09 ~~31.08~~ PS.

Yellow - Part One Copy
Green - Officer's Copy

Recd 2.35pm 21.8.00

PLANNING	APT 33365
POL	TLS
DC	ENF
APP	
CS	BLP
22 AUG 2000	
COPIES TO:	ACK:
	FILE:

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

RG/SR/99.73

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

1075

For attention of Mrs B Polnik

ADDITIONAL PLAN

21 August 2000

Dear Mrs Polnik

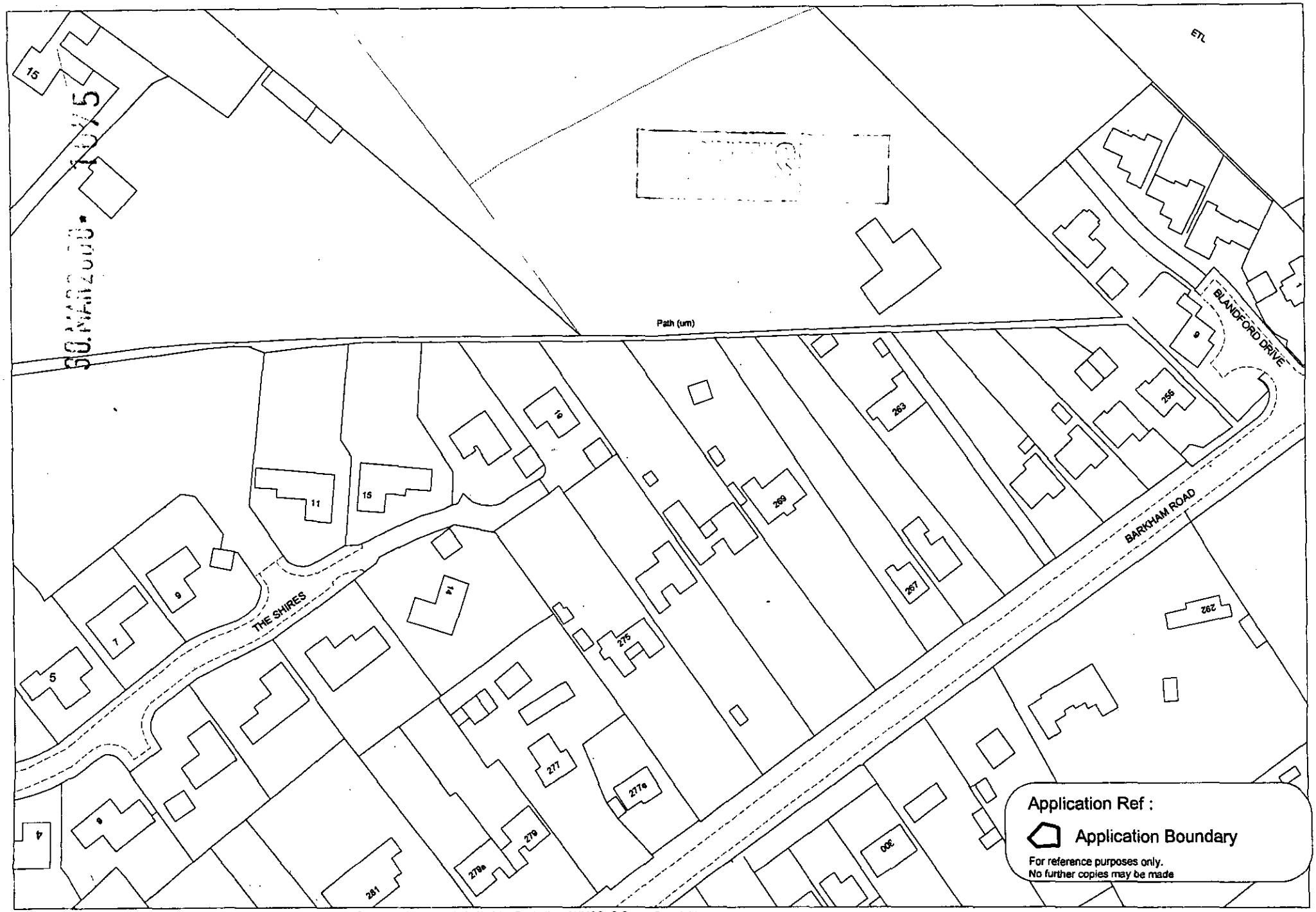
RE: 269 - 273 BARKHAM ROAD WOKINGHAM - F/2000/1074

Following on from your telephone conversation with Mr Huw Edwards of Charles Planning Associates today and your meeting on the 4th August 2000, we enclose six copies of drawing numbered 99.73.031A showing the ridge levels of Plots 1,2 and 9 together with the ridge level of 275 Barkham Road. It has always been our intention that Plots 1 and 2 should be approximately the same level or slightly lower than 275 Barkham Road; drawing numbered 99.73.022 clearly shows this relationship.

We do apologise for omitting these levels from the previously revised plans and trust that this additional information satisfactorily addresses your earlier concerns, as referred to in the recently circulated draft Minutes from Mr. Edwards. We therefore trust that the application can now proceed to the Committee with your full support.

Yours sincerely

Richard Gandy
PHILIP DESIGN ASSOCIATES
cc Huw Edwards, Esq
Andrew Brooks, Esq.



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Development Control Section, Environmental Services, Wokingham District Council.

23 February 2000

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Scale: 1 : 1250