APPLICATION NO:
F/2000/1247

LOCATION:
Woodley Timber Co Ltd Norton Works Norton Road, Woodley Reading.

APPLICANT:
Natta Country Homes Ltd C/O Owens Galliver

PROPOSAL:
Proposed erection of 7 dwellings

EARLIEST DATE FOR DECISION: **26/05/2000**

APPLICATION EXPIRY DATE: **20/06/2000**

CASE OFFICER: **Heather Morgan**

Paul Galliver 07881703383

RAILEX
Marbleboard

EASIFILE EP7

Appeal Decision

Site visit made on 08 May 2001

by M J Culshaw MA(Cantab) MA MRTPI

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

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

Date 11 JUN 2001

Appeal Ref: APP/X0360/A/01/1058463
Former Timber Yard, Norton Works, Norton Road, Woodley

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Natta Country Homes Ltd against the decision of Wokingham District Council.
- The application (Ref.F/2000/1247), dated 7 April 2000, was refused by notice dated 30 November 2000.
- The development proposed is the erection of 7 dwellings.

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

Main Issues

1. The main issue in this appeal is the impact of the scale, form and massing of the proposed development on the character of the area.

Planning Policy

2. The development plan comprises the Berkshire Structure Plan adopted in 1995 and the Loddon Area Local Plan, also adopted in 1995. An emerging local plan is the Wokingham District Local Plan, which has not yet completed its course through the statutory process of adoption, and can only therefore be afforded less weight.

3. Structure plan policies considered relevant by the Council to this case are Policies EN1, which aims at the protection and enhancement of the character and quality of environment in towns, villages and other built up areas; H5, which amongst other things indicates that part of the housing provision made in the plan will be achieved through the redevelopment of existing buildings; H9, which indicates that favourable consideration will be given to proposals for residential development which adds to the range of densities, dwelling types and sizes, with specific emphasis being given to the provision of smaller dwellings and other identified local needs; LD5, which states that the requirements of all users of transport will be taken into account in considering proposals for development; T6, which aims at the control of the availability of on-street and off-street parking in new areas of development; and T7, which indicates that appropriate traffic management measures to improve safety will be incorporated into new development. Policy OS1 sets out objectives for sustainable development and improvement to the quality of life in Berkshire.

4. Of these, the Council has only referred to EN1 and OS1 in its reasons for refusal of planning permission.

5. Policies of the Loddon Area Local Plan referred to in the reason for refusal are LBE1 and LBE2. The former aims at a high standard of design for development, making a positive contribution to its setting and character, creating a safe and attractive environment and retaining natural, man-made or landscape features of the site compatible with good design. LBE2 indicates that development that is inappropriate in terms of its relationship with adjoining sites and buildings, or which would adversely affect the character of an area by virtue of its siting, scale, form, massing, materials, colour or texture will not normally be permitted.

6. Local plan policies considered relevant by the Council, but not alleged to be breached by this proposal, include LTV1, which indicates that development will normally be allowed within identified settlements; LH1 which establishes criteria for the consideration of infilling, rounding off and redevelopment within the identified settlements; LH8, which aims at a mix and balance of house types on sites over 0.4 hectares; LBE5, which aims at securing good daylighting conditions and adequate sunlight penetration for new development; LBE8, which relates to the appropriate landscaping of new development; LT5, which aims at promoting road safety, and LT6 which looks to the provision of car parking in new development.

Reasoning

7. In dealing with this appeal I am aware that a previous proposal for the erection of a block of 6 flats on this site has been permitted by the Council. The Council in their representations have referred to this permission, but consider that the 3 blocks of houses in this proposal would be closer to neighbouring dwellings, and the occupants of Nos 20 and 22 Norton Road, 46-48 and 61-69 Rivermead Road and 9&10 Triumph Close would find the development much closer to their properties. That is certainly true, but it does not automatically follow that harm would be caused which would justify a refusal of permission. Evidence of such harm needs to be demonstrated by reference to the effects of individual parts of the development on specific properties.

8. Unfortunately the Council's statement does not provide any such evidence. At my site visit I therefore took particular note of the dwellings mentioned by the Council, and examined the effect of the development on them. In the case of 20 and 22 Norton Road, the rear of their houses would face the side elevation of Plot 1 of the proposed development at a distance of about 15 metres. The boundary between the two is at present part of a building, the wall of which is to be retained and capped. Although the new dwelling would be visible above this wall, it would have a hipped roof, reducing the height of flank wall exposed to view. In the case of 46 and 49 Rivermead Road, the flank wall of the house on plot 7 would be close to and alongside the boundary of the rear garden. A wall of an existing building is to be retained at about 3m high along this boundary, and only the roof of plot 7, sloping away from the boundary, would be visible. 61-69 Rivermead Road face towards new plots 4-7 at a distance of about 20m. This distance would in my view be sufficient to prevent any significant loss of privacy through intervisibility between buildings. A new intervening fence about 1.8m high has already been erected along this boundary, and would be supplemented by a row of new trees, which would add to the privacy of gardens. 9 and 10 Triumph Close at present face a rear wall of a large building along the north west boundary of the property, which is to be retained at a height of about 2.5m, and existing openings are to be filled in. The new houses on plots 1-4 would be at a lower level than Triumph Close, and window-to-window distances would be about 21m.

9. Whilst I can understand the concern of neighbouring residents at development which is proposed close to them, in none of the instances cited by the Council do I find the proposals likely to harm the character of their surroundings by virtue of their scale, form or massing. These aspects of the development would in my view accord with Policy LBE2 of the local plan. By redeveloping an unsightly timber yard surrounded by residential development whilst retaining protective features in the form of high boundary walls the proposal would in my judgement attain a standard of development which would accord with Policies EN1 and OS1 of the structure plan, and LBE1 of the local plan.

10. I have noted allegations by a local resident that the plans accompanying the application are inaccurate. At the beginning of my site visit I took some measurements to check against dimensions scaled from the 1:200 scale application plan and found no inaccuracies. From this, and a visual inspection of the surrounding property, both from the appeal site and from the surrounding roads, I see no reason to suspect that the plans are significantly inaccurate.

11. I note that in their report to members the officers of the Council drew attention to the compliance with government advice in Planning Policy Guidance Note 3: Housing in terms of its density and its re-use of a previously developed site. PPG3 expresses the government's commitment to promoting more sustainable patterns of development by making more efficient use of land by maximising the re-use of previously–developed land. The present proposal would result in 7 houses on a site where 6 flats had previously been permitted, in a form which in my view satisfactorily respects the privacy and amenity of surrounding dwellings. It therefore accords in this rspect with government advice.

Conditions

12. The Council have suggested that, if I am minded to grant planning permission a total of 23 conditions should be imposed. It is necessary to examine the justification for each of these suggested conditions.

13. Condition 1 is the standard time limit on the commencement of development required by the Act. Condition 2 requires the submission of details of proposed external materials. Since these are not specified on the submitted application plans I agree a condition is necessary to ensure that these materials are appropriate to their surroundings, and I will include in this condition details of the infilling and capping of the existing boundary walls. Condition 3 seeks to control details of all boundary treatments. However apart from the material to be used in infilling and capping these details are specified on notes on the application plans. A condition is unnecessary.

14. Condition 4 would prevent the erection of any lighting on the site without prior permission from the Council. This would control not only street lighting but also security and garden lighting, and is not justified. Conditions 5 and 6 aim to bring under planning control extensions, alterations and the addition of windows in the buildings which would normally be permitted by the Town and Country Planning (General Permitted Development) Order 1995. Circular 1/95 makes it clear that such conditions, removing a normal freedom from detailed control, should only be imposed in exceptional circumstances. The density of this development is not unusually high, and the conditions are not in my view justified.

15. Condition 7 aims to ensure that parking spaces are not used for other purposes, causing parking problems elsewhere. I support this aim, and will impose a suitable condition, which will also deal with the aims of conditions 13 and 14. Whilst it is desirable for services to be

laid underground wherever feasible, and is normal practice in modern developments, I do not consider a condition prohibiting other solutions necessary or reasonable. Conditions 9 and 12 aim to control the construction process, limiting hours of working, and requiring measures to prevent mud and litter being deposited in surrounding streets. These are laudable aims, but for a development of this scale are capable of being secured through other legislation, including nuisance laws. The requirement in condition 11 that provision shall be made for all vehicles associated with the construction to be accommodated within the site is in my view unrealistic given the size of the site. Condition 10, which requires the submission of details of slab levels of the proposed dwellings, is justified to ensure that a satisfactory relationship of the proposed dwellings with their surroundings is achieved.

16. Conditions 15-18 deal with landscaping, and I will impose appropriate conditions. Representations from the Environment Agency indicate a need to require investigation of possible contamination of the site and the presence of landfill gas, and to prevent increased risk of flooding and protect water quality through surface water source control measures (conditions 19-21). Conditions 22 and 23 aim to secure the boundary treatments I have referred to above, and additional conditions are unnecessary.

Conclusions

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

Formal Decision

18. In exercise of the powers transferred to me, I allow the appeal and grant planning permission for the erection of 7 dwellings at the former Timber Yard, Norton Works, Norton Road, Woodley in accordance with the terms of the application Ref. F/2000/1247 dated April 7 2000, and the plans submitted therewith, subject to the following conditions:

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

    2) No development shall take place until details of the materials to be used in the construction of the external surfaces of the dwellings hereby permitted and the infilling and capping of boundary walls to be retained have been submitted to and approved in writing by the local planning authority. Development shall be carried out only in accordance with the approved details.

    3) No dwelling shall be occupied until the vehicle parking and turning spaces shown on the plans hereby approved have been laid out and surfaced, and those spaces shall not thereafter be used for any purpose other than the parking and turning of vehicles.

    4) Before development commences details of the finished floor levels of the proposed dwellings shall be submitted to and approved by the local planning authority. The completed development shall conform to those details.

    5) No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out only as approved.

    6) All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and

any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation.

7) Before any development is commenced a detailed site investigation shall be carried out to establish whether the site is contaminated, to assess the degree and nature of contamination present, and to determine its potential for pollution of the environment. The method and extent of this investigation shall be approved in writing by the local planning authority before work commences. Details of appropriate measures to remediate the contamination and to prevent the pollution of groundwater, and surface water, including any necessary provision for monitoring, shall then be submitted to and approved in writing by the local planning authority before the development commences. The development shall proceed only in accordance with the measures approved.

8) Before development commences a landfill gas risk assessment shall be submitted to and approved by the local planning authority. Where a risk from migrating gas is identified, details of works to mitigate the effects of gas shall be submitted to and approved by the local planning authority. Development shall proceed only in accordance with the measures approved.

9) Surface water source control measures shall be carried out in accordance with details which shall be submitted to and approved by the local planning authority before development commences.

Information

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

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

21. An applicant for any approval required by a condition attached to this permission has a statutory right of appeal to the Secretary of State if that approval is refused or granted conditionally or if the authority fails to give notice of its decision within the prescribed period.

Inspector

The Planning Inspectorate

RIGHT TO CHALLENGE THE DECISION

The attached appeal decision is final unless it is successfully challenged in the Courts. If a challenge is successful, the appeal decision will be quashed and the case returned to the Secretary of State for redetermination. It does not follow necessarily that the original decision on the appeal will be reversed when it is redetermined.

You may wish to consider taking legal advice before embarking on a challenge. The following notes are provided for guidance only.

Under the provision of section 288 of the Town and Country Planning Act 1990, or section 63 of the Planning (Listed Buildings and Conservation Areas) Act 1990, a person who is aggrieved by a decision may seek to have it quashed by making an application to the High Court on the grounds:

1. that the decision is not within the powers of the Act; or

2. that any of the `relevant requirements' have not been complied with; (`relevant requirements' means any requirements of the 1990 Acts or of the Planning Tribunals Act 1992, or of any order, regulation or rule made under those Acts).

The two grounds noted above mean in effect that a decision cannot be challenged merely because someone does not agree with the Inspector's judgement. Those challenging a decision have to be able to show that a serious mistake was made by the Inspector when reaching his or her decision; or, for instance, that the inquiry, hearing or site visit was not handled correctly, or that the appeal procedures were not carried out properly. If a mistake has been made the Court has discretion not to quash the decision if it considers the interests of the person making the challenge have not been prejudiced.

It is important to note that such an application to the High Court must be lodged with the Crown Office <u>within 6 weeks</u> from the date of the decision. This time limit cannot be extended.

An appellant whose appeal has been allowed by an Inspector should note that `a person aggrieved' may include third parties as well as the local planning authority.

If you require further advice about making a High Court challenge you should consult a solicitor, or contact the Crown Office at the Royal Courts of Justice, Queens Bench Division, Strand, London WC2 2LL. Telephone: 020 794 76000.

INSPECTION OF DOCUMENTS

It is our policy to retain case files for a period of one year from the date of the Inspector's decision. Any person entitled to be notified of the decision in an inquiry case has a legal right to apply to inspect the listed documents, photographs and

plans within 6 weeks of the date of the decision. Other requests to see the appeal documents will not normally be refused. All requests should be made quoting our appeal reference and stating the day on which you wish to visit, to:

Room 4/09 Kite Wing,
Temple Quay House, 2 The Square,
Temple Quay,
Bristol BS1 6PN.

Please give at least 3 working days notice and include a daytime telephone number, if possible.

COMPLAINTS TO THE INSPECTORATE

Any complaints about the Inspector's decision, or about the way in which the Inspector has conducted the case, or any procedural aspect of the appeal should be made in writing and quoting our appeal reference, to:

The Complaints Officer,
Quality Assurance Unit,
Room 4/09 Kite Wing,
Temple Quay House, 2 The Square,
Temple Quay, Bristol BS1 6PN.

You should normally receive a reply within 15 days of our receipt of your letter. You should note however, we cannot reconsider an appeal on which a decision has been issued. This can be done following a successful High Court challenge as explained overleaf.

PARLIAMENTARY COMMISSIONER FOR ADMINISTRATION (THE OMBUDSMAN)

If you consider that you have been unfairly treated through maladministration by us you can ask the Ombudsman to investigate. The Ombudsman cannot be approached direct; reference can be made to him only by an MP. While this does not have to be your local MP (whose name and address will be in the local library) in most cases he or she will be the easiest person to approach. Although the Ombudsman can recommend various forms of redress he cannot alter the Inspector's decision in any way.

COUNCIL ON TRIBUNALS

If you feel there was something wrong with the basic procedure used for the appeal, a complaint can be made to the `Council on Tribunals', 22 Kingsway, London WC2B 6LE. The Council will take the matter up if they think it comes within their scope. They are not concerned with the merits and cannot change the outcome of the appeal decision.

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405 (March 01)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Natta Country Homes Ltd
C/O Owens Galliver
10 High Street
Pangbourne
Berks
RG8 7AB

Application Number: F/2000/1247

Parish: **WOODLEY**

Location: **Woodley Timber Co Ltd Norton Works, Norton Road, Woodley, Reading.**

Proposal: **Proposed erection of 7 dwellings**

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

Reason

1. The proposed development would have an adverse effect upon the character of the area by reason of its scale, form, bulk and massing. Therefore the proposed development is contrary to policies OS1 and EN1 of the Berkshire Structure Plan; policies LBE1 and LBE2 of the Loddon Area Local Plan and policies WOS3 and WBE1 of the Wokingham District Local Plan.

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 H5, H9, T6 and T7.

Loddon Area Local Plan Policies LH1, LH8, LBE5, LBE2, LT5 and LT6.

Deposit Draft Wokingham District Local Plan Policies WH1, Housing Density policy, WOS3, WBE1, WT6 and WT7.

John Mitchell
Development Control Manager
Date: 30/11/2000

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 6481 (Direct Line)
E-mail: Nicola.Lake@wokingham.gov.uk
Date. 3 August, 2001
My ref. BC/DC/F/2000/1247

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

Natta Country Homes Ltd.
c/o Owens Galliver Architects
10 High Street
Pangbourne
RG8 7AB

Dear Sirs

PLANNING PERMISSION F/2000/1247
SITE: NORTON WORKS, NORTON ROAD, WOODLEY, READING

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number F/2000/1247 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with your client could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours faithfully

NICOLA LAKE
Senior Planning Officer

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1247	HM.
BUILDING CONTROL NUMBER	FP2001/1994	North
~~APPLICANT~~/AGENT	Owens Gallwey Architects	
ADDRESS OF SITE	Woodley Timber Yard Norton Road WOODLEY	
DESCRIPTION OF PROPOSED WORK	erect 7 dwellings with associated parking + landscaping (3 bed houses)	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	rec'd 18/6/01	00-356/01C
ELEVATIONS	00-356-200A 00-356-201B 00-356-202B	00-356/02C
FLOOR PLANS	00-356-250A 00-356-251B 00-356-252B	acetate 00.356/03C

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED on Appeal	11/6/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE	11/7/01	

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

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : Heather Morgan

Application Number : F/2000/1247

Applicant : Natta Country Homes Ltd C/O Owens Galliver.

Location : Woodley Timber Co Ltd Norton Works, Norton Road, Woodley, Reading.

Proposal : Proposed erection of 7 dwellings

Site Notice Displayed ? :	YES	NO	DATE
	✓		10/5/00

Date of Neighbour Notifications : 2/5/00

Date of Site Visit : 16/5/00 Site Notice not on entrance gates.

Date Registered : 25/04/2000

Earliest Date for Decision : 26/05/2000

Latest Consultation Date/Site Notice Expiry Date: 26/05/2000

Application Expiry Date: 20/06/2000

Consultation Responses :

(1) Env. Health — No objection subject to conditions on contaminated land, site investigation, remediation works, hours of construction.

(2) Trees & Landscape — (O) Leaves limited space for additional parking. No planting provided to site boundaries. No planting between the car parking and Nr & ref Norton Road. Need more landscape planting in communal areas (Rev 1) Previous comments still apply

Planning Issues :

(3) Highways — (O) No objection subject to conditions. (R) No comments. Courtyard and access to be built to adoptable standard

(4) Env. Agency — No objection subject to conditions re landfill gas risk assessment, site investigation re contamination, surface water source control measures.

Application Number: F/2000/1247

Appraisal :

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

Application Number F/2000/1247
Conditions/Reasons for Refusal

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

RECORD OF SITE VISIT

SITE ADDRESS: Woodley Timber Co Ltd Norton Works Norton Road Woodley Reading.

APPLICATION NUMBER: F/2000/1247

OFFICER: Heather Morgan

DATE OF SITE VISIT: 16/5/00

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes. Not on front entrance or elsewhere

2. DESCRIPTION OF SURROUNDINGS Residential on all sides. Mix of houses, flats and maisonettes.

3. DESCRIPTION OF SITE/BUILDING Relatively level as a timber yard. Flat level site. Fencing on site to be kept, plus walls on west boundary.

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES N/A.

ACCESS/PARKING Amend existing access on corner.

LEVELS Flat

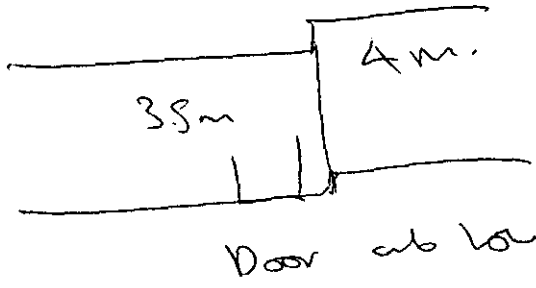
BOUNDARY TREATMENT Most of fencing, walls and walls of buildings.

OTHERS

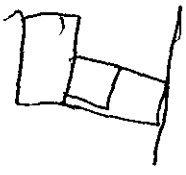
No 9 – 4m high wall

Drops to 3.2 - 3.5m high

No's 10's garden drops · 0.3 - 0.4m · to the edge of the site.



Read Heads



Front / back gardens for maisonettes

No – Small garden overlooked by the no

Kitchen rear - Bedroom side

Bedroom rear

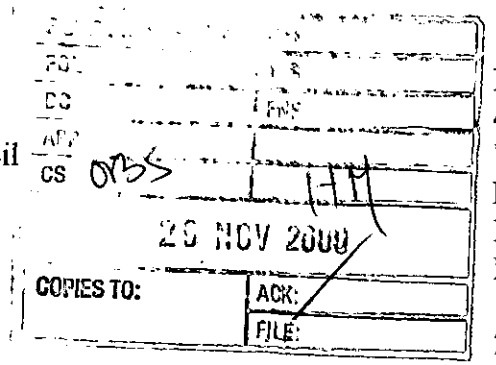
Wire Mesh fencing for boundary.

Accessway down the side.

No 8 - no side windows

Check entrance to No 8 Nursing Home

Heather Morgan
Case Officer
Wokingham District Council
PO Box 157
Shute End
Wokingham
RG40 1WR



Mr Guy R Mundy
48 Rivermead Road
Woodley
Reading
Berkshire
RG5 4DH

27th November 2000

cc Woodley Town Council,
townclerk@btinternet.com,
Members of The Development Control Committee.

Ref. Planning Application F/2000/1247 Drawing revisions C.
Proposed erection of 7 dwellings: Woodley Timber Works, Norton Road

Objection to consent of unrevised planning permission.

Previously presented by
Guy Mundy resident 48 Rivermead Road
then also representing the residents at
46 and 69 Rivermead Road
9 and 10 Triumph close
at the planning meetings 18-10-2000 , 08-11-2000 and now at 29-11-2000.

While we do not object to the principle to redevelopment of the timber yard, we are none the less going to maintain our objection on the grounds previously presented in our representations at the previous meetings and by individual letters submitted for this meeting.

The grounds non-the-less remain unchanged,
1. Loss of privacy and over-dominance
2. Loss of light
3. Serious risk of subsidence damage to existing property
4. Serious inaccuracies in the drawings submitted
5. Misleading scaling of the building sizes.
6. Misrepresentation of PPG3.

Response to Letter from Owens Galliver

We would like to focus in this letter on the details of the letter received by yourselves from Owens Galliver (dated 24-11-2000), the architects, which details their reasons for not revising the application.

A. Background pre-Committee

While the report to committee may have recommended approval this was the view only of the planning officer at that stage. The statement that "every effort was made to satisfy.." is clearly untrue as the applicant's response to close proximity to Rivermead Road was to move the development even nearer. Other revisions implied in the letter were simply cosmetic and made no attempt to satisfy our concerns.

B. Committee Matters
Detailing each matter raised in the committee discussions:

1. The densities quoted by the architects are only a subjective view and can be argued either way. The letter however admits that the plans are more suited to a larger site, this is clearly over development by their own admission and reduction to 6 dwellings would be more suitable.

2. We have no wish to debate this item

.

3. Parking standards may have been met but is no justification for passing the application.

4. The site may be surrounded by walls on three sides at present but one is due for demolition and these only provide for the new buildings and will not provide for overlooking for existing properties.

5. We have not been party to much of the "discussions at all levels" regarding properties in Rivermead Road. The wall is not 3 metres high here as claimed but only 2.1m, this will break the 30 degree guideline when viewed from Rivermead Road which is the correct side for measurement for this guideline. A house ridge only 6 metres away is too close.

6. The development may have been considered "reasonable" by one committee member but they are not resident and have only viewed the site from the developers side and under their guidance. We refute this assertion on the grounds of more pertinent experience. The claim that this will enhance the area is also not true. The wood yard has never caused nuisance problems in noise and it's low roof does not look over the walls to any extent. The proposed development assuming quiet residents will look over the walls by a large margin and is not an improvement.

C. Conclusions
Firstly the applicants claim that 6 houses are not financially viable is not true,
1. If the previous application was for 6 flats this would not have been made if not viable,
2. No developer works with a profit margin of only 14% (1/7),
3. The council and taxpayers should not be expected to support the costs of property speculation, especially one as ill advised as the architects are claiming and one that is claimed to clearly not have the financial security to be conpleted satisfactorily.

The history of this application may be protracted but this is the fault of the applicant not of the committee, their amendments to previous submissions have made the site worse for the residents and have insulted our intelligence in their cosmetic nature.
The threat of taking it to appeal should be ignored as we are prepared to do the same.

In Conclusion
We believe that if the plans were not of sufficient quality to have been passed in the previous meeting that they should not be passed now, the developers choice not to negotiate is theirs alone. We ask that since the applicant is not prepared to negotiate and is as good as withdrawing as indicated in their letter that the committee find in favour of the residents and tax payers and not to rise to the thinly veiled threats from the applicant.

We trust to hearing a favourable response in these matters.

G R Mundy

③

ADDRESS BUILDERS YARD REAR of 18-20-22-24 NORTON ROAD PARISH WOODLEY

PLOT No. ORD. SHEET No. SU 7672

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
20350	WOODLEY TIMBER CO LTD.	ALTER ROOF & WALL of		
A		board store.	17.11.83	N/A C/A.
BR 21937	"	ALTS TO ROOF & ELEVN. OF STORE	5.1.84	APP N/A
21063	"	"	5.4.84	N/A REF
BR24575	"	"		REF N/A
BR24763	"	RE-ROOF & COMM. BUILDING	20.6.85	REF N/A
BR25062	"	"	24.7.85	APP N/A
99/70018/F	B MOOR ESQ.	Redevs. - Block of 6 Flats + Parking	12.10.99	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PD Eng - Mr. D. Cooper - Alts to Garage - 9/8/99

DRAINAGE

091074

25 APR 2000 1247

① SITE OF BUILDERS YARD. REAR OF 18-20-22-24.

ADDRESS NORTON ROAD. PARISH WOODLEY. E

PLOT No. ORD. SHEET No. S.U.7672 (4

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
602/52	Mr. C. J. Harris	Workshop, two blocks, store shed, [illegible] & [illegible]	14.10.52	App. N/A
184/54	"	Use as Builders Yard	11.5.54	App. C/A
R/129/65	Mr C. Harris	conversion of former office/det house	10-6-65	App – App
962/71	"	Toilets & Screen Wall	30.9.71	App Refuse
964/71	"	Treble garage	30.9.71	App Refuse
1189/71	Woodley Timber Co	Retention Store & Office	2-5-11 71	App C/A.
1741/73	"	erection storage shed ... modification to elevations of building for cyclone extraction plant & wood waste storage	22-11.73	Refuse
BR 227	"		15.3.74	App N/A
00237	"	DITTO	14/3/74	N/A C/A.
BR 612	"	change of use from garages to office & storeroom.	8.5.74	App. N/A

DATE OF COMPLETION

MINISTRY DECISION APPEAL

SPECIAL ORDERS

DRAINAGE

②

ADDRESS BUILDER YARD REAR OF 18,20,22,24 NORTON ROAD PARISH WOODLEY

PLOT No. ORD. SHEET No. SU. 7672 (47)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
00603	Woodley Timber Co. Ltd	Change from garage to office	28 11 74	N/A Refused
09071	Mr. A. Noak	IND. TO STORAGE (5YR) & NEW STRUCTURES	28.9.78	N/A Ref
BR 9347	"	"	25-9-78	App N/A
09587	"	CYCLONE FILTERS, PLANT & STORAGE OF WASTEWOOD	WITHDRAWN	
09588	"	IND. TO STORAGE (5YR) & NEW STRUCTURES	WITHDRAWN	
10005	"	NEW ROOF & TIMBER STACK	15 2 79	N/A C/A
12512.	Woodley Timber Co Ltd	widening of existing accessand pro. of 2 add parking spaces	14. 2 80	N/A CA
15160	" " "	demolish No 26 replace with Showroom shop 2 flat also car parking area	9. 4 71	N/A Ref

DATE OF COMPLETION

MINISTRY DECISION 00603 – NO FURTHER ACTION TAKEN – 9.7.75 (See APPEAL DECISION FOR

SPECIAL ORDERS APPEAL AGAINST ENFORCEMENT NOTICE FOR WITHDRAWN NOTICE - NEWBURY ROAD)

DRAINAGE USE OF LAND AT ALDERWOOD CARAVAN, PARK ROAD, READING – 10.3.76

091074

SUPERSEDED

PLANS

OWENS · GALLIVER

architects

3 1966
DC ENF
APP
CS
19 JUL 2000
COPIES TO: ACK:
FILE:

Miss H. Morgan, Planning

Wokingham D. C.
Shute End
Wokingham
Berks
RG40 1BN

00-356\plan.09

17 July.2000

SURREY

Dear Miss Morgan

Redevelopment of
Woodley Timber Yard, Norton Road, Woodley
Ref: F/2000/1247

Following our conversation last Thursday, please find enclosed 4 copies of revised Drwg. No. 00-356/01B showing the parking spaces adjacent to the Flats 26e and f relocated.

I trust you now find all in order.

Your sincerely

PAUL GALLIVER
c.c. Mr. P. Scott, Natta Country Homes Ltd

10 HIGH STREET PANGBOURNE READING BERKS RG8 7AB
Tel 0118 9841344 Fax 0118 9841389

Chris Owens MA (Cantab) DipArch RIBA **Paul Galliver** DipArch RIBA

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 29 NOVEMBER 2000 FROM 7.00 PM TO 10.10 PM

Present: Mr KA Malvern (Chairman), Mrs JA Lissaman (Vice-Chairman), Mrs DC Beatty Mr MJ. Bryant, Mr SR Conway, Mr TP Dredge, Mr RFN Eke, Fiona Rolls, Mrs MA Long, and Mrs M Robertson.

Also present under Standing Order 39: Mr EC Preston, Mr ND Rose, Mr AJ Ross, Mrs ELM Siggery and Mr D Swindells.

162. MINUTES

The Minutes of the meeting of the Committee held on 8 November 2000 were confirmed as a correct record and signed by the Chairman.

163. APOLOGIES FOR ABSENCE

An apology for absence was received from Mr. JL Earnshaw.

165. APPLICATION NO: 2000/1247 PROPOSED ERECTION OF 7 DWELLINGS, WOODLEY TIMBER YARD NORTON WORKS WOODLEY, FOR NATTA COUNTRY HOMES LTD

The Committee considered a report about this application set out on Agenda pages 1472 to 1488.

Members were reminded that consideration of this application had been deferred at the Committee meeting of the 8 November 2000, to enable further negotiations regarding a reduction

in the proposed number of dwellings at the site. However, these negotiations had proved unsuccessful and applicant wished the application to be considered as previously submitted.

The Head of Planning and Transportation informed Members that an additional letter of objection had been received since the despatch of the Agenda.

Mr. A Chapman and Mr. D Adams attended the meeting and spoke in opposition to the proposal.

Mr. Galliver, (Applicant's Architect) attended the meeting and spoke in favour of the proposal.

During, the discussion of the proposal Members raised continued concerns regarding the density of development at the site.

RESOLVED: That Application No: 2000/1247 be refused on the grounds that it was inappropriate due to the excessive scale, bulk, form and massing of the proposal.

Application No.	Received	Woodley	Listed by
F/2000/1247	25/04/00		Cllr Clacey

Applicant : **Natta Country Homes Ltd**
Location : **Woodley Timber Yard, Norton Works, Woodley**
Proposal : **Proposed erection of 7 dwellings**

The application was deferred at development control committee on 8 November 2000 in order to allow negotiations to take place with the developer to reduce the number of dwellings on the site to 6.

The agent attended the committee and was aware of the comments raised by Members at that meeting. A subsequent discussion took place with the case officer to establish what amendments would be required in order to make the scheme acceptable. However, a letter has been since been received from the agent requesting that the application be determined as it stands. They do not wish to amend the scheme. A detailed letter is to follow and will be reported verbally at committee.

Recommendation – GRANT planning permission subject to conditions laid out in the attached report.

Heather Morgan

Application No.	Received	Woodley	Listed by
F/2000/1247	25/04/00		Cllr Clacey

Applicant : Natta Country Homes Ltd
Location : Woodley Timber Yard, Norton Works, Woodley
Proposal : Proposed erection of 7 dwellings

1. **Planning History** – Planning permission was granted on 12 October 1999 for the redevelopment of the timber yard to provide a block of six flats with parking spaces (Ref 99/70018/F). This would have provided a two storey building in an L shape in the centre of the site. Parking was located to the north with communal open space to the south of the flats. The application has been listed by Cllr Clacey due to the impact on neighbouring properties, particularly by reason of overlooking.

2. **Proposal** – is for the erection of 7 dwellings with associated parking and landscaping. These would take the form of two sets of semi-detached properties along the length of the boundary with Rivermead Close, and a terrace of three at the northern end parallel with Triumph Close. The scheme would provide 6 three bedroom and 1 two bedroom dwellings. 14 unallocated parking spaces are to be provided to the front of the dwellings.

3. **Consultations** -
   - ***Highways*** – No objection subject to conditions regarding parking and turning.
   - ***Environmental Health*** – The site may be contaminated by its former use and proximity to a landfill site. No objection in principle but recommends that conditions be imposed regarding a site assessment, report and remediation works if necessary.
   - ***Environment Agency*** – No objection in principle subject to conditions regarding landfill gas risk assessment.
   - ***Trees and Landscape*** – The limited space leaves little room for planting on site boundaries and within the parking areas. More landscaping should be provided in communal areas. (Officer note – this is proposed to be dealt with via condition).
   - ***Woodley Town Council*** – (Revised plans) Questioned the accuracy of the boundaries, and future maintenance of trees. Request deferral for site visit if it goes to committee. Overlooking to houses in Triumph Close, preference for 6 rather than 7 dwellings, preference for courtyard to be smaller, properties would still be close to Nos. 46 and 69 Rivermead Close.
   - ***Letters of objection*** – 4 letters received in connection with the original scheme, 5 to first set of revisions, and 6 (2 from one address) to the second set of revisions. Concerned at the close proximity of dwellings to the boundaries resulting in loss of privacy. Overdominance particularly in relation to maisonettes in Rivermead Road. Concerned about extra traffic onto a sharp bend and pedestrian/vehicle conflict. Concerned at reduction in heights of boundary walls. Whether existing doors and windows in walls will be blocked up. Height and maintenance of landscaping.

4. **Appraisal** – the main issues are considered to be

   A. Principle of residential development (Policy H5 of the Berkshire Structure Plan, Policy LH1 of the Loddon Area Local Plan, Policy WH1 of the Wokingham District Local Plan (Deposit Draft) as modified).
   B. Housing mix and density (Policies H5, H9 of the Berkshire Structure Plan, Policies LH1, LH8 LBE5 of the Loddon Area Local Plan, Policies WH6, Housing Density Policy of the Wokingham District Local Plan (Deposit Draft) as modified).
   C. Impact upon amenity of adjoining residents (Policy LBE2, LBE5 of the Loddon Area Local Plan, Policies WOS3, WBE1 of the Wokingham District Local Plan (Deposit Draft) as modified).
   D. Impact on Highways and parking provision (Policies T6, T7 of the Berkshire Structure Plan, Policies LH1, LT5, LT6 of the Loddon Area Local Plan, Policies WH1, WT6, WT7 of the Wokingham District Local Plan (Deposit Draft) as modified).
   E. Concerns of residents and Woodley Town Council.

A. Principle of development

The site lies within the identified settlement where development is acceptable in principle, subject to meeting other policies in the development plan. It also accords with guidance laid down in revised PPG3 'Housing' by providing for redevelopment of a brownfield site. An earlier consent has established the principle of residential development. The previous use, as a timber yard, whilst not considered as a bad neighbour use in the traditional sense had the potential to cause noise and disturbance to nearby residents. The proposed dwellings would represent a material improvement.

B. Housing mix and density

6 three bedroom and 1 two bedroom dwellings are proposed on site. The Council's Housing Needs Survey 1997 identified a particular demand for one, two and three bedroom dwellings, although the former two are in particular demand. Policy WH6 states the Council will expect a mix of dwelling sizes, types and densities to be provided. A number of recent appeal decisions where housing mix on smaller sites was a reason for refusal have not been upheld. On this basis it is not considered the application for two and three bedroom houses could reasonably be refused on this basis. The scheme would provide 7 dwellings on a site of 0.176 Ha, which equates to a net density of 40 dwellings per hectare. This is within the guidelines laid down in revised PPG 3 'Housing' and complies within the Councils' newly adopted density policy. The proposal provides accommodation at an acceptable density and of appropriate size.

C. Impact on amenity of adjoining residents

The terrace of three properties would be located some 20m from the rears of the properties in Triumph Close and the existing retaining wall is to be capped and retained at a height of 2.5m. This is considered to be a reasonable compromise between the existing height of 3m and the standard fence height

of 1.8m. A minimum distance of 20m is proposed between the rear walls of units 4 to 7 and existing two storey dwellings in Rivermead Road, which is considered acceptable within a suburban infill development.

The main difference from the previous scheme is the proximity of units 1 and 7 to the boundaries with Rivermead Close and Norton Road. Unit 1 has a flank wall which would be 15m from the rears of the maisonettes in Norton Road whereas previously it was 22.5m. Notwithstanding the reduction, the proposed dwelling would be sufficiently distant not to cause detriment to the occupants of the flats themselves. There is an existing wall along the northern boundary which forms part of a storage building. This is 2.9m high and is to be retained. Consequently there would be an existing impact upon the maisonettes' gardens (split front to back so that the first floor flat has its garden closest to the site boundary), in terms of overshadowing and dominance which needs to be considered. The end terrace has been designed specifically to reduce any overdominance to an acceptable level. The eaves are at 4m and the roof slopes away at an angle of approximately 45 degrees, to a ridge of 7.7m, 5m from the northern boundary. Any overshadowing would only be marginally greater than that caused by the existing wall and is not considered to be sufficiently detrimental to be able to warrant a refusal on this basis. Similarly, the visual impact has been minimised by reducing the eaves so that only the roofslope would be visible from Nos. 46 and 48 Rivermead Close. Whilst the dwelling is undoubtedly closer, upon detailed consideration it is not considered that the amenity of residents would be adversely affected.

Proposed unit 7 is located adjacent to the southeastern boundary, alongside the maisonettes at Nos. 46 and 48 Rivermead Road. These properties have gardens which are split side to side so that the garden of No 46 Rivermead Close is adjacent to the site boundary, and the maisonettes have kitchen, lounge and bedroom windows in the rear elevation. A 3.1m high wall exists on the boundary with Rivermead Close which is to be retained as part of the application and will be conditioned as such. The proposal has been amended to reduce the visual impact of the unit by providing a catslide roof to the dwelling. Whilst the dwelling would only be 2m from the boundary at ground floor level, the ridge, at 7.4m would be 6m into the site. These revisions are considered to be sufficient to ensure that the proposed dwelling does not appear overbearing when viewed from the gardens or habitable rooms of the maisonettes.

Two high level velux windows are proposed in the roofslope of the flank elevation of unit 7. These provide light to the bathroom and stairwell. The position of the house is such that any possible overlooking from the rear bedroom windows would be at an acute angle and would not detrimentally affect the privacy of the maisonettes in Rivermead Road.

D. Impact on highways and parking provision

The scheme provides 14 spaces which accords with the Councils current parking standards. Highways Officers have assessed the previous proposal and concluded that the traffic generated by 6 flats would be less than that of

the previous use. Evidence has been provided to indicate the premises were open from 8am to 5pm, had 4 employees and served approximately 150 customers a day. Estimates indicated approximately 20 vehicle movement per hour. Highway Officers have advised that 7 dwellings would generate approximately 56 daily movements which is considerably less than the former use. There is no objection to the proposal despite the location of the access upon a 90 degree bend, nor to the introduction of an additional unit on site.

E. Concerns of residents and Woodley Town Council
Issues regarding loss of privacy and overdominance have been dealt with section C. Issues regarding highway safety are included within section D. Some of the existing boundary walls will be reduced in height as a result of the proposal. The existing wall along the Norton Road boundary is to be retained at a height of 2.9m and that on the Rivermead Road boundary to 3.1m. It is proposed to cap the wall alongside Triumph Close to 2.5m. Retention of the former two will ensure residential amenity is not been detrimentally affected, whilst the latter is adequate to ensure no loss of adverse loss of privacy over a 20m distance. There is a change of levels between the site and the adjoining land to the west of approximately 0.5m. The properties in Triumph Close have gardens at the same height as the site, although No 9's garden 'dips' in the centre towards the rear boundary. Subject to a condition to ensure the wall is of adequate height from the ground level of the dwelling at Nos. 9 and 10 there is no objection on the basis of loss of privacy.

Reference has been made to incorrect plans. These have been checked against the Ordnance Survey data, and the critical relationships between the site and immediately adjoining properties are correct. Additional landscaping on the boundaries would be feasible and it is indended that this matter will be dealt with via condition. Whilst the proposal is for a greater number of units than previously approved this number can be accommodated on site without detriment to residents and would be line with the Council's policy and revised PPG 3 'Housing' on densities. It is not considered that an argument could be sustained on the basis of overdevelopment or cramped appearance. It is considered the number of dwellings proposed can be satisfactorily accommodated on the site without detriment by reason of overdevelopment or cramped appearance. It is considered that the current layout and number of units meets planning policies and there would be no justification for insisting on a reduction in numbers.

5. **Conclusion** – Residential use is welcome in this location. The scheme provides for housing for which there is a need and at a density which accords with policy and government guidance. Residential amenity will not be adversely affected, and the scheme will reduce the number of traffic movements experienced on this corner site.

6. **Recommendation** – GRANT planning permission, subject to the following conditions:

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

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

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

4. No external lighting shall be installed on the site or affixed to any buildings on the site unless the Local Planning Authority has first approved in writing details of the position, height, design and intensity.

5. Immediately following the implementation of this permission, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification) no buildings, extensions or alterations permitted by Classes A, B, C, D and E of Part 1 of the Second Schedule of the 1995 Order shall be carried out without the prior written permission of the Local Planning Authority.

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

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the parking spaces on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times.

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

9. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 7 pm Monday to Friday and 8

am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays.

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

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

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

13. The dwellings shall not be occupied until space has been provided within the curtilage for vehicles to turn so that they may enter and leave the site in a forward gear and this space shall thereafter be maintained at all times for this purpose.

14. No building shall be occupied until the vehicular access has been surfaced with a bonded material across the entire width of the access for a distance of 5 metres measured from the carriageway edge.

15. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

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

17. A landscape management plan, including long term design objectives, management responsibilities, timescales and maintenance schedules for all landscape areas, other than privately owned, domestic gardens, shall be submitted to and approved in writing by the Local Planning Authority prior to the

occupation of the first dwelling for its permitted use. The landscape management plan shall be carried out as approved.

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

19. Before any development is commenced, the results of a detailed investigation to ascertain whether the site is contaminated, together with any remediation scheme required as a result, shall be submitted to and approved in writing by the Local Planning Authority. This shall include a historical investigation, sampling and analysis of current soils, and a scheme of works to address any contamination. The remediation scheme shall thereafter be carried out as approved before any of the dwellings are first occupied.

20. Before the development is commenced, a detailed site investigation shall be carried out to establish if the site is contaminated, to assess the degree and nature of the contamination present, and to determine its potential for the pollution of the water environment. The method and extent of this investigation shall be approved in writing by the Local Planning Authority prior to the commencement of the work. Details of appropriate measures to prevent pollution of groundwater and surface water, including provision for monitoring, shall then be submitted to and approved in writing by the Local Planning Authority before development commences. The development shall then proceed in strict accordance with the measures approved.

21. Surface water source control measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.

22. The capped wall on the western boundary shall be retained at a height of 2.5m measured from the ground level of the dwellings at 9 and 10 Triumph Close, in perpetuity.

23. The wall on the eastern boundary with Rivermead Close shall be retained at its existing height of 3.1m, and the wall on the northern boundary with Norton Road shall be retained at its existing height of 2.9m in perpetuity.

Reasons

1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.
2. To ensure that the external appearance of the building is satisfactory.
3. To safeguard the visual amenities of neighbouring properties and the locality.
4.8. In the interests of visual amenity.
5. To safeguard the character of the premises and the residential and visual amenities of the occupiers of adjoining properties.
6. To safeguard the residential amenities of the occupiers of neighbouring properties.
7. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.
9. To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.
10. In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.
11. To prevent queuing and parking off site, in the interests of highway safety and convenience.
12.13. In the interests of highway safety and convenience.
14. To avoid spillage of loose material onto the carriageway and in the interests of road safety.
15.16. In the interests of visual amenity.
17. In order to ensure that the approved landscaping is satisfactorily maintained.
18. The existing trees/hedgerows/shrubs represent an important public visual amenity in the area.
19. To ensure any contamination of the site is remedied and to protect existing/proposed occupants of the application site and/or adjacent land.
20. In order to prevent pollution of the water environment.
21. To prevent the increased risk of flooding and to improve water quality.
22.23. To protect the residential amenity of adjoining occupiers.

Informatives

1. The applicant is advised to take into account the informatives laid down by the Environment Agency in their correspondence dated 25 July 2000.
2. The courtyard and access road will need to be built to adoptable standard.
3. This permission relates to the application as amended with revised dwg nos. 00-356/01C, /02C, /03C submitted to the Local Planning Authority on 25 August 2000 showing a revised layout and elevations to plot 7 and does not approve the proposals as originally submitted.
4. The applicant is reminded that this relates to planning permission only and does not constitute approval under any other legislation including Building Regulations. To obtain advice on current Building Regulations the applicant should contact the Building Control Section of the District Council.
5. The Head of Engineering Services at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.
6. You are advised, in compliance with *The Town & 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 LD5, EN1, H5, H9, T6, T7
Loddon Area Local Plan policies LTV1, LH1, LH8, LBE1, LBE2, LBE5, LBE8, LT5, LT6
Deposit Draft Wokingham District Local Plan policies WOS2, WOS3, WBE1, WBE10, WH1, WH6, WT6, WT7

Heather Morgan

Heather Morgan

WOODLEY TOWN CONSULTATION SHEET

APPLICATION NUMBER:	F/2000/1247 (Revised)
PROPOSAL:	Amendment to Plot 7, with introduction of catslide roof to side elevation to reduce height and impact.
SITE ADDRESS:	Woodley Timber Co. Ltd., Norton Works, Norton Road, Woodley.
APPLICANT:	Natta Country Homes Ltd.

COMMENTS:

Five residents were present and two further letters highlighting their concerns (one with accompanying photographs) were made available to Members. The Chairman adjourned the meeting to allow the residents to reiterate what they still considered to be very valid concerns about this revised application, particularly in relation to:

- the question of the accuracy of the boundary, as shown on the drawing, particularly in the corner of the site closest to Plot 7
- the future maintenance of the existing trees – details of proposed landscaping would also be appreciated

After the meeting was reconvened, the committee fully supported the neighbours' written and verbal concerns and recommended a site visit by District Members to fully appreciate the situation. However, Members commented additionally as follows:

- although the new roof line would reduce the effect on neighbours it would nevertheless bring the property nearer to Nos. 46 and 69 Rivermead Road and exacerbate the problem of overlooking
- Overlooking from Plots 1, 2 & 3 would be detrimental to neighbours in Triumph Close
- a preference for 6 dwellings, rather than 7
- a preference for the courtyard to be smaller and moved back

13.9.00.

1482 1358 1219

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 8 NOVEMBER 2000 FROM 7.00 PM TO 9.45 PM

Present: Mr KA Malvern (Chairman), Mrs JA Lissaman (Vice-Chairman), Mrs DC Beatty Mr MJ Bryant, Mr SR Conway, Mr TP Dredge, Mr JL Earnshaw, Mr RFN Eke, Fiona Rolls, Mrs MA Long, and Mrs M Robertson.

Also present under Standing Order 39: Mrs DF Carpenter, Mrs ELM Siggery

151. MINUTES

Subject to the addition of the following paragraph in Minute No: 150, the Minutes of the meeting of the Committee held on 18 October 2000 were confirmed as a correct record and signed by the Chairman;

"The Chairman of Committee declared an interest in the following application and left the room for the duration of the item. The Vice-Chairman, Mrs JA Lissaman took the Chair."

152. APOLOGIES FOR ABSENCE

An apology for absence was received from Mr BJS Patman.

154. APPLICATION NO: 2000/1247, PROPOSED ERECTION OF 7 DWELLINGS, WOODLEY TIMBER YARD NORTON WORKS WOODLEY, FOR NATTA COUNTRY HOMES LTD

The Committee considered a report about this application set out on Agenda pages 1348 to 1364.

Members were reminded that consideration of the application had been deferred at the Committee meeting of 18 October 2000, to enable a site visit to be undertaken.

In explaining the report, the Head of Planning & Transportation informed Members that one additional letter of objection had been received since the dispatch of the Agenda, also a revised site layout plan had been received from the applicant's architect. These papers were distributed to Members.

Mr. G Monday, a local resident attended the meeting and spoke in opposition to the proposal.

Mr. Galliver, (Applicant' s Architect) attended the meeting and spoke in support of the proposal.

During the debate on the proposal, Members raised concerns regarding the proposed density of the development.

RESOLVED: That Application No: 2000/1247 be deferred to enable further negotiations to take place regarding a reduction in the proposed number of dwellings at the site.

Application No.	Received	Woodley	Listed by
F/2000/1247	25/04/00		Cllr Clacey

Applicant : **Natta Country Homes Ltd**
Location : **Woodley Timber Yard, Norton Works, Woodley**
Proposal : **Proposed erection of 7 dwellings**

The application was deferred for a Members site visit, which took place on Friday 3 November 2000. Any issues raised as a result of the site visit will be reported verbally at Committee.

Recommendation – GRANT planning permission, subject to the conditions laid down in the attached report.

Heather Morgan

Application No.	Received	Woodley	Listed by
F/2000/1247	25/04/00		Cllr Clacey

Applicant : **Natta Country Homes Ltd**
Location : **Woodley Timber Yard, Norton Works, Woodley**
Proposal : **Proposed erection of 7 dwellings**

1. **Planning History** – Planning permission was granted on 12 October 1999 for the redevelopment of the timber yard to provide a block of six flats with parking spaces (Ref 99/70018/F). This would have provided a two storey building in an L shape in the centre of the site. Parking was located to the north with communal open space to the south of the flats. The application has been listed by Cllr Clacey due to the impact on neighbouring properties, particularly by reason of overlooking.

2. **Proposal** – is for the erection of 7 dwellings with associated parking and landscaping. These would take the form of two sets of semi-detached properties along the length of the boundary with Rivermead Close, and a terrace of three at the northern end parallel with Triumph Close. The scheme would provide 6 three bedroom and 1 two bedroom dwellings. 14 unallocated parking spaces are to be provided to the front of the dwellings.

3. **Consultations** -
   - ***Highways*** – No objection subject to conditions regarding parking and turning.
   - ***Environmental Health*** – The site may be contaminated by its former use and proximity to a landfill site. No objection in principle but recommends that conditions be imposed regarding a site assessment, report and remediation works if necessary.
   - ***Environment Agency*** – No objection in principle subject to conditions regarding landfill gas risk assessment.
   - ***Trees and Landscape*** – The limited space leaves little room for planting on site boundaries and within the parking areas. More landscaping should be provided in communal areas. (Officer note – this is proposed to be dealt with via condition).
   - ***Woodley Town Council*** – (Revised plans) Questioned the accuracy of the boundaries, and future maintenance of trees. Request deferral for site visit if it goes to committee. Overlooking to houses in Triumph Close, preference for 6 rather than 7 dwellings, preference for courtyard to be smaller, properties would still be close to Nos. 46 and 69 Rivermead Close.
   - ***Letters of objection*** – 4 letters received in connection with the original scheme, 5 to first set of revisions, and 6 (2 from one address) to the second set of revisions. Concerned at the close proximity of dwellings to the boundaries resulting in loss of privacy. Overdominance particularly in relation to maisonettes in Rivermead Road. Concerned about extra traffic onto a sharp bend and pedestrian/vehicle conflict. Concerned at reduction in heights of boundary walls. Whether existing doors and windows in walls will be blocked up. Height and maintenance of landscaping.

4. **Appraisal** – the main issues are considered to be

   A. Principle of residential development (Policy H5 of the Berkshire Structure Plan, Policy LH1 of the Loddon Area Local Plan, Policy WH1 of the Wokingham District Local Plan (Deposit Draft) as modified).
   B. Housing mix and density (Policies H5, H9 of the Berkshire Structure Plan, Policies LH1, LH8 LBE5 of the Loddon Area Local Plan, Policies WH6, Housing Density Policy of the Wokingham District Local Plan (Deposit Draft) as modified).
   C. Impact upon amenity of adjoining residents (Policy LBE2, LBE5 of the Loddon Area Local Plan, Policies WOS3, WBE1 of the Wokingham District Local Plan (Deposit Draft) as modified).
   D. Impact on Highways and parking provision (Policies T6, T7 of the Berkshire Structure Plan, Policies LH1, LT5, LT6 of the Loddon Area Local Plan, Policies WH1, WT6, WT7 of the Wokingham District Local Plan (Deposit Draft) as modified).
   E. Concerns of residents and Woodley Town Council.

A. Principle of development

The site lies within the identified settlement where development is acceptable in principle, subject to meeting other policies in the development plan. It also accords with guidance laid down in revised PPG3 'Housing' by providing for redevelopment of a brownfield site. An earlier consent has established the principle of residential development. The previous use, as a timber yard, whilst not considered as a bad neighbour use in the traditional sense had the potential to cause noise and disturbance to nearby residents. The proposed dwellings would represent a material improvement.

B. Housing mix and density

6 three bedroom and 1 two bedroom dwellings are proposed on site. The Council's Housing Needs Survey 1997 identified a particular demand for one, two and three bedroom dwellings, although the former two are in particular demand. Policy WH6 states the Council will expect a mix of dwelling sizes, types and densities to be provided. A number of recent appeal decisions where housing mix on smaller sites was a reason for refusal have not been upheld. On this basis it is not considered the application for two and three bedroom houses could reasonably be refused on this basis. The scheme would provide 7 dwellings on a site of 0.176 Ha, which equates to a net density of 40 dwellings per hectare. This is within the guidelines laid down in revised PPG 3 'Housing' and complies within the Councils' newly adopted density policy. The proposal provides accommodation at an acceptable density and of appropriate size.

C. Impact on amenity of adjoining residents

The terrace of three properties would be located some 20m from the rears of the properties in Triumph Close and the existing retaining wall is to be capped and retained at a height of 2.5m. This is considered to be a reasonable compromise between the existing height of 3m and the standard fence height

of 1.8m. A minimum distance of 20m is proposed between the rear walls of units 4 to 7 and existing two storey dwellings in Rivermead Road, which is considered acceptable within a suburban infill development.

The main difference from the previous scheme is the proximity of units 1 and 7 to the boundaries with Rivermead Close and Norton Road. Unit 1 has a flank wall which would be 15m from the rears of the maisonettes in Norton Road whereas previously it was 22.5m. Notwithstanding the reduction, the proposed dwelling would be sufficiently distant not to cause detriment to the occupants of the flats themselves. There is an existing wall along the northern boundary which forms part of a storage building. This is 2.9m high and is to be retained. Consequently there would be an existing impact upon the maisonettes' gardens (split front to back so that the first floor flat has its garden closest to the site boundary), in terms of overshadowing and dominance which needs to be considered. The end terrace has been designed specifically to reduce any overdominance to an acceptable level. The eaves are at 4m and the roof slopes away at an angle of approximately 45 degrees, to a ridge of 7.7m, 5m from the northern boundary. Any overshadowing would only be marginally greater than that caused by the existing wall and is not considered to be sufficiently detrimental to be able to warrant a refusal on this basis. Similarly, the visual impact has been minimised by reducing the eaves so that only the roofslope would be visible from Nos. 46 and 48 Rivermead Close. Whilst the dwelling is undoubtedly closer, upon detailed consideration it is not considered that the amenity of residents would be adversely affected.

Proposed unit 7 is located adjacent to the southeastern boundary, alongside the maisonettes at Nos. 46 and 48 Rivermead Road. These properties have gardens which are split side to side so that the garden of No 46 Rivermead Close is adjacent to the site boundary, and the maisonettes have kitchen, lounge and bedroom windows in the rear elevation. A 3.1m high wall exists on the boundary with Rivermead Close which is to be retained as part of the application and will be conditioned as such. The proposal has been amended to reduce the visual impact of the unit by providing a catslide roof to the dwelling. Whilst the dwelling would only be 2m from the boundary at ground floor level, the ridge, at 7.4m would be 6m into the site. These revisions are considered to be sufficient to ensure that the proposed dwelling does not appear overbearing when viewed from the gardens or habitable rooms of the maisonettes.

Two high level velux windows are proposed in the roofslope of the flank elevation of unit 7. These provide light to the bathroom and stairwell. The position of the house is such that any possible overlooking from the rear bedroom windows would be at an acute angle and would not detrimentally affect the privacy of the maisonettes in Rivermead Road.

D. Impact on highways and parking provision

The scheme provides 14 spaces which accords with the Councils current parking standards. Highways Officers have assessed the previous proposal and concluded that the traffic generated by 6 flats would be less than that of

the previous use. Evidence has been provided to indicate the premises were open from 8am to 5pm, had 4 employees and served approximately 150 customers a day. Estimates indicated approximately 20 vehicle movement per hour. Highway Officers have advised that 7 dwellings would generate approximately 56 daily movements which is considerably less than the former use. There is no objection to the proposal despite the location of the access upon a 90 degree bend, nor to the introduction of an additional unit on site.

E. Concerns of residents and Woodley Town Council
Issues regarding loss of privacy and overdominance have been dealt with section C. Issues regarding highway safety are included within section D. Some of the existing boundary walls will be reduced in height as a result of the proposal. The existing wall along the Norton Road boundary is to be retained at a height of 2.9m and that on the Rivermead Road boundary to 3.1m. It is proposed to cap the wall alongside Triumph Close to 2.5m. Retention of the former two will ensure residential amenity is not been detrimentally affected, whilst the latter is adequate to ensure no loss of adverse loss of privacy over a 20m distance. There is a change of levels between the site and the adjoining land to the west of approximately 0.5m. The properties in Triumph Close have gardens at the same height as the site, although No 9's garden 'dips' in the centre towards the rear boundary. Subject to a condition to ensure the wall is of adequate height from the ground level of the dwelling at Nos. 9 and 10 there is no objection on the basis of loss of privacy.

Reference has been made to incorrect plans. These have been checked against the Ordnance Survey data, and the critical relationships between the site and immediately adjoining properties are correct. Additional landscaping on the boundaries would be feasible and it is indended that this matter will be dealt with via condition. Whilst the proposal is for a greater number of units than previously approved this number can be accommodated on site without detriment to residents and would be line with the Council's policy and revised PPG 3 'Housing' on densities. It is not considered that an argument could be sustained on the basis of overdevelopment or cramped appearance. It is considered the number of dwellings proposed can be satisfactorily accommodated on the site without detriment by reason of overdevelopment or cramped appearance. It is considered that the current layout and number of units meets planning policies and there would be no justification for insisting on a reduction in numbers.

5. **Conclusion** – Residential use is welcome in this location. The scheme provides for housing for which there is a need and at a density which accords with policy and government guidance. Residential amenity will not be adversely affected, and the scheme will reduce the number of traffic movements experienced on this corner site.

6. **Recommendation** – GRANT planning permission, subject to the following conditions:

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

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

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

4. No external lighting shall be installed on the site or affixed to any buildings on the site unless the Local Planning Authority has first approved in writing details of the position, height, design and intensity.

5. Immediately following the implementation of this permission, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification) no buildings, extensions or alterations permitted by Classes A, B, C, D and E of Part 1 of the Second Schedule of the 1995 Order shall be carried out without the prior written permission of the Local Planning Authority.

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

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the parking spaces on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times.

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

9. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 7 pm Monday to Friday and 8

am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays.

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

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

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

13. The dwellings shall not be occupied until space has been provided within the curtilage for vehicles to turn so that they may enter and leave the site in a forward gear and this space shall thereafter be maintained at all times for this purpose.

14. No building shall be occupied until the vehicular access has been surfaced with a bonded material across the entire width of the access for a distance of 5 metres measured from the carriageway edge.

15. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

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

17. A landscape management plan, including long term design objectives, management responsibilities, timescales and maintenance schedules for all landscape areas, other than privately owned, domestic gardens, shall be submitted to and approved in writing by the Local Planning Authority prior to the

occupation of the first dwelling for its permitted use. The landscape management plan shall be carried out as approved.

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

19. Before any development is commenced, the results of a detailed investigation to ascertain whether the site is contaminated, together with any remediation scheme required as a result, shall be submitted to and approved in writing by the Local Planning Authority. This shall include a historical investigation, sampling and analysis of current soils, and a scheme of works to address any contamination. The remediation scheme shall thereafter be carried out as approved before any of the dwellings are first occupied.

20. Before the development is commenced, a detailed site investigation shall be carried out to establish if the site is contaminated, to assess the degree and nature of the contamination present, and to determine its potential for the pollution of the water environment. The method and extent of this investigation shall be approved in writing by the Local Planning Authority prior to the commencement of the work. Details of appropriate measures to prevent pollution of groundwater and surface water, including provision for monitoring, shall then be submitted to and approved in writing by the Local Planning Authority before development commences. The development shall then proceed in strict accordance with the measures approved.

21. Surface water source control measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.

22. The capped wall on the western boundary shall be retained at a height of 2.5m measured from the ground level of the dwellings at 9 and 10 Triumph Close, in perpetuity.

23. The wall on the eastern boundary with Rivermead Close shall be retained at its existing height of 3.1m, and the wall on the northern boundary with Norton Road shall be retained at its existing height of 2.9m in perpetuity.

Reasons

1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.
2. To ensure that the external appearance of the building is satisfactory.
3. To safeguard the visual amenities of neighbouring properties and the locality.
4.8. In the interests of visual amenity.
5. To safeguard the character of the premises and the residential and visual amenities of the occupiers of adjoining properties.
6. To safeguard the residential amenities of the occupiers of neighbouring properties.
7. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.
9. To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.
10. In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.
11. To prevent queuing and parking off site, in the interests of highway safety and convenience.
12. 13. In the interests of highway safety and convenience.
14. To avoid spillage of loose material onto the carriageway and in the interests of road safety.
15. 16. In the interests of visual amenity.
17. In order to ensure that the approved landscaping is satisfactorily maintained.
18. The existing trees/hedgerows/shrubs represent an important public visual amenity in the area.
19. To ensure any contamination of the site is remedied and to protect existing/proposed occupants of the application site and/or adjacent land.
20. In order to prevent pollution of the water environment.
21. To prevent the increased risk of flooding and to improve water quality.
22. 23. To protect the residential amenity of adjoining occupiers.

Informatives

1. The applicant is advised to take into account the informatives laid down by the Environment Agency in their correspondence dated 25 July 2000.
2. The courtyard and access road will need to be built to adoptable standard.
3. This permission relates to the application as amended with revised dwg nos. 00-356/01C, /02C, /03C submitted to the Local Planning Authority on 25 August 2000 showing a revised layout and elevations to plot 7 and does not approve the proposals as originally submitted.
4. The applicant is reminded that this relates to planning permission only and does not constitute approval under any other legislation including Building Regulations. To obtain advice on current Building Regulations the applicant should contact the Building Control Section of the District Council.
5. The Head of Engineering Services at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.
6. You are advised, in compliance with *The Town & 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 LD5, EN1, H5, H9, T6, T7
Loddon Area Local Plan policies LTV1, LH1, LH8, LBE1, LBE2, LBE5, LBE8, LT5, LT6
Deposit Draft Wokingham District Local Plan policies WOS2, WOS3, WBE1, WBE10, WH1, WH6, WT6, WT7

Heather Morgan

Heather Morgan

WOODLEY TOWN CONSULTATION SHEET

APPLICATION NUMBER: F/2000/1247 (Revised)

PROPOSAL: Amendment to Plot 7, with introduction of catslide roof to side elevation to reduce height and impact.

SITE ADDRESS: Woodley Timber Co. Ltd., Norton Works, Norton Road, Woodley.

APPLICANT: Natta Country Homes Ltd.

COMMENTS:

Five residents were present and two further letters highlighting their concerns (one with accompanying photographs) were made available to Members. The Chairman adjourned the meeting to allow the residents to reiterate what they still considered to be very valid concerns about this revised application, particularly in relation to:

- the question of the accuracy of the boundary, as shown on the drawing, particularly in the corner of the site closest to Plot 7
- the future maintenance of the existing trees – details of proposed landscaping would also be appreciated

After the meeting was reconvened, the committee **fully supported the neighbours' written and verbal concerns and recommended a site visit by District Members to fully appreciate the situation.** However, Members commented additionally as follows:

- although the new roof line would reduce the effect on neighbours it would nevertheless bring the property nearer to Nos. 46 and 69 Rivermead Road and exacerbate the problem of overlooking
- Overlooking from Plots 1, 2 & 3 would be detrimental to neighbours in Triumph Close
- a preference for 6 dwellings, rather than 7
- a preference for the courtyard to be smaller and moved back

13.9.00.

Application Number:F/2000/1247
Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.			The proposed development would have an adverse effect upon the character of the area by reason of its scale, form, bulk and massing. Therefore the proposed development is contrary to policies OS1 and EN1 of the Berkshire Structure Plan; policies LBE1 and LBE2 of the Loddon Area Local Plan and Policies WOS3 and WBE1 of the Wokingham District Local Plan.
		N16 -	RSP - H5, H9, T6, T7
			LALP - LH1, LH8, LBE5, LBE2, LT5, LT6
			WDLP - WH1, Housing Density policy; WOS3
			WBE1, WT6, WT7

Application Number: F/2000/1247

Appraisal :

See committee report for the 29 November 2000.

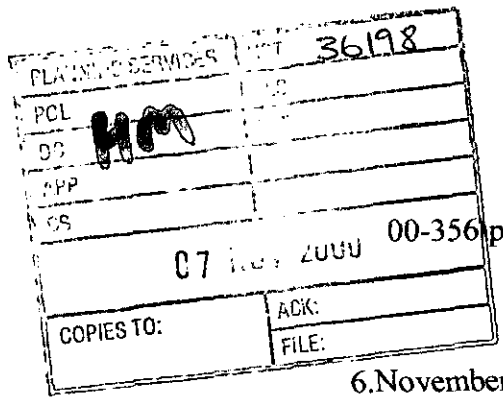
Recomendation : Approval: ☐ **Refusal:** ☐
(tick appropriate box)

Applicationo	Name & Address
F/2000/1247	J Crossley & E Newbery 9 Triumph Close Woodley RG5 4DT
F/2000/1247	K & D Chapman 10 Triumph Close Woodley Berks RG5 4AQ
F/2000/1247	G R Mundy 48 Rivermead Road Woodley RG5 4DH
F/2000/1247	The Owner/Occupier 69 Rivermead Road Woodley Berks RG5 4DH
F/2000/1247	Ms K Gardinor 3 Evelyn Court Norton Road Reading RG5 4AL
F/2000/1247	Mr & Mrs Chapman 10 Triumph Close Woodley RG45 4AQ
F/2000/1247	Mr K Stobbart 46 Rivermead Road Woodley RG5 4DH
F/2000/1247	D Adams 69 Rivermead Road Woodley RG5 4DH

App. refused
Letter sent 11/12/00

OWENS · GALLIVER

architects



Miss H. Morgan, Planning

Wokingham D. C.
Shute End
Wokingham
Berks
RG40 1BN

6.November.2000

Dear Miss Morgan

Redevelopment of
Woodley Timber Yard, Norton Road, Woodley
Ref: F/2000/1247

Following our telephone conversation after the Site Visit last Friday, please find enclosed 4no. A1 copies and 1no. A3 copy of the Site Layout revised, Drwg.No.01D. All as discussed and agreed.

Your sincerely

PAUL GALLIVER
cc Mr. P. Scott, Natta Country Homes

10 HIGH STREET PANGBOURNE READING BERKS RG8 7AB
Tel 0118 9841344 Fax 0118 9841389

Chris Owens MA (Cantab) DipArch RIBA **Paul Galliver** DipArch RIBA

OWENS · GALLIVER
architects

3543B

POL	
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16 OCT 2000	
COPIES TO:	ACK:
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Miss H. Morgan, Planning

Wokingham D. C.
Shute End
Wokingham
Berks
RG40 1BN

00-356\plan.13

16.October.2000

Dear Miss Morgan

Redevelopment of
Woodley Timber Yard, Norton Road, Woodley
Ref: F/2000/1247

Following our conversation this morning, please find enclosed 2 copies of the Site Layout, Drwg.No.01C, with the notation for Site Section CC corrected.

My apologies for the error.

Your sincerely

PAUL GALLIVER

10 HIGH STREET PANGBOURNE READING BERKS RG8 7AB
Tel 0118 9841344 Fax 0118 9841389

Chris Owens MA (Cantab) DipArch RIBA **Paul Galliver** DipArch RIBA

Date: 30 August 2000

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2000/1247

Location: Woodley Timber Co Ltd Norton Works, Norton Road, Woodley, Reading.

Proposal: Proposed erection of 7 dwellings

Applicant: Natta Country Homes Ltd C/O Owens Galliver.

Case Officer: Heather Morgan

The new plans show the following: Amendment to plot 7 with introduction of catslide roof to side elevation to side elevation to reduce height and impact. Drawing nos 00-356/01 Rev C, /02 Rev C, /03 Rev C.

Comments are required by 09/09/2000.

Should you have any queries regarding this application please contact the case officer Heather Morgan on (0118) 974 6446.

1970

(RING ONE)

REVISED PLANS

URGENT Please date stamp 1st Panel Liaison

MINOR AMENDMENTS

ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. [ ] -PS/PF/2000/1247 (Ludhouse)

Date Rec. 24/8/00

Location: WOODLEY TIMBER YARD, NORTON ROAD

Parish WOODLEY

Applicant: DIATTA COUNTRY HOMES LTD

Description of attached plans Amendment to plot 7 inter. introduction of catslide roof to side elevation to reduce height and impact

Drawing No's: 00-356/01 RevC, 102 RevC, 103 RevC.

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) _____
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.

69

NEIGHBOURS: 48, 46, Ravenmead Road, 9, 10 Trumpis Close, 3 Evelyn Court, Norton Road

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 JCP.M

Consultations Sent by Admin. on 30.08.PS.

Yellow - Part One Copy
Green - Officer's Copy

Rcd 4.35pm 24-8-00

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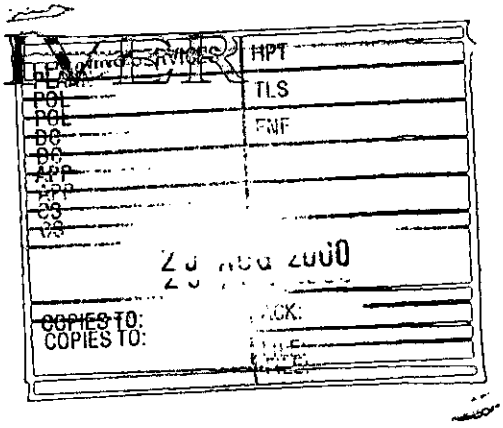
architects



Miss H. Morgan, Planning

Wokingham D. C.
Shute End
Wokingham
Berks
RG40 1BN

00-356\plan.10

24.August.2000

Dear Miss Morgan

1247 1

REVISED PLAN

Redevelopment of
Woodley Timber Yard, Norton Road, Woodley
Ref: F/2000/1247

Following the conclusion upon House 7 reached at our meeting on Monday, and your telephone message confirming, please find enclosed 4 copies of the Application drawings revised absolutely in accordance, No.s 00-356/01C, 02C, and 03C.

While writing I would like to take the opportunity of confirming the timetable proposed to ensure that the Application goes to the Committee Meeting on 27.September. This in respect of exact dates has been in part extrapolated from the timetable that you proposed at our meeting, which did not allow for public reconsultation, now required.

1) Revised drawings received by you on 24.August.

2) 10 day public reconsultation, say 26.August to 7.September.

3) Report prepared.

4) 10 day consultation period for Councillors to decide whether the Application can be determined using delegated powers, or whether it is to is to go to Commitee, say 11 to 20.September.

5) Application included in Committee agenda, deadline for agenda 15.September. Application withdrawn from Agenda if Application is agreed to be determined using delegated powers.

10 HIGH STREET PANGBOURNE READING BERKS RG8 7AB
Tel 0118 9841344 Fax 0118 9841389

Chris Owens MA (Cantab) DipArch RIBA **Paul Galliver** DipArch RIBA

Since the 8 week period expired on 20.June, and since we have done all in our power to quickly refine the proposal to your satisfaction, we are happy to acknowledge your commitment that you will do all in your power to ensure that this timetable is met. I would be grateful if you could inform immediately if this becomes unlikely.

Thank you for your help in this matter.

Your sincerely



PAUL GALLIVER
c.c. Mr. P. Scott, Natta Country Homes Ltd

Received by Wokingham District Council

Application No: F/2000/1247

Proposal:
Proposed erection of 7 dwellings

Location:
Woodley Timber Co Ltd Norton Works, Norton Road, Woodley, Reading.

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

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Heather Morgan P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 26/05/2000. Written comments submitted will become available for public inspection.

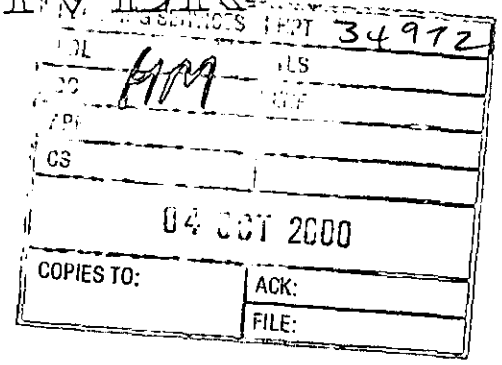
In view of the very large number of planning applications and letters of comment received, it will not normally be possible for an individual reply to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation

O+IP and
for ~~Ctte~~
report.

OWENS · GALLIVER

architects



Miss H. Morgan, Planning

Wokingham D. C.
Shute End
Wokingham
Berks
RG40 1BN

00-356\plan.12

3.October.2000

Dear Miss Morgan

Redevelopment of
Woodley Timber Yard, Norton Road, Woodley
Ref: F/2000/1247

Following our conversation last week, please find enclosed 2 copies of new drawings, No.s 00-356/05 and 06, "Site Sections".

I also enclose 2 copies of the Site Layout, Drwg.No.01C with section lines added (it is otherwise unchanged).

Your sincerely

PAUL GALLIVER
c.c. Mr. P. Scott, Natta Country Homes Ltd

10 HIGH STREET PANGBOURNE READING BERKS RG8 7AB
Tel 0118 9841344 Fax 0118 9841389

Chris Owens MA (Cantab) DipArch RIBA **Paul Galliver** DipArch RIBA

Directors:
J. J. Whelan
P. B. Whelan

NATTA

Country Homes Ltd

"Rose Court",
Mill Lane,
Crondall,
Farnham,
Surrey GU10 5RP.

Tel: 01252 851158
Fax: 01252 851157

VIA FACSIMILE -- 0118 974 6103

37154

DL
DC NL
APP
CS
24 NOV 2
COPIES TO:
ACK:
FILE:

27 November 2000

Mrs N Lake
Planning Services
Wokingham District Council
Shute End
Wokingham
Berks RG40 1BN

Dear Mrs Lake

Re: Development of Woodley Timber Yard, Norton Road, Woodley. Ref: F/2000/1247

Further to Owens Galliver's letter of 24 November 2000 we would ask you to point out to the Committee that if we are forced to go to Appeal, through a refusal, we will also seek a purchaser for the Timber Yard for storage and timber treatment plant, for which there is an existing use.

Additionally we may use the site for our own storage of reclaimed timber and allied trade uses.

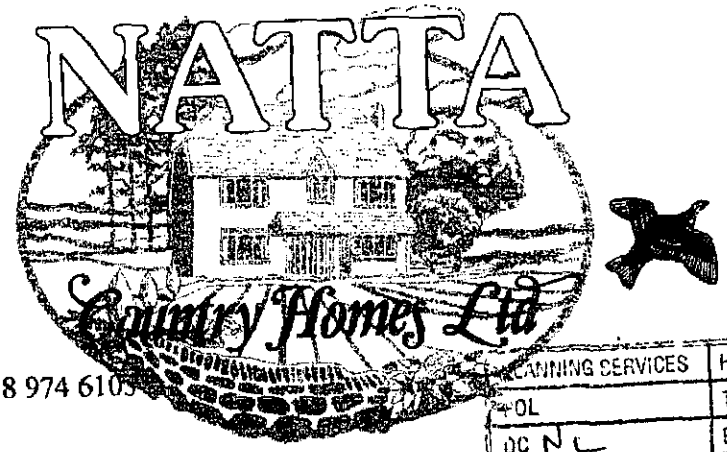
We regret this proposed action as we would much prefer to progress our application to build houses on this site, but regrettably six properties would not be economical.

Yours sincerely,

John Whelan
Managing Director

THREAT!
NOT V. WISE FOR COM' APP'N

Directors:
J. J. Whelan
P. B. Whelan



"Rose Court",
Mill Lane,
Crondall,
Farnham,
Surrey GU10 5RP.

Tel: 01252 851158
Fax: 01252 851157

VIA FACSIMILE - 0118 974 6105

PLANNING SERVICES	HPT
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CS	
29 NOV 2000	
COPIES TO:	ACK:
	FILE:

27 November 2000

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Planning Services
Wokingham District Council
Shute End
Wokingham
Berks RG40 1BN

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Yours sincerely,

John Whelan
Managing Director

OWENS · GALLIVER

architects

F/2000/1247 - Woodley Timber Yard. Norton Works.
Proposed erection of 7 dwellings
Committee Item 2.
Development Control Committee
29th Nov 2000.

Planning Services

Wokingham D. C.
Shute End
Wokingham
Berks
RG40 1BN

00-356\plan.17

24.November.2000

Dear Sir / Madam

Redevelopment of
Woodley Timber Yard, Norton Road, Woodley
Ref: F/2000/1247

I am writing on behalf of the Applicant, Natta Country Homes Ltd, to express their great dis-satisfaction that the above Application has still not been determined, and to inform of their conclusions.

I request that this letter be copied to all of the Councillors and any other interested parties.

BACKGROUND, PRE-COMMITTEE

On 3.March a pre-Application meeting was held with the Planning Officer; this was based upon a Site Layout and Dwelling Plans. There was no concern over the principle of seven houses, only design refinements to be considered to avoid overlooking and to eradicate undue impact upon adjoining properties.

The Application responded to all of these points, including the re-design of House 7 over concern with its relationship with 46 and 48, Rivermead Road. The Application was registered on 2.May, **28 weeks ago.**

Following a meeting on 16.June with the Planning Officer the design of House 7 was revised again.

Following a meeting on 21.August with the Planning Officer the design of House was revised for the third time.

The Report to Committee recommended Approval

In summary every effort was made to satisfy the concerns of the Planning Officer and Consultees.

10 HIGH STREET PANGBOURNE READING BERKS RG8 7AB
Tel 0118 9841344 Fax 0118 9841389

Chris Owens MA (Cantab) DipArch RIBA **Paul Galliver** DipArch RIBA

COMMITTEE MATTERS

Now a Committee decision has been deferred twice, once for a Site Visit, and once for negotiation with the Applicant. It is the Planning Officer's informal view that the Committee will only approve a proposal for six houses, not seven, as the Application.

In respect of discussion at Committee it is worth noting the following.

1) It is a high density area. Inspection of an Ordnance Survey shows that Application is generally of a lesser density than the houses and flats adjoining. The density comfortably falls within Wokingham guidelines (albeit for larger sites).

2) There seems to be some Committee preference for houses over flats (as originally Approved).

3) Parking standards and overlooking guidelines are met. The gardens are of a good size for the location.

4) The site is surrounded on three sides by high walls giving excellent privacy and enclosure.

5) There has been much discussion at all levels of the relationship between House 7 and the Flats, 46 and 48, Rivermead Road. The site boundary wall here is 3 metres high and the ridge of House 7 is in excess of 6 metres away, such that the ridge falls within the 30 degree daylight guideline (in relation to the top of this wall).

6) At the last Committee Meeting Mr. Mitchell, Head of Development Control, noted that the proposal was "reasonable" and would do much to "enhance" the area, particularly when compared to the current use and existing buildings.

CONCLUSIONS

In the light of this protracted history the Applicant is not prepared to negotiate any further. Furthermore six houses are not financially viable. Therefore the Applicant requests that the current Application is determined at the next Committee Meeeting. Also I have been asked to inform that if the Application is refused then the Applicant will go to Appeal.

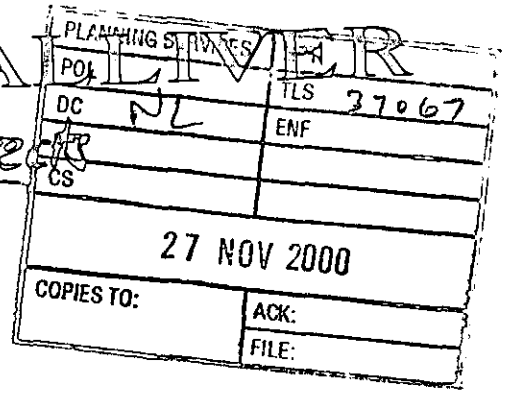
Your sincerely

PAUL GALLIVER

cc Mr. P. Scott, Natta Country Homes

OWENS · GALLIVER

architects



Mrs. N. Lake, Planning Services

00-356\plan.18

Wokingham D. C.
Shute End
Wokingham
Berks
RG40 1BN

24.November.2000

Dear Mrs. Lake

Redevelopment of
Woodley Timber Yard, Norton Road, Woodley
Ref: F/2000/1247

Following a conversation with Miss Morgan this morning, please find enclosed a revised version of my letter written on 20.November. It differs only in the last paragraph. It was Miss Morgan's view that this revised letter would be helpful to Councillors at the Committe Meeting this Wednesday coming, and she offered that it could be distributed to them via their pigeon-holes on Monday. I would be most grateful if this could be arranged.

Yours sincerely

PAUL GALLIVER

10 HIGH STREET PANGBOURNE READING BERKS RG8 7AB
Tel 0118 9841344 Fax 0118 9841389

Chris Owens MA (Cantab) DipArch RIBA **Paul Galliver** DipArch RIBA

OWENS · GALLIVER

architects

superseded.

PLANNING SERVICES	APP 36831
POL	TLS
DC	ENF
APP	
CS	HPT
21 NOV 2000	
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	FILE:

Planning Services

Wokingham D. C.
Shute End
Wokingham
Berks
RG40 1BN

00-356\plan.15

15.November.2000

Dear Sir / Madam

Redevelopment of
Woodley Timber Yard, Norton Road, Woodley
Ref: F/2000/1247

I am writing on behalf of the Applicant, Natta Country Homes Ltd, to express their great dis-satisfaction that the above Application has still not been determined, and to inform of their conclusions.

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Tel 0118 9841344 Fax 0118 9841389

Chris Owens MA (Cantab) DipArch RIBA **Paul Galliver** DipArch RIBA

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CONCLUSIONS

In the light of this protracted history the Applicant is not prepared to negotiate any further. Furthermore six houses are not financially viable. Therefore the Applicant requests that the current Application is determined at the next Committee Meeeting. Also I have been asked to inform that if the Application is refused then the Applicant will go to Appeal and seek costs, and /or sell the site as a timber yard with timber treatment, its established use, and/or retain the site for a timber reclamation business and associated activities.

Your sincerely



PAUL GALLIVER
cc Mr. P. Scott, Natta Country Homes

0118 9841389

URGENT

36673

OWENS · GALLIVER

architects

ACK:

FILE:

facsimile message

Date	:16.November.2000
Time	: 15.00
To	: Miss H. Morgan / Mr. J. Mitchell
Organisation	:Planning, Wokingham B. C.
Fax number	: 0118 974 6484
Inc. No. Of pages	:1
Project	: Norton Works, Woodley
Our job number	: 00-356\plan.16
Subject	:

After some consideration I have been asked to request that the current Application is determined at the next Committee Meeting on 29.November.

There is a detailed letter to follow.

Yours sincerely

PAUL GALLIVER
cc Mr. P. Scott, Natta Country Homes Ltd

If this message is unclear please contact us immediately
10 HIGH STREET PANGBOURNE READING BERKS RG8 7AB
Tel 0118 984 1344 Fax 0118 984 1389
Chris Owens MA (Cantab) Dip Arch **RIBA Paul Galliver** Dip Arch RIBA

Tel. Con 9/11/00

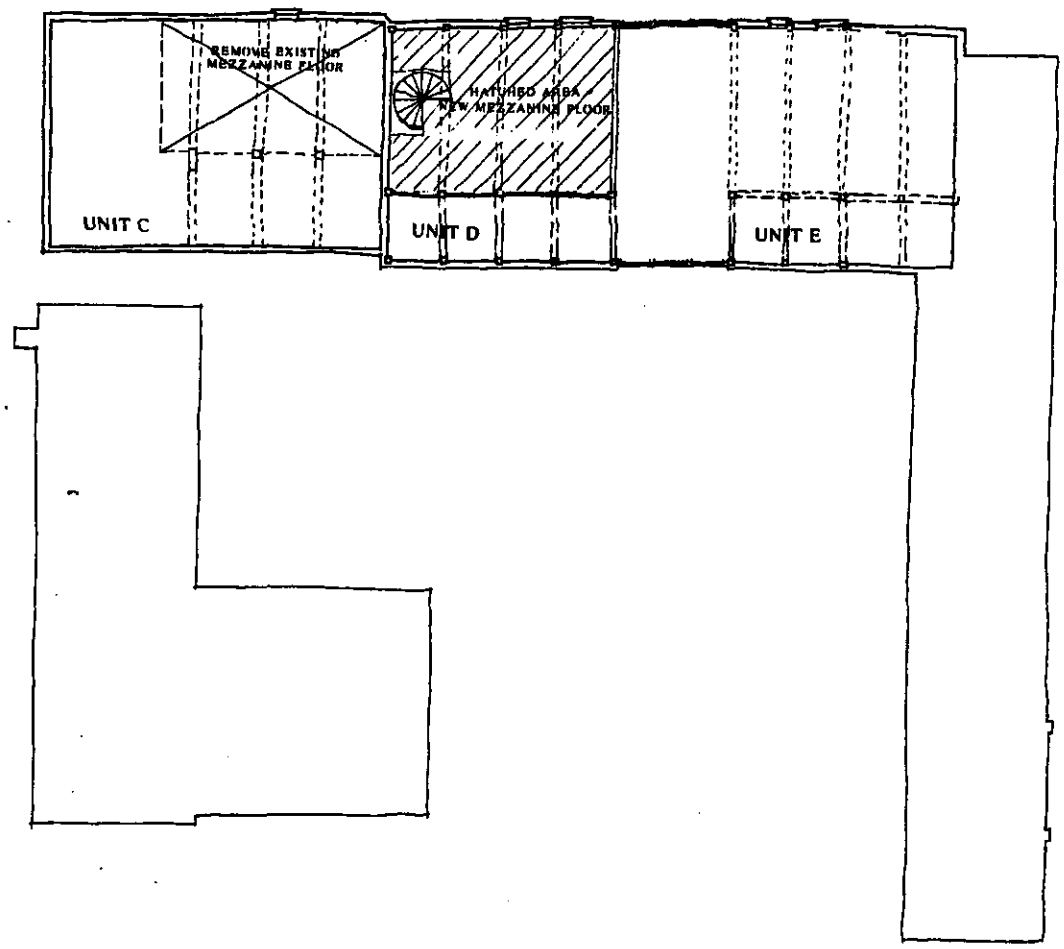
Spoke to Mr. Gallivan re deferral for further negotiations at Ottee.

Mr. G → Appeal non-determination
→ Reduce Units 7 to single storey

HM → Can't stop an appeal. 3-4 mths min.
→ keeping Units 7 as still likely to be unacceptable. Members would still argue overdevelopment. Raised as an issue at Ottee last night.
→ Units 4 & 5 would overcome concerns of the residents in R'mead Rd, but unlikely to mean members would approve.

Happy to discuss & have sense of they wish to do so.
→ will take 3 cps (of all communal).
Can move 4, 5, 6 across a little.
May be possible to move 1, 2, 3 into the site a little more

Mr G - appreciated the comments given.
Fairly clear that only 6 units would be acceptable to members.



REVISED PLAN

7021G

BroadwayMalyan

Architects & Designers

Client

Hicks Developments ltd

Project

Hatch farm

Description

First floor plan

Status

planning application

Scale	Drawn	Date
1:100	PRA	08/99
Job number	Drawing number	Revision
7879	27	A

Original size 1189mm

Copyright Broadway Malyan Limited

Residents NOTES FROM CTTEE 8/11/00

Measured into tape measures (disbarees)
Inaccuracies Triangle error.
PPG3 - density range, plus other considerations
only need 5.8 spaces.
Compromise to surround. ems.
CPS → close to public transport.
CPS → planning the devel. into the zones.
Overdevelopment
Appeal - W, small gains, running along length of No8
Triangle Close - under distances error.
differences

- Applicants
Thanks of PPG3, right scale e design.

Cllr Long
open feeling & any noise disappears.
Cllr Mills
Clearing of wheels.
Level 3 e boundary treatments
- Capping - overhanging to prevent exhaust fumes.
Numbers of 1's coming - what ? pos. to visit a many.
- company. Look into a command
Cllr Fenning
Too many units
Cllr Bryant
An exercise ab the no. 6 no's ?.
Discussions re reduction of spaces ?
Cllr Lissaman
6 palatable.
Cllr Pledge
Need to have further discussions with the applicants
Regarding the reduction of the number of units.
Noise screens from Residents.
Residents + TC minutes to be taken on board.

NOS no., Dub built e form of surroundings.
Self contained enclave. Non conforming use.
Rides 4d - 1954. No conditions.
Unit 7 of concern - Cllr Cunningham.

Refer to negotiate down to 6 Units

Developer FOR CTTEE

1 Confirmed in Del. con

① Ash adjacent to Nos 69 46+48 is to be removed

② Brick bldg to rear of Nos 69's fence is to be removed.

③ Revised plan received which shows a landscape strip along the boundary with the rear gardens of 26 e of Norton Road. Been circulated to Members.

~~Condition~~.

Lscaping itself covered under condition 15.

④ Amend condition 23. Should be amended to read "carton boundary with Rivermead Road and Norton Road"

~~Extra condition 24~~.

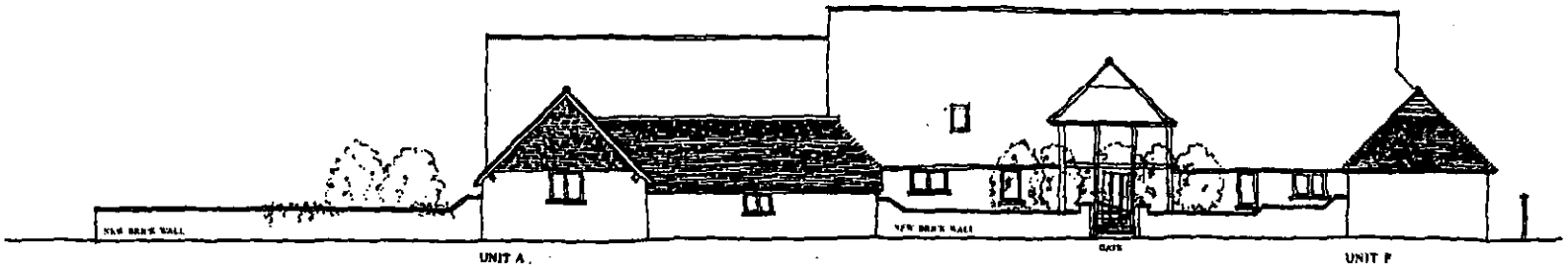
④ Amend informative 1 to refer to Plng nos. 1348/01 D received on 7/11/08

④ letter received from Mr. Mundy at No 48, also rep. 46, 6a Rivermead Rd e to Triumph Close. Brn circ. to Members. Objections - part of process, loss of light to, sub-sidence, PPG3, inaccurate drwgs, scale of bldgs. right

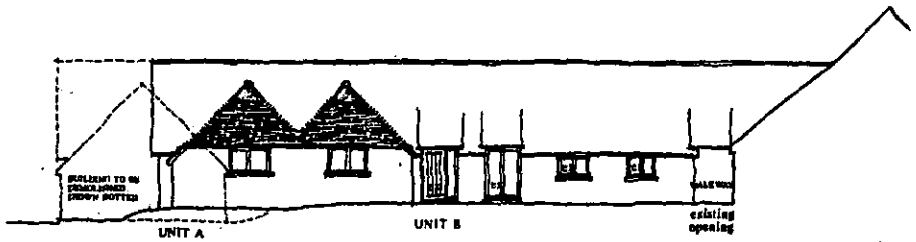
Prev o'dom - dealt with in report

Subsid - not a plan. issue.

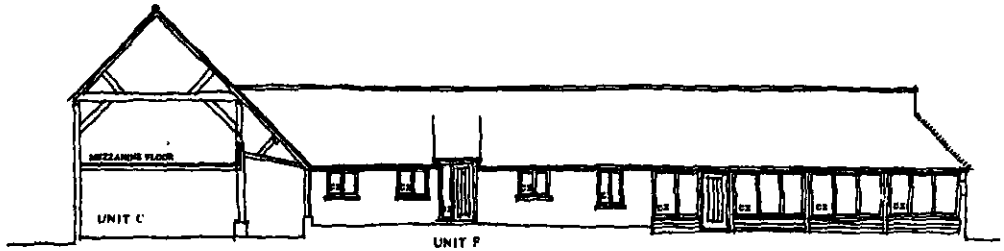
PPG14 refers to unstable land not areas liable to subsidence due to trees / bldgs.



SOUTH ELEVATION TO ROAD

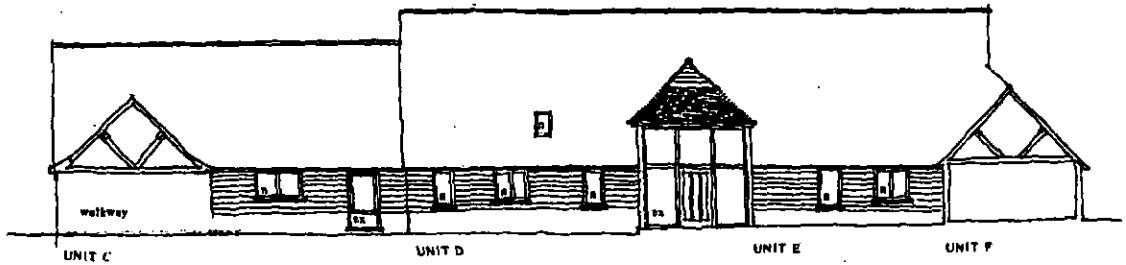


EAST ELEVATION TO COURT YARD

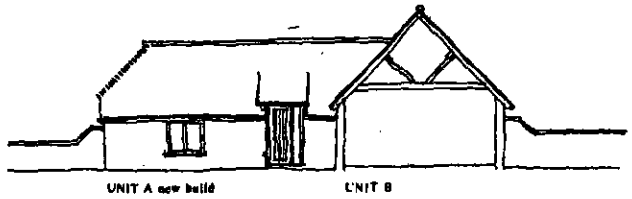


WEST ELEVATION TO COURTYARD

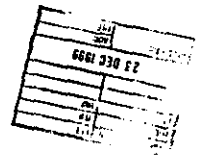
REVISED PLAN
10216



SOUTH ELEVATION TO COURT YARD



NORTH ELEVATION TO COURT YARD



BroadwayMalyan
Architects & Designers

Client
Hicks Developments ltd

Project
Hatch farm

Description
Elevations
sheet 1

Status
planning application

Scale	Drawn	Date
1:100	PRA	06/99
Job number	Drawing number	Revision
7879	28	A

Original size 1000mm
Copyright Broadway Malyan Limited

Distances of 20m and 20.4m & 8.7m on the plan do tie up with scaling.
Objectors refer to massing on site. Until blds are erected (if pp is given) there will be no way of the plans has to be assumed to be correct.

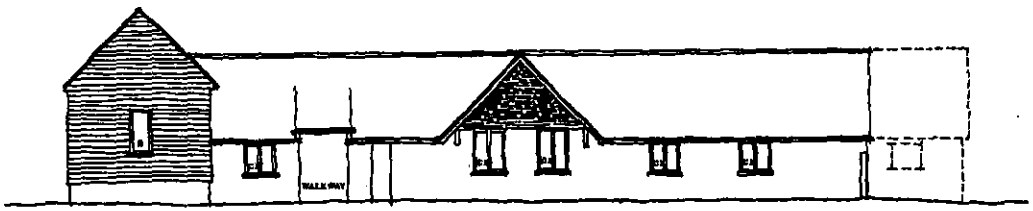
Bldg sizes are for the developer to determine. No LPA gives min. room sizes.

PPG3 - report deals with no. of units. NG considered to rep. o'devel.

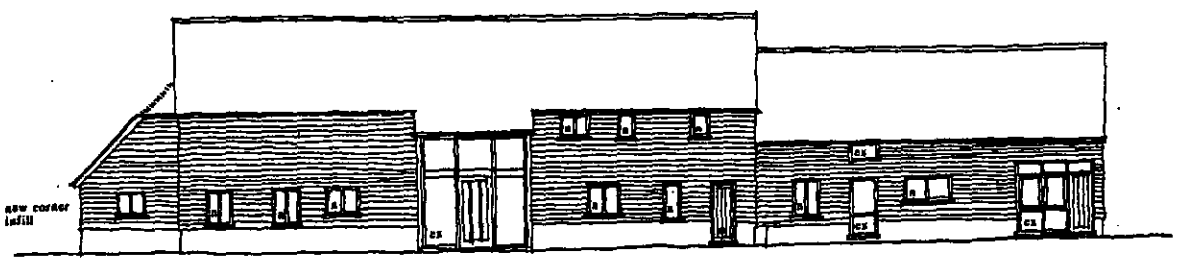
- High density area, lots of terraces with small gdns, flats & maisonettes.

Comments & residents are taken into account & relayed to the developer.

Members visited SV and viewed the site from gdns of no 4b Rhead Rd.



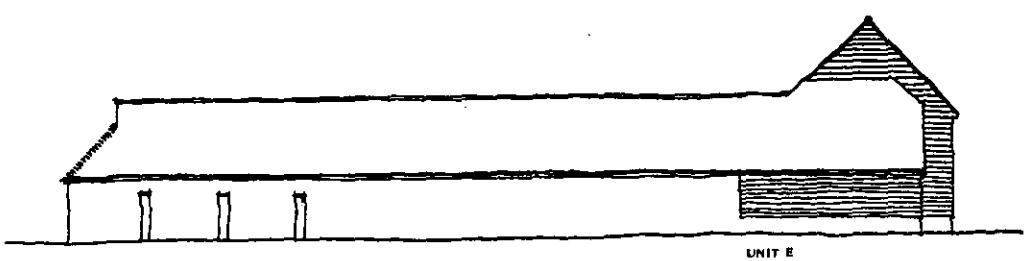
WEST ELEVATION



NORTH ELEVATION

key :
n = new opening for new window/door
ex = new window/door in existing opening

REVISED PLAN
30216



UNIT F
EAST ELEVATION

BroadwayMalyan
Architects & Designers

Client
Hicks Developments ltd

Project
Hatch farm

Description
Elevations
sheet 2

Status
planning application

Scale	Drawn	Date
1:100	PRA	06/99
Job number	Drawing number	Revision
7879	29	A

Original size 100mm

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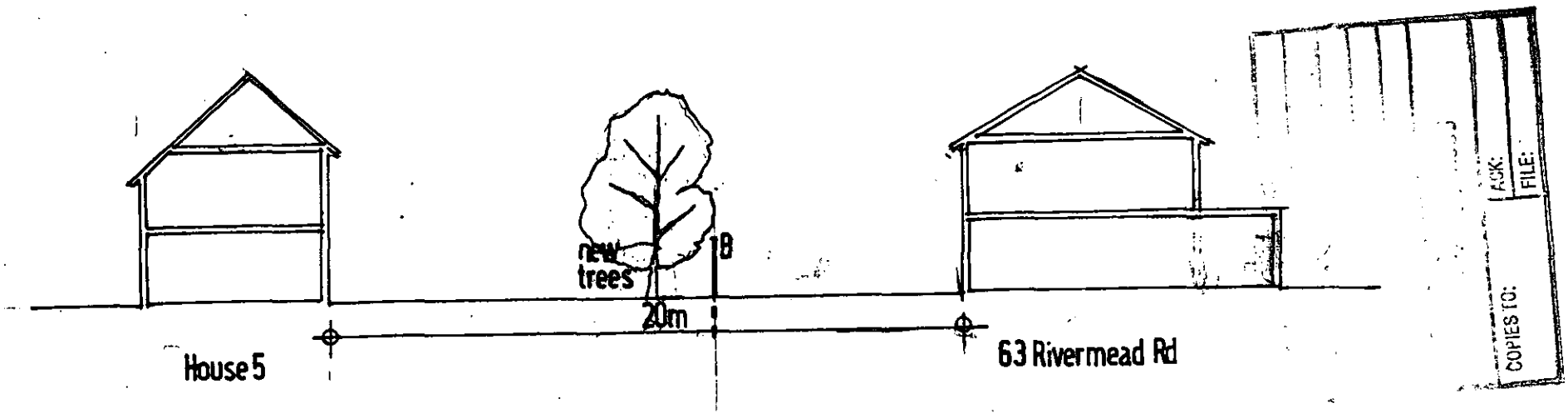
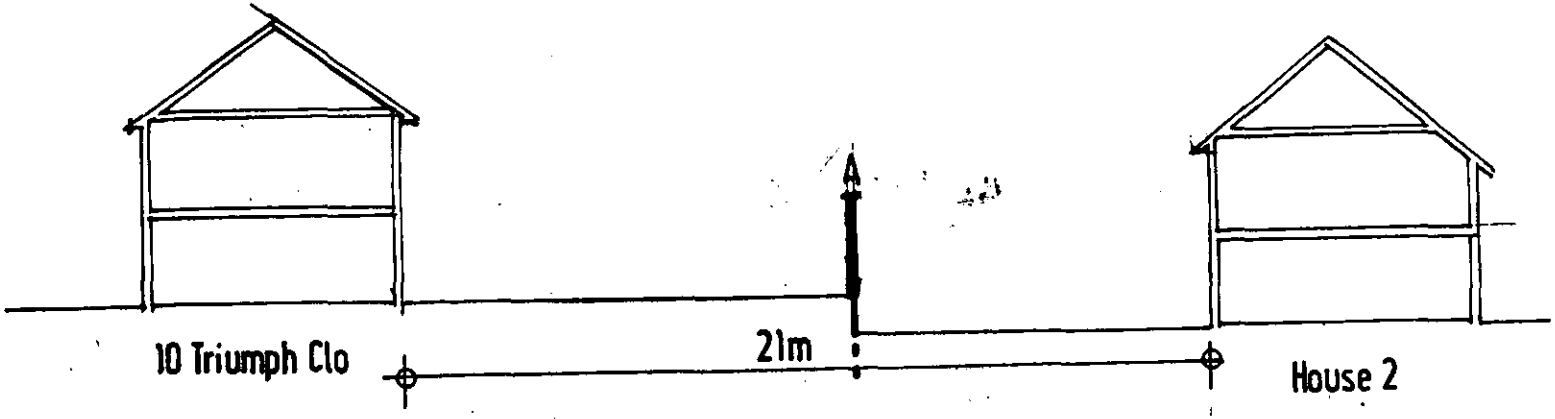
SECTION CC



A Boundary wall, existing modified
B Boundary fence

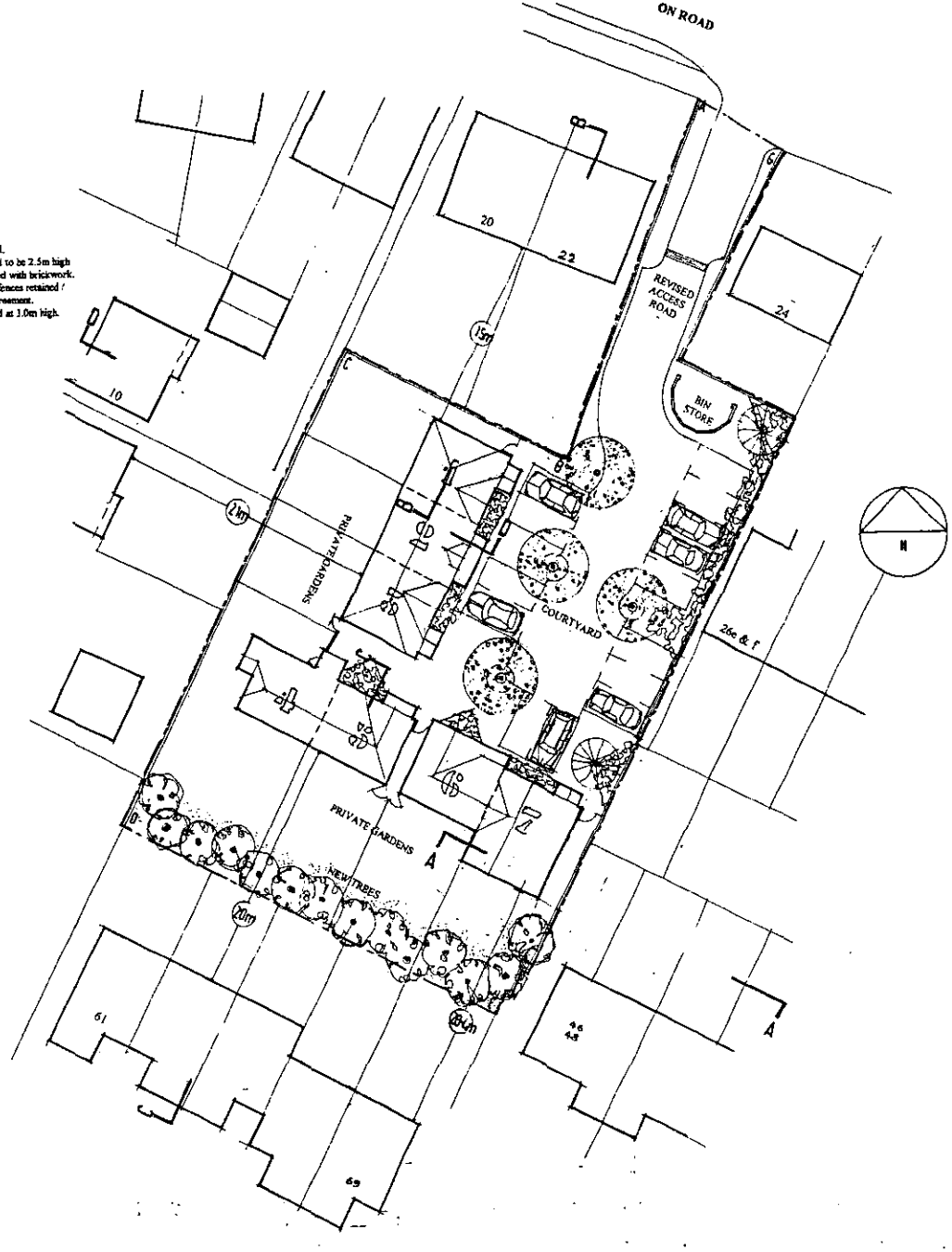


SECTION DD

SITE SECTIONS 1:200 00-356/06

Site boundaries: Means of Enclosure

A to B Existing garden wall retained.
B to C Existing building wall retained and capped.
C to D Existing building wall retained and capped to be 2.5m high on the West side. Existing openings infilled with brickwork.
D to E Existing 1.8m high close boarded timber fences retained / made good / replaced as necessary, by agreement.
E to F Existing building wall retained and capped at 3.0m high.
F to G As A to B.



OWENS · GALLIVER
architects

RESIDENTIAL DEVELOPMENT AT NORTON WORKS, WOODLEY

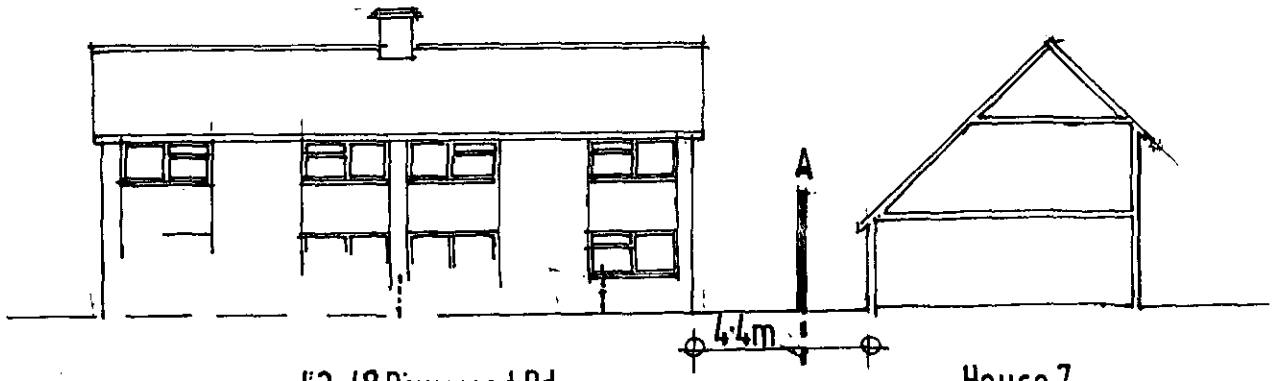
SITE LAYOUT 1:200 00-356/01c

Rev A 30 06 00 House 7 revised
Site boundary walls "B to C" & "E to F" revised
Rev B 17 07 00
Parking adjacent to Plots 2,6 & 7 revised.
Rev C 24 08 00
House 7 revised

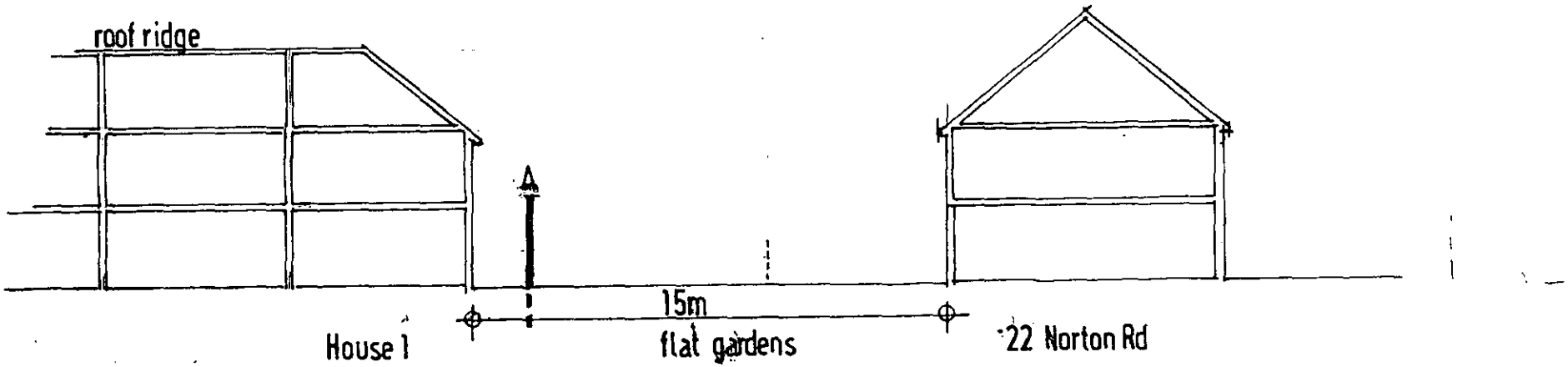
NATTA Country Homes Ltd

SECTION AA

ACK:
FILE:
COPIES TO:
CS

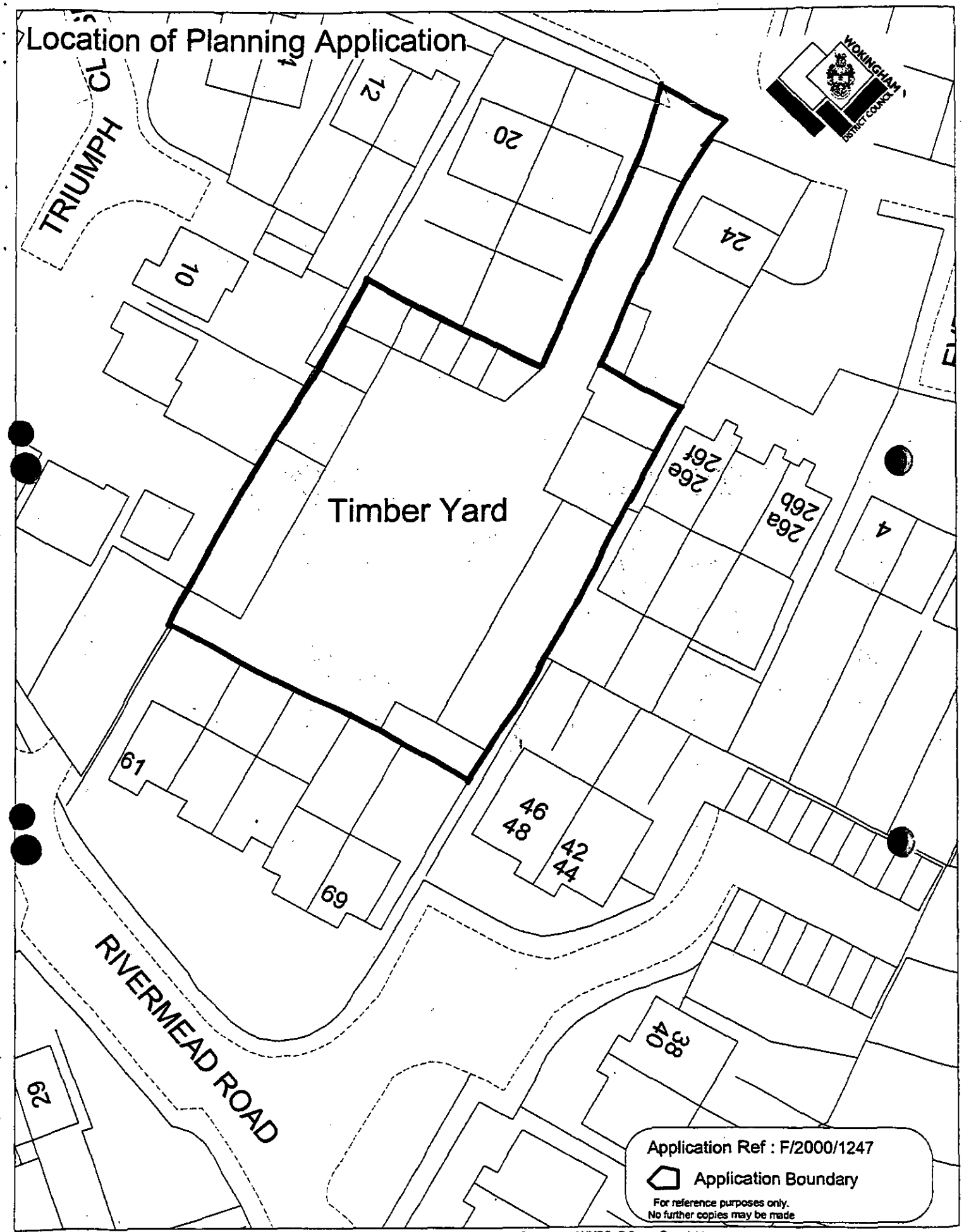


A Boundary wall, existing modified



SECTION BB

SITE SECTIONS 1:200 00/356/05



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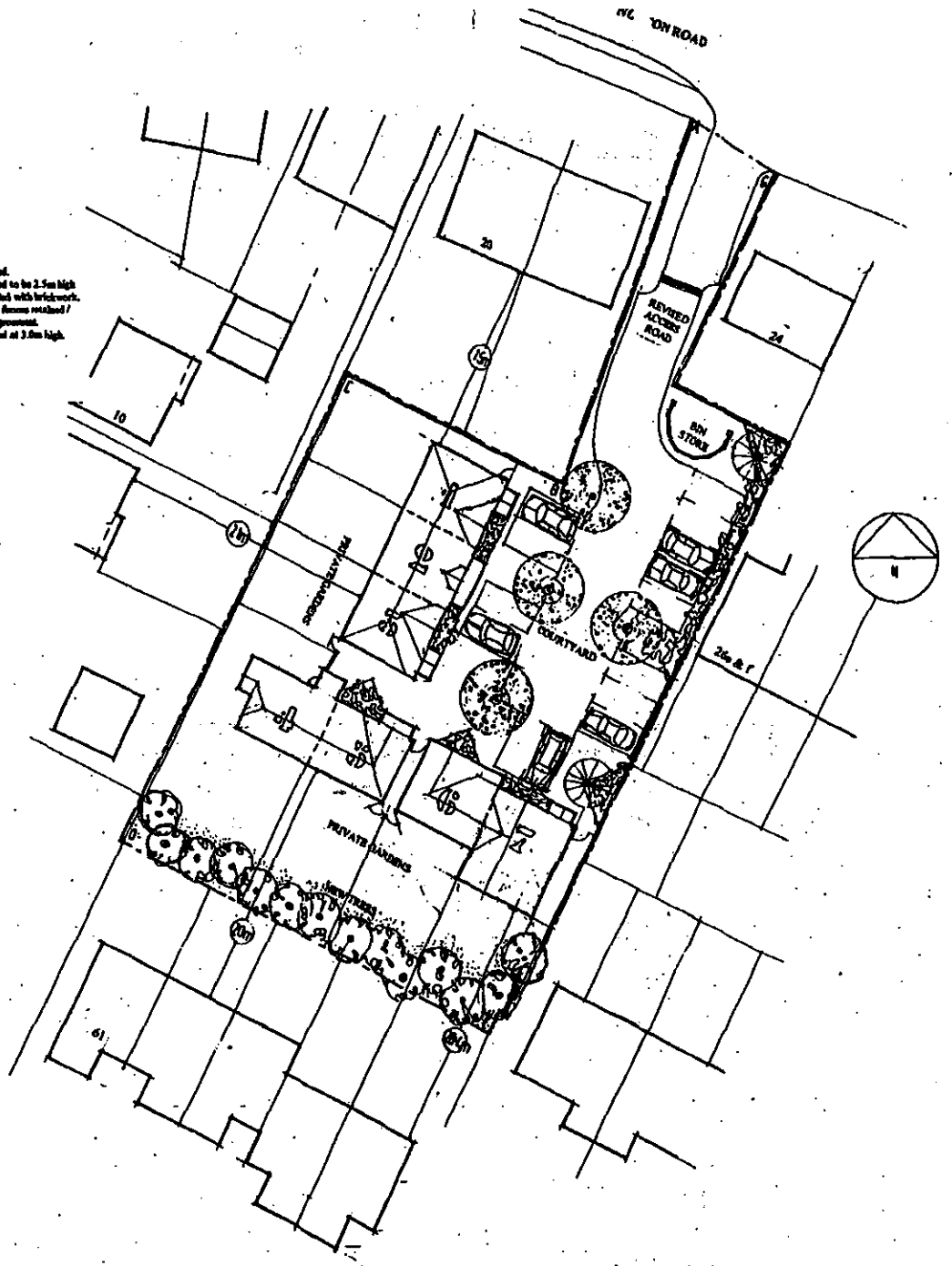
Development Control Section, Environmental Services, Wokingham District Council.

27 September 2000

Scale: 1 : 500

N W E S



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B to C Existing building wall retained and capped.
C to D Existing building wall retained and capped to be 2.5m high on the West side. Existing openings infilled with brickwork.
D to E Existing 1.8m high close boarded timber fences retained / made good / replaced as necessary, by agreement.
E to F Existing building wall retained and capped at 3.0m high.
F to G As A to B.

1350 1224

OWENS · GALLIVER
architects

RESIDENTIAL DEVELOPMENT AT NORTON WORKS, WOODLEY

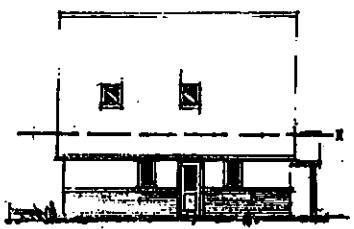
SITE PLAN AS PROPOSED 1:200 00-356/01c

1247 A
REVISED PLAN

NATTA
Natta Homes Ltd



NORTH





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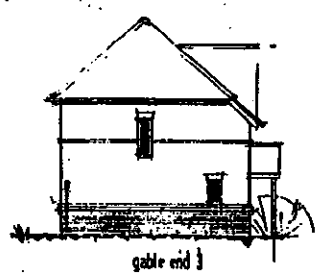
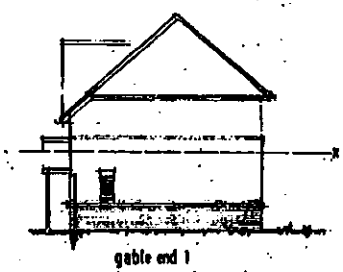
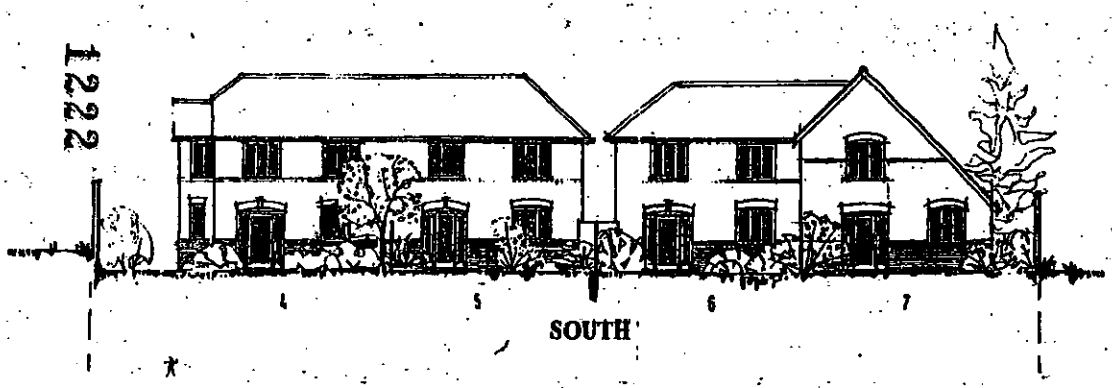






SOUTH



WEST

1247 J

REVISED PLAN

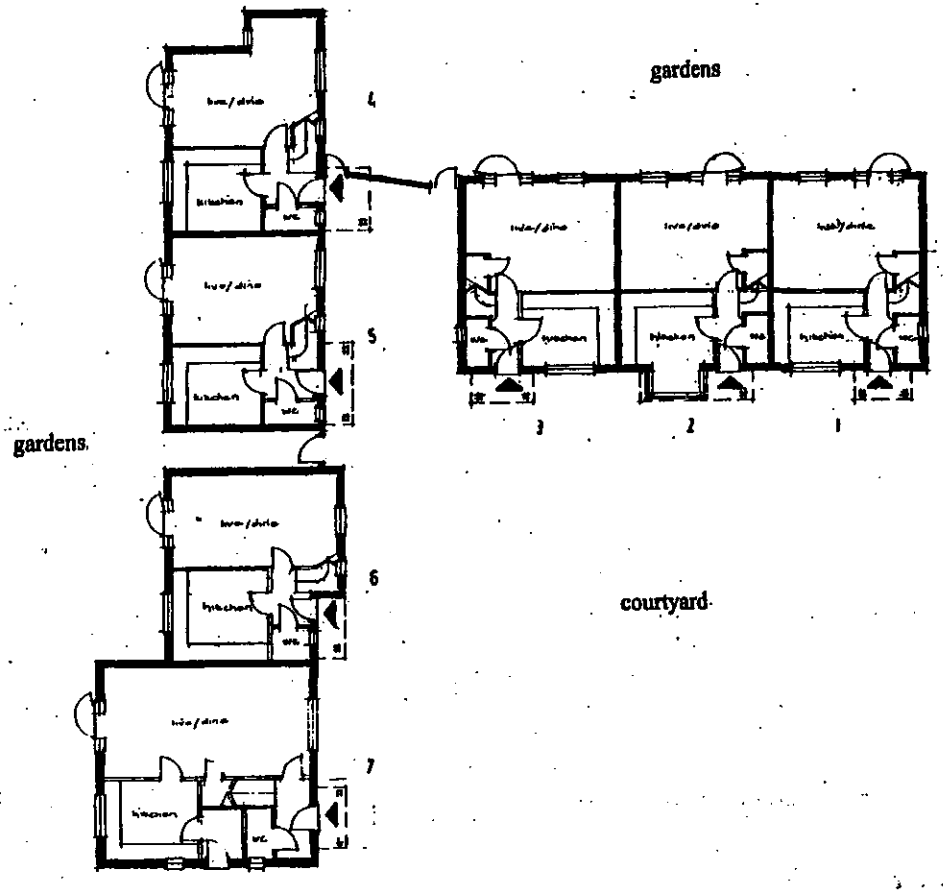
"X" Site boundary wall just behind this view

OWENS · GALLIVER
architects

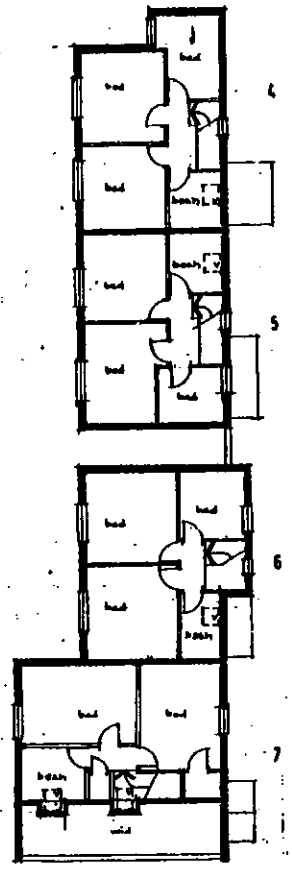
RESIDENTIAL DEVELOPMENT AT NORTON WORKS, WOODLEY

ELEVATIONS 1:100 00-356/03c

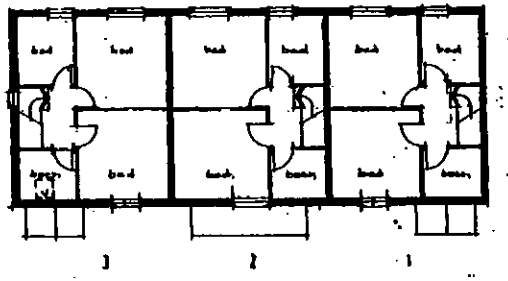
NATTA
Calthorpe Homes Ltd



GROUND



FIRST



w: roof window above eye level
g: obscured glass





1352 1223

1247

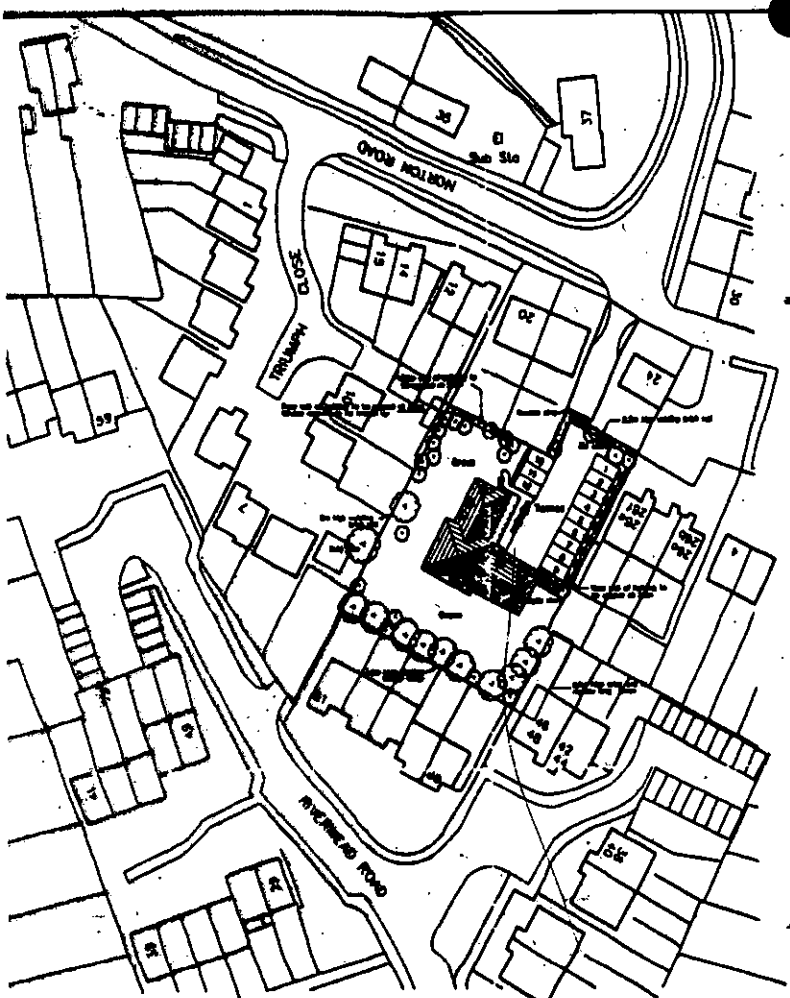
REVISED PLA

OWENS · GALLIVER
architects

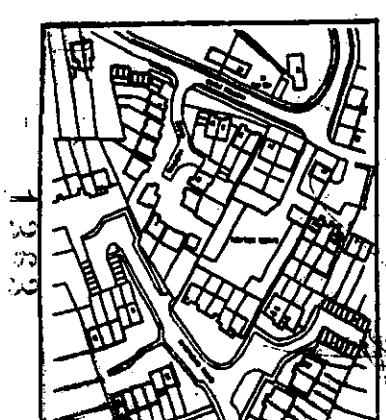
RESIDENTIAL DEVELOPMENT AT NORTON WORKS, WOODLEY

HOUSE PLANS 1:100 00-356/02

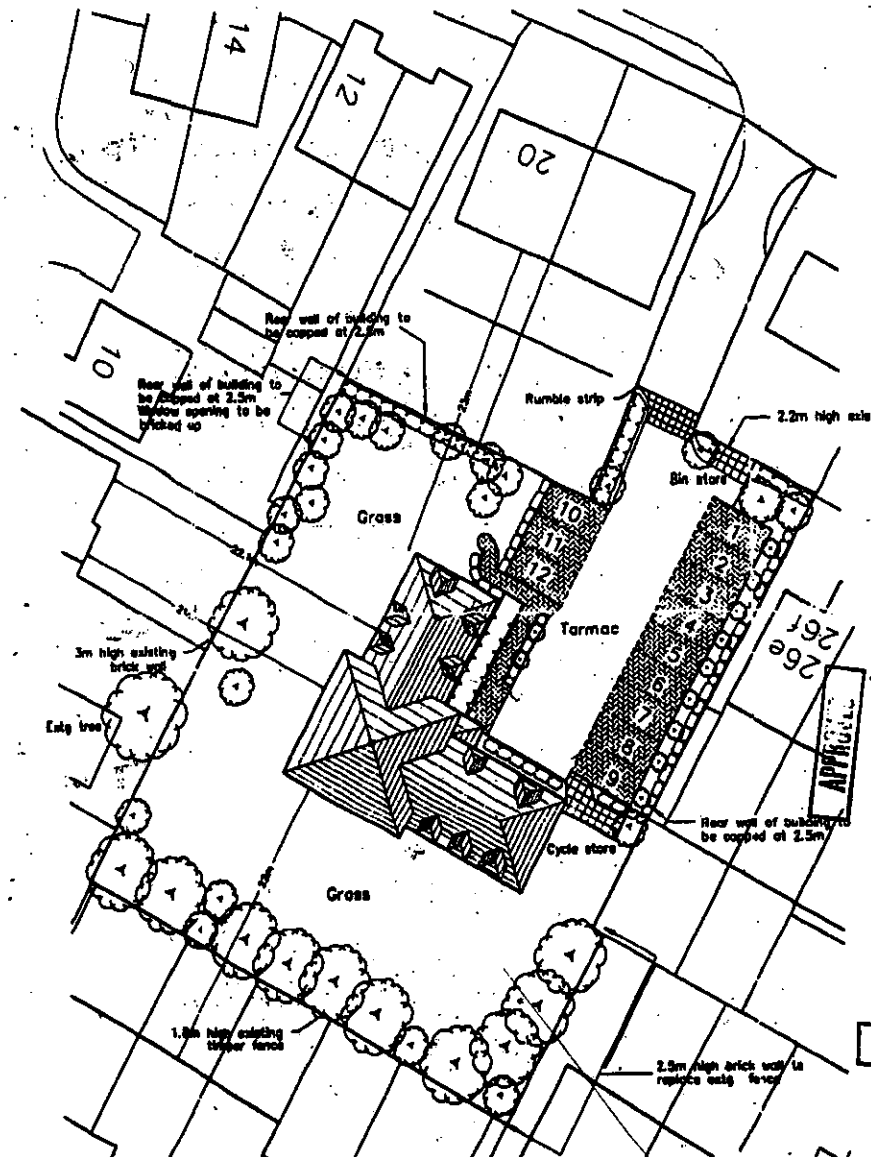
NATTA



BLOCK PLAN 1:500







SITE PLAN 1:200

PREVIOUS APPROVAL

APPROVED

BDS

Chartered Surveyors & Property Consultants
Architectural & Building Design Services
Building & Structural Engineers

Residential development at:
NORTON WORKS
NORTON ROAD
WOODLEY, BERKS

REVISED PLAN

7801a

SITE PLANS

MOOR ESQ

Date	Scale
18.05.99	1:200, 1:500 & 1:1250
Drawn by	Drawing number / Rev
ADH	4859:99:2 / A

General notes
1. Dimensions to be checked on site before any work is put in hand or prefabricated.
2. All dimensions in millimetres (unless otherwise stated)
3. This drawing is not to be reproduced in whole or part without the consent of the author.
4. The drawing and design is copyright of this practice.

Revisions		
Ref	Date	Description
A	23.06.99	Siting of house amended.



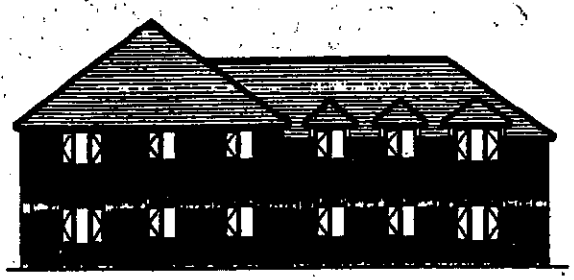
FRONT ELEVATION



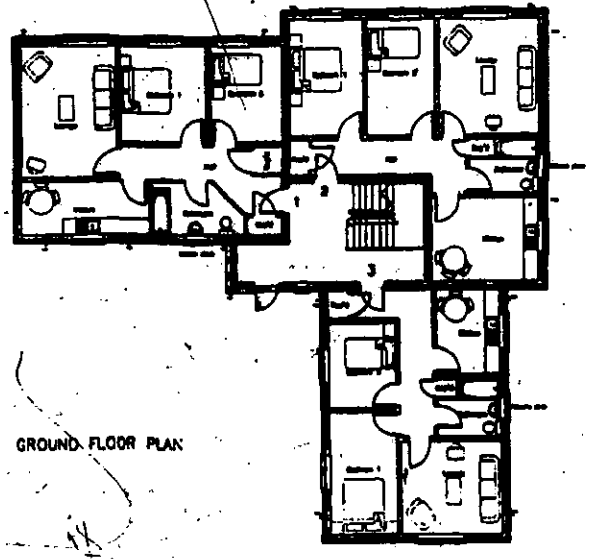
SIDE ELEVATION



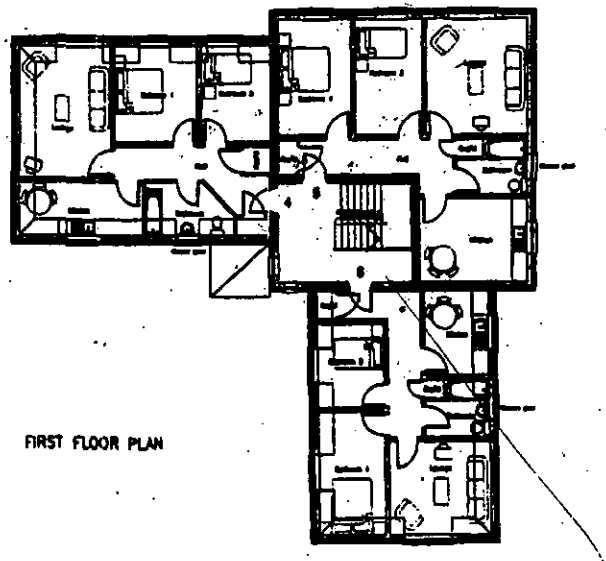
SIDE ELEVATION



REAR ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

APPROVED

PREVIOUS APPROVAL.

1364

BDS

Chartered Surveyors & Property Consultants
Architectural & Building Design Services
Building & Structural Engineers

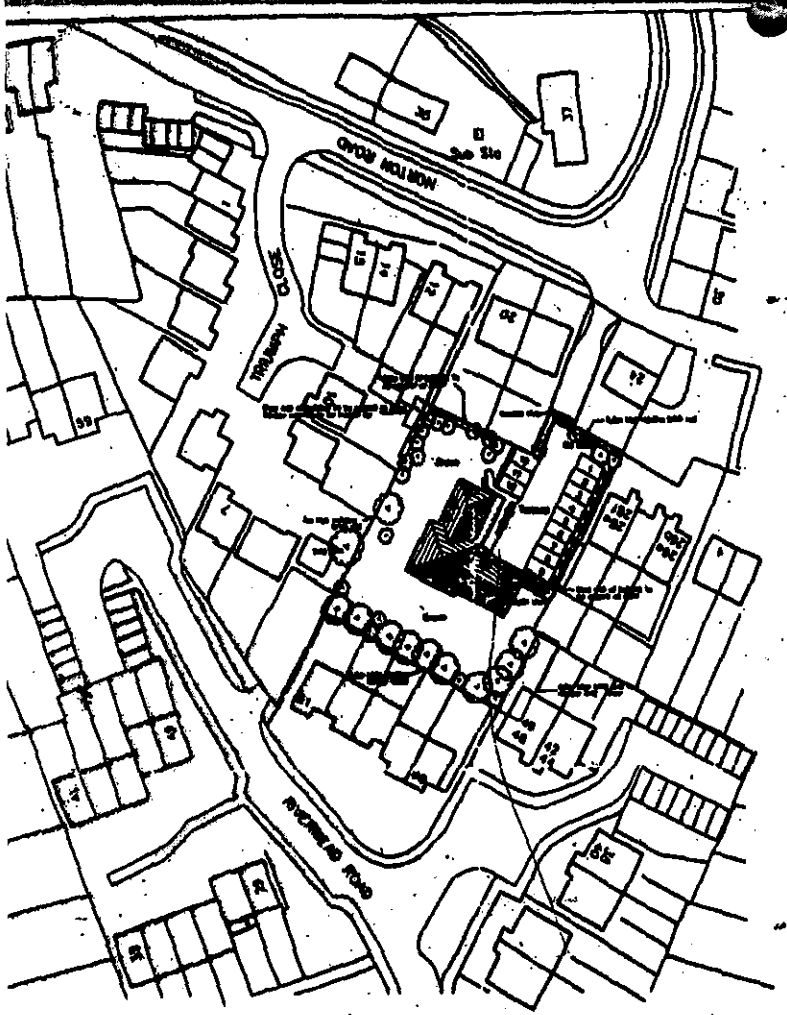
Residential development at:
NORTON WORKS
NORTON ROAD
WOODLEY, BERKS

PLANS AND ELEVATIONS

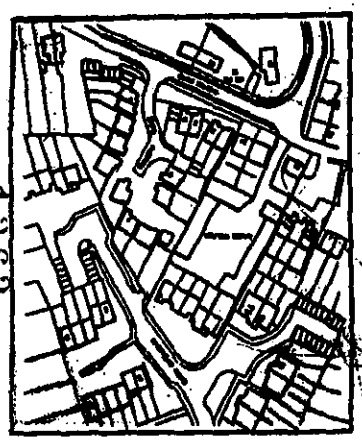
S. MOOR ESQ

Date	Scale
18.05.99	1:100
Drawn by	Drawing number
ADH	4859:99:1

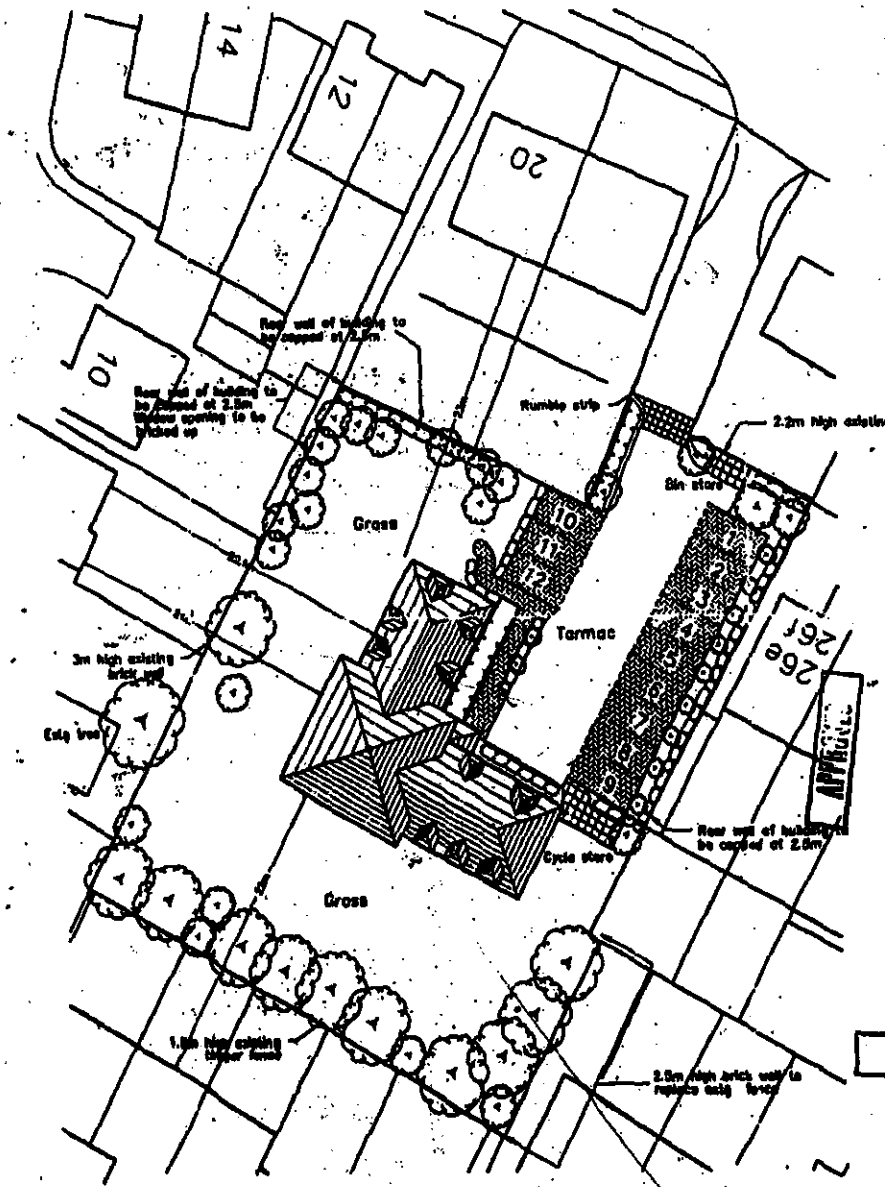
28 JUN 1999 70618



BLOCK PLAN 1:500







SITE PLAN 1:200

PREVIOUS APPROVAL

BDS

Chartered Surveyors & Property Consultants
Architectural & Building Design Services
Building & Structural Engineers

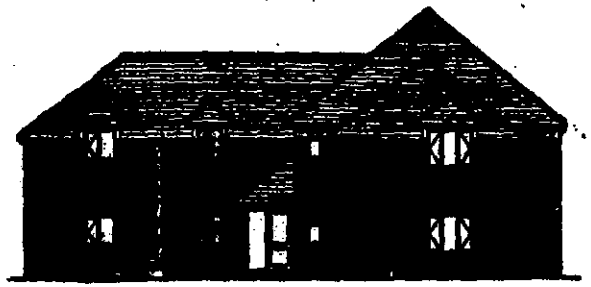
Residential development at:
NORTON WORKS
NORTON ROAD
WOODLEY, BERKS

REVISED PLAN
7801g

SITE PLANS

APPROVED

16.03.99	1:200, 1:500 & 1:1250
ADH	4850:99:2 A



FRONT ELEVATION

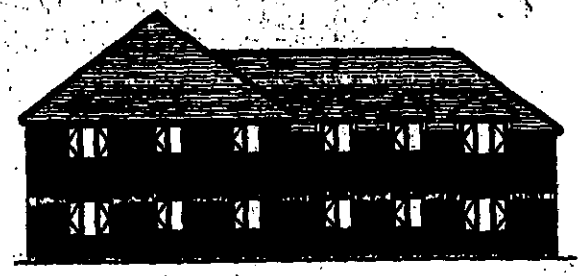


SIDE ELEVATION

PREVIOUS APPROVAL

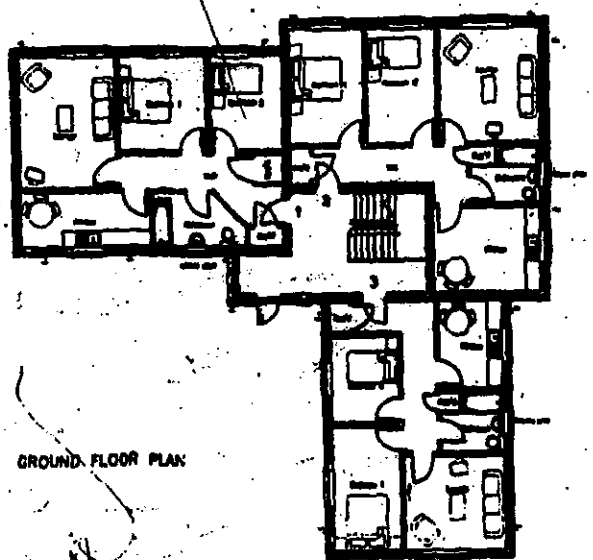


SIDE ELEVATION

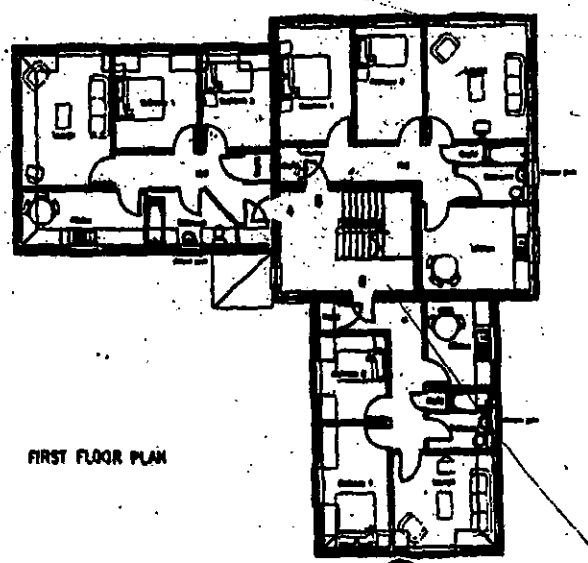


REAR ELEVATION

1488 1364



GROUND FLOOR PLAN



FIRST FLOOR PLAN

BDS

Chartered Surveyors & Property Consultants
Architectural & Building Design Services
Building & Structural Engineers

Residential development at:
NORTON WORKS
NORTON ROAD
WOODLEY, BERKS

PLANS AND ELEVATIONS

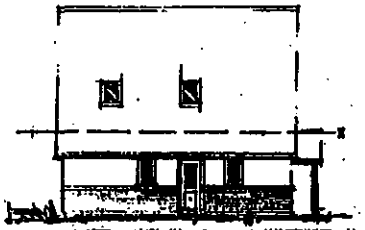
S. MOOR ESQ

18.05.99	1:100
ADH	4659:99:1

OWENS · GALLIVER
architects



NORTH





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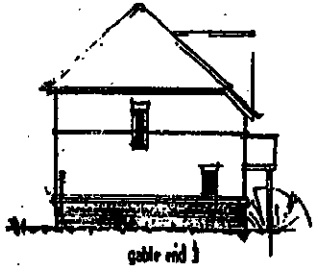
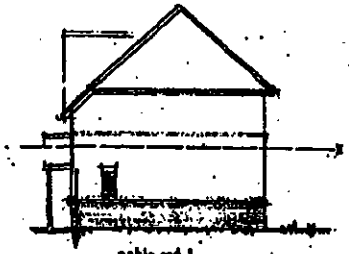
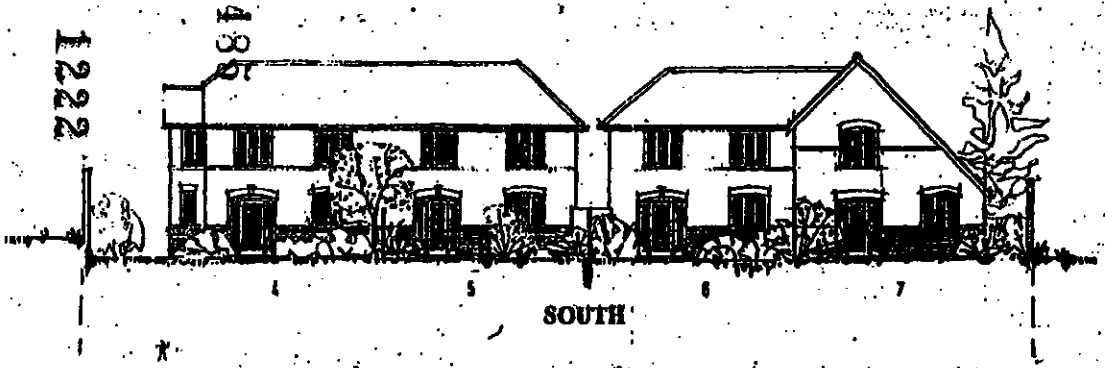






SOUTH



WEST

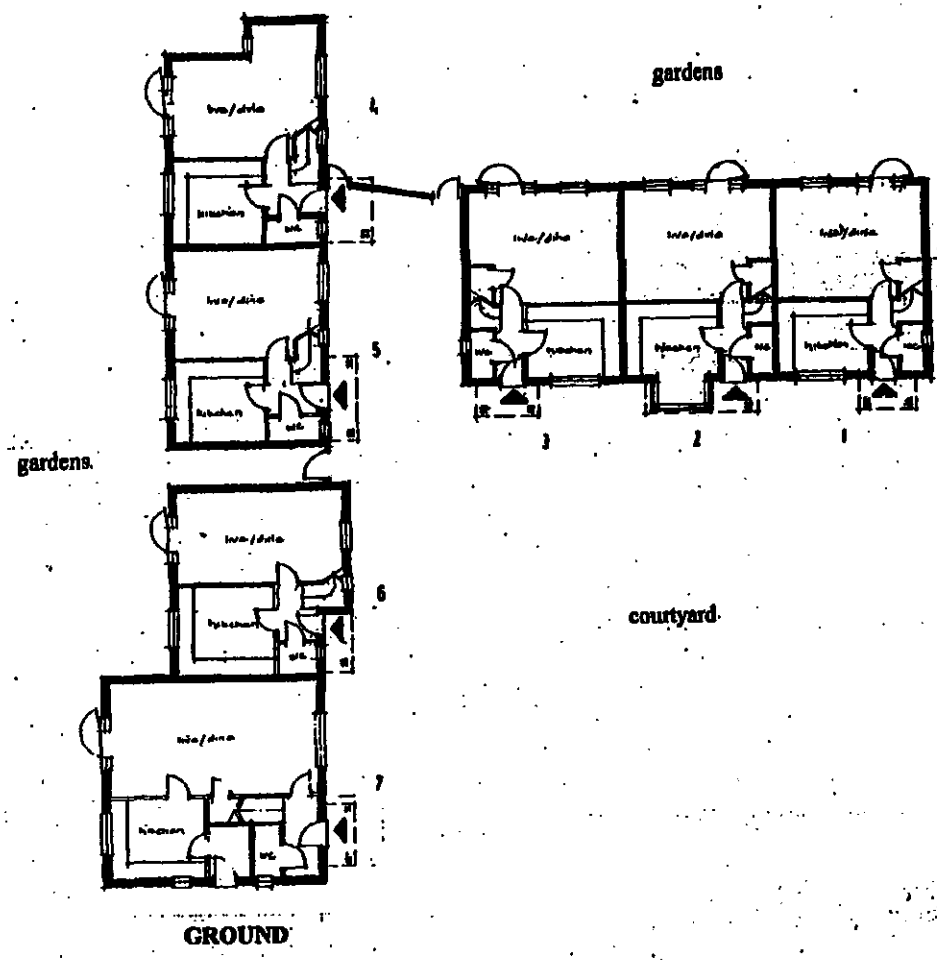
1247 A
REVISED PLAN

OWENS · GALLIVER
architects

RESIDENTIAL DEVELOPMENT AT NORTON WORKS, WOODLEY

ELEVATIONS 1:100 00-356/03c

NATTA



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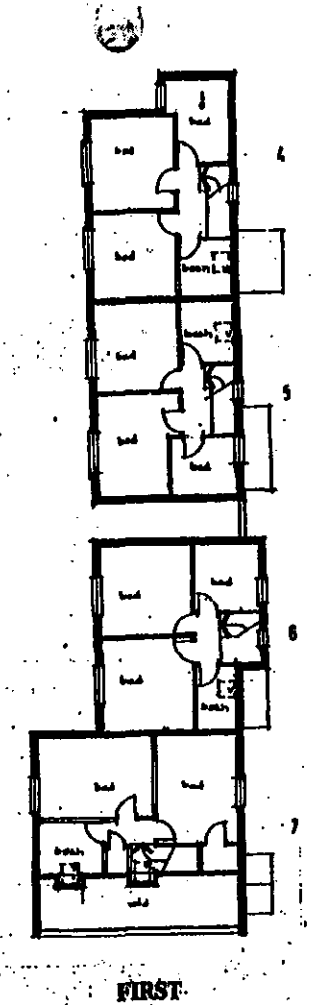

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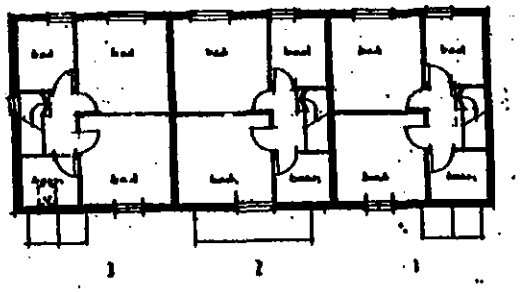





1332 1223

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REVISED

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architects

RESIDENTIAL DEVELOPMENT AT NORTON WORKS, WOODLEY

HOUSE PLANS 1:100 00-356/02

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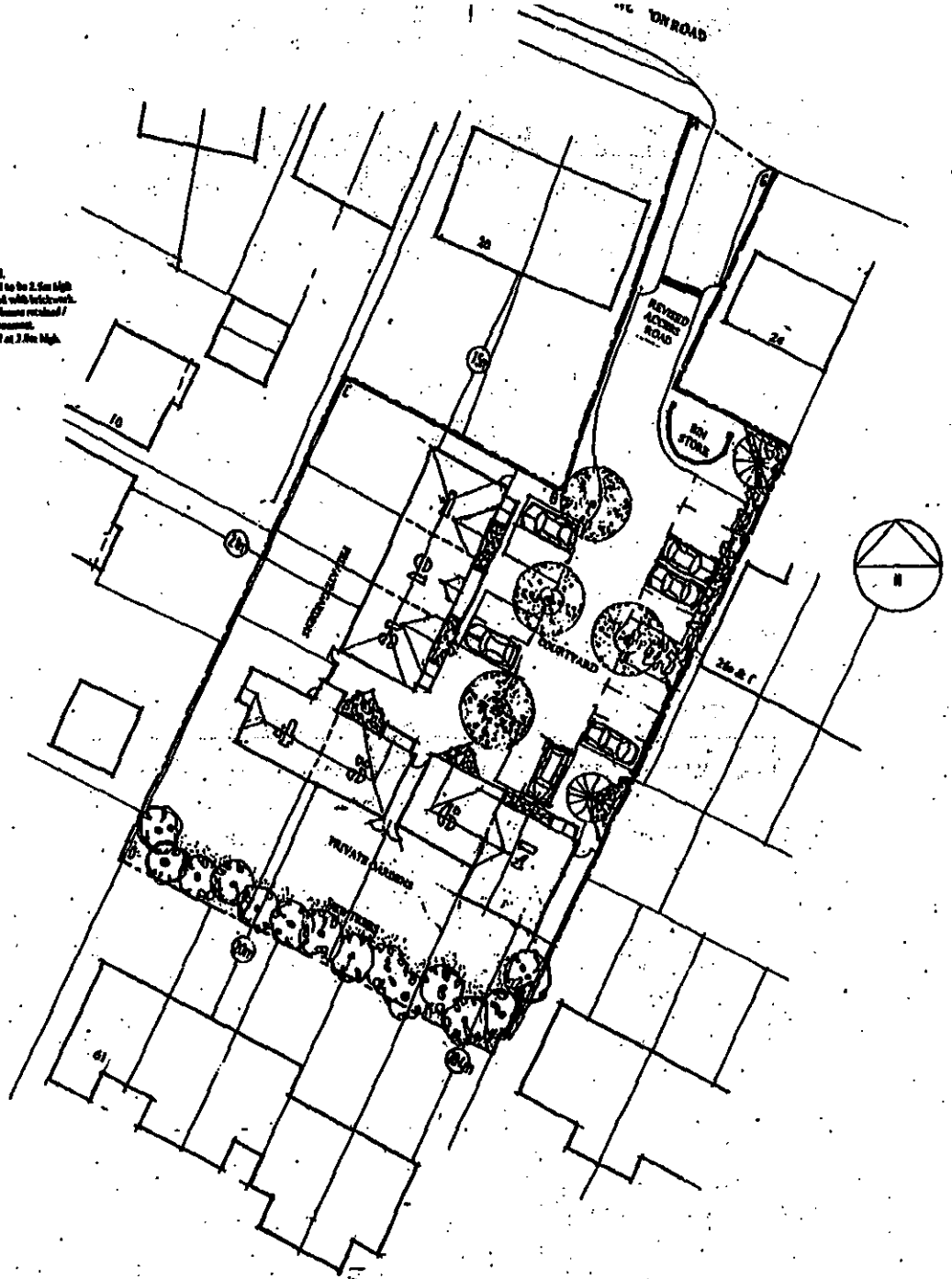
Development Control Section, Environmental Services, Wokingham District Council.

27 September 2000

Scale: 1 : 500

1483 1359 1220



1484 1390 1224

12 41 A

REVISED PLAN

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architects

RESIDENTIAL DEVELOPMENT AT NORTON WORKS, WOODLEY

NATTA

Our ref: SP\2000\001701\001
Your ref: F/2000/1247

Date: 25th July 2000

ENVIRONMENT AGENCY

PLANNING 32341
FOL
D..
APP
CS
COPIES TO: ACK:
FILE:

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

For the attention of: Heather Morgan

Dear Sir/Madam

ERECTION OF 7 X DWELLINGS - NORTON WORKS, NORTON RD, WOODLEY

Thank you for your letter dated 2 May 2000 which was received on 5 May 2000. You are asked to quote the following reference in any correspondence: **SU77SE/12/2.** The Environment Agency has the following comments:

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

See new Stand. conds.

PLANNING CONDITIONS

CONDITION: No development approved by this permission shall be commenced until a landfill gas risk assessment has been submitted to and approved in writing by the Local Planning Authority. Where a risk from migrating gas is identified, appropriate works to mitigate the effects of gas shall be incorporated in detailed plans to be approved by the Local Planning Authority.
REASON: To protect people on or close to the site from the risks associated with migrating landfill gas.

CONDITION: Before the development is commenced a detailed site investigation shall be carried out to establish if the site is contaminated, to assess the degree and nature of the contamination present, and to determine its potential for the pollution of the water environment. The method and extent of this site investigation shall be agreed with the Planning Authority prior to commencement of the work. Details of appropriate measures to prevent pollution of groundwater and surface water, including provisions for monitoring, shall then be submitted to and approved in writing by the Planning Authority before development commences. The development shall then proceed in strict accordance with the measures approved.
REASON: To prevent pollution of the water environment.

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 5SQ
Telephone : 01276 454300 Fax : 01276 454301

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

PLANNING INFORMATIVES

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

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for any discharge of sewage or trade effluent into controlled waters (e.g. watercourses and underground waters), and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld. *Contact Andrea Szabados on 01276 45 4373 for details.*

ADVICE TO PLANNING AUTHORITY

Environment Planning: Contact Miranda Wycherley on 01276 454384

According to our records, there is one landfill site within 250 metres of the site, as follows:

Grid reference	*Distance from site*	*Landfill name*	*Details*
SU 768 723	0 m	Loddon Bridge Road	no information

In view of the proximity of the proposed development to the above landfill site, it is considered possible that landfill gas may present a risk to this proposal. The Agency would therefore recommend that a landfill gas risk assessment be undertaken prior to development.

Development Control: Contact Amanda Reed on 01276 45 4331

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

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

We are not aware of any watercourses on the site, but should there be any, we advise that:
(1) they should not be culverted; and
(2) a buffer zone is left on either side of any watercourse, and

Cont/d..

(3) culverted watercourses should not be built over, but should ideally be opened up and made a feature of the site.

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

Environment Protection: Contact Nick Weddell on 01276 454405

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

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

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

Any open chemical or refuse storage areas should be surrounded by suitable liquid tight bunded compounds to prevent drainage from these areas discharging into the surface water system. Such areas should be connected to the foul sewer subject to the approval of Thames Water Utilities or its sewerage agent.

No soakaways shall be constructed to a depth exceeding 3 metres below existing ground level, and under no circumstances shall the water table be intersected. No soakaways shall be constructed in contaminated ground.

DECISION NOTICE

Would you please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent/applicant. If you have any further queries please do not hesitate to contact me on 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully

SPaxman.

Sarah Paxman
Development Planning Officer

cc: Owens Galliver, Arch 5, 10 High St, Pangbourne, Berks, RG8 7AB

HIGHWAYS CONSULTATION SHEET SNA

From: Heather Morgan

Date: 02 May 2000

Application Number: F/2000/1247

Proposal: Proposed erection of 7 dwellings

Parish: WOODLEY TOWN

Site Address:
Woodley Timber Co Ltd Norton Works, Norton Road, Woodley, Reading.

Applicant:
Natta Country Homes Ltd C/O Owens Galliver.

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).

Drawing no. 00-356/01

✓ SC: 23 (INSERT: Parking & Turning) SR: 06

Comment

Courtyard and access road to be built to an adoptable standard.

Signed: _____ **Print name:** ADAM COSSINS

9/8/00

Date: 10 July 2000

To: Highways

We have received Revised Plans for the following planning application:

Application Number: F/2000/1247

Location: Woodley Timber Co Ltd Norton Works, Norton Road, Woodley, Reading.

Proposal: Proposed erection of 7 dwellings

Applicant: Natta Country Homes Ltd C/O Owens Galliver.

Case Officer: Heather Morgan

The new plans show the following: Revised elevations for plot 7. Drawing nos 00-356/01A, /02B, /03B.

Comments are required by 20/07/2000.

Should you have any queries regarding this application please contact the case officer Heather Morgan on (0118) 974 6446.

No HIGHWAYS COMMENTS

ADAM COSSINS - 24/07/00

TO: **DEVELOPMENT CONTROL**
Heather Morgan

FROM: Environmental Design

DATE: 13 July 2000

Location:	Woodley Timber Yard, Norton Road, Woodley
Proposal:	PROPOSED ERECTION OF 7 DWELLINGS
Application Number:	F/2000/1247

In response to your consultation dated 10 July 2000 for the above application, the tree and landscape comments are as follows:

I have no additional comments to make regarding the revised elevations for plot 7. Please see previous comments dated 4 July 2000 as these still apply.

Catherine Brimble

Catherine Brimble
Landscape Architect

TO: **DEVELOPMENT CONTROL**
Heather Morgan

FROM: Environmental Design

DATE: 4 July 2000

Location:	Woodley Timber Yard, Norton Road, Woodley
Proposal:	PROPOSED ERECTION OF 7 DWELLINGS
Application Number:	F/2000/1247

In response to your consultation dated 2 May 2000 for the above application, the tree and landscape comments are as follows:

The limited space within the site leaves little room for the above proposal and additional planting, unlike the previous scheme on the site for flats. No planting has been provided on the site boundaries except within the rear gardens of plots 4-7, but this is generally unacceptable as the residents will be able to remove these trees at a later date should they wish to. There is also no planting along the boundary between the car parking and 26e & f Norton Road. The applicant should provide more areas for landscape planting in communal areas that will not only benefit the residents but those within neighbouring properties.

Catherine Brimble

Catherine Brimble
Landscape Architect

Site layouts merely
dealt with tree key
trees. Would build
up a landscape plan.

Heather Morgan

WOODLEY TOWN CONSULTATION SHEET

APPLICATION NUMBER:	F/2000/1247 (Revised)
PROPOSAL:	Amendment to Plot 7, with introduction of catslide roof to side elevation to reduce height and impact.
SITE ADDRESS:	Woodley Timber Co. Ltd., Norton Works, Norton Road, Woodley.
APPLICANT:	Natta Country Homes Ltd.

COMMENTS:

Five residents were present and two further letters highlighting their concerns (one with accompanying photographs) were made available to Members. The Chairman adjourned the meeting to allow the residents to reiterate what they still considered to be very valid concerns about this revised application, particularly in relation to:

- the question of the accuracy of the boundary, as shown on the drawing, particularly in the corner of the site closest to Plot 7
- the future maintenance of the existing trees – details of proposed landscaping would also be appreciated

After the meeting was reconvened, the committee **fully supported the neighbours' written and verbal concerns and recommended a site visit by District Members to fully appreciate the situation.** However, Members commented additionally as follows:

- although the new roof line would reduce the effect on neighbours it would nevertheless bring the property nearer to Nos. 46 and 69 Rivermead Road and exacerbate the problem of overlooking
- Overlooking from Plots 1, 2 & 3 would be detrimental to neighbours in Triumph Close
- a preference for 6 dwellings, rather than 7
- a preference for the courtyard to be smaller and moved back

13.9.00.

To: Heather Morgan

WOODLEY TOWN CONSULTATION SHEET

ES
DL
C
CS
TLS
ENF
21 JUL 2000
COPIES TO:
ACK:
FILE:

APPLICATION NUMBER: F/2000/1247 (Revised)

PROPOSAL: Proposed erection of 7 dwellings

SITE ADDRESS: Woodley Timber Co., Norton Road

APPLICANT: Natta Country Homes

COMMENTS:

Two letters had been received and as six residents were present the Chairman adjourned the meeting to enable them to put forward their objections to this revised plan.

They had still had serious concerns about the application that were not addressed by the revised plan:

- the drawings were incorrect and the scale was inaccurate in relation to the existing properties
- There was some question of land ownership, although it was accepted that this would be a civil matter
- The location of the proposed new window for Plot 7 would be unacceptable
- The difference in land levels was not addressed in the plan and this could considerably reduce privacy as well as create a problem in relation to the capping of the wall – which was, in effect, two walls
- Clarification was required of the height of the wall(s) - the plan indicated capping at 2.5m, whereas a promise in writing to a resident had said 3 m.
- Additional, appropriate tree screening and boundary treatment of all boundaries would be welcomed. (Leylandii would be unacceptable)

After the meeting had been reconvened, the committee fully supported the neighbours' concerns, and recommended that the plan should be re-visited, particularly in relation to:

- the incorrect scale of the revised drawings which were not a true representation of the area
- three houses on the proposed plots 4 – 7 would be more acceptable to reduce the cramped appearance and effect on existing properties
- the type of trees/landscaping – these should be mature trees of a suitable height to protect neighbours' privacy
- the capping of the wall (actually two walls) – 3m. would be more acceptable

Members also had some concerns about the history of the site with particular reference to pollution from any previous activity

Steve Keen

19.7.00.

FROM: Heather Morgan

DATE: 02 May 2000

PLANNING REF NO:	DPT 29895
POL	TLS
DC	ENF
APP	
CS	
26 MAY 2000	
COPIES TO:	ACK:
	FILE:

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2000/1247

Proposal: Proposed erection of 7 dwellings.

Site Address: Woodley Timber Co Ltd Norton Works, Norton Road, Woodley, Reading.

Applicant: Natta Country Homes Ltd C/O Owens Galliver.

Your observations are required in respect of this application **by 26/05/2000** .

Three letters of objection had been received and as seven residents were present, the meeting was adjourned to allow them to speak more fully about the application.

Their main concerns related to:

- the layout gave a misrepresentation of the site
- the scale of the drawing was inaccurate
- the properties would cut out light to the flats in Rivermead Road, particularly to living areas
- clarification of the ownership of the wall and its current safety

After the meeting was reconvened, and Members had discussed the application at some length it was recommended that the application be Refused, based on the following concerns:

- the plan was inaccurate and did not appear to be to scale
- overdevelopment of the site
- the development was overlooking and unneighbourly
- the loss of light to habitable rooms in flats in Rivermead Road
- the close proximity of existing houses
- insufficient information on boundary treatment
- the 'protusions' on plots 4 and 7 which took up more of the plan and would have greater effect on existing neighbours
- ownership and type/maintenance of proposed trees

SIGNED: _____ DATE: 24.5.00

Clerk To Woodley Parish/Town Council.

PLANNING SERVICES REF 29412
POL
APP
CS
COPIES TO:

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: Joanne Ellis, Environmental Health — My Ref: JPE/timber2

To: Heather Morgan, Development Control — Your Ref: F/2000/1247

Date: 12 May 2000

PROPOSAL:- PROPOSED ERECTION OF 7 DWELLING
ADDRESS:- WOODLEY TIMBER YARD, NORTON ROAD, WOODLEY

These proposals have been evaluated and I have the following comments:

This site may be contaminated due to its former use and proximity to a landfill site therefore an investigation needs to be carried out by the developer to establish the extent of any contamination and the potential impact of any landfill gas. Then remedial measures required to deal with the hazards should be agreed and implemented. It is advisable for an initial investigation to be carried out prior to planning consent as any remedial measures may have financial implications on the feasibility of the project for the developers.

I recommend that the following conditions be imposed should the application be granted planning consent:

1. No development approved by this permission shall be commenced prior to a contaminated land assessment and associated remedial strategy, together with a timetable of works, being submitted to the Local Planning Authority (LPA) for approval.

   i. The contaminated land assessment shall include a desk study to be submitted to the Local Planning Authority for approval. The desk study shall detail the history of the site uses and propose a site investigation strategy based on the relevant information discovered by the desk study.
   ii. The site investigation, including relevant soil, soil gas, surface and groundwater sampling, shall be carried out by a suitably qualified and accredited consultant/contractor in accordance with a Quality Assured sampling and analysis methodology.
   iii. A site investigation report detailing all investigative works and sampling on site, together with the results of analysis, risk assessment to any receptors and a proposed remediation strategy shall be submitted to the LPA. The LPA shall approve such remedial works as required prior to any remediation commencing on site. The works shall be of such a nature so as to render harmless the identified contamination given the proposed end-use of the site and surrounding environment.
   iv. Approved remediation works shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance. If during any works contamination is encountered which has

not previously been identified then the additional contamination shall be fully assessed and an appropriate remediation scheme agreed with the LPA.

v. Upon completion of the works, this condition shall not be discharged until a closure report has been submitted to and approved by the LPA. The closure report shall include details of the proposed remediation works and the quality assurance certificates to show that the works have been carried out in full in accordance with the approved methodology. Details of any post remediation sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure report together with the necessary documentation detailing what waste materials have been removed from the site.

2. Construction operations for which noise is audible at the site boundary shall only be carried out between 7.30 hours and 1800 hours Monday to Friday, 8.00 hours and 1300 hours on Saturdays and at no time on Sundays, Bank or Public Holidays without prior agreement in writing from the Local Planning Authority.

Please forward these comments to the applicants for their information and should you or the applicant have any queries regarding these points please do not hesitate to contact me to discuss them.



Joanne Ellis

Tel. Con 3111 Mr. Gillmor

Revised plans and letter to be sent Monday in time for Cttee on Weds.

Need to reduce # pages to Cttee Members.

Members Site Visit 3/11/00

Cllr T Dredge
Cllr E Nash
Cllr K Mahern

Looked at the site and from nos 69 and 48 Rushmead Close.
Concerns - parking adjacent to the wall to the rear gardens of 26 & 28 Norton Road
→ likely to condition repointing & caps to provide planting.
→ Condition 23 to retain this wall to be amended to include reference to Norton Road as well

Is Ash adjacent nos 69 & 48 to be retained? Neighbours would like to see it removed.

Is wall on rear boundary with nos 67 & 69 strong ie small brick building? Assume not.

Ash area adequate.
No loss of light.
No overdominance.

3/11/00

Tel. message for Mr. Gallois.
→ need letter confirming Ash tree and the brick building on boundary of No 69.
→ condition likely to be imposed re provision of 11 scape strip in rear boundary with 26 & 28 Norton Road.
(Can be ameliorated)

Application No.	Received	Woodley	Listed by
F/2000/1247	25/04/00		Cllr Clacey

Applicant : **Natta Country Homes Ltd**
Location : **Woodley Timber Yard, Norton Works, Woodley**
Proposal : **Proposed erection of 7 dwellings**

The application was deferred for a Members site visit, which took place on Friday 3 November 2000. Any issues raised as a result of the site visit will be reported verbally at Committee.

Recommendation – GRANT planning permission, subject to the conditions laid down in the attached report.

Heather Morgan

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 18 OCTOBER 2000 FROM 7.00 PM TO 9.45 PM

Present: Mr KA Malvern (Chairman) Mrs JA Lissaman (Vice-Chairman), Mrs DC Beatty, Mr SR Conway, Mr TP Dredge, Mr JL Earnshaw, Mr RFN Eke, Fiona Rolls, Mrs MA Long, Mr BJS Patman.

Also present under Standing Order 39: Mrs ANMC Drake, Mr ND Rose and Mr AJ Ross

132. MINUTES

The Minutes of the meeting of the Committee held on 27 September 2000 were confirmed as a correct record and signed by the Chairman.

133. APOLOGIES FOR ABSENCE

An apology for absence was received from Mr MJ Bryant.

139. APPLICATION NO: 2000/1247, PROPOSED ERECTION OF 7 DWELLINGS, WOODLEY TIMBER YARD NORTON WORKS WOODLEY, FOR NATTA COUNTRY HOMES LTD

The Committee considered a report on this application as set out Agenda pages 1210 to 1226.

Mr. G Monday attended the meeting and spoke in opposition to the proposal.

Mr. Galliver, (Applicant's Architect) attended the meeting and spoke in favour of the proposal.

In considering the application, Members raised a concern in relation to proposed development density.

RESOLVED: That consideration of Application No: 2000/1247 be deferred to enable a site visit to be undertaken.

Application No.	Received	Woodley	Listed by
F/2000/1247	25/04/00		Cllr Clacey

Applicant : **Natta Country Homes Ltd**
Location : **Woodley Timber Yard, Norton Works, Woodley**
Proposal : **Proposed erection of 7 dwellings**

1. **Planning History** – Planning permission was granted on 12 October 1999 for the redevelopment of the timber yard to provide a block of six flats with parking spaces (Ref 99/70018/F). This would have provided a two storey building in an L shape in the centre of the site. Parking was located to the north with communal open space to the south of the flats. The application has been listed by Cllr Clacey due to the impact on neighbouring properties, particularly by reason of overlooking.

2. **Proposal** – is for the erection of 7 dwellings with associated parking and landscaping. These would take the form of two sets of semi-detached properties along the length of the boundary with Rivermead Close, and a terrace of three at the northern end parallel with Triumph Close. The scheme would provide 6 three bedroom and 1 two bedroom dwellings. 14 unallocated parking spaces are to be provided to the front of the dwellings.

3. **Consultations** -
   - ***Highways*** – No objection subject to conditions regarding parking and turning.
   - ***Environmental Health*** – The site may be contaminated by its former use and proximity to a landfill site. No objection in principle but recommends that conditions be imposed regarding a site assessment, report and remediation works if necessary.
   - ***Environment Agency*** – No objection in principle subject to conditions regarding landfill gas risk assessment.
   - ***Trees and Landscape*** – The limited space leaves little room for planting on site boundaries and within the parking areas. More landscaping should be provided in communal areas. (Officer note – this is proposed to be dealt with via condition).
   - ***Woodley Town Council*** – (Revised plans) Questioned the accuracy of the boundaries, and future maintenance of trees. Request deferral for site visit if it goes to committee. Overlooking to houses in Triumph Close, preference for 6 rather than 7 dwellings, preference for courtyard to be smaller, properties would still be close to Nos. 46 and 69 Rivermead Close.
   - ***Letters of objection*** – 4 letters received in connection with the original scheme, 5 to first set of revisions, and 6 (2 from one address) to the second set of revisions. Concerned at the close proximity of dwellings to the boundaries resulting in loss of privacy. Overdominance particularly in relation to maisonettes in Rivermead Road. Concerned about extra traffic onto a sharp bend and pedestrian/vehicle conflict. Concerned at reduction in heights of boundary walls. Whether existing doors and windows in walls will be blocked up. Height and maintenance of landscaping.

4. **Appraisal** – the main issues are considered to be

   A. Principle of residential development (Policy H5 of the Berkshire Structure Plan, Policy LH1 of the Loddon Area Local Plan, Policy WH1 of the Wokingham District Local Plan (Deposit Draft) as modified).
   B. Housing mix and density (Policies H5, H9 of the Berkshire Structure Plan, Policies LH1, LH8 LBE5 of the Loddon Area Local Plan, Policies WH6, Housing Density Policy of the Wokingham District Local Plan (Deposit Draft) as modified).
   C. Impact upon amenity of adjoining residents (Policy LBE2, LBE5 of the Loddon Area Local Plan, Policies WOS3, WBE1 of the Wokingham District Local Plan (Deposit Draft) as modified).
   D. Impact on Highways and parking provision (Policies T6, T7 of the Berkshire Structure Plan, Policies LH1, LT5, LT6 of the Loddon Area Local Plan, Policies WH1, WT6, WT7 of the Wokingham District Local Plan (Deposit Draft) as modified).
   E. Concerns of residents and Woodley Town Council.

A. Principle of development

The site lies within the identified settlement where development is acceptable in principle, subject to meeting other policies in the development plan. It also accords with guidance laid down in revised PPG3 'Housing' by providing for redevelopment of a brownfield site. An earlier consent has established the principle of residential development. The previous use, as a timber yard, whilst not considered as a bad neighbour use in the traditional sense had the potential to cause noise and disturbance to nearby residents. The proposed dwellings would represent a material improvement.

B. Housing mix and density

6 three bedroom and 1 two bedroom dwellings are proposed on site. The Council's Housing Needs Survey 1997 identified a particular demand for one, two and three bedroom dwellings, although the former two are in particular demand. Policy WH6 states the Council will expect a mix of dwelling sizes, types and densities to be provided. A number of recent appeal decisions where housing mix on smaller sites was a reason for refusal have not been upheld. On this basis it is not considered the application for two and three bedroom houses could reasonably be refused on this basis. The scheme would provide 7 dwellings on a site of 0.176 Ha, which equates to a net density of 40 dwellings per hectare. This is within the guidelines laid down in revised PPG 3 'Housing' and complies within the Councils' newly adopted density policy. The proposal provides accommodation at an acceptable density and of appropriate size.

C. Impact on amenity of adjoining residents

The terrace of three properties would be located some 20m from the rears of the properties in Triumph Close and the existing retaining wall is to be capped and retained at a height of 2.5m. This is considered to be a reasonable compromise between the existing height of 3m and the standard fence height

of 1.8m. A minimum distance of 20m is proposed between the rear walls of units 4 to 7 and existing two storey dwellings in Rivermead Road, which is considered acceptable within a suburban infill development.

The main difference from the previous scheme is the proximity of units 1 and 7 to the boundaries with Rivermead Close and Norton Road. Unit 1 has a flank wall which would be 15m from the rears of the maisonettes in Norton Road whereas previously it was 22.5m. Notwithstanding the reduction, the proposed dwelling would be sufficiently distant not to cause detriment to the occupants of the flats themselves. There is an existing wall along the northern boundary which forms part of a storage building. This is 2.9m high and is to be retained. Consequently there would be an existing impact upon the maisonettes' gardens (split front to back so that the first floor flat has its garden closest to the site boundary), in terms of overshadowing and dominance which needs to be considered. The end terrace has been designed specifically to reduce any overdominance to an acceptable level. The eaves are at 4m and the roof slopes away at an angle of approximately 45 degrees, to a ridge of 7.7m, 5m from the northern boundary. Any overshadowing would only be marginally greater than that caused by the existing wall and is not considered to be sufficiently detrimental to be able to warrant a refusal on this basis. Similarly, the visual impact has been minimised by reducing the eaves so that only the roofslope would be visible from Nos. 46 and 48 Rivermead Close. Whilst the dwelling is undoubtedly closer, upon detailed consideration it is not considered that the amenity of residents would be adversely affected.

Proposed unit 7 is located adjacent to the southeastern boundary, alongside the maisonettes at Nos. 46 and 48 Rivermead Road. These properties have gardens which are split side to side so that the garden of No 46 Rivermead Close is adjacent to the site boundary, and the maisonettes have kitchen, lounge and bedroom windows in the rear elevation. A 3.1m high wall exists on the boundary with Rivermead Close which is to be retained as part of the application and will be conditioned as such. The proposal has been amended to reduce the visual impact of the unit by providing a catslide roof to the dwelling. Whilst the dwelling would only be 2m from the boundary at ground floor level, the ridge, at 7.4m would be 6m into the site. These revisions are considered to be sufficient to ensure that the proposed dwelling does not appear overbearing when viewed from the gardens or habitable rooms of the maisonettes.

Two high level velux windows are proposed in the roofslope of the flank elevation of unit 7. These provide light to the bathroom and stairwell. The position of the house is such that any possible overlooking from the rear bedroom windows would be at an acute angle and would not detrimentally affect the privacy of the maisonettes in Rivermead Road.

D. Impact on highways and parking provision

The scheme provides 14 spaces which accords with the Councils current parking standards. Highways Officers have assessed the previous proposal and concluded that the traffic generated by 6 flats would be less than that of

the previous use. Evidence has been provided to indicate the premises were open from 8am to 5pm, had 4 employees and served approximately 150 customers a day. Estimates indicated approximately 20 vehicle movement per hour. Highway Officers have advised that 7 dwellings would generate approximately 56 daily movements which is considerably less than the former use. There is no objection to the proposal despite the location of the access upon a 90 degree bend, nor to the introduction of an additional unit on site.

E. Concerns of residents and Woodley Town Council
Issues regarding loss of privacy and overdominance have been dealt with section C. Issues regarding highway safety are included within section D. Some of the existing boundary walls will be reduced in height as a result of the proposal. The existing wall along the Norton Road boundary is to be retained at a height of 2.9m and that on the Rivermead Road boundary to 3.1m. It is proposed to cap the wall alongside Triumph Close to 2.5m. Retention of the former two will ensure residential amenity is not been detrimentally affected, whilst the latter is adequate to ensure no loss of adverse loss of privacy over a 20m distance. There is a change of levels between the site and the adjoining land to the west of approximately 0.5m. The properties in Triumph Close have gardens at the same height as the site, although No 9's garden 'dips' in the centre towards the rear boundary. Subject to a condition to ensure the wall is of adequate height from the ground level of the dwelling at Nos. 9 and 10 there is no objection on the basis of loss of privacy.

Reference has been made to incorrect plans. These have been checked against the Ordnance Survey data, and the critical relationships between the site and immediately adjoining properties are correct. Additional landscaping on the boundaries would be feasible and it is indended that this matter will be dealt with via condition. Whilst the proposal is for a greater number of units than previously approved this number can be accommodated on site without detriment to residents and would be line with the Council's policy and revised PPG 3 'Housing' on densities. It is not considered that an argument could be sustained on the basis of overdevelopment or cramped appearance. It is considered the number of dwellings proposed can be satisfactorily accommodated on the site without detriment by reason of overdevelopment or cramped appearance. It is considered that the current layout and number of units meets planning policies and there would be no justification for insisting on a reduction in numbers.

5. **Conclusion** – Residential use is welcome in this location. The scheme provides for housing for which there is a need and at a density which accords with policy and government guidance. Residential amenity will not be adversely affected, and the scheme will reduce the number of traffic movements experienced on this corner site.

6. **Recommendation** – GRANT planning permission, subject to the following conditions:

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

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

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

4. No external lighting shall be installed on the site or affixed to any buildings on the site unless the Local Planning Authority has first approved in writing details of the position, height, design and intensity.

5. Immediately following the implementation of this permission, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification) no buildings, extensions or alterations permitted by Classes A, B, C, D and E of Part 1 of the Second Schedule of the 1995 Order shall be carried out without the prior written permission of the Local Planning Authority.

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

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the parking spaces on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times.

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

9. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 7 pm Monday to Friday and 8

am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays.

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

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

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

13. The dwellings shall not be occupied until space has been provided within the curtilage for vehicles to turn so that they may enter and leave the site in a forward gear and this space shall thereafter be maintained at all times for this purpose.

14. No building shall be occupied until the vehicular access has been surfaced with a bonded material across the entire width of the access for a distance of 5 metres measured from the carriageway edge.

15. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

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

17. A landscape management plan, including long term design objectives, management responsibilities, timescales and maintenance schedules for all landscape areas, other than privately owned, domestic gardens, shall be submitted to and approved in writing by the Local Planning Authority prior to the

occupation of the first dwelling for its permitted use. The landscape management plan shall be carried out as approved.

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

19. Before any development is commenced, the results of a detailed investigation to ascertain whether the site is contaminated, together with any remediation scheme required as a result, shall be submitted to and approved in writing by the Local Planning Authority. This shall include a historical investigation, sampling and analysis of current soils, and a scheme of works to address any contamination. The remediation scheme shall thereafter be carried out as approved before any of the dwellings are first occupied.

20. Before the development is commenced, a detailed site investigation shall be carried out to establish if the site is contaminated, to assess the degree and nature of the contamination present, and to determine its potential for the pollution of the water environment. The method and extent of this investigation shall be approved in writing by the Local Planning Authority prior to the commencement of the work. Details of appropriate measures to prevent pollution of groundwater and surface water, including provision for monitoring, shall then be submitted to and approved in writing by the Local Planning Authority before development commences. The development shall then proceed in strict accordance with the measures approved.

21. Surface water source control measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.

22. The capped wall on the western boundary shall be retained at a height of 2.5m measured from the ground level of the dwellings at 9 and 10 Triumph Close, in perpetuity.

23. The wall on the eastern boundary with Rivermead Close shall be retained at its existing height of 3.1m, and the wall on the northern boundary with Norton Road shall be retained at its existing height of 2.9m in perpetuity.

Reasons

1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.
2. To ensure that the external appearance of the building is satisfactory.
3. To safeguard the visual amenities of neighbouring properties and the locality.

4.8. In the interests of visual amenity.

5. To safeguard the character of the premises and the residential and visual amenities of the occupiers of adjoining properties.
6. To safeguard the residential amenities of the occupiers of neighbouring properties.
7. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.
9. To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.
10. In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.
11. To prevent queuing and parking off site, in the interests of highway safety and convenience.

12.13. In the interests of highway safety and convenience.

14. To avoid spillage of loose material onto the carriageway and in the interests of road safety.

15.16. In the interests of visual amenity.

17. *In order to ensure that the approved landscaping is satisfactorily maintained.*

18. The existing trees/hedgerows/shrubs represent an important public visual amenity in the area.
19. To ensure any contamination of the site is remedied and to protect existing/proposed occupants of the application site and/or adjacent land.
20. In order to prevent pollution of the water environment.
21. To prevent the increased risk of flooding and to improve water quality.

22.23. To protect the residential amenity of adjoining occupiers.

Informatives

1. The applicant is advised to take into account the informatives laid down by the Environment Agency in their correspondence dated 25 July 2000.
2. The courtyard and access road will need to be built to adoptable standard.
3. This permission relates to the application as amended with revised dwg nos. 00-356/01C, /02C, /03C submitted to the Local Planning Authority on 25 August 2000 showing a revised layout and elevations to plot 7 and does not approve the proposals as originally submitted.
4. The applicant is reminded that this relates to planning permission only and does not constitute approval under any other legislation including Building Regulations. To obtain advice on current Building Regulations the applicant should contact the Building Control Section of the District Council.
5. The Head of Engineering Services at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.
6. You are advised, in compliance with *The Town & 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 LD5, EN1, H5, H9, T6, T7
Loddon Area Local Plan policies LTV1, LH1, LH8, LBE1, LBE2, LBE5, LBE8, LT5, LT6
Deposit Draft Wokingham District Local Plan policies WOS2, WOS3, WBE1, WBE10, WH1, WH6, WT6, WT7

Heather Morgan

Heather Morgan

WOODLEY TOWN CONSULTATION SHEET

APPLICATION NUMBER:	F/2000/1247 (Revised)
PROPOSAL:	Amendment to Plot 7, with introduction of catslide roof to side elevation to reduce height and impact.
SITE ADDRESS:	Woodley Timber Co. Ltd., Norton Works, Norton Road, Woodley.
APPLICANT:	Natta Country Homes Ltd.

COMMENTS:

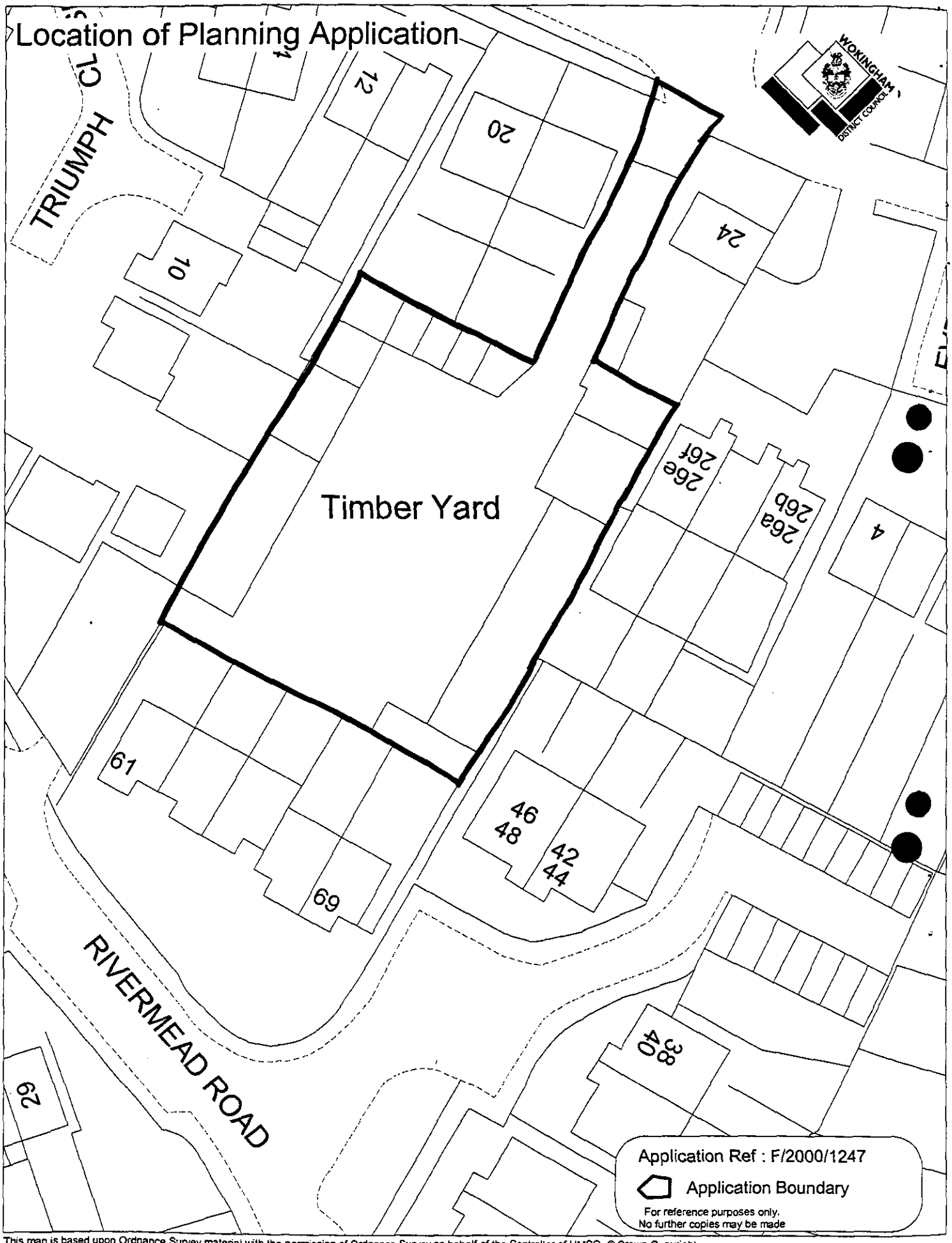
Five residents were present and two further letters highlighting their concerns (one with accompanying photographs) were made available to Members. The Chairman adjourned the meeting to allow the residents to reiterate what they still considered to be very valid concerns about this revised application, particularly in relation to:

- the question of the accuracy of the boundary, as shown on the drawing, particularly in the corner of the site closest to Plot 7
- the future maintenance of the existing trees – details of proposed landscaping would also be appreciated

After the meeting was reconvened, the committee **fully supported the neighbours' written and verbal concerns and recommended a site visit by District Members to fully appreciate the situation.** However, Members commented additionally as follows:

- although the new roof line would reduce the effect on neighbours it would nevertheless bring the property nearer to Nos. 46 and 69 Rivermead Road and exacerbate the problem of overlooking
- Overlooking from Plots 1, 2 & 3 would be detrimental to neighbours in Triumph Close
- a preference for 6 dwellings, rather than 7
- a preference for the courtyard to be smaller and moved back

13.9.00.



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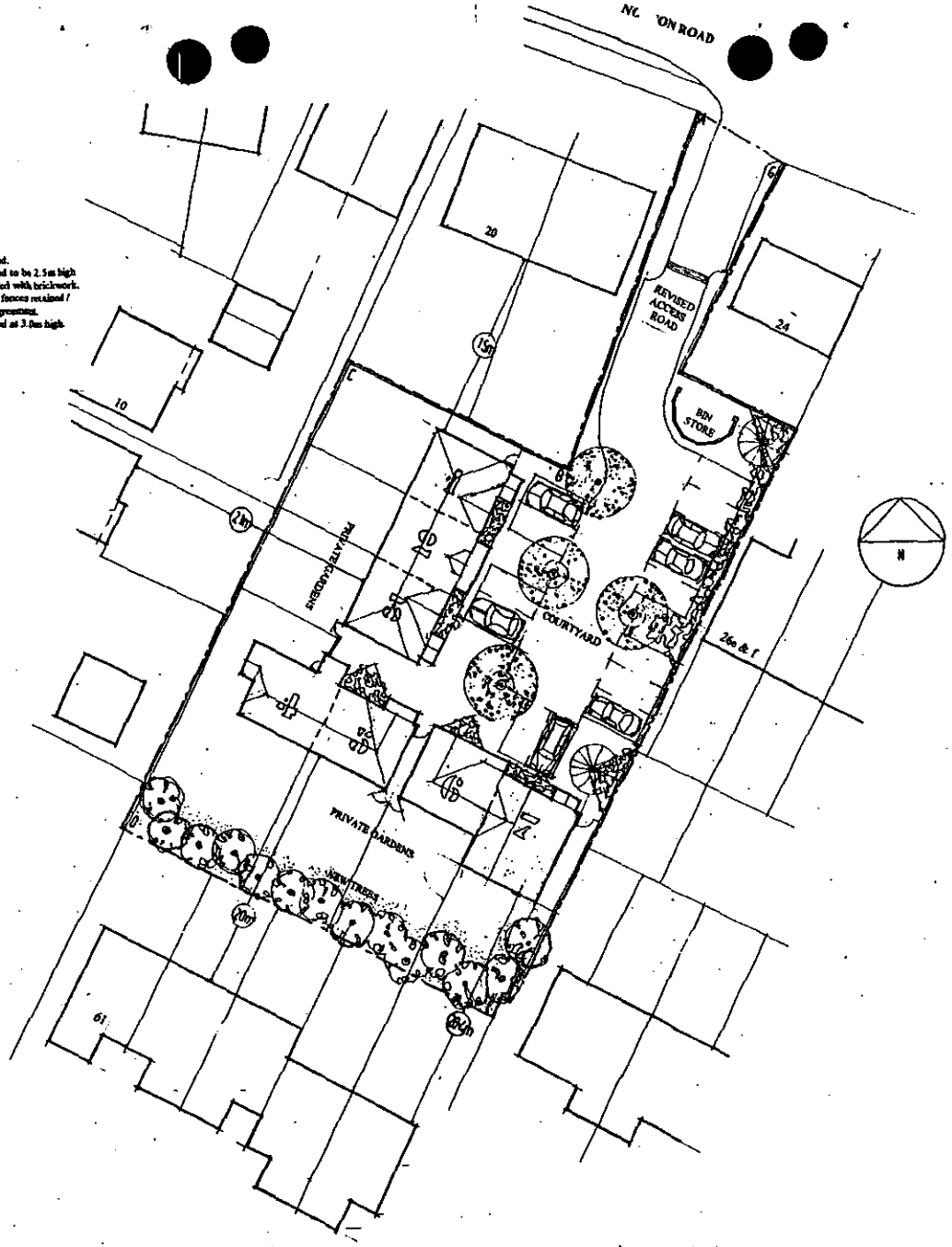
Development Control Section, Environmental Services, Wokingham District Council.
27 September 2000
Scale: 1 : 500

Site boundaries: Means of Enclosure

A to B Existing garden wall retained
B to C Existing building wall retained and capped.
C to D Existing building wall retained and capped to be 2.5m high on the West side. Existing openings infilled with brickwork.
D to E Existing 1.8m high close boarded timber fences retained / made good / replaced as necessary, by agreement.
E to F Existing building wall retained and capped at 3.0m high.
F to G As A to B.



12 21

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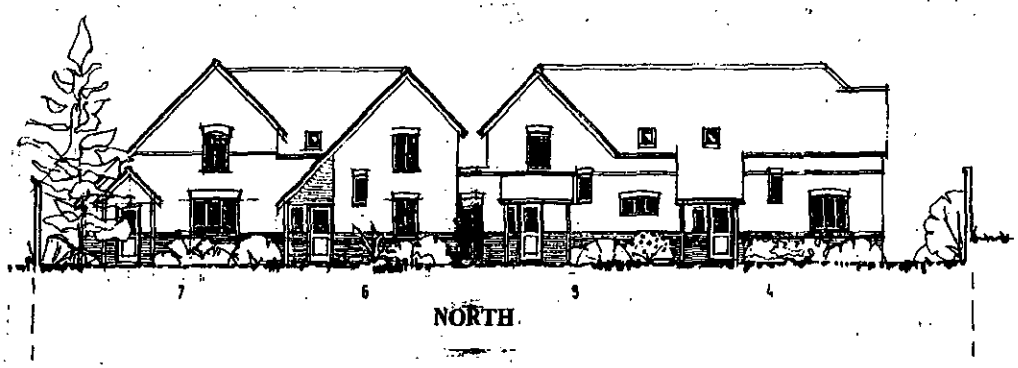
RESIDENTIAL DEVELOPMENT AT NORTON WORKS, WOODLEY

SITE LAYOUT **1:200** **00-356/01c**

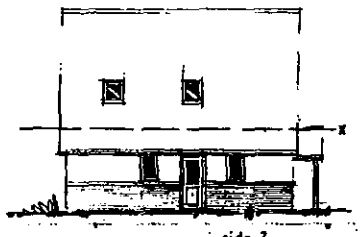
Rev A 30.04.00 Layout revised
Site boundary note "Box C" & "Box F" revised
Rev B 17.07.00
Parking adjacent Plots 20 & 21 revised

12 47 B
REVISED PLAN

NATTA Country Homes Ltd



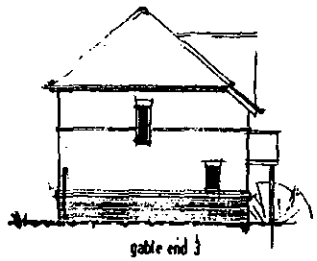
NORTH



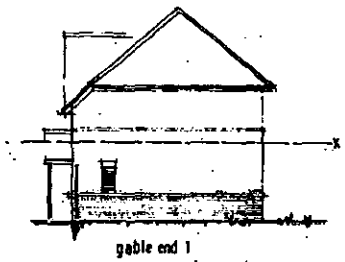
side 7



EAST

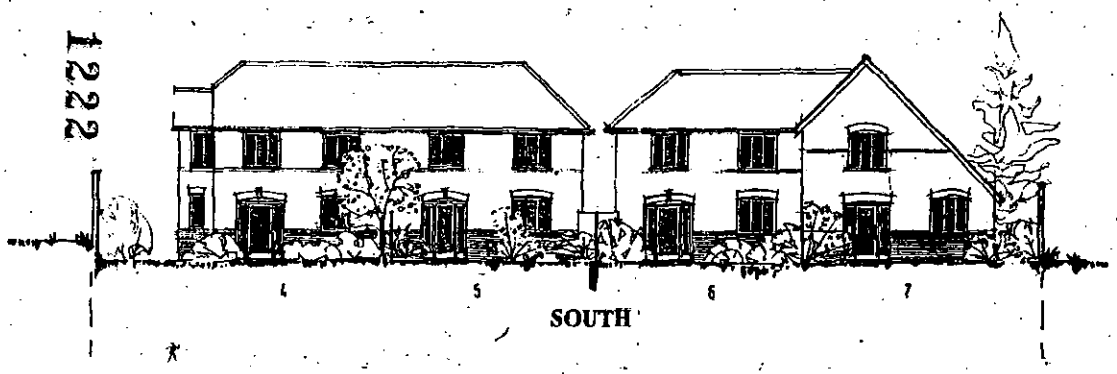


gable end 3

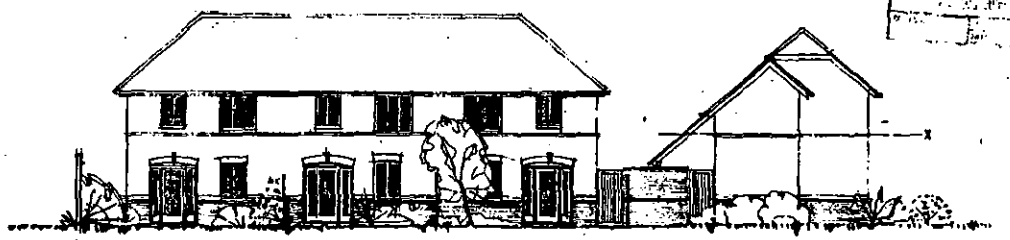


gable end 1

1222



SOUTH



WEST

1247 A

REVISED PLAN

"X" Site boundary well just behind this view

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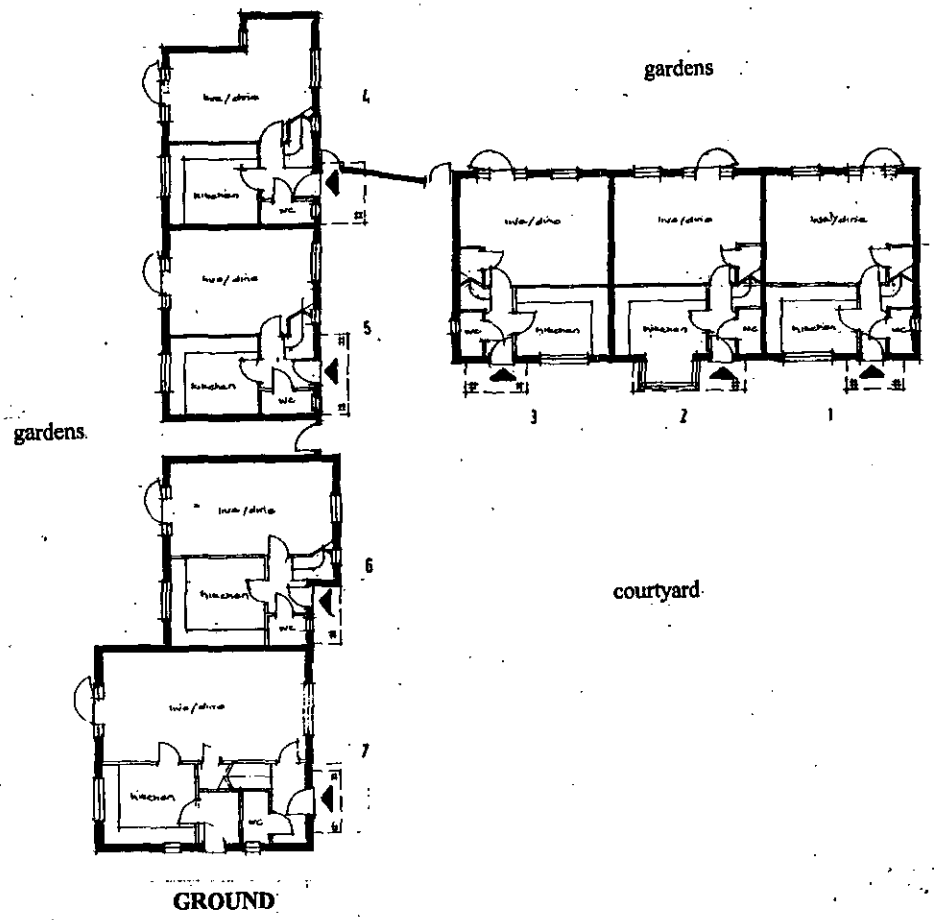
architects

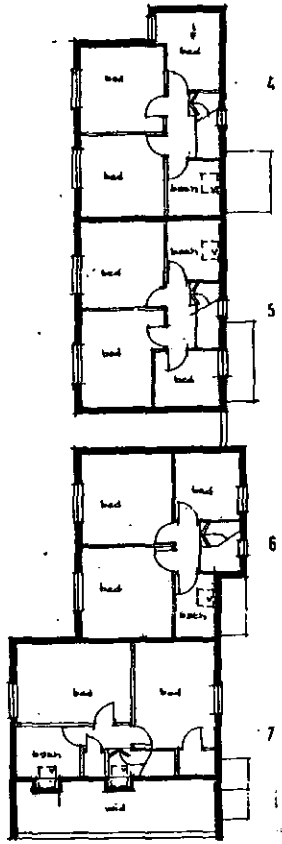
RESIDENTIAL DEVELOPMENT AT NORTON WORKS, WOODLEY

ELEVATIONS 1:100 00-356/03c

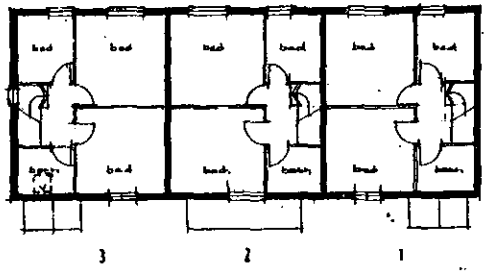
NATTA Building Homes Ltd



GROUND



FIRST



v: roofwindow above eye level
g: obscured glass





1223

1247_4

REVISED PLAN

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RESIDENTIAL DEVELOPMENT AT NORTON WORKS, WOODLEY

HOUSE PLANS 1:100 00-356/02

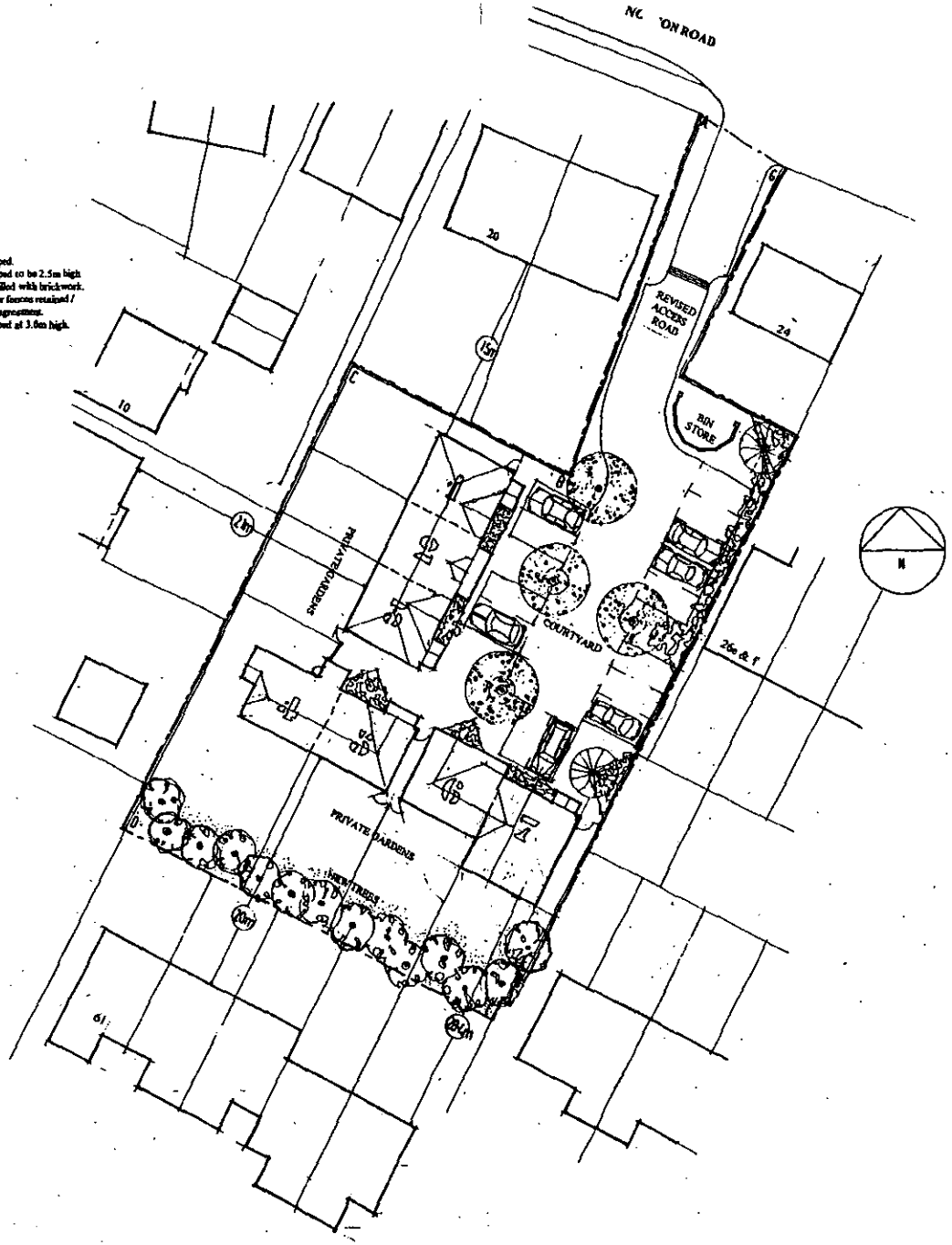
Plan A 18 no. 00 All house plans drawn
Plan B 20 no. on Houses 7 revised
Plan C 24 no. on Houses 7 revised

NATFA
Ordinary Homes Ltd

1224

Site boundaries: Means of Enclosure

A to B Existing garden wall retained
B to C Existing building wall retained and capped.
C to D Existing building wall retained and capped to be 2.5m high on the West side. Existing openings infilled with brickwork.
D to E Existing 1.8m high close boarded timber fences retained / made good / replaced as necessary, by agreement.
E to F Existing building wall retained and capped at 3.0m high.
F to G As A to B.



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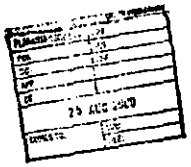
architects

RESIDENTIAL DEVELOPMENT AT NORTON WORKS, WOODLEY

SITE LAYOUT 1:200 00-356/01c

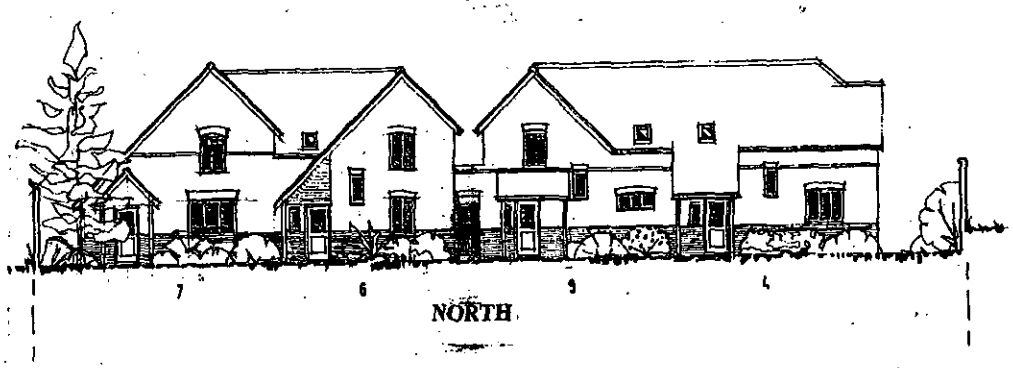
Rev A 20.11.00 Layout amended
Site boundary walls 'Area C' & 'Area F' revised
Rev B 17.01.01
Position of access gates & car park revised



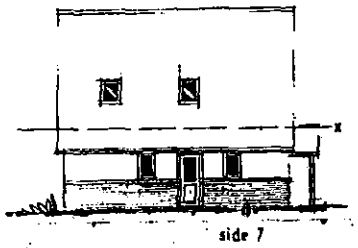
12.47

REVISED PLAN

NATTA Calthorpe Homes Ltd



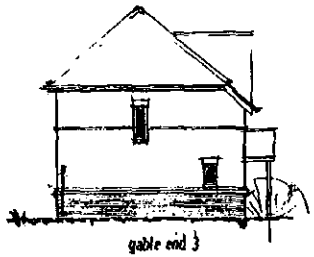
NORTH



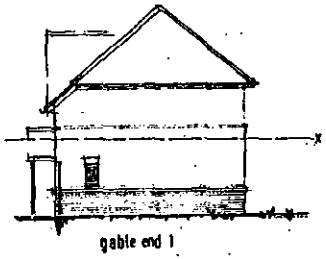
side 7



EAST



gable end 3



gable end 1

1223



SOUTH



WEST

1247

REVISED PLAN

"X" Site boundary wall just behind this view

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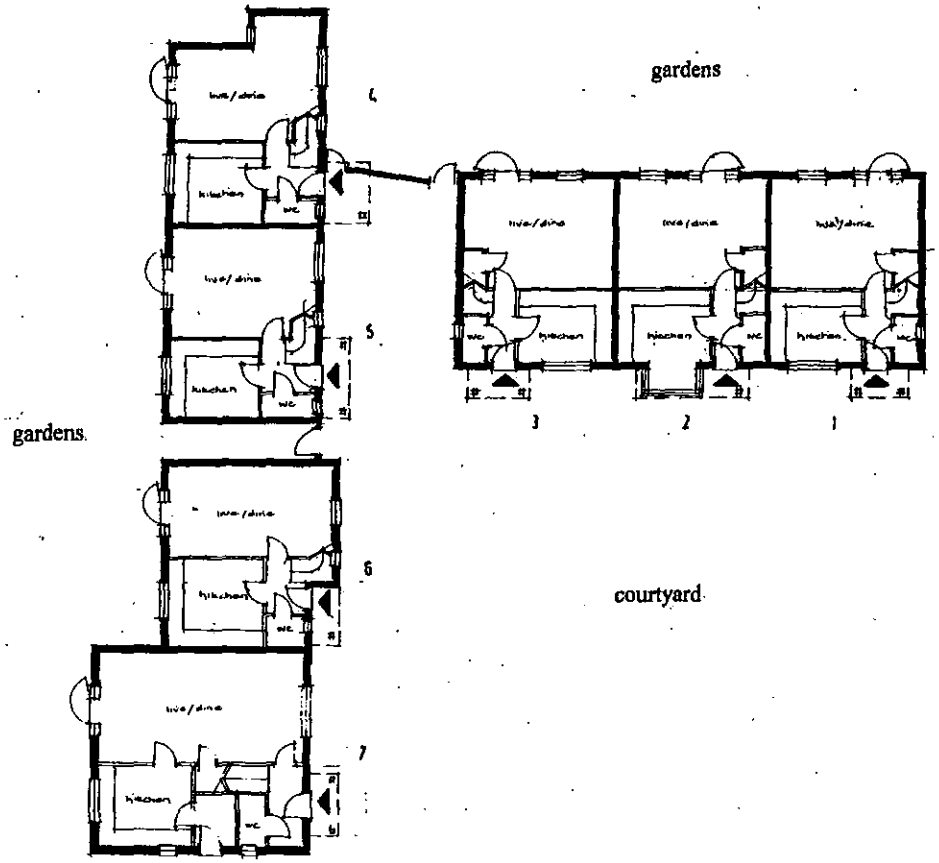
RESIDENTIAL DEVELOPMENT AT NORTON WORKS, WOODLEY

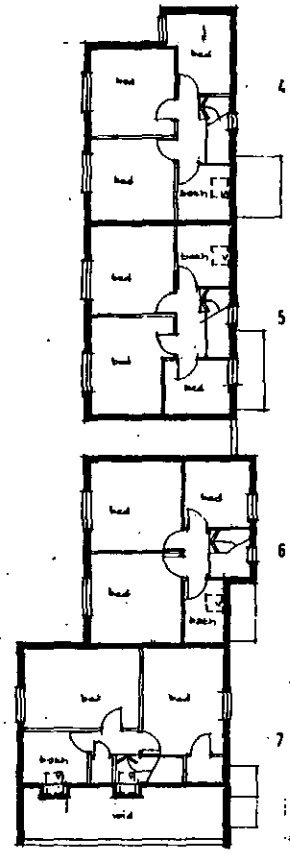
ELEVATIONS 1:100 00-356/03c

Rev A 18.04.00 Work Elevation, House 2 Re-orientation moved, Utility "H" added, Gable end House 3 Elev. added.

NATTA
Country Homes Ltd



GROUND



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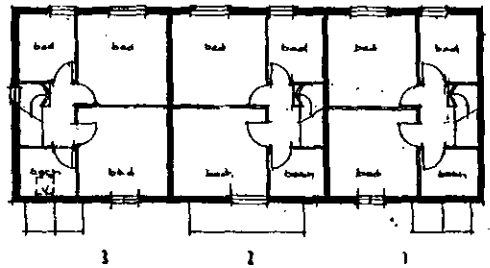
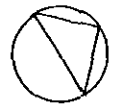


r: rooflwindow above eye level
g: obscured glass





1247

REVISED PLAN

1223

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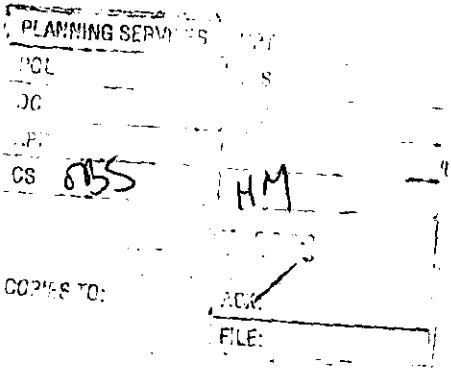
RESIDENTIAL DEVELOPMENT AT NORTON WORKS, WOODLEY

HOUSE PLANS **1:100** **00-356/02**

NATTA
Country Homes Ltd



69, Rivermead Road
Woodley
Reading
Berkshire
RG5 4DH.
TEL. 01189 014325

20th October 2000

Your ref: F/2000/1247
Woodley Timber Yard, Norton Works.

Left message re Mr Adams

Dear Madam,

After attending the meeting of the Development Control Committee on Wednesday 18th October, we are happy that a site visit is to be made, but we would like to invite whoever undertakes this visit to view the proposed site from our rear garden to gain the full extent of the predicament which we would endure should this proposal go ahead.

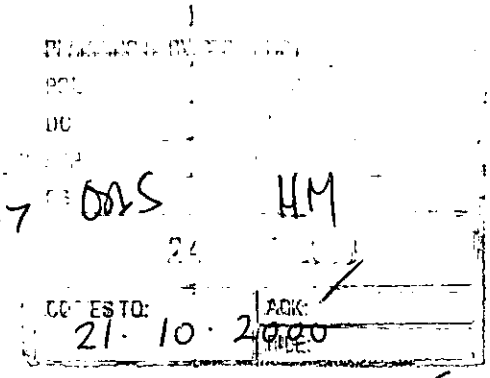
We look forward to hearing from you very shortly

Yours faithfully.

Mr. + Mrs. D. Adams

KEITH STOBBART,
46 RIVERMEAD ROAD
WOODLEY
READING
BERKS
RG5 4DH

TEL W 0118 9472175
H. 0118 9448191



REF F/2000/1247

Newsy received of date and procedure 24/10/00 9pm.

Dear Sir/Madam

I am writing with regards to the above planning application, I attended the Development Control Meeting on the 18th Oct.

I am pleased to hear that a site visit will take place, which is what the residents have asked for for some time.

Please could we be informed when this visit will take place as I and my neighbours wish to be present also You will be able to view the proposed development from our properties and this will give you an insight to the very closeness of it and the amount of light that this will cut out

As stated at the meeting we were happy to accept the plans that were put forward for the flats, but these last plans are trying to squeeze to many properties in we would recommend a reduction to 6 plots!

Yours Sincerely
KA Stobbart
KEITH STOBBART

Residents.

loss of privacy, overlook, loss of light.

Subsidence.

misleading drwgs.

wall heights - Inaccurate. → these have been measured on site.

Overlooking → too close.

fencing heights.

18.7m - to Kilmead Road.

5.2m to nos 46 & 48

Tree Screening - no privacy.

loss of light → boundary screens along boundary adj tree no.

Trees too close to Kilmead Rd.

Kilmead Rd - Subsid → not a planning issue.

Agent

Lge Sheds. Of field site. Reduced eaves. Complies with density.

high walls to be discussed - 2.5 to 3m high → enclosure → privacy.

Cllr Dodge

Overdevelopment - Small site. needs to be seen in context.

Woodley TC - Requested site visit.

Refused for SD.

Cllr Rowe - parking & effect 2 bed of Norton Rd.

Local context.

Cllr Hussain - density

Application No.	Received	Woodley	Listed by
F/2000/1247	25/04/00		Cllr Clacey

Applicant : **Natta Country Homes Ltd**
Location : **Woodley Timber Yard, Norton Works, Woodley**
Proposal : **Proposed erection of 7 dwellings**

1. **Planning History** – Planning permission was granted on 12 October 1999 for the redevelopment of the timber yard to provide a block of six flats with parking spaces (Ref 99/70018/F). This would have provided a two storey building in an L shape in the centre of the site. Parking was located to the north with communal open space to the south of the flats. The application has been listed by Cllr Clacey due to the impact on neighbouring properties, particularly by reason of overlooking.

2. **Proposal** – is for the erection of 7 dwellings with associated parking and landscaping. These would take the form of two sets of semi-detached properties along the length of the boundary with Rivermead Close, and a terrace of three at the northern end parallel with Triumph Close. The scheme would provide 6 three bedroom and 1 two bedroom dwellings. 14 unallocated parking spaces are to be provided to the front of the dwellings.

3. **Consultations** -
   - ***Highways*** – No objection subject to conditions regarding parking and turning.
   - ***Environmental Health*** – The site may be contaminated by its former use and proximity to a landfill site. No objection in principle but recommends that conditions be imposed regarding a site assessment, report and remediation works if necessary.
   - ***Environment Agency*** – No objection in principle subject to conditions regarding landfill gas risk assessment.
   - ***Trees and Landscape*** – The limited space leaves little room for planting on site boundaries and within the parking areas. More landscaping should be provided in communal areas. (Officer note – this is proposed to be dealt with via condition).
   - ***Woodley Town Council*** – (Revised plans) Questioned the accuracy of the boundaries, and future maintenance of trees. Request deferral for site visit if it goes to committee. Overlooking to houses in Triumph Close, preference for 6 rather than 7 dwellings, preference for courtyard to be smaller, properties would still be close to Nos. 46 and 69 Rivermead Close.
   - ***Letters of objection*** – 4 letters received in connection with the original scheme, 5 to first set of revisions, and 6 (2 from one address) to the second set of revisions. Concerned at the close proximity of dwellings to the boundaries resulting in loss of privacy. Overdominance particularly in relation to maisonettes in Rivermead Road. Concerned about extra traffic onto a sharp bend and pedestrian/vehicle conflict. Concerned at reduction in heights of boundary walls. Whether existing doors and windows in walls will be blocked up. Height and maintenance of landscaping.

4. Appraisal – the main issues are considered to be

A. Principle of residential development (Policy H5 of the Berkshire Structure Plan, Policy LH1 of the Loddon Area Local Plan, Policy WH1 of the Wokingham District Local Plan (Deposit Draft) as modified).
B. Housing mix and density (Policies H5, H9 of the Berkshire Structure Plan, Policies LH1, LH8 LBE5 of the Loddon Area Local Plan, Policies WH6, Housing Density Policy of the Wokingham District Local Plan (Deposit Draft) as modified).
C. Impact upon amenity of adjoining residents (Policy LBE2, LBE5 of the Loddon Area Local Plan, Policies WOS3, WBE1 of the Wokingham District Local Plan (Deposit Draft) as modified).
D. Impact on Highways and parking provision (Policies T6, T7 of the Berkshire Structure Plan, Policies LH1, LT5, LT6 of the Loddon Area Local Plan, Policies WH1, WT6, WT7 of the Wokingham District Local Plan (Deposit Draft) as modified).
E. Concerns of residents and Woodley Town Council.

A. Principle of development

The site lies within the identified settlement where development is acceptable in principle, subject to meeting other policies in the development plan. It also accords with guidance laid down in revised PPG3 'Housing' by providing for redevelopment of a brownfield site. An earlier consent has established the principle of residential development. The previous use, as a timber yard, whilst not considered as a bad neighbour use in the traditional sense had the potential to cause noise and disturbance to nearby residents. The proposed dwellings would represent a material improvement.

B. Housing mix and density

6 three bedroom and 1 two bedroom dwellings are proposed on site. The Council's Housing Needs Survey 1997 identified a particular demand for one, two and three bedroom dwellings, although the former two are in particular demand. Policy WH6 states the Council will expect a mix of dwelling sizes, types and densities to be provided. A number of recent appeal decisions where housing mix on smaller sites was a reason for refusal have not been upheld. On this basis it is not considered the application for two and three bedroom houses could reasonably be refused on this basis. The scheme would provide 7 dwellings on a site of 0.176 Ha, which equates to a net density of 40 dwellings per hectare. This is within the guidelines laid down in revised PPG 3 'Housing' and complies within the Councils' newly adopted density policy. The proposal provides accommodation at an acceptable density and of appropriate size.

C. Impact on amenity of adjoining residents

The terrace of three properties would be located some 20m from the rears of the properties in Triumph Close and the existing retaining wall is to be capped and retained at a height of 2.5m. This is considered to be a reasonable compromise between the existing height of 3m and the standard fence height

of 1.8m. A minimum distance of 20m is proposed between the rear walls of units 4 to 7 and existing two storey dwellings in Rivermead Road, which is considered acceptable within a suburban infill development.

The main difference from the previous scheme is the proximity of units 1 and 7 to the boundaries with Rivermead Close and Norton Road. Unit 1 has a flank wall which would be 15m from the rears of the maisonettes in Norton Road whereas previously it was 22.5m. Notwithstanding the reduction, the proposed dwelling would be sufficiently distant not to cause detriment to the occupants of the flats themselves. There is an existing wall along the northern boundary which forms part of a storage building. This is 2.9m high and is to be retained. Consequently there would be an existing impact upon the maisonettes' gardens (split front to back so that the first floor flat has its garden closest to the site boundary), in terms of overshadowing and dominance which needs to be considered. The end terrace has been designed specifically to reduce any overdominance to an acceptable level. The eaves are at 4m and the roof slopes away at an angle of approximately 45 degrees, to a ridge of 7.7m, 5m from the northern boundary. Any overshadowing would only be marginally greater than that caused by the existing wall and is not considered to be sufficiently detrimental to be able to warrant a refusal on this basis. Similarly, the visual impact has been minimised by reducing the eaves so that only the roofslope would be visible from Nos. 46 and 48 Rivermead Close. Whilst the dwelling is undoubtedly closer, upon detailed consideration it is not considered that the amenity of residents would be adversely affected.

Proposed unit 7 is located adjacent to the southeastern boundary, alongside the maisonettes at Nos. 46 and 48 Rivermead Road. These properties have gardens which are split side to side so that the garden of No 46 Rivermead Close is adjacent to the site boundary, and the maisonettes have kitchen, lounge and bedroom windows in the rear elevation. A 3.1m high wall exists on the boundary with Rivermead Close which is to be retained as part of the application and will be conditioned as such. The proposal has been amended to reduce the visual impact of the unit by providing a catslide roof to the dwelling. Whilst the dwelling would only be 2m from the boundary at ground floor level, the ridge, at 7.4m would be 6m into the site. These revisions are considered to be sufficient to ensure that the proposed dwelling does not appear overbearing when viewed from the gardens or habitable rooms of the maisonettes.

Two high level velux windows are proposed in the roofslope of the flank elevation of unit 7. These provide light to the bathroom and stairwell. The position of the house is such that any possible overlooking from the rear bedroom windows would be at an acute angle and would not detrimentally affect the privacy of the maisonettes in Rivermead Road.

D. Impact on highways and parking provision

The scheme provides 14 spaces which accords with the Councils current parking standards. Highways Officers have assessed the previous proposal and concluded that the traffic generated by 6 flats would be less than that of

the previous use. Evidence has been provided to indicate the premises were open from 8am to 5pm, had 4 employees and served approximately 150 customers a day. Estimates indicated approximately 20 vehicle movement per hour. Highway Officers have advised that 7 dwellings would generate approximately 56 daily movements which is considerably less than the former use. There is no objection to the proposal despite the location of the access upon a 90 degree bend, nor to the introduction of an additional unit on site.

E. Concerns of residents and Woodley Town Council
Issues regarding loss of privacy and overdominance have been dealt with section C. Issues regarding highway safety are included within section D. Some of the existing boundary walls will be reduced in height as a result of the proposal. The existing wall along the Norton Road boundary is to be retained at a height of 2.9m and that on the Rivermead Road boundary to 3.1m. It is proposed to cap the wall alongside Triumph Close to 2.5m. Retention of the former two will ensure residential amenity is not been detrimentally affected, whilst the latter is adequate to ensure no loss of adverse loss of privacy over a 20m distance. There is a change of levels between the site and the adjoining land to the west of approximately 0.5m. The properties in Triumph Close have gardens at the same height as the site, although No 9's garden 'dips' in the centre towards the rear boundary. Subject to a condition to ensure the wall is of adequate height from the ground level of the dwelling at Nos. 9 and 10 there is no objection on the basis of loss of privacy.

Reference has been made to incorrect plans. These have been checked against the Ordnance Survey data, and the critical relationships between the site and immediately adjoining properties are correct. Additional landscaping on the boundaries would be feasible and it is indended that this matter will be dealt with via condition. Whilst the proposal is for a greater number of units than previously approved this number can be accommodated on site without detriment to residents and would be line with the Council's policy and revised PPG 3 'Housing' on densities. It is not considered that an argument could be sustained on the basis of overdevelopment or cramped appearance. It is considered the number of dwellings proposed can be satisfactorily accommodated on the site without detriment by reason of overdevelopment or cramped appearance. It is considered that the current layout and number of units meets planning policies and there would be no justification for insisting on a reduction in numbers.

5. **Conclusion** – Residential use is welcome in this location. The scheme provides for housing for which there is a need and at a density which accords with policy and government guidance. Residential amenity will not be adversely affected, and the scheme will reduce the number of traffic movements experienced on this corner site.

6. **Recommendation** – GRANT planning permission, subject to the following conditions:

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

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

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

4. No external lighting shall be installed on the site or affixed to any buildings on the site unless the Local Planning Authority has first approved in writing details of the position, height, design and intensity.

5. Immediately following the implementation of this permission, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification) no buildings, extensions or alterations permitted by Classes A, B, C, D and E of Part 1 of the Second Schedule of the 1995 Order shall be carried out without the prior written permission of the Local Planning Authority.

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

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the parking spaces on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times.

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

9. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 7 pm Monday to Friday and 8

am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays.

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

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

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

13. The dwellings shall not be occupied until space has been provided within the curtilage for vehicles to turn so that they may enter and leave the site in a forward gear and this space shall thereafter be maintained at all times for this purpose.

14. No building shall be occupied until the vehicular access has been surfaced with a bonded material across the entire width of the access for a distance of 5 metres measured from the carriageway edge.

15. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

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

17. A landscape management plan, including long term design objectives, management responsibilities, timescales and maintenance schedules for all landscape areas, other than privately owned, domestic gardens, shall be submitted to and approved in writing by the Local Planning Authority prior to the

occupation of the first dwelling for its permitted use. The landscape management plan shall be carried out as approved.

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

19. Before any development is commenced, the results of a detailed investigation to ascertain whether the site is contaminated, together with any remediation scheme required as a result, shall be submitted to and approved in writing by the Local Planning Authority. This shall include a historical investigation, sampling and analysis of current soils, and a scheme of works to address any contamination. The remediation scheme shall thereafter be carried out as approved before any of the dwellings are first occupied.

20. Before the development is commenced, a detailed site investigation shall be carried out to establish if the site is contaminated, to assess the degree and nature of the contamination present, and to determine its potential for the pollution of the water environment. The method and extent of this investigation shall be approved in writing by the Local Planning Authority prior to the commencement of the work. Details of appropriate measures to prevent pollution of groundwater and surface water, including provision for monitoring, shall then be submitted to and approved in writing by the Local Planning Authority before development commences. The development shall then proceed in strict accordance with the measures approved.

21. Surface water source control measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.

22. The capped wall on the western boundary shall be retained at a height of 2.5m measured from the ground level of the dwellings at 9 and 10 Triumph Close, in perpetuity.

23. The wall on the eastern boundary with Rivermead Close shall be retained at its existing height of 3.1m, and the wall on the northern boundary with Norton Road shall be retained at its existing height of 2.9m in perpetuity.

Reasons

1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.
2. To ensure that the external appearance of the building is satisfactory.
3. To safeguard the visual amenities of neighbouring properties and the locality.
4.8. In the interests of visual amenity.
5. To safeguard the character of the premises and the residential and visual amenities of the occupiers of adjoining properties.
6. To safeguard the residential amenities of the occupiers of neighbouring properties.
7. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.
9. To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.
10. In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.
11. To prevent queuing and parking off site, in the interests of highway safety and convenience.
12. 13. In the interests of highway safety and convenience.
14. To avoid spillage of loose material onto the carriageway and in the interests of road safety.
15. 16. In the interests of visual amenity.
17. In order to ensure that the approved landscaping is satisfactorily maintained.
18. The existing trees/hedgerows/shrubs represent an important public visual amenity in the area.
19. To ensure any contamination of the site is remedied and to protect existing/proposed occupants of the application site and/or adjacent land.
20. In order to prevent pollution of the water environment.
21. To prevent the increased risk of flooding and to improve water quality.
22. 23. To protect the residential amenity of adjoining occupiers.

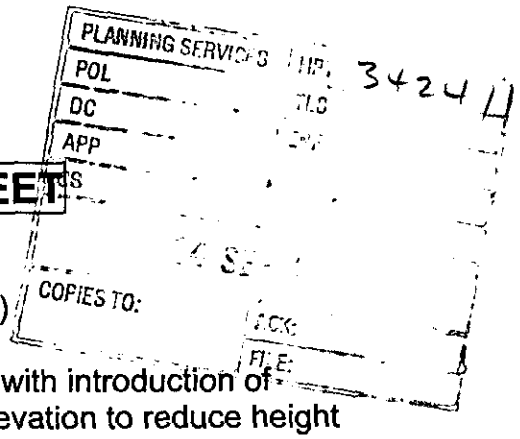
Informatives

1. The applicant is advised to take into account the informatives laid down by the Environment Agency in their correspondence dated 25 July 2000.
2. The courtyard and access road will need to be built to adoptable standard.
3. This permission relates to the application as amended with revised dwg nos. 00-356/01C, /02C, /03C submitted to the Local Planning Authority on 25 August 2000 showing a revised layout and elevations to plot 7 and does not approve the proposals as originally submitted.
4. The applicant is reminded that this relates to planning permission only and does not constitute approval under any other legislation including Building Regulations. To obtain advice on current Building Regulations the applicant should contact the Building Control Section of the District Council.
5. The Head of Engineering Services at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.
6. You are advised, in compliance with *The Town & 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 LD5, EN1, H5, H9, T6, T7
Loddon Area Local Plan policies LTV1, LH1, LH8, LBE1, LBE2, LBE5, LBE8, LT5, LT6
Deposit Draft Wokingham District Local Plan policies WOS2, WOS3, WBE1, WBE10, WH1, WH6, WT6, WT7

Heather Morgan

Heather Morgan



WOODLEY TOWN CONSULTATION SHEET

APPLICATION NUMBER: F/2000/1247 (Revised)

PROPOSAL: Amendment to Plot 7, with introduction of catslide roof to side elevation to reduce height and impact.

SITE ADDRESS: Woodley Timber Co. Ltd., Norton Works, Norton Road, Woodley.

APPLICANT: Natta Country Homes Ltd.

COMMENTS:

Five residents were present and two further letters highlighting their concerns (one with accompanying photographs) were made available to Members. The Chairman adjourned the meeting to allow the residents to reiterate what they still considered to be very valid concerns about this revised application, particularly in relation to:

- the question of the accuracy of the boundary, as shown on the drawing, particularly in the corner of the site closest to Plot 7
- the future maintenance of the existing trees – details of proposed landscaping would also be appreciated

After the meeting was reconvened, the committee **fully supported the neighbours' written and verbal concerns and recommended a site visit by District Members to fully appreciate the situation.** However, Members commented additionally as follows:

- although the new roof line would reduce the effect on neighbours it would nevertheless bring the property nearer to Nos. 46 and 69 Rivermead Road and exacerbate the problem of overlooking
- Overlooking from Plots 1, 2 & 3 would be detrimental to neighbours in Triumph Close
- a preference for 6 dwellings, rather than 7
- a preference for the courtyard to be smaller and moved back

13.9.00.

1247

Hacconby Timber Yard.

Mr. Chapman of no 70. Triumph Close:

Came in to front desk.

Is concerned about lack of privacy & overlooking especially given change in ground levels.

Would like wall to be made up to heighest existing level, & trees to be planted within the site to screen them.

Bettie

1327 **WOKINGHAM DISTRICT COUNCIL**

To _____

Date _____ Time _____

WHILE YOU WERE OUT

Name _____

Of _____

Phone No. _____ Ext. _____

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

MESSAGE _____

Signed _____

1327

WOKINGHAM DISTRICT COUNCIL

To Heather

Date 11/9. Time 3.20

WHILE YOU WERE OUT

Name Anne Keenan

Of Woodley Town Council

Phone No. 969 0356 Ext.

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

MESSAGE F/2000/1247 (Norton Works Site)

Would like to discuss the above app.

Any comments to be

faxed thru Woodley

Signed Natalie

Tel. Con 13/7

2017 is expiry for reconsults - Requested amended plan to re-position eps to allow for max boundary planting.
Planting against wall on Trumpet Lane is unlikely, in my opinion, to last. Would wish to discuss matter at committee stage.

0118 9841389

OWENS · GALLIVER

architects

CS

COPIES TO: ACK: FILE:

facsimile message

Date	**:7.July.2000**
Time	**: 19.00**
To	**: Miss H. Morgan**
Organisation	**:Planning, Wokingham B. C.**
Fax number	**: 0118 974 6484**
Inc. No. Of pages	**:1**
Project	**: Norton Works, Woodley**
Our job number	**: 00-356\plan.08**
Subject	**: House 7**

Following our conversation earlier today, I mentioned to Mr. Scott of Natta Country Homes (the Applicant) that your Landscape Architect had at least "preliminary" concerns over the amount of planting proposed, particularly trees. He has asked me to advise you that their Landscape Designer can prepare proposals at the earliest, but that we had expected that this aspect would be dealt with later as a Condition. I think it is also worth noting that only key areas of planting are shown on the Site Plan, it was not my intention to outline a complete proposal.

I will phone next Thursday for an update, as you have suggested.

Yours sincerely

PAUL GALLIVER

If this message is unclear please contact us immediately
10 HIGH STREET PANGBOURNE READING BERKS RG8 7AB
Tel 0118 984 1344 Fax 0118 984 1389
Chris Owens MA (Cantab) Dip Arch **RIBA Paul Galliver** Dip Arch RIBA

0118 9841389

OWENS · GALLIVER

architects

HM

COPIES TO:
27 JUN 2000
3078
CS
DP
DC
POL
PLANNING SERVICES

facsimile message

Date	:26.June.2000
Time	: 17.00
To	: Miss H. Morgan
Organisation	:Planning, Wokingham B. C.
Fax number	: 0118 974 6484
Inc. No. Of pages	:3
Project	: Norton Works, Woodley
Our job number	: 00-356\plan.06
Subject	: House 7

Following our meeting last week revised Floor Plans and a Gable End Elevation for House 7 follow, showing a catslide roof as you suggested. We have been asked to amend the drawings at the earliest, but I would be grateful of your comment.

You will note that the house has become slightly deeper; this is an outcome of extending the first floor eaves downward to form the catslide. and of retaining the width of the two 2 largest bedrooms at 9 feet.

While writing I wonder whether you have been able to look at the Rivermead Road Application?

Yours sincerely

PAUL GALLIVER

If this message is unclear please contact us immediately
10 HIGH STREET PANGBOURNE READING BERKS RG8 7AB
Tel 0118 984 1344 Fax 0118 984 1389
Chris Owens MA (Cantab) Dip Arch **RIBA Paul Galliver** Dip Arch RIBA

0118 9841389

PLANNING SERVICES	HPT
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CS	
27 JUN 2000	
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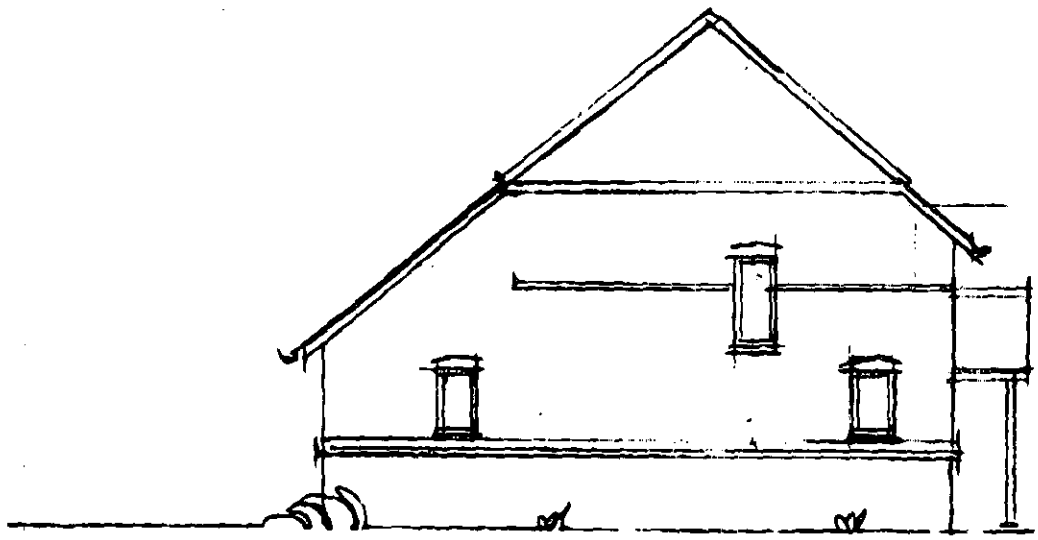
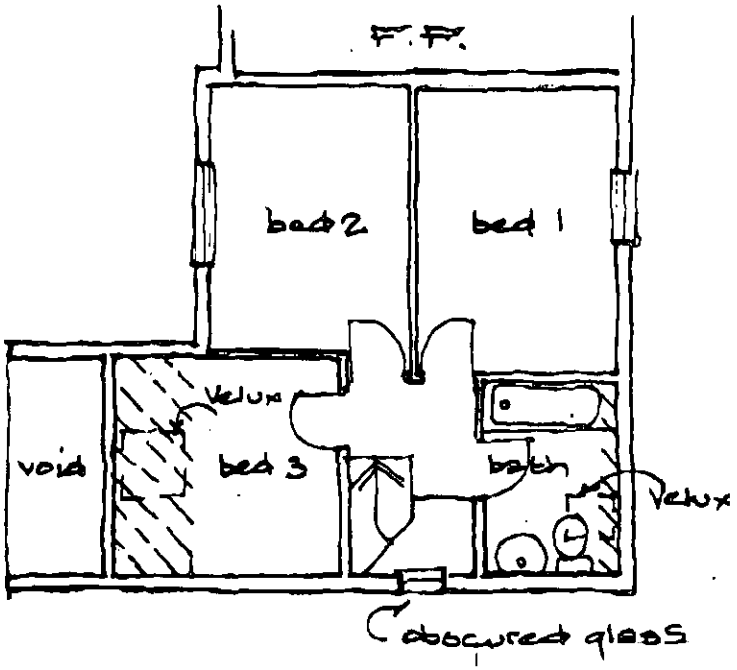


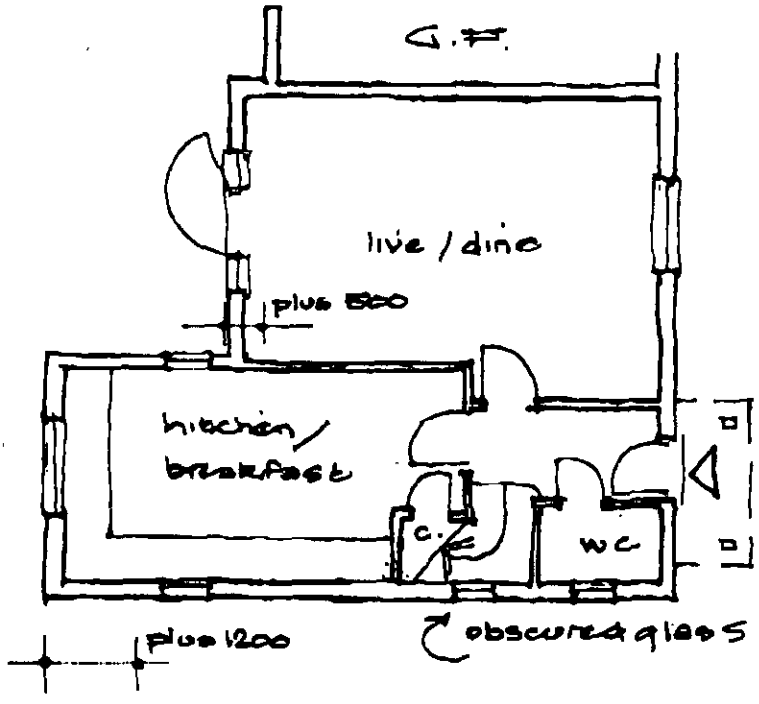
CABLE ROAD

0118 9841389

HOUSE 7 REV'D

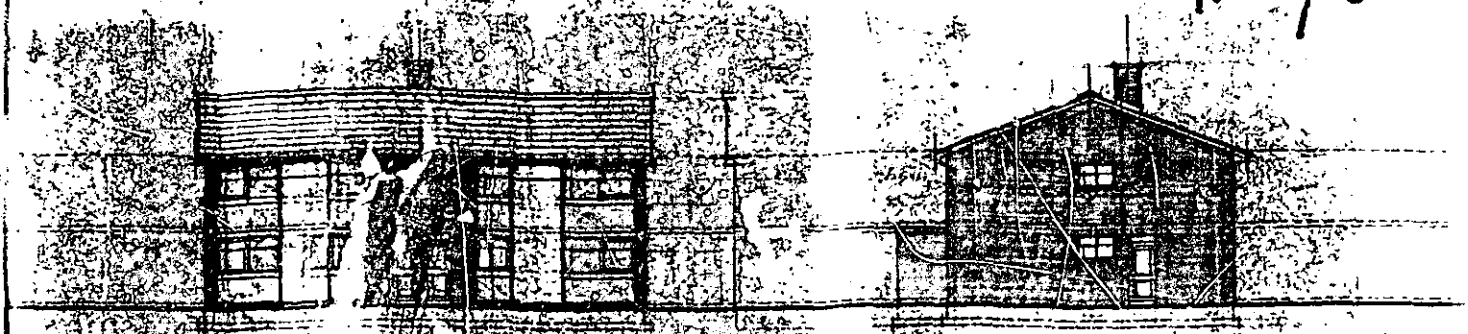


Under 1800 headroom shown hatched

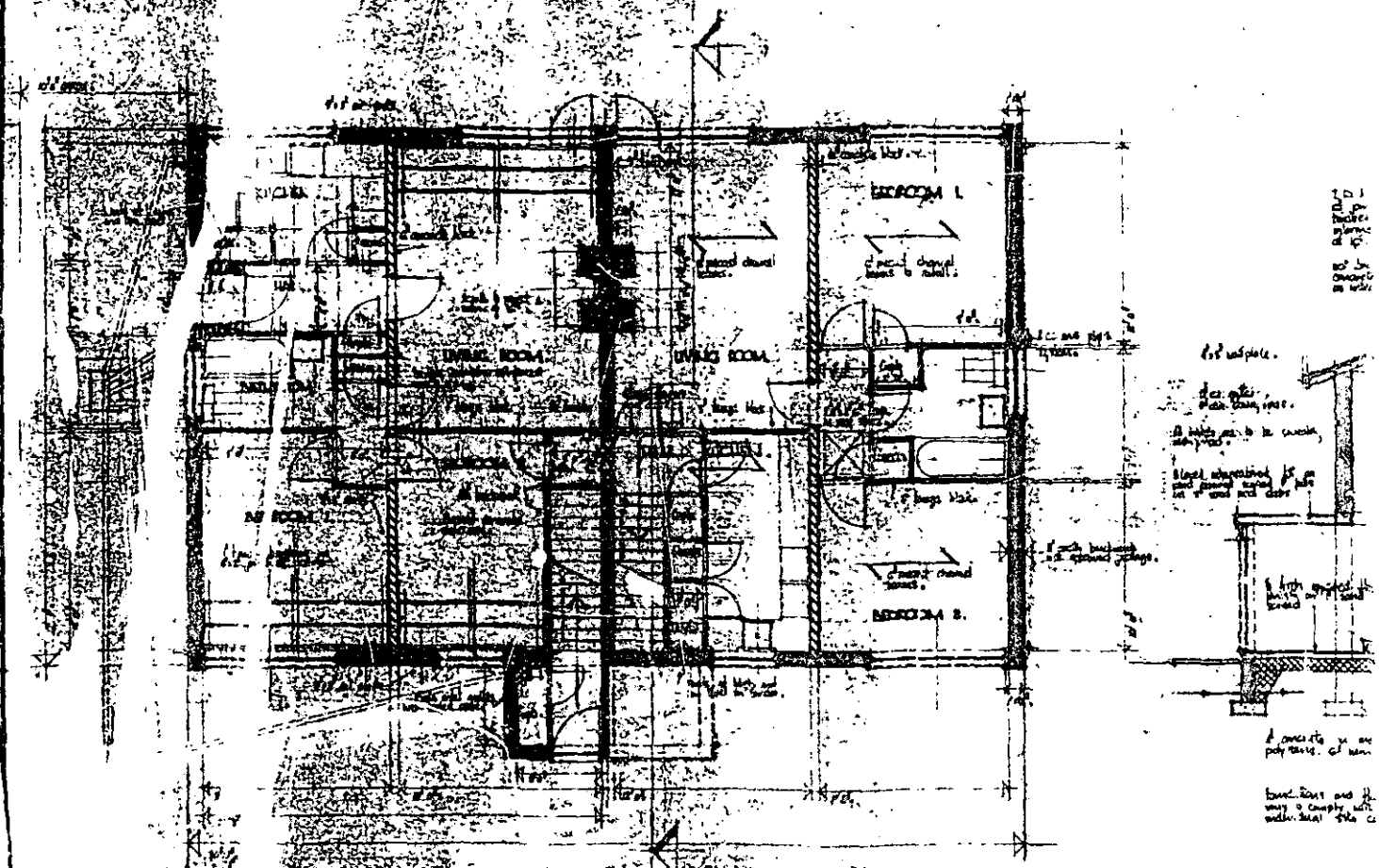


46 RIVERMEAD CLOSE

127/62.



SIDE ELEVATION.



GROUND FLOOR PLAN.

FIRST FLOOR PLAN.

SECTION.

BLOCK OF 4 FLATS 3 bedroom

Directors:
J. J. Whelan
P. B. Whelan

NATTA Country Homes Ltd

"Rose Court",
Mill Lane,
Crondall,
Farnham,
Surrey GU10 5RP.

Tel: 01252 851158
Fax: 01252 851150

PLANNING SERVICES	HPT
POL	TLS
SS MM	ENF
APP	
CS	29708
COPIES TO:	DATE:
	FILE:

18 May, 2000

Mr C Wood
Head of Planning & Transportaiton
Wokingham District Council
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham RG30 1WR

Dear Mr Wood

Re: Application F/2000/1247, Woodley Timber Yard, Proposed Erection of 7 Dwellings

Please find enclosed our letter of response to Mr John Crossley, together with a letter and plans from our solicitors which are self explanatory.

I trust this now settles the matter from the planning point of view.

If you wish to raise any points with us please do so.

Yours sincerely

Paul J Scott
Senior Property Manager

Directors:
J. J. Whelan
P. B. Whelan

NATTA Country Homes Ltd

"Rose Court",
Mill Lane,
Crondall,
Farnham,
Surrey GU10 5RP.

Tel: 01252 851158
Fax: 01252 851150

18 May, 2000

Mr J Crossley
9 Triumph Close
Woodley
Reading RG5 4DT

Dear Mr Crossley

Re: Application F/2000/1247, Woodley Timber Yard, Proposed Erection of 7 Dwellings

I am in receipt of your letter to Mr C Wood, Wokingham District Council, dated 12 May 2000 and respectfully point out that your assumptions are unfounded.

I enclose for your interest a survey plan showing the Section A-A which is behind your property. You will see that the view height from the bedrooms is well down the wall which remains in position, which is marked 53.950 as a benchmark. The level at the eaves of the new house was showing 62 which was incorrectly marked and I would like you to note that it has been changed corrected to read to 52.47.

As to the ownership of the wall, I enclose a letter from our solicitor showing the 'T' mark on our side of the wall and it is in our ownership. We do not intend to cap the wall at 2.5m, but 3m.

Please rest assured we wish to be neighbourly and as helpful as possible and if you have any further correspondence we would appreciate it being directed to ourselves. Should you require a meeting to discuss this further we would be very happy to come and see you in order that we may answer any further queries you may have.

Yours sincerely

Paul J Scott
Senior Property Manager

G. D. Gibbons
R. E. Wasem, B.A.
I. N. MacDonald, LL.B.
Diana G. Knudsen, B.A.

Consultant
Malcolm McD Hooker
D. N. Vann

Assistant Solicitors:
Vicky Tomlinson, LL.B.
Nicola Brewett, LL.B

NASH VANN HOOKER
S O L I C I T O R S

Mr. P. Scott
Natta Country Homes Ltd.
Rose Court
Mill Lane
Crondall
Farnham
Surrey GU10 5RP

FAX 851157

Date: 18th May 2000

Our ref: MH.JMC.NAT006.69

Dear Paul

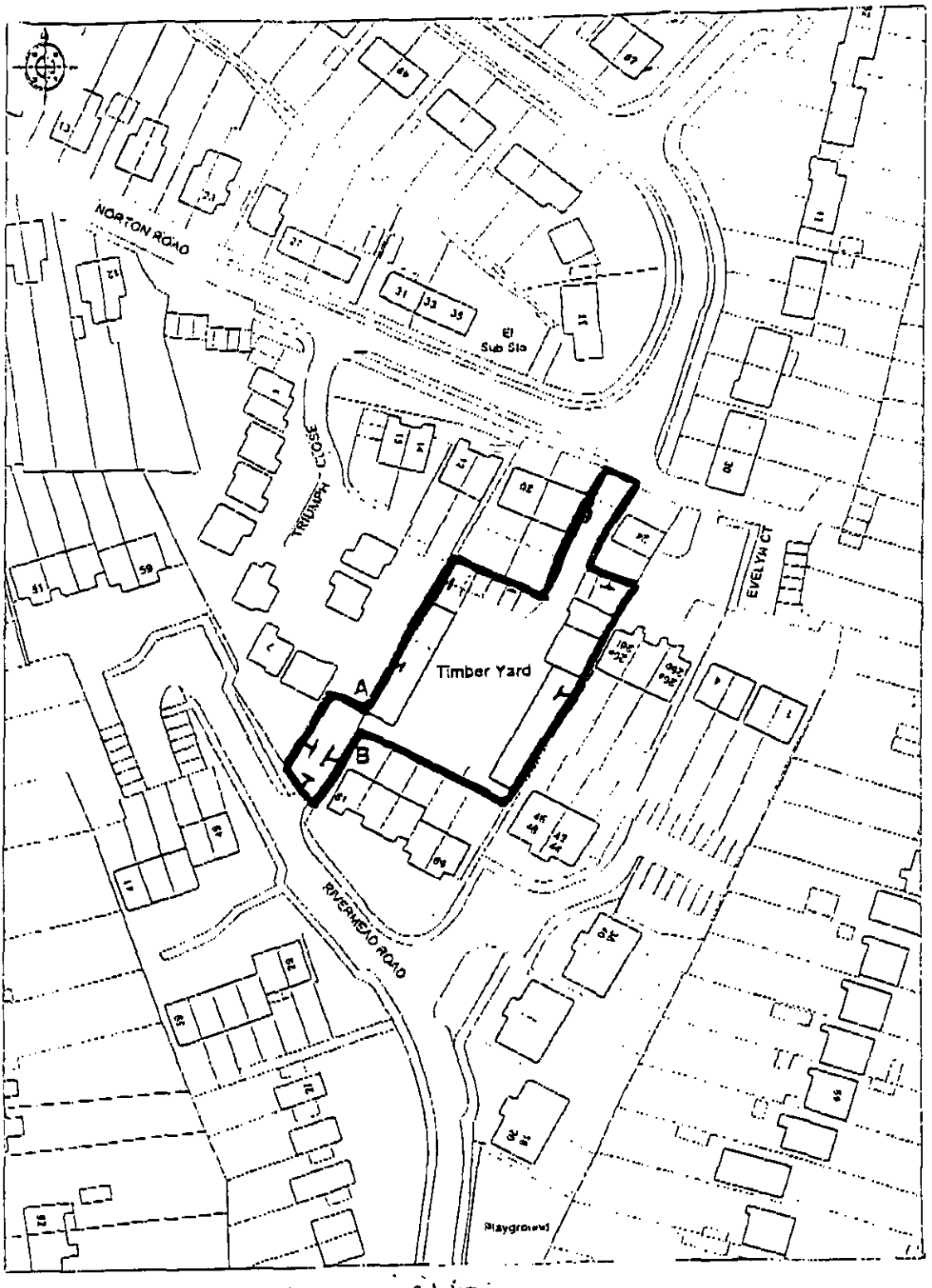
re: **Woodley**

I enclose a copy of the plan supplied by the seller's solicitors indicating the ownership and responsibility for boundaries with "T" marks so it appears that all the boundaries belong.

Yours sincerely,

pp **Malcolm McD. Hooker**

Associate Offices at:
London
Colchester
Leigh-on-Sea
Southend-on-Sea



T within landlord's ownership + responsibility

HASLAMS
Chartered Surveyors
156 Friar Street Reading RG1 1HH
Fax: 0118 959 6197
E-mail: info@haslams-surveyors.co.uk
0118 958 5456

WOODLEY TIMBER COMPANY LIMITED
NORTON ROAD WORKS, WOODLEY, BERKSHIRE

Scale: APPROX 1:1250

Ref: JHS

Date: OCTOBER 1999

Reproduced from the Ordnance Survey map with the sanction of the Controller of H.M. Stationery Office. Crown copyright reserved.

① Detrimental to privacy.
② Close proximity of dwellings.
③ 2m tree wall. Should not be reduced in height.
④ Overdominant. Loss of light to marsonette windows (4b & 4b)
⑤ Loss of privacy to bedrooms.
⑥ Plans do not reflect true extent of intrusive impact.

Revised

3m wall not shown on plans.
↓ Car circulation issues.
Concern about extra traffic onto a sharp bend. Pedestrian / vehicle conflict.
+ Above concerns

7927

WOKINGHAM DISTRICT COUNCIL

To Heather

Date 18/5 Time 09.47

WHILE YOU WERE OUT

Name MR Whitehead

Of

Phone No. Ext.

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

MESSAGE Kiln House, Crazies Hill → would like a letter following your site meeting some weeks ago

Signed Heth

PLANNING SERVICES | HPT
POL TLB
DC
APP
CS OBS HH
FILE

(2) 28

69, Rivermead Road,
Woodley
Reading
Berkshire
RG5 4DH

5th September 2000

Ref. Application No. F/2000/1247
Woodley Timber Co. Ltd, Norton Rd,

Dear Madam,

With reference to the revised plans for the above development, after careful examination we feel that your changes to the design of Plot 7 does not help us at all as we are still blocked in at the end and will loose the light from our garden and rear rooms. As pointed out before, on numerous occasions, we have masonettes to the right hand side of our garden cramming us in.

Plot 7 may have been altered but it has also been moved closer to us. On the original plan the distance was measured from our rear elevation to the far right elevation of Plot 7. That distance has now been conveniently measured from our rear elevation to the left hand elevation of Plot 7 on the revised plan, showing

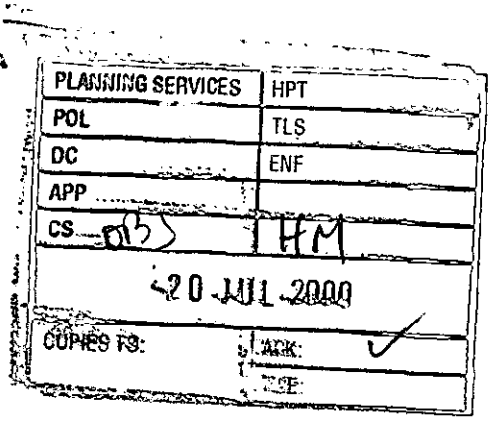
a greater distance which is not the case because the right hand side of Plot 7 sticks out further than the left hand side.

We have asked that only six houses be built instead of the seven which will enable us to retain some light to the rear of our property. This has obviously being disregarded.

We are writing to our M.P again and will fight against these proposed plans.

Yours faithfully.

David J. Adams.



69, Rivermead Road,
Woodley
Reading
Berkshire
RG5 4DH
18th July 2000

Plan No. F/2000/1247:

Dear Madam,

With regard to the revised plans for the proposed 7 dwellings - Woodley Timber Co. Norton Road.

We feel that the plans have not changed to our benefit at all. In fact your proposal is even more intimidating than the previous attempt.

All that has happened is that Plot 7's rear end corner has been rotated 90° to incorporate a window looking straight into our garden and any window, in our house, that you choose to look into. This we are going to find very intimidating as this invades any sort of privacy that we are entitled to.

As mentioned in our previous letter, the question

of natural light. This will still be blocked out, to the same degree, as we are squashed into a corner with the adjacent masonettes.

We propose that only 6 dwellings be built instead of the planned 7 and we intend to fight for our causes for as long as it takes to get this ridiculous proposition quashed.

Yours faithfully.

David T. Rama

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POL	TLS
DC	ENF
APP	
CS OBS	HM
26 MAY 2000	
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	FILE:

69, Rivermead Road,
Woodley (4)
Reading
Berkshire
RG5 4DH

24th May 2000.

Your ref: F/2000/1247.

Dear Madam,

With regard to the proposed development of the seven dwellings on the Old Woodley Timber Works, Norton Road, Woodley we feel, very strongly, that the plans progress no further for the following reasons.

1. The scale of the plan does not relate to the size of the plots especially the room sizes. They appear far too small. Also the proximity of our neighbour in the maisonette No-46 shows an enormous gap that does not exist, thus enabling it to look as if Plot 7 is not hemming

us in as much as it really would.
I also believe that this procedure has been applied to other surrounding properties to this proposed site.

2. The close proximity of the proposed dwellings, Plots 4-7 would block out a lot of light to the rear of our property especially as Plot 7 shows an extension to the rear, further interfering with our already limited light source.
Our property is north facing and therefore already does not enjoy any direct sunlight and the proposed building would cut down significantly the light that we do get.

3. If trees are considered to the rear of our property this would again cut out even more light as we know once these trees have established nobody would be responsible for the height of them. Also if trees are considered, damage will be caused by their roots to both sets of properties.

4. Our privacy will be invaded by people looking straight into our bedroom windows from Plot 7 and visa versa.

5. We feel that now with 7 dwellings been considered instead of the original 6 that someone, somewhere is over exploiting what land there is.

6. As explained to you in previous letters, that were left unanswered by anyone, we are still not happy that, whatever proposal goes ahead, that the 1.8m high fence to the rear of our property is going to withstand the demolition of the existing outbuilding to the rear of our property as there is only 30mm (1½ inches) gap between our fence and the outbuilding.
This will leave us with no security to the rear of our building and will obviously become part of the building site while repairs are undertaken

7. Also explained was the fact that our garden is higher than the existing woodyard and the fence our side is only 1.4m high, which we consider insufficient in height. We would like to see as soon as possible, before any building commences, a 2m + high fence erected in its place to ensure the security of our property.

8 We also feel that we should be entitled to some compensation for the lose of plants, trees and scrubs while the outbuilding adjacent to our property is demolished.

9. IF THESE PLANS ARE APPROVED WE WILL FIGHT ALL THE WAY TO GET THEM REJECTED WITH THE HELP OF OUR SOLICITOR !!

Yours sincerely

David T. Rance

Facsimile

PLANNING SERVICES RPT 31914
POL
DC
APP
CS
COPIES TO:
FILE:

To: Heather Morgan

Company/Department: Planning Services

Fax No.: 0118 974 6484

From: John Crossley

Tel No/Ext.: (01793) 457407

Date: 17 July, 2000

Time: 14:27

No. of Pages (including this one): 3

Message:

See attached

9 Triumph Close
Woodley
Reading
RG5 4AQ

17 July 2000

Heather Morgan
Case Officer
Wokingham District Council
PO Box 157
Shute End
Wokingham
RG40 1WR

BY FAX AND POST

Dear Ms Morgan

Re: F/2000/1247, Woodley Timber Yard, Norton Road, Woodley, Reading

Thank you for recent letter notifying me about the revised plans for the above application.

I note from the plans that the existing wall between my property (9 Triumph Close) and the proposed dwellings is to be capped at 2.5m. This contradicts information from the developers who wrote telling me that the wall would be capped at 3m (a copy is enclosed). While I would prefer the wall to remain at its current height, I would at least like the plans changed to reflect what the developers have agreed.

The plans also provide no information about from which point the capping height will be measured. The ground is somewhat undulating, and the point at which the measurement is taken could have a significant impact on the final height of the wall. I would like clarification about where the measurement of 3m will be taken from.

I am also concerned that the top floors of the dwelling will overlook my property. This combined with the final height of the wall will have a significant impact on my privacy and would appreciate this being taken into account in your deliberations.

Yours sincerely

J. C. Crossley

John Crossley

c.c. Woodley Town Council

Directors:
J. J. Whelan
P. B. Whelan

NATTA Country Homes Ltd

"Rose Court",
Mill Lane,
Crondall,
Farnham,
Surrey GU10 5RP.

Tel: 01252 851158
Fax: 01252 851150

18 May, 2000

Mr J Crossley
9 Triumph Close
Woodley
Reading RG5 4DT

Dear Mr Crossley

Re: Application F/2000/1247, Woodley Timber Yard, Proposed Erection of 7 Dwellings

I am in receipt of your letter to Mr C Wood, Wokingham District Council, dated 12 May 2000 and respectfully point out that your assumptions are unfounded.

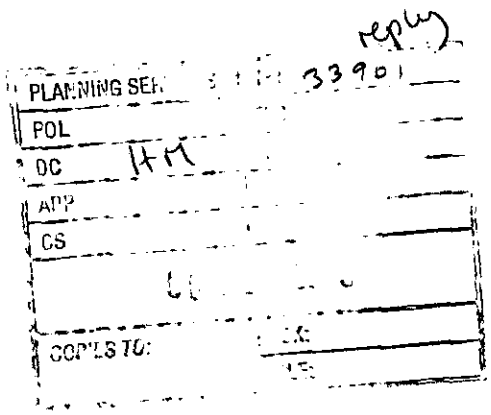
I enclose for your interest a survey plan showing the Section A-A which is behind your property. You will see that the view height from the bedrooms is well down the wall which remains in position, which is marked 53.950 as a benchmark. The level at the eaves of the new house was showing 62 which was incorrectly marked and I would like you to note that it has been changed corrected to read to 52.47.

As to the ownership of the wall, I enclose a letter from our solicitor showing the 'T' mark on our side of the wall and it is in our ownership. We do not intend to cap the wall at 2.5m, but 3m.

Please rest assured we wish to be neighbourly and as helpful as possible and if you have any further correspondence we would appreciate it being directed to ourselves. Should you require a meeting to discuss this further we would be very happy to come and see you in order that we may answer any further queries you may have.

Yours sincerely

Paul J Scott
Senior Property Manager



9 Triumph Close
Woodley
Reading
RG5 4AQ

5 September 2000

Heather Morgan
Case Officer
Wokingham District Council
PO Box 157
Shute End
Wokingham
RG40 1WR

Dear Ms Morgan

Re: F/2000/1247, Woodley Timber Yard, Norton Road, Woodley, Reading

Thank you for recent letter notifying me about the revised plans for the above application.

Throughout this planning application there has been a certain amount of confusion about the height of the wall between my property (9 Triumph Close) and the proposed dwellings. The plans have stated that the existing wall will be capped at 2.5m. However, the developers informed me by letter (a copy of which has already been supplied to yourself) that the wall will be capped at 3m. I would of course prefer the wall to be retained at its current height.

In addition to this the plans supply no information about what the point from which the height of the wall will be taken. The ground along the boundary is somewhat undulating and hence there could be a significant impact on the height of the wall.

I have already expressed these concerns in writing and verbally to the Woodley Town Council and have yet to receive any clarification on the above points. I would now appreciate some clarification on what the height of the wall is intended to be and where this measurement will be taken from.

Yours sincerely

John Crossley

PLANNING SERVICES | HPT 31914
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OC | ENF
APP |
CS |
18 JUL 2000
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FILE:

(12)

9 Triumph Close
Woodley
Reading
RG5 4AQ

17 July 2000

Heather Morgan
Case Officer
Wokingham District Council
PO Box 157
Shute End
Wokingham
RG40 1WR

BY FAX AND POST

Dear Ms Morgan

Re: F/2000/1247, Woodley Timber Yard, Norton Road, Woodley, Reading

Thank you for recent letter notifying me about the revised plans for the above application.

I note from the plans that the existing wall between my property (9 Triumph Close) and the proposed dwellings is to be capped at 2.5m. This contradicts information from the developers who wrote telling me that the wall would be capped at 3m (a copy is enclosed). While I would prefer the wall to remain at its current height, I would at least like the plans changed to reflect what the developers have agreed.

The plans also provide no information about from which point the capping height will be measured. The ground is somewhat undulating, and the point at which the measurement is taken could have a significant impact on the final height of the wall. I would like clarification about where the measurement of 3m will be taken from.

I am also concerned that the top floors of the dwelling will overlook my property. This combined with the final height of the wall will have a significant impact on my privacy and would appreciate this being taken into account in your deliberations.

Yours sincerely

J. Crossley

John Crossley

c.c. Woodley Town Council

Directors:
J. J. Whelan
P. B. Whelan

NATTA Country Homes Ltd

"Rose Court",
Mill Lane,
Crondall,
Farnham,
Surrey GU10 5RP.

Tel: 01252 851158
Fax: 01252 851150

18 May, 2000

Mr J Crossley
9 Triumph Close
Woodley
Reading RG5 4DT

Dear Mr Crossley

Re: Application F/2000/1247, Woodley Timber Yard, Proposed Erection of 7 Dwellings

I am in receipt of your letter to Mr C Wood, Wokingham District Council, dated 12 May 2000 and respectfully point out that your assumptions are unfounded.

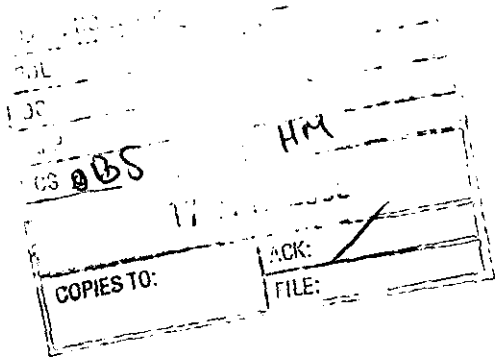
I enclose for your interest a survey plan showing the Section A-A which is behind your property. You will see that the view height from the bedrooms is well down the wall which remains in position, which is marked 53.950 as a benchmark. The level at the eaves of the new house was showing 62 which was incorrectly marked and I would like you to note that it has been changed corrected to read to 52.47.

As to the ownership of the wall, I enclose a letter from our solicitor showing the 'T' mark on our side of the wall and it is in our ownership. We do not intend to cap the wall at 2.5m, but 3m.

Please rest assured we wish to be neighbourly and as helpful as possible and if you have any further correspondence we would appreciate it being directed to ourselves. Should you require a meeting to discuss this further we would be very happy to come and see you in order that we may answer any further queries you may have.

Yours sincerely

Paul J Scott
Senior Property Manager



9 Triumph Close
Woodley
Reading
RG5 4DT

12 May 2000

Mr C Wood
Head of Planning and Transportation
Wokingham District Council
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
RG30 1WR

Dear Mr Wood

Re: Application F/2000/1247, Woodley Timber Yard, Proposed erection of 7 dwellings

Thank you for giving us the opportunity to comment on the above planning application.

As the owners of 9 Triumph Close we would like to express reservations about the proposed development. The proposed development will be detrimental to the privacy we currently enjoy, given the proximity of the dwellings and the fact that bedroom windows will directly over look our property.

The submitted plans also state that the brick wall between our property and the new dwellings will be capped at height of 2.5m, the current brick wall ranges in height between 3.5m and 3.7m. We would like to draw your attention to the enclosed Land Registry Plans that clearly state the wall belongs to us. As such the wall can not be altered without our permission, and we require the wall to be maintained at its current height. By copy of this letter we also draw this to the attention of the developer and the council.

We look forward to receiving a written response to the points raised above. Meanwhile if you would like to discuss this with us directly please do not hesitate to call us. We can be contacted during working hours on the following direct dial numbers, John Crossley 01795 457407 and Emma Newbery 0118 956 3532.

Yours sincerely

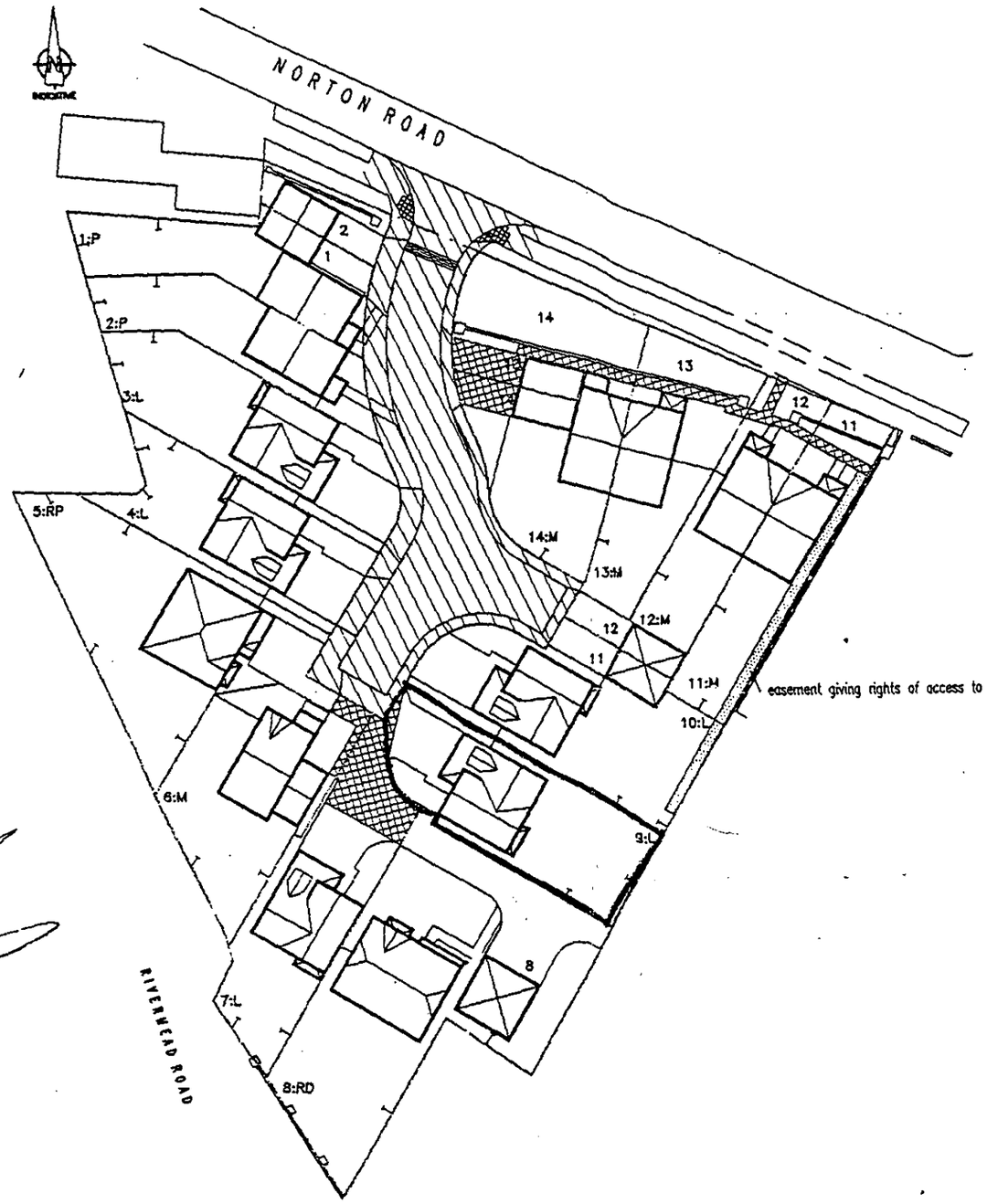
John Crossley

Emma Newbery

cc Woodley Town Council

cc Owens Gallivar Architects

This drawing is the copyright of Architectus Limited. The contrac
should check all dimensions on site. No dimensions are to be sc
from this drawing. It is the contractors responsibilty to ensure
all works are in compliance with the current statutory requirem



Conveyance Legend

- Section 38 Adopted Areas
- Reciprocal Rights Of way
- Easement giving rights of access to adjoining property
- Denotes Ownership
- Delineation Of Plot Boundary

A. W. Illy
N Barratt

Rachel Ker

ARCHITECTUS

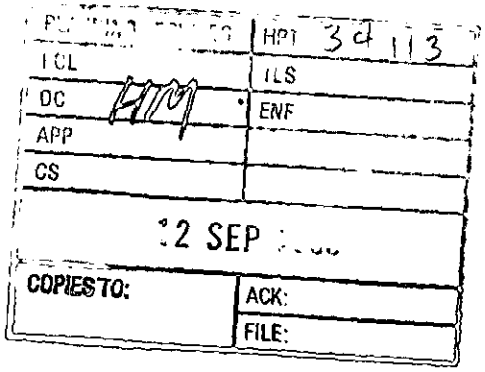
CLIENT: BARRATT HOMES LIMITED

PROJECT: NORTON ROAD

REV DATE AMEN APP REVISION

DRG. NO.: 9722/25

(6) 2P



10 Triumph Close
Woodley
Reading
Berkshire
RG5 4AQ
☎ 01189 540775
10.09.00

Dear Heather Morgan,

R.E. Application F/2000/1247 Woodley Timber Yard – Proposed erection of 7 dwellings.

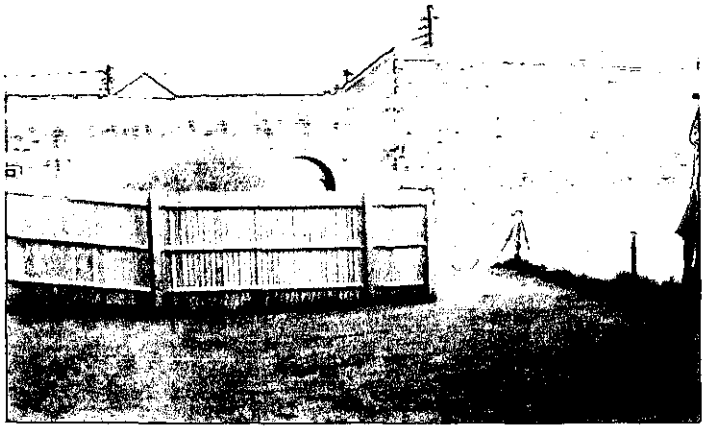
To reiterate from our previous letter and having further examined the plans for the above, I am seriously concerned about the proposed height of the wall on the plans especially given that we (and our neighbours) have TWICE raised these issues. To avoid any confusion in descriptions, I even included a series of photos to illustrate these points. The plans currently propose capping the existing walls of the entire West boundary of the site to 2.5 Metres. However we would like to know where the base of this proposed 2.5 Metre high is going to be measured from, as our garden slopes – and we assume that the timber yard site to be on a lower level.

- 2.5 metres is not high enough for the boundary wall, considering the close proximity of the proposed buildings to our property. The buildings will appear imposing, with six bedroom windows overlooking our property.
- We would like the wall to be built up to the level of the highest wall, instead of being capped at the level of the lowest wall.

Kelly Chapman

Kelly and David Chapman.

1



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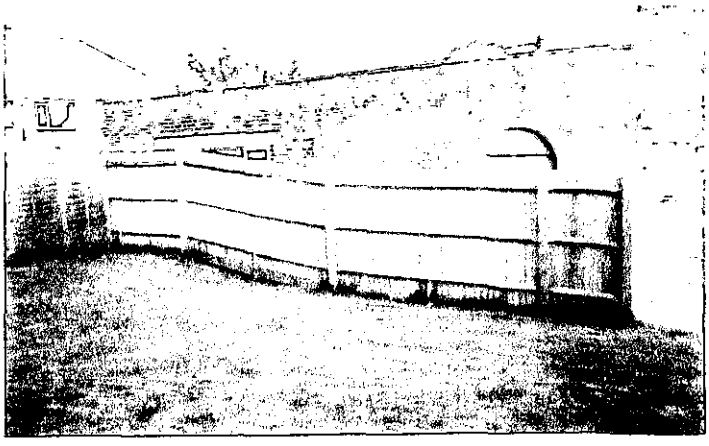

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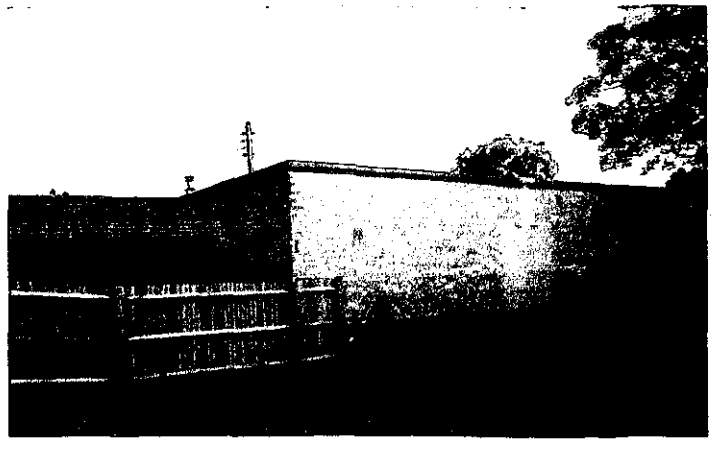

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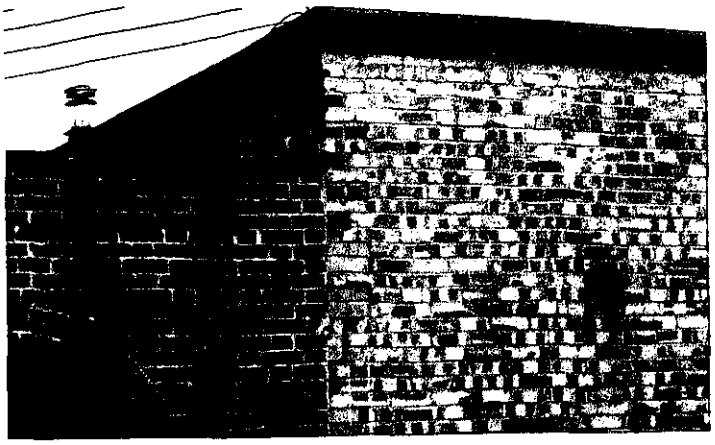

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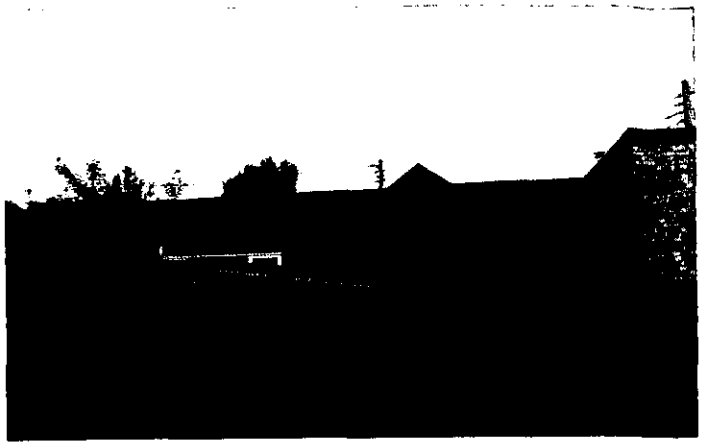

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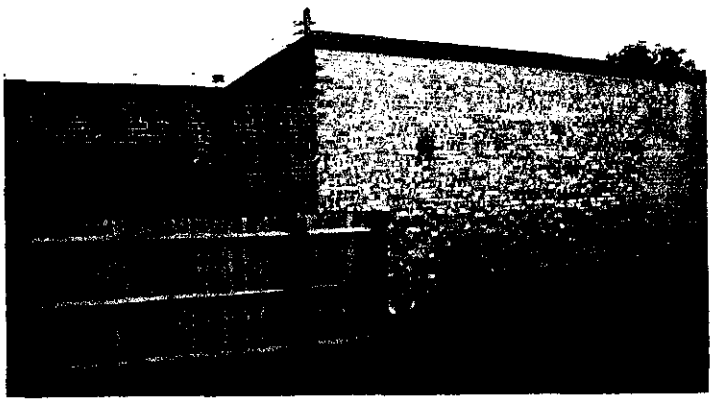

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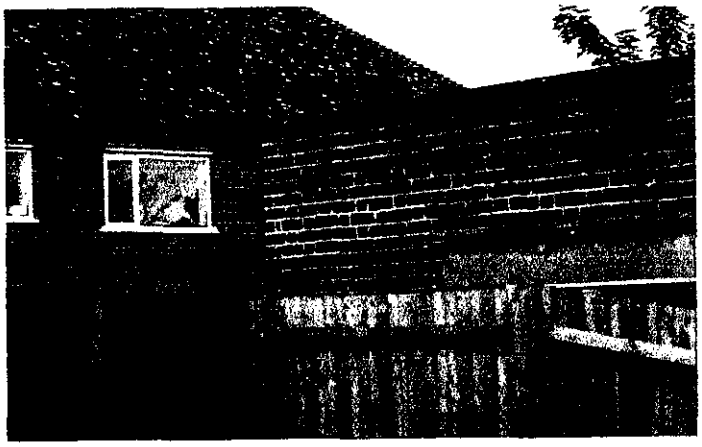

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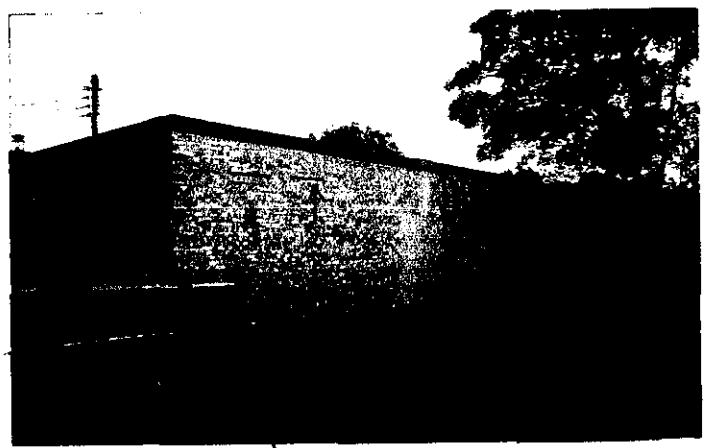

HOUSE LEVEL

(3) LR

OBS HM

10 Triumph Close
Woodley
Reading
Berkshire
RG5 4AQ
☎ 01189 540775
07.09.00

Dear Heather Morgan,

R.E. Application F/2000/1247 Woodley Timber Yard – Proposed erection of 7 dwellings.

How irritating to have to respond again about the developers of the above properties, having had our previous three letters ignored by them. (Have they even read them?)

The revised plans yet again refer to the existing wall (marked C to D) being capped at a height of 2.5m. So I will yet again reiterate that the ground level in our garden slopes by approx. half a metre. This means at the higher ground levels the wall may be less than 2m. high, on our side. Maybe they propose building a sloped wall, as this would be the only way to create a wall measuring 2.5m across the width of our garden. There seems to be a disparity between the level of the land on either side of the wall, **could this please be addressed?**

Wall E to F in the revised plans has been extended to 3m, is it therefore too much to ask that our boundary wall also be capped at this height? (on our side, from the highest land level). As I suggested before the lower level wall should be built up to the same level as the higher level wall. I have even included photographs in previous letters to illustrate this point. These points have been completely ignored and seem to me to be simple enough requests, perhaps, this time I could have a response explaining why this would not be possible if this is the case.

We re-submit our previous letter in the hope that this time we may receive some answers from the developers of the timber yard. We feel our points and queries have been completely ignored. Please note, where exactly are the measurements for the wall to be measured from? Is the land on the timber yard site lower than the land in our garden? Will both the door and the window in the boundary wall be filled in prior to any redevelopment beginning? What about the errors pointed out? Please refer to the photographs we sent with our last letter.

Firstly having read the reply received by our neighbours from the company now owning the Timber Yard, it appears there are some errors on the original application. For example that the eaves of the 'new houses' would be at a height of 52.47' instead of the originally stated 62', and that the wall would be capped at 3 metres instead of 2.5 metres. Obviously we would like these details to be clarified.

Our neighbours also received a diagram, (extremely unclear to the untrained eye!) which supposedly illustrated that the bedroom windows of the proposed houses would look directly at the wall, as opposed to overlooking our gardens. As our houses overlook the timber yard, are we to presume the timber yard ground level is substantially lower than the land on our side of the wall? If so will the 3 metre level be measured from the timber yard side?

Obviously our main concern is that our garden and house will be overlooked, taking away the privacy that we chose to buy this house based upon. We also feel that the new houses are too close to our boundary wall and will appear 'imposing'.

We are also keen to establish that the door and window in the wall at the back of our garden will filled in before any work begins, as was previously agreed. We have since noticed a cable/pipe which seems to lead out of the timber yard for a couple of feet from under the wall. We are unable to investigate further as we have no access to our 'alley' but would also like this pipe/cable to be removed. (Acknowledged in our previous communications, the 'alley' at the back of our garden is owned by us).

As before, we enclose a photograph of the unsightly wall in question. We are unsure of where the 2.5 / 3 metre height will actually be on the wall, as it seems the Timber Yard may be at a lower level and also as our back garden slopes dramatically meaning it is at a completely different level to our neighbours garden. We would like to very strongly request that the lower level wall which makes up three quarters of our boundary wall be built up and then capped at the same height as the remainder of our boundary wall, and the wall of our neighbours. (As we will be having our garden leveled once the wall is filled in, meaning the level of the alley, at present, will not be a true indication of the height of the wall.)We hope that the photograph helps to illustrate our points which are very difficult to describe, especially as we have no idea of the view from the Timber Yard side. (For this reason you to visited our property on 16.05.00)

Whilst we understand the necessity of building new houses, we hope you can be sympathetic to our privacy. We would expect to have our concerns addressed.

Kelly and David Chapman.

20/7/00

PLANNING SERVICES	HPT
POL	TLS
DC	EHF
APP	
CS	HM
COPIES TO:	ACK: ✓
	FILE:

10 Triumph Close
Woodley
Reading
Berkshire
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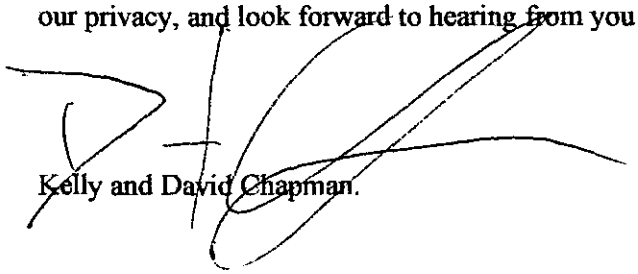
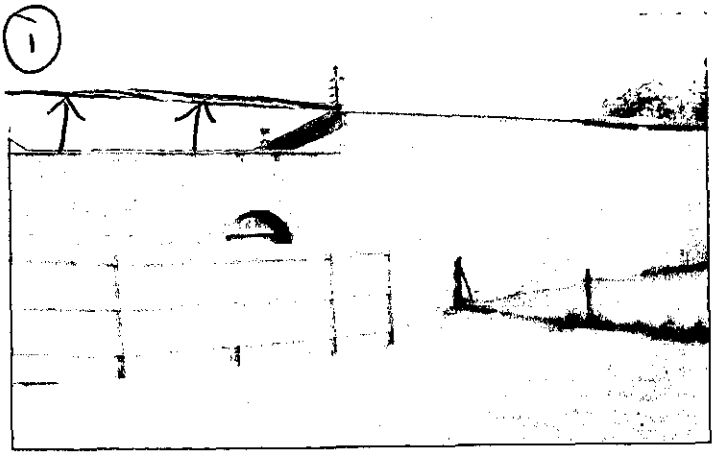
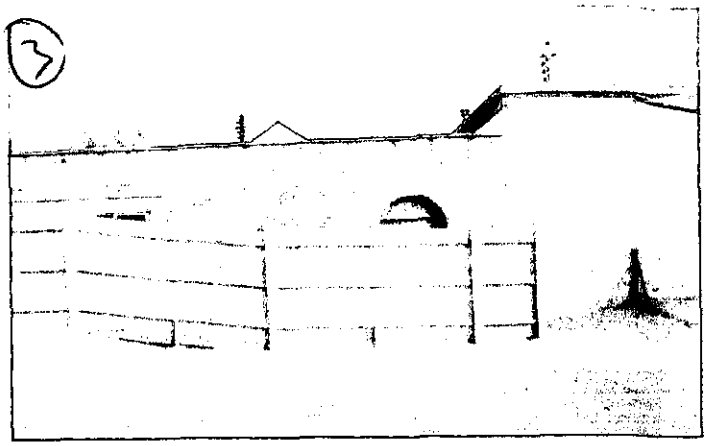
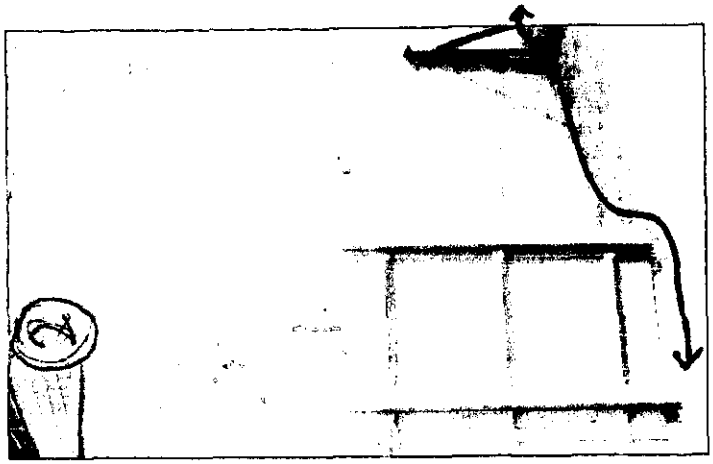
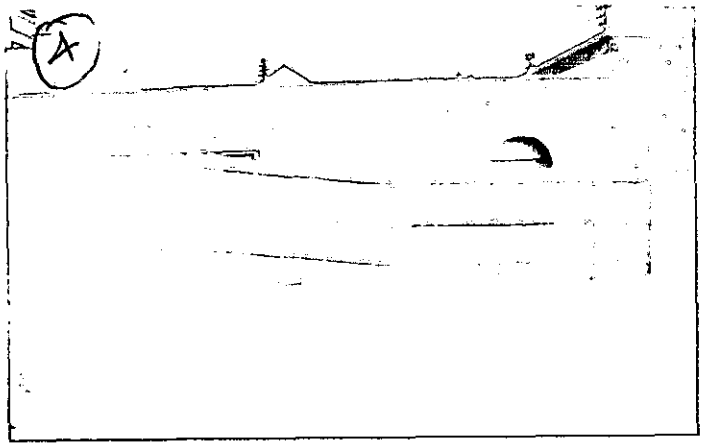


Kelly and David Chapman.

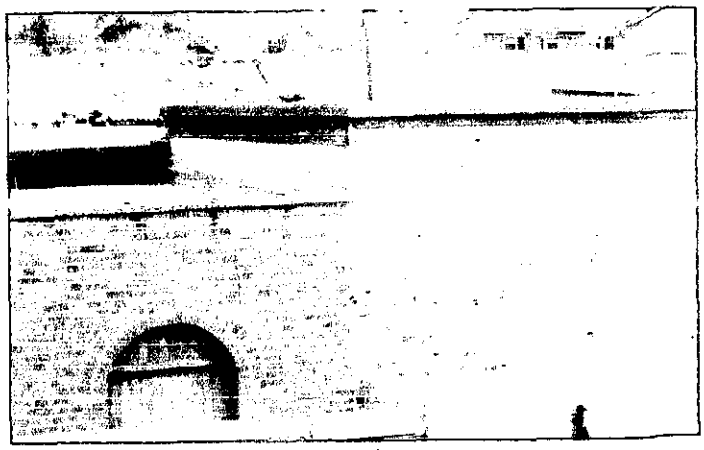












(The Walls are in a very poor state of repair)

Photo (1) Illustrates we would like the shorter side of the wall built up to higher side.

Photo (2) Illustrates the drop in the end of our garden, compared with our neighbours garden and the level our house is built upon.

photo's (3+4) Shows window & door to be filled in before work begins. We can then remove our fence. KC.

Recd 9.30AM 22.5.00

(2)

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
GS CLS	HPM
22 MAY 2000	
COPIES TO:	AGC

10 triumph Close
Woodley
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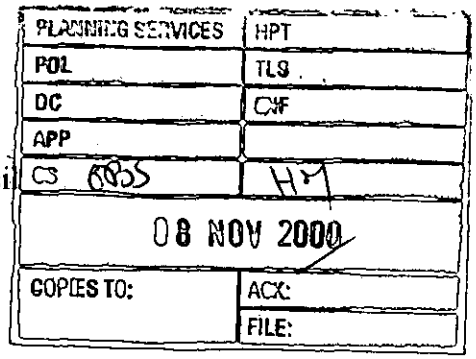
Kelly Chapman

Kelly and David Chapman.

Heather Morgan
Case Officer
Wokingham District Council
PO Box 157
Shute End
Wokingham
RG40 1WR



Mr Guy R Mundy
48 Rivermead Road
Woodley
Reading
Berkshire
RG5 4DH

7th November 2000

cc Woodley Town Council,
townclerk@btinternet.com.

Ref. Planning Application F/2000/1247 Drawing revisions C.
Proposed erection of 7 dwellings: Woodley Timber Works, Norton Road

Objection to consent of revised planning permission.

Previously presented by
Guy Mundy resident 48 Rivermead Road
then also representing
Keith Stobbart 46 Rivermead Road
David and Diane Adams 69 Rivermead Road
David Chapman 10 Triumph close
at the planning meeting 18-10-2000 and revised since for the meeting 08-11-2000.

While we do not object to the principle to redevelopment of the timber yard, we are none the less going to maintain our objection on the following grounds,

1. Loss of privacy and over-dominance
2. Loss of light
3. Serious risk of subsidence damage to existing property
4. Serious inaccuracies in the drawings submitted
5. Misleading scaling of the building sizes.
6. Misrepresentation of PPG3.

Firstly in the case document received and under consideration dated 25th April 2000, has at least 10 inaccuracies relevant to this application:

Rivermead Road is constantly referred to as Rivermead Close,
Wall heights quoted are incorrect,
Section C, para.2 confuses Rivermead Road and Norton Road,
Reference to drawings as being correct do not agree with the site as measured, this document clearly being sloppily prepared.

Details of Objection

1. Privacy and over-dominance.

The buildings do overlook and are too close to Triumph Close and Rivermead Road.
The statement that standard fence height is 1.8m and that is a criterion for judging wall height is laughable. The plans show a distance of 18.7m to Nos.. 61 to 69 Rivermead and only 5.2m to Nos. 46 and 48 Rivermead. The proposed tree screening will not provide any privacy for at least 5 years.

2. Loss of light.
Most of the light for Nos. 61-69, 46 and 48 Rivermead comes from the direction of the site, facing North as we do, there is little enough light already. The trees proposed will cut out even more and are not the solution, being shown as 55ft high on the plans and intruding to within 3ft of windows on Nos. 46 and 48.

3. Subsidence.
The existing properties of Nos. 18 to 48 Rivermead Road already show signs of subsidence due to the nature of loose gravel beds upon which they are built and inadequate planning supervision, indeed one has recently had to be underpinned. Removal of existing foundations and placement of new deep foundations in the site within 15 ft of existing ones is likely to caused extreme risk of subsidence damage - a point which should not need to be pointed out to a case officer and should not be raised this late in the process.
We refer you to PPG14 for reference.

4. Inaccuracies of plans.
We have repeatedly pointed out and been ignored, about the inaccuracies of the drawings submitted. The case document makes claims in SectE, para 2 about matching the OS data - that data is wrong and simple measurement with a tape measure has proven so. Just a few details:

a) distance claimed for Nos. 61-69 to the development of 20.0 and 20.4m are both only 18.7m as drawn,

b) the distance as drawn of No69 to No46 and 48 of 8.2m is only 5.2m this cramping the site in on No 69 even more than indicated

c) the depth of No 46 and 48 of 7.4m is really 9.9m

d) the distance of No7 to the boundary claimed to be 2m is drawn as 1.5m.

etc.

5. Building sizes.
Most of the properties are shown as being 5.5 by 6.6m external, this is no larger than my bedroom and bathroom together - how are they going to be 2 and three bedroom houses - this is another case of misrepresentation of the site's potential.

Overall the plans presented leave no trust that the development will be as claimed.

6. Miss-use of PPG3
It has been claimed that this development by conforming to PPG3 justifies it's approval, this is not true. PPG3 is a set of guidelines to provide a target and is not in itself a justification. 5.28 buildings on this site would also fulfil PPG3 aims and we consider that trying to jam a 7th building into the corner of the site is over development, overlooking and profiteering and should be rejected on these grounds.
PPG3 para 54 and 56 state that developments should be designed "without compromising the quality of the environment" which this does and also breaches other guidelines regarding careful planning for efficient use of the site.
PPG3 para 59-62 regarding parking refers to proximity of public transport, we do not want to overlook a car park that should not be of the size that that it is and breaches our interpretation of the regulations.

Resolution
We have in past responses offered acceptable compromises under which we would lift objection. These have been ignored, and as the case notes show the situation has been made worse by moving the development even closer to existing properties. We raised no objection to the original 6 property plans.

Removal of dwelling No7 from the plans, proper maintenance of wall heights, changes to screening provisions and a commitment to restoration of damage during construction would be more acceptable assuming no other changes

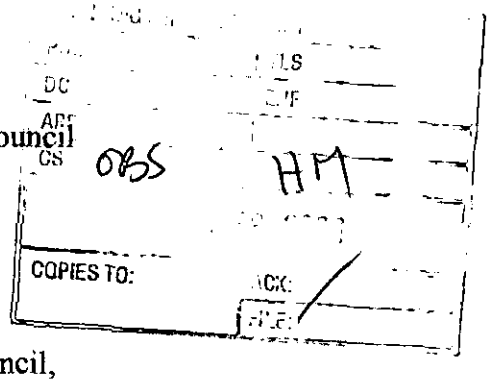
Finally there are numerous other issues that have been presented in letters to the case officer, although these may not normally be considered in a decision of this nature, the fact that they have been ignored we do not believe that this case has been dealt with equitably so far. The developers have had your attention and been given full access for site visits and yet the residents have been told that they should not be consulted with, this must be a clear breach of planning guidelines and a matter which the planning ombudsman would no doubt be interested in.

When it comes to resolving matters in this grey area of opinions it should always be so that benefit is given to the existing resident tax payers and voters rather than out siders here for profit.

I look forward to hearing your response on these matters.

G R Mundy

Heather Morgan
Case Officer
Wokingham District Council
PO Box 157
Shute End
Wokingham
RG40 1WR



Mr Guy R Mundy
48 Rivermead Road
Woodley
Reading
Berkshire
RG5 4DH

7th September 2000

cc Woodley Town Council,
townclerk@btinternet.com.

Ref. Planning Application F/2000/1247
Proposed erection of 7 dwellings: Woodley Timber Works, Norton Road

Objection to consent of revised planning permission.

Following review of the submitted plans (revision C) I would like to maintain a basic objection to the proposed plans on the ground of the close proximity of the building. As resident in the first floor maisonette at 48 Rivermead, the proximity of the proposed dwelling is still too close, amounting to only 5 metres from my bedroom window to that of the new block.

The addition of a catslide roof is however a substantial improvement and I would be prepared to lift objection if the dwellings Nos 4-7 are moved a minimum of 2.5 metres to the west.

At present the building being only 1.5 metres from my boundary and my rooms being only 1.5 metres from that boundary, I find the proposed plan to be too close, obscuring too much light and view(what there is) right in front of my bedroom. A move across the site of 2.5 metres would not incur any additional architectural modification, only a relocation on the site.

I look forward to hearing your response on these matters.

G R Mundy

POL
DC
APP
CS OBS HM
21 JUL 2000
COPIES TO:
ACK:
FILE:

Heather Morgan
Case Officer
Wokingham District Council
PO Box 157
Shute End
Wokingham
RG40 1WR

Mr Guy R Mundy
48 Rivermead Road
Woodley
Reading
Berkshire
RG5 4DH

18th July 2000

cc Woodley Town Council,
townclerk@btinternet.com.

Ref. Planning Application F/2000/1247
Proposed erection of 7 dwellings: Woodley Timber Works, Norton Road

Objection to consent of revised planning permission.

Following our meeting at Woodley Town Council's planning meeting this evening and review of the submitted plans I would like to maintain my objection to the proposed plans as the changes show no material consideration as to previous objections.

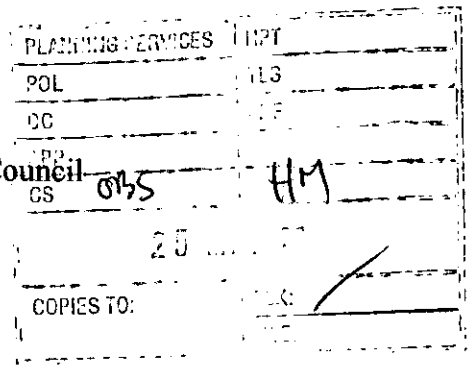
As resident in the first floor maisonette at 48 Rivermead, the proximity of the proposed dwelling is ridiculous, amounting to only 5 metres from my bedroom window to that of the new block, both looking directly into each other. I get little enough light into both my lounge and bedroom already without having a building erected only five metres away in my line of sight.

The distance as shown on the plan from my residence to that of No 69 next door is still erroneous in the extreme, being approximately 5 metres in reality, therefore No 69 is located far closer to the new development than the developers claim.

I look forward to hearing your response on these matters.

G R Mundy

Heather Morgan
Case Officer
Wokingham District Council
PO Box 157
Shute End
Wokingham
RG40 1WR



Mr Guy R Mundy
48 Rivermead Road
Woodley
Reading
Berkshire
RG5 4DH

23rd May 2000

cc Woodley Town Council,
townclerk@btinternet.com.

Ref. Planning Application F/2000/1247
Proposed erection of 7 dwellings: Woodley Timber Works, Norton Road

Objection to consent of planning permission.

Following our meeting at Woodley Town Council's planning meeting this evening and review of the submitted plans I would like to raise my objection to the proposed plans on the following grounds:

1. As resident in the first floor maisonette at 48 Rivermead, the proximity of the proposed dwelling is ridiculous, amounting to only 5 metres from my bedroom window to that of the new block, both looking directly into each other. I get little enough light into both my lounge and bedroom already without having a building erected only five metres away in my line of sight.

2. The proposed trees are to be planted to grow only 1.5 metres from my bedroom window, who will be responsible to allow any light into my rooms?

3. I will have no privacy in my own bedroom and would have to keep the curtains drawn most of the time I wish to use it.

4. The distance as shown on the plan from my residence to that of No 69 next door is erroneous in the extreme, being approximately 5 metres in reality, therefore No 69 is located far closer to the new development than the developers claim.

5. Are the new houses only going to be 7-8 metres deep and still able to accommodate the rooms claimed?

6. What is intended for the existing brick wall which runs along the side of my property towards Norton Road? - at the moment it provides some privacy in my garden but will appear to cease if plans are granted.

7. My overall impression of the quality of the drawings submitted are that they do not reflect the size or capacity of the site to accommodate these buildings, indeed the dimensional errors appear designed to deceive and do not reflect the reality of the intrusion into our location. Please could someone take a ruler and tape and verify this and reply.

I look forward to hearing your response on these matters.

G R Mundy

(4) 2R

PLANNING SERVICES	HPT
POL	TLS
DC	ENF 46
APP	
CS 0865	HO
11 SEP 2000	
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RIVENMEAD ROAD
WOOLEY
READING
BERKS
RG5 4DH

REF F/2000/1247

Dear Miss Morgan.

I have today been to look at the revised plans for the above plan. Whilst the roof line on plot 7 has been changed there are still several points I wish to bring up.

1) The drawings/plans are somewhat out of scale.

2) Also plot 7 now appears to be closer to my property maybe due to the change in roof layout.

3) Boundary walls E-F although they are going to cap the existing wall some of the wall looks insecure also the wall nearest to my property has a wooden door built into it, is this to be blocked up or left?

4) Is there going to be a restriction on height of the trees along the garden boundary walls/fencing along 61-69 Rivenmead Road? will there be a maintence program on the ~~tt~~trees?
These trees will block out natural light to my kitchen, bathroom and hallway due to the position of these trees.

I thank you for the consideration you may give these points

Yours Sincerely
K A Stobbart
KEITH STOBBART

N.B PLAN ENCLOSED SHOWING AREAS OF CONCERN.

SR

PLANNING SERV
POL
DC
APP
CS OLS HM
20 JUL 2000
COPIES TO: ACK: ✓
FILE

46 RIVERMEAD ROAD
WOODLEY
READING
BERKS
RG5 4QH.

18.7.2000

REF F/2000/1247.

Dear Mrs Morgan.

I am writing with comments I wish to be heard about the above application at Norton Road (OLD TIMBER YARD)

Having seen the revised plans my comments are almost as last time.

1) The plans are completely out of scale, the new houses are much closer than they accutaly appear.

2) Also. the end elevation on plot 7 has changed slightly but now there will be an extra window so people can actually overlook my garden and the neighbours

I am still very conserned about the amount of light that will be removed if plot 7 goes ahead, My lounge is at the rear of my propaty and receives very little light and I have to turn the light on very early in the evenings due to this

3) There is no mention about the boundary walling to says wheather this will be built from the existing buildings on the site also the boundary seems to overlap some land that does not belong to the site.?

4/ also the trees to be be planted what type are they going to grow and to what height, also will there be an maintance agreement on them.

5/ After discussing the above concerns with my neighbour could I suggest that perhaps plots 456 could not be made into smaller properties ie 1 bedroom starter houses hence not overcrowding the small plot.?

6/ I am also concerned about the previous use of the land prior to the wood yard, is there any toxic waste/gases below the surface have any tests been carried out as I believe the land was land-fill many yeair ago...

7/ I believe a site visit would be advisable to fully appreciate everybody's concerns regarding the application.

I hope you can take time to consider my and my neighbours concerns

Yours Sincerely
K A Stobbart
KEITH STOBBART (MR)

PLANNING SERVICES	HPT
POL	TIS
DC	ENF
APP	
CS ABS	HH
17 JUL 2000	
COPIES TO:	ACK:
	FILE:

3 Evelyn Court
Norton Road
Woodley
Reading
RG5 4AL
12th July 2000

Dear Ms Morgan

I am writing to you in response to the planning application: F/2000/1247. I have no objection to the development, but when you consider the application please be aware that:

The road marked in red on attached map A is in constant use through out the day by 6 flats, 4 houses and 3 garages.

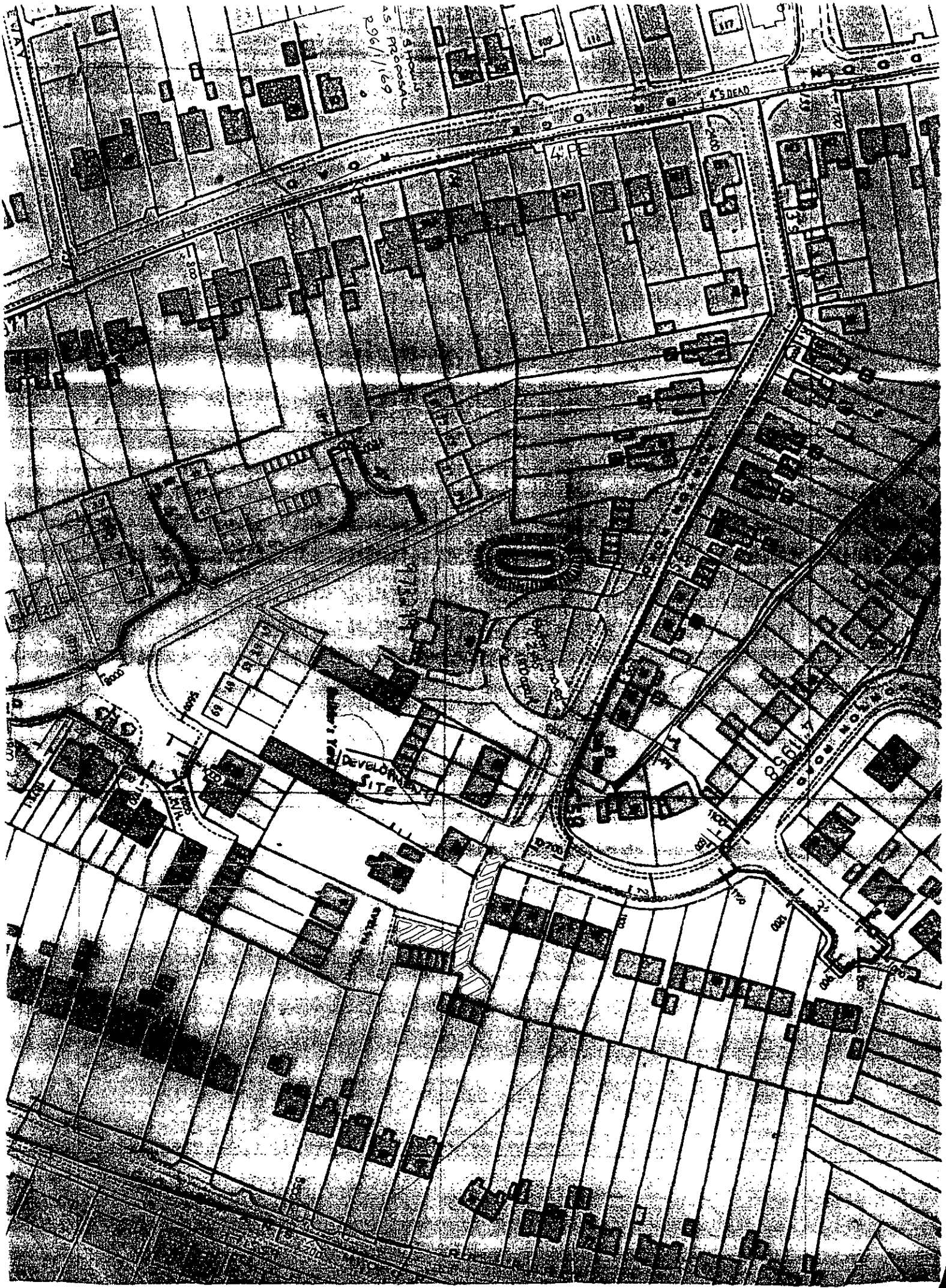
The area marked in orange is often obscured by parked vehicles making it difficult to see on coming traffic.

The area marked in yellow is often used by the local children to play football.

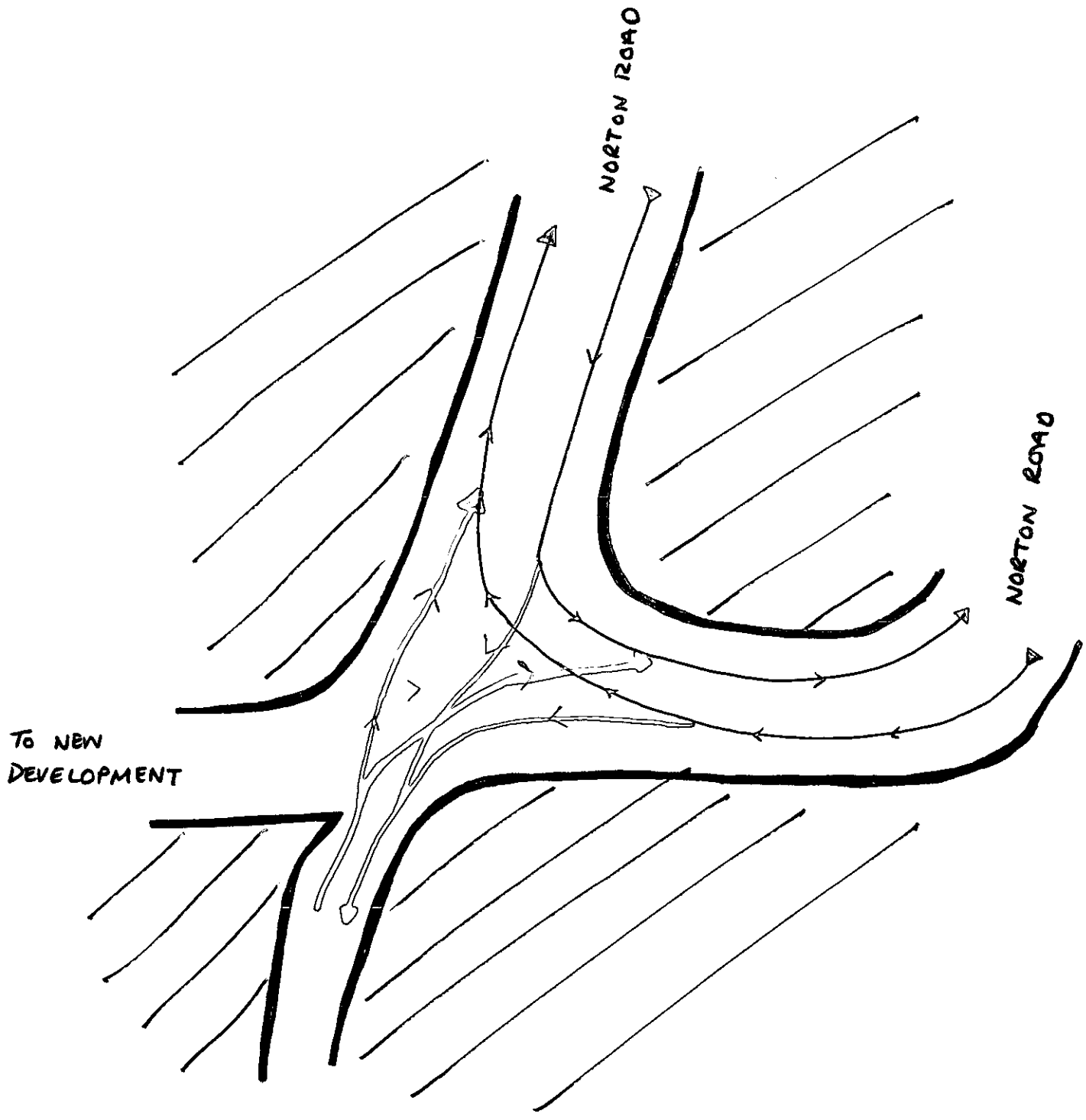
On attached map B, I have attempted to indicate traffic movements: blue for those using Norton Road, red for those accessing the flats, houses etc. and pink for the new development. As you can see there is considerable criss-crossing and this increases the likelihood of an accident. It therefore might be prudent to consider some form of traffic calming, or traffic management.

Regards

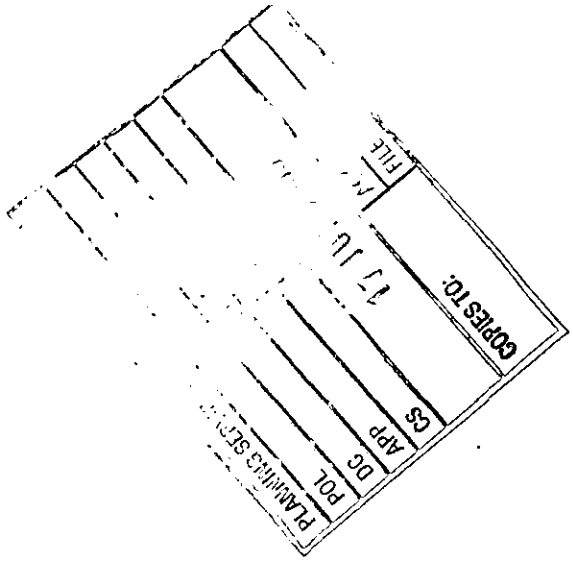
K Gardiner (Ms)



MAP A


NORTON ROAD
NORTON ROAD
TO NEW DEVELOPMENT
TO FLATS, HOUSES & GARAGES

MAP B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OWENS · GALLIVER

architects

25 APR 2000

Planning
Wokingham D. C.
Shute End
Wokingham
Berks
RG40 1BN

00-356\plan.04

19.April.2000

Dear Sirs

Redevelopment of
Woodley Timber Yard, Norton Road, Woodley

I have gathered from Mrs.Hurst of the Planning Department that additions are required to the Planning Application drawings recently submitted, to illustrate plans and elevations noted as mirror image.

Therefore please find enclosed six copies of revised drawings, No.s 00-356/02A and 03A.

I trust that you will now find all in order, so that the Application can be registered at the earliest opportunity.

While writing I would like to take the opportunity to raise two related Highways issues. Firstly, that the principles of access and the parking-courtyard arrangement have been already agreed with your Mr. Orton of Highways. I enclose a copy of my letter to him confirming. Please note that the Sketch mentioned is a Site Layout, which I believe to be identical in Highways terms to the current Layout. Secondly, as the letter refers, that agreement to this Layout is subject to satisfactory evidence that there would be no appreciable increase in traffic movements when compared to the former use as a woodyard. In this respect please find enclosed a copy of a letter to the Agents for the site from their Client.

Yours sincerely

PAUL GALLIVER
c.c. Mr. P. Scott, Natta Country Homes Ltd

10 HIGH STREET PANGBOURNE READING BERKS RG8 7AB
Tel 0118 9841344 Fax 0118 9841389

Chris Owens MA (Cantab) DipArch RIBA **Paul Galliver** DipArch RIBA

FAX - Paul Scott
01189441389

FAX TRANSMISSION

HASLAMS
Chartered Surveyors

To: Paul Scott

Of: Natta Country Homes Ltd

156 Friar Street Reading
Berkshire RG1 1HH

Tel: 0118 960 1010
Direct line: 0118 960 1071
Fax: 0118 960 1022
Email: ses@haslams-surveyors.co.uk

Fax No: 01252 851150

Date: 01.03.00

Total Pages: 1

Hard Copy by Post: No

From: Sarah E Sutton

RE: TIMBER YARD, NORTON ROAD, WOODLEY

Further to our telephone conversation yesterday, I have spoken to our client, Brian Moor regarding traffic movements in relation to the above site.

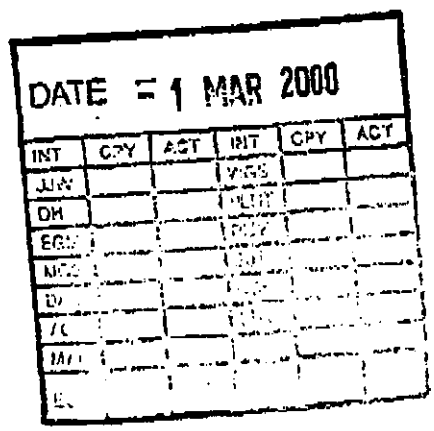
Brian has told me that during the week the site was open from 8am to 5pm, he had 4 (four) full-time employees serving approximately 150 (one hundred and fifty) customers a day. He estimates that this resulted in approximately 20 (twenty) vehicle movements an hour. The site was also open on Saturday mornings and experienced considerably more traffic than during the week.

I hope you find this useful.

If I can be of any further assistance, please do not hesitate to contact me.

Yours sincerely

Sarah E Sutton BSc (Hons)
HASLAMS



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Mr. S. Orton, Highways

Wokingham D. C.
Shute End
Wokingham
Berks
RG40 1BN

00-356\high.02

28. February.2000

Dear Mr. Orton

Redevelopment of
Woodley Timber Yard, Norton Road, Woodley

Following my conversations with you and Mr. Trotter, I am writing now to confirm what was finally agreed, as follows.

That the Sketch sent is acceptable in principle, namely 7 houses **maximum** with 2 car spaces each, with some garaging, all off a parking courtyard with no service vehicle turning area. Refuse vehicles parked in Norton Road with the bin store where shown. Courtyard and access road to be built to an adoptable standard. **But all subject** to satisfactory evidence to demonstrate that there would be no appreciable increase in traffic movements when compared to its former use. In this respect a 5% increase would be material. In this respect you have assessed 56 daily movements for the 7no. houses.

I hope you find this accurate.

Thank you for your help.

Yours sincerely

PAUL GALLIVER
c.c. Mr. P. Scott, Natta Country Homes Ltd

OWENS · GALLIVER
architects

25.APR.2006 12:47

with compliments

Mrs C Hurst.
Cheque for £1520 enclosed.
£1330 for this Application
PLUS
£190 for second Application
to follow this week.
All as discussed.
Thank You.

10 HIGH STREET PANGBOURNE READING BERKS RG8 7AB
Tel 0118 984 1344 Fax 0118 984 1389

Chris Owens MA (Cantab) Dip Arch **RIBA Paul Galliver** Dip Arch RIBA

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: ~~10 APR 2000~~ VALID 25/4/00	Map No. 47 Site 0.14
Officer: HM | Application No. F/2000/1247	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED ERECTION OF 7 DWELLINGS

Location: TIMBER YARD NORTON ROAD

Parish: WOODLEY Ward: Laddon 2.5.2000

Applicant: NATTA COUNTRY HOMES LTD

Fee Received 1330-00 Required ..... Additional ..... Refund .....

Enforcement Section (11) 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	- need Gable end Elevation House 3 - House 2 - W. Elevation - doors & windows do not tie up with floor plan	phoned 18/4 ✓	
6	Floor plans	ground floor plan plot 1 + 1st floor 1 + 2	handed plans not accepted	
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous	Does this involve change of use? (Timber Yard → Residential). Part 2 required?		

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required ..... ?

Date Site Notice Sent : 2.5.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: 250m landfill Site consultation
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	: .....
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:

.....

.....

..... No relevant pre-apps.....

NEIGHBOURS:

..... 8, 9, 10, 11 Triumph Close .....

..... 20a, 20, 22, 24, 30, 23, 26a, 26b, 26c, 26d, 26e, 26f Norton Road .....

..... 46, 48, 61, 63, 65, 67, 69 Rivermead Road .....

..... Woodley Timber Co. Ltd., Norton Works, Norton Rd .....

.....

.....

.....

.....

.....

OWENS · GALLIVER

architects

25 APR 2000

Planning
Wokingham D. C.
Shute End
Wokingham
Berks
RG40 1BN

00-356\plan.04

19.April.2000

Dear Sirs

Redevelopment of
Woodley Timber Yard, Norton Road, Woodley

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Yours sincerely

PAUL GALLIVER
c.c. Mr. P. Scott, Natta Country Homes Ltd

10 HIGH STREET PANGBOURNE READING BERKS RG8 7AB
Tel 0118 9841344 Fax 0118 9841389

Chris Owens MA (Cantab) DipArch RIBA **Paul Galliver** DipArch RIBA

Mr. S. Orton, Highways

Wokingham D. C.
Shute End
Wokingham
Berks
RG40 1BN

00-356\high.02

28. February.2000

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Woodley Timber Yard, Norton Road, Woodley

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I hope you find this accurate.

Thank you for your help.

Yours sincerely

PAUL GALLIVER
c.c. Mr. P. Scott, Natta Country Homes Ltd

FAX - Paul Scott
01189441389

FAX TRANSMISSION

HASLAMS
Chartered Surveyors

To: Paul Scott

Of: Natta Country Homes Ltd

156 Friar Street Reading
Berkshire RG1 1HH

Tel: 0118 960 1010
Direct line: 0118 960 1071
Fax: 0118 960 1022
Email: ses@haslams-surveyors.co.uk

Fax No: 01252 851150 **Date:** 01.03.00

Total Pages: 1 **Hard Copy by Post:** No

From: Sarah E Sutton

RE: TIMBER YARD, NORTON ROAD, WOODLEY

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I hope you find this useful.

If I can be of any further assistance, please do not hesitate to contact me.

Yours sincerely

Sarah E Sutton BSc (Hons)
HASLAMS

DATE = 1 MAR 2000

INT	CPY	ACT	INT	CPY	ACT
JMW			VGS		
DH			PCH		
EGL					
MCG					
DV					
TC					
MAT					
EL					

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1789/a

SECTION 66 CERTIFICATE

Application No. 25.APR.2000* 1247

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

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

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

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

CERTIFICATE A

I certify that:

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

CERTIFICATE B

I certify that:

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

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

CERTIFICATE C

I certify that

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

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

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

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

(b) .....

.....

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

the (c) .....

on (d) .....

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

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

on (d) . . . . . ●

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

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

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

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

OR

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

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

Signed . . . . . .

On behalf of Watts Country Homes Ltd

Date . . . 7.4.00 . . . . . .

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

1769A

PLANNING APPLICATION PART I

Please answer all questions in CAPITAL letters. If any question is not applicable, put N/A in the space.

Please submit 6 copies of the completed form and your plans to:- Planning Dept., Wokingham District Council, PO Box No. 157, Shute End, Wokingham, Berkshire, RG40 1WR.

If you are a new applicant, notes to help you fill in the form are attached.

If you still have any questions about the form, please call Ian Jordan on 01734 778763.

For office use only
Application No.

1.	YOUR NAME	NATTA COUNTRY HOMES LTD
25.APR.2000* 1247	ADDRESS	ROSE COURT. MILL LANE
		CROWDALL. SURREY
	POST CODE	GU10 5AP Tel. No. 01252 851158
2. If you have an agent and want all correspondence to be sent to them.	AGENT'S NAME	OWENS · GALLIVER, ARCH.S
	ADDRESS	10 HIGH STR. PANGBOURNE
		BERKS
	POST CODE	RG8 7AB Tel. No. 0118 984 1344
3. On the plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE.	SITE LOCATION	FORMER TIMBER YARD NORTON WORKS. NORTON RD. WOODLEY.
4. Give the area of the application site in hectares, if appropriate, or part of a hectare	SITE AREA	·176 ha.
5. Give brief details of the proposal.	ABOUT THE APPLICATION	7no. 3-bedroom FAMILY HOUSES
6. What is your interest in the application site, e.g. owner, prospective purchaser, a tenant with a lease.	OWNERSHIP	OWNER

7. We need plans to be able to assess the application. Please list the plans and drawings you have submitted.

PLANS/DRAWINGS

1:1250 ~~1:25000~~ Location Plan	✓	1:100 Floor Plan	✓
1:200 ~~1:500~~ Block Plan	✓	Other	
1:100 Elevations	✓		

8. Does the application involve any of the following

Please tick relevant boxes. If you tick OTHER, please explain on this form.

CHANGE OF USE	✓	ALTERATION or EXTENSION	
CONSTRUCTION OF NEW BUILDING	✓	DEMOLITION	✓
OTHER			

9. What type of Planning application are you applying for?

RESERVED MATTERS		Go to Question 10.
OUTLINE PERMISSION		State relevant outline permission No. Go to Question 10.
FULL PERMISSION	✓	Go to Question 11.
TEMPORARY PERMISSION		State period required. Go to Question 11.
RENEWAL OF TEMPORARY PERMISSION		State previous permission No. Go to Question 11.
VARIATION/RELAXATION OF CONDITIONS		State relevant application No. Details of conditions to be relaxed. Go to Question 11.

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

EXTERNAL APPEARANCE		SITING	
MEANS OF ACCESS		DESIGN	
		LANDSCAPING	

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDINGS ON THE APPLICATION SITE, e.g. residential, industrial, etc. If the site is vacant say so, and if possible give last known use.

FORMER WOOD YARD

12. ARE THERE ANY TREES ON THE SITE?
If YES, please show their positions, spread, and species of the trees on the plans. Indicate any which are to be felled.

~~YES~~/ NO

13. PLEASE LIST THE EXTERNAL MATERIALS TO BE USED.

Roofs : concrete tiles
Walls : facing bricks
timber windows & doors

14. WILL SURFACE WATER BE DRAINED INTO THE EXISTING DRAINAGE SYSTEM?
If NO, please give details of any new system to be constructed.

YES /~~NO~~

15. WILL FOUL SEWAGE BE DISPOSED OF INTO THE EXISTING SEWAGE SYSTEM?
If NO, please give details of any new system to be constructed.

YES/~~NO~~

16. WILL PEDESTRIANS/VEHICLES ACCESS THE SITE?
Please show details of the existing access and any proposed changes on the plans.

YES /~~NO~~

17. WILL THE CAR PARKING PROVISION AT THIS SITE BE CHANGED?
If, YES, please show details of any changes on the plans.

YES/~~NO~~

18. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE?
If YES, please show the route and any proposed alternative on the plans.

~~YES~~/ NO

19. DOES THE PROPOSAL INVOLVE NEW RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS? If YES, please complete the following table.

YES /~~NO~~

	No. of Bedrooms	Dwellings
Proposed new development	1	
	2	
	3	7
	4	
	5 or more	
	TOTAL	
Nos. of residential units lost through demolition or conversion		0
	NET CHANGE	+7

20. HAS PROVISION BEEN MADE FOR THE DISABLED?
If YES, please show on the submitted plans what is to be provided.

YES /~~NO~~

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL DEVELOPMENT?
If YES, please complete PART 2 of the form.

~~YES~~/ NO

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 (INCLUDING SCRAP YARDS)?
If YES, complete PART 3 of the form and submit whole application to Berkshire County Council.

~~YES~~/ NO

23. THE FEE ENCLOSED IS £1,330

The current scale of fees is attached. If you believe a reduced fee or no fee is payable please say why below.

SIGNED [signature] ON BEHALF OF Netta Country Homes Ltd DATE 7.4.00

Before submitting this application check that you have answered all the relevant questions 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.

③

ADDRESS BUILDERS YARD REAR OF 18-20-22-24 NORTON ROAD PARISH WOODLEY

PLOT No. ORD. SHEET No. 5.U. 7672

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
20350	WOODLEY TIMBER CO LTD.	ATTIC ROOF & WALL OF		
A		BOARD STORE.	17.11.83	N/A C/A.
BR 21937	"	ALTS. TO REAR & ELEV. OF STORE	5.1.84	APP N/A
21063	"	"	5.4.84	N/A REF
BR24575	"	"		REF N/A
BR24763	"	RE-ROOF OF COMM. BUILDING	20.6.85	REF N/A
BR25062	"	"	24.7.85	APP N/A
99/70018/F	B MOOR ESQ.	Redevs. - Block of 6 flats + Parking	12.10.99	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS FD Eng - Mr. D. Cooper - Alts to Garage - 9/8/99

DRAINAGE

091074

25 APR 2000 * 1247

① SITE OF BUILDERS YARD. REAR OF 18-20-22-24.

ADDRESS NORTON ROAD. PARISH WOODLEY. E

PLOT No. ORD. SHEET No. S.U.7672 (4

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
602/52	Mr. C.J. Harris	Shed, Lavatory, Store Shed, Garage & Workmens Shelter	14.10.52	App. C/A
184/54	"	Use as Sand Lean-to Shed	11.5.54	App. C/A
R/129/65	Mr C. Harris	conversion of former office/det house	10-6-65	App – App
962/71	"	Toilets & Screen Wall	30.9.71	App Refuse
964/71	"	Treble garage	30.9.71	App Refuse
1189/71	Woodley Timber Co	Retention of Store & Office	2-5-11 71	App C/A
1741/73	"	Retention of storage shed ...	22-11.73	Refuse
BR227	"	Building for cyclone extraction plant & waste storage	18.3.74	App N/A
00237	"	DITTO Change of use from garages to office & storeroom.	14/3/74	N/A C/A.
BR 612	"		8.5.74	App. N/A

DATE OF COMPLETION

MINISTRY DECISION APPEAL

SPECIAL ORDERS

DRAINAGE

②

ADDRESS BUILDER YARD REAR OF 18,20,22,24 NORTON ROAD. PARISH WOODLEY.

PLOT No. ORD. SHEET No. SU. 7672 (47)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
00603	Woodley Timber Co. Ltd	Change from garage to office	28 11 74	N/A Refused
09071	Mr. L. Rook	IND. TO STORAGE (S/VR) & NEW STRUCTURES	28-9-78	N/A Ref.
BR 9347	"	"	25-9-78	App. N/A
09567	"	CYCLONE EXTRS. PLANT & STORAGE OF WASTEWOOD	WITHDRAWN	
09568	"	IND. TO STORAGE (S/VR) & NEW STRUCTURES	WITHDRAWN	
10008	"	NEW ROOF & TIMBER STORE	15 2 79	C/A C/A
12512.	Woodley Timber Co Ltd	widening of existing accessand pro. of 2 add parking spaces	14. 2 80	N/A C/A
15160	" " "	demolish No 24 replace with Showroom shop 2 flat also car parking area	9. 4 71	C/A Ref

DATE OF COMPLETION

MINISTRY DECISION 00603 – NO FURTHER ACTION TAKEN – 9.7.75 (See APPEAL DECISION FOR WOODLEY MOTORS – HENLEY ROAD)

SPECIAL ORDERS APPEAL AGAINST ENFORCEMENT NOTICE REF

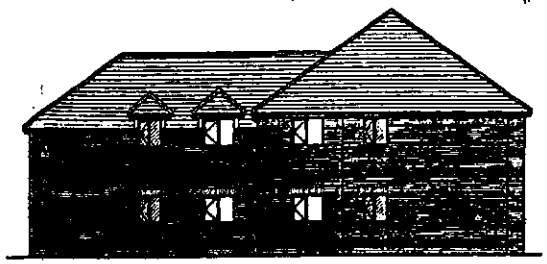
DRAINAGE USE OF LAND AT DOWNWOOD LOCKCEL, HOLE HOUSE, REFUSED – 10.3.78

091074

PREVIOUS APPROVAL



FRONT ELEVATION



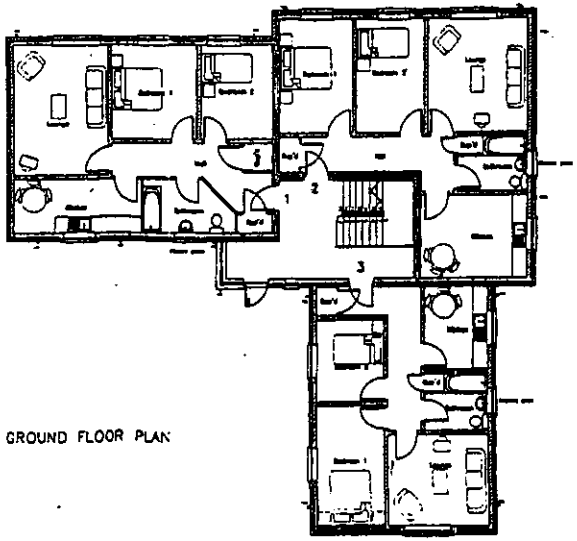
SIDE ELEVATION



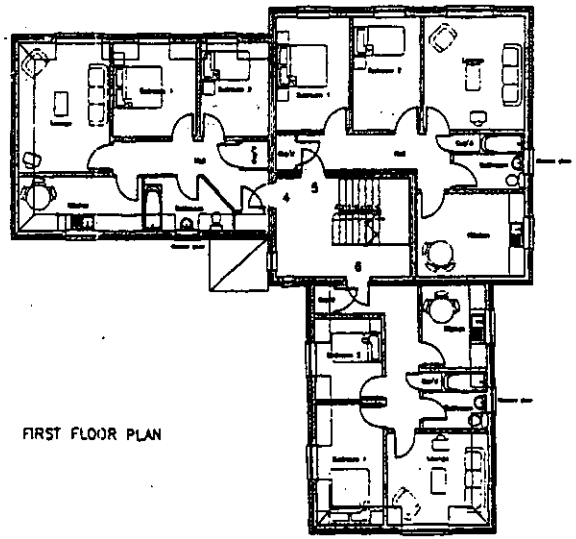
SIDE ELEVATION



REAR ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

APPROVED

BDS

Chartered Surveyors & Property Consultants
Architectural & Building Design Services
Building & Structural Engineers

Windward House,
Kellow Lane,
Shinfield,
Reading,
Berkshire RG2 9AR.

Tel: 0118 988 4477
Fax: 0118 988 4466

Project
Residential development at:
NORTON WORKS
NORTON ROAD
WOODLEY. BERKS

Drawing title
PLANS AND ELEVATIONS

Client
B. MOOR ESQ

Date	Scale
18.05.99	1:100

Drawn by	Drawing number	Rev
ADH	4859:99:1	

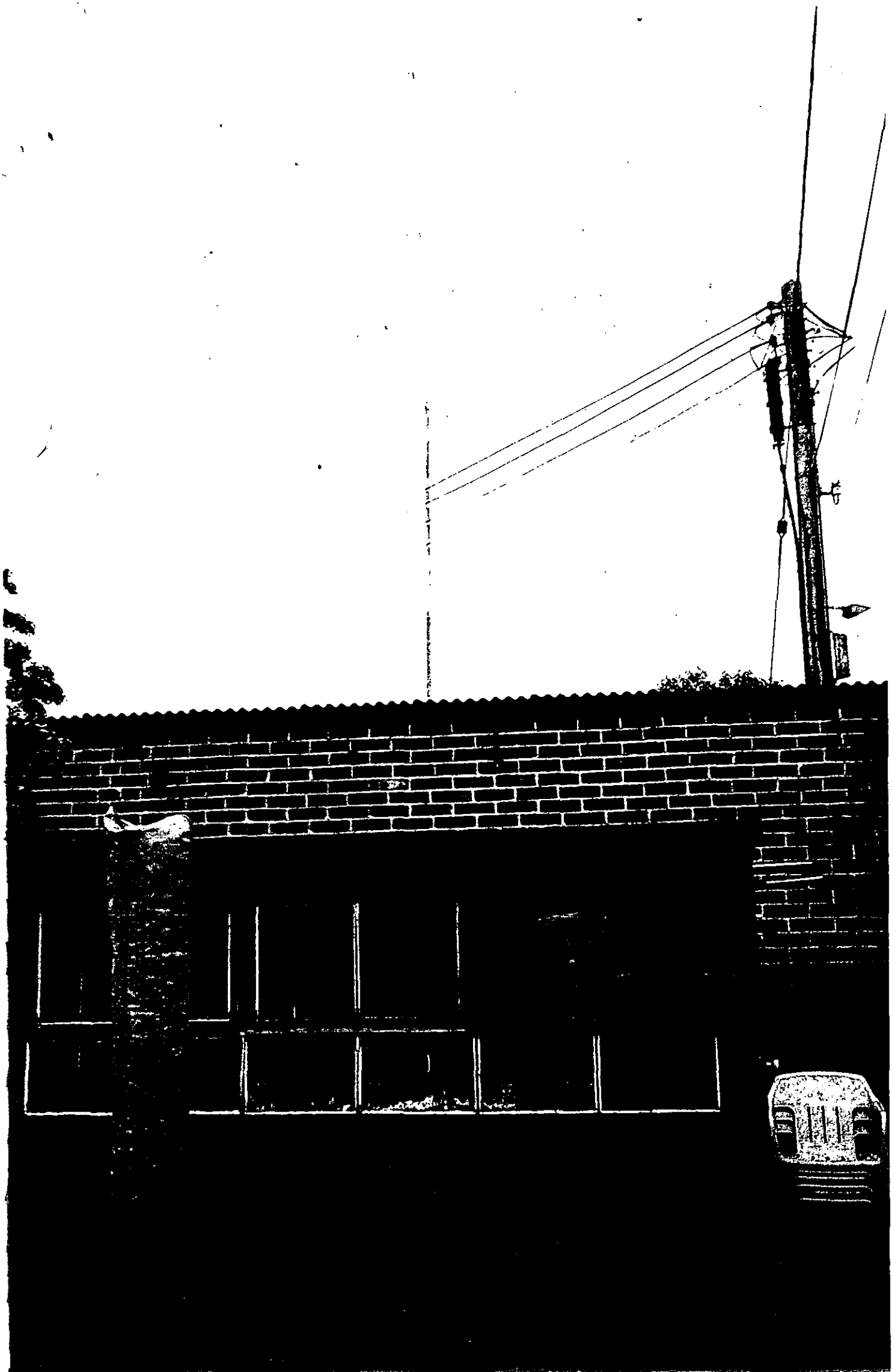
General notes
1. Dimensions to be checked on site before any work is put on hand or pre-fabricated.
2. All dimensions in millimetres. (unless otherwise stated)
3. This drawing is not a full specification of works or materials to be employed in this project.
4. The drawing and design is copyright of this practice.©

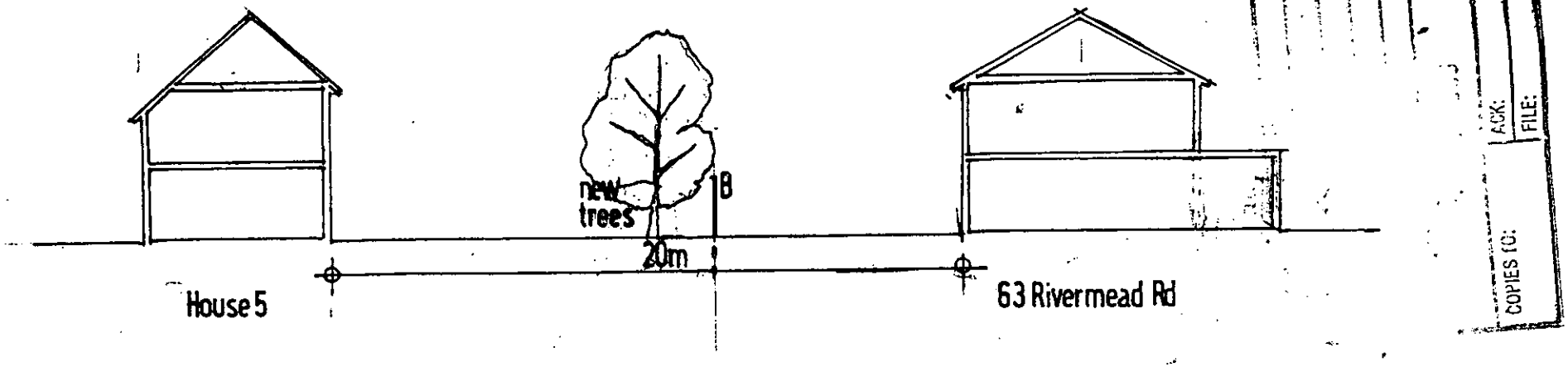
Revisions

Ref	Date	Description

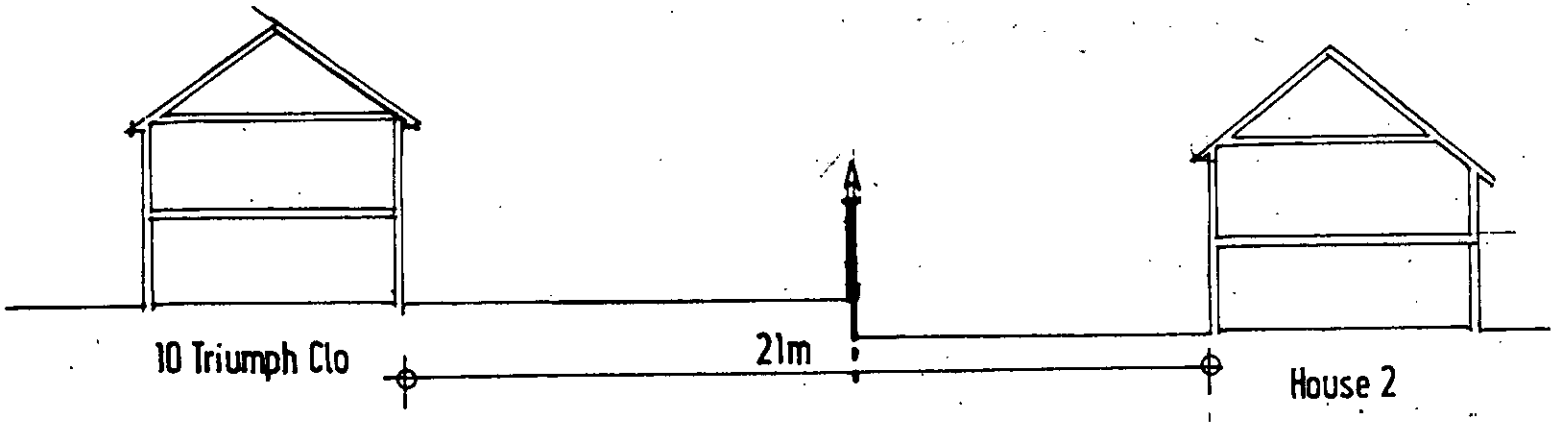
18 MAY 1999 700:8







A Boundary wall,existing modified
B Boundary fence



SECTION DD

SITE SECTIONS 1:200 00-356/06

VOL.
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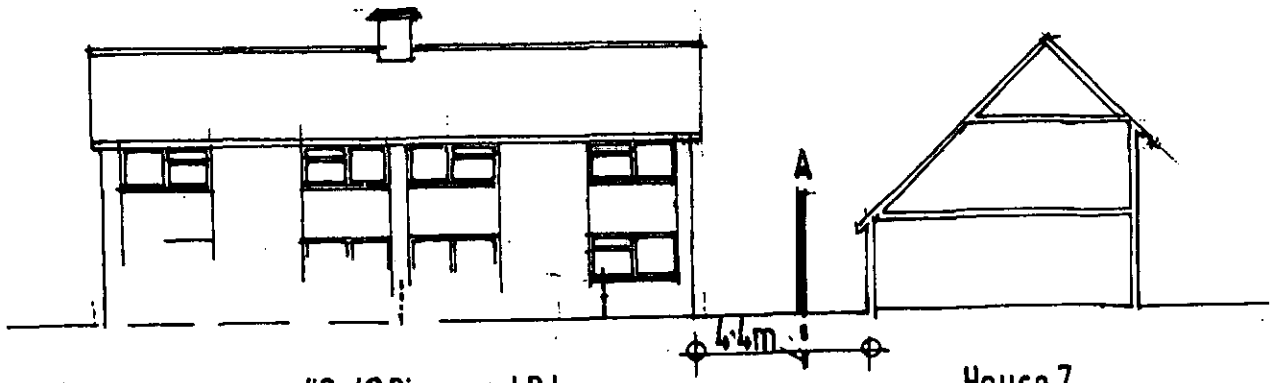
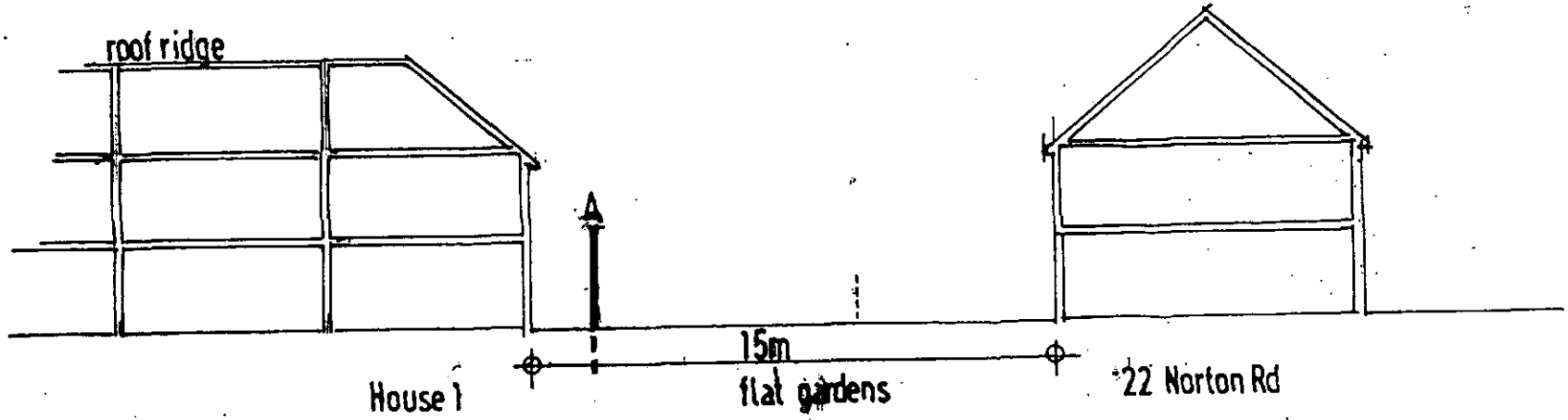
FILE:

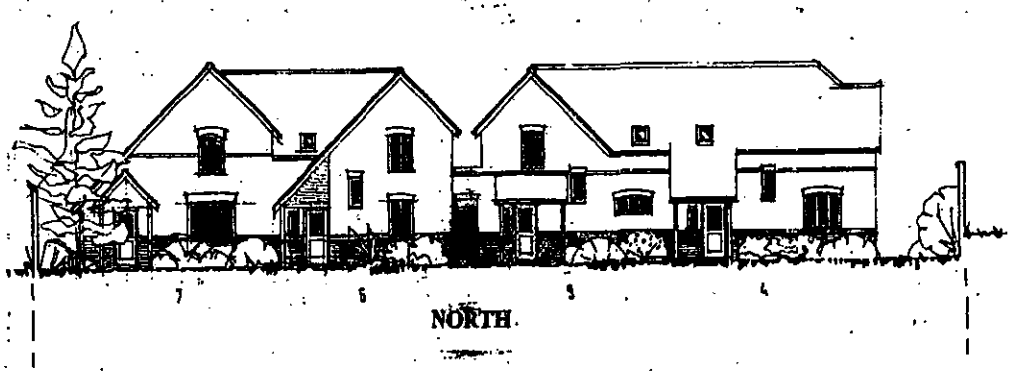


A Boundary wall, existing modified

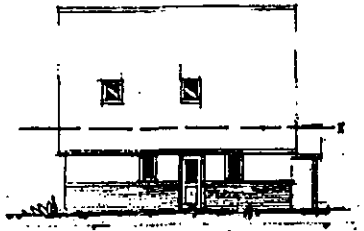


SECTION BB

SITE SECTIONS 1:200 00-356/05



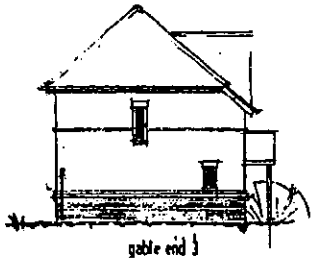
NORTH



side 7



EAST



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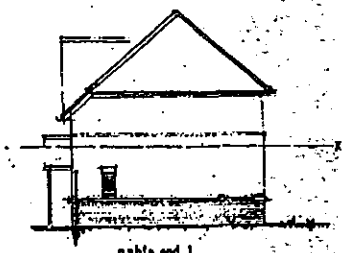
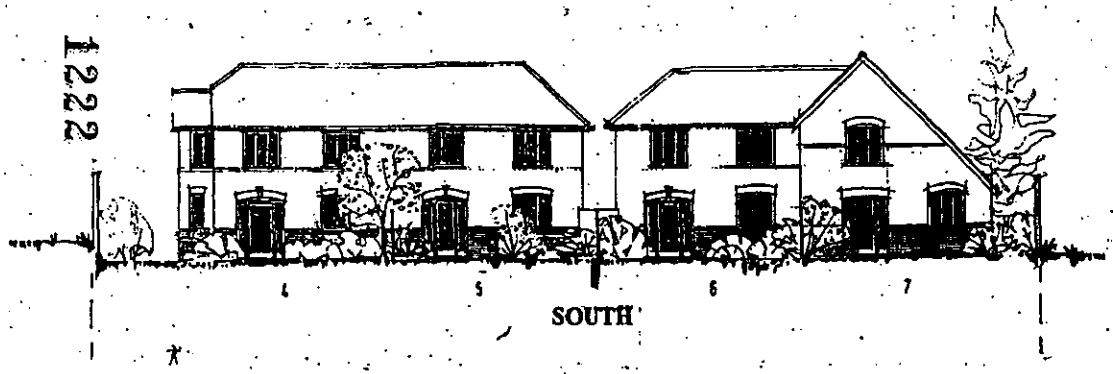


gable end 1

1222



SOUTH



WEST

1247 A

REVISED PLAN

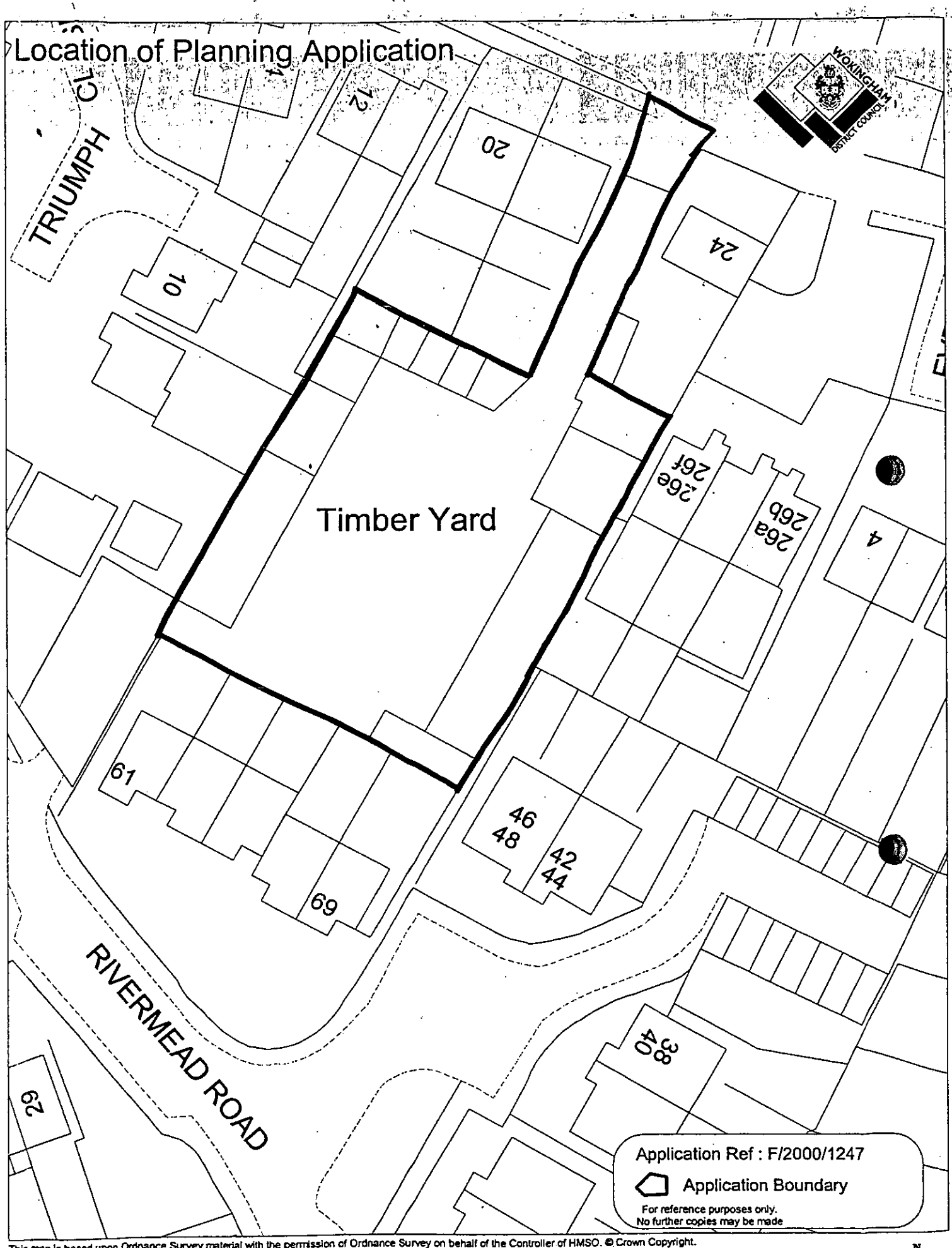
"X" The boundary wall just behind this view

OWENS · GALLIVER
architects

RESIDENTIAL DEVELOPMENT AT NORTON WORKS, WOODLEY

ELEVATIONS 1:100 00-356/03c

NATTA
Living Homes Ltd



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Development Control Section, Environmental Services, Wokingham District Council.

27 September 2000

Scale: 1 : 500

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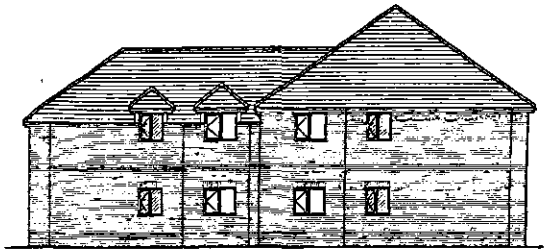
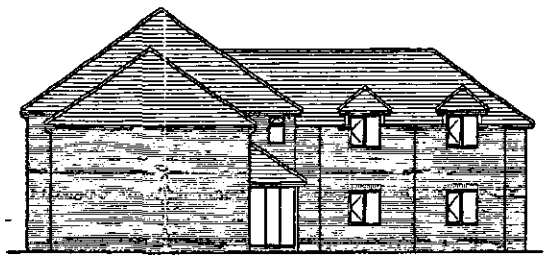
FRONT ELEVATION



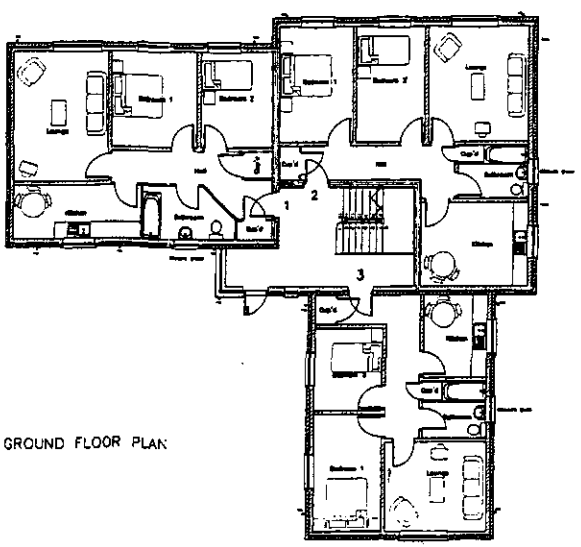
SIDE ELEVATION



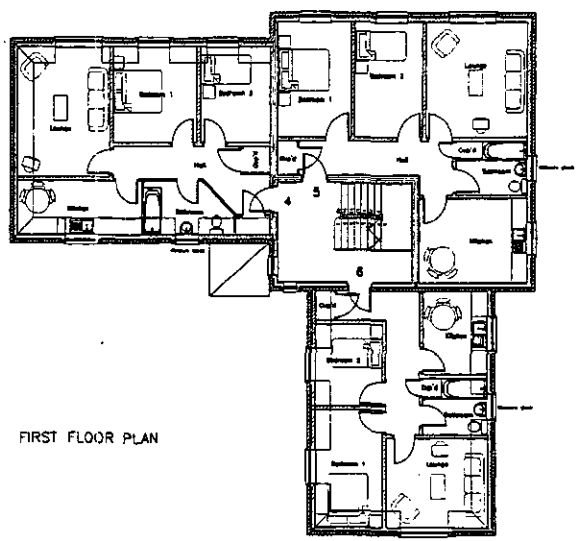
SIDE ELEVATION



REAR ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

APPROVED

BDS

Chartered Surveyors & Property Consultants

Architectural & Building Design Services

Building & Structural Engineers

Windward House,
Heller Lane,
Shinfield,
Reading,
Berkshire RG2 9AB.

Tel: 0118 988 4477
Fax: 0118 988 5268

Project

Residential development at:
NORTON WORKS
NORTON ROAD
WOODLEY, BERKS

Drawing title

PLANS AND ELEVATIONS

Client

B. MOOR ESQ

Date	Scale
18.05.99	1:100

Drawn by	Drawing number	Rev
ADH	4859:99:1	

General notes

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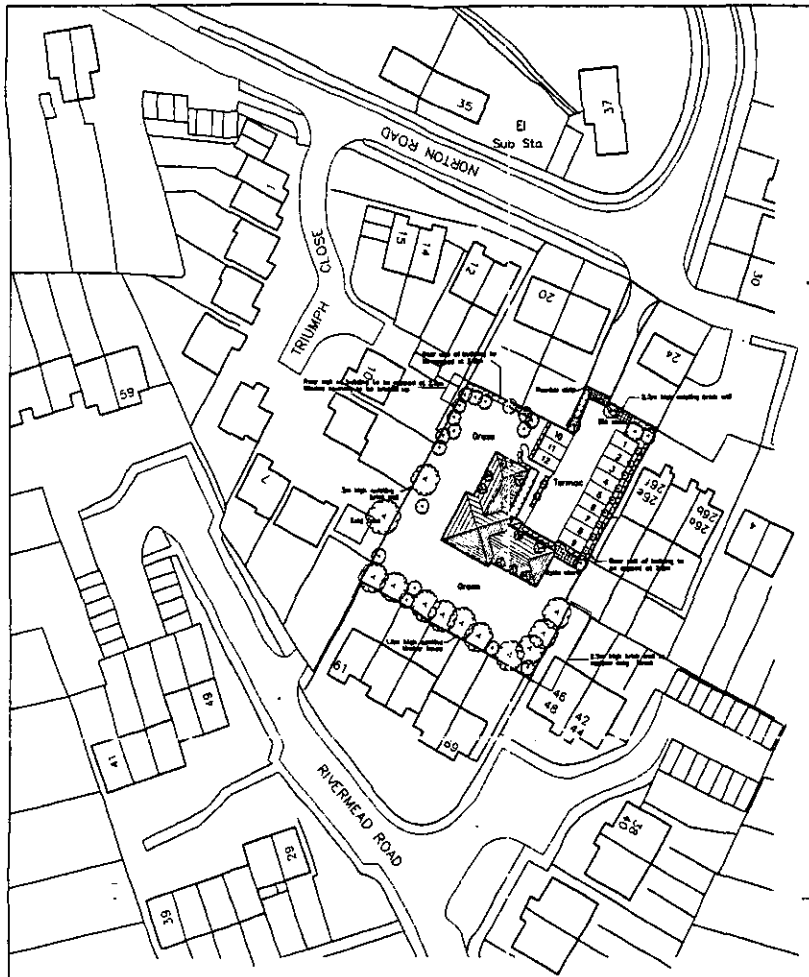
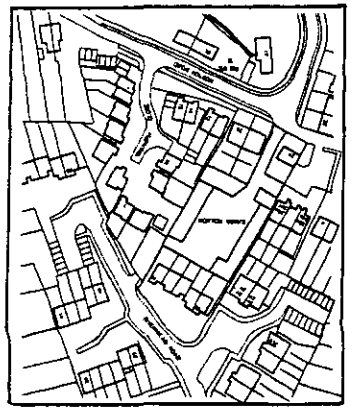
3. This drawing is not a full specification of works or materials to be employed in this project.
4. The drawing and design is copyright of this practice.©

Revisions

Ref	Date	Description

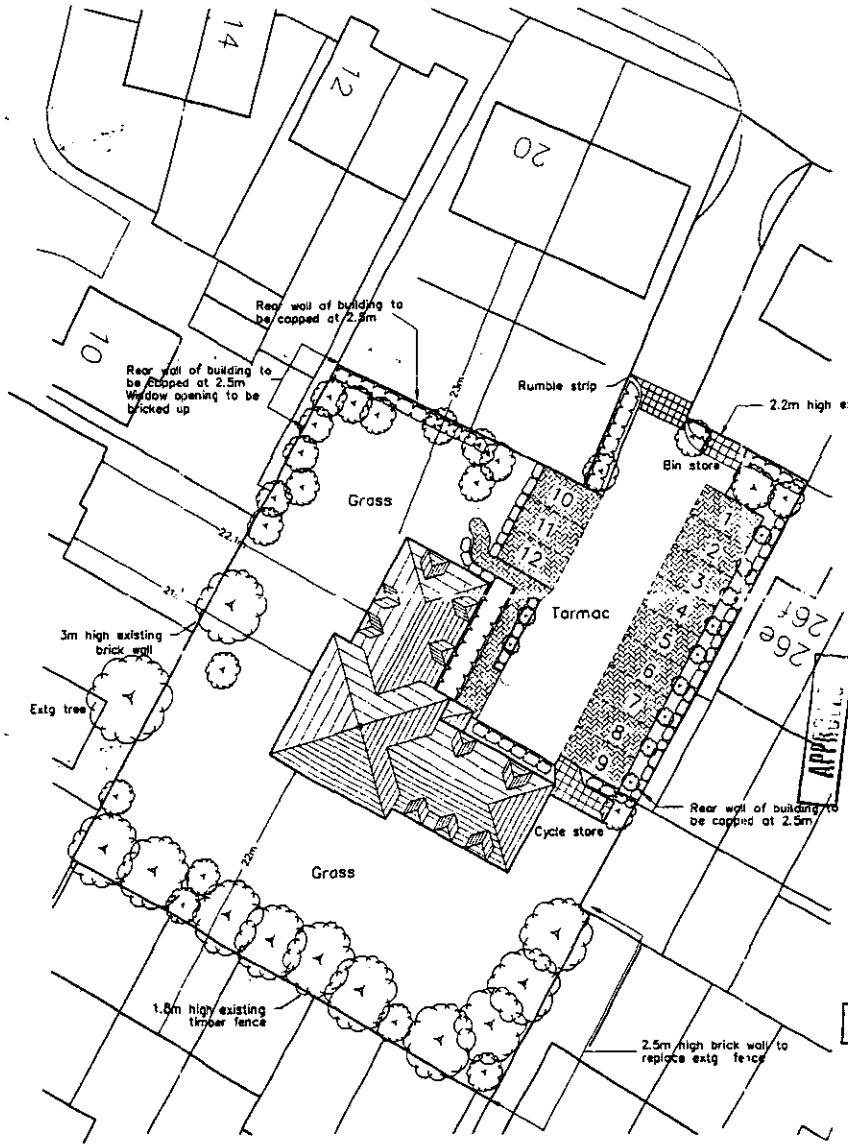


BLOCK PLAN 1:500



PLAN 1:1250





SITE PLAN 1:200

APPROVED

BDS

Chartered Surveyors & Property Consultants
Architectural & Building Design Services
Building & Structural Engineers

Windward House, Hallow Lane, Shinfield, Reading, Berkshire RG2 9AB.
Tel: 0118 988 4477
Fax: 0118 988 5206

Project
Residential development at:
NORTON WORKS
NORTON ROAD
WOODLEY, BERKS

REVISED PLAN
70016

Drawing title
SITE PLANS

Client
MOOR ESQ

Date	Scale
18.05.99	1:200, 1:500 & 1:1250
Drawn by: ADH	Drawing number: 4859:99:2 Rev: A

General notes
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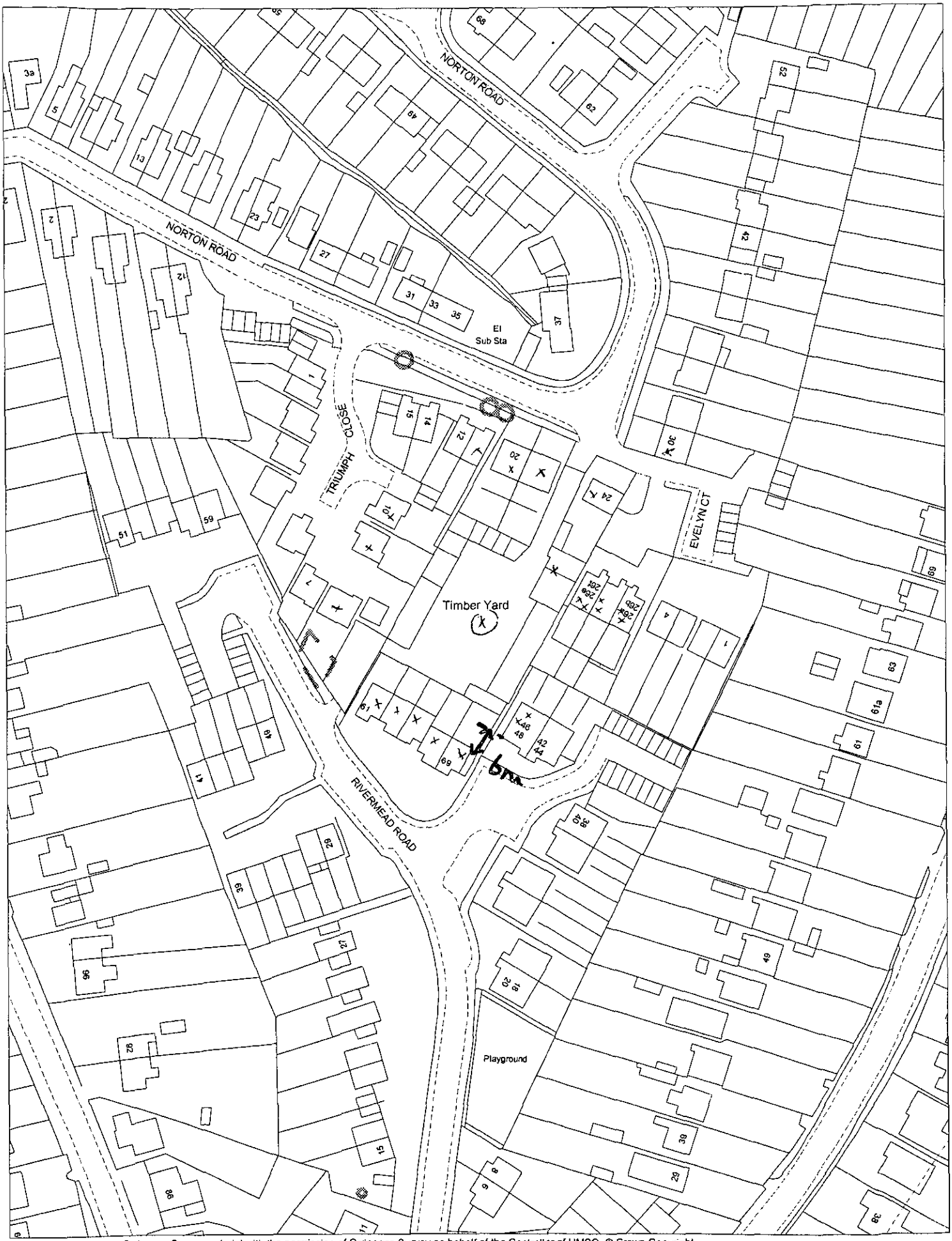
Revisions

Ref	Date	Description
A	23.08.99	Siting & layout amended.

Previously approved scheme.



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Development Control Section, Environmental Services, Wokingham District Council.

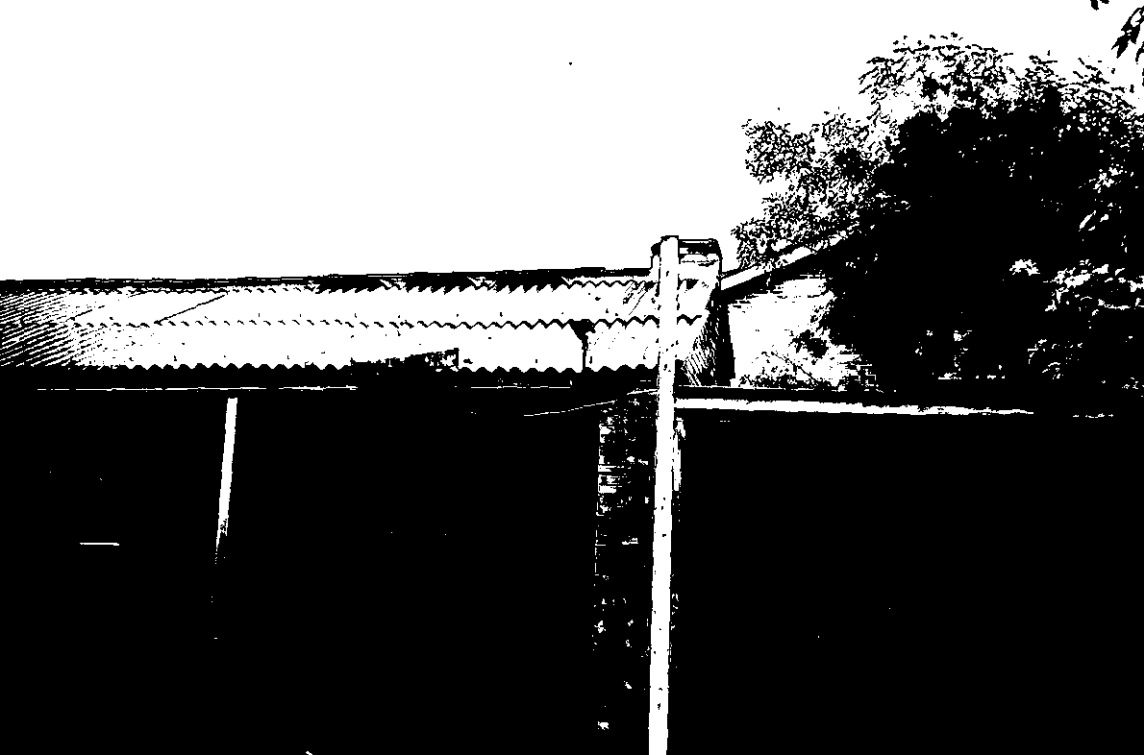
18 April 2000

25.APR.2000* 1247

Scale: 1 : 1250

N
W E
S












re somebody special


CHURCH
TRAIN





APPLICATION NO.1247

Name of appellant:
Natta Country Homes Ltd

Site address:
Woodley Timber Co Ltd, Norton Works, Norton Rd

Proposal:Proposed erection of 7 dwellings

Case Officer:

Appeal Decision

Site visit made on 08 May 2001

by M J Culshaw MA(Cantab) MA MRTPI

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

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

Date 11 JUN 2001

Appeal Ref: APP/X0360/A/01/1058463
Former Timber Yard, Norton Works, Norton Road, Woodley

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Natta Country Homes Ltd against the decision of Wokingham District Council.
- The application (Ref.F/2000/1247), dated 7 April 2000, was refused by notice dated 30 November 2000.
- The development proposed is the erection of 7 dwellings.

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

Main Issues

1. The main issue in this appeal is the impact of the scale, form and massing of the proposed development on the character of the area.

Planning Policy

2. The development plan comprises the Berkshire Structure Plan adopted in 1995 and the Loddon Area Local Plan, also adopted in 1995. An emerging local plan is the Wokingham District Local Plan, which has not yet completed its course through the statutory process of adoption, and can only therefore be afforded less weight.

3. Structure plan policies considered relevant by the Council to this case are Policies EN1, which aims at the protection and enhancement of the character and quality of environment in towns, villages and other built up areas; H5, which amongst other things indicates that part of the housing provision made in the plan will be achieved through the redevelopment of existing buildings; H9, which indicates that favourable consideration will be given to proposals for residential development which adds to the range of densities, dwelling types and sizes, with specific emphasis being given to the provision of smaller dwellings and other identified local needs; LD5, which states that the requirements of all users of transport will be taken into account in considering proposals for development; T6, which aims at the control of the availability of on-street and off-street parking in new areas of development; and T7, which indicates that appropriate traffic management measures to improve safety will be incorporated into new development. Policy OS1 sets out objectives for sustainable development and improvement to the quality of life in Berkshire.

4. Of these, the Council has only referred to EN1 and OS1 in its reasons for refusal of planning permission.

5. Policies of the Loddon Area Local Plan referred to in the reason for refusal are LBE1 and LBE2. The former aims at a high standard of design for development, making a positive contribution to its setting and character, creating a safe and attractive environment and retaining natural, man-made or landscape features of the site compatible with good design. LBE2 indicates that development that is inappropriate in terms of its relationship with adjoining sites and buildings, or which would adversely affect the character of an area by virtue of its siting, scale, form, massing, materials, colour or texture will not normally be permitted.

6. Local plan policies considered relevant by the Council, but not alleged to be breached by this proposal, include LTV1, which indicates that development will normally be allowed within identified settlements; LH1 which establishes criteria for the consideration of infilling, rounding off and redevelopment within the identified settlements; LH8, which aims at a mix and balance of house types on sites over 0.4 hectares; LBE5, which aims at securing good daylighting conditions and adequate sunlight penetration for new development; LBE8, which relates to the appropriate landscaping of new development; LT5, which aims at promoting road safety, and LT6 which looks to the provision of car parking in new development.

Reasoning

7. In dealing with this appeal I am aware that a previous proposal for the erection of a block of 6 flats on this site has been permitted by the Council. The Council in their representations have referred to this permission, but consider that the 3 blocks of houses in this proposal would be closer to neighbouring dwellings, and the occupants of Nos 20 and 22 Norton Road, 46-48 and 61-69 Rivermead Road and 9&10 Triumph Close would find the development much closer to their properties. That is certainly true, but it does not automatically follow that harm would be caused which would justify a refusal of permission. Evidence of such harm needs to be demonstrated by reference to the effects of individual parts of the development on specific properties.

8. Unfortunately the Council's statement does not provide any such evidence. At my site visit I therefore took particular note of the dwellings mentioned by the Council, and examined the effect of the development on them. In the case of 20 and 22 Norton Road, the rear of their houses would face the side elevation of Plot 1 of the proposed development at a distance of about 15 metres. The boundary between the two is at present part of a building, the wall of which is to be retained and capped. Although the new dwelling would be visible above this wall, it would have a hipped roof, reducing the height of flank wall exposed to view. In the case of 46 and 49 Rivermead Road, the flank wall of the house on plot 7 would be close to and alongside the boundary of the rear garden. A wall of an existing building is to be retained at about 3m high along this boundary, and only the roof of plot 7, sloping away from the boundary, would be visible. 61-69 Rivermead Road face towards new plots 4-7 at a distance of about 20m. This distance would in my view be sufficient to prevent any significant loss of privacy through intervisibility between buildings. A new intervening fence about 1.8m high has already been erected along this boundary, and would be supplemented by a row of new trees, which would add to the privacy of gardens. 9 and 10 Triumph Close at present face a rear wall of a large building along the north west boundary of the property, which is to be retained at a height of about 2.5m, and existing openings are to be filled in. The new houses on plots 1-4 would be at a lower level than Triumph Close, and window-to-window distances would be about 21m.

9. Whilst I can understand the concern of neighbouring residents at development which is proposed close to them, in none of the instances cited by the Council do I find the proposals likely to harm the character of their surroundings by virtue of their scale, form or massing. These aspects of the development would in my view accord with Policy LBE2 of the local plan. By redeveloping an unsightly timber yard surrounded by residential development whilst retaining protective features in the form of high boundary walls the proposal would in my judgement attain a standard of development which would accord with Policies EN1 and OS1 of the structure plan, and LBE1 of the local plan.

10. I have noted allegations by a local resident that the plans accompanying the application are inaccurate. At the beginning of my site visit I took some measurements to check against dimensions scaled from the 1:200 scale application plan and found no inaccuracies. From this, and a visual inspection of the surrounding property, both from the appeal site and from the surrounding roads, I see no reason to suspect that the plans are significantly inaccurate.

11. I note that in their report to members the officers of the Council drew attention to the compliance with government advice in Planning Policy Guidance Note 3: Housing in terms of its density and its re-use of a previously developed site. PPG3 expresses the government's commitment to promoting more sustainable patterns of development by making more efficient use of land by maximising the re-use of previously–developed land. The present proposal would result in 7 houses on a site where 6 flats had previously been permitted, in a form which in my view satisfactorily respects the privacy and amenity of surrounding dwellings. It therefore accords in this rspect with government advice.

Conditions

12. The Council have suggested that, if I am minded to grant planning permission a total of 23 conditions should be imposed. It is necessary to examine the justification for each of these suggested conditions.

13. Condition 1 is the standard time limit on the commencement of development required by the Act. Condition 2 requires the submission of details of proposed external materials. Since these are not specified on the submitted application plans I agree a condition is necessary to ensure that these materials are appropriate to their surroundings, and I will include in this condition details of the infilling and capping of the existing boundary walls. Condition 3 seeks to control details of all boundary treatments. However apart from the material to be used in infilling and capping these details are specified on notes on the application plans. A condition is unnecessary.

14. Condition 4 would prevent the erection of any lighting on the site without prior permission from the Council. This would control not only street lighting but also security and garden lighting, and is not justified. Conditions 5 and 6 aim to bring under planning control extensions, alterations and the addition of windows in the buildings which would normally be permitted by the Town and Country Planning (General Permitted Development) Order 1995. Circular 1/95 makes it clear that such conditions, removing a normal freedom from detailed control, should only be imposed in exceptional circumstances. The density of this development is not unusually high, and the conditions are not in my view justified.

15. Condition 7 aims to ensure that parking spaces are not used for other purposes, causing parking problems elsewhere. I support this aim, and will impose a suitable condition, which will also deal with the aims of conditions 13 and 14. Whilst it is desirable for services to be

laid underground wherever feasible, and is normal practice in modern developments, I do not consider a condition prohibiting other solutions necessary or reasonable. Conditions 9 and 12 aim to control the construction process, limiting hours of working, and requiring measures to prevent mud and litter being deposited in surrounding streets. These are laudable aims, but for a development of this scale are capable of being secured through other legislation, including nuisance laws. The requirement in condition 11 that provision shall be made for all vehicles associated with the construction to be accommodated within the site is in my view unrealistic given the size of the site. Condition 10, which requires the submission of details of slab levels of the proposed dwellings, is justified to ensure that a satisfactory relationship of the proposed dwellings with their surroundings is achieved.

16. Conditions 15-18 deal with landscaping, and I will impose appropriate conditions. Representations from the Environment Agency indicate a need to require investigation of possible contamination of the site and the presence of landfill gas, and to prevent increased risk of flooding and protect water quality through surface water source control measures (conditions 19-21). Conditions 22 and 23 aim to secure the boundary treatments I have referred to above, and additional conditions are unnecessary.

Conclusions

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

Formal Decision

18. In exercise of the powers transferred to me, I allow the appeal and grant planning permission for the erection of 7 dwellings at the former Timber Yard, Norton Works, Norton Road, Woodley in accordance with the terms of the application Ref. F/2000/1247 dated April 7 2000, and the plans submitted therewith, subject to the following conditions:

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

    2) No development shall take place until details of the materials to be used in the construction of the external surfaces of the dwellings hereby permitted and the infilling and capping of boundary walls to be retained have been submitted to and approved in writing by the local planning authority. Development shall be carried out only in accordance with the approved details.

    3) No dwelling shall be occupied until the vehicle parking and turning spaces shown on the plans hereby approved have been laid out and surfaced, and those spaces shall not thereafter be used for any purpose other than the parking and turning of vehicles.

    4) Before development commences details of the finished floor levels of the proposed dwellings shall be submitted to and approved by the local planning authority. The completed development shall conform to those details.

    5) No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out only as approved.

    6) All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and

any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation.

7) Before any development is commenced a detailed site investigation shall be carried out to establish whether the site is contaminated, to assess the degree and nature of contamination present, and to determine its potential for pollution of the environment. The method and extent of this investigation shall be approved in writing by the local planning authority before work commences. Details of appropriate measures to remediate the contamination and to prevent the pollution of groundwater, and surface water, including any necessary provision for monitoring, shall then be submitted to and approved in writing by the local planning authority before the development commences. The development shall proceed only in accordance with the measures approved.

8) Before development commences a landfill gas risk assessment shall be submitted to and approved by the local planning authority. Where a risk from migrating gas is identified, details of works to mitigate the effects of gas shall be submitted to and approved by the local planning authority. Development shall proceed only in accordance with the measures approved.

9) Surface water source control measures shall be carried out in accordance with details which shall be submitted to and approved by the local planning authority before development commences.

Information

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

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

21. An applicant for any approval required by a condition attached to this permission has a statutory right of appeal to the Secretary of State if that approval is refused or granted conditionally or if the authority fails to give notice of its decision within the prescribed period.

Inspector

The Planning Inspectorate

RIGHT TO CHALLENGE THE DECISION

The attached appeal decision is final unless it is successfully challenged in the Courts. If a challenge is successful, the appeal decision will be quashed and the case returned to the Secretary of State for redetermination. It does not follow necessarily that the original decision on the appeal will be reversed when it is redetermined.

You may wish to consider taking legal advice before embarking on a challenge. The following notes are provided for guidance only.

Under the provision of section 288 of the Town and Country Planning Act 1990, or section 63 of the Planning (Listed Buildings and Conservation Areas) Act 1990, a person who is aggrieved by a decision may seek to have it quashed by making an application to the High Court on the grounds:

1. that the decision is not within the powers of the Act; or

2. that any of the `relevant requirements' have not been complied with; (`relevant requirements' means any requirements of the 1990 Acts or of the Planning Tribunals Act 1992, or of any order, regulation or rule made under those Acts).

The two grounds noted above mean in effect that a decision cannot be challenged merely because someone does not agree with the Inspector's judgement. Those challenging a decision have to be able to show that a serious mistake was made by the Inspector when reaching his or her decision; or, for instance, that the inquiry, hearing or site visit was not handled correctly, or that the appeal procedures were not carried out properly. If a mistake has been made the Court has discretion not to quash the decision if it considers the interests of the person making the challenge have not been prejudiced.

It is important to note that such an application to the High Court must be lodged with the Crown Office <u>within 6 weeks</u> from the date of the decision. This time limit cannot be extended.

An appellant whose appeal has been allowed by an Inspector should note that `a person aggrieved' may include third parties as well as the local planning authority.

If you require further advice about making a High Court challenge you should consult a solicitor, or contact the Crown Office at the Royal Courts of Justice, Queens Bench Division, Strand, London WC2 2LL. Telephone: 020 794 76000.

INSPECTION OF DOCUMENTS

It is our policy to retain case files for a period of one year from the date of the Inspector's decision. Any person entitled to be notified of the decision in an inquiry case has a legal right to apply to inspect the listed documents, photographs and

plans within 6 weeks of the date of the decision. Other requests to see the appeal documents will not normally be refused. All requests should be made quoting our appeal reference and stating the day on which you wish to visit, to:

Room 4/09 Kite Wing,
Temple Quay House, 2 The Square,
Temple Quay,
Bristol BS1 6PN.

Please give at least 3 working days notice and include a daytime telephone number, if possible.

COMPLAINTS TO THE INSPECTORATE

Any complaints about the Inspector's decision, or about the way in which the Inspector has conducted the case, or any procedural aspect of the appeal should be made in writing and quoting our appeal reference, to:

The Complaints Officer,
Quality Assurance Unit,
Room 4/09 Kite Wing,
Temple Quay House, 2 The Square,
Temple Quay, Bristol BS1 6PN.

You should normally receive a reply within 15 days of our receipt of your letter. You should note however, we cannot reconsider an appeal on which a decision has been issued. This can be done following a successful High Court challenge as explained overleaf.

PARLIAMENTARY COMMISSIONER FOR ADMINISTRATION (THE OMBUDSMAN)

If you consider that you have been unfairly treated through maladministration by us you can ask the Ombudsman to investigate. The Ombudsman cannot be approached direct; reference can be made to him only by an MP. While this does not have to be your local MP (whose name and address will be in the local library) in most cases he or she will be the easiest person to approach. Although the Ombudsman can recommend various forms of redress he cannot alter the Inspector's decision in any way.

COUNCIL ON TRIBUNALS

If you feel there was something wrong with the basic procedure used for the appeal, a complaint can be made to the `Council on Tribunals', 22 Kingsway, London WC2B 6LE. The Council will take the matter up if they think it comes within their scope. They are not concerned with the merits and cannot change the outcome of the appeal decision.

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The Planning Inspectorate

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

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

GTN 1371-6079

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

Your Ref: F/2000/1247

Our Ref: APP/X0360/A/01/1058463

Date: 11 June 2001

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY NATTA COUNTRY HOMES LTD
SITE AT WOODLEY TIMBER CO LTD, NORTON WORKS, NORTON ROAD, WOODLEY, READING

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

The attached leaflet explains the right of appeal to the High Court against the decision and how the documents can be inspected.

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

44406

PLANNING SERVICES	HPT
POL	TLS
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CS DG	
12 JUN 2001	
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The Complaints Officer
The Planning Inspectorate
4/09 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 6PN

Phone No. 0117 372 8252 Fax No. 0117 372 6219

E-mail: Complaints@planning-inspectorate.gsi.gov.uk

Yours faithfully

Miss A Groves

COVERDLI

Tel. (0118) 974 6448 (Direct Line)
Date: April 6, 2001
My ref: F/2000/1247
Your ref: APP/X0360/A/01/1058463

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

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

Dear Miss Groves

APPEAL BY: Natta Country Homes Ltd
SITE: Norton Works, Norton Rd, Woodley

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

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

FAX COVER SHEET

TO: DENISE GUMBRELL

FROM: MARTIN DURKAN

DESTINATION FAX No: 0118 - 9746484

DATE: 6TH APRIL 2001

TIME:

SUBJECT: APPEAL STATEMENT

TOTAL NUMBER OF PAGES (Inc. this cover sheet): 16

Please call me if there are any problems (020 - 8450 - 3063).

Thanks,

Martin

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

TOWN AND COUNTRY PLANNING ACT 1990

SECTION 78 APPEAL

APPELLANT: NATTA COUNTRY HOMES LTD.

APPEAL SITE: NORTON WORKS, NORTON ROAD, WOODLEY, READING

REASON FOR APPEAL: REFUSAL OF PLANNING PERMISSION FOR THE ERECTION OF 7 DWELLINGS

DEPARTMENT OF THE ENVIRONMENT, TRANSPORT AND THE REGIONS REFERENCE:

APP/X0360/A/01/1058463

LOCAL PLANNING AUTHORITY REFERENCE:

F/2000/1247

WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL SERVICES DEPARTMENT
CIVIC OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE

1.00 SITE DESCRIPTION

1.01 The appeal site comprises a vacant timber yard situated in the south-east corner of Norton Road, Woodley and surrounded by residential development on all sides. The rectangular site is served by a single access located between two houses in Norton Road. The surrounding development comprises mainly two-storey houses and two-storey blocks of maisonettes.

2.00 RELEVANT PLANNING HISTORY

2.00 Planning permission was granted on 12 October 1999 for the redevelopment of the timber yard to provide a block of six flats with ancillary parking.

3.00 RELEVANT PLANNING POLICY

3.01 The structure plan for the area is the Berkshire Structure Plan, which was adopted on 4 November 1995. The following policies are relevant to this application:

Policy EN1 – Protection and Enhancement of the Environment of Built-Up Areas

Policy H5 – Development Within Settlements and Redevelopment/Change of Use

Policy H9 – Variety of Housing

Policy LD5 – Transport Considerations in Dealing with Development Proposals

Policy T6 - Control of On-Street and Off-Street Parking

Policy T7 – Traffic Management Measures and Road Safety

3.02 The local plan for the area is the Loddon Area Local Plan, which was adopted on 5 May 1995. The following policies are relevant to this application:

Policy LTV1 – Identified Settlements

Policy LH1 – Housing Development on Unidentified Sites

Policy LH8 – Variety of Housing

Policy LBE1 – Design of New Development

Policy LBE2 - Inappropriate Development

Policy LBE5 – Sunlight and Daylight

Policy LBE8 – Landscaping of New Development

Policy LT5 – Road Safety

Policy LT6 – Parking Provision

3.03 The Wokingham District Local Plan (Deposit Draft October 1997 as amended April 1999) is the emerging local plan for the area. The following policies are relevant to this application:

Policy WOS2 – General Development Principles

Policy WOS3 – Development Control Principles

Policy WBE1 – Development in its Local Context

Policy WBE10 – Landscape and Planting

Policy WH1 – Housing Development – Unidentified Sites

Policy WH6 – Variety of Housing

Policy WT6 – Parking Provision

Policy WT7 – Road Safety

4.00 THE APPLICATION

4.00 The application that is the subject of this appeal was registered by the Council on 2 May 2000. A report on the application was considered by the Council's Development Control Committee on 18 October 2000. The report's recommendation was that planning permission should be granted subject to a number of conditions. The Committee decided to defer the application to enable a site visit to be undertaken by Members. The site visit took place on 3 November 2000.

4.01 The Development Control Committee considered the application again on 8 November 2000, following the site visit. The Committee decided to defer the application again to enable further negotiations to take place on a reduction in the proposed number of dwellings on the site.

4.02 The subsequent negotiations proved unsuccessful and the appellant requested that the application be determined as it stood without any further amendments. A further report on the outcome of the negotiations, along with a copy of the original report recommending that planning permission should be granted, was considered by the Development Control Committee on 29 November 2000. The Committee decided to refuse planning permission for the development on the grounds of its excessive scale, form, bulk and massing. A notice of refusal of

planning permission was issued on 30 November 2000 for the reason that:

'The proposed development would have an adverse effect upon the character of the area by reason of its scale, form, bulk and massing. Therefore the proposed development is contrary to policies OS1 and EN1 of the Berkshire Structure Plan; policies LBE1 and LBE2 of the Loddon Area Local Plan and policies WOS3 and WBE1 of the Wokingham District Local Plan.'

5.00 THE CASE FOR THE COUNCIL

5.01 The Council is concerned about the impact of the proposed development on the surrounding area resulting from its excessive scale, form, bulk and massing. In the Council's view, the site is suitable for residential development and this has been accepted in principle by virtue of the grant of planning permission for six flats on the site. However, as a backland site, the Council is mindful of the need for any development to be sensitively designed so as to safeguard the amenity of the occupiers of the dwellings that surround the site.

5.02 The proposed development of the site to provide six flats involved the erection of a single, L-shaped, two-storey block positioned in the centre of the site. This would have ensured that the block would be positioned as far away as possible from the surrounding dwellings, thereby safeguarding the amenity of the occupiers.

5.03 The proposal for seven houses on the site would involve three separate blocks, each of which would be located closer to the common boundaries between the site and the surrounding properties than was the case in the previously approved scheme. Thus the occupants of nos. 20 & 22 Norton Road, 46 - 48 & 61 – 69 Rivermead Road and 9& 10 Triumph Close would find the development located much closer to their properties than would be the case in the earlier scheme. The Council is concerned about the impact that this would have on their amenity in terms of overdominance, loss of privacy and loss of outlook.

5.04 The Council considers that the concerns regarding loss of amenity to adjoining occupiers have arisen as a result of the proposal to increase the number of dwellings on the site from six to seven. Hence its decision to request negotiations with the appellant in order to seek a reduction in the number of units. As previously noted, these negotiations were unsuccessful.

5.05 Before the application was first considered by Committee on 18 October 2000, there had been amendments to the scheme to reduce the impact of the development on adjoining properties. As noted in the committee report, officers felt that these amendments were sufficient to safeguard neighbours' amenity and, given that the scheme was considered acceptable in all other respects, they recommended that planning permission should be granted. However, Members took a different view, as they were entitled to do, and remained concerned about the impact of the development on the surrounding area. Consequently, they decided that planning permission should be refused.

6.00 CONCLUSION

6.01 The Council supports the redevelopment of this site for residential purposes. However, it is also concerned that any such redevelopment should not adversely affect the character of the area or the amenity of adjoining residents. It considers the proposed scheme to be excessive in its scale, form, bulk and massing to the extent that it would significantly affect the character of the area and the amenity of adjoining residents.

6.02 The Council is also of the view that these problems are a result of the density of the proposed development and it considers that it may be possible to overcome these problems by a reduction in the proposed number of dwellings on the site from seven to six. However, although amendments to the scheme were requested, the appellant wished the application to be determined as it stood. Consequently, the Council considered that it had no option but to refuse planning permission for the scheme, notwithstanding the fact that officers had recommended approval.

6.03 For the reasons outlined above, the Council considers that there are sound planning reasons for withholding planning permission for the proposed development and, consequently, the inspector is respectfully requested to dismiss this appeal.

PROPOSED CONDITIONS AND INFORMATIVES IN THE EVENT OF THE APPEAL BEING ALLOWED WITHOUT PREJUDICE TO THE COUNCIL'S CASE

CONDITIONS:

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

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

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

4. No external lighting shall be installed on the site or affixed to any buildings on the site unless the Local Planning Authority has first approved in writing details of the position, height, design and intensity.

5. Immediately following the implementation of this permission, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that order with or without modification) no buildings, extensions or alterations permitted by Classes A,B,C,D and E of Part 1 of the Second Schedule of the 1995 Order shall be carried out without the prior written permission of the Local Planning Authority.

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

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the parking spaces on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times.

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

development of the application site or subsequently.

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

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

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

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

13. The dwellings shall not be occupied until space has been provided within the curtilage for vehicles to turn so that they may enter and leave the site in a forward gear and this space shall thereafter be maintained at all times for this purpose.

14. No building shall be occupied until the vehicular access has been surfaced with a bonded material across the entire width of the access for a distance of 5 metres measured from the carriageway edge.

15. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of development. The approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the buildings hereby approved and thereafter retained.

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

17. A landscape management plan, including long-term design objectives,

management responsibilities, timescales and maintenance schedules for all landscape areas, other than privately-owned, domestic gardens, shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the first dwelling for its permitted use. The landscape management plan shall be carried out as approved.

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

19. Before any development is commenced, the results of a detailed investigation to ascertain whether the site is contaminated, together with any remediation scheme required as a result, shall be submitted to and approved in writing by the Local Planning Authority. This shall include an historical investigation, sampling and analysis of current soils and a scheme of works to address any contamination. The remediation scheme shall thereafter be carried out as approved before any of the dwellings are first occupied.

20. Before the development is commenced, a detailed site investigation shall be carried out to establish whether the site is contaminated, to assess the degree and nature of contamination present and to determine its potential for the pollution of the water environment. The method and extent of this investigation shall be approved in writing by the Local Planning Authority prior to the commencement of the work. Details of appropriate measures to prevent pollution of groundwater and surface water, including provision for monitoring, shall then be submitted to and approved in writing by the Local Planning Authority before the development commences. The development shall then proceed in strict accordance with the measures approved.

21. Surface water source control measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before the development commences.

22. The capped wall on the western boundary shall be retained at a height of 2.5m measured from the ground level of the dwellings at 9 and 10 Triumph Close in perpetuity.

23. The wall on the eastern boundary with Rivermead Close shall be retained at its existing height of 3.1m and the wall on the northern boundary with Norton Road shall be retained at its existing height of 2.9m in perpetuity.

Reasons

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

2. To ensure that the external appearance of the buildings are satisfactory.

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

4. In the interests of visual amenity.

5. To safeguard the character of the development and the residential and visual amenities of the occupiers of adjoining properties.

6. To safeguard the residential amenities of the occupiers of neighbouring properties.

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

8. In the interests of visual amenity.

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

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

11. To prevent queuing and parking off-site in the interests of highway safety and convenience.

12. In the interests of highway safety and convenience.

13. In the interests of highway safety and convenience.

14. To avoid spillage of loose material onto the carriageway and in the interests of road safety.

15. In the interests of visual amenity.

16. In the interests of visual amenity.

17. In order to ensure that the approved landscaping is satisfactorily maintained.

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

19. To ensure that any contamination of the site is remedied and to protect future

occupants of the development and adjacent land.

20. In order to prevent pollution of the water environment.

21. To prevent the increased risk of flooding and to improve water quality.

22. To protect the residential amenity of adjoining occupiers.

23. To protect the residential amenity of adjoining occupiers.

Informatives

1. The developer is advised to take into account the informatives set out by the Environment Agency in their correspondence dated 25 July 2000.

2. The courtyard and access road should be constructed to adoptable standards.

3. This permission relates to the application as amended by revised drawings numbers 00-356/01C, /02C, /03C submitted to the Local Planning Authority on 25 August 2000 showing a revised layout and elevations to plot 7 and does not approve the proposals as originally submitted.

4. The applicant is reminded that this notice relates to planning permission only and does not constitute approval under any other legislation, including Building Regulations. To obtain advice on current Building Regulations, the applicant should contact the Building Control Section of the District Council.

5. The Head of Engineering Services at Wokingham District Council, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.

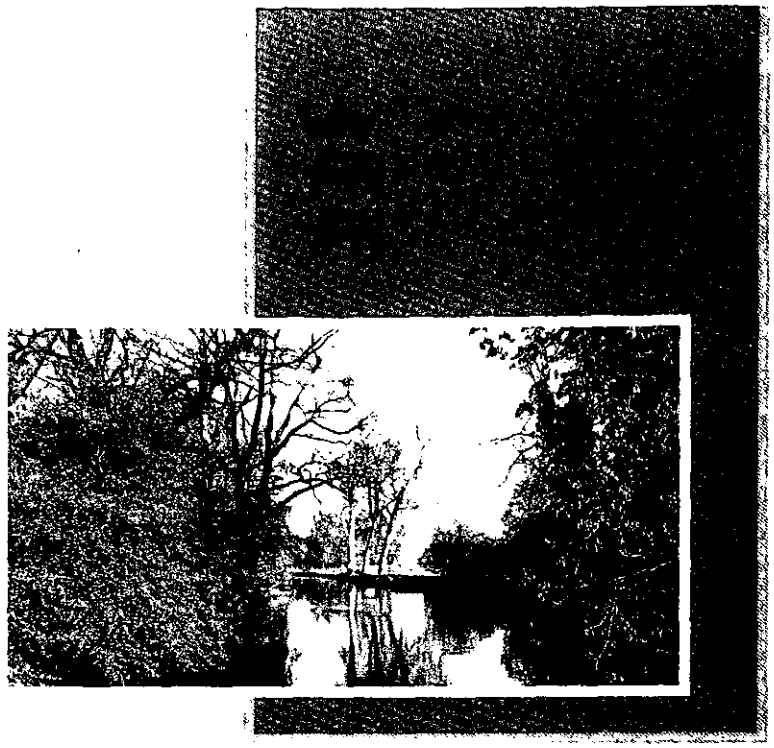
6. The applicant is advised, in accordance with *The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000*, that the following policies and/or proposals in the development plan are relevant to this decision:
Berkshire Structure Plan policies LD5, EN1, H5, H9, T6 and T7.
Loddon Area Local Plan policies LTV1, LH1, LH8, LBE1, LBE2, LBE5, LBE8, LT5 and LT6.
Deposit Draft Wokingham District Local Plan policies WOS2, WOS3, WBE1, WBE10, WH1, WH6, WT6 and WT7.

LIST OF APPENDICIES

1. Location Plan at 1:1250
2. Extracts from the Berkshire Structure Plan
3. Extracts from the Loddon Area Local Plan
4. Extracts from the Deposit Draft Wokingham District Local Plan

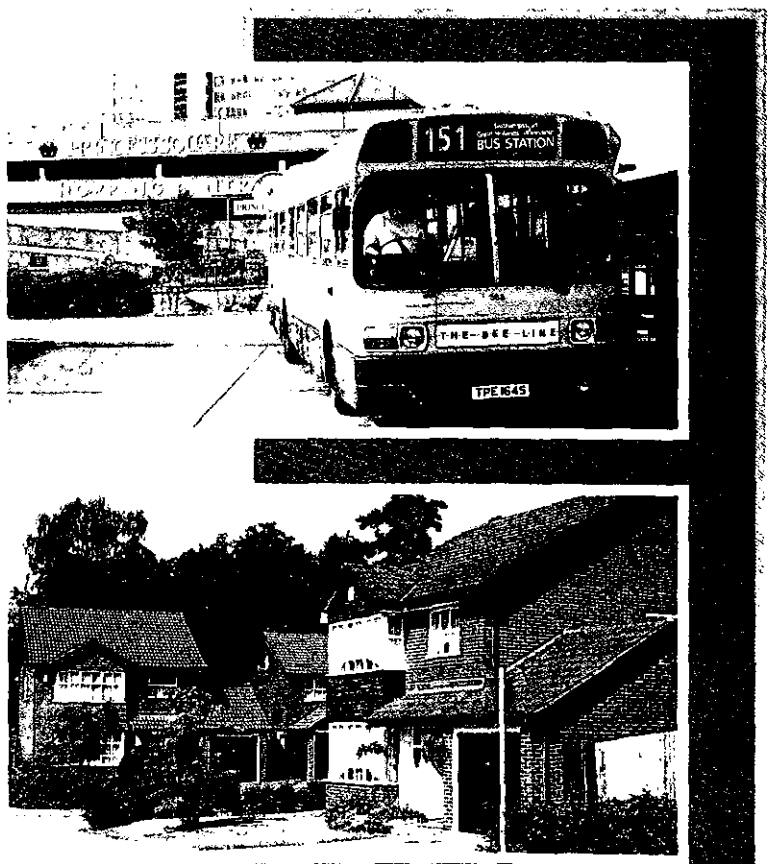
APPENDIX 1

LOCATION PLAN AT 1:1250



BERKSHIRE STRUCTURE PLAN 1991-2006

Incorporating Alterations adopted in August 1997



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Public Services Division

6 ENVIRONMENT AND CONSERVATION

MAINTAINING ENVIRONMENTAL QUALITY

6.1 The quality of the County's environment relates to its character, identifiable 'sense of place', and people's living conditions. These depend partly on care for its environment as a whole, including the countryside (dealt with in Chapter 5) and towns, villages and built-up areas which are considered in this chapter. It also concerns : safeguarding and enhancing a number of specific environmental interests, which together contribute to the character of the County; curbing and controlling a number of specific threats to pleasant living conditions; and the conservation of natural resources.

The Environment of the Built-up Areas

6.2 The density, form and quality of buildings, landscape and other elements of the environment in towns, villages and built-up areas have an important bearing on the overall quality of life in the County, especially as the majority of the population live and work in such areas.

Protection and Enhancement of the Environment of Built-Up Areas

Policy EN1 **The character and quality of the environment in the towns, villages and other built-up areas will be protected and enhanced. Within these areas development must be appropriate in scale, form, impact, character and siting to its location. In particular :**

(i) development should embody a high standard of design, layout and landscaping, and help maintain and, where possible, enhance the character of its surroundings;

(ii) town and village greens and all open land important to the character of settlements will be protected from development and where necessary enhanced;

(iii) the existing tree cover, important areas of vegetation and wildlife habitats will be conserved, and additions to them encouraged;

(iv) special attention will be paid to the maintenance and improvement of the character of town and village centres.

Where appropriate, to achieve optimum use of land and buildings in built-up areas, the re-use of vacant buildings and redevelopment of derelict or genuinely under-used urban land will be supported.

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

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

Environmental Nuisance

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

Protection from Environmental Nuisance

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

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

Flooding

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

Assessment of Development Proposals

Policy H4 **Within the provision specified in Policy H2, local planning authorities should ensure that proposals for new residential development are in locations which are close and have good access, particularly by public transport, to existing and proposed employment sites/areas and shopping and service facilities. In addition, they should ensure that such proposals take account of the distribution of local needs and demands.**

7.38 In order to comply with Policy OS1, which seeks to minimise the consumption of land, full use should be made of available land within existing urban areas. However, it is recognised that in certain areas there may be concern about over-development. Loss of open space and intensification of development can affect the quality of the urban environment, where most residents of the County live. In this respect, careful consideration should be given to the provisions of Policy EN1. Therefore such development must not harm the physical or visual character of the settlement, neighbourhood or surrounding area. In some cases it may be appropriate for local plans to set out general policies which limit the scale and form of development.

7.39 In some cases, it may not be possible to accommodate all of the provisions shown in Policies H1 and H2 within the existing urban areas. In these circumstances, further land should be released through the local plan process. In order to comply with Policy C1, this would require the delineation of new settlement boundaries which define the land to be released. In addition, much of the development within existing built-up areas will be identified through local plans.

Development Within Settlements and Redevelopment/Change of Use

Policy H5 **Part of the provision for housing development specified in Policy H1 will be achieved by :**

(i) building on suitable undeveloped land within built-up areas and settlement boundaries;

(ii) redevelopment or adaptation of an existing building or set of buildings;

(iii) changes of use of suitable permanent non-residential buildings and by the sub-division of existing dwellings.

In addition, if further land releases are required to meet the provisions of Policies H1 and H2, these should normally be made through the definition of settlement boundaries as part of the local plan process.

7.40 Undeveloped land within built-up areas and settlement boundaries may be suitable for housing development if it conforms with other structure and local plan policies. In drawing up settlement boundaries in local plans, district and borough councils will need to consider whether additional land releases are required to meet the provisions of Policies H1 and H2, having had regard to the likely contribution of the sites described in Policy H5 (i)-(iii) above. Additional provision should be made through the designation of new settlement boundaries in local plans. This may be at the edge of settlements, or through the identification of completely new settlements. "Rounding-off" may continue to be appropriate, but only through such boundary changes, designated in the local plan process.

7.41 The policy has considerably less detail than Policy H3 in the Replacement Structure Plan for Berkshire. This reflects current Government guidance (para. 5.56 of PPG12 - Development Plans and Regional Planning Guidance) that detailed development control policies are more appropriate in local plans. However, until such time as local plan policies are in place, the original Structure Plan policy remains as supplementary planning guidance. In particular, "building on suitable undeveloped land within the existing built-up area of a settlement" may involve more than one individual site and the construction of a new means of access. However, the Green Belt Local Plan limits the scale of development which is appropriate within "Recognised Settlements" in the Green Belt to the definition of infilling set out in previous Structure Plans (i.e. single plots on existing road frontages). This definition should continue to apply until such time as district-wide local plans are prepared for the appropriate areas. At that time, new criteria may be prepared.

7.42 Any proposals for freestanding new settlements would require careful consideration of the efficient means of providing infrastructure and services and should be of a size adequate to support appropriate facilities. For example, in order to foster the growth of a community, ready access to a primary school would be important. Furthermore, in conformity with the objectives of this Plan relating to sustainable development, the provision of good public transport links would be important.

Other Housing Development Outside Settlements

7.43 In accordance with Policy C2, housing development will not normally be permitted in the countryside, as defined by settlement boundaries in local plans. Furthermore, there is a general presumption against development in the Metropolitan Green Belt, as set out in Policy C4. In addition, in accordance with Policy C6, development will not be permitted where it would threaten important open areas which are of special significance as 'green wedges' or 'gaps' separating settlements or communities.

Slough

7.44 In the case of Slough, its location, entirely surrounded by Green Belt, means that it will become increasingly difficult to identify sufficient land to meet local housing needs without the release of land from the Green Belt. The possible release of Green Belt land in Slough to meet the housing provision is considered in paragraphs 5.15 and 5.16 of the Countryside and Rural Development Chapter.

Low-Cost Housing to Meet Local Needs in Rural Areas

Policy H8

In exceptional circumstances permission may be granted for small scale schemes solely for low-cost housing to meet proven local needs :

(i) on the periphery of rural settlements outside the Green Belt on sites which would not otherwise be released for development; or

(ii) within recognised settlements in the Green Belt defined in local plans.

Provision should be made for such schemes to be managed so that they remain affordable in perpetuity.

7.56 The implementation of these schemes will be a matter for local judgement and it will be the responsibility of the district councils in local plans to define what may be accepted as 'small scale'. Because such schemes are intended to be exceptions to normal restraint policies for development in rural areas, it will be essential to ensure that this housing is retained in perpetuity for local needs through agreements or appropriate methods of management. Local plans may also need to define which settlements these policies will apply to. Once built, these dwellings will be counted towards the Structure Plan housing provision.

Type of Housing

7.57 It is important to secure variety in the location, type, size and price of new housing. There is a particular need for housing for first-time buyers, and for accommodation suitable for small households but in some areas needs for particular types of family housing have been identified. Other categories which may require specialist accommodation include the elderly and the handicapped. However, those providing new housing should give attention to the needs of disabled people in all schemes.

Variety of Housing

Policy H9

Within the provision specified in Policy H2, favourable consideration will generally be given to proposals for residential development which add to the range of densities, dwelling types and sizes, with specific emphasis being given to the provision of smaller dwellings and other identified local or special needs, including those associated with Care in the Community policy.

7.58 Widening the choice of housing also involves accessibility to housing through adding to the variety of types of tenure which are available. Policies H9 and H10 will assist in this objective.

7.59 Provision of low-cost housing, or housing for first-time buyers and small households, should not be undertaken at the expense of a high standard of layout, design and landscape development. Policy EN1 seeks such high standards for all new development.

TRANSPORT REQUIREMENTS

4.17 In line with the County Council's intention to continue to develop an integrated approach to transport, it is important that the needs of all forms of transport are taken into account in dealing with proposals for development. Account also needs to be taken of:

(i) the aim of improving the overall level of safety on the transport network;

(ii) parking policies and standards; and

(iii) wider concerns to minimise traffic congestion which has adverse effects in the form of delay, air pollution, noise, visual intrusion and fuel consumption.

Transport Considerations in Dealing with Development Proposals

Policy LD5 **In considering proposals for development, the requirements of all users of transport will be taken into account, including the needs of the mobility handicapped.**

On and off-site provision of a standard appropriate to the nature and location of the proposed development and consistent with the integrated transport strategy needs to be made for :

(i) vehicular access and circulation;

(ii) parking;

(iii) public transport (including interchange facilities such as park and ride); and

(iv) facilities for pedestrians and cyclists.

Development will not be permitted where it is likely to give rise to serious problems of access, parking, road safety or traffic congestion.

Major development proposals should normally be located in areas which can be well served by public transport.

4.18 The distinction between major and small scale developments may vary in different parts of the County, but normally major developments will include those set out in paragraph 4.9 (i) to (iv).

Private Car Use

Policy T5 **Within the constraints imposed by highway capacity and the objectives of the integrated transport strategy, the maintenance and improvement of standards of transport by private car will be sought where practicable. In the urban areas demand for private car use will be restrained, especially at peak times, through traffic management, parking controls and other appropriate measures.**

10.24 It is also the County Council's intention to encourage through publicity and liaison with appropriate organisations the more efficient use of the private car through such measures as car sharing and flexible working hours (see paragraph 10.7).

10.25 The Transport Plan defines areas to which restraint will be applied and the form(s) that it will take. The Plan also incorporates measures to ensure that where restraint to private car use is being proposed, adequate alternative modes of transport must either be available, or be likely to be made available in the near future, to provide choice for the travelling public.

10.26 Appropriate controls on the use of the private car may also be necessary in villages and other rural settlements to minimise environmental impact and to help improve road safety.

CAR PARKING

10.27 The control of the provision, availability and pricing structure of off-street car parking, together with the enforcement of on-street parking regulations, can help influence the attractiveness of car use in comparison with other means of transport. Accordingly, the County Council will encourage and support the development of parking strategies by the district councils and others to act as an implementation guide in urban areas. Through the Transport Plan the County Council will adopt revised parking standards and include them in reviews of the Berkshire Design Guide.

10.28 The implementation of appropriate standards for the provision of parking spaces within new development will need to take account, not only of demand, but also of the capacity of the highway network and the availability of alternative modes of transport. It will need to reflect the differing needs of large urban areas, the smaller towns and the rural areas. The parking standards for each area will be considered in consultation with the district councils, and developed in detail in local plans.

10.29 The district councils and the County Council will need to ensure that the provision of on-street parking is strictly controlled to avoid encouraging car penetration of areas that can be best served by public transport, and to ensure that available highway capacity and road safety is not prejudiced by vehicles parked on-street. The development of an integrated transport strategy will require a balanced approach to the provision of parking that will provide necessary spaces but not an over-supply to the detriment of other forms of transport.

Control of On-Street and Off-Street Parking

Policy T6 **The availability of on-street and off-street parking should be controlled both in existing and in new areas of development. In assessing the provision of additional public and private parking spaces, especially in town centres, consideration will be given, in accordance with the integrated transport strategy to meeting demand by alternative measures such as public transport, possibly in association with peripheral car parking. In appropriate circumstances parking provision may be limited to operational parking only and commuted payments in lieu of on-site parking provision will be sought.**

10.30 Commuted payments can assist the integrated approach to transport by the provision of off-street car parking, including peripheral sites in association with measures such as park and ride. They may also contribute to other public transport facilities. The County Council will also encourage district councils to allocate surplus income from the operation of off-street car parking for the same purposes.

TRAFFIC MANAGEMENT AND ROAD SAFETY

10.31 Traffic management, accident investigation and safety audits offer considerable scope within an integrated strategy to encourage the safer and more efficient use of the highway network for all users and provide environmental improvements.

Traffic Management Measures and Road Safety

Policy T7 **The County Council will seek, through appropriate traffic management measures, to improve the overall level of safety on the transport network, to control the use of existing and proposed highway infrastructure for the benefit of all users and where practical to provide environmental improvements and/or protection. Appropriate measures will be incorporated into new development.**

10.32 The County Council analyses and investigates road traffic accidents and will carry out safety audits of appropriate new development as well as infrastructure proposals in order to ensure that the safest possible result is achieved. The aim is that, by the year 2000, the number of road casualties will have been reduced by a third from the average experienced in the period 1981-85.

10.33 By regulating the efficient use of road space, traffic management provides benefits to users of private cars, public transport and commercial transport, and to pedestrians and cyclists. In sensitive neighbourhoods, the distress caused by inappropriate traffic flows can be reduced by directing traffic on to appropriate routes and by controlling speed and parking. In appropriate locations the County Council will support proposals for reducing speed in conjunction with area traffic calming schemes and will encourage and seek to participate in any Government initiatives which may be brought forward with regard to the control/reduction of speed in the vicinity of schools.

10.34 The County Council will control the use of heavy goods vehicles by traffic management measures so as to encourage the bulk of such traffic onto the strategic road network or other approved routes, thereby minimising the environmental impact. The need to introduce time controls to limit access for service vehicles will also be considered.

10.35 Wherever possible, traffic management measures will be self-enforcing. The County Council, in co-operation with the police and with the district councils, will seek ways to ensure that the effective enforcement of traffic regulatory measures is achieved for the overall benefit of all road users and local residents. In particular, physical traffic calming measures will be used to resolve persistent road safety problems or environmental concerns following area-wide traffic management studies.

FREIGHT

10.36 Freight transport, although potentially environmentally intrusive, is essential to the economic prosperity of the area.

Freight Transport

Policy T8 **Development which facilitates the transfer of freight from road transport to other modes, such as railway sidings, will be encouraged subject to environmental and wider transport considerations.**

10.37 The maximum use of rail for freight haulage will be encouraged, including the take up of grants for freight facilities under Section 8 of the Railways Act 1974, provided that any resulting road distribution operations can be satisfactorily accommodated on the highway network.

Provision of Facilities for Commercial Vehicles

Policy T9 **The provision of facilities for commercial vehicles, such as lorry parks and depots for the transfer of goods, will be encouraged where they are located on or are easily accessible to the strategic road network, subject to an assessment of the need for a proposed facility and environmental and wider transport considerations.**

10.38 District councils should consider, in preparing their local plans, the need for and location of :

- facilities for the trans-shipment of goods to smaller vehicles for deliveries within sensitive areas;
- lorry parks and overnight facilities for lorries and drivers.

These facilities should be on or easily accessible to the strategic road network and should not prejudice countryside and environmental policies.

APPENDIX 3

EXTRACTS FROM THE LODDON AREA LOCAL PLAN

LODDON AREA LOCAL PLAN

Adopted 5 May 1995



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Planning Department
Shute End
Wokingham
Berkshire
RG40 1WR
Telephone: (01734) 778798

plan, a village is not synonymous with an identified settlement, the latter being used to define an area where particular planning policies are appropriate. There will therefore be cases where parts of villages have been excluded from the identified settlement, for example, small groups of development on the far side of a road that marks the boundary of the main built up area of the village. In order to be consistent in the treatment of settlements of similar size, function and character, it has been necessary to draw up a definition for settlements warranting identification on the Proposals Map.

1.1.05 An 'identified' settlement or built-up area must possess all the following characteristics:-

(i) a sizeable amount of development in a compact form. (If development is interspersed with areas of land which are characteristically rural or open, this will not come within this criterion);

(ii) possess a range of basic services, such as a school, shop and community facilities, providing a forum for social contact;

(iii) be physically and socially cohesive.

On this basis the following policy is put forward.

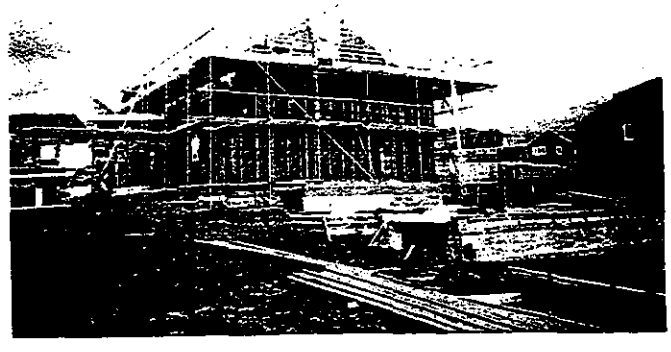
❖ LTV1 'IDENTIFIED SETTLEMENTS'

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

ARBORFIELD CROSS
BARKHAM HILL
CHARVIL
EARLEY/SONNING/WOODLEY
HURST
RISELEY
SHINFIELD
SINDLESHAM
SPENCERS WOOD
SWALLOWFIELD
THREE MILE CROSS
TWYFORD
WARGRAVE
WINNERSH

LIMITING THE SPREAD OF DEVELOPMENT

1.1.06 The District Council recognises the need to maintain an acceptable level of environmental quality and considers that the maintenance of a clear distinction between built-up areas and the countryside is fundamental to achieving this aim. Such an approach helps to ensure that individual settlements retain their identity and that the open and rural character of land outside the boundaries of identified settlements is retained. Accordingly it is intended to limit development outside identified settlements to that which is appropriate to the countryside or has a special reason to locate there. Although these uses are acceptable in principle, they must also be acceptable in practice. This is particularly important in the case of small scale housing and employment development on the edge of settlements which is dealt with in more detail in policies LH1 and LE2.



❖ LTV2 DEVELOPMENT IN RURAL AREAS

ALL LAND OUTSIDE THE IDENTIFIED SETTLEMENTS, AS SHOWN ON THE PROPOSALS MAP IS CONSIDERED TO BE RURAL AREA WITHIN WHICH DEVELOPMENT WILL NOT NORMALLY BE ALLOWED. IN ACCORDANCE WITH THE

allow some development to occur in the identified settlements on unidentified sites in response to needs and opportunities identified by landowners and developers. It is estimated that a further 781 dwellings will be provided in the District on such sites between 1992 and 1998. Details of the basis for this estimation are given in Local Plan Working Paper Four which is available separately from this plan.

❖ LH1 HOUSING DEVELOPMENT ON UNIDENTIFIED SITES

WITHIN THE IDENTIFIED SETTLEMENTS RESIDENTIAL DEVELOPMENT IN THE FORM OF INFILLING, ROUNDING OFF AND DEVELOPMENT GENERALLY WILL BE CONSIDERED FAVOURABLY SUBJECT TO LOCAL ENVIRONMENTAL CONSTRAINTS AND OTHER PROVISIONS OF THIS PLAN. IN VIEW OF THE SENSITIVITY OF SUCH PROPOSALS AND THEIR POTENTIAL IMPACT THE PREPARATION OF A DEVELOPMENT BRIEF WILL NORMALLY BE NECESSARY IN BRINGING FORWARD SCHEMES ON SITES OVER 0.4 HECTARE. ON SITES OVER 0.4 HECTARE, AN ELEMENT OF AFFORDABLE HOUSING WILL BE SOUGHT IN ACCORDANCE WITH POLICY LH8.

IN INTERPRETING THIS POLICY, THE DISTRICT COUNCIL WILL PARTICULARLY WISH TO ENSURE THAT THE FOLLOWING CRITERIA (WHICH ARE AMPLIFIED IN OTHER POLICIES WHERE INDICATED) ARE COMPLIED WITH:

(A) THE PROTECTION OF OPEN AND WOODED AREAS, GAPS AND GARDEN AREAS WHICH ARE IMPORTANT TO THE CHARACTER OF THE SETTLEMENT CONCERNED (POLICY LTV6 AND VARIOUS SPECIFIC POLICIES);

(B) NO SIGNIFICANT ADVERSE EFFECT ON THE CHARACTER OF THE AREA (POLICIES LTV6, LBE1 & LBE2);

(C) NO SIGNIFICANT ADVERSE EFFECT ON SETTLEMENT BOUNDARIES AND THE SURROUNDING COUNTRYSIDE (POLICY LTV5);

(D) NO LOSS OF PUBLIC OPEN SPACE OR RECREATIONAL FACILITIES (POLICY LR4);

(E) THE PROVISION OF ADEQUATE GARDEN AREAS, SPACE ABOUT BUILDINGS AND OFF-STREET PARKING FOR ALL NEW DWELLINGS;

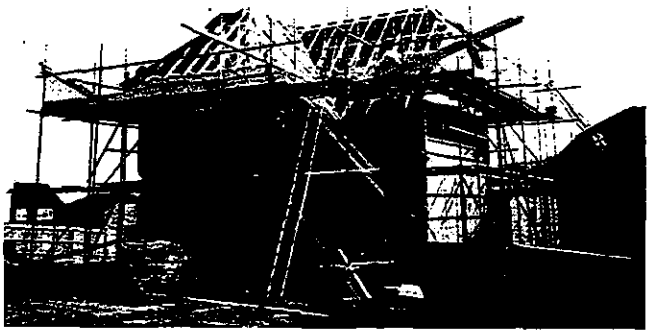
(F) THE PRESENCE OF ADEQUATE LOCAL HIGHWAY CAPACITY TO CATER FOR TRAFFIC GENERATED BY THE DEVELOPMENT.



1.2.08 The housing requirement for the five year period to 1998 is based on the provision required by the Approved Structure Plan until 1996, and thereafter on that required by the provision to be made in the Draft Deposit Structure Plan. This gives a total requirement 1992-98 of 3590 units for Wokingham District. Of the total provision (1984-98) some 9630 had been built by March 1992. Permission had also been granted for a further 1785 dwellings on that date and commitments had been entered into subject to legal agreements, for a further 257 dwellings. Together with the 781 houses to be provided on unidentified sites a total of 12229 dwellings have been provided for (taking into account non-implementation of unidentified sites and Lower Earley). Therefore, in the entire District, sites remain to be identified for 991 dwellings.

1.2.09 Sites for 336 dwellings are to be included in the South East Area Local Plan, and 726 additional dwellings have been identified in this Local Plan. This totals 1062 dwellings - more than the requirement to allow for non-implementation of any sites. The total for this Plan area is made up of 470 dwellings to be developed as the main area

of development at Winnersh and 256 dwellings on other sites throughout the Plan area. Sites have been selected by the use of a set of standard criteria which have been applied throughout the District and which are based on minimising the need to use the highway network, the impact of additional development on the countryside, reflecting and maintaining the character of settlements, and the ability to use existing or provide new public transport and other services and community facilities. The criteria are included in Local Plan Working Paper One produced concurrently with this plan.



❖ LH2 HOUSING DEVELOPMENT ON IDENTIFIED SITES

PROVISION WILL BE MADE FOR THE DEVELOPMENT OF APPROXIMATELY 726 DWELLINGS IN THE PERIOD 1 APRIL 1992 TO 31 MARCH 1998 ON THE FOLLOWING SITES, SUBJECT TO THE PROVISION OF INFRASTRUCTURE, PUBLIC AND COMMUNITY SERVICES NECESSITATED BY THE DEVELOPMENT, AND SPECIFIC PROPOSALS FOR EACH SITE IN PART TWO OF THIS PLAN:

- *PN5 ST NICHOLAS HURST - LAND OFF TAPE LANE / SAWPIT ROAD*
- *PWE10 EARLEY-LAND REAR OF 415-445 WOKINGHAM ROAD*
- *PWE11 WOODLEY - LAND OFF CHURCH ROAD*
- *PW1 WINNERSH - LAND WEST AND SOUTH WEST OF READING ROAD, GREENACRES AVENUE AND CHATSWORTH AVENUE*
- *PW2 WINNERSH - LAND SOUTH EAST OF ALLNATT AVENUE*
- *PW3 WINNERSH - LAND AT THE REAR OF 32 TO 58 WATMORE LANE*
- *PW4 WINNERSH - LAND AT THE REAR OF 555-563 READING ROAD*
- *PW5 WINNERSH - LAND WEST OF READING ROAD AND ADJACENT TO BEARWOOD PATH, BEARWOOD PARK*
- *PS2 SHINFIELD - LAND WEST OF SUSSEX LANE, SPENCERS WOOD AND REAR OF 211-267, HYDE END ROAD, SPENCERS WOOD*
- *PS4 SWALLOWFIELD - LAND REAR OF THE STREET*

EXISTING HOUSING AND HOUSING AREAS

1.2.10 The existing stock of dwellings in the Plan area has a significant role to play in meeting housing requirements and the retention of existing housing or housing land in residential use is therefore a primary concern of the Plan. Consequently, net losses of existing housing will normally only be acceptable if an improvement in the environment of the residential area results or some community benefit is derived. Such improvements to amenity may include:

a) the provision of essential new public open space,
b) the provision of essential new amenities, public or private,
c) the retention of a listed building.

1.2.11 The character of the centre of most settlements in the plan area is derived to a large extent from the mixture of residential and non-residential buildings and the balance between them. The retention of this balance is essential not only to the conservation of the character but also the continuing vitality of the settlement. The District Council considers that existing housing should be retained in the centre of settlements and where appropriate will encourage improvements in the range of housing in these locations.

nure and size of dwellings are not normally nsidered to be land-use matters. Site aracteristics though can influence the type of velling that can be provided, e.g. dense housing an urban situation, large dwellings in extensive ounds in village fringe locations, sheltered ousing in communal grounds. Further the District ouncil, with its resources of information can dvise residential developers about the types of ousing required in the Plan area. This information as to be regularly updated as the housing situation hanges over time. The District Council is nonitoring housing need and is carrying out a ousing needs survey in the Spring of 1993.

1.2.24 In preparing this information the District ... Il will have regard to:

a) existing commitments for residential development;

b) indications of need e.g. the housing waiting list, homelessness;

c) the condition of the housing stock e.g. dwellings lacking basic amenities, dwellings requiring substantial renovation due to lack of maintenance;

d) programmes of other agencies providing ...sidential accommodation i.e. social services, ...alth authorities;

e) the needs of special groups, e.g. the elderly, mentally ill, mentally handicapped and disabled.

1.2.25 At present the main housing needs are for more:

a) small (one and two-bedroomed) dwellings;

b) dwellings to rent;

c) low-cost dwellings of various sizes.

❖ LH7 HOUSING NEEDS

THE DISTRICT COUNCIL WILL PROVIDE DEVELOPERS WITH INFORMATION ON THE HOUSING NEEDS OF THE PLAN AREA, INCLUDING THOSE OF PARTICULAR SOCIAL GROUPS, SO THAT THEY ARE AWARE OF THE REQUIREMENTS WHEN FORMULATING PROPOSALS.

1.2.26 Planning Policy Guidance Note 3 gives advice on the provision of low-cost housing. The District Council has given consideration to this matter. The guidance states that a community's need for affordable housing is a material planning consideration which may properly be taken into account in formulating development plan policies. The need for such housing in Wokingham District is clear from the evidence in the Council's Housing Strategy statement and is likely to be confirmed in the forthcoming needs survey (Spring 1993). Where there is a demonstrable lack of affordable housing, it can be provided and will be sought within housing developments on a substantial scale. In Wokingham District such sites are considered to be over 0.4 hectare in extent. Within the provisions of Policy LPS1 though, smaller sites will also make a contribution. Guidance is that in the absence of development sites on a sufficient scale special provision can be made under the rural 'exceptions' scheme. In view of the needs the Council has made limited provision for such exceptions in policy.

1.2.27 In considering whether rents are affordable the Council will have regard to the income of likely occupants using Housing Corporation or National Federation of Housing Association guidelines as well as the likely Housing Benefit subsidy threshold for the proposed dwellings.

❖ LH8 VARIETY OF HOUSING

ON SITES OVER 0.4 HECTARE THE DEVELOPMENT SHOULD INCORPORATE A REASONABLE MIX AND BALANCE OF HOUSE TYPES AND SIZES TO CATER FOR A RANGE OF HOUSING NEEDS INCLUDING THAT FOR AFFORDABLE HOUSING. BEFORE GRANTING PLANNING PERMISSION, THE PLANNING AUTHORITY WILL SATISFY ITSELF THAT SECURE ARRANGEMENTS ARE MADE TO ENSURE THAT THE BENEFITS OF AFFORDABLE HOUSING

WILL BE ENJOYED BY SUCCESSIVE AS WELL AS BY INITIAL OCCUPIERS OF THE PROPERTY. IN CONSIDERING PLANNING APPLICATIONS AND PREPARING DEVELOPMENT BRIEFS PARTICULAR CONSIDERATION WILL BE GIVEN TO THE NEED TO ACHIEVE A RANGE OF HOUSING DENSITIES AND DWELLING SIZES IN ORDER TO PROVIDE THE OPPORTUNITY FOR LOWER COST AND SMALLER [ONE AND TWO BEDROOMED] DWELLINGS.

❖ LH9 PROVISION OF AFFORDABLE DWELLINGS BY EXCEPTIONS

AS AN ADDITIONAL PROVISION TO THAT CONTAINED IN POLICY H1 OF THE REPLACEMENT STRUCTURE PLAN FOR BERKSHIRE PERMISSION WILL BE GRANTED ON LAND ON WHICH HOUSING WOULD NOT NORMALLY BE PERMITTED UNDER THE PROVISIONS OF POLICIES LH1 AND LH2 FOR AFFORDABLE DWELLINGS IN RESPONSE TO PROVEN LOCAL NEED SUBJECT TO:

i) THE DEVELOPMENT BEING WITHIN OR ON THE EDGE OF AN IDENTIFIED SETTLEMENT IN THE FORM OF INFILLING, ROUNDING OFF OR REDEVELOPMENT;

ii) LOCAL ENVIRONMENTAL CONSTRAINTS AND OTHER PROVISIONS OF THIS LOCAL PLAN BEING MET;

iii) THE DWELLINGS BEING OCCUPIED SOLELY BY THOSE WHO ARE RESIDENTS OF THE DISTRICT PRIOR TO OR ON THE DATE OF GRANTING PLANNING PERMISSION;

iv) THE OCCUPATION OF THE DWELLINGS BEING CONTROLLED IN THE LONG TERM TO ENSURE THAT SECOND AND SUBSEQUENT OCCUPIERS' NEEDS FALL WITHIN THE PROVISIONS OF THE POLICY;

v) THE DWELLINGS BEING 'AFFORDABLE'. SUCH DEVELOPMENT WILL BE PRIMARILY UNDERTAKEN BY HOUSING ASSOCIATIONS AND WILL NORMALLY BE SUPPORTED BY THE DISTRICT COUNCIL IN ITS ROLE AS AN ENABLER OF LOW COST LOCAL HOUSING NEEDS PROVISION.

DEVELOPMENT ON THE EDGE OF SETTLEMENTS WILL BE SMALL IN SCALE, NOT NORMALLY EXCEEDING TEN DWELLINGS OR 0.4 HECTARE IN SIZE. IT SHOULD BE IN LOCATIONS THAT DO NOT INTRUDE INTO OPEN COUNTRYSIDE, THAT ARE NOT ESSENTIAL TO THE SEPARATION OF SETTLEMENTS AND WHICH CAN BE DEVELOPED WITHOUT AN ADVERSE EFFECT ON THE CHARACTER OR SETTING OF THE SETTLEMENT. IN ALL CASES THE DISTRICT COUNCIL WILL ENSURE THAT DEVELOPMENT RESPECTS THE SCALE AND CHARACTER OF THE SITE AND ITS SURROUNDINGS, AND THAT THE GENERAL CRITERIA APPLYING TO NEW HOUSING SITES INCLUDED IN POLICY LH1 ARE COMPLIED WITH.

BEFORE GRANTING PLANNING PERMISSION, THE PLANNING AUTHORITY WILL SATISFY ITSELF THAT SECURE ARRANGEMENTS ARE MADE TO ENSURE THAT THE BENEFITS OF AFFORDABLE HOUSING WILL BE ENJOYED BY SUCCESSIVE AS WELL AS BY INITIAL OCCUPIERS OF THE PROPERTY.

1.4 QUALITY AND CONSERVATION OF THE BUILT ENVIRONMENT



NEW DEVELOPMENT, REDEVELOPMENT AND REFURBISHMENT

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

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

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

❖ *LBE1 DESIGN OF NEW DEVELOPMENT*

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

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

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

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

❖ LBE2 INAPPROPRIATE DESIGN

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

ENVIRONMENTAL IMPROVEMENT

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

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

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

❖ LBE3 REFURBISHMENT AND REDEVELOPMENT

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

❖ LBE4 ENVIRONMENTAL ENHANCEMENT SCHEMES

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

SUNLIGHT, DAYLIGHT AND NOISE

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

❖ LBE5 SUNLIGHT AND DAYLIGHT

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

SEEK TO ENSURE GOOD DAYLIGHTING CONDITIONS AND ADEQUATE SUNLIGHT PENETRATION TO BOTH NEW AND EXISTING DEVELOPMENT.

1.4.08 The effects of noise nuisance is an important consideration. In the case of residential development the location and siting of new dwellings should normally be such as to ensure that the facade noise level to any dwelling does not exceed 65dB(A) on the L10 18 hour index from traffic noise and 60dB(A) (24 hour Leq) from railways. This may not always be achievable, particularly in central locations and, therefore, in the case of any new dwelling likely to be affected by higher noise ratings, it is essential that the building is designed so that the internal noise level with windows closed does not exceed 40dB(A) on the L10 18 hour index. In the case of new buildings whose occupiers might create noise adequate soundproofing measures will be required. Specific policies concerning noise pollution are contained in the Replacement Structure Plan for Berkshire (Policies EN15 & EN16).There are also relevant powers under the Building Regulations. For these reasons there is no additional policy in this plan.

1.4.09 .There is provision under the Noise Insulation Regulations 1975 for sound insulation to be provided by the Departments of Environment and Transport, in certain circumstances, to existing residential properties which are subjected to road traffic noise level increases. Where a new road or other development is to be constructed which will give rise to an increase in road traffic noise in excess of the levels in the Regulations, the costs of sound insulation to existing properties and the provision of noise absorbing barriers should be borne by the developer.

ACCESS FOR DISABLED PERSONS

1.4.10 The arrangement of the built environment is of crucial importance for those sections of the community who are physically disabled and who wish to conduct as independent a life as possible. Although our towns and cities have not been built with regard to the needs of disabled people, about one person in twenty has some form of permanent or temporary disability which makes mobility difficult and reduces their opportunities to use the built environment as fully as possible.



1.4.11 Current legislation requires that all public buildings make provision for adequate means of access for the disabled. Developers' attention is drawn to two publications:

(i) the British Standards Institution 'Code of Practice for Access of the Disabled to Buildings' (BS5810:1979), and

(ii) Design Note 18 'Access for Disabled People to Educational Buildings' (1984).

These specify the requirements for providing means of access for disabled people to buildings which are open to the public. Together with the internal layout and immediate access to buildings, the layout of parking and pedestrian facilities and their surfaces should be considered as an integral part of the design required for enabling ease of access by the disabled.

❖ *LBE6 ACCESS FOR DISABLED PERSONS IN NEW DEVELOPMENT*

PLANNING APPLICATIONS WILL BE ASSESSED AGAINST THE REQUIREMENT TO PROVIDE ADEQUATE MEANS OF ACCESS FOR DISABLED PERSONS.

STREET FURNITURE

1.4.12 Many elements of the built form have an important effect upon the quality and appearance of the built environment. The design, quality and materials of items such as bus shelters, rubbish bins, and seating frequently invade the built environment to its detriment. It is essential that due consideration is given to items of street furniture to ensure that they do not adversely affect the character or appearance of the built up areas. In appropriate cases it may also be necessary to adopt a process of rationalisation of existing street furniture to reduce clutter.

❖ LBE7 STREET FURNITURE

THE DISTRICT COUNCIL WILL SEEK A HIGH STANDARD OF STREET FURNITURE COMPATIBLE WITH THE CHARACTER OF THE AREA IN WHICH IT IS TO BE SITUATED. IN CONSERVATION AREAS PARTICULAR CARE WILL BE TAKEN TO ENSURE THAT STREET FURNITURE IS APPROPRIATE IN TERMS OF MATERIALS, COLOUR, DESIGN AND LOCATION.

TREES AND LANDSCAPING

1.4.13 The built environment can be considerably enhanced by the presence of trees and shrubs. They not only 'green' an area but soften and give scale to hard urban environments. In addition they are often features of beauty in themselves and therefore have an important design role to fulfil. In new developments this role is apparent in that trees immediately give some sense of 'establishment' to what are often raw new urban forms, and this helps to integrate the new with the old. Accordingly trees can help create a sense of place. Native species of trees and shrubs are particularly valuable since they help to maintain levels of wildlife in urban areas. They should be retained and introduced in landscaping schemes where possible and appropriate.

1.4.14 Trees which make a significant contribution to the visual scene can be safeguarded by the making of Tree Preservation Orders under Section 198 of the Town and Country Planning Act 1990. Failure to comply with the orders can lead to the imposition of fines as well as requiring replanting with appropriate species. The District Council will require full tree surveys in proposals for the development of sites which currently enjoy tree or hedgerow cover.

1.4.15 Landscaping does not apply only to trees and shrubs. These are the 'soft' components of landscaping which also possesses a 'hard' element e.g. paving schemes (floorscape), boundary features etc. Hard landscaping can be equally important in helping to establish the identity of a locality. Landscaping (hard or soft) should always be considered as an integral part of a development rather than as an afterthought. Thought should be given to landscape design at the outset of the total design process. If treated as an afterthought, landscaping can seem ill-considered and ineffective. Completeness through design is considered as the most appropriate approach. The timing of the provision of landscaping in relation to development will also be an important factor in achieving the integration of new development into its surroundings.

❖ LBE8 LANDSCAPING OF NEW DEVELOPMENT

THE DISTRICT COUNCIL WHEN CONSIDERING PLANNING APPLICATIONS WILL SEEK TO ENSURE THE ENHANCEMENT OF THE SITE BY APPROPRIATE LANDSCAPING AND WILL HAVE FULL REGARD TO THE NEED FOR CONSERVATION OF EXISTING LANDSCAPE FEATURES ESPECIALLY TREES AND HEDGEROWS. GENERALLY, APPLICATIONS FOR LARGE SCALE DEVELOPMENT MUST BE ACCOMPANIED BY A DETAILED LANDSCAPE SURVEY, TOGETHER WITH A PROPOSED LANDSCAPING SCHEME AND MANAGEMENT PLAN.

❖ LBE9 EXISTING TREES

WHERE INDIVIDUAL TREES, GROUPS OF TREES OR AREAS OF WOODLAND ARE UNDER THREAT AND ARE CONSIDERED TO BE OF PARTICULAR

REQUIRED AS A RESULT OF NEW DEVELOPMENTS, SUBJECT TO THERE BEING NO SIGNIFICANT ADVERSE ENVIRONMENTAL EFFECT. ELSEWHERE IN THE PLAN AREA THE DISTRICT COUNCIL WILL SUPPORT ROAD AND JUNCTION IMPROVEMENTS WHERE CONSIDERED NECESSARY, AND WHERE LOCALISED OR RESULTANT ADVERSE ENVIRONMENTAL EFFECTS WILL NOT OCCUR.

THE FOLLOWING MAY BE SUBJECT TO IMPROVEMENT WORKS:

A329/FOREST ROAD: Junction improvement
BETCHWORTH ROAD/WILDERNESS ROAD, EARLEY: Junction improvement
LODDON BRIDGE ROAD/CROCKHAMWELL ROAD, WOODLEY: Junction improvement
LODDON BRIDGE ROAD/HEADLEY ROAD: Modification to roundabout
A329 WOKINGHAM ROAD/WILDERNESS ROAD: Junction improvement
SONNING LANE/A4 BATH ROAD: Junction improvement
WINNERSH CROSSROADS: Improvement
ARBORFIELD CROSS: Junction improvements with A327
BUTTS HILL ROAD BRIDGE OVER RAILWAY: Provision of footbridge
B3349 BARKHAM BRIDGE: New bridge with road realignment
ELM ROAD, EARLEY: Realignment
ELM ROAD/PEPPER LANE: Roundabout improvement
A327 GREENSWARD LANE: Improved alignment.

❖ LT5 ROAD SAFETY

THE DISTRICT COUNCIL WILL URGE THE HIGHWAY AUTHORITY TO TAKE APPROPRIATE MEASURES TO PROMOTE ROAD SAFETY FOR ALL ROAD USERS INCLUDING :

A) MONITORING OF ACCIDENT STATISTICS TO IDENTIFY BLACKSPOTS;

B) GIVING HIGH PRIORITY TO HIGHWAY IMPROVEMENTS THAT WILL REDUCE ACCIDENTS;

C) ENSURING THAT ALL HIGHWAY INVESTMENT CONFORMS TO BEST PRACTICE IN RESPECT OF ROAD SAFETY;

D) EXAMINING THE ROAD SAFETY IMPLICATIONS OF ALL PROPOSALS FOR DEVELOPMENT.

CAR AND MOTORCYCLE PARKING

1.8.10 The increase in the number of cars in the area through growth and high car ownership rates has lead to an increase in demand for parking spaces in shopping centres in the area placing existing facilities under pressure. The District Council recognises the need for car parking in order to maintain the viability of some centres. However new public car parking has environmental implications and may not be acceptable in some more sensitive areas particularly if it is decked.



❖ LT6 PARKING PROVISION

THE DISTRICT COUNCIL WILL SEEK THE PROVISION OF APPROPRIATELY LOCATED PARKING FACILITIES AND CAR PARKING IN ACCORDANCE WITH THE DISTRICT COUNCIL'S ADOPTED STANDARDS, TO BE PROVIDED EITHER IN CONJUNCTION WITH NEW DEVELOPMENT OR BY OBTAINING AN APPROPRIATE LEVEL OF COMMUTED PAYMENT WHERE THERE IS AN INTENTION TO PROVIDE, OR AN IDENTIFIED NEED FOR, PUBLIC PROVISION.

Note 1: The sum required per parking space by way of a commuted payment will be regularly reviewed.

APPENDIX 4

EXTRACTS FROM THE DEPOSIT DRAFT WOKINGHAM DISTRICT LOCAL PLAN



Wokingham District Local Plan
Deposit Draft

With Proposed Amendments Highlighted

February 2000

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

1.9 For the purposes of this plan the identified settlements are:

ARBORFIELD CROSS
BARKHAM HILL
CHARVIL
EARLEY/SONNING/WOODLEY
FINCHAMPSTEAD
FINCHAMPSTEAD NORTH
HURST
PINEWOOD
RISELEY
SHINFIELD
SINDLESHAM
SPENCERS WOOD
SWALLOWFIELD
THREE MILE CROSS
TWYFORD
WARGRAVE
WINNERSH
WOKINGHAM.

1.10 Areas of sporadic development exist within the plan area which involve very few properties and/or are dominated by areas of undeveloped rural land either between, or to the rear and in front of properties causing them to be characterised by a loose settlement pattern, or to form a narrow strip of development in what is a distinctly rural area. These areas of development have not been included within the identified settlements.

POLICY WOS2: GENERAL DEVELOPMENT PRINCIPLES

SUBJECT TO THE DETAILED PROVISIONS OF OTHER POLICIES CONTAINED IN THIS PLAN, DEVELOPMENT WILL BE ALLOWED WITHIN THE BOUNDARIES OF THE IDENTIFIED SETTLEMENTS SHOWN ON THE PROPOSALS MAP AND LISTED IN THE TEXT.

OUTSIDE THESE SETTLEMENTS DEVELOPMENT WILL ONLY BE ALLOWED IN EXCEPTIONAL CIRCUMSTANCES AND WILL BE STRICTLY CONTROLLED THROUGH THE APPLICATION OF THE DETAILED POLICIES AND PROVISIONS OF THIS PLAN AND STRUCTURE PLAN POLICIES C2 (DEVELOPMENT OUTSIDE BUILT UP AREAS AND SETTLEMENTS) AND C4 (CONTROL OF DEVELOPMENT IN THE GREEN BELT).

Implementation: Through the development control process.

Monitoring: Planning applications determined.

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

1.12 The Council is particularly concerned to promote a high standard of design in new buildings, to ensure that new buildings are responsive to their location and to their potential occupants' and/or users' needs. New development needs to be appropriate in terms of function, siting, scale, form, massing, materials, colour and texture in its relationship with adjoining buildings and sites. Accordingly, new development will be expected to make an acceptable and positive contribution to the built environment. In addition new development should be appropriately located so as to reduce the need to travel and to encourage alternative modes of transport to the car.

1.12A LANDSCAPING SCHEMES SHOULD BE COMPRISED PREDOMINANTLY, IF NOT WHOLLY, OF LOCALLY NATIVE SPECIES. **(PA 1/5)**

POLICY WOS3: DEVELOPMENT CONTROL PRINCIPLES

THE COUNCIL WILL REQUIRE ALL DEVELOPMENT PROPOSALS THAT ARE ACCEPTABLE IN PRINCIPLE WHEN ASSESSED AGAINST OTHER POLICIES OF THIS PLAN TO:

A) BE APPROPRIATE IN SCALE OF ACTIVITY AND CHARACTER TO THE AREA IN WHICH THEY ARE LOCATED AND BE INTEGRATED INTO THEIR LOCAL CONTEXT WITHOUT DETRIMENT TO THE AMENITIES OF ADJOINING LAND USES AND OCCUPIERS

B) ~~RETAIN~~ *HAVE NO SIGNIFICANT DETRIMENTAL IMPACT UPON (***PA 1/6)** IMPORTANT MAN-MADE, LANDSCAPE AND NATURE CONSERVATION FEATURES AND PROVIDE FOR FURTHER LANDSCAPE TREATMENT WHERE RELEVANT TO THE TYPE OF DEVELOPMENT AND/OR THE PROTECTION OF LOCAL VISUAL AMENITY

C) BE BOTH LOCATED AND DESIGNED SO AS TO REDUCE THE NEED TO TRAVEL AND ENCOURAGE THE USE OF WALKING, CYCLING AND PUBLIC TRANSPORT AS ALTERNATIVES TO THE CAR

D) HAVE NO SIGNIFICANT EFFECT ON ROAD SAFETY OR CAUSE HIGHWAY, TRAFFIC GENERATION OR TRAFFIC RELATED ENVIRONMENTAL PROBLEMS

E) PROVIDE BUILDINGS, FACILITIES AND SPACES THAT ARE CAPABLE OF USE BY PEOPLE WHO HAVE MOBILITY OR SENSORY IMPAIRMENT

F) BE OF HIGH QUALITY OF DESIGN THAT RESPECTS THE LOCAL CONTEXT BY VIRTUE OF SITING, LAYOUT, MASSING, MATERIALS, COLOUR AND TEXTURE.

Implementation: Through the development control process.

Monitoring: Planning applications determined.

Services, Amenities and Infrastructure

1.13 It is a principle of good planning that new development should provide the necessary infrastructure, including services and amenities, needed to support the development. This is a material consideration in considering planning applications (as set out in Circular 1/97, *Planning Obligations*). An explicit assessment must be made of infrastructure requirements arising from the development and how these should be met. Such provision is a key element in the quality of life or new and existing residents. Supplementary planning guidance has been produced setting out the implementation of Policy WOS4 below.

POLICY WOS4: SERVICE, AMENITIES AND INFRASTRUCTURE REQUIREMENTS FOR NEW DEVELOPMENT

WHERE DEVELOPMENT IS ACCEPTABLE IN PRINCIPLE, UNDER THE POLICIES OF THIS PLAN, DEVELOPMENT PROPOSALS WILL BE EXPECTED TO HAVE

Cont.

POLICY FRAMEWORK

National Policy

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

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

Strategic Policy

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

Supplementary Planning Guidance

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

THE BUILT ENVIRONMENT

DESIGN PRINCIPLES

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

POLICY WBE1: DEVELOPMENT IN ITS LOCAL CONTEXT

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

a) ITS ENVIRONMENTAL IMPACT

b) ITS VISUAL IMPACT

c) ACCESSIBILITY

Cont.

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

e) THE LOCAL TOWNSCAPE

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

g) SAFETY AND SECURITY

h) *THE PRIVACY AND AMENITY OF THE EXISTING ENVIRONMENT*

i) SUPPLEMENTARY PLANNING DESIGN GUIDANCE ADOPTED BY THE COUNCIL.

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

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

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

POLICY WBE2: IMPROVING ON THE LOCAL CONTEXT

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

Implementation: Through the development control process.

Monitoring: Check quality of development on the ground.

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

POLICY WBE3: CHARACTER OF LARGE SCALE DEVELOPMENT

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

Cont.

4.17 ~~The floodlighting of key buildings can greatly enhance an appropriate environment. However, lighting proposals can cause light pollution, with an adverse impact on the amenities of local residents. Therefore, the Council will give favourable consideration only to those schemes that are energy efficient, where there is no significant impact on the surrounding countryside, and where there is no material effect on the amenity of local residents.~~ **(PA 4/3)**

~~POLICY WBE8: FLOODLIGHTING~~

~~THE COUNCIL WILL ENCOURAGE THE FLOODLIGHTING OF KEY BUILDINGS IN THE ENVIRONMENT PROVIDED THAT THE LIGHT IS CAREFULLY CONTROLLED, SO AS NOT TO CAUSE EXCESSIVE LIGHT POLLUTION FROM LIGHT SPILL.~~

~~Implementation: Target key buildings.~~

~~Monitoring: Projects achieved on the ground.~~ **(PA 4/3)**

4.18 Ensuring good accessibility to new developments assists in the creation of a more vital environment, and assists in the promotion of safety and security through good surveillance. The provision of access to development is the subject of Policy WT2, and further policy guidance on provision for pedestrians is given in Policy WT8

POLICY WBE9: ACCESSIBILITY

THE COUNCIL ENCOURAGES ALL NEW DEVELOPMENT AND BUILDING REFURBISHMENTS TO HAVE REGARD TO ISSUES OF ACCESSIBILITY AND WILL:

a) RESIST THE LOSS OF PART OF A PUBLIC RIGHT OF WAY, UNLESS THE COUNCIL IS SATISFIED THAT APPROPRIATE ALTERNATIVE PROVISION CAN BE MADE

b) REQUIRE THE PROVISION OF EASY AND DIRECT ACCESS BETWEEN AREAS BY THE PROVISION OF FOOTPATH LINKS WHERE APPROPRIATE, HAVING REGARD TO SAFETY AND SECURITY

c) SEEK TO LINK OPEN SPACES AND CREATE A SERIES OF OPEN SPACES, WHERE APPROPRIATE, HAVING REGARD TO SAFETY AND SECURITY.

Implementation: Through the development control process.

Monitoring: Check quality of development on the ground.

4.19 Landscaping and planting can be used to enhance the existing built environment, and to help integrate new development into the wider environment.

POLICY WBE10: LANDSCAPE AND PLANTING

IN ORDER TO MAINTAIN AN ATTRACTIVE PUBLIC REALM ~~ALL APPLICATIONS FOR DEVELOPMENT WILL BE REQUIRED TO BE ACCOMPANIED BY A LANDSCAPE SCHEDULE.~~ *CONDITIONS REQUIRING A LANDSCAPE SCHEME AND SCHEDULE TO BE AGREED AND IMPLEMENTED MAY BE ATTACHED TO PLANNING PERMISSIONS.* **(PA 4/4)** IN CONSIDERING LANDSCAPE SCHEMES THE COUNCIL WILL HAVE REGARD TO THE FOLLOWING:

Cont.

A) PROTECTION OF NATURAL FEATURES

B) THE LAYOUT SHOULD BE APPROPRIATE IN SCALE, FORM, AND CONTINUITY WITH THE LOCAL CONTEXT

C) THE APPROPRIATE USE OF SPECIES OF, *PREDOMINANTLY NATIVE*, **(PA 4/5)** TREES AND SHRUBS TO CREATE CLEARLY IDENTIFIED 'THEMES'

D) THE PROTECTION, ENHANCEMENT AND CREATION OF WILDLIFE CORRIDORS IN ACCORDANCE WITH POLICY WNC6. **(PA 4/6)**

Implementation: Assess the quality of landscape schemes through the development control process, including use of section E of the Planning Guidelines.

Monitoring: Check quality of landscape works and planting on the ground.

4.20 The Council considers it important to protect trees and hedges in the plan area, as they make a fundamental contribution to its character and appearance, and may also have ecological value. Tree preservation orders have already been applied to many individual and groups of trees and areas of woodland, and this approach will be continued as appropriate.

POLICY WBE11: PROTECTION OF TREES AND WOODLAND

THE COUNCIL WILL PROTECT TREES AND AREAS OF WOODLAND BY:

A) RESISTING DEVELOPMENT PROPOSALS THAT WOULD CAUSE THE LOSS OF, OR DAMAGE TO, TREES OR GROUPS OF TREES RECOGNISED AS HAVING AMENITY OR CONSERVATION VALUE.

b) ~~APPLYING TREE PRESERVATION ORDERS AS APPROPRIATE, INCLUDING ON IMPORTANT AREAS OF STRUCTURAL TREE PLANTING ASSOCIATED WITH NEW DEVELOPMENT, AND ON IMPORTANT INDIVIDUAL TREES, PARTICULARLY ON SMALL SITES~~ **[A6]**

B) APPLYING TREE PRESERVATION ORDERS AS APPROPRIATE. **[A6]**

c) ~~REQUIRING TREES THAT ARE TO BE RETAINED ON DEVELOPMENT SITES ARE ADEQUATELY PROTECTED DURING ASSOCIATED WORKS~~ **[A6]**

C) *SEEKING MAINTENANCE OF AREAS OF STRUCTURAL TREE PLANTING AND IMPORTANT TREES.* **[A6]**

d) ~~REQUIRING REPLACEMENT PLANTING OF TREES AS RESULT OF ANY LOST DURING DEVELOPMENT WORKS.~~ **[A6]**

D) *REQUIRING TREES THAT ARE TO BE RETAINED ON DEVELOPMENT SITES ARE ADEQUATELY PROTECTED DURING ASSOCIATED WORKS. DETAILS WILL BE EXPECTED TO ACCOMPANY ANY PROPOSED DEVELOPMENT SUBMISSION THAT INVOLVES TREES AND WOODLANDS* **[A6]**

Implementation: Through the development control process, including use of section E of the Planning Guidelines.

Monitoring: Check quality of tree cover on the ground.

POLICIES

5.12 Only part of the District's housing requirement is met through the allocation of specific areas of land for development. Housing will continue to be built on unidentified sites. In accordance with Berkshire Structure Plan Policies (C1 and H5), these sites will be within the boundaries of identified settlements.

POLICY WH1: HOUSING DEVELOPMENT - UNIDENTIFIED SITES

WITHIN THE IDENTIFIED SETTLEMENTS, ON SITES THAT ARE NOT IDENTIFIED IN THE PLAN FOR RESIDENTIAL USE, DEVELOPMENT IN THE FORM OF INFILLING, REDEVELOPMENT AND CHANGE OF USE TO RESIDENTIAL USE WILL BE CONSIDERED FAVOURABLY, SUBJECT TO LOCAL ENVIRONMENTAL AND AMENITY CONSIDERATIONS AND ALL OTHER RELEVANT POLICIES AND PROVISIONS OF THIS PLAN, IN ORDER TO MAKE THE BEST USE OF LAND IN BUILT-UP AREAS.

IN PARTICULAR, THE COUNCIL WILL SEEK TO ENSURE THAT THE FOLLOWING CRITERIA ARE COMPLIED WITH:

a) OPEN AND WOODED AREAS, AND GAPS AND GARDEN AREAS, THAT ARE IMPORTANT TO THE CHARACTER OF THE SETTLEMENT, ARE PROTECTED FROM *INAPPROPRIATE* **(PA 5/3)** DEVELOPMENT

b) THERE IS NO SIGNIFICANT ADVERSE EFFECT ON THE CHARACTER OF THE AREA, INCLUDING ON ANY CONSERVATION AREA

c) THERE IS NO SIGNIFICANT ADVERSE EFFECT ON ANY RESIDENTIAL PROPERTY OR LISTED BUILDING

d) THERE IS NO SIGNIFICANT ADVERSE EFFECT ON THE SETTLEMENT BOUNDARY OR ON THE ADJOINING COUNTRYSIDE

e) THERE IS NO SIGNIFICANT ADVERSE EFFECT ON ANY INTEREST OF NATURE CONSERVATION IMPORTANCE

f) THERE IS NO LOSS OF RECREATIONAL FACILITIES OR PUBLIC OPEN SPACE

g) THERE IS ADEQUATE LOCAL HIGHWAY AND INFRASTRUCTURE CAPACITY TO CATER FOR TRAFFIC AND OTHER DEMANDS GENERATED BY THE DEVELOPMENT, WITH, WHERE SEEN AS NECESSARY, THE PROVISION OF ROAD SAFETY MEASURES. IT WILL BE NECESSARY TO CONSIDER THE CUMULATIVE EFFECT ON ROADS AND INFRASTRUCTURE OF PROPOSED DEVELOPMENTS IN THE SAME AREA, TO DETERMINE THEIR ACCEPTABILITY UNDER THIS CRITERION

Cont.

h) ~~AN ELEMENT OF AFFORDABLE HOUSING IS PROVIDED IN SCHEMES OF 25 OR MORE DWELLINGS IN SETTLEMENTS OF UNDER 3,000, AND IN SCHEMES OF 40 OR MORE DWELLINGS ELSEWHERE. FOR THE AVOIDANCE OF DOUBT, THE SETTLEMENTS WHERE THE 40 DWELLINGS REQUIREMENT APPLIES COMPRISE EARLEY, NORTH FINCHAMPSTEAD, TWYFORD, WARGRAVE, WINNERSH, WOKINGHAM, CROWTHORNE (PINEWOOD) AND WOODLEY. NEW DEVELOPMENT WILL BE EXPECTED TO COMPLY WITH THE COUNCIL'S SERVICE, AMENITY, AND INFRASTRUCTURE REQUIREMENT (S.A.I.R.).~~

h) *AN ELEMENT OF AFFORDABLE HOUSING IS PROVIDED IN RESIDENTIAL SCHEMES OF 15 OR MORE DWELLINGS OR OF 0.5 HECTARE OR MORE IN SETTLEMENTS OF 3,000 OR FEWER, AND OF 25 OR MORE DWELLINGS OR OF 1 HECTARE OR MORE ELSEWHERE. THE SETTLEMENTS WHERE THE 25 DWELLINGS REQUIREMENT APPLIES COMPRISE CROWTHORNE (PINEWOOD), EARLEY, NORTH FINCHAMPSTEAD, TWYFORD, WARGRAVE, WINNERSH, WOKINGHAM AND WOODLEY. NEW DEVELOPMENT WILL BE EXPECTED TO COMPLY WITH THE COUNCIL'S SERVICE, AMENITY, AND INFRASTRUCTURE REQUIREMENT (S.A.I.R.).*

(PA 5/4)

PROPOSALS FOR RESIDENTIAL DEVELOPMENT WILL BE JUDGED AGAINST THE COUNCIL'S PLANNING GUIDELINES FOR THEIR ACCEPTABILITY UNDER DESIGN AND PARKING CRITERIA.

Implementation: Planning permissions to private and public sector housebuilders, having regard to Planning Guidelines.

Monitoring: Planning applications.

~~***POLICY WH1A: HOUSING DEVELOPMENT - INFILLING GAPS WITHIN GROUPS AND MINOR EXTENSIONS TO GROUPS OUTSIDE SETTLEMENTS***~~

~~*SENSITIVE INFILLING OF SMALL GAPS WITHIN SMALL GROUPS OF HOUSES AND MINOR EXTENSIONS TO GROUPS OUTSIDE DESIGNATED GREEN GAPS (POLICY WCC 2) FOR RESIDENTIAL USE WILL BE ACCEPTABLE SUBJECT TO LOCAL ENVIRONMENTAL AND AMENITY CONSIDERATIONS AND ALL OTHER RELEVANT POLICIES AND PROVISIONS OF THIS PLAN.*~~

~~*IN PARTICULAR, THE COUNCIL WILL REQUIRE COMPLIANCE WITH THE FOLLOWING CRITERIA:*~~

~~a) *OPEN AND WOODED AREAS, AND GAPS AND GARDEN AREAS, THAT ARE IMPORTANT TO THE CHARACTER OF THE AREA, ARE PROTECTED FROM INAPPROPRIATE DEVELOPMENT*~~

~~b) *THERE IS NO ADVERSE EFFECT ON THE CHARACTER OF THE AREA, INCLUDING ON ANY CONSERVATION AREA OR AREA OF SPECIAL CHARACTER*~~

~~c) *THERE IS NO ADVERSE EFFECT ON ANY RESIDENTIAL PROPERTY OR LISTED BUILDING*~~

~~d) *THERE IS NO ADVERSE EFFECT ON THE ADJOINING COUNTRYSIDE*~~

~~e) *THERE IS NO ADVERSE EFFECT ON ANY INTEREST OF NATURE CONSERVATION IMPORTANCE*~~

~~f) *THERE IS NO LOSS OF RECREATIONAL FACILITIES OR PUBLIC OPEN SPACE*~~

POLICY AS IN THE SAME CIRCUMSTANCES GIVEN UNDER POLICY WH3. FOR ANY SUCH EXCEPTION TO THE POLICY TO BE ACCEPTABLE, THE PROPOSED DEVELOPMENT SHOULD HAVE NO ADVERSE IMPACT UPON THE CHARACTER OF THE ENVIRONMENT OR ON LOCAL AMENITY, AND COMPLY WITH ALL OTHER RELEVANT POLICIES AND PROVISIONS OF THIS PLAN.

Implementation: Planning permissions, and encouragement to owners of property to reinstate use.

Monitoring: Planning applications, and monitoring of numbers of new flats over shops and losses of residential accommodation.

5.17 The provision of a variety of types and sizes of accommodation is desirable so that the housing needs of as many households as possible can be met. The District Local Plan seeks to secure the mix of accommodation that will provide appropriate housing in line with the identified needs. *THE HOUSING NEEDS SURVEY 1997, CARRIED OUT BY CONSULTANTS ON BEHALF OF THE COUNCIL, IS ESPECIALLY USEFUL IN IDENTIFYING THE TYPES OF DWELLING THAT THE AREA REQUIRES. THE SURVEY, BASED ON A SAMPLE OF THE TOTAL POPULATION OF THE DISTRICT, IDENTIFIED PROPORTIONATE DEMAND BY DWELLING SIZE AS BEING: ONE/TWO BEDROOMED UNITS - 45%; THREE BEDROOMED UNITS - 25%; FOUR + BEDROOMED UNITS - 30%.* **(PA 5/10)**

5.18 The Council will also encourage a mix of dwellings as appropriate on individual sites, including for those with particular needs. This approach helps in the achievement of balanced communities, and has the added benefit of assisting in the development of greater townscape variety. (More detailed information on housing mix and densities can be found in the Council's Housing Design Guidelines.)

5.19 The plan also aims to ensure that existing residential accommodation is not lost to other uses, to maintain as wide a variety of dwellings as possible.

POLICY WH6: VARIETY OF HOUSING

ON SITES WHERE RESIDENTIAL DEVELOPMENT IS CONSIDERED ACCEPTABLE BY THE COUNCIL, PROPOSALS WILL BE EXPECTED TO INCORPORATE A MIX AND BALANCE OF DENSITIES, DWELLING TYPES AND SIZES. THE COUNCIL WILL ASSIST DEVELOPERS BY PROVIDING THEM WITH INFORMATION ON THE HOUSING NEEDS OF THE PLAN AREA, INCLUDING THOSE OF PARTICULAR GROUPS IN THE COMMUNITY, SO THAT THEY ARE AWARE OF THE REQUIREMENTS WHEN FORMULATING PROPOSALS. PARTICULAR EMPHASIS WILL BE GIVEN TO THE NEED FOR SMALL (ONE, TWO AND SMALLER THREE BEDROOMED) DWELLINGS.

Implementation: Planning permissions. Supply of information to public and private sector housebuilders.

Monitoring: Planning applications and permissions.

5.20 In terms of this policy, the term 'affordable housing' is taken to mean accommodation that is accessible to people whose incomes or resources are insufficient to enable them to buy or rent housing on the open market. Contributions to meeting housing need can be made by the provision of:

~~a) 'affordable' housing for first time buyers~~
~~b) accommodation at below market price~~
~~c) housing in partnership with a registered housing association~~
~~d) dwellings at affordable rents~~
e) ~~shared ownership schemes.~~ **(PA 5/11)**

A) AFFORDABLE SUBSIDISED HOUSING, I.E. HOUSING OF ALL TENURES THAT IS PROVIDED WITH SUBSIDY, FOR PEOPLE UNABLE TO RESOLVE THEIR NEEDS IN THE GENERAL HOUSING MARKET BECAUSE OF THE LOCAL RELATIONSHIP BETWEEN HOUSING COSTS AND INCOMES;

B) AFFORDABLE LOW COST MARKET HOUSING, I.E. HOUSING THAT IS PROVIDED WITHOUT SUBSIDY BY PRIVATE DEVELOPERS, WHO CAN DEMONSTRATE THAT THE HOUSES WILL CONTINUE TO BE ACCESSIBLE TO PEOPLE UNABLE TO RESOLVE THEIR NEEDS IN THE GENERAL HOUSING MARKET BECAUSE OF THE LOCAL RELATIONSHIP BETWEEN HOUSING COSTS AND INCOMES. **(PA 5/11)**

The Council wishes to see that those with special needs are also catered for; the District Council's Housing Strategy contains details of categories of those with special needs.

5.20A ~~*THE HOUSING NEEDS SURVEY IDENTIFIED THE NEED TO NEGOTIATE THE PROVISION OF 950 UNITS OF AFFORDABLE HOUSING FROM THE DEVELOPMENT PROGRAMME TO 2006, AND TO USE SITE DEVELOPMENT BRIEFS TO PROMOTE THE DELIVERY OF UP TO 2,000 UNITS OF LOW COST MARKET HOUSING AND UP TO 800 PRIVATE RENTED UNITS.*~~ **(PA 5/12)**

5.20A *THE HOUSING NEEDS SURVEY IDENTIFIED THE NEED TO NEGOTIATE THE PROVISION OF AFFORDABLE HOUSING UNITS FROM THE DEVELOPMENT PROGRAMME TO 2006. ON THE BASIS OF THE OUTSTANDING HOUSING REQUIREMENT AT 1ST APRIL 1999 IT IS CONSIDERED THAT C.700 AFFORDABLE HOUSING UNITS SHOULD COME FORWARD BY MARCH 2006, THE END OF THE LOCAL PLAN PERIOD. (THE JUSTIFICATION FOR THIS FIGURE IS SET OUT IN THE HOUSING BACKGROUND PAPER).* **[APA A8]**

POLICY WH7: AFFORDABLE HOUSING

~~ON RESIDENTIAL SCHEMES OF 25 OR MORE DWELLINGS IN SETTLEMENTS OF UNDER 3,000 PEOPLE, AND IN SCHEMES OF 40 OR MORE DWELLINGS ELSEWHERE (AS DEFINED IN POLICY WH1), THE COUNCIL EXPECTS AT LEAST 20% OF ALL NEW DWELLINGS GRANTED CONSENT TO BE FOR AFFORDABLE HOUSING. HOWEVER, THE PROPORTION OF SUCH DWELLINGS APPROPRIATE ON PARTICULAR SITES MAY VARY, ACCORDING TO SITE CONDITIONS. BEFORE GRANTING PLANNING PERMISSION FOR AFFORDABLE HOUSING, THE COUNCIL WILL NEED TO BE SATISFIED THAT SECURE ARRANGEMENTS ARE MADE TO ENSURE THAT THE BENEFITS OF AFFORDABLE HOUSING WILL BE ENJOYED BY SUCCESSIVE, AS WELL AS BY THE INITIAL, OCCUPIERS OF THE PROPERTY~~.

ON RESIDENTIAL SCHEMES OF 15 OR MORE DWELLINGS OR OF 0.5 HECTARE OR MORE IN SETTLEMENTS OF 3,000 OR FEWER POPULATION, AND OF 25 OR MORE DWELLINGS OR OF 1 HECTARE OR MORE ELSEWHERE (AS DEFINED IN POLICY WH1), THE COUNCIL EXPECTS UP TO 25% OF ALL NEW DWELLINGS GRANTED CONSENT TO BE FOR AFFORDABLE HOUSING. HOWEVER, THE PROPORTION OF SUCH DWELLINGS APPROPRIATE ON PARTICULAR SITES MAY VARY, ACCORDING TO SITE CONDITIONS AND THE DETAILED FINDINGS OF THE HOUSING NEEDS SURVEY 1997. BEFORE GRANTING PERMISSION FOR AFFORDABLE HOUSING, THE COUNCIL WILL NEED TO BE SATISFIED THAT SECURE ARRANGEMENTS ARE MADE TO ENSURE THAT THE BENEFITS OF AFFORDABLE HOUSING WILL BE ENJOYED BY SUCCESSIVE, AS WELL AS BY THE INITIAL, OCCUPIERS OF THE PROPERTIES.

(PA 5/13)

Implementation: Consultation with providers of affordable housing.

Monitoring: Planning applications and permissions.

POLICY WT5: ACCESS TO TOWN CENTRES

THE CURRENT LEVELS OF OVERALL ACCESSIBILITY TO TOWN CENTRES, PARTICULARLY BY ENVIRONMENTALLY FRIENDLY MODES OF TRANSPORT, WILL BE ENHANCED IN ORDER TO SUPPORT THE LOCAL ECONOMY AND TO MAINTAIN THE VIABILITY AND VITALITY OF THE CENTRES.

THE COUNCIL WILL SEEK TO ENSURE THAT THERE IS GOOD ACCESS TO TOWN CENTRES BY ALL MODES OF TRANSPORT.

PEDESTRIAN ACCESS PLANS WILL BE DEVELOPED FOR THE CENTRES OF WOKINGHAM, WOODLEY, EARLEY AND TWYFORD.

Implementation: Through the annual capital programme ~~of transport investment~~. *AND THE FIVE YEAR LOCAL TRANSPORT PLAN PROGRAMME* **{T/10}**

Monitoring: Through ~~Travel in Berkshire~~, *THE ROAD TRAFFIC REDUCTION ACT AND THE LOCAL TRANSPORT PLAN*, **{T/10}** other transport statistics and surveys.

Parking

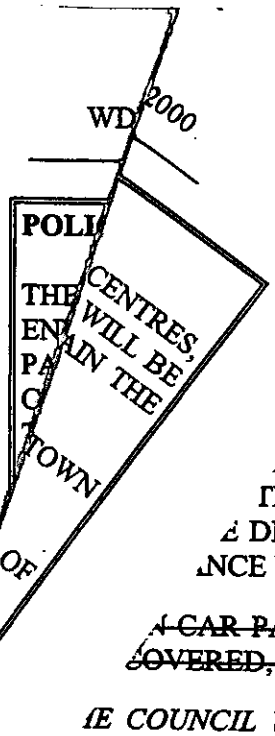
10.32 In applying the parking standards, set out at Appendix 7, the District Council will have regard to whether a public transport alternative is available, and if so, its quality in terms of frequency and range of destinations served. In some cases, rather than to make provision on site, e.g. where it would lead to a multiplicity of crossings over heavily used footways or where it could only be used for a single purpose such as staff parking in connection with offices, it would be better to make communal provision. Thus in the centres of Wokingham, Woodley, Earley and Twyford, as defined on the inset maps, parking will be provided in communal areas and on-site parking will be restricted to that required for operational purposes only.

10.33 The provision of parking is seen as an important way to control the growth in the use of the private car. Therefore parking standards will treated as maxima and provision in excess of the standard will not be permitted.

10.34 There is already concern about on-street parking, particularly as an impediment to the movement of emergency vehicles. Control of on-street parking is needed in congested areas and in particular in residential areas close to town centres. Also, the space used for on-street parking could be used to increase the width of pavements and other pedestrian areas. However, the policies do not restrict the availability of on-street parking where this is appropriate, for example, for casual visitors to residential properties or for short term parking in shopping areas.

10.35 In making suitable provision for parking, the needs of disabled people require special consideration.

10.36 The quality of car parking is as much a matter of concern as the quantity. If car parking is to be used and thus meet the purpose of the standard, the spaces must be appropriately located. Studies have shown that there is a lack of communal parking close to dwellings for visitors even when quantitative standards have been met. There is also an under use of garages and hardstandings due to poor layout and dwelling design. Within residential areas proper provision will be sought for visitors. Thus some of the parking to meet the standard can be provided by means of communal spaces rather than exclusively within the curtilage. This will be by means of designated spaces rather than simple on-street provision.



at proper provision is made for cycles, motorcycles and lorries. Cyc
al related to cycle tracks. The provision of such facilities will preve
assist security. Such facilities should be provided in connection with a
educational development.

KING PROVISION

ES OF WOKINGHAM, WOODLEY, EARLEY AND TWYFORD ON-SIT
L BE LIMITED TO THAT REQUIRED FOR OPERATIONAL NEEDS
THE COUNCIL WILL SEEK THE PROVISION IN APPROPRIATE LOCATION
E DEVELOPMENT FOR CAR, CYCLE, MOTORCYCLE AND LORRY PARKING I
NCE WITH THE COUNCIL'S ADOPTED STANDARDS.

~~A CAR PARKS AND OTHER SUITABLE PUBLIC AREAS PROVISION WILL BE MADI~~
~~COVERED, WELL LIT AND SECURE CYCLE PARKING.~~

IE COUNCIL WILL SEEK THE PROVISION OF COVERED, WELL LIT AND SECURE CYCLE PARKING WITHIN CAR PARKS AND IN OTHER LOCATIONS WHERE IT IS LIKELY TO BE NEEDED SUCH AS SHOPPING CENTRES, RAILWAY STATIONS, SCHOOLS, LIBRARIES, DOCTORS' SURGERIES, COUNTRY PARKS AND LEISURE FACILITIES. CYCLE STANDS FOR INDIVIDUAL OR PAIRS OF CYCLES WILL BE SITED WHERE LARGER CYCLE PARKS ARE NOT APPROPRIATE. **(PA 10/4)**

THE COUNCIL WILL REVIEW THE NUMBER AND LOCATION OF DISABLED PARKING SPACES AND SEEK TO MEET ANY SHORTFALL IN AVAILABILITY OR LOCATIONAL CONSIDERATIONS, AND INCREASE PROVISION WHERE APPROPRIATE.

WHERE APPROPRIATE, IN ORDER TO PROMOTE ROAD SAFETY, ON-STREET PARKING WILL BE RESTRICTED.

Implementation: Through development control and the annual capital programme of transport investment and environmental improvement *AND THE LOCAL TRANSPORT PLAN PROGRAMME.*

Monitoring: ~~Through surveys of need including problems caused by vehicles parked on street, restricting access particularly by the emergency services, and problems of cycle parking on the pavement and obstruction.~~ *THROUGH THE LOCAL TRANSPORT PLAN PROCESS.* **{T/11}**

Safety

10.38 The Council considers it important to meet the government's targets in relation to safety and the reduction in accidents. Measures to improve safety will have a high priority, particularly in the vicinity of schools. In recent years many improvements for road safety reasons have been implemented.

10.39 For safety and for environmental reasons a number of traffic calming schemes have been implemented in the District. Traffic calming measures aimed at reducing the speed and penetration of traffic, particularly in residential areas, combined with environmental improvements can improve road safety and make the streets a more pleasant place in which to be. There is, however, concern about the detail of some of the traffic calming schemes that have been implemented. Speed humps have been opposed by the emergency services who consider that they increase response times; they are a problem for patients in ambulances. The bus operators have also opposed speed humps for reasons of passenger comfort and safety. Concern has been expressed about the effect of traffic calming measures on roads that are used as an alternative to avoid such measures, particularly road humps, and the lack of alternative approaches to traffic calming. Offset parking areas, for example can reduce the speed of traffic. Other approaches include footway widening, width restrictions and variation in surface treatments. Traffic calming schemes, however modest, do incur a cost. In view of this, and the fact that schemes can arouse opposition, they will only be undertaken where clearly justified.

10.40 Although there has been opposition to traffic calming, the issue of excessive speed is a matter of great public concern, although generally resolution of the problem is outside the scope of land-use planning. Speed is a major influence on the severity of accidents.

POLICY WT7: ROAD SAFETY

THE COUNCIL WILL TAKE APPROPRIATE MEASURES TO PROMOTE ROAD SAFETY FOR ALL ROAD USERS INCLUDING:

a) MONITORING OF ACCIDENT STATISTICS TO IDENTIFY BLACKSPOTS

b) GIVING HIGH PRIORITY TO IMPROVEMENTS THAT WILL REDUCE ACCIDENTS INCLUDING THOSE INVOLVING PEDESTRIANS AND CYCLISTS

c) ENSURING THAT ALL RELEVANT INVESTMENT CONFORMS TO BEST PRACTICE IN RESPECT OF ROAD SAFETY

d) EXAMINING THE ROAD SAFETY IMPLICATIONS OF ALL PROPOSALS FOR DEVELOPMENT, AND

e) THE IMPLEMENTATION OF TRAFFIC CALMING SCHEMES WHERE JUSTIFIED.

Implementation: Through the annual capital programme of transport investment and environmental improvement *AND THE LOCAL TRANSPORT PLAN PROGRAMME..*

Monitoring: Through road safety and accident monitoring and the Road Safety Plan *AS PART OF THE LOCAL TRANSPORT PLAN PROCESS.* **{T/12}**

Street Lighting

10.41 The provision of street lighting is an important aid to safety at night and promotes security and a feeling of well being. It is, however, an extremely sensitive issue in rural areas. There can be strong opposition to the introduction of street lighting into presently unlit rural areas. In considering whether to introduce street lighting it is important to consult the local community and its representatives.

10.42 Any lighting scheme must be well designed taking into account the character of the location. This is particularly necessary in areas of environmental quality and conservation areas. In a number of places street lighting is not continuous leading to problems for motorists arising from the alternation of lit and unlit areas.

POLICY WT8: STREET LIGHTING

THE PROVISION OF STREET LIGHTING IN PRESENTLY UNLIT AREAS WILL BE SOUGHT WHERE JUSTIFIED FOR SAFETY AND SECURITY REASONS HAVING REGARD TO:

a) THE VOLUME OF PEDESTRIAN AND VEHICULAR FLOWS

b) THE EFFECT ON THE CHARACTER OF THE LOCATION, PARTICULARLY IN RURAL AREAS

Cont.

The Planning Inspectorate

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

Direct Line 0117-3728764
Switchboard 0117-3728000
Fax No 0117-3728804

GTN 1371-8764

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

Your Ref: F/2000/1247

Our Ref: APP/X0360/A/01/1058463

42796

Date: 1 May 2001

02 MAY 2001
COPIES TO: ACK:
FILE:

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY NATTA COUNTRY HOMES LTD
SITE AT WOODLEY TIMBER CO LTD, NORTON WORKS, NORTON ROAD, WOODLEY, READING

I am writing to inform you that the inspector appointed by the Secretary of State to determine the above appeal in accordance with the provisions of Schedule 6 of the Act is

Mr M J Culshaw MA (Cantab) MA MRTPI.

As notified by telephone recently, the inspector will visit the appeal site at 10:30 on Tuesday 8/5/2001. It is understood that you will arrange for the inspector to be met at the site at 10:30 to enable the inspection to be made.

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

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

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

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

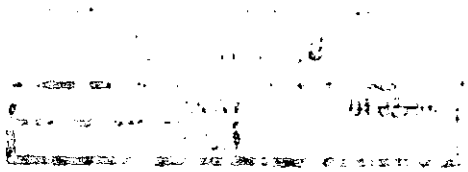
Yours faithfully

N. R. Lang

Mr N Lang

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

209C



The Planning Inspectorate

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

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

GTN 1371-6079

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

Your Ref: F/2000/1247

Our Ref: APP/X0360/A/01/1058463

Date: 2 May 2001

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY NATTA COUNTRY HOMES LTD
SITE AT WOODLEY TIMBER CO LTD, NORTON WORKS, NORTON ROAD, WOODLEY, READING

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

Yours faithfully

42921

Miss A Groves

217L(BPR)

DG

04 MAY 2001

COPIES TO:

ACK:

FILE:

JKL Architects and Town Planners Limited
The Studio, Riverside View, Basing Road, Old Basing, Hampshire RG24 7AL

A1124/CMS/cms
20 April 2001

APPEAL BY NATTA COUNTRY HOMES AGAINST THE DECISION OF WOKINGHAM DISTRICT COUNCIL TO REFUSE PLANNING PERMISSION FOR THE ERECTION OF SEVEN DWELLINGS AT WOODLEY TIMBER YARD, NORTON ROAD, WOODLEY, BERKSHIRE

Appellant's comments on the local authority's Statement of Case.

1. The local planning authority has presented no evidence to support their reasons for refusing planning permission. The members of the planning committee took a different view to the considered professional views of the planning officer.

2. The scheme will provide housing for which there is a need and at a density which accords with policy and government guidance. Residential amenity will not be adversely affected.

JKL Architects and Town Planners Limited
Registered in England No. 3287340

69, Rivermead Road,
Woodley
Reading
Berkshire
RG5 4DH

21ST March 2001

27 MAR 2001

REF. APP/X0360/A/01/1058463.

Dear Miss Groves,

With reference to the above appeal we would like to reiterate the points that we made at the Wokingham District Council Planning Commitee meetings which were.

1) Loss of light
2) Loss of privacy
3) Close proximity leading to possible subsidence
4) Overcrowding.

The site was viewed by various members of Wokingham District Council planning commitee from our garden and subsequently was rejected by them

for the reasons mentioned.

As far as the appeal goes we feel that as the proposal was deferred, then rejected by the Wokingham District Council planning committee after they had visited the site on more than one occasion, this should be as far as this damaging project should go.

Yours sincerely

David T. Adams.

The Planning Inspectorate

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

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

GTN 1371-6079

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

Your Ref: F/2000/1247

Our Ref: APP/X0360/A/01/1058463

Date: 18 April 2001

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY NATTA COUNTRY HOMES LTD
SITE AT WOODLEY TIMBER CO LTD, NORTON WORKS, NORTON ROAD, WOODLEY, READING

I enclose third party correspondence relating to the above appeal.

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

Yours faithfully

Miss A Groves

211AL(BPR)

PLANNING SERVICES	HPT H-2361
PCL	TLS
DC	ENF
APP	
CS DG	
19 APR 2001	
COPIES TO:	ACK:
	FILE:

Miss A Groves
The Planning Inspectorate
Room 1004
Tollgate House
Houlton Street
Bristol
BS2 9DJ

Mr Guy R Mundy
48 Rivermead Road
Woodley
Reading
Berkshire
RG5 4DH

24th March 2001

Your Reference APP/X0360/A/01/1058463

Ref. Planning Application F/2000/1247, Wokingham District Council
Proposed erection of 7 dwellings: Woodley Timber Works, Norton Road

Objection to appeal of planning permission.

We would like to register our opposition to appeal by Natta Country Homes on the above development on two grounds:

1. Firstly the appellant has had ample opportunity to present to our council their case at all stages. The appellant has had full access to council members, a privilege not granted to the residents objecting, the appellant has accompanied the planning department on site visits to present their case on site from their side of the site whilst we have not had the same opportunity to present the view from our own homes.
Even with this opportunity and full and open discussion at council meetings the developer has not been able to present a proper case, this being a clear indicator to us of the unsuitability of this development.

2. The appellant has lodged with our council a re-application to develop which is all but identical excepting minor details which do not tackle any of the grounds of original refusal. They clearly in this action do not expect to succeed with appeal.

Copies of our last and most detailed presentation to the council are attached for your reference.

We ask that the appeal be rejected as the planning process has been carried out fully and correctly.

We would also be grateful for a copy of any decision made.

Guy Mundy

Enc.
copies 3.

Heather Morgan
Case Officer
Wokingham District Council
PO Box 157
Shute End
Wokingham
RG40 1WR

Mr Guy R Mundy
48 Rivermead Road
Woodley
Reading
Berkshire
RG5 4DH

7th November 2000

cc Woodley Town Council,
townclerk@btinternet.com.

Ref. Planning Application F/2000/1247 Drawing revisions C.
Proposed erection of 7 dwellings: Woodley Timber Works, Norton Road

Objection to consent of revised planning permission.

Previously presented by
Guy Mundy resident 48 Rivermead Road
then also representing
Keith Stobbart 46 Rivermead Road
David and Diane Adams 69 Rivermead Road
David Chapman 10 Triumph close
at the planning meeting 18-10-2000 and revised since for the meeting 08-11-2000.

While we do not object to the principle to redevelopment of the timber yard, we are none the less going to maintain our objection on the following grounds,

1. Loss of privacy and over-dominance
2. Loss of light
3. Serious risk of subsidence damage to existing property
4. Serious inaccuracies in the drawings submitted
5. Misleading scaling of the building sizes.
6. Misrepresentation of PPG3.

Firstly in the case document received and under consideration dated 25th April 2000, has at least 10 inaccuracies relevant to this application:

Rivermead Road is constantly referred to as Rivermead Close,
Wall heights quoted are incorrect,
Section C, para.2 confuses Rivermead Road and Norton Road,
Reference to drawings as being correct do not agree with the site as measured, this document clearly being sloppily prepared.

Details of Objection

1. Privacy and over-dominance.

The buildings do overlook and are too close to Triumph Close and Rivermead Road.
The statement that standard fence height is 1.8m and that is a criterion for judging wall - height is laughable. The plans show a distance of 18.7m to Nos.. 61 to 69 Rivermead and only 5.2m to Nos. 46 and 48 Rivermead. The proposed tree screening will not provide any privacy for at least 5 years.

2. Loss of light.
Most of the light for Nos. 61-69, 46 and 48 Rivermead comes from the direction of the site, facing North as we do, there is little enough light already. The trees proposed will cut out even more and are not the solution, being shown as 55ft high on the plans and intruding to within 3ft of windows on Nos. 46 and 48.

3. Subsidence.
The existing properties of Nos. 18 to 48 Rivermead Road already show signs of subsidence due to the nature of loose gravel beds upon which they are built and inadequate planning supervision, indeed one has recently had to be underpinned. Removal of existing foundations and placement of new deep foundations in the site within 15 ft of existing ones is likely to caused extreme risk of subsidence damage - a point which should not need to be pointed out to a case officer and should not be raised this late in the process.
We refer you to PPG14 for reference.

4. Inaccuracies of plans.
We have repeatedly pointed out and been ignored, about the inaccuracies of the drawings submitted. The case document makes claims in SectE, para 2 about matching the OS data - that data is wrong and simple measurement with a tape measure has proven so. Just a few details:

a) distance claimed for Nos. 61-69 to the development of 20.0 and 20.4m are both only 18.7m as drawn,

b) the distance as drawn of No69 to No46 and 48 of 8.2m is only 5.2m this cramping the site in on No 69 even more than indicated

c) the depth of No 46 and 48 of 7.4m is really 9.9m

d) the distance of No7 to the boundary claimed to be 2m is drawn as 1.5m.

etc.

5. Building sizes.
Most of the properties are shown as being 5.5 by 6.6m external, this is no larger than my bedroom and bathroom together - how are they going to be 2 and three bedroom houses - this is another case of misrepresentation of the site's potential.

Overall the plans presented leave no trust that the development will be as claimed.

6. Miss-use of PPG3
It has been claimed that this development by conforming to PPG3 justifies it's approval, this is not true. PPG3 is a set of guidelines to provide a target and is not in itself a justification. 5.28 buildings on this site would also fulfil PPG3 aims and we consider that trying to jam a 7th building into the corner of the site is over development, overlooking and profiteering and should be rejected on these grounds.
PPG3 para 54 and 56 state that developments should be designed "without compromising the quality of the environment" which this does and also breaches other guidelines regarding careful planning for efficient use of the site.
PPG3 para 59-62 regarding parking refers to proximity of public transport, we do not want to overlook a car park that should not be of the size that that it is and breaches our interpretation of the regulations.

Resolution
We have in past responses offered acceptable compromises under which we would lift objection. These have been ignored, and as the case notes show the situation has been made worse by moving the development even closer to existing properties. We raised no objection to the original 6 property plans.

Removal of dwelling No7 from the plans, proper maintenance of wall heights, changes to screening provisions and a commitment to restoration of damage during construction would be more acceptable assuming no other changes

Finally there are numerous other issues that have been presented in letters to the case officer, although these may not normally be considered in a decision of this nature, the fact that they have been ignored we do not believe that this case has been dealt with equitably so far. The developers have had your attention and been given full access for site visits and yet the residents have been told that they should not be consulted with, this must be a clear breach of planning guidelines and a matter which the planning ombudsman would no doubt be interested in.

When it comes to resolving matters in this grey area of opinions it should always be so that benefit is given to the existing resident tax payers and voters rather than out siders here for profit.

I look forward to hearing your response on these matters.

G R Mundy

Heather Morgan
Case Officer
Wokingham District Council
PO Box 157
Shute End
Wokingham
RG40 1WR

Mr Guy R Mundy
48 Rivermead Road
Woodley
Reading
Berkshire
RG5 4DH

27th November 2000

cc Woodley Town Council,
townclerk@btinternet.com,
Members of The Development Control Committee.

Ref. Planning Application F/2000/1247 Drawing revisions C.
Proposed erection of 7 dwellings: Woodley Timber Works, Norton Road

Objection to consent of unrevised planning permission.

Previously presented by
Guy Mundy resident 48 Rivermead Road
then also representing the residents at
46 and 69 Rivermead Road
9 and 10 Triumph close
at the planning meetings 18-10-2000 , 08-11-2000 and now at 29-11-2000.

While we do not object to the principle to redevelopment of the timber yard, we are none the less going to maintain our objection on the grounds previously presented in our representations at the previous meetings and by individual letters submitted for this meeting.

The grounds non-the-less remain unchanged,
1. Loss of privacy and over-dominance
2. Loss of light
3. Serious risk of subsidence damage to existing property
4. Serious inaccuracies in the drawings submitted
5. Misleading scaling of the building sizes.
6. Misrepresentation of PPG3.

Response to Letter from Owens Galliver

We would like to focus in this letter on the details of the letter received by yourselves from Owens Galliver (dated 24-11-2000), the architects, which details their reasons for not revising the application.

A. Background pre-Committee

While the report to committee may have recommended approval this was the view only of the planning officer at that stage. The statement that "every effort was made to satisfy.." is clearly untrue as the applicant's response to close proximity to Rivermead Road was to move the development even nearer. Other revisions implied in the letter were simply cosmetic and made no attempt to satisfy our concerns.

B. Committee Matters
Detailing each matter raised in the committee discussions:

1. The densities quoted by the architects are only a subjective view and can be argued either way. The letter however admits that the plans are more suited to a larger site, this is clearly over development by their own admission and reduction to 6 dwellings would be more suitable.

2. We have no wish to debate this item

3. Parking standards may have been met but is no justification for passing the application.

4. The site may be surrounded by walls on three sides at present but one is due for demolition and these only provide for the new buildings and will not provide for overlooking for existing properties.

5. We have not been party to much of the "discussions at all levels" regarding properties in Rivermead Road. The wall is not 3 metres high here as claimed but only 2.1m, this will break the 30 degree guideline when viewed from Rivermead Road which is the correct side for measurement for this guideline. A house ridge only 6 metres away is too close.

6. The development may have been considered "reasonable" by one committee member but they are not resident and have only viewed the site from the developers side and under their guidance. We refute this assertion on the grounds of more pertinent experience. The claim that this will enhance the area is also not true. The wood yard has never caused nuisance problems in noise and it's low roof does not look over the walls to any extent. The proposed development assuming quiet residents will look over the walls by a large margin and is not an improvement.

C. Conclusions
Firstly the applicants claim that 6 houses are not financially viable is not true,
1. If the previous application was for 6 flats this would not have been made if not viable,
2. No developer works with a profit margin of only 14% (1/7),
3. The council and taxpayers should not be expected to support the costs of property speculation, especially one as ill advised as the architects are claiming and one that is claimed to clearly not have the financial security to be conpleted satisfactorily.

The history of this application may be protracted but this is the fault of the applicant not of the committee, their amendments to previous submissions have made the site worse for the residents and have insulted our intelligence in their cosmetic nature.
The threat of taking it to appeal should be ignored as we are prepared to do the same.

In Conclusion
We believe that if the plans were not of sufficient quality to have been passed in the previous meeting that they should not be passed now, the developers choice not to negotiate is theirs alone. We ask that since the applicant is not prepared to negotiate and is as good as withdrawing as indicated in their letter that the committee find in favour of the residents and tax payers and not to rise to the thinly veiled threats from the applicant.

We trust to hearing a favourable response in these matters.

G R Mundy

10 Triumph Close
Woodley
Reading
Berkshire
RG5 4AQ
☎ 01189 540775

20th March 2001

Dear Miss Groves,

REF: APP/X0360/A/01/1058463

We are writing with reference to the above appeal.

Comments on Plans

Whilst I believe you will have seen all of our previous letters when reviewing this case, which illustrate and discuss our ongoing concerns regarding this development – here is a summary of these issues.

Our **primary concern** is the fact the 3 houses on our West side boundary would be imposing and that the windows of the 6 bedrooms of these houses would directly overlook our house and garden. We also have a number of other concerns about the development.

The proposed development has 3 terraced houses situated directly behind our house. These would be immediately facing us (not at a preferred right angle to avoid overlooking) with the back of them facing the rear of our house. This block of 3 houses immediately behind our house would be very imposing. At the back of each of the houses are 2 upstairs bedrooms, the windows of which would all directly overlook our house and garden – which would mean 6 bedrooms each with a window immediately overlooking us. To make matters worse, the 3 metre wall that is currently behind us would be capped to a lower height of 2.5 metres. Each of the 6 windows would directly look down into our garden, as well as into our kitchen, living room and upstairs bedrooms. Please also check the independent comments of Woodley town council (ref. [1] page 1482) - 'Overlooking from Plots 1,2 & 3 would be detrimental to neighbours in Triumph Close'.

According to the plans, it is proposed that the wall on the West side would be maintained and capped at a height of 2.5 metres. We continually raised the issue that we would prefer the wall retained (and built up in lower sections) to the existing height of the majority of the wall at 3 Metres, to help prevent overlooking. The boundary wall has been left at the existing 3 Metre height for other sections of the development and we fail to see why this cannot be done for our boundary. We also noticed a lintel within a section of the wall, and asked if this was known about – as we were concerned as to how this could be removed from the wall without damaging it or making any mess on our land, only to yet again have our comments completely ignored. Finally, a section of the wall on the West side (at the North End) is currently only 2 metres high – yet the plans state the entire wall on the West side boundary would be 2.5 metres. There is no mention in the plans that this section of wall exists

at a lower height and would be built up to 2.5 metres in the plans, one of many inconsistencies myself and residents have previously raised about these plans!

Immediately in front of the wall on the West side of the timber yard is a section of land that we own – but is currently fenced off as the timber yard had a right of way to use it as their fire escape. The developers have no right of way or access to use this land. However there is a pipe or cable originating from the timber yard on this piece of our land which we have repeatedly asked about in letters (i.e. what is it & can it be removed) – this has again been continually ignored!

From the photographs sent with my previous letters (taken from our house!), it can be seen that the distance to the existing houses on the other side (East Side) of the plot is not far, and illustrates when viewing the plans with actual photos of the site taken from our house, how small the site is – and in my opinion this development attempts to squeeze extra properties in to a small area in a way that is not in keeping with the surrounding area and would also be detrimental to neighbouring properties and land owners.

Comments on Previous Plan

There is a previous development for this site that has been accepted by the Planning Committee. While this development is not ideal for us, as there would still be a certain amount of overlooking onto our property, it represents a good compromise between all the residents and the developers; in the previous proposal residents concerns and issues were addressed completely when the plans were resubmitted. The proposed development was moved to a more central location of the site to avoid affecting any bordering resident in particular. Also, the land was very efficiently used, holding 6 3-bedroom flats. However most importantly it was designed to be in keeping with the surrounding area and minimise the impact on bordering properties – for instance the 'distorted glass' bathroom windows were placed on the ends – to limit overlooking on bordering properties.

Comments on Appeal

In section 2.01 under the 'Description of the Site and Surroundings', I believe the appeal states that 'the site is bounded by walls generally about 3 metres in height'.

However it should be noted that the plan proposes to cut and cap the walls on our boundary down to 2.5 metres in height, thus on top of the proposed 3 houses – would lower our existing boundary causing this development to further infringe our privacy. Requests to keep the height at the existing 3 metres have been ignored. Also please see comment about the height of the West Side boundary wall being only 2 metres high at the North End in the previous section of this letter.

In section 3.01 I believe the appeal states 'ensure development will be appropriate to its location, without detriment to the amenities of adjoining land use and occupiers. The redevelopment of existing sites within settlements is encouraged, as is the provision of smaller dwellings'.

I believe it has been shown that this development would cause detriment to the adjoining occupiers and their land. This has been shown by the fact that so many of the existing occupiers, who by accepting a previously development have shown are willing to fairly compromise about plans for this site, are unhappy with this proposed development; we have all spent so much time and effort writing letters and attending many various meetings to express our views and opinions. If the developers genuinely believe that it does not detriment the adjoining occupiers then why would they not at least discuss the residents' issues with them when offered the opportunity to do so? Please also check the independent comments of Woodley town council (ref. [1] page 1482) who also agree.

In section 3.04 again I believe the appeal states 'it confirms the lack of adverse impact or detriment to the character and appearance of the surrounding area, or on the amenity of adjoining users and occupiers'.

This development attempts to squeeze extra houses into a small area in such a way that is clearly not in keeping with the surrounding area. When viewing the proposed plans (ref. [1] page 1484), it can clearly be seen that the proposed development does not fit in with the surrounding properties (please note the unmarked box to the right of number 9 Triumph Close is the garage of number 8 Triumph Close) – this can be seen more clearly when viewed against photos submitted in our previous letters taken from our house. Again, if this is the case, then why are so many residents including ourselves who border this property unhappy – and why haven't the developers listened and at least tried to address residents concerns. I believe that this is clearly not the case.

I also notice that in the appeal, the developers continually refer to avoiding inefficient use of land. As can be seen from photographs submitted in my letters (especially when viewed against the plans), the timber yard is not a large site – and to fit 7 dwellings into such a small space is surely an overuse of such land (the planning committee agreed).

I would imagine the developers main priority is to make as much profit from their land as possible (more than avoiding inefficient use of land?). Therefore would it not be best to try and reach a compromise with them so that both of our aims can be reached (see my comments on previous plan). This plan does not represent such a compromise in any way, and illustrates no thought or interest in the surrounding area or for adjoining occupiers.

While I accept avoiding inefficient use of land is an issue, the previous plan avoided inefficient use of land while maintaining 'the lack of adverse impact or detriment to the character and appearance of the surrounding area, or on the amenity of adjoining users and occupiers' in the opinion of EVERYBODY involved (residents, developers & council). Surely the benefit of squeezing 1 extra property into a very small area at the expense of imposing on the existing landowners is not worthwhile. Additionally, I believe there must be a very strong case also for compromising with residents and at least trying to fit in with the surrounding area and addressing concerns (like the previously passed application did). If efficient use of land were the only criteria in addressing plans, then surely Woodley would look like Manhattan.

Comments on Planning Application Meetings

We feel that the cases for and against this development were fairly and clearly considered, and discussed in reasonable detail at all the planning meetings, and subsequently the decision reached to reject it (I believe almost unanimously) – in our opinion was correct. There were 3 separate planning meetings to discuss this plan (the last one to give the final decision); after the second meeting, it was suggested that the local residents and developers make contact to see if any compromise could be reached. Myself, along with some of the other residents approached the Architect who had speaking on behalf of the developers saying that we would be interested in meeting and/or communicating with the Developers to see if any compromise could be reached on any of the concerns or issues we had. A contact name and number was given to him so we could be contacted, but we heard nothing –at the final planning meeting we were told that the developers were not prepared to compromise on anything, so they had felt it best not to contact us and waste all of our time. They therefore reapplied with the unaltered plan, which was subsequently rejected.

Comments on Agenda for Final Meeting – ref. [1]

The agenda wrongly states on page 1476 that the garden of Number 9 slopes at the rear. It is in fact our house (Number 10) that slopes at the rear.

I believe the Agenda on page 1476 gives the impression that the residents at number 9 and 10 Triumph close have no objection to the development on the basis of loss of privacy. It can be clearly seen from all of our previous communications and comments about this development, that this is **not** the case for us (or our neighbours at number 9 - who also wrote to the council on several occasions about this issue). We strongly object to this development on the grounds of loss of privacy from being overlooked.

I would again like to draw your attention to the independent comments of the Town Council that confirm many of my and other residents opinions about this development. In particular, they agree that 'Overlooking from Plots 1,2 & 3 would be detrimental to neighbours in Triumph Close'.

Overview

We strongly feel that this plan should be rejected, primarily as would be a big infringement on our privacy – 3 houses each having 2 bedroom windows immediately behind our property looking down into our house and garden, as well as a block of 3 houses being very imposing. Also a number of concerns that we have raised about this development on numerous occasions have not been addressed (we even included photographs to illustrate the points – as can be seen in our letters). Unlike the previously accepted proposal for this site, no compromise has been made or even attempted by the developers to address residents concerns or minimise the impact that this development would have on the surrounding area. While we do accept the need to build new properties and realise that compromises have to be made (on both sides), we feel that this development takes NO account of the surrounding area or residents concerns/issues. I genuinely believe that (as before) a compromise can be reached

between the developers and residents to satisfy both sides, and hope should this appeal fail that this can happen in the future.

Finally, we would be grateful if you could please send us a copy of the decision of this appeal.

Yours Sincerely

Kelly and David Chapman.

REFERENCE:

[1] – Agenda for the Meeting of the Development Control Committee, Wednesday 20 November 2000 at 7:00pm.

9 Triumph Close
Woodley
Reading
RG5 4AQ

8 April, 2001

Dear Miss Groves,

Re: APP/X0360/A/01/1058463 Woodley Timber Yard Planning Application

I am writing with regard to the above appeal. I have submitted views at every stage of the planning application and would like to take this opportunity to restate my concerns. My points are as follows:

- There are three terraced houses that will overlook my property, with two bedroom windows on each house. This obviously has a detrimental effect on my privacy.

- Between my property and the timber yard there is a wall that currently measures between 3.50m and 3.70m high. The plans suggest this wall will be reduced to 2.50m. My preference would be to keep this wall at the same height to protect my privacy and the value of my house.

- In the plans the houses facing my property are to be 21m away from the back of my property. However, there are also houses running at right angles to this. The one closest to my property (No. 4) is less than 21m away. Again this will have a detrimental effect on the privacy and space I have. I would therefore like these houses to be moved further away from my property.

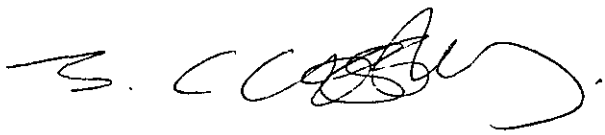
- Documents supplied to the Planning Committee of Wokingham District Council suggested that I had said that I had no objections to the development in terms of loss of privacy. This is not the case. I have time after time expressed concerns about loss of privacy from the development of the Timber Yard.

In summary, I appreciate the need to develop brownfield sites, however this needs to be done sympathetically and with the effects on the current residents as the primary thought. This application will have a detrimental effect on my privacy. This effect could be reduced by keeping the boundary wall at its current level, reducing the number of rooms overlooking my property and moving the property No.4 further away from my property.

I wish to be notified of the outcome of the appeal.

I would like to thank you for considering my comments.

Yours sincerely,



John Crossley

Our ref: SU77SE/12/2
Your ref: APP/X0360/A/01/1058463

ENVIRONMENT AGENCY

Date: 8 March 2001



Miss A Groves
The Planning Inspectorate
Room 1004 Tollgate House
Houlton Street
Bristol
BS2 9DJ

Dear Madam

Appeal By: **Natta Country Homes Ltd**
Site: **Woodley Timber Co Ltd, Norton Road, Woodley**

We have been advised by the local planning authority that an appeal has been lodged against the refusal of planning permission in respect of the above proposal (Wokingham District Council ref F/2000/1247).

The Environment Agency did not object to the planning application from which the appeal arises, but we did ask that a number of conditions be imposed on any planning permission granted. A copy of the letter in which the Environment Agency made its comments is attached. We ask that, should the inspector determining the appeal (or advising the Secretary of State on its determination) be minded to grant planning permission for the proposed development, the conditions requested in our letter should be imposed on any planning permission granted.

Yours faithfully

Sarah Paxman
Development Planning Officer

cc: Wokingham District Council
Environmental Services Dept
Planning Services
PO Box 157
Shute End, Wokingham
Berks RG40 1WR

enc. EA letter dated 25/7/00

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

Our ref: SP\2000\001701\001
Your ref: F/2000/1247

ENVIRONMENT AGENCY

Date: 25th July 2000

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

For the attention of: Heather Morgan

Dear Sir/Madam

ERECTION OF 7 X DWELLINGS - NORTON WORKS, NORTON RD, WOODLEY

Thank you for your letter dated 2 May 2000 which was received on 5 May 2000. You are asked to quote the following reference in any correspondence: **SU77SE/12/2**. The Environment Agency has the following comments:

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

PLANNING CONDITIONS

CONDITION: No development approved by this permission shall be commenced until a landfill gas risk assessment has been submitted to and approved in writing by the Local Planning Authority. Where a risk from migrating gas is identified, appropriate works to mitigate the effects of gas shall be incorporated in detailed plans to be approved by the Local Planning Authority.
REASON: To protect people on or close to the site from the risks associated with migrating landfill gas.

CONDITION: Before the development is commenced a detailed site investigation shall be carried out to establish if the site is contaminated, to assess the degree and nature of the contamination present, and to determine its potential for the pollution of the water environment. The method and extent of this site investigation shall be agreed with the Planning Authority prior to commencement of the work. Details of appropriate measures to prevent pollution of groundwater and surface water, including provisions for monitoring, shall then be submitted to and approved in writing by the Planning Authority before development commences. The development shall then proceed in strict accordance with the measures approved.
REASON: To prevent pollution of the water environment.

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 5SQ
Telephone : 01276 454300 Fax : 01276 454301

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

PLANNING INFORMATIVES

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

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for any discharge of sewage or trade effluent into controlled waters (e.g. watercourses and underground waters), and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld. *Contact Andrea Szabados on 01276 45 4373 for details.*

ADVICE TO PLANNING AUTHORITY

Environment Planning: Contact Miranda Wycherley on 01276 454384

According to our records, there is one landfill site within 250 metres of the site, as follows:

Grid reference	*Distance from site*	*Landfill name*	*Details*
SU 768 723	0 m	Loddon Bridge Road	no information

In view of the proximity of the proposed development to the above landfill site, it is considered possible that landfill gas may present a risk to this proposal. The Agency would therefore recommend that a landfill gas risk assessment be undertaken prior to development.

Development Control: Contact Amanda Reed on 01276 45 4331

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

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

We are not aware of any watercourses on the site, but should there be any, we advise that:
(1) they should not be culverted; and
(2) a buffer zone is left on either side of any watercourse, and

Cont/d..

(3) culverted watercourses should not be built over, but should ideally be opened up and made a feature of the site.

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

Environment Protection: Contact Nick Weddell on 01276 454405

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

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

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

Any open chemical or refuse storage areas should be surrounded by suitable liquid tight bunded compounds to prevent drainage from these areas discharging into the surface water system. Such areas should be connected to the foul sewer subject to the approval of Thames Water Utilities or its sewerage agent.

No soakaways shall be constructed to a depth exceeding 3 metres below existing ground level, and under no circumstances shall the water table be intersected. No soakaways shall be constructed in contaminated ground.

DECISION NOTICE

Would you please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent/applicant. If you have any further queries please do not hesitate to contact me on 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully

S Paxman

Sarah Paxman
Development Planning Officer

cc: Owens Gallivan, Arch 5, 10 High St, Pangbourne, Berks, RG8 7AS

FAX COVER SHEET

TO: DENISE GUMBRELL

FROM: MARTIN DURKAN

DESTINATION FAX No: 0118-9746484

DATE: 6th APRIL 2001

TIME:

SUBJECT: APPEAL STATEMENT

TOTAL NUMBER OF PAGES (Inc. this cover sheet): 16

Please call me if there are any problems (020-8450-3063).
Thanks,
martin

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

TOWN AND COUNTRY PLANNING ACT 1990

SECTION 78 APPEAL

APPELLANT:	NATTA COUNTRY HOMES LTD.
APPEAL SITE:	NORTON WORKS, NORTON ROAD, WOODLEY, READING
REASON FOR APPEAL:	REFUSAL OF PLANNING PERMISSION FOR THE ERECTION OF 7 DWELLINGS

DEPARTMENT OF THE ENVIRONMENT, TRANSPORT AND THE REGIONS REFERENCE:

APP/X0360/A/01/1058463

LOCAL PLANNING AUTHORITY REFERENCE:

F/2000/1247

WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL SERVICES DEPARTMENT
CIVIC OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE

1.00 SITE DESCRIPTION

1.01 The appeal site comprises a vacant timber yard situated in the south-east corner of Norton Road, Woodley and surrounded by residential development on all sides. The rectangular site is served by a single access located between two houses in Norton Road. The surrounding development comprises mainly two-storey houses and two-storey blocks of maisonettes.

2.00 RELEVANT PLANNING HISTORY

2.00 Planning permission was granted on 12 October 1999 for the redevelopment of the timber yard to provide a block of six flats with ancillary parking.

3.00 RELEVANT PLANNING POLICY

3.01 The structure plan for the area is the Berkshire Structure Plan, which was adopted on 4 November 1995. The following policies are relevant to this application:

Policy EN1 – Protection and Enhancement of the Environment of Built-Up Areas

Policy H5 – Development Within Settlements and Redevelopment/Change of Use

Policy H9 – Variety of Housing

Policy LD5 – Transport Considerations in Dealing with Development Proposals

Policy T6 - Control of On-Street and Off-Street Parking

Policy T7 – Traffic Management Measures and Road Safety

3.02 The local plan for the area is the Loddon Area Local Plan, which was adopted on 5 May 1995. The following policies are relevant to this application:

Policy LTV1 – Identified Settlements

Policy LH1 – Housing Development on Unidentified Sites

Policy LH8 – Variety of Housing

Policy LBE1 – Design of New Development

Policy LBE2 - Inappropriate Development

Policy LBE5 – Sunlight and Daylight

Policy LBE8 – Landscaping of New Development

Policy LT5 – Road Safety

Policy LT6 – Parking Provision

3.03 The Wokingham District Local Plan (Deposit Draft October 1997 as amended April 1999) is the emerging local plan for the area. The following policies are relevant to this application:

Policy WOS2 – General Development Principles

Policy WOS3 – Development Control Principles

Policy WBE1 – Development in its Local Context

Policy WBE10 – Landscape and Planting

Policy WH1 – Housing Development – Unidentified Sites

Policy WH6 – Variety of Housing

Policy WT6 – Parking Provision

Policy WT7 – Road Safety

4.00 THE APPLICATION

4.00 The application that is the subject of this appeal was registered by the Council on 2 May 2000. A report on the application was considered by the Council's Development Control Committee on 18 October 2000. The report's recommendation was that planning permission should be granted subject to a number of conditions. The Committee decided to defer the application to enable a site visit to be undertaken by Members. The site visit took place on 3 November 2000.

4.01 The Development Control Committee considered the application again on 8 November 2000, following the site visit. The Committee decided to defer the application again to enable further negotiations to take place on a reduction in the proposed number of dwellings on the site.

4.02 The subsequent negotiations proved unsuccessful and the appellant requested that the application be determined as it stood without any further amendments. A further report on the outcome of the negotiations, along with a copy of the original report recommending that planning permission should be granted, was considered by the Development Control Committee on 29 November 2000. The Committee decided to refuse planning permission for the development on the grounds of its excessive scale, form, bulk and massing. A notice of refusal of

planning permission was issued on 30 November 2000 for the reason that:

'The proposed development would have an adverse effect upon the character of the area by reason of its scale, form, bulk and massing. Therefore the proposed development is contrary to policies OS1 and EN1 of the Berkshire Structure Plan; policies LBE1 and LBE2 of the Loddon Area Local Plan and policies WOS3 and WBE1 of the Wokingham District Local Plan.'

5.00 THE CASE FOR THE COUNCIL

5.01 The Council is concerned about the impact of the proposed development on the surrounding area resulting from its excessive scale, form, bulk and massing. In the Council's view, the site is suitable for residential development and this has been accepted in principle by virtue of the grant of planning permission for six flats on the site. However, as a backland site, the Council is mindful of the need for any development to be sensitively designed so as to safeguard the amenity of the occupiers of the dwellings that surround the site.

5.02 The proposed development of the site to provide six flats involved the erection of a single, L-shaped, two-storey block positioned in the centre of the site. This would have ensured that the block would be positioned as far away as possible from the surrounding dwellings, thereby safeguarding the amenity of the occupiers.

5.03 The proposal for seven houses on the site would involve three separate blocks, each of which would be located closer to the common boundaries between the site and the surrounding properties than was the case in the previously approved scheme. Thus the occupants of nos. 20 & 22 Norton Road, 46 - 48 & 61 – 69 Rivermead Road and 9& 10 Triumph Close would find the development located much closer to their properties than would be the case in the earlier scheme. The Council is concerned about the impact that this would have on their amenity in terms of overdominance, loss of privacy and loss of outlook.

5.04 The Council considers that the concerns regarding loss of amenity to adjoining occupiers have arisen as a result of the proposal to increase the number of dwellings on the site from six to seven. Hence its decision to request negotiations with the appellant in order to seek a reduction in the number of units. As previously noted, these negotiations were unsuccessful.

5.05 Before the application was first considered by Committee on 18 October 2000, there had been amendments to the scheme to reduce the impact of the development on adjoining properties. As noted in the committee report, officers felt that these amendments were sufficient to safeguard neighbours' amenity and, given that the scheme was considered acceptable in all other respects, they recommended that planning permission should be granted. However, Members took a different view, as they were entitled to do, and remained concerned about the impact of the development on the surrounding area. Consequently, they decided that planning permission should be refused.

6.00 CONCLUSION

6.01 The Council supports the redevelopment of this site for residential purposes. However, it is also concerned that any such redevelopment should not adversely affect the character of the area or the amenity of adjoining residents. It considers the proposed scheme to be excessive in its scale, form, bulk and massing to the extent that it would significantly affect the character of the area and the amenity of adjoining residents.

6.02 The Council is also of the view that these problems are a result of the density of the proposed development and it considers that it may be possible to overcome these problems by a reduction in the proposed number of dwellings on the site from seven to six. However, although amendments to the scheme were requested, the appellant wished the application to be determined as it stood. Consequently, the Council considered that it had no option but to refuse planning permission for the scheme, notwithstanding the fact that officers had recommended approval.

6.03 For the reasons outlined above, the Council considers that there are sound planning reasons for withholding planning permission for the proposed development and, consequently, the inspector is respectfully requested to dismiss this appeal.

PROPOSED CONDITIONS AND INFORMATIVES IN THE EVENT OF THE APPEAL BEING ALLOWED WITHOUT PREJUDICE TO THE COUNCIL'S CASE

CONDITIONS:

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

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

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

4. No external lighting shall be installed on the site or affixed to any buildings on the site unless the Local Planning Authority has first approved in writing details of the position, height, design and intensity.

5. Immediately following the implementation of this permission, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that order with or without modification) no buildings, extensions or alterations permitted by Classes A,B,C,D and E of Part 1 of the Second Schedule of the 1995 Order shall be carried out without the prior written permission of the Local Planning Authority.

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

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the parking spaces on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times.

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

development of the application site or subsequently.

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

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

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

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

13. The dwellings shall not be occupied until space has been provided within the curtilage for vehicles to turn so that they may enter and leave the site in a forward gear and this space shall thereafter be maintained at all times for this purpose.

14. No building shall be occupied until the vehicular access has been surfaced with a bonded material across the entire width of the access for a distance of 5 metres measured from the carriageway edge.

15. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of development. The approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the buildings hereby approved and thereafter retained.

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

17. A landscape management plan, including long-term design objectives,

management responsibilities, timescales and maintenance schedules for all landscape areas, other than privately-owned, domestic gardens, shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the first dwelling for its permitted use. The landscape management plan shall be carried out as approved.

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

19. Before any development is commenced, the results of a detailed investigation to ascertain whether the site is contaminated, together with any remediation scheme required as a result, shall be submitted to and approved in writing by the Local Planning Authority. This shall include an historical investigation, sampling and analysis of current soils and a scheme of works to address any contamination. The remediation scheme shall thereafter be carried out as approved before any of the dwellings are first occupied.

20. Before the development is commenced, a detailed site investigation shall be carried out to establish whether the site is contaminated, to assess the degree and nature of contamination present and to determine its potential for the pollution of the water environment. The method and extent of this investigation shall be approved in writing by the Local Planning Authority prior to the commencement of the work. Details of appropriate measures to prevent pollution of groundwater and surface water, including provision for monitoring, shall then be submitted to and approved in writing by the Local Planning Authority before the development commences. The development shall then proceed in strict accordance with the measures approved.

21. Surface water source control measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before the development commences.

22. The capped wall on the western boundary shall be retained at a height of 2.5m measured from the ground level of the dwellings at 9 and 10 Triumph Close in perpetuity.

23. The wall on the eastern boundary with Rivermead Close shall be retained at its existing height of 3.1m and the wall on the northern boundary with Norton Road shall be retained at its existing height of 2.9m in perpetuity.

Reasons

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

2. To ensure that the external appearance of the buildings are satisfactory.

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

4. In the interests of visual amenity.

5. To safeguard the character of the development and the residential and visual amenities of the occupiers of adjoining properties.

6. To safeguard the residential amenities of the occupiers of neighbouring properties.

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

8. In the interests of visual amenity.

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

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

11. To prevent queuing and parking off-site in the interests of highway safety and convenience.

12. In the interests of highway safety and convenience.

13. In the interests of highway safety and convenience.

14. To avoid spillage of loose material onto the carriageway and in the interests of road safety.

15. In the interests of visual amenity.

16. In the interests of visual amenity.

17. In order to ensure that the approved landscaping is satisfactorily maintained.

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

19. To ensure that any contamination of the site is remedied and to protect future

occupants of the development and adjacent land.

20. In order to prevent pollution of the water environment.

21. To prevent the increased risk of flooding and to improve water quality.

22. To protect the residential amenity of adjoining occupiers.

23. To protect the residential amenity of adjoining occupiers.

Informatives

1. The developer is advised to take into account the informatives set out by the Environment Agency in their correspondence dated 25 July 2000.

2. The courtyard and access road should be constructed to adoptable standards.

3. This permission relates to the application as amended by revised drawings numbers 00-356/01C, /02C, /03C submitted to the Local Planning Authority on 25 August 2000 showing a revised layout and elevations to plot 7 and does not approve the proposals as originally submitted.

4. The applicant is reminded that this notice relates to planning permission only and does not constitute approval under any other legislation, including Building Regulations. To obtain advice on current Building Regulations, the applicant should contact the Building Control Section of the District Council.

5. The Head of Engineering Services at Wokingham District Council, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.

6. The applicant is advised, in accordance 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 LD5, EN1, H5, H9, T6 and T7.
   Loddon Area Local Plan policies LTV1, LH1, LH8, LBE1, LBE2, LBE5, LBE8, LT5 and LT6.
   Deposit Draft Wokingham District Local Plan policies WOS2, WOS3, WBE1, WBE10, WH1, WH6, WT6 and WT7.

LIST OF APPENDICIES

1. Location Plan at 1:1250
2. Extracts from the Berkshire Structure Plan
3. Extracts from the Loddon Area Local Plan
4. Extracts from the Deposit Draft Wokingham District Local Plan

APPENDIX 1

LOCATION PLAN AT 1:1250

APPENDIX 2

EXTRACTS FROM THE BERKSHIRE STRUCTURE PLAN

APPENDIX 3

EXTRACTS FROM THE LODDON AREA LOCAL PLAN

APPENDIX 4

EXTRACTS FROM THE DEPOSIT DRAFT WOKINGHAM DISTRICT LOCAL PLAN

LPA REF: F/2000/1247
JKL REF: A1124

APPEAL BY NATTA COUNTRY HOMES LTD AGAINST THE DECISION OF WOKINGHAM DISTRICT COUNCIL TO REFUSE PLANNING PERMISSION FOR THE ERECTION OF SEVEN DWELLINGS AT WOODLEY TIMBER YARD, NORTON ROAD, WOODLEY, BERKSHIRE

APPELLANT'S STATEMENT OF CASE

Prepared by:
JKL Architects and Town Planners Ltd
The Studio
Riverside View
Basing Road
Old Basing
Hampshire RG24 7AL
Tel: 01256 354471
Fax: 01256
Email: jkl@jkl.btinternet.co.uk

On behalf of:
Natta Country Homes Ltd
A1124/CMS/cms
January 2001

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JKL Architects and Town Planners Limited
Registered in England No. 3287340

CONTENTS

1.00 BACKGROUND

2.00 DESCRIPTION OF THE SITE AND SURROUNDINGS

3.00 GROUNDS OF APPEAL

4.00 CONCLUSIONS

5.00 DOCUMENTS

1.00 BACKGROUND

1.01 This application is against the decision of Wokingham District Council (WDC) to refuse to grant planning permission for the erection of seven dwellings on land at Woodley Timber Yard, Norton Road, Woodley, Berkshire. The application, decision notice and development plan policies referred to therein are attached at Documents 1, 2 and 3. the site already benefits from planning permission (99/70018/F) for the erection of a block of six flats, attached at Document 4.

1.02 Following pre-application discussions with WDC an application for the erection of seven dwellings was submitted on 7 April 2000. There followed further negotiations during which the appellant amended the proposals to meet the requirements of the local planning authority. Correspondence between the appellant's architects and WDC is attached at Documents 5 to 10 The scheme was eventually presented to the Planning Committee on 29 November 2000 with the planning officer's recommendation that planning permission be granted. Only the drawings that were actually considered by the planning committee are included at Document 1. The committee report is attached at Document 11.

1.03 The Planning Committee did not accept the professional planning officer's recommendation and refused to grant planning permission. The reason alleges an adverse impact by reason of scale, form, bulk and massing. It will be demonstrated that there is no substance to the reason given for refusing to grant planning permission.

2.00 DESCRIPTION OF THE SITE AND SURROUNDINGS

2.01 The appeal site lies within the existing built up area of Woodley and was formerly in use as a timber yard. The site itself contains open fronted sheds around its periphery. The site is bounded by walls generally about 3 metres in height.

2.02 The site is surrounded by residential development, principally two storey semi-detached houses and maisonettes. Norton Close comprises semi-detached houses dating from the mid twentieth century, though there is a bungalow immediately to the east of the access. To the east in Norton Road and Rivermead Road are maisonettes whilst to the south in Rivermead Road are terraced houses. To the north west the houses in Triumph Close are relatively recently built detached and semi-detached houses. The site is generally level, both in itself and in relation to the surrounding area.

2.03 The appeal site is not in an area with any special designation and there are no listed buildings in the vicinity.

3.00 GROUNDS OF APPEAL

3.01 Where the Development Plan contains relevant policies section 54A of the Town and Country Planning Act requires that applications and appeals shall be determined in accordance with the plan, unless material considerations indicate otherwise. The Development Plan for the area includes the Berkshire Structure Plan 1991 – 2006 and the South East Area Local Plan adopted in 1994. The emerging Wokingham District Local Plan has reached an advanced stage in its progress towards formal adoption. Relevant Development Plan policies seek to ensure that new development will be appropriate to its location, without detriment to the amenities of adjoining land uses and occupiers. The redevelopment of existing sites within settlements is encouraged, as is the provision of smaller dwellings.

3.02 Central government advice is a material consideration. Up to date advice regarding housing development is contained in PPG 3: Housing: March 2000, which encourages making the best use of previously developed land and avoiding the inefficient use of land. Housing densities of 30 to 50 dwellings per hectare are encouraged. The design and layout of housing development should be of high quality to make efficient use of land without compromising the quality of the environment.

3.03 The appeal site lies within the defined settlement of Woodley, where development will normally be permitted, subject to being appropriate to its location and meeting the requirements of the policies of the development plan.

3.04 The report to the Planning Committee is detailed and sets out clearly the impact of the proposed development in terms of its appropriateness to the locality, suitable density and dwelling size, careful design, sympathetic layout and massing. It confirms the lack of adverse impact or detriment to the character and appearance of the surrounding area, or on the amenity of adjoining uses and occupiers. The proposal meets the requirements of the relevant development plan policies.

3.05 The site is 0.176 ha. The provision of seven dwellings on this site will accord fully with central government advice regarding the density of new development, being at a net density of 40 dwellings per hectare. Central government advice encourages the efficient use of land, and housing densities of 30 to 50 dwellings per hectare.

3.06 There are no substantive reasons for withholding planning permission for this well conceived development.

4.00 CONCLUSIONS

4.01 The appeal proposal is fully in accordance with the policies of the development plan, in particular it complies with the requirements of the criteria in policy WH1, WOS3 and WBE1 of the local plan and policies EN1 and H5 of the structure plan.

4.02 The appeal proposal is fully in accordance with the policy of central government as set out in PPG 3 in that it is well designed and at the same time makes best use of previously developed land, at a density which is encouraged.

4.03 The Inspector is respectfully requested to allow this appeal and grant planning permission for the erection of seven dwellings, subject to the model conditions listed below:

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
2. No dwelling shall be occupied until a means of vehicular access has been constructed in accordance with the approved plans.
3. No dwelling shall be occupied until space has been laid out within the site for vehicles to turn so that they may enter and leave the site in forward gear.
4. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved.
5. Before the development hereby permitted commences on the site, a soil survey of the site shall be undertaken and the results provided to the local planning authority. The survey shall be taken at such points and to such depth as the local planning authority may stipulate. A scheme for decontamination of the site shall be submitted to and approved in writing by the local planning authority and the scheme as approved shall be fully implemented and completed before any dwelling hereby permitted is first occupied.
6. No development shall take place until details of the materials to be used in the construction of the external surfaces of the dwellings hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

6.00 DOCUMENTS

1. Planning application F/2000/1247: 7 April 2000.
2. Decision notice: 30 November 2000.
3. Berkshire Structure Plan 1991-2006 policies OS1, EN1, H5, H9, T6 AND T7. Wokingham District Local Plan Deposit Draft 1997 policies WH1, WOS3, WBE1, WT6 and WT7.
4. Planning permission 99/70018/F: 12 October 1999.
5. Owens Galliver letter to WDC: 24 August 2000.
6. Owens Galliver letter to WDC: 27 September 2000.
7. Owens Galliver letter to WDC: 3 October 2000.
8. WD letter to Owens Galliver: 12 October 2000.
9. Owens Galliver letter to WDC: 6 November 2000.
10. Owens Galliver letter to WDC: 24 November 2000.
11. WDC report to Planning Committee: 29 November 2000.

Documents referred to:

PPG 1: General Policy and Principles: February 1997.

PPG 3: Housing: March 2000.

Circular11/95: The Use of Conditions in Planning Permissions.

Our ref: SU77SE/12/2
Your ref: APP/X0360/A/01/1058463

Date: 8 March 2001

ENVIRONMENT AGENCY

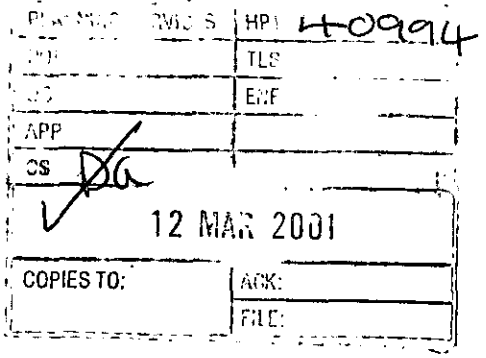
Miss A Groves
The Planning Inspectorate
Room 1004 Tollgate House
Houlton Street
Bristol
BS2 9DJ

Dear Madam

Appeal By: **Natta Country Homes Ltd**
Site: **Woodley Timber Co Ltd, Norton Road, Woodley**

We have been advised by the local planning authority that an appeal has been lodged against the refusal of planning permission in respect of the above proposal (Wokingham District Council ref F/2000/1247).

The Environment Agency did not object to the planning application from which the appeal arises, but we did ask that a number of conditions be imposed on any planning permission granted. A copy of the letter in which the Environment Agency made its comments is attached. We ask that, should the inspector determining the appeal (or advising the Secretary of State on its determination) be minded to grant planning permission for the proposed development, the conditions requested in our letter should be imposed on any planning permission granted.



Yours faithfully

Sarah Paxman
Development Planning Officer

cc: Wokingham District Council
Environmental Services Dept
Planning Services
PO Box 157
Shute End, Wokingham
Berks RG40 1WR

enc. EA letter dated 25/7/00

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

The Planning Inspectorate

For official use only
Date received

QUESTIONNAIRE

To be used for all appeals made on or after August 2000

PLANNING, LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT

APPEAL REF: APP /X0360/A/01/1058463 **GRID REF:** _____

APPEAL BY: NATTA COUNTRY HOMES LTD

SITE: WOODLEY TIMBER CO. NORTON RD. WOODLEY

You must ensure that a copy of a completed questionnaire, together with any enclosures, is received by us and the appellant, within 2 weeks of the 'starting date' given in our letter. Please send our copy to the case officer. Their address is shown on our letter.

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

NB: PLEASE TELL US OF ANY CHANGES TO THE INFORMATION YOU HAVE GIVEN ON THIS FORM.

1.	Do you agree to the written representations procedure?	YES / [redacted]
OR	Do the you wish to be heard by an Inspector at: a. a local inquiry?	[redacted] / NO
	or b. a hearing?	[redacted] / NO
2. a.	If the written procedure is agreed, could the Inspector see the whole site clearly from a road or other public land?	[redacted] / NO
b.	From your knowledge of the issues, would our Inspector need to enter the site for any reason e.g. to view/measure any dimensions from within it?	YES / [redacted]
3.	Does the appeal relate to an application for approval of reserved matters?	~~YES~~ / NO
4.	Was an Article 7 (Regulation 6 for listed building or conservation area consent) certificate submitted with the application?	~~YES / NO~~ / NA
5.	Was it necessary to advertise the proposals under Article 8 of the GDPO 1995 and/or Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990?	~~YES~~ / NO

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

15.	Copies of the following documents must, if appropriate, be enclosed with this questionnaire:	
a	Is the development in Schedule 1 or column one of Schedule2 of the Town & Country Planning (Environmental Impact Assessment)(England & Wales)	~~YES~~ / NO
	Regulations 1999? If YES, please indicate which Schedule.	Sch 1 Sch 2 col 1
b.	Is the development within a 'sensitive area' as defined by regulation 2 of the Town & Country Planning (Environmental Impact Assessment)(England & Wales) Regulations 1999?	~~YES~~ / NO
c.	Has a screening opinion been placed on Part 1of the planning register? If YES, please send a copy to us.	~~YES~~ / NO

	Number of Documents Enclosed	N/A
d. Any comments or directions received from the Secretary of State, other Government Departments or statutory agencies / undertakers whether or not as a result of consultations under the GDPO;	2	
e. Any representations received as a result of an Article 7 (or Regulation 6) notice;		✓
f. A copy of any notice published under Article 8 of the GDPO 1995; and/or Section 73 of the Planning (Listed Buildings and Conservation Areas)Act 1990; and/or Regulation 5 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990;		✓
g. Any representations received as a result of a notice published under Article 8 and/or Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (or Regulation 5);		✓
h. Details of any other applications or matters you are currently considering relating to the same site;		✓
i. For all appeals, including those against non determination, you must provide details of all relevant development plan policies. *Each extract must include the front page, the title and date of approval or adoption. Where plans & policies have not been approved or adopted, please give the stage or status of the plan.*		
j. Any supplementary planning guidance, together with its status, that you consider necessary.		✓
k. A list of any conditions or limitations you would agree to if the appeal were to be allowed; (INCLUDED IN COMMITTEE REPORT - 16b(ii))	1	
l. Any other relevant information or correspondence you consider we should be aware of.		✓

16.a. What is the date you told those you notified about the appeal that we must receive any further comments by?	11/04/01	
b. Copies of the following documents must, if appropriate, be enclosed with this questionnaire.	Number of Documents Enclosed	N/A
i) representations received from interested parties about the original application	22	
ii) the planning officer's report to committee	1	
iii) any relevant committee minute	3	
17. FOR APPEALS DEALT WITH BY WRITTEN REPRESENTATIONS ONLY		
Do you intend to send another statement about this appeal? If NO, please send the following information:-	YES / [redacted]	
a. In non-determination cases:		
i) what the decision notice would have said;		
ii) how the relevant development plan policies relate to the issues of this appeal.		
b. In all cases:		
i) the relevant planning history;		
ii) any supplementary reasons for the decision on the application;		
iii) matters which you want our Inspector to note at the site visit.		
18. THE MAYOR OF LONDON CASES ONLY		
a. Was it necessary to notify the Mayor of London about the application? If YES please attach a copy of that notification.	YES / NO	
a. *Did the Mayor of London issue a direction to refuse planning permission* If YES, please attach a copy of that direction.	YES / NO	

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

Signature: Dlyrell on behalf of WOKINGHAM DISTRICT Council

Date sent to us and the appellant 07/03/01 OUR Ref: F/2000/1247

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LODDON AREA LOCAL PLAN

Adopted 5 May 1995

Published by: Wokingham District Council
Planning Department
Shute End
Wokingham
Berkshire
RG40 1WR
Telephone: (01734) 778798

1.4 QUALITY AND CONSERVATION OF THE BUILT ENVIRONMENT



NEW DEVELOPMENT, REDEVELOPMENT AND REFURBISHMENT

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

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

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

❖ *LBE1 DESIGN OF NEW DEVELOPMENT*

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

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

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

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

❖ LBE2 INAPPROPRIATE DESIGN

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

ENVIRONMENTAL IMPROVEMENT

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

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

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

❖ LBE3 REFURBISHMENT AND REDEVELOPMENT

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

❖ LBE4 ENVIRONMENTAL ENHANCEMENT SCHEMES

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

SUNLIGHT, DAYLIGHT AND NOISE

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

❖ LBE5 SUNLIGHT AND DAYLIGHT

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

SEEK TO ENSURE GOOD DAYLIGHTING CONDITIONS AND ADEQUATE SUNLIGHT PENETRATION TO BOTH NEW AND EXISTING DEVELOPMENT.

1.4.08 The effects of noise nuisance is an important consideration. In the case of residential development the location and siting of new dwellings should normally be such as to ensure that the facade noise level to any dwelling does not exceed 65dB(A) on the L10 18 hour index from traffic noise and 60dB(A) (24 hour Leq) from railways. This may not always be achievable, particularly in central locations and, therefore, in the case of any new dwelling likely to be affected by higher noise ratings, it is essential that the building is designed so that the internal noise level with windows closed does not exceed 40dB(A) on the L10 18 hour index. In the case of new buildings whose occupiers might create noise adequate soundproofing measures will be required. Specific policies concerning noise pollution are contained in the Replacement Structure Plan for Berkshire (Policies EN15 & EN16).There are also relevant powers under the Building Regulations. For these reasons there is no additional policy in this plan.

1.4.09 .There is provision under the Noise Insulation Regulations 1975 for sound insulation to be provided by the Departments of Environment and Transport, in certain circumstances, to existing residential properties which are subjected to road traffic noise level increases. Where a new road or other development is to be constructed which will give rise to an increase in road traffic noise in excess of the levels in the Regulations, the costs of sound insulation to existing properties and the provision of noise absorbing barriers should be borne by the developer.

ACCESS FOR DISABLED PERSONS

1.4.10 The arrangement of the built environment is of crucial importance for those sections of the community who are physically disabled and who wish to conduct as independent a life as possible. Although our towns and cities have not been built with regard to the needs of disabled people, about one person in twenty has some form of permanent or temporary disability which makes mobility difficult and reduces their opportunities to use the built environment as fully as possible.



1.4.11 Current legislation requires that all public buildings make provision for adequate means of access for the disabled. Developers' attention is drawn to two publications:

(i) the British Standards Institution 'Code of Practice for Access of the Disabled to Buildings' (BS5810:1979), and

(ii) Design Note 18 'Access for Disabled People to Educational Buildings' (1984).

These specify the requirements for providing means of access for disabled people to buildings which are open to the public. Together with the internal layout and immediate access to buildings, the layout of parking and pedestrian facilities and their surfaces should be considered as an integral part of the design required for enabling ease of access by the disabled.

❖ *LBE6 ACCESS FOR DISABLED PERSONS IN NEW DEVELOPMENT*

PLANNING APPLICATIONS WILL BE ASSESSED AGAINST THE REQUIREMENT TO PROVIDE ADEQUATE MEANS OF ACCESS FOR DISABLED PERSONS.

allow some development to occur in the identified settlements on unidentified sites in response to needs and opportunities identified by landowners and developers. It is estimated that a further 781 dwellings will be provided in the District on such sites between 1992 and 1998. Details of the basis for this estimation are given in Local Plan Working Paper Four which is available separately from this plan.

❖ LH1 HOUSING DEVELOPMENT ON UNIDENTIFIED SITES

WITHIN THE IDENTIFIED SETTLEMENTS RESIDENTIAL DEVELOPMENT IN THE FORM OF INFILLING, ROUNDING OFF AND DEVELOPMENT GENERALLY WILL BE CONSIDERED FAVOURABLY SUBJECT TO LOCAL ENVIRONMENTAL CONSTRAINTS AND OTHER PROVISIONS OF THIS PLAN. IN VIEW OF THE SENSITIVITY OF SUCH PROPOSALS AND THEIR POTENTIAL IMPACT THE PREPARATION OF A DEVELOPMENT BRIEF WILL NORMALLY BE NECESSARY IN BRINGING FORWARD SCHEMES ON SITES OVER 0.4 HECTARE. ON SITES OVER 0.4 HECTARE, AN ELEMENT OF AFFORDABLE HOUSING WILL BE SOUGHT IN ACCORDANCE WITH POLICY LH8.

IN INTERPRETING THIS POLICY, THE DISTRICT COUNCIL WILL PARTICULARLY WISH TO ENSURE THAT THE FOLLOWING CRITERIA (WHICH ARE AMPLIFIED IN OTHER POLICIES WHERE INDICATED) ARE COMPLIED WITH:

(A) THE PROTECTION OF OPEN AND WOODED AREAS, GAPS AND GARDEN AREAS WHICH ARE IMPORTANT TO THE CHARACTER OF THE SETTLEMENT CONCERNED (POLICY LTV6 AND VARIOUS SPECIFIC POLICIES);

(B) NO SIGNIFICANT ADVERSE EFFECT ON THE CHARACTER OF THE AREA (POLICIES LTV6, LBE1 & LBE2);

(C) NO SIGNIFICANT ADVERSE EFFECT ON SETTLEMENT BOUNDARIES AND THE SURROUNDING COUNTRYSIDE (POLICY LTV5);

(D) NO LOSS OF PUBLIC OPEN SPACE OR RECREATIONAL FACILITIES (POLICY LR4);

(E) THE PROVISION OF ADEQUATE GARDEN AREAS, SPACE ABOUT BUILDINGS AND OFF-STREET PARKING FOR ALL NEW DWELLINGS;

(F) THE PRESENCE OF ADEQUATE LOCAL HIGHWAY CAPACITY TO CATER FOR TRAFFIC GENERATED BY THE DEVELOPMENT.



1.2.08 The housing requirement for the five year period to 1998 is based on the provision required by the Approved Structure Plan until 1996, and thereafter on that required by the provision to be made in the Draft Deposit Structure Plan. This gives a total requirement 1992-98 of 3590 units for Wokingham District. Of the total provision (1984-98) some 9630 had been built by March 1992. Permission had also been granted for a further 1785 dwellings on that date and commitments had been entered into subject to legal agreements, for a further 257 dwellings. Together with the 781 houses to be provided on unidentified sites a total of 12229 dwellings have been provided for (taking into account non-implementation of unidentified sites and Lower Earley). Therefore, in the entire District, sites remain to be identified for 991 dwellings.

1.2.09 Sites for 336 dwellings are to be included in the South East Area Local Plan, and 726 additional dwellings have been identified in this Local Plan. This totals 1062 dwellings - more than the requirement to allow for non-implementation of any sites. The total for this Plan area is made up of 470 dwellings to be developed as the main area

nure and size of dwellings are not normally nsidered to be land-use matters. Site aracteristics though can influence the type of velling that can be provided, e.g. dense housing an urban situation, large dwellings in extensive ounds in village fringe locations, sheltered ousing in communal grounds. Further the District ouncil, with its resources of information can dvise residential developers about the types of ousing required in the Plan area. This information as to be regularly updated as the housing situation hanges over time. The District Council is nonitoring housing need and is carrying out a ousing needs survey in the Spring of 1993.

1.2.24 In preparing this information the District Council will have regard to:

a) existing commitments for residential development;

b) indications of need e.g. the housing waiting list, homelessness;

c) the condition of the housing stock e.g. dwellings lacking basic amenities, dwellings requiring substantial renovation due to lack of maintenance;

d) programmes of other agencies providing residential accommodation i.e. social services, health authorities;

e) the needs of special groups, e.g. the elderly, mentally ill, mentally handicapped and disabled.

1.2.25 At present the main housing needs are for more:

a) small (one and two-bedroomed) dwellings;

b) dwellings to rent;

c) low-cost dwellings of various sizes.

❖ LH7 HOUSING NEEDS

THE DISTRICT COUNCIL WILL PROVIDE DEVELOPERS WITH INFORMATION ON THE HOUSING NEEDS OF THE PLAN AREA, INCLUDING THOSE OF PARTICULAR SOCIAL GROUPS, SO THAT THEY ARE AWARE OF THE REQUIREMENTS WHEN FORMULATING PROPOSALS.

1.2.26 Planning Policy Guidance Note 3 gives advice on the provision of low-cost housing. The District Council has given consideration to this matter. The guidance states that a community's need for affordable housing is a material planning consideration which may properly be taken into account in formulating development plan policies. The need for such housing in Wokingham District is clear from the evidence in the Council's Housing Strategy statement and is likely to be confirmed in the forthcoming needs survey (Spring 1993). Where there is a demonstrable lack of affordable housing, it can be provided and will be sought within housing developments on a substantial scale. In Wokingham District such sites are considered to be over 0.4 hectare in extent. Within the provisions of Policy LPS1 though, smaller sites will also make a contribution. Guidance is that in the absence of development sites on a sufficient scale special provision can be made under the rural 'exceptions' scheme. In view of the needs the Council has made limited provision for such exceptions in policy.

1.2.27 In considering whether rents are affordable the Council will have regard to the income of likely occupants using Housing Corporation or National Federation of Housing Association guidelines as well as the likely Housing Benefit subsidy threshold for the proposed dwellings.

❖ LH8 VARIETY OF HOUSING

ON SITES OVER 0.4 HECTARE THE DEVELOPMENT SHOULD INCORPORATE A REASONABLE MIX AND BALANCE OF HOUSE TYPES AND SIZES TO CATER FOR A RANGE OF HOUSING NEEDS INCLUDING THAT FOR AFFORDABLE HOUSING. BEFORE GRANTING PLANNING PERMISSION, THE PLANNING AUTHORITY WILL SATISFY ITSELF THAT SECURE ARRANGEMENTS ARE MADE TO ENSURE THAT THE BENEFITS OF AFFORDABLE HOUSING

WILL BE ENJOYED BY SUCCESSIVE AS WELL AS BY INITIAL OCCUPIERS OF THE PROPERTY. IN CONSIDERING PLANNING APPLICATIONS AND PREPARING DEVELOPMENT BRIEFS PARTICULAR CONSIDERATION WILL BE GIVEN TO THE NEED TO ACHIEVE A RANGE OF HOUSING DENSITIES AND DWELLING SIZES IN ORDER TO PROVIDE THE OPPORTUNITY FOR LOWER COST AND SMALLER [ONE AND TWO BEDROOMED] DWELLINGS.

❖ LH9 PROVISION OF AFFORDABLE DWELLINGS BY EXCEPTIONS

AS AN ADDITIONAL PROVISION TO THAT CONTAINED IN POLICY H1 OF THE REPLACEMENT STRUCTURE PLAN FOR BERKSHIRE PERMISSION WILL BE GRANTED ON LAND ON WHICH HOUSING WOULD NOT NORMALLY BE PERMITTED UNDER THE PROVISIONS OF POLICIES LH1 AND LH2 FOR AFFORDABLE DWELLINGS IN RESPONSE TO PROVEN LOCAL NEED SUBJECT TO:

i) THE DEVELOPMENT BEING WITHIN OR ON THE EDGE OF AN IDENTIFIED SETTLEMENT IN THE FORM OF INFILLING, ROUNDING OFF OR REDEVELOPMENT;

ii) LOCAL ENVIRONMENTAL CONSTRAINTS AND OTHER PROVISIONS OF THIS LOCAL PLAN BEING MET;

iii) THE DWELLINGS BEING OCCUPIED SOLELY BY THOSE WHO ARE RESIDENTS OF THE DISTRICT PRIOR TO OR ON THE DATE OF GRANTING PLANNING PERMISSION;

iv) THE OCCUPATION OF THE DWELLINGS BEING CONTROLLED IN THE LONG TERM TO ENSURE THAT SECOND AND SUBSEQUENT OCCUPIERS' NEEDS FALL WITHIN THE PROVISIONS OF THE POLICY;

v) THE DWELLINGS BEING 'AFFORDABLE'. SUCH DEVELOPMENT WILL BE PRIMARILY UNDERTAKEN BY HOUSING ASSOCIATIONS AND WILL NORMALLY BE SUPPORTED BY THE DISTRICT COUNCIL IN ITS ROLE AS AN ENABLER OF LOW COST LOCAL HOUSING NEEDS PROVISION.

DEVELOPMENT ON THE EDGE OF SETTLEMENTS WILL BE SMALL IN SCALE, NOT NORMALLY EXCEEDING TEN DWELLINGS OR 0.4 HECTARE IN SIZE. IT SHOULD BE IN LOCATIONS THAT DO NOT INTRUDE INTO OPEN COUNTRYSIDE, THAT ARE NOT ESSENTIAL TO THE SEPARATION OF SETTLEMENTS AND WHICH CAN BE DEVELOPED WITHOUT AN ADVERSE EFFECT ON THE CHARACTER OR SETTING OF THE SETTLEMENT. IN ALL CASES THE DISTRICT COUNCIL WILL ENSURE THAT DEVELOPMENT RESPECTS THE SCALE AND CHARACTER OF THE SITE AND ITS SURROUNDINGS, AND THAT THE GENERAL CRITERIA APPLYING TO NEW HOUSING SITES INCLUDED IN POLICY LH1 ARE COMPLIED WITH.

BEFORE GRANTING PLANNING PERMISSION, THE PLANNING AUTHORITY WILL SATISFY ITSELF THAT SECURE ARRANGEMENTS ARE MADE TO ENSURE THAT THE BENEFITS OF AFFORDABLE HOUSING WILL BE ENJOYED BY SUCCESSIVE AS WELL AS BY INITIAL OCCUPIERS OF THE PROPERTY.

REQUIRED AS A RESULT OF NEW DEVELOPMENTS, SUBJECT TO THERE BEING NO SIGNIFICANT ADVERSE ENVIRONMENTAL EFFECT: ELSEWHERE IN THE PLAN AREA THE DISTRICT COUNCIL WILL SUPPORT ROAD AND JUNCTION IMPROVEMENTS WHERE CONSIDERED NECESSARY, AND WHERE LOCALISED OR RESULTANT ADVERSE ENVIRONMENTAL EFFECTS WILL NOT OCCUR.

THE FOLLOWING MAY BE SUBJECT TO IMPROVEMENT WORKS:

A329/FOREST ROAD: Junction improvement
BETCHWORTH ROAD/WILDERNESS ROAD, EARLEY: Junction improvement
LODDON BRIDGE ROAD/CROCKHAMWELL ROAD, WOODLEY: Junction improvement
LODDON BRIDGE ROAD/HEADLEY ROAD: Modification to roundabout
A329 WOKINGHAM ROAD/WILDERNESS ROAD: Junction improvement
SONNING LANE/A4 BATH ROAD: Junction improvement
WINNERSH CROSSROADS: Improvement
ARBORFIELD CROSS: Junction improvements with A327
BUTTS HILL ROAD BRIDGE OVER RAILWAY: Provision of footbridge
B3349 BARKHAM BRIDGE: New bridge with road realignment
ELM ROAD, EARLEY: Realignment
ELM ROAD/PEPPER LANE: Roundabout improvement
A327 GREENSWARD LANE: Improved alignment.

❖ LT5 ROAD SAFETY

THE DISTRICT COUNCIL WILL URGE THE HIGHWAY AUTHORITY TO TAKE APPROPRIATE MEASURES TO PROMOTE ROAD SAFETY FOR ALL ROAD USERS INCLUDING :

A) MONITORING OF ACCIDENT STATISTICS TO IDENTIFY BLACKSPOTS;

B) GIVING HIGH PRIORITY TO HIGHWAY IMPROVEMENTS THAT WILL REDUCE ACCIDENTS;

C) ENSURING THAT ALL HIGHWAY INVESTMENT CONFORMS TO BEST PRACTICE IN RESPECT OF ROAD SAFETY;

D) EXAMINING THE ROAD SAFETY IMPLICATIONS OF ALL PROPOSALS FOR DEVELOPMENT.

CAR AND MOTORCYCLE PARKING

1.8.10 The increase in the number of cars in the area through growth and high car ownership rates has lead to an increase in demand for parking spaces in shopping centres in the area placing existing facilities under pressure. The District Council recognises the need for car parking in order to maintain the viability of some centres. However new public car parking has environmental implications and may not be acceptable in some more sensitive areas particularly if it is decked.



❖ LT6 PARKING PROVISION

THE DISTRICT COUNCIL WILL SEEK THE PROVISION OF APPROPRIATELY LOCATED PARKING FACILITIES AND CAR PARKING IN ACCORDANCE WITH THE DISTRICT COUNCIL'S ADOPTED STANDARDS, TO BE PROVIDED EITHER IN CONJUNCTION WITH NEW DEVELOPMENT OR BY OBTAINING AN APPROPRIATE LEVEL OF COMMUTED PAYMENT WHERE THERE IS AN INTENTION TO PROVIDE, OR AN IDENTIFIED NEED FOR, PUBLIC PROVISION.

Note 1: The sum required per parking space by way of a commuted payment will be regularly reviewed.

Note 2: The District Council's adopted parking standards are attached as Appendix 1.

1.8.11 Motorcycles are often informally parked on parts of the highway not used by pedestrians or vehicles. It is recognised that motorcycles are a convenient and efficient form of travel, and that motorcycle owners generally prefer highly visible locations for the parking of their vehicles. As more of the carriageway and traffic islands are reclaimed for the pedestrian it will be necessary to ensure that adequate parking for motorcycles is retained.

❖ LT7 MOTORCYCLE PARKING

THE DISTRICT COUNCIL WILL SEEK APPROPRIATELY LOCATED MOTORCYCLE PARKING FACILITIES.

PEDESTRIANS

1.8.12 In general more vehicular traffic makes journeys by foot less pleasant and in some cases more dangerous. In older villages and towns in the plan area pavements are often narrow, can be uneven and are sometimes non-existent. The total exclusion of traffic is rarely achievable or desirable and the District Council is constrained at all times by the existing layout of the built environment.

1.8.13 In some more recent housing developments the segregation of pedestrian and vehicular traffic has not been successfully implemented with the result that pedestrians have nominated to walk along busy distributor roads either within the road itself or on the verge. The principal footpaths that have been provided within estates are often indistinguishable from other lesser footpaths and poorly signposted. If a segregated system of footpaths and roads is to be successful then footpaths must be direct, convenient, well lit and safe and have a clear hierarchy and signposting so that principal footpaths and their destinations are clearly recognised.

❖ LT8 PEDESTRIAN ROUTES

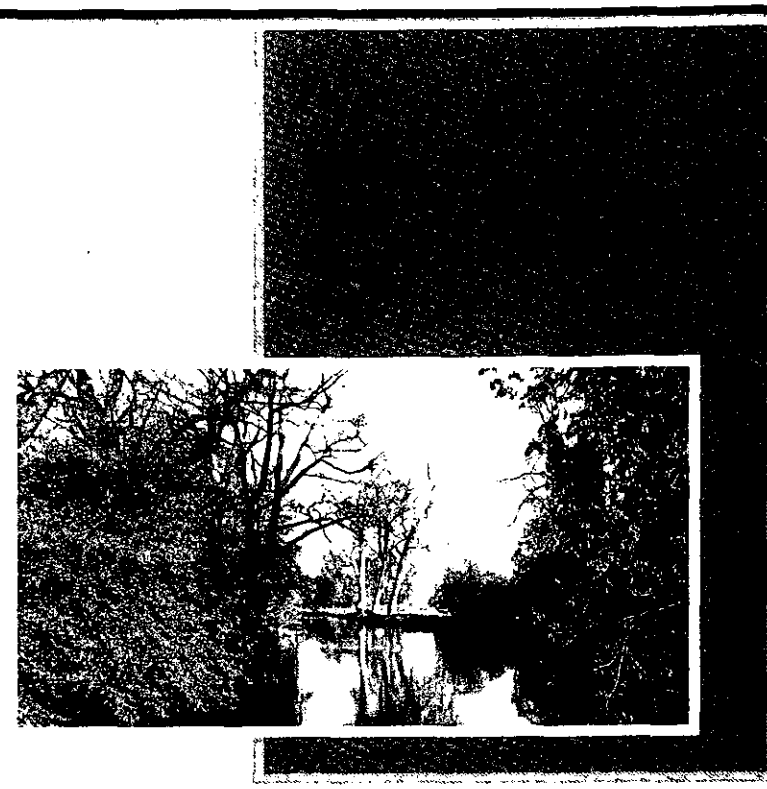
THE DISTRICT COUNCIL WILL SEEK TO SECURE CLEAR, DIRECT, WELL SIGNPOSTED, SAFE AND CONVENIENT ROUTES FOR PEDESTRIANS WITHIN NEW AND EXISTING DEVELOPMENT AND IN ADVANCE OF THE OCCUPATION OF NEW DEVELOPMENT. THE DISTRICT COUNCIL WILL ALSO SEEK PROVISION FOR PEDESTRIANS IN NEW ROAD SCHEMES AND TRAFFIC MANAGEMENT MEASURES.

CYCLING

1.8.14 Cycling is an increasingly popular method of transport, providing an efficient and easy means of travel in congested areas. It is also an important source of recreation. Cycles are particularly valuable as a means of travel to work and school and for transport over shorter distances. Heavily trafficked and congested roads can deter their use particularly where no separate cycleway or road spaces is provided. Where major road improvements take place, where possible, specific provision will be made for cyclists, as at the Loddon Bridge Roundabout improvement.

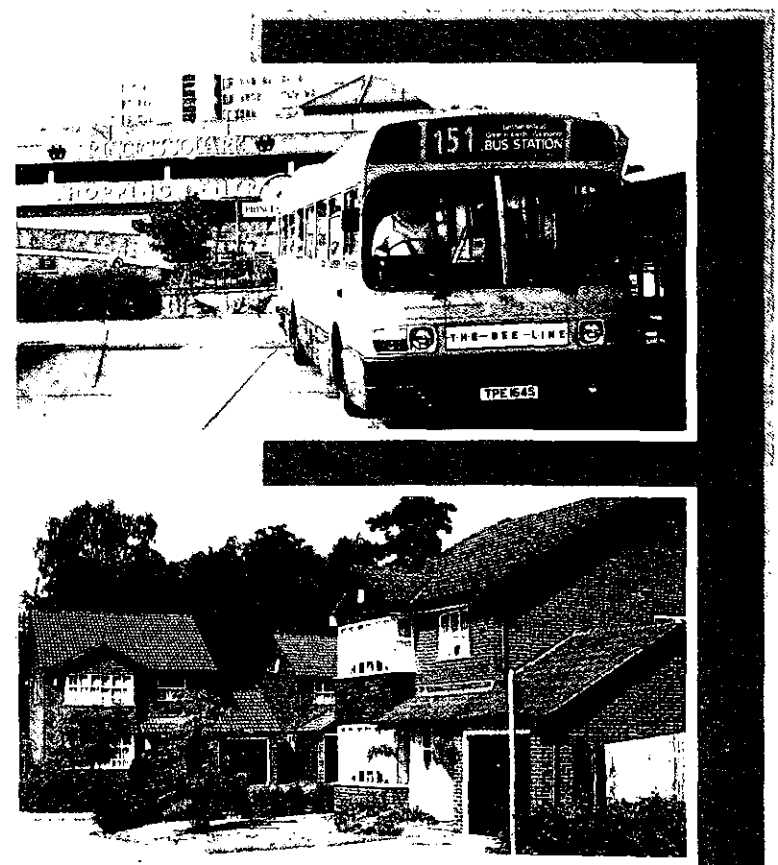
1.8.15 Considerable attention has been given nationally in recent years to the need to promote cycling as a regular mode of transport and a cycle lane has been established along the A4, principally to take school children safely from Sonning to the Wargrave Piggott School. In addition the more recent major housing and commercial developments in the area have been provided with segregated routes and opportunities exist to link those areas together. Where possible new routes could be formed through the areas of public open space between Woodley and Winnersh Triangle, and Lower Earley and Winnersh Triangle.

1.8.16 The Replacement Structure Plan requires that account should be taken of the particular needs of cyclists when designing new roads and road improvements and this will apply to any major developments in the plan area. Such provision will not necessarily involve the creation of separate cycle routes, but may include dropped kerbs, signing and cycling priority measures. To encourage the use of cycles as a convenient and efficient form of travel within the plan area, it will



BERKSHIRE STRUCTURE PLAN 1991-2006

Incorporating Alterations adopted in August 1997



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3.7 Sustainable levels, forms and locations for development are therefore sought which contribute towards meeting the needs and aspirations of today's society for homes, jobs and services, without compromising the ability of future generations to meet their own needs. This implies a greater reliance on the use of renewable resources at an acceptable level, coupled with the conservation of non-renewable resources and the reduction of land, water and air pollution. In addition, growth during the Plan period needs to be kept down to levels which can be accommodated within the environmental and other limits described in Chapter 2.

3.8 This approach is considered appropriate in view of :

- the limited capacity of the County to absorb further development;
- the need to husband land so that there is scope for development beyond 2006;
- the cumulative impact of development on existing communities, on the transport network and on pollution;
- the extent of existing commitments;
- uncertainties as to the timing and extent of recovery from the recent recession;
- changing economic factors which may affect people's aspirations and ability to form new households in separate accommodation;
- emphasis in the Regional Guidance on sustainable development, respecting environmental constraints and reducing rates of development in the west of the region.

3.9 Wthin this framework it is intended that scope and flexibility should be provided for helping to meet local housing needs, to secure and maintain a balanced local economy and to allow the provision of a wide range of job opportunities.

The Overall Strategy

Policy OS1 **The overall strategy of the Plan is to seek sustainable development and improvement to the quality of life in Berkshire by pursuing the following objectives :**

(i) to restrain development to levels that respect the limits set by environmental, infrastructure and other constraints upon the development of land;

(ii) to give priority within (i) to meeting Berkshire's economic and social needs, including the provision of low-cost housing and wider employment opportunities;

(iii) to protect and enhance the character and quality of Berkshire's landscape, environment and heritage;

(iv) to steer development to locations which minimise the need for travel and can be well served by public transport;

(v) **to conserve natural resources;**

(vi) **to minimise pollution;**

(vii) **to seek improvements to infrastructure, services and amenities;**

(viii) **to promote an appropriate balance between all forms of transport by continuing to develop an integrated transport strategy.**

MAIN THEMES OF THE STRATEGY

3.10 The main themes of the Structure Plan strategy are outlined below and developed in more detail in subsequent chapters. Environmental concerns are reflected in policies in all sections of the Plan. References to policies in the Plan of particular relevance are listed under each sub-heading.

Restraining Levels of Growth

3.11 The Plan seeks to keep growth down to levels which can be accommodated within the limits set by environmental, infrastructure and other considerations (Policies OS1; LD1, LD3, LD6, LD7; H1, H2; BU1; TC1; R1; M1, M3).

3.12 A restrained level of growth will generally take less open land for development, generate less traffic and waste and help towards reducing pollution, energy consumption, the depletion of water resources and the demand for minerals and aggregates. It will also allow more scope for catching up in the provision of social and physical infrastructure (subject to the environmental acceptability of proposals and availability of the necessary resources).

3.13 This approach is in line with key objectives in the regional planning guidance for the South East, in which it is suggested that levels of development should respect the region's valuable environmental features and avoid the wasteful use of land and other natural resources. The regional guidance also states that a reducing rate of growth is appropriate in the west of the region to enable infrastructure and services to catch up with rapid rates of development in the recent past.

3.14 The overall housing provision for the period 1991-2006 was increased by the County Council from 37,000 to 40,000 dwellings in response to a direction issued by the Secretary of State for the Environment on 29 June 1995. While the Council has welcomed the fact that the Secretary of State has not pressed it to accept the total of 48,000 dwellings recommended by the Panel which conducted the Examination in Public in 1993, it remains concerned that increasing the provision above 37,000 dwellings could have serious environmental consequences contrary to the overall objectives of the Structure Plan.

6 ENVIRONMENT AND CONSERVATION

MAINTAINING ENVIRONMENTAL QUALITY

6.1 The quality of the County's environment relates to its character, identifiable 'sense of place', and people's living conditions. These depend partly on care for its environment as a whole, including the countryside (dealt with in Chapter 5) and towns, villages and built-up areas which are considered in this chapter. It also concerns : safeguarding and enhancing a number of specific environmental interests, which together contribute to the character of the County; curbing and controlling a number of specific threats to pleasant living conditions; and the conservation of natural resources.

The Environment of the Built-up Areas

6.2 The density, form and quality of buildings, landscape and other elements of the environment in towns, villages and built-up areas have an important bearing on the overall quality of life in the County, especially as the majority of the population live and work in such areas.

Protection and Enhancement of the Environment of Built-Up Areas

Policy EN1 **The character and quality of the environment in the towns, villages and other built-up areas will be protected and enhanced. Within these areas development must be appropriate in scale, form, impact, character and siting to its location. In particular :**

(i) development should embody a high standard of design, layout and landscaping, and help maintain and, where possible, enhance the character of its surroundings;

(ii) town and village greens and all open land important to the character of settlements will be protected from development and where necessary enhanced;

(iii) the existing tree cover, important areas of vegetation and wildlife habitats will be conserved, and additions to them encouraged;

(iv) special attention will be paid to the maintenance and improvement of the character of town and village centres.

Where appropriate, to achieve optimum use of land and buildings in built-up areas, the re-use of vacant buildings and redevelopment of derelict or genuinely under-used urban land will be supported.

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

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

Environmental Nuisance

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

Protection from Environmental Nuisance

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

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

Flooding

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

Assessment of Development Proposals

Policy H4 **Within the provision specified in Policy H2, local planning authorities should ensure that proposals for new residential development are in locations which are close and have good access, particularly by public transport, to existing and proposed employment sites/areas and shopping and service facilities. In addition, they should ensure that such proposals take account of the distribution of local needs and demands.**

7.38 In order to comply with Policy OS1, which seeks to minimise the consumption of land, full use should be made of available land within existing urban areas. However, it is recognised that in certain areas there may be concern about over-development. Loss of open space and intensification of development can affect the quality of the urban environment, where most residents of the County live. In this respect, careful consideration should be given to the provisions of Policy EN1. Therefore such development must not harm the physical or visual character of the settlement, neighbourhood or surrounding area. In some cases it may be appropriate for local plans to set out general policies which limit the scale and form of development.

7.39 In some cases, it may not be possible to accommodate all of the provisions shown in Policies H1 and H2 within the existing urban areas. In these circumstances, further land should be released through the local plan process. In order to comply with Policy C1, this would require the delineation of new settlement boundaries which define the land to be released. In addition, much of the development within existing built-up areas will be identified through local plans.

Development Within Settlements and Redevelopment/Change of Use

Policy H5 **Part of the provision for housing development specified in Policy H1 will be achieved by :**

(i) building on suitable undeveloped land within built-up areas and settlement boundaries;

(ii) redevelopment or adaptation of an existing building or set of buildings;

(iii) changes of use of suitable permanent non-residential buildings and by the sub-division of existing dwellings.

In addition, if further land releases are required to meet the provisions of Policies H1 and H2, these should normally be made through the definition of settlement boundaries as part of the local plan process.

7.40 Undeveloped land within built-up areas and settlement boundaries may be suitable for housing development if it conforms with other structure and local plan policies. In drawing up settlement boundaries in local plans, district and borough councils will need to consider whether additional land releases are required to meet the provisions of Policies H1 and H2, having had regard to the likely contribution of the sites described in Policy H5 (i)-(iii) above. Additional provision should be made through the designation of new settlement boundaries in local plans. This may be at the edge of settlements, or through the identification of completely new settlements. "Rounding-off" may continue to be appropriate, but only through such boundary changes, designated in the local plan process.

7.41 The policy has considerably less detail than Policy H3 in the Replacement Structure Plan for Berkshire. This reflects current Government guidance (para. 5.56 of PPG12 - *Development Plans and Regional Planning Guidance*) that *detailed development* control policies are more appropriate in local plans. However, until such time as local plan policies are in place, the original Structure Plan policy remains as supplementary planning guidance. In particular, "building on suitable undeveloped land within the existing built-up area of a settlement" may involve more than one individual site and the construction of a new means of access. However, the Green Belt Local Plan limits the scale of development which is appropriate within "Recognised Settlements" in the Green Belt to the definition of infilling set out in previous Structure Plans (i.e. single plots on existing road frontages). This definition should continue to apply until such time as district-wide local plans are prepared for the appropriate areas. At that time, new criteria may be prepared.

7.42 Any proposals for freestanding new settlements would require careful consideration of the efficient means of providing infrastructure and services and should be of a size adequate to support appropriate facilities. For example, in order to foster the growth of a community, ready access to a primary school would be important. Furthermore, in conformity with the objectives of this Plan relating to sustainable development, the provision of good public transport links would be important.

Other Housing Development Outside Settlements

7.43 In accordance with Policy C2, housing development will not normally be permitted in the countryside, as defined by settlement boundaries in local plans. Furthermore, there is a general presumption against development in the Metropolitan Green Belt, as set out in Policy C4. In addition, in accordance with Policy C6, development will not be permitted where it would threaten important open areas which are of special significance as 'green wedges' or 'gaps' separating settlements or communities.

Slough

7.44 In the case of Slough, its location, entirely surrounded by Green Belt, means that it will become increasingly difficult to identify sufficient land to meet local housing needs without the release of land from the Green Belt. The possible release of Green Belt land in Slough to meet the housing provision is considered in paragraphs 5.15 and 5.16 of the Countryside and Rural Development Chapter.

Low-Cost Housing to Meet Local Needs in Rural Areas

Policy H8 **In exceptional circumstances permission may be granted for small scale schemes solely for low-cost housing to meet proven local needs :**

(i) on the periphery of rural settlements outside the Green Belt on sites which would not otherwise be released for development; or

(ii) within recognised settlements in the Green Belt defined in local plans.

Provision should be made for such schemes to be managed so that they remain affordable in perpetuity.

7.56 The implementation of these schemes will be a matter for local judgement and it will be the responsibility of the district councils in local plans to define what may be accepted as 'small scale'. Because such schemes are intended to be exceptions to normal restraint policies for development in rural areas, it will be essential to ensure that this housing is retained in perpetuity for local needs through agreements or appropriate methods of management. Local plans may also need to define which settlements these policies will apply to. Once built, these dwellings will be counted towards the Structure Plan housing provision.

Type of Housing

7.57 It is important to secure variety in the location, type, size and price of new housing. There is a particular need for housing for first-time buyers, and for accommodation suitable for small households but in some areas needs for particular types of family housing have been identified. Other categories which may require specialist accommodation include the elderly and the handicapped. However, those providing new housing should give attention to the needs of disabled people in all schemes.

Variety of Housing

Policy H9 **Within the provision specified in Policy H2, favourable consideration will generally be given to proposals for residential development which add to the range of densities, dwelling types and sizes, with specific emphasis being given to the provision of smaller dwellings and other identified local or special needs, including those associated with Care in the Community policy.**

7.58 Widening the choice of housing also involves accessibility to housing through adding to the variety of types of tenure which are available. Policies H9 and H10 will assist in this objective.

7.59 Provision of low-cost housing, or housing for first-time buyers and small households, should not be undertaken at the expense of a high standard of layout, design and landscape development. Policy EN1 seeks such high standards for all new development.

Private Car Use

Policy T5 **Within the constraints imposed by highway capacity and the objectives of the integrated transport strategy, the maintenance and improvement of standards of transport by private car will be sought where practicable. In the urban areas demand for private car use will be restrained, especially at peak times, through traffic management, parking controls and other appropriate measures.**

10.24 It is also the County Council's intention to encourage through publicity and liaison with appropriate organisations the more efficient use of the private car through such measures as car sharing and flexible working hours (see paragraph 10.7).

10.25 The Transport Plan defines areas to which restraint will be applied and the form(s) that it will take. The Plan also incorporates measures to ensure that where restraint to private car use is being proposed, adequate alternative modes of transport must either be available, or be likely to be made available in the near future, to provide choice for the travelling public.

10.26 Appropriate controls on the use of the private car may also be necessary in villages and other rural settlements to minimise environmental impact and to help improve road safety.

CAR PARKING

10.27 The control of the provision, availability and pricing structure of off-street car parking, together with the enforcement of on-street parking regulations, can help influence the attractiveness of car use in comparison with other means of transport. Accordingly, the County Council will encourage and support the development of parking strategies by the district councils and others to act as an implementation guide in urban areas. Through the Transport Plan the County Council will adopt revised parking standards and include them in reviews of the Berkshire Design Guide.

10.28 The implementation of appropriate standards for the provision of parking spaces within new development will need to take account, not only of demand, but also of the capacity of the highway network and the availability of alternative modes of transport. It will need to reflect the differing needs of large urban areas, the smaller towns and the rural areas. The parking standards for each area will be considered in consultation with the district councils, and developed in detail in local plans.

10.29 The district councils and the County Council will need to ensure that the provision of on-street parking is strictly controlled to avoid encouraging car penetration of areas that can be best served by public transport, and to ensure that available highway capacity and road safety is not prejudiced by vehicles parked on-street. The development of an integrated transport strategy will require a balanced approach to the provision of parking that will provide necessary spaces but not an over-supply to the detriment of other forms of transport.

Control of On-Street and Off-Street Parking

Policy T6 **The availability of on-street and off-street parking should be controlled both in existing and in new areas of development. In assessing the provision of additional public and private parking spaces, especially in town centres, consideration will be given, in accordance with the integrated transport strategy to meeting demand by alternative measures such as public transport, possibly in association with peripheral car parking. In appropriate circumstances parking provision may be limited to operational parking only and commuted payments in lieu of on-site parking provision will be sought.**

10.30 Commuted payments can assist the integrated approach to transport by the provision of off-street car parking, including peripheral sites in association with measures such as park and ride. They may also contribute to other public transport facilities. The County Council will also encourage district councils to allocate surplus income from the operation of off-street car parking for the same purposes.

TRAFFIC MANAGEMENT AND ROAD SAFETY

10.31 Traffic management, accident investigation and safety audits offer considerable scope within an integrated strategy to encourage the safer and more efficient use of the highway network for all users and provide environmental improvements.

Traffic Management Measures and Road Safety

Policy T7 **The County Council will seek, through appropriate traffic management measures, to improve the overall level of safety on the transport network, to control the use of existing and proposed highway infrastructure for the benefit of all users and where practical to provide environmental improvements and/or protection. Appropriate measures will be incorporated into new development.**

10.32 The County Council analyses and investigates road traffic accidents and will carry out safety audits of appropriate new development as well as infrastructure proposals in order to ensure that the safest possible result is achieved. The aim is that, by the year 2000, the number of road casualties will have been reduced by a third from the average experienced in the period 1981-85.

10.33 By regulating the efficient use of road space, traffic management provides benefits to users of private cars, public transport and commercial transport, and to pedestrians and cyclists. In sensitive neighbourhoods, the distress caused by inappropriate traffic flows can be reduced by directing traffic on to appropriate routes and by controlling speed and parking. In appropriate locations the County Council will support proposals for reducing speed in conjunction with area traffic calming schemes and will encourage and seek to participate in any Government initiatives which may be brought forward with regard to the control/reduction of speed in the vicinity of schools.

10.34 The County Council will control the use of heavy goods vehicles by traffic management measures so as to encourage the bulk of such traffic onto the strategic road network or other approved routes, thereby minimising the environmental impact. The need to introduce time controls to limit access for service vehicles will also be considered.

10.35 Wherever possible, traffic management measures will be self-enforcing. The County Council, in co-operation with the police and with the district councils, will seek ways to ensure that the effective enforcement of traffic regulatory measures is achieved for the overall benefit of all road users and local residents. In particular, physical traffic calming measures will be used to resolve persistent road safety problems or environmental concerns following area-wide traffic management studies.

FREIGHT

10.36 Freight transport, although potentially environmentally intrusive, is essential to the economic prosperity of the area.

Freight Transport

Policy T8 **Development which facilitates the transfer of freight from road transport to other modes, such as railway sidings, will be encouraged subject to environmental and wider transport considerations.**

10.37 The maximum use of rail for freight haulage will be encouraged, including the take up of grants for freight facilities under Section 8 of the Railways Act 1974, provided that any resulting road distribution operations can be satisfactorily accommodated on the highway network.

Provision of Facilities for Commercial Vehicles

Policy T9 **The provision of facilities for commercial vehicles, such as lorry parks and depots for the transfer of goods, will be encouraged where they are located on or are easily accessible to the strategic road network, subject to an assessment of the need for a proposed facility and environmental and wider transport considerations.**

10.38 District councils should consider, in preparing their local plans, the need for and location of :

- facilities for the trans-shipment of goods to smaller vehicles for deliveries within sensitive areas;
- lorry parks and overnight facilities for lorries and drivers.

These facilities should be on or easily accessible to the strategic road network and should not prejudice countryside and environmental policies.



Wokingham District Local Plan
Deposit Draft

With Proposed Amendments Highlighted

February 2000

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

POLICY WOS3: DEVELOPMENT CONTROL PRINCIPLES

THE COUNCIL WILL REQUIRE ALL DEVELOPMENT PROPOSALS THAT ARE ACCEPTABLE IN PRINCIPLE WHEN ASSESSED AGAINST OTHER POLICIES OF THIS PLAN TO:

A) BE APPROPRIATE IN SCALE OF ACTIVITY AND CHARACTER TO THE AREA IN WHICH THEY ARE LOCATED AND BE INTEGRATED INTO THEIR LOCAL CONTEXT WITHOUT DETRIMENT TO THE AMENITIES OF ADJOINING LAND USES AND OCCUPIERS

B) ~~RETAIN~~ *HAVE NO SIGNIFICANT DETRIMENTAL IMPACT UPON* **(PA 1/6)** IMPORTANT MAN-MADE, LANDSCAPE AND NATURE CONSERVATION FEATURES AND PROVIDE FOR FURTHER LANDSCAPE TREATMENT WHERE RELEVANT TO THE TYPE OF DEVELOPMENT AND/OR THE PROTECTION OF LOCAL VISUAL AMENITY

C) BE BOTH LOCATED AND DESIGNED SO AS TO REDUCE THE NEED TO TRAVEL AND ENCOURAGE THE USE OF WALKING, CYCLING AND PUBLIC TRANSPORT AS ALTERNATIVES TO THE CAR

D) HAVE NO SIGNIFICANT EFFECT ON ROAD SAFETY OR CAUSE HIGHWAY, TRAFFIC GENERATION OR TRAFFIC RELATED ENVIRONMENTAL PROBLEMS

E) PROVIDE BUILDINGS, FACILITIES AND SPACES THAT ARE CAPABLE OF USE BY PEOPLE WHO HAVE MOBILITY OR SENSORY IMPAIRMENT

F) BE OF HIGH QUALITY OF DESIGN THAT RESPECTS THE LOCAL CONTEXT BY VIRTUE OF SITING, LAYOUT, MASSING, MATERIALS, COLOUR AND TEXTURE.

Implementation: Through the development control process.

Monitoring: Planning applications determined.

Services, Amenities and Infrastructure

1.13 It is a principle of good planning that new development should provide the necessary infrastructure, including services and amenities, needed to support the development. This is a material consideration in considering planning applications (as set out in Circular 1/97, *Planning Obligations*). An explicit assessment must be made of infrastructure requirements arising from the development and how these should be met. Such provision is a key element in the quality of life or new and existing residents. Supplementary planning guidance has been produced setting out the implementation of Policy WOS4 below.

POLICY WOS4: SERVICE, AMENITIES AND INFRASTRUCTURE REQUIREMENTS FOR NEW DEVELOPMENT

WHERE DEVELOPMENT IS ACCEPTABLE IN PRINCIPLE, UNDER THE POLICIES OF THIS PLAN, DEVELOPMENT PROPOSALS WILL BE EXPECTED TO HAVE

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POLICY FRAMEWORK

National Policy

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

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

Strategic Policy

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

Supplementary Planning Guidance

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

THE BUILT ENVIRONMENT

DESIGN PRINCIPLES

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

POLICY WBE1: DEVELOPMENT IN ITS LOCAL CONTEXT

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

a) ITS ENVIRONMENTAL IMPACT

b) ITS VISUAL IMPACT

c) ACCESSIBILITY

Cont.

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

e) THE LOCAL TOWNSCAPE

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

g) SAFETY AND SECURITY

h) THE PRIVACY AND AMENITY OF THE EXISTING ENVIRONMENT

i) SUPPLEMENTARY PLANNING DESIGN GUIDANCE ADOPTED BY THE COUNCIL.

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

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

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

POLICY WBE2: IMPROVING ON THE LOCAL CONTEXT

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

Implementation: Through the development control process.

Monitoring: Check quality of development on the ground.

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

POLICY WBE3: CHARACTER OF LARGE SCALE DEVELOPMENT

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

Cont.

POLICIES

5.12 Only part of the District's housing requirement is met through the allocation of specific areas of land for development. Housing will continue to be built on unidentified sites. In accordance with Berkshire Structure Plan Policies (C1 and H5), these sites will be within the boundaries of identified settlements.

POLICY WH1: HOUSING DEVELOPMENT - UNIDENTIFIED SITES

WITHIN THE IDENTIFIED SETTLEMENTS, ON SITES THAT ARE NOT IDENTIFIED IN THE PLAN FOR RESIDENTIAL USE, DEVELOPMENT IN THE FORM OF INFILLING, REDEVELOPMENT AND CHANGE OF USE TO RESIDENTIAL USE WILL BE CONSIDERED FAVOURABLY, SUBJECT TO LOCAL ENVIRONMENTAL AND AMENITY CONSIDERATIONS AND ALL OTHER RELEVANT POLICIES AND PROVISIONS OF THIS PLAN, IN ORDER TO MAKE THE BEST USE OF LAND IN BUILT-UP AREAS.

IN PARTICULAR, THE COUNCIL WILL SEEK TO ENSURE THAT THE FOLLOWING CRITERIA ARE COMPLIED WITH:

a) OPEN AND WOODED AREAS, AND GAPS AND GARDEN AREAS, THAT ARE IMPORTANT TO THE CHARACTER OF THE SETTLEMENT, ARE PROTECTED FROM *INAPPROPRIATE* (PA 5/3) DEVELOPMENT

b) THERE IS NO SIGNIFICANT ADVERSE EFFECT ON THE CHARACTER OF THE AREA, INCLUDING ON ANY CONSERVATION AREA

c) THERE IS NO SIGNIFICANT ADVERSE EFFECT ON ANY RESIDENTIAL PROPERTY OR LISTED BUILDING

d) THERE IS NO SIGNIFICANT ADVERSE EFFECT ON THE SETTLEMENT BOUNDARY OR ON THE ADJOINING COUNTRYSIDE

e) THERE IS NO SIGNIFICANT ADVERSE EFFECT ON ANY INTEREST OF NATURE CONSERVATION IMPORTANCE

f) THERE IS NO LOSS OF RECREATIONAL FACILITIES OR PUBLIC OPEN SPACE

g) THERE IS ADEQUATE LOCAL HIGHWAY AND INFRASTRUCTURE CAPACITY TO CATER FOR TRAFFIC AND OTHER DEMANDS GENERATED BY THE DEVELOPMENT, WITH, WHERE SEEN AS NECESSARY, THE PROVISION OF ROAD SAFETY MEASURES. IT WILL BE NECESSARY TO CONSIDER THE CUMULATIVE EFFECT ON ROADS AND INFRASTRUCTURE OF PROPOSED DEVELOPMENTS IN THE SAME AREA, TO DETERMINE THEIR ACCEPTABILITY UNDER THIS CRITERION

Cont.

h) ~~AN ELEMENT OF AFFORDABLE HOUSING IS PROVIDED IN SCHEMES OF 25 OR MORE DWELLINGS IN SETTLEMENTS OF UNDER 3,000, AND IN SCHEMES OF 40 OR MORE DWELLINGS ELSEWHERE. FOR THE AVOIDANCE OF DOUBT, THE SETTLEMENTS WHERE THE 40 DWELLINGS REQUIREMENT APPLIES COMPRISE EARLEY, NORTH FINCHAMPSTEAD, TWYFORD, WARGRAVE, WINNERSH, WOKINGHAM, CROWTHORNE (PINEWOOD) AND WOODLEY. NEW DEVELOPMENT WILL BE EXPECTED TO COMPLY WITH THE COUNCIL'S SERVICE, AMENITY, AND INFRASTRUCTURE REQUIREMENT (S.A.I.R.).~~

h) *AN ELEMENT OF AFFORDABLE HOUSING IS PROVIDED IN RESIDENTIAL SCHEMES OF 15 OR MORE DWELLINGS OR OF 0.5 HECTARE OR MORE IN SETTLEMENTS OF 3,000 OR FEWER, AND OF 25 OR MORE DWELLINGS OR OF 1 HECTARE OR MORE ELSEWHERE. THE SETTLEMENTS WHERE THE 25 DWELLINGS REQUIREMENT APPLIES COMPRISE CROWTHORNE (PINEWOOD), EARLEY, NORTH FINCHAMPSTEAD, TWYFORD, WARGRAVE, WINNERSH, WOKINGHAM AND WOODLEY. NEW DEVELOPMENT WILL BE EXPECTED TO COMPLY WITH THE COUNCIL'S SERVICE, AMENITY, AND INFRASTRUCTURE REQUIREMENT (S.A.I.R.).*

(PA 5/4)

PROPOSALS FOR RESIDENTIAL DEVELOPMENT WILL BE JUDGED AGAINST THE COUNCIL'S PLANNING GUIDELINES FOR THEIR ACCEPTABILITY UNDER DESIGN AND PARKING CRITERIA.

Implementation: Planning permissions to private and public sector housebuilders, having regard to Planning Guidelines.

Monitoring: Planning applications.

~~***POLICY WHA: HOUSING DEVELOPMENT - INFILLING GAPS WITHIN GROUPS AND MINOR EXTENSIONS TO GROUPS OUTSIDE SETTLEMENTS***~~

~~*SENSITIVE INFILLING OF SMALL GAPS WITHIN SMALL GROUPS OF HOUSES AND MINOR EXTENSIONS TO GROUPS OUTSIDE DESIGNATED GREEN GAPS (POLICY WCC 2) FOR RESIDENTIAL USE WILL BE ACCEPTABLE SUBJECT TO LOCAL ENVIRONMENTAL AND AMENITY CONSIDERATIONS AND ALL OTHER RELEVANT POLICIES AND PROVISIONS OF THIS PLAN.*~~

~~*IN PARTICULAR, THE COUNCIL WILL REQUIRE COMPLIANCE WITH THE FOLLOWING CRITERIA:*~~

~~a) *OPEN AND WOODED AREAS, AND GAPS AND GARDEN AREAS, THAT ARE IMPORTANT TO THE CHARACTER OF THE AREA, ARE PROTECTED FROM INAPPROPRIATE DEVELOPMENT*~~

~~b) *THERE IS NO ADVERSE EFFECT ON THE CHARACTER OF THE AREA, INCLUDING ON ANY CONSERVATION AREA OR AREA OF SPECIAL CHARACTER*~~

~~c) *THERE IS NO ADVERSE EFFECT ON ANY RESIDENTIAL PROPERTY OR LISTED BUILDING*~~

~~d) *THERE IS NO ADVERSE EFFECT ON THE ADJOINING COUNTRYSIDE*~~

~~e) *THERE IS NO ADVERSE EFFECT ON ANY INTEREST OF NATURE CONSERVATION IMPORTANCE*~~

~~f) *THERE IS NO LOSS OF RECREATIONAL FACILITIES OR PUBLIC OPEN SPACE*~~

POLICY WT5: ACCESS TO TOWN CENTRES

THE CURRENT LEVELS OF OVERALL ACCESSIBILITY TO TOWN CENTRES, PARTICULARLY BY ENVIRONMENTALLY FRIENDLY MODES OF TRANSPORT, WILL BE ENHANCED IN ORDER TO SUPPORT THE LOCAL ECONOMY AND TO MAINTAIN THE VIABILITY AND VITALITY OF THE CENTRES.

THE COUNCIL WILL SEEK TO ENSURE THAT THERE IS GOOD ACCESS TO TOWN CENTRES BY ALL MODES OF TRANSPORT.

PEDESTRIAN ACCESS PLANS WILL BE DEVELOPED FOR THE CENTRES OF WOKINGHAM, WOODLEY, EARLEY AND TWYFORD.

Implementation: Through the annual capital programme ~~of transport investment~~. *AND THE FIVE YEAR LOCAL TRANSPORT PLAN PROGRAMME* {T/10}

Monitoring: Through ~~Travel in Berkshire~~, *THE ROAD TRAFFIC REDUCTION ACT AND THE LOCAL TRANSPORT PLAN*, {T/10} other transport statistics and surveys.

Parking

10.32 In applying the parking standards, set out at Appendix 7, the District Council will have regard to whether a public transport alternative is available, and if so, its quality in terms of frequency and range of destinations served. In some cases, rather than to make provision on site, e.g. where it would lead to a multiplicity of crossings over heavily used footways or where it could only be used for a single purpose such as staff parking in connection with offices, it would be better to make communal provision. Thus in the centres of Wokingham, Woodley, Earley and Twyford, as defined on the inset maps, parking will be provided in communal areas and on-site parking will be restricted to that required for operational purposes only.

10.33 The provision of parking is seen as an important way to control the growth in the use of the private car. Therefore parking standards will treated as maxima and provision in excess of the standard will not be permitted.

10.34 There is already concern about on-street parking, particularly as an impediment to the movement of emergency vehicles. Control of on-street parking is needed in congested areas and in particular in residential areas close to town centres. Also, the space used for on-street parking could be used to increase the width of pavements and other pedestrian areas. However, the policies do not restrict the availability of on-street parking where this is appropriate, for example, for casual visitors to residential properties or for short term parking in shopping areas.

10.35 In making suitable provision for parking, the needs of disabled people require special consideration.

10.36 The quality of car parking is as much a matter of concern as the quantity. If car parking is to be used and thus meet the purpose of the standard, the spaces must be appropriately located. Studies have shown that there is a lack of communal parking close to dwellings for visitors even when quantitative standards have been met. There is also an under use of garages and hardstandings due to poor layout and dwelling design. Within residential areas proper provision will be sought for visitors. Thus some of the parking to meet the standard can be provided by means of communal spaces rather than exclusively within the curtilage. This will be by means of designated spaces rather than simple on-street provision.

10.37 As well as cars, it is essential that proper provision is made for cycles, motorcycles and lorries. Cycle parking facilities should be well related to cycle tracks. The provision of such facilities will prevent obstruction of footways and assist security. Such facilities should be provided in connection with all retail, business, leisure and educational development.

POLICY WT6: PARKING PROVISION

IN THE CENTRES OF WOKINGHAM, WOODLEY, EARLEY AND TWYFORD ON-SITE PARKING WILL BE LIMITED TO THAT REQUIRED FOR OPERATIONAL NEEDS. ELSEWHERE THE COUNCIL WILL SEEK THE PROVISION IN APPROPRIATE LOCATIONS WITHIN THE DEVELOPMENT FOR CAR, CYCLE, MOTORCYCLE AND LORRY PARKING IN ACCORDANCE WITH THE COUNCIL'S ADOPTED STANDARDS.

~~WITHIN CAR PARKS AND OTHER SUITABLE PUBLIC AREAS PROVISION WILL BE MADE FOR COVERED, WELL LIT AND SECURE CYCLE PARKING.~~

THE COUNCIL WILL SEEK THE PROVISION OF COVERED, WELL LIT AND SECURE CYCLE PARKING WITHIN CAR PARKS AND IN OTHER LOCATIONS WHERE IT IS LIKELY TO BE NEEDED SUCH AS SHOPPING CENTRES, RAILWAY STATIONS, SCHOOLS, LIBRARIES, DOCTORS' SURGERIES, COUNTRY PARKS AND LEISURE FACILITIES. CYCLE STANDS FOR INDIVIDUAL OR PAIRS OF CYCLES WILL BE SITED WHERE LARGER CYCLE PARKS ARE NOT APPROPRIATE. **(PA 10/4)**

THE COUNCIL WILL REVIEW THE NUMBER AND LOCATION OF DISABLED PARKING SPACES AND SEEK TO MEET ANY SHORTFALL IN AVAILABILITY OR LOCATIONAL CONSIDERATIONS, AND INCREASE PROVISION WHERE APPROPRIATE.

WHERE APPROPRIATE, IN ORDER TO PROMOTE ROAD SAFETY, ON-STREET PARKING WILL BE RESTRICTED.

Implementation: Through development control and the annual capital programme of transport investment and environmental improvement *AND THE LOCAL TRANSPORT PLAN PROGRAMME.*

Monitoring: ~~Through surveys of need including problems caused by vehicles parked on street, restricting access particularly by the emergency services, and problems of cycle parking on the pavement and obstruction.~~ *THROUGH THE LOCAL TRANSPORT PLAN PROCESS.* **{T/11}**

Safety

10.38 The Council considers it important to meet the government's targets in relation to safety and the reduction in accidents. Measures to improve safety will have a high priority, particularly in the vicinity of schools. In recent years many improvements for road safety reasons have been implemented.

10.39 For safety and for environmental reasons a number of traffic calming schemes have been implemented in the District. Traffic calming measures aimed at reducing the speed and penetration of traffic, particularly in residential areas, combined with environmental improvements can improve road safety and make the streets a more pleasant place in which to be. There is, however, concern about the detail of some of the traffic calming schemes that have been implemented. Speed humps have been opposed by the emergency services who consider that they increase response times; they are a problem for patients in ambulances. The bus operators have also opposed speed humps for reasons of passenger comfort and safety. Concern has been expressed about the effect of traffic calming measures on roads that are used as an alternative to avoid such measures, particularly road humps, and the lack of alternative approaches to traffic calming. Offset parking areas, for example can reduce the speed of traffic. Other approaches include footway widening, width restrictions and variation in surface treatments. Traffic calming schemes, however modest, do incur a cost. In view of this, and the fact that schemes can arouse opposition, they will only be undertaken where clearly justified.

10.40 Although there has been opposition to traffic calming, the issue of excessive speed is a matter of great public concern, although generally resolution of the problem is outside the scope of land-use planning. Speed is a major influence on the severity of accidents.

POLICY WT7: ROAD SAFETY

THE COUNCIL WILL TAKE APPROPRIATE MEASURES TO PROMOTE ROAD SAFETY FOR ALL ROAD USERS INCLUDING:

a) MONITORING OF ACCIDENT STATISTICS TO IDENTIFY BLACKSPOTS

b) GIVING HIGH PRIORITY TO IMPROVEMENTS THAT WILL REDUCE ACCIDENTS INCLUDING THOSE INVOLVING PEDESTRIANS AND CYCLISTS

c) ENSURING THAT ALL RELEVANT INVESTMENT CONFORMS TO BEST PRACTICE IN RESPECT OF ROAD SAFETY

d) EXAMINING THE ROAD SAFETY IMPLICATIONS OF ALL PROPOSALS FOR DEVELOPMENT, AND

e) THE IMPLEMENTATION OF TRAFFIC CALMING SCHEMES WHERE JUSTIFIED.

Implementation: Through the annual capital programme of transport investment and environmental improvement *AND THE LOCAL TRANSPORT PLAN PROGRAMME*..

Monitoring: Through road safety and accident monitoring and the Road Safety Plan *AS PART OF THE LOCAL TRANSPORT PLAN PROCESS.* {T/12}

Street Lighting

The provision of street lighting is an important aid to safety at night and promotes security and a feeling of well being. It is, however, an extremely sensitive issue in rural areas. There can be strong opposition to the introduction of street lighting into presently unlit rural areas. In considering whether to introduce street lighting it is important to consult the local community and its representatives.

Any lighting scheme must be well designed taking into account the character of the location. This is particularly necessary in areas of environmental quality and conservation areas. In a number of places where lighting is not continuous leading to problems for motorists arising from the alternation of lit and unlit areas.

POLICY WT8: STREET LIGHTING

THE PROVISION OF STREET LIGHTING IN PRESENTLY UNLIT AREAS WILL BE SOUGHT WHERE JUSTIFIED FOR SAFETY AND SECURITY REASONS HAVING REGARD TO:

a) VOLUME OF PEDESTRIAN AND VEHICULAR FLOWS

b) EFFECT ON THE CHARACTER OF THE LOCATION, PARTICULARLY IN RURAL AREAS

Cont.

JKL Architects and Town Planners **COPY LETTER**
The Studio, Riverside View, Basing Road, Old Basing, Hampshire RG24 7AL
Telephone: 01256 354471 Facsimile: 01256 354315 email: jkl@jkl.btinternet.co.uk

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The Planning Inspectorate
Appeals Registry
Tollgate House
Houlton Street
Bristol BS2 9DJ

A1069/CMS/cms
31 January 2001

Dear Sir

Town and Country Planning Act 1990
Appeal by Natta Country Homes Ltd
Land at Woodley Timber Yard, Norton Road, Woodley, Berkshire

I enclose completed forms and accompanying documentation comprising an appeal against the decision of Wokingham District Council to refuse planning permission for the erection of seven dwellings.

Yours faithfully

CMS

Carole M Stellman
Director

Enc.

cc: Director of Planning: Wokingham District Council: Ref: F/2000/1247

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MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 18 OCTOBER 2000 FROM 7.00 PM TO 9.45 PM

Present: Mr KA Malvern (Chairman) Mrs JA Lissaman (Vice-Chairman), Mrs DC Beatty, Mr SR Conway, Mr TP Dredge, Mr JL Earnshaw, Mr RFN Eke, Fiona Rolls, Mrs MA Long, Mr BJS Patman.

Also present under Standing Order 39: Mrs ANMC Drake, Mr ND Rose and Mr AJ Ross

132. MINUTES

The Minutes of the meeting of the Committee held on 27 September 2000 were confirmed as a correct record and signed by the Chairman.

133. APOLOGIES FOR ABSENCE

An apology for absence was received from Mr MJ Bryant.

139. APPLICATION NO: 2000/1247, PROPOSED ERECTION OF 7 DWELLINGS, WOODLEY TIMBER YARD NORTON WORKS WOODLEY, FOR NATTA COUNTRY HOMES LTD

The Committee considered a report on this application as set out Agenda pages 1210 to 1226.

Mr. G Monday attended the meeting and spoke in opposition to the proposal.

Mr. Galliver, (Applicant's Architect) attended the meeting and spoke in favour of the proposal.

In considering the application, Members raised a concern in relation to proposed development density.

RESOLVED: That consideration of Application No: 2000/1247 be deferred to enable a site visit to be undertaken.

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 8 NOVEMBER 2000 FROM 7.00 PM TO 9.45 PM

Present: Mr KA Malvern (Chairman), Mrs JA Lissaman (Vice-Chairman), Mrs DC Beatty Mr MJ Bryant, Mr SR Conway, Mr TP Dredge, Mr JL Earnshaw, Mr RFN Eke, Fiona Rolls, Mrs MA Long, and Mrs M Robertson.

Also present under Standing Order 39: Mrs DF Carpenter, Mrs ELM Siggery

151. MINUTES

Subject to the addition of the following paragraph in Minute No: 150, the Minutes of the meeting of the Committee held on 18 October 2000 were confirmed as a correct record and signed by the Chairman;

"The Chairman of Committee declared an interest in the following application and left the room for the duration of the item. The Vice-Chairman, Mrs JA Lissaman took the Chair."

152. APOLOGIES FOR ABSENCE

An apology for absence was received from Mr BJS Patman.

154. APPLICATION NO: 2000/1247, PROPOSED ERECTION OF 7 DWELLINGS, WOODLEY TIMBER YARD NORTON WORKS WOODLEY, FOR NATTA COUNTRY HOMES LTD

The Committee considered a report about this application set out on Agenda pages 1348 to 1364.

Members were reminded that consideration of the application had been deferred at the Committee meeting of 18 October 2000, to enable a site visit to be undertaken.

In explaining the report, the Head of Planning & Transportation informed Members that one additional letter of objection had been received since the dispatch of the Agenda, also a revised site layout plan had been received from the applicant's architect. These papers were distributed to Members.

Mr. G Monday, a local resident attended the meeting and spoke in opposition to the proposal.

Mr. Galliver, (Applicant' s Architect) attended the meeting and spoke in support of the proposal.

During the debate on the proposal, Members raised concerns regarding the proposed density of the development.

RESOLVED: That Application No: 2000/1247 be deferred to enable further negotiations to take place regarding a reduction in the proposed number of dwellings at the site.

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 29 NOVEMBER 2000 FROM 7.00 PM TO 10.10 PM

Present: Mr KA Malvern (Chairman), Mrs JA Lissaman (Vice-Chairman), Mrs DC Beatty Mr MJ. Bryant, Mr SR Conway, Mr TP Dredge, Mr RFN Eke, Fiona Rolls, Mrs MA Long, and Mrs M Robertson.

Also present under Standing Order 39: Mr EC Preston, Mr ND Rose, Mr AJ Ross, Mrs ELM Siggery and Mr D Swindells.

162. MINUTES

The Minutes of the meeting of the Committee held on 8 November 2000 were confirmed as a correct record and signed by the Chairman.

163. APOLOGIES FOR ABSENCE

An apology for absence was received from Mr. JL Earnshaw.

165. APPLICATION NO: 2000/1247 PROPOSED ERECTION OF 7 DWELLINGS, WOODLEY TIMBER YARD NORTON WORKS WOODLEY, FOR NATTA COUNTRY HOMES LTD

The Committee considered a report about this application set out on Agenda pages 1472 to 1488.

Members were reminded that consideration of this application had been deferred at the Committee meeting of the 8 November 2000, to enable further negotiations regarding a reduction

in the proposed number of dwellings at the site. However, these negotiations had proved unsuccessful and applicant wished the application to be considered as previously submitted.

The Head of Planning and Transportation informed Members that an additional letter of objection had been received since the despatch of the Agenda.

Mr. A Chapman and Mr. D Adams attended the meeting and spoke in opposition to the proposal.

Mr. Galliver, (Applicant's Architect) attended the meeting and spoke in favour of the proposal.

During, the discussion of the proposal Members raised continued concerns regarding the density of development at the site.

RESOLVED: That Application No: 2000/1247 be refused on the grounds that it was inappropriate due to the excessive scale, bulk, form and massing of the proposal.

Application No.	Received	Woodley	Listed by
F/2000/1247	25/04/00		Cllr Clacey

Applicant : **Natta Country Homes Ltd**
Location : **Woodley Timber Yard, Norton Works, Woodley**
Proposal : **Proposed erection of 7 dwellings**

The application was deferred at development control committee on 8 November 2000 in order to allow negotiations to take place with the developer to reduce the number of dwellings on the site to 6.

The agent attended the committee and was aware of the comments raised by Members at that meeting. A subsequent discussion took place with the case officer to establish what amendments would be required in order to make the scheme acceptable. However, a letter has been since been received from the agent requesting that the application be determined as it stands. They do not wish to amend the scheme. A detailed letter is to follow and will be reported verbally at committee.

Recommendation – GRANT planning permission subject to conditions laid out in the attached report.

Heather Morgan

Application No.	Received	Woodley	Listed by
F/2000/1247	25/04/00		Cllr Clacey

Applicant : **Natta Country Homes Ltd**
Location : **Woodley Timber Yard, Norton Works, Woodley**
Proposal : **Proposed erection of 7 dwellings**

1. **Planning History** – Planning permission was granted on 12 October 1999 for the redevelopment of the timber yard to provide a block of six flats with parking spaces (Ref 99/70018/F). This would have provided a two storey building in an L shape in the centre of the site. Parking was located to the north with communal open space to the south of the flats. The application has been listed by Cllr Clacey due to the impact on neighbouring properties, particularly by reason of overlooking.

2. **Proposal** – is for the erection of 7 dwellings with associated parking and landscaping. These would take the form of two sets of semi-detached properties along the length of the boundary with Rivermead Close, and a terrace of three at the northern end parallel with Triumph Close. The scheme would provide 6 three bedroom and 1 two bedroom dwellings. 14 unallocated parking spaces are to be provided to the front of the dwellings.

3. **Consultations** -
   - ***Highways*** – No objection subject to conditions regarding parking and turning.
   - ***Environmental Health*** – The site may be contaminated by its former use and proximity to a landfill site. No objection in principle but recommends that conditions be imposed regarding a site assessment, report and remediation works if necessary.
   - ***Environment Agency*** – No objection in principle subject to conditions regarding landfill gas risk assessment.
   - ***Trees and Landscape*** – The limited space leaves little room for planting on site boundaries and within the parking areas. More landscaping should be provided in communal areas. (Officer note – this is proposed to be dealt with via condition).
   - ***Woodley Town Council*** – (Revised plans) Questioned the accuracy of the boundaries, and future maintenance of trees. Request deferral for site visit if it goes to committee. Overlooking to houses in Triumph Close, preference for 6 rather than 7 dwellings, preference for courtyard to be smaller, properties would still be close to Nos. 46 and 69 Rivermead Close.
   - ***Letters of objection*** – 4 letters received in connection with the original scheme, 5 to first set of revisions, and 6 (2 from one address) to the second set of revisions. Concerned at the close proximity of dwellings to the boundaries resulting in loss of privacy. Overdominance particularly in relation to maisonettes in Rivermead Road. Concerned about extra traffic onto a sharp bend and pedestrian/vehicle conflict. Concerned at reduction in heights of boundary walls. Whether existing doors and windows in walls will be blocked up. Height and maintenance of landscaping.

4. **Appraisal** – the main issues are considered to be

   A. Principle of residential development (Policy H5 of the Berkshire Structure Plan, Policy LH1 of the Loddon Area Local Plan, Policy WH1 of the Wokingham District Local Plan (Deposit Draft) as modified).
   B. Housing mix and density (Policies H5, H9 of the Berkshire Structure Plan, Policies LH1, LH8 LBE5 of the Loddon Area Local Plan, Policies WH6, Housing Density Policy of the Wokingham District Local Plan (Deposit Draft) as modified).
   C. Impact upon amenity of adjoining residents (Policy LBE2, LBE5 of the Loddon Area Local Plan, Policies WOS3, WBE1 of the Wokingham District Local Plan (Deposit Draft) as modified).
   D. Impact on Highways and parking provision (Policies T6, T7 of the Berkshire Structure Plan, Policies LH1, LT5, LT6 of the Loddon Area Local Plan, Policies WH1, WT6, WT7 of the Wokingham District Local Plan (Deposit Draft) as modified).
   E. Concerns of residents and Woodley Town Council.

A. Principle of development

The site lies within the identified settlement where development is acceptable in principle, subject to meeting other policies in the development plan. It also accords with guidance laid down in revised PPG3 'Housing' by providing for redevelopment of a brownfield site. An earlier consent has established the principle of residential development. The previous use, as a timber yard, whilst not considered as a bad neighbour use in the traditional sense had the potential to cause noise and disturbance to nearby residents. The proposed dwellings would represent a material improvement.

B. Housing mix and density

6 three bedroom and 1 two bedroom dwellings are proposed on site. The Council's Housing Needs Survey 1997 identified a particular demand for one, two and three bedroom dwellings, although the former two are in particular demand. Policy WH6 states the Council will expect a mix of dwelling sizes, types and densities to be provided. A number of recent appeal decisions where housing mix on smaller sites was a reason for refusal have not been upheld. On this basis it is not considered the application for two and three bedroom houses could reasonably be refused on this basis. The scheme would provide 7 dwellings on a site of 0.176 Ha, which equates to a net density of 40 dwellings per hectare. This is within the guidelines laid down in revised PPG 3 'Housing' and complies within the Councils' newly adopted density policy. The proposal provides accommodation at an acceptable density and of appropriate size.

C. Impact on amenity of adjoining residents

The terrace of three properties would be located some 20m from the rears of the properties in Triumph Close and the existing retaining wall is to be capped and retained at a height of 2.5m. This is considered to be a reasonable compromise between the existing height of 3m and the standard fence height

of 1.8m. A minimum distance of 20m is proposed between the rear walls of units 4 to 7 and existing two storey dwellings in Rivermead Road, which is considered acceptable within a suburban infill development.

The main difference from the previous scheme is the proximity of units 1 and 7 to the boundaries with Rivermead Close and Norton Road. Unit 1 has a flank wall which would be 15m from the rears of the maisonettes in Norton Road whereas previously it was 22.5m. Notwithstanding the reduction, the proposed dwelling would be sufficiently distant not to cause detriment to the occupants of the flats themselves. There is an existing wall along the northern boundary which forms part of a storage building. This is 2.9m high and is to be retained. Consequently there would be an existing impact upon the maisonettes' gardens (split front to back so that the first floor flat has its garden closest to the site boundary), in terms of overshadowing and dominance which needs to be considered. The end terrace has been designed specifically to reduce any overdominance to an acceptable level. The eaves are at 4m and the roof slopes away at an angle of approximately 45 degrees, to a ridge of 7.7m, 5m from the northern boundary. Any overshadowing would only be marginally greater than that caused by the existing wall and is not considered to be sufficiently detrimental to be able to warrant a refusal on this basis. Similarly, the visual impact has been minimised by reducing the eaves so that only the roofslope would be visible from Nos. 46 and 48 Rivermead Close. Whilst the dwelling is undoubtedly closer, upon detailed consideration it is not considered that the amenity of residents would be adversely affected.

Proposed unit 7 is located adjacent to the southeastern boundary, alongside the maisonettes at Nos. 46 and 48 Rivermead Road. These properties have gardens which are split side to side so that the garden of No 46 Rivermead Close is adjacent to the site boundary, and the maisonettes have kitchen, lounge and bedroom windows in the rear elevation. A 3.1m high wall exists on the boundary with Rivermead Close which is to be retained as part of the application and will be conditioned as such. The proposal has been amended to reduce the visual impact of the unit by providing a catslide roof to the dwelling. Whilst the dwelling would only be 2m from the boundary at ground floor level, the ridge, at 7.4m would be 6m into the site. These revisions are considered to be sufficient to ensure that the proposed dwelling does not appear overbearing when viewed from the gardens or habitable rooms of the maisonettes.

Two high level velux windows are proposed in the roofslope of the flank elevation of unit 7. These provide light to the bathroom and stairwell. The position of the house is such that any possible overlooking from the rear bedroom windows would be at an acute angle and would not detrimentally affect the privacy of the maisonettes in Rivermead Road.

D. Impact on highways and parking provision

The scheme provides 14 spaces which accords with the Councils current parking standards. Highways Officers have assessed the previous proposal and concluded that the traffic generated by 6 flats would be less than that of

the previous use. Evidence has been provided to indicate the premises were open from 8am to 5pm, had 4 employees and served approximately 150 customers a day. Estimates indicated approximately 20 vehicle movement per hour. Highway Officers have advised that 7 dwellings would generate approximately 56 daily movements which is considerably less than the former use. There is no objection to the proposal despite the location of the access upon a 90 degree bend, nor to the introduction of an additional unit on site.

E. Concerns of residents and Woodley Town Council
Issues regarding loss of privacy and overdominance have been dealt with section C. Issues regarding highway safety are included within section D. Some of the existing boundary walls will be reduced in height as a result of the proposal. The existing wall along the Norton Road boundary is to be retained at a height of 2.9m and that on the Rivermead Road boundary to 3.1m. It is proposed to cap the wall alongside Triumph Close to 2.5m. Retention of the former two will ensure residential amenity is not been detrimentally affected, whilst the latter is adequate to ensure no loss of adverse loss of privacy over a 20m distance. There is a change of levels between the site and the adjoining land to the west of approximately 0.5m. The properties in Triumph Close have gardens at the same height as the site, although No 9's garden 'dips' in the centre towards the rear boundary. Subject to a condition to ensure the wall is of adequate height from the ground level of the dwelling at Nos. 9 and 10 there is no objection on the basis of loss of privacy.

Reference has been made to incorrect plans. These have been checked against the Ordnance Survey data, and the critical relationships between the site and immediately adjoining properties are correct. Additional landscaping on the boundaries would be feasible and it is indended that this matter will be dealt with via condition. Whilst the proposal is for a greater number of units than previously approved this number can be accommodated on site without detriment to residents and would be line with the Council's policy and revised PPG 3 'Housing' on densities. It is not considered that an argument could be sustained on the basis of overdevelopment or cramped appearance. It is considered the number of dwellings proposed can be satisfactorily accommodated on the site without detriment by reason of overdevelopment or cramped appearance. It is considered that the current layout and number of units meets planning policies and there would be no justification for insisting on a reduction in numbers.

5. **Conclusion** – Residential use is welcome in this location. The scheme provides for housing for which there is a need and at a density which accords with policy and government guidance. Residential amenity will not be adversely affected, and the scheme will reduce the number of traffic movements experienced on this corner site.

6. **Recommendation** – GRANT planning permission, subject to the following conditions:

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

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

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

4. No external lighting shall be installed on the site or affixed to any buildings on the site unless the Local Planning Authority has first approved in writing details of the position, height, design and intensity.

5. Immediately following the implementation of this permission, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification) no buildings, extensions or alterations permitted by Classes A, B, C, D and E of Part 1 of the Second Schedule of the 1995 Order shall be carried out without the prior written permission of the Local Planning Authority.

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

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the parking spaces on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times.

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

9. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 7 pm Monday to Friday and 8

am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays.

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

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

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

13. The dwellings shall not be occupied until space has been provided within the curtilage for vehicles to turn so that they may enter and leave the site in a forward gear and this space shall thereafter be maintained at all times for this purpose.

14. No building shall be occupied until the vehicular access has been surfaced with a bonded material across the entire width of the access for a distance of 5 metres measured from the carriageway edge.

15. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

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

17. A landscape management plan, including long term design objectives, management responsibilities, timescales and maintenance schedules for all landscape areas, other than privately owned, domestic gardens, shall be submitted to and approved in writing by the Local Planning Authority prior to the

occupation of the first dwelling for its permitted use. The landscape management plan shall be carried out as approved.

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

19. Before any development is commenced, the results of a detailed investigation to ascertain whether the site is contaminated, together with any remediation scheme required as a result, shall be submitted to and approved in writing by the Local Planning Authority. This shall include a historical investigation, sampling and analysis of current soils, and a scheme of works to address any contamination. The remediation scheme shall thereafter be carried out as approved before any of the dwellings are first occupied.

20. Before the development is commenced, a detailed site investigation shall be carried out to establish if the site is contaminated, to assess the degree and nature of the contamination present, and to determine its potential for the pollution of the water environment. The method and extent of this investigation shall be approved in writing by the Local Planning Authority prior to the commencement of the work. Details of appropriate measures to prevent pollution of groundwater and surface water, including provision for monitoring, shall then be submitted to and approved in writing by the Local Planning Authority before development commences. The development shall then proceed in strict accordance with the measures approved.

21. Surface water source control measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.

22. The capped wall on the western boundary shall be retained at a height of 2.5m measured from the ground level of the dwellings at 9 and 10 Triumph Close, in perpetuity.

23. The wall on the eastern boundary with Rivermead Close shall be retained at its existing height of 3.1m, and the wall on the northern boundary with Norton Road shall be retained at its existing height of 2.9m in perpetuity.

Reasons

1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.
2. To ensure that the external appearance of the building is satisfactory.
3. To safeguard the visual amenities of neighbouring properties and the locality.
4.8. In the interests of visual amenity.
5. *To safeguard the character of the premises and the residential and visual* amenities of the occupiers of adjoining properties.
6. To safeguard the residential amenities of the occupiers of neighbouring properties.
7. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.
9. To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.
10. In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.
11. To prevent queuing and parking off site, in the interests of highway safety and convenience.
12. 13. In the interests of highway safety and convenience.
14. To avoid spillage of loose material onto the carriageway and in the interests of road safety.
15. 16. In the interests of visual amenity.
17. In order to ensure that the approved landscaping is satisfactorily maintained.
18. The existing trees/hedgerows/shrubs represent an important public visual amenity in the area.
19. To ensure any contamination of the site is remedied and to protect existing/proposed occupants of the application site and/or adjacent land.
20. In order to prevent pollution of the water environment.
21. To prevent the increased risk of flooding and to improve water quality.
22. 23. To protect the residential amenity of adjoining occupiers.

Informatives

1. The applicant is advised to take into account the informatives laid down by the Environment Agency in their correspondence dated 25 July 2000.
2. The courtyard and access road will need to be built to adoptable standard.
3. This permission relates to the application as amended with revised dwg nos. 00-356/01C, /02C, /03C submitted to the Local Planning Authority on 25 August 2000 showing a revised layout and elevations to plot 7 and does not approve the proposals as originally submitted.
4. The applicant is reminded that this relates to planning permission only and does not constitute approval under any other legislation including Building Regulations. To obtain advice on current Building Regulations the applicant should contact the Building Control Section of the District Council.
5. The Head of Engineering Services at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.
6. You are advised, in compliance with *The Town & 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 LD5, EN1, H5, H9, T6, T7
Loddon Area Local Plan policies LTV1, LH1, LH8, LBE1, LBE2, LBE5, LBE8, LT5, LT6
Deposit Draft Wokingham District Local Plan policies WOS2, WOS3, WBE1, WBE10, WH1, WH6, WT6, WT7

Heather Morgan

Heather Morgan

WOODLEY TOWN CONSULTATION SHEET

APPLICATION NUMBER:	F/2000/1247 (Revised)
PROPOSAL:	Amendment to Plot 7, with introduction of catslide roof to side elevation to reduce height and impact.
SITE ADDRESS:	Woodley Timber Co. Ltd., Norton Works, Norton Road, Woodley.
APPLICANT:	Natta Country Homes Ltd.

COMMENTS:

Five residents were present and two further letters highlighting their concerns (one with accompanying photographs) were made available to Members. The Chairman adjourned the meeting to allow the residents to reiterate what they still considered to be very valid concerns about this revised application, particularly in relation to:

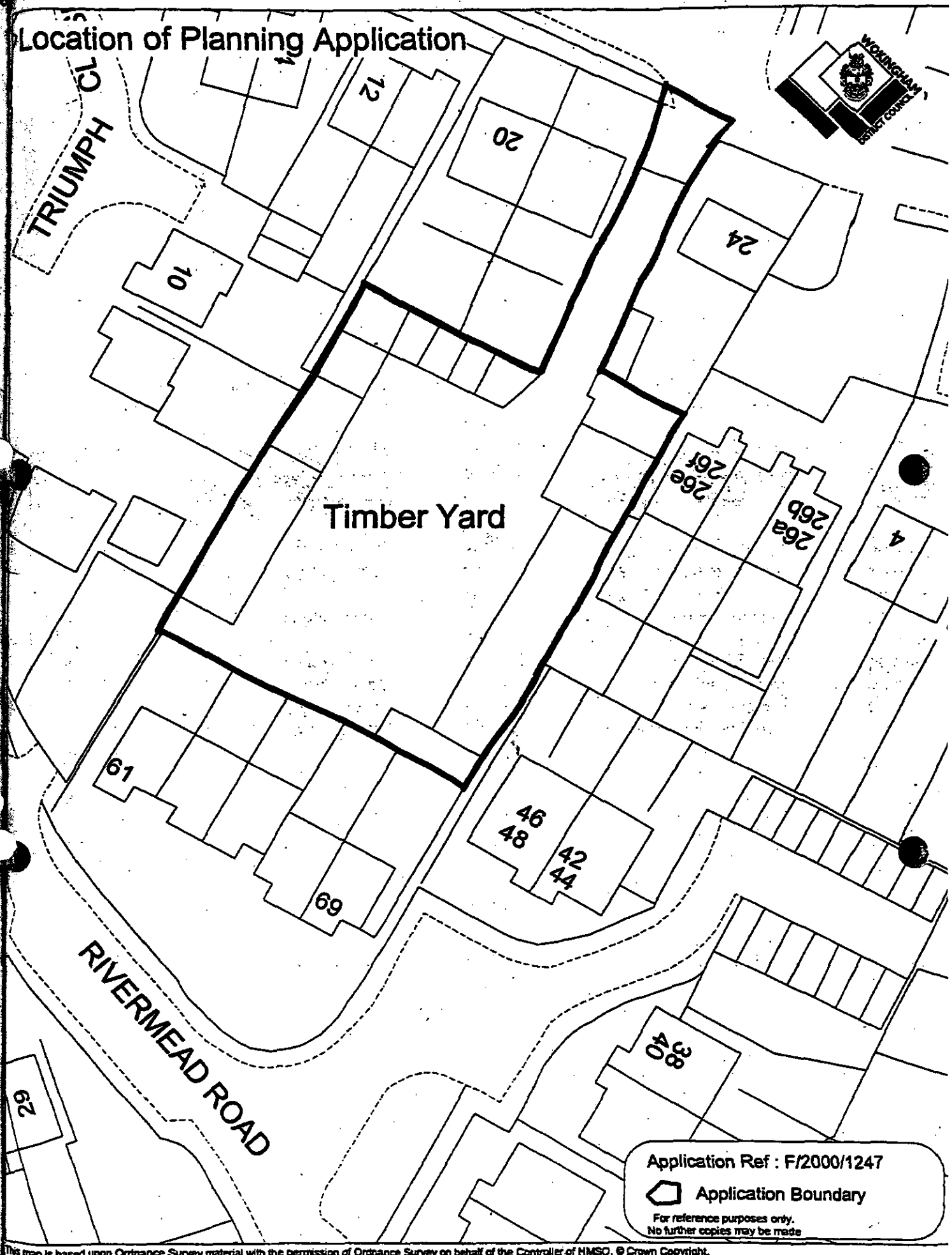
- the question of the accuracy of the boundary, as shown on the drawing, particularly in the corner of the site closest to Plot 7
- the future maintenance of the existing trees – details of proposed landscaping would also be appreciated

After the meeting was reconvened, the committee fully supported the neighbours' written and verbal concerns and recommended a site visit by District Members to fully appreciate the situation. However, Members commented additionally as follows:

- although the new roof line would reduce the effect on neighbours it would nevertheless bring the property nearer to Nos. 46 and 69 Rivermead Road and exacerbate the problem of overlooking
- Overlooking from Plots 1, 2 & 3 would be detrimental to neighbours in Triumph Close
- a preference for 6 dwellings, rather than 7
- a preference for the courtyard to be smaller and moved back

13.9.00.

1482 1358 1219



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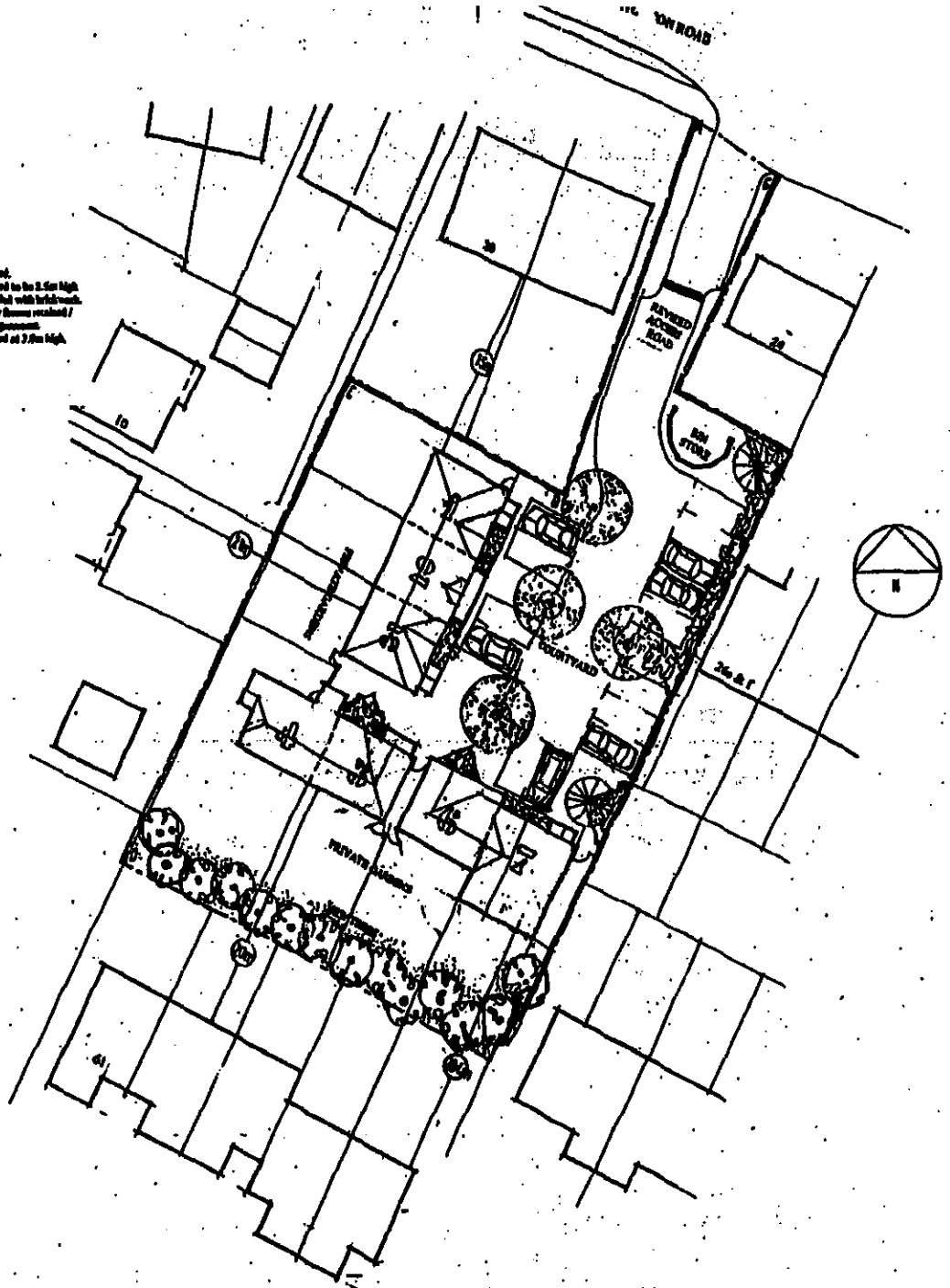
Development Control Section, Environmental Services, Wokingham District Council.
27 September 2000

Scale: 1 : 500

1483 1359 1220



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REVISED PLAN

OWENS · GALLIVER
architects

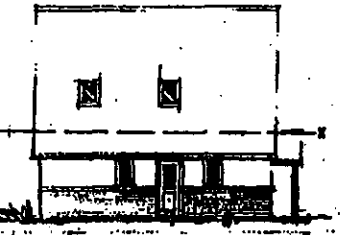
RESIDENTIAL DEVELOPMENT AT NORTON WORKS, WOODLEY

NATTA

OWENS · GALLIVER
architects



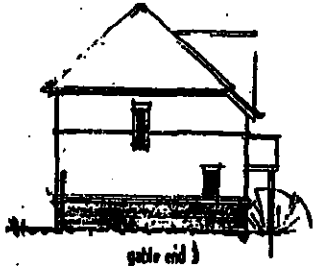
NORTH



side 7



EAST



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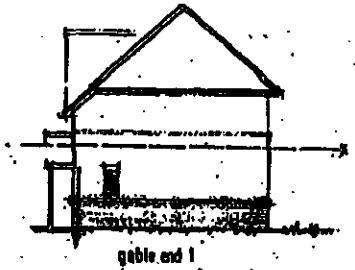


gable end 1

1488

1222



SOUTH



WEST

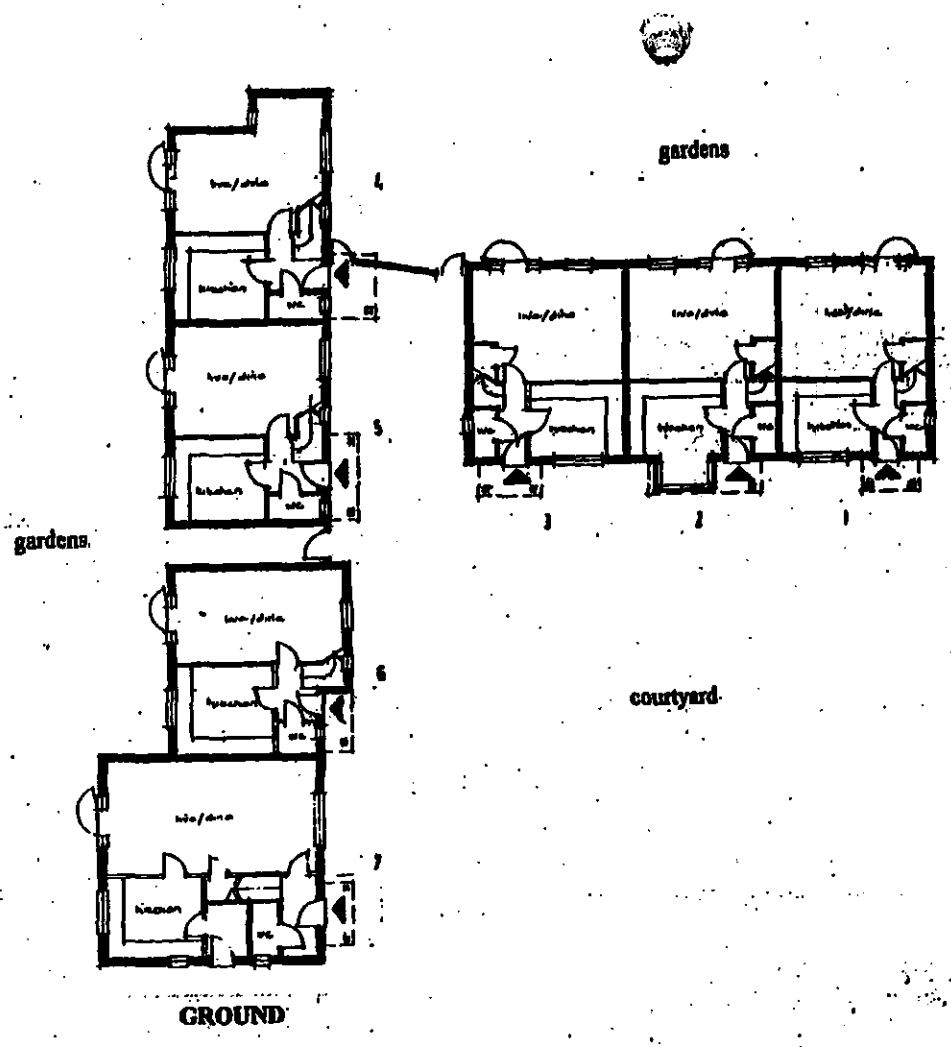
1247 A

REVISED PLAN

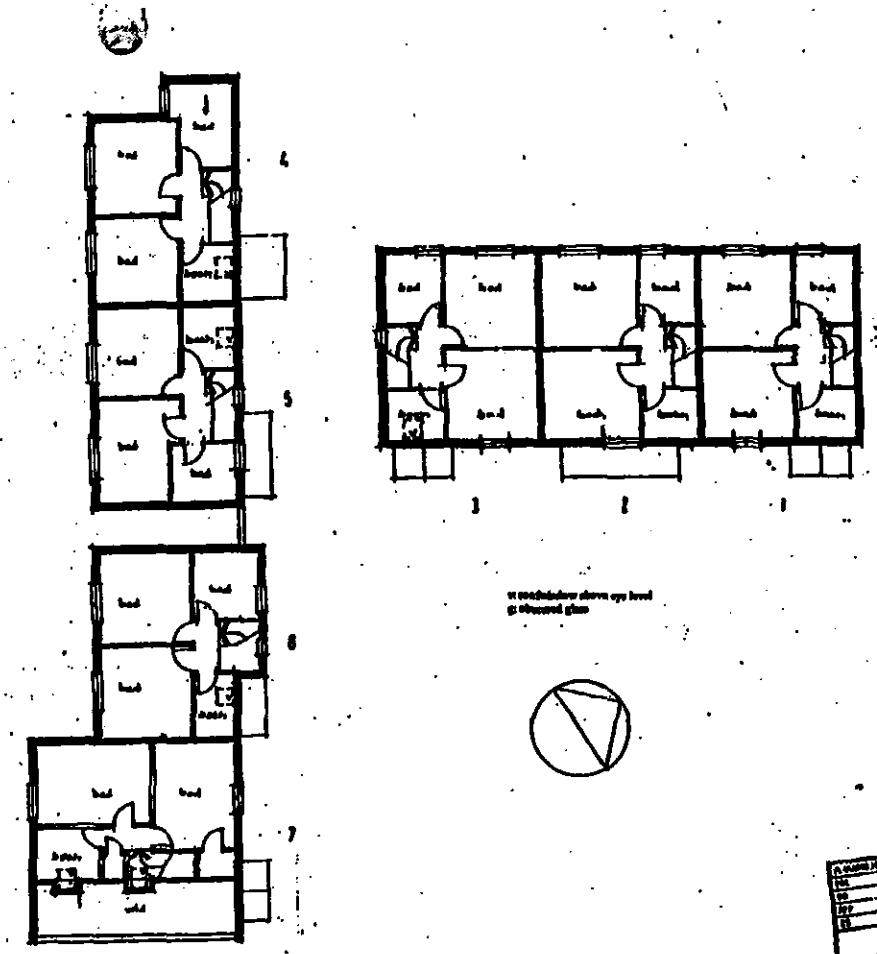
OWENS · GALLIVER
architects

RESIDENTIAL DEVELOPMENT AT NORTON WORKS, WOODLEY

ELEVATIONS 1:100



GROUND



FIRST

1233 1223 1489

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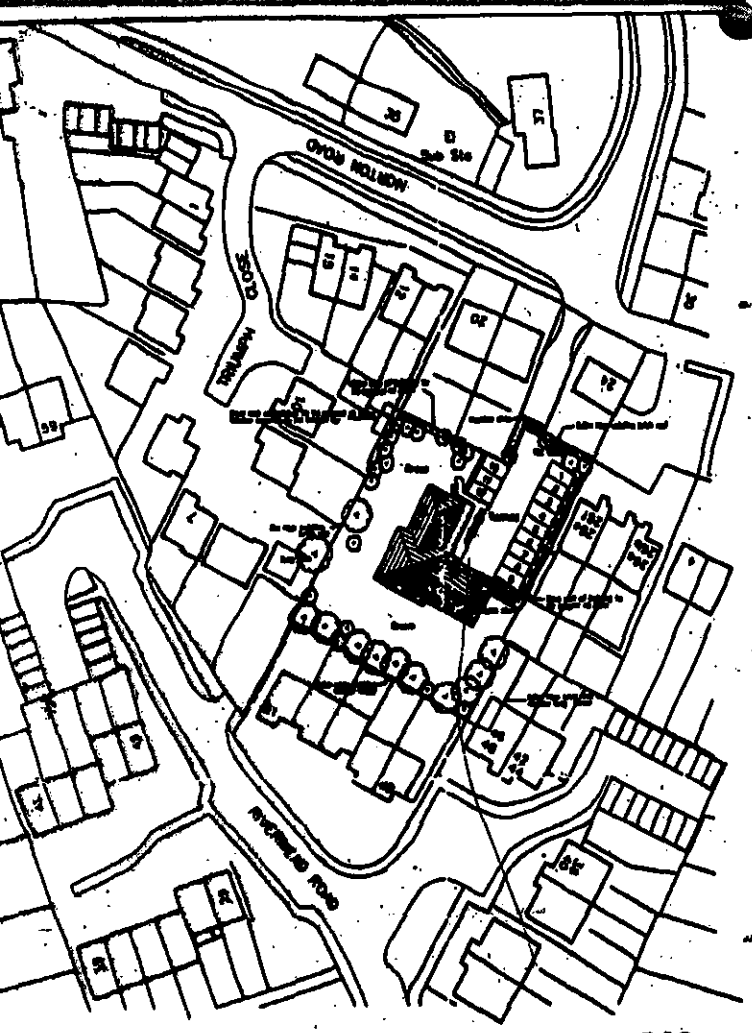
REVISED

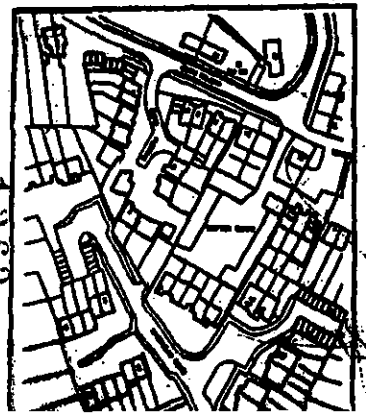
OWENS · GALLIVER
architects

RESIDENTIAL DEVELOPMENT AT NORTON WORKS, WOODLEY

HOUSE PLANS 1:100 08-356/02



BLOCK PLAN 1:500



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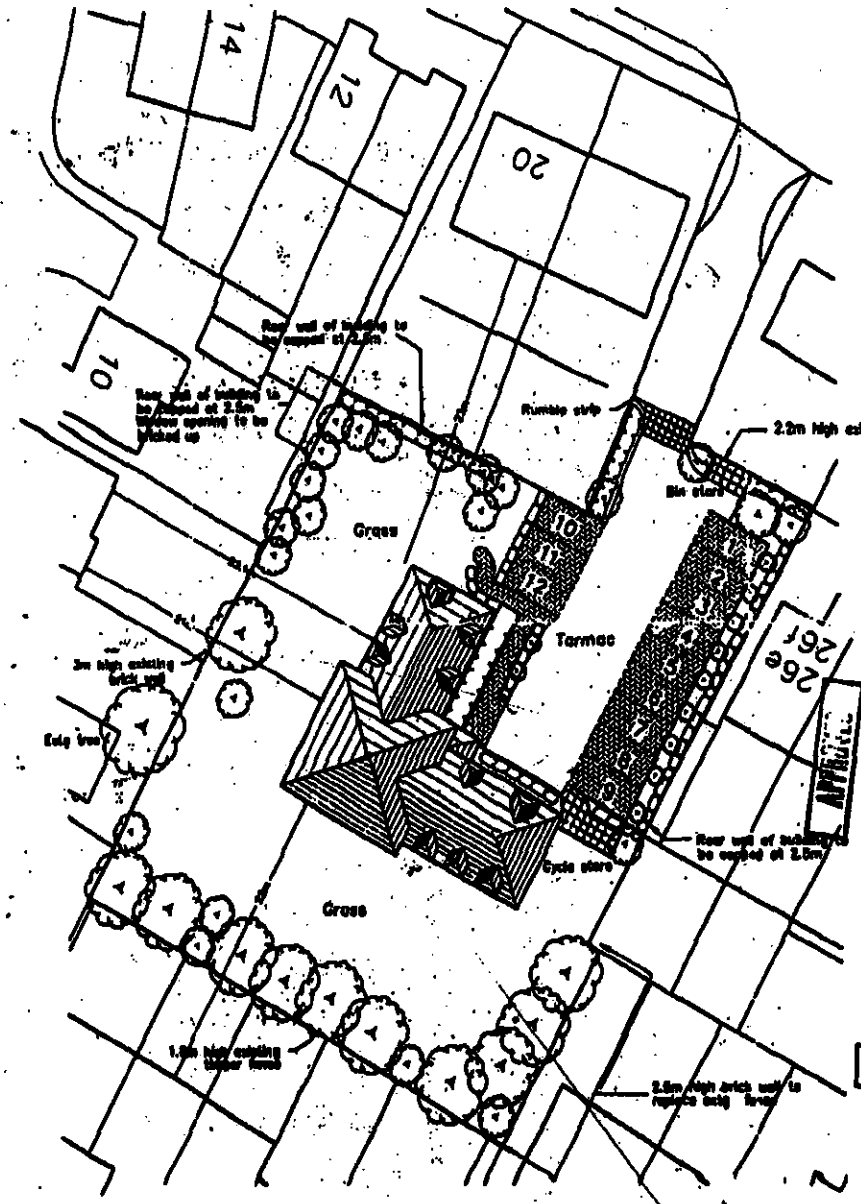


SITE PLAN 1:200

PREVIOUS PERMISSION

BDS

Chartered Surveyors & Property Consultants
Architectural & Building Design Services
Building & Structural Engineers

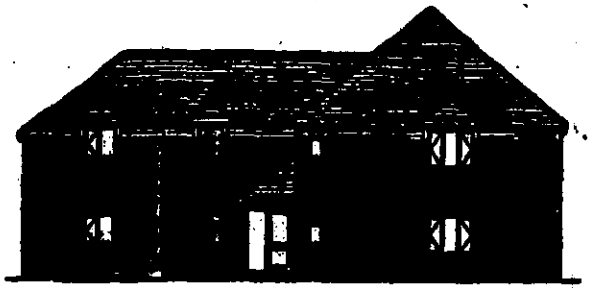
Residential development at:
NORTON WORKS
NORTON ROAD
WOODLEY, BERKS

REVISED PLAN
76016

SITE PLANS

APPROVED

18.05.99	1:200, 1:500 & 1:1250
ADH	4059:00:2 A



FRONT ELEVATION



SIDE ELEVATION

PREVIOUS APPROVAL

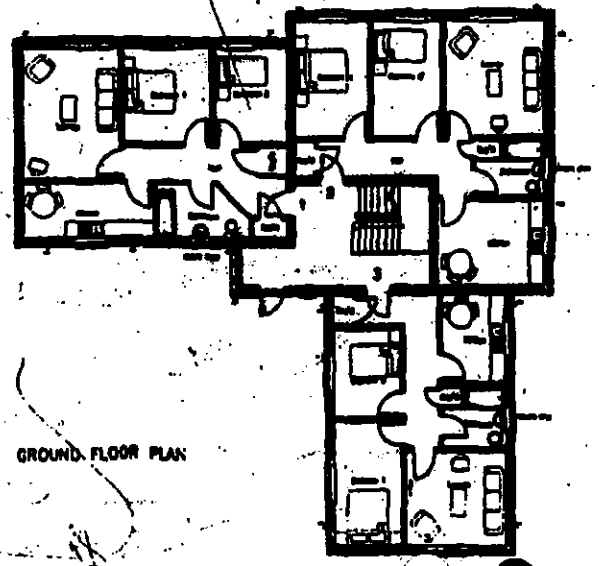


SIDE ELEVATION

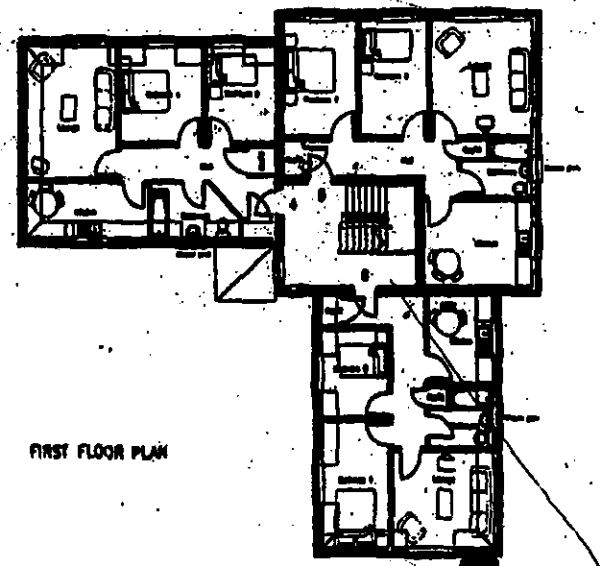


REAR ELEVATION

1488 1364



GROUND FLOOR PLAN



FIRST FLOOR PLAN

APPROVED

BDS

Chartered Surveyors & Property Consultants
Architectural & Building Design Services
Building & Structural Engineers

Project
Residential development at:
NORTON WORKS
NORTON ROAD
WOODLEY, BERKS

Drawing title
PLANS AND ELEVATIONS

Client
S. MOOR ESQ

Date	Scale
18.05.99	1:100
Drawn by	Drawing number
ADH	4859:99:1

28 FEB 1999

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

APPEAL BY: Natta Country Homes Ltd
SITE: Woodley Timber Co Ltd, Norton Works, Norton Rd, Woodley
APPLICATION NO.: 1247
PROPOSAL: Proposed erection of 7 dwellings

LIST OF PERSONS CIRCULATED WITH NOTICE OF APPEAL

District Councillor(s) for Loddon

Mr C Clacey

Mr A Clifford

Clerk(s) of Parish / Town Council of Woodley

Ms D Mander, The Pavilion, Woodford Park, Haddon Drive, Woodley RG5 4LY

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

Environmental Health, WDC

Leisure & Cultural Services, WDC

Environmental Design, WDC
- Landscape & Trees

Environment Agency. Swift House, Frimley Business Park, Camberley, Surrey GU16 7SQ

Applicationo	Name & Address
F/2000/1247	J Crossley & E Newbery 9 Triumph Close Woodley RG5 4DT
F/2000/1247	K & D Chapman 10 Triumph Close Woodley Berks RG5 4AQ
F/2000/1247	Mr G R Mundy 48 Rivermead Road Woodley RG5 4DH
F/2000/1247	Mr D Adams 69 Rivermead Road Woodley Berks RG5 4DH
F/2000/1247	Ms K Gardiner 3 Evelyn Court Norton Road Woodley Reading RG5 4AL
F/2000/1247	Mr K Stobbart 46 Rivermead Road Woodley RG5 4DH

App. refused
Letter sent 11/12/00

Our ref: SP\2000\001701\001
Your ref: F/2000/1247

Date: 25th July 2000

ENVIRONMENT AGENCY

PLANNING 32341
FGL
DE
APP
CS
COPIES TO: ACK:
FILE:

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

For the attention of: Heather Morgan

Dear Sir/Madam

ERECTION OF 7 X DWELLINGS - NORTON WORKS, NORTON RD, WOODLEY

Thank you for your letter dated 2 May 2000 which was received on 5 May 2000. You are asked to quote the following reference in any correspondence: **SU77SE/12/2.** The Environment Agency has the following comments:

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

See new Stand. conds

PLANNING CONDITIONS

CONDITION: No development approved by this permission shall be commenced until a landfill gas risk assessment has been submitted to and approved in writing by the Local Planning Authority. Where a risk from migrating gas is identified, appropriate works to mitigate the effects of gas shall be incorporated in detailed plans to be approved by the Local Planning Authority.
REASON: To protect people on or close to the site from the risks associated with migrating landfill gas.

CONDITION: Before the development is commenced a detailed site investigation shall be carried out to establish if the site is contaminated, to assess the degree and nature of the contamination present, and to determine its potential for the pollution of the water environment. The method and extent of this site investigation shall be agreed with the Planning Authority prior to commencement of the work. Details of appropriate measures to prevent pollution of groundwater and surface water, including provisions for monitoring, shall then be submitted to and approved in writing by the Planning Authority before development commences. The development shall then proceed in strict accordance with the measures approved.
REASON: To prevent pollution of the water environment.

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 5SQ
Telephone : 01276 454300 Fax : 01276 454301

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

PLANNING INFORMATIVES

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

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for any discharge of sewage or trade effluent into controlled waters (e.g. watercourses and underground waters), and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld. *Contact Andrea Szabados on 01276 45 4373 for details.*

ADVICE TO PLANNING AUTHORITY

Environment Planning: Contact Miranda Wycherley on 01276 454384

According to our records, there is one landfill site within 250 metres of the site, as follows:

Grid reference	*Distance from site*	*Landfill name*	*Details*
SU 768 723	0 m	Loddon Bridge Road	no information

In view of the proximity of the proposed development to the above landfill site, it is considered possible that landfill gas may present a risk to this proposal. The Agency would therefore recommend that a landfill gas risk assessment be undertaken prior to development.

Development Control: Contact Amanda Reed on 01276 45 4331

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

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

We are not aware of any watercourses on the site, but should there be any, we advise that:
(1) they should not be culverted; and
(2) a buffer zone is left on either side of any watercourse, and

Cont/d..

(3) culverted watercourses should not be built over, but should ideally be opened up and made a feature of the site.

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

Environment Protection: Contact Nick Weddell on 01276 454405

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

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

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

Any open chemical or refuse storage areas should be surrounded by suitable liquid tight bunded compounds to prevent drainage from these areas discharging into the surface water system. Such areas should be connected to the foul sewer subject to the approval of Thames Water Utilities or its sewerage agent.

No soakaways shall be constructed to a depth exceeding 3 metres below existing ground level, and under no circumstances shall the water table be intersected. No soakaways shall be constructed in contaminated ground.

DECISION NOTICE

Would you please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent/applicant. If you have any further queries please do not hesitate to contact me on 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully



Sarah Paxman
Development Planning Officer

cc: Owens Gallivers, Arch 5, 10 High St, Pangbourne, Berks, RG8 7AB

HIGHWAYS CONSULTATION SHEET SLM

From: Heather Morgan

Date: 02 May 2000

Application Number: F/2000/1247

Proposal: Proposed erection of ~~7~~ dwellings

Parish: WOODLEY TOWN

Site Address:
Woodley Timber Co Ltd Norton Works, Norton Road, Woodley, Reading.

Applicant:
Natta Country Homes Ltd C/O Owens Galliver.

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).

Drawing no. 00-356/01

✓ Sc: 23 (INSERT: Parking & Turning) SR: 06

Comment

Courtyard and access road to be built to an adoptable standard.

Signed: _____ **Print name:** ADAM COSSINS

9/8/00

Date: 10 July 2000

To: Highways

We have received Revised Plans for the following planning application:

Application Number: F/2000/1247

Location: Woodley Timber Co Ltd Norton Works, Norton Road, Woodley, Reading.

Proposal: Proposed erection of 7 dwellings

Applicant: Natta Country Homes Ltd C/O Owens Galliver.

Case Officer: Heather Morgan

The new plans show the following: Revised elevations for plot 7. Drawing nos 00-356/01A, /02B, /03B.

Comments are required by 20/07/2000.

Should you have any queries regarding this application please contact the case officer Heather Morgan on (0118) 974 6446.

No Highways comments

ADAM COSSINS - 24/07/00

TO: **DEVELOPMENT CONTROL**
Heather Morgan

FROM: Environmental Design

DATE: 13 July 2000

Location:	Woodley Timber Yard, Norton Road, Woodley
Proposal:	PROPOSED ERECTION OF 7 DWELLINGS
Application Number:	F/2000/1247

In response to your consultation dated 10 July 2000 for the above application, the tree and landscape comments are as follows:

I have no additional comments to make regarding the revised elevations for plot 7. Please see previous comments dated 4 July 2000 as these still apply.

Catherine Brimble

Catherine Brimble
Landscape Architect

TO: **DEVELOPMENT CONTROL**
Heather Morgan

FROM: Environmental Design

DATE: 4 July 2000

Location:	Woodley Timber Yard, Norton Road, Woodley
Proposal:	PROPOSED ERECTION OF 7 DWELLINGS
Application Number:	F/2000/1247

In response to your consultation dated 2 May 2000 for the above application, the tree and landscape comments are as follows:

The limited space within the site leaves little room for the above proposal and additional planting, unlike the previous scheme on the site for flats. No planting has been provided on the site boundaries except within the rear gardens of plots 4-7, but this is generally unacceptable as the residents will be able to remove these trees at a later date should they wish to. There is also no planting along the boundary between the car parking and 26e & f Norton Road. The applicant should provide more areas for landscape planting in communal areas that will not only benefit the residents but those within neighbouring properties.

Catherine Brimble

Catherine Brimble
Landscape Architect

Site layout needs dealt with tree key areas. Would have liked up a landscape plan.

Heather Morgan

WOODLEY TOWN CONSULTATION SHEET

APPLICATION NUMBER:	F/2000/1247 (Revised)
PROPOSAL:	Amendment to Plot 7, with introduction of catslide roof to side elevation to reduce height and impact.
SITE ADDRESS:	Woodley Timber Co. Ltd., Norton Works, Norton Road, Woodley.
APPLICANT:	Natta Country Homes Ltd.

COMMENTS:

Five residents were present and two further letters highlighting their concerns (one with accompanying photographs) were made available to Members. The Chairman adjourned the meeting to allow the residents to reiterate what they still considered to be very valid concerns about this revised application, particularly in relation to:

- the question of the accuracy of the boundary, as shown on the drawing, particularly in the corner of the site closest to Plot 7
- the future maintenance of the existing trees – details of proposed landscaping would also be appreciated

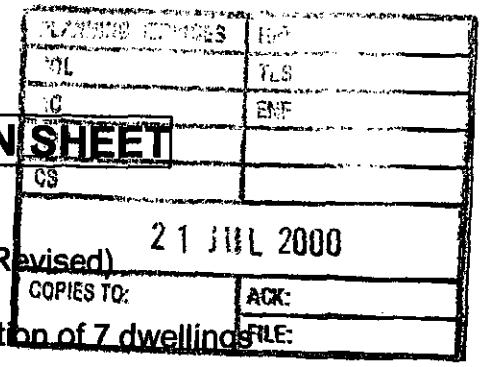
After the meeting was reconvened, the committee **fully supported the neighbours' written and verbal concerns and recommended a site visit by District Members to fully appreciate the situation.** However, Members commented additionally as follows:

- although the new roof line would reduce the effect on neighbours it would nevertheless bring the property nearer to Nos. 46 and 69 Rivermead Road and exacerbate the problem of overlooking
- Overlooking from Plots 1, 2 & 3 would be detrimental to neighbours in Triumph Close
- a preference for 6 dwellings, rather than 7
- a preference for the courtyard to be smaller and moved back

13.9.00.

To: Heather Morgan

WOODLEY TOWN CONSULTATION SHEET



APPLICATION NUMBER: F/2000/1247 (Revised)

PROPOSAL: Proposed erection of 7 dwellings

SITE ADDRESS: Woodley Timber Co., Norton Road

APPLICANT: Natta Country Homes

COMMENTS:

Two letters had been received and as six residents were present the Chairman adjourned the meeting to enable them to put forward their objections to this revised plan.

They had still had serious concerns about the application that were not addressed by the revised plan:

- the drawings were incorrect and the scale was inaccurate in relation to the existing properties
- There was some question of land ownership, although it was accepted that this would be a civil matter
- The location of the proposed new window for Plot 7 would be unacceptable
- The difference in land levels was not addressed in the plan and this could considerably reduce privacy as well as create a problem in relation to the capping of the wall – which was, in effect, two walls
- Clarification was required of the height of the wall(s) - the plan indicated capping at 2.5m, whereas a promise in writing to a resident had said 3 m.
- Additional, appropriate tree screening and boundary treatment of all boundaries would be welcomed. (Leylandii would be unacceptable)

After the meeting had been reconvened, the committee fully supported the neighbours' concerns, and recommended that the plan should be re-visited, particularly in relation to:

- the incorrect scale of the revised drawings which were not a true representation of the area
- three houses on the proposed plots 4 – 7 would be more acceptable to reduce the cramped appearance and effect on existing properties
- the type of trees/landscaping – these should be mature trees of a suitable height to protect neighbours' privacy
- the capping of the wall (actually two walls) – 3m. would be more acceptable

Members also had some concerns about the history of the site with particular reference to pollution from any previous activity

Anne Lewis - 19.7.00.

FROM: Heather Morgan

DATE: 02 May 2000

DELEGATED

PLANNING SERVICES	DPT 29895
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APP	
CS	
26 MAY 2000	
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	FILE:

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2000/1247

Proposal: Proposed erection of 7 dwellings.

Site Address: Woodley Timber Co Ltd Norton Works, Norton Road, Woodley, Reading.

Applicant: Natta Country Homes Ltd C/O Owens Galliver.

Your observations are required in respect of this application **by 26/05/2000** .

Three letters of objection had been received and as seven residents were present, the meeting was adjourned to allow them to speak more fully about the application.

Their main concerns related to:

- the layout gave a misrepresentation of the site
- the scale of the drawing was inaccurate
- the properties would cut out light to the flats in Rivermead Road, particularly to living areas
- clarification of the ownership of the wall and its current safety

After the meeting was reconvened, and Members had discussed the application at some length it was recommended that the application be Refused, based on the following concerns:

- the plan was inaccurate and did not appear to be to scale
- overdevelopment of the site
- the development was overlooking and unneighbourly
- the loss of light to habitable rooms in flats in Rivermead Road
- the close proximity of existing houses
- insufficient information on boundary treatment
- the 'protusions' on plots 4 and 7 which took up more of the plan and would have greater effect on existing neighbours
- ownership and type/maintenance of proposed trees

SIGNED: _____ DATE: 24.5.00

Clerk To Woodley Parish/Town Council.

PLANNING SERVICES | DET 2941/2
POL | TS
APP | ENF
CS
COPIES TO: | ACK:
DE:

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: Joanne Ellis, Environmental Health — My Ref: JPE/timber2

To: Heather Morgan, Development Control — Your Ref: F/2000/1247

Date: 12 May 2000

PROPOSAL:- PROPOSED ERECTION OF 7 DWELLING
ADDRESS:- WOODLEY TIMBER YARD, NORTON ROAD, WOODLEY

These proposals have been evaluated and I have the following comments:

This site may be contaminated due to its former use and proximity to a landfill site therefore an investigation needs to be carried out by the developer to establish the extent of any contamination and the potential impact of any landfill gas. Then remedial measures required to deal with the hazards should be agreed and implemented. It is advisable for an initial investigation to be carried out prior to planning consent as any remedial measures may have financial implications on the feasibility of the project for the developers.

I recommend that the following conditions be imposed should the application be granted planning consent:

1. No development approved by this permission shall be commenced prior to a contaminated land assessment and associated remedial strategy, together with a timetable of works, being submitted to the Local Planning Authority (LPA) for approval.

   i. The contaminated land assessment shall include a desk study to be submitted to the Local Planning Authority for approval. The desk study shall detail the history of the site uses and propose a site investigation strategy based on the relevant information discovered by the desk study.
   ii. The site investigation, including relevant soil, soil gas, surface and groundwater sampling, shall be carried out by a suitably qualified and accredited consultant/contractor in accordance with a Quality Assured sampling and analysis methodology.
   iii. A site investigation report detailing all investigative works and sampling on site, together with the results of analysis, risk assessment to any receptors and a proposed remediation strategy shall be submitted to the LPA. The LPA shall approve such remedial works as required prior to any remediation commencing on site. The works shall be of such a nature so as to render harmless the identified contamination given the proposed end-use of the site and surrounding environment.
   iv. Approved remediation works shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance. If during any works contamination is encountered which has

not previously been identified then the additional contamination shall be fully assessed and an appropriate remediation scheme agreed with the LPA.

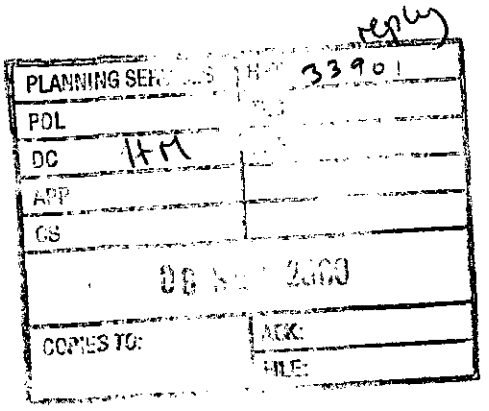
v. Upon completion of the works, this condition shall not be discharged until a closure report has been submitted to and approved by the LPA. The closure report shall include details of the proposed remediation works and the quality assurance certificates to show that the works have been carried out in full in accordance with the approved methodology. Details of any post remediation sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure report together with the necessary documentation detailing what waste materials have been removed from the site.

2. Construction operations for which noise is audible at the site boundary shall only be carried out between 7.30 hours and 1800 hours Monday to Friday, 8.00 hours and 1300 hours on Saturdays and at no time on Sundays, Bank or Public Holidays without prior agreement in writing from the Local Planning Authority.

Please forward these comments to the applicants for their information and should you or the applicant have any queries regarding these points please do not hesitate to contact me to discuss them.



Joanne Ellis



9 Triumph Close
Woodley
Reading
RG5 4AQ

5 September 2000

Heather Morgan
Case Officer
Wokingham District Council
PO Box 157
Shute End
Wokingham
RG40 1WR

Dear Ms Morgan

Re: F/2000/1247, Woodley Timber Yard, Norton Road, Woodley, Reading

Thank you for recent letter notifying me about the revised plans for the above application.

Throughout this planning application there has been a certain amount of confusion about the height of the wall between my property (9 Triumph Close) and the proposed dwellings. The plans have stated that the existing wall will be capped at 2.5m. However, the developers informed me by letter (a copy of which has already been supplied to yourself) that the wall will be capped at 3m. I would of course prefer the wall to be retained at its current height.

In addition to this the plans supply no information about what the point from which the height of the wall will be taken. The ground along the boundary is somewhat undulating and hence there could be a significant impact on the height of the wall.

I have already expressed these concerns in writing and verbally to the Woodley Town Council and have yet to receive any clarification on the above points. I would now appreciate some clarification on what the height of the wall is intended to be and where this measurement will be taken from.

Yours sincerely

John Crossley

(12)

PLANNING SERVICES	HPT 3194
POL	TLS
DC	ENF
APP	
CS	
18 JUL 2000	
COPIES TO:	ACK:
	FILE:

9 Triumph Close
Woodley
Reading
RG5 4AQ

17 July 2000

Heather Morgan
Case Officer
Wokingham District Council
PO Box 157
Shute End
Wokingham
RG40 1WR

BY FAX AND POST

Dear Ms Morgan

Re: F/2000/1247, Woodley Timber Yard, Norton Road, Woodley, Reading

Thank you for recent letter notifying me about the revised plans for the above application.

I note from the plans that the existing wall between my property (9 Triumph Close) and the proposed dwellings is to be capped at 2.5m. This contradicts information from the developers who wrote telling me that the wall would be capped at 3m (a copy is enclosed). While I would prefer the wall to remain at its current height, I would at least like the plans changed to reflect what the developers have agreed.

The plans also provide no information about from which point the capping height will be measured. The ground is somewhat undulating, and the point at which the measurement is taken could have a significant impact on the final height of the wall. I would like clarification about where the measurement of 3m will be taken from.

I am also concerned that the top floors of the dwelling will overlook my property. This combined with the final height of the wall will have a significant impact on my privacy and would appreciate this being taken into account in your deliberations.

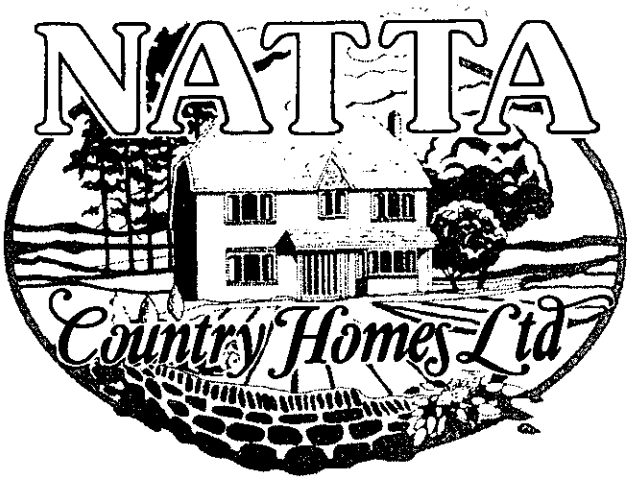
Yours sincerely

J. Crossley

John Crossley

c.c. Woodley Town Council

Directors:
J. J. Whelan
P. B. Whelan



"Rose Court",
Mill Lane,
Crondall,
Farnham,
Surrey GU10 5RP.

Tel: 01252 851158
Fax: 01252 851150

18 May, 2000

Mr J Crossley
9 Triumph Close
Woodley
Reading RG5 4DT

Dear Mr Crossley

Re: Application F/2000/1247, Woodley Timber Yard, Proposed Erection of 7 Dwellings

I am in receipt of your letter to Mr C Wood, Wokingham District Council, dated 12 May 2000 and respectfully point out that your assumptions are unfounded.

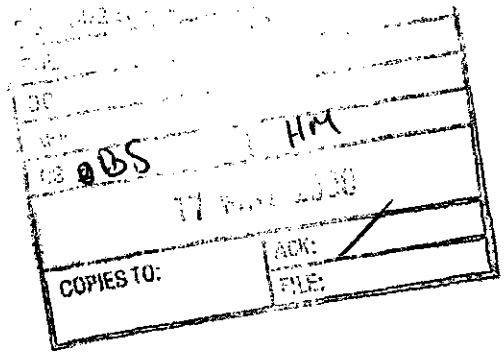
I enclose for your interest a survey plan showing the Section A-A which is behind your property. You will see that the view height from the bedrooms is well down the wall which remains in position, which is marked 53.950 as a benchmark. The level at the eaves of the new house was showing 62 which was incorrectly marked and I would like you to note that it has been changed corrected to read to 52.47.

As to the ownership of the wall, I enclose a letter from our solicitor showing the 'T' mark on our side of the wall and it is in our ownership. We do not intend to cap the wall at 2.5m, but 3m.

Please rest assured we wish to be neighbourly and as helpful as possible and if you have any further correspondence we would appreciate it being directed to ourselves. Should you require a meeting to discuss this further we would be very happy to come and see you in order that we may answer any further queries you may have.

Yours sincerely

Paul J Scott
Senior Property Manager



9 Triumph Close
Woodley
Reading
RG5 4DT

12 May 2000

Mr C Wood
Head of Planning and Transportation
Wokingham District Council
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
RG30 1WR

Dear Mr Wood

Re: Application F/2000/1247, Woodley Timber Yard, Proposed erection of 7 dwellings

Thank you for giving us the opportunity to comment on the above planning application.

As the owners of 9 Triumph Close we would like to express reservations about the proposed development. The proposed development will be detrimental to the privacy we currently enjoy, given the proximity of the dwellings and the fact that bedroom windows will directly over look our property.

The submitted plans also state that the brick wall between our property and the new dwellings will be capped at height of 2.5m, the current brick wall ranges in height between 3.5m and 3.7m. We would like to draw your attention to the enclosed Land Registry Plans that clearly state the wall belongs to us. As such the wall can not be altered without our permission, and we require the wall to be maintained at its current height. By copy of this letter we also draw this to the attention of the developer and the council.

We look forward to receiving a written response to the points raised above. Meanwhile if you would like to discuss this with us directly please do not hesitate to call us. We can be contacted during working hours on the following direct dial numbers, John Crossley 01795 457407 and Emma Newbery 0118 956 3532.

Yours sincerely

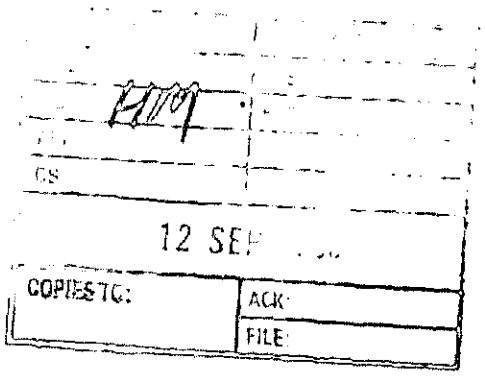
John Crossley

Emma Newbery

cc Woodley Town Council

cc Owens Gallivar Architects

(6)



10 Triumph Close
Woodley
Reading
Berkshire
RG5 4AQ
☎ 01189 540775
10.09.00

Dear Heather Morgan,

R.E. Application F/2000/1247 Woodley Timber Yard – Proposed erection of 7 dwellings.

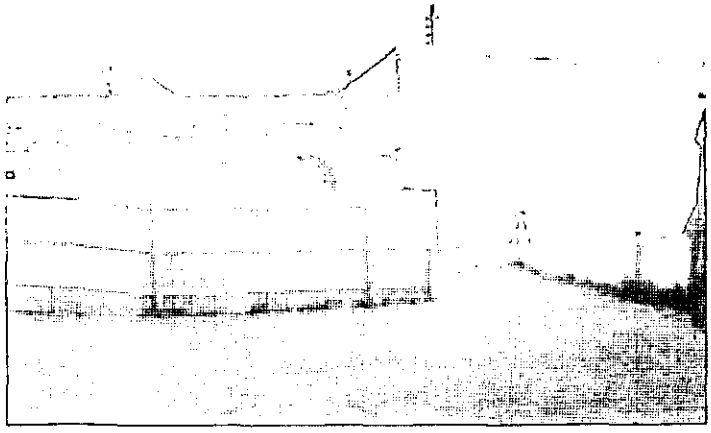
To reiterate from our previous letter and having further examined the plans for the above, I am seriously concerned about the proposed height of the wall on the plans especially given that we (and our neighbours) have TWICE raised these issues. To avoid any confusion in descriptions, I even included a series of photos to illustrate these points. The plans currently propose capping the existing walls of the entire West boundary of the site to 2.5 Metres. However we would like to know where the base of this proposed 2.5 Metre high is going to be measured from, as our garden slopes – and we assume that the timber yard site to be on a lower level.

- 2.5 metres is not high enough for the boundary wall, considering the close proximity of the proposed buildings to our property. The buildings will appear imposing, with six bedroom windows overlooking our property.
- We would like the wall to be built up to the level of the highest wall, instead of being capped at the level of the lowest wall.

Kelly Chapman

Kelly and David Chapman.

1



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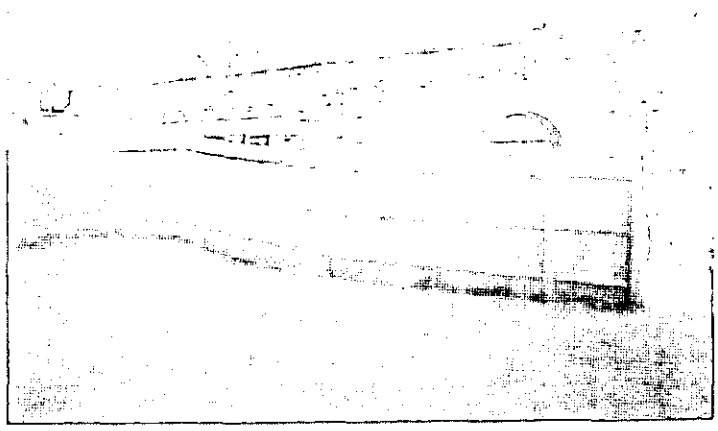

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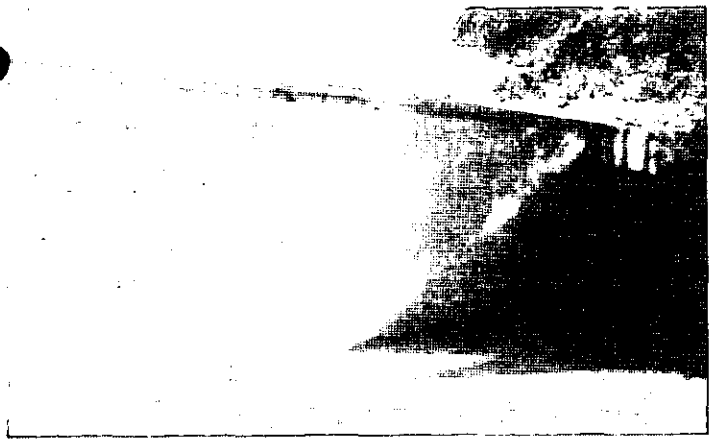

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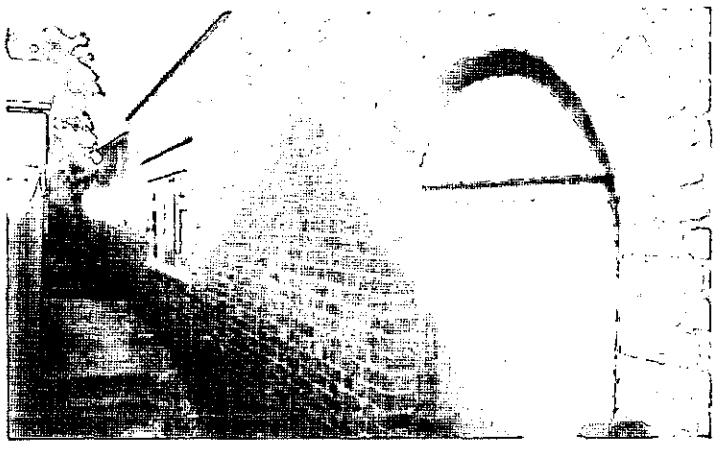

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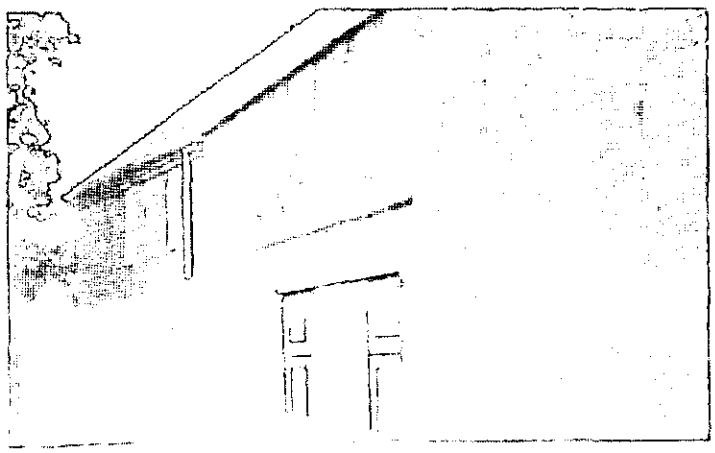

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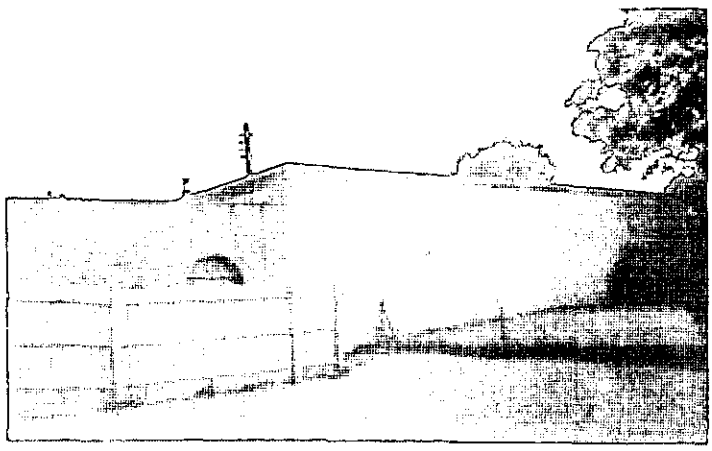

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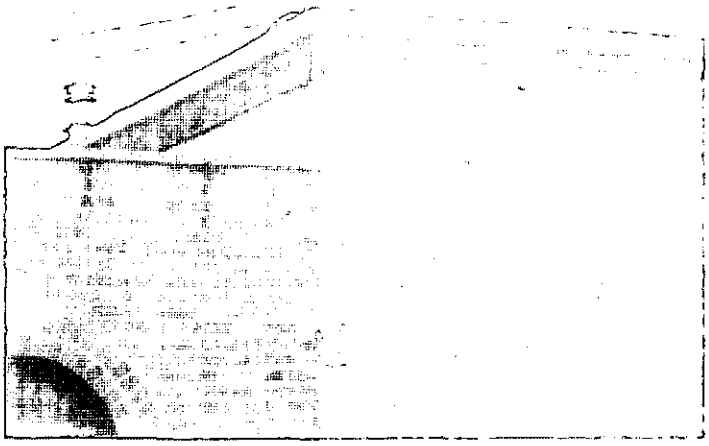

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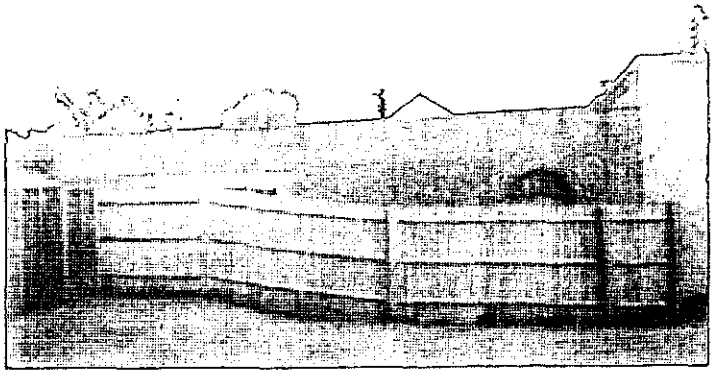

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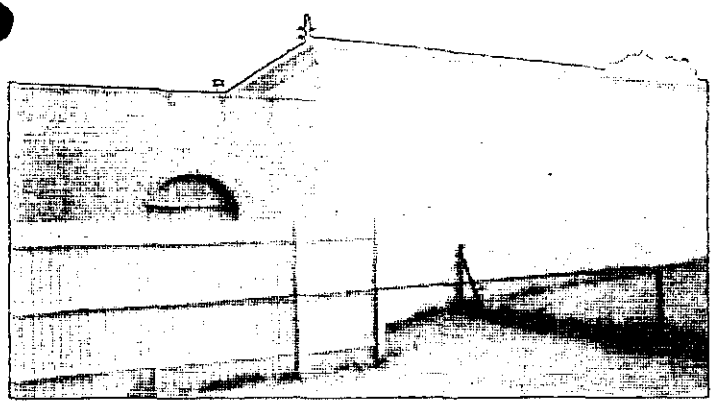

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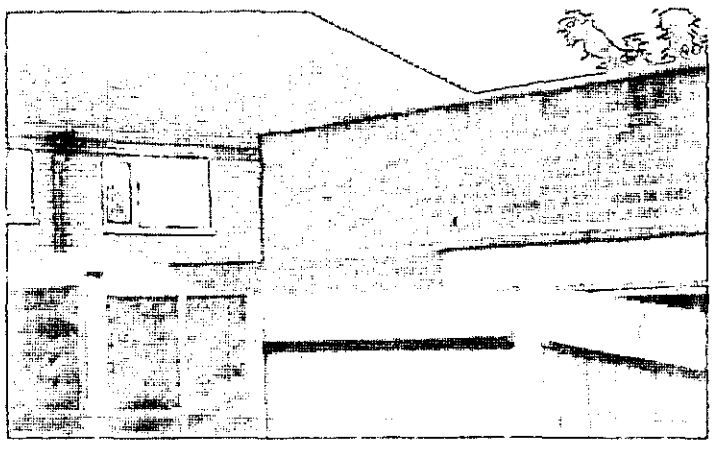

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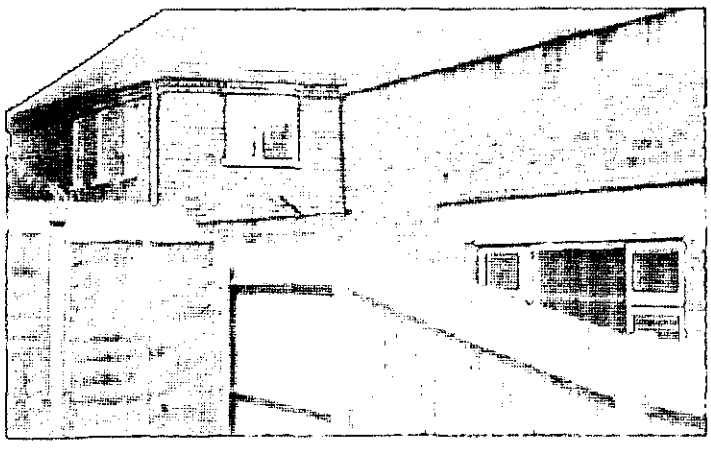

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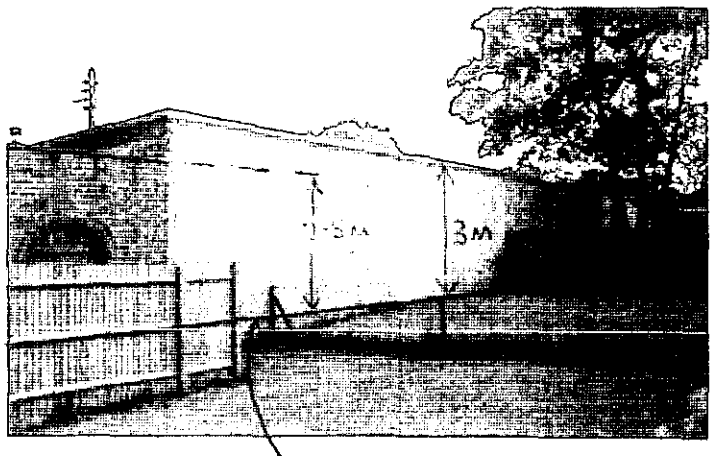



We are also keen to establish that the door and window in the wall at the back of our garden will be filled in before any work begins, as was previously agreed. We have since noticed a cable pipe which seems to lead out of the timber yard for a couple of feet from under the wall. We are unable to investigate further as we have no access to our 'alley' but would also like this pipe/cable to be removed. (Acknowledged in our previous communications, the 'alley' at the back of our garden is owned by us).

As before, we enclose a photograph of the unsightly wall in question. We are unsure of where the 2.5 / 3 metre height will actually be on the wall, as it seems the Timber Yard may be at a lower level and also as our back garden slopes dramatically meaning it is at a completely different level to our neighbours garden. We would like to very strongly request that the lower level wall which makes up three quarters of our boundary wall be built up and then capped at the same height as the remainder of our boundary wall, and the wall of our neighbours. (As we will be having our garden leveled once the wall is filled in, meaning the level of the alley, at present, will not be a true indication of the height of the wall.)We hope that the photograph helps to illustrate our points which are very difficult to describe, especially as we have no idea of the view from the Timber Yard side. (For this reason you to visited our property on 16.05.00)

Whilst we understand the necessity of building new houses, we hope you can be sympathetic to our privacy. We would expect to have our concerns addressed.

Kelly and David Chapman.

20/7/00

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	HM
03 JUL 2000	
COPIES TO:	ACK: ✓
	FILE:

3R

10 Triumph Close
Woodley
Reading
Berkshire
RG5 4AQ
☎ 01189 540775

Dear Heather Morgan,

R.E. Application F/2000/1247 Woodley Timber Yard – Proposed erection of 7 dwellings.

In response to your most recent letter, with reference to the above properties, we re-submit our previous letter in the hope that this time we may receive some answers from the developers of the timber yard. We feel our points and queries have been completely ignored.
Please note, where exactly are the measurements for the wall to be measured from? Is the land on the timber yard site lower than the land in our garden? Will both the door and the window in the boundary wall be filled in prior to any redevelopment beginning? What about the errors pointed out? Please refer to the photographs we sent with our last letter.

Firstly having read the reply received by our neighbours from the company now owning the Timber Yard, it appears there are some errors on the original application. For example that the eaves of the 'new houses' would be at a height of 52.47' instead of the originally stated 62', and that the wall would be capped at 3 metres instead of 2.5 metres. Obviously we would like these details to be clarified.

Our neighbours also received a diagram, (extremely unclear to the untrained eye!) which supposedly illustrated that the bedroom windows of the proposed houses would look directly at the wall, as opposed to overlooking our gardens. As our houses overlook the timber yard, are we to presume the timber yard ground level is substantially lower than the land on our side of the wall? If so will the 3 metre level be measured from the timber yard side?

Obviously our main concern is that our garden and house will be overlooked, taking away the privacy that we chose to buy this house based upon. We also feel that the new houses are too close to our boundary wall and will appear 'imposing'.

We are also keen to establish that the door and window in the wall at the back of our garden will filled in before any work begins, as was previously agreed. We have since noticed a cable/pipe which seems to lead out of the timber yard for a couple of feet from under the wall. We are unable to investigate further as we have no access to our 'alley' but would also like this pipe/cable to be removed. (Acknowledged in our previous communications, the 'alley' at the back of our garden is owned by us).

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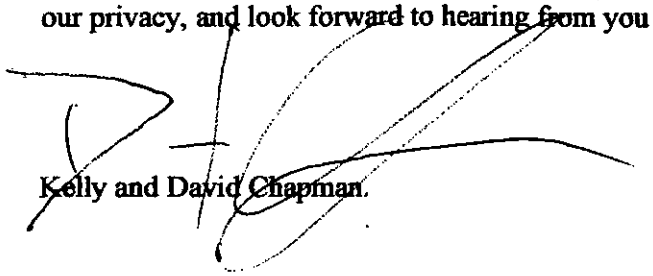
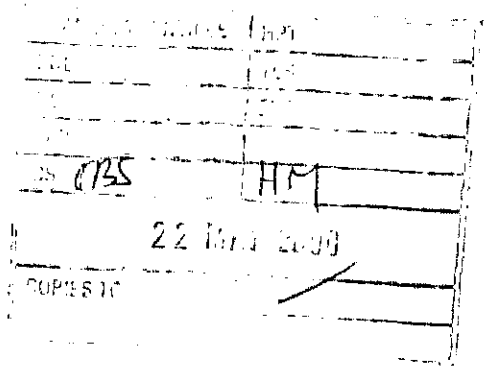
Whilst we understand the necessity of building new houses, we hope you can be sympathetic to our privacy, and look forward to hearing from you soon.



Kelly and David Chapman.

Rec'd 9.30AM 22.5.00

(2)



10 triumph Close
Woodley
Reading
Berkshire
RG5 4AQ
☎ 01189 540775

Dear Heather Morgan,

R.E. Application F/2000/1247 Woodley Timber Yard – Proposed erection of 7 dwellings.

We are writing with reference to the application for the development of the above properties.

Firstly having read the reply received by our neighbours from the company now owning the Timber Yard, it appears there are some errors on the original application. For example that the eaves of the 'new houses' would be at a height of 52.47' instead of the originally stated 62', and that the wall would be capped at 3 metres instead of 2.5 metres. Obviously we would like these details to be clarified.

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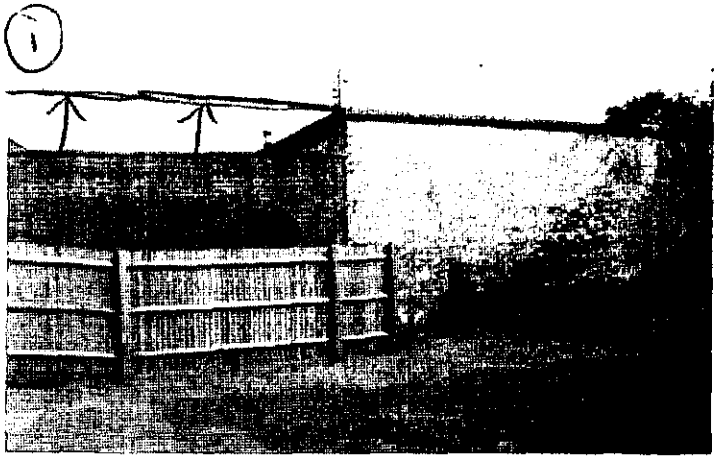
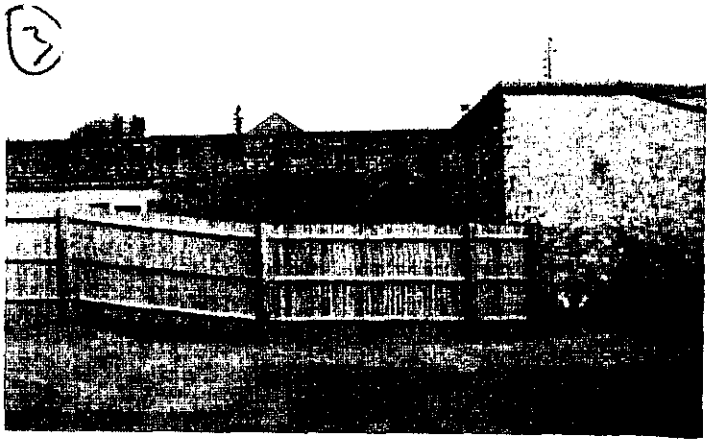
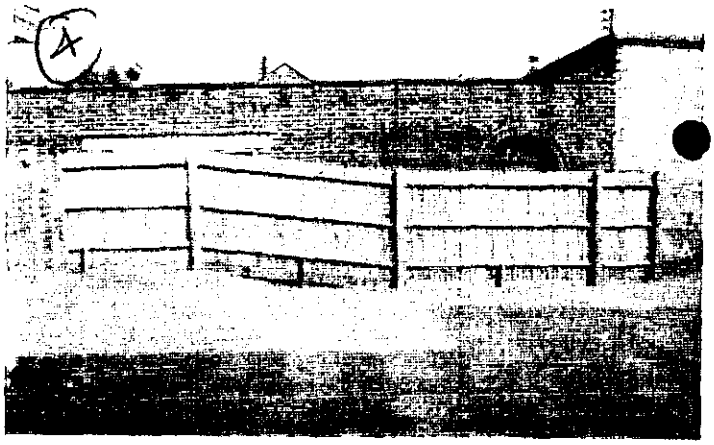
Whilst we understand the necessity of building new houses, we hope you can be sympathetic to our privacy, and look forward to hearing from you soon.

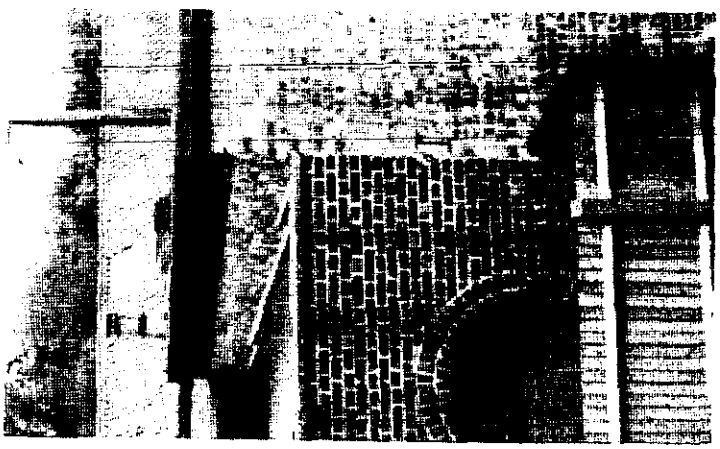
Kelly and David Chapman.

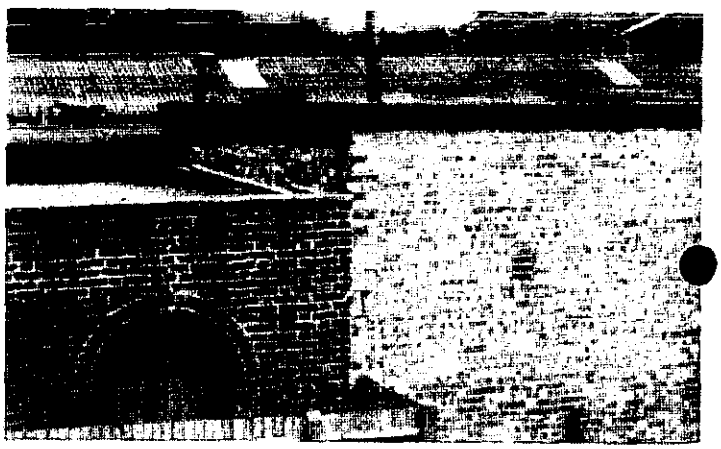












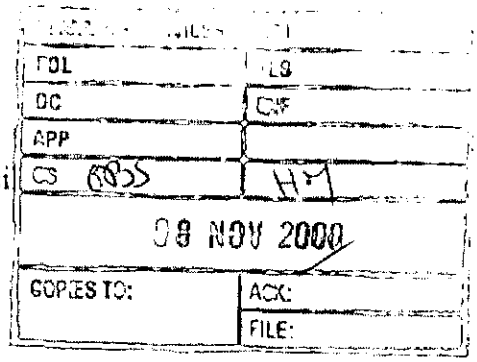
(The Walls are in a very poor state of repair)

Photo ① Illustrates we would like the shorter side of the wall built up to higher side.

Photo ② Illustrates the drop in the end of our garden, compared with our neighbours garden and the level our house is built upon.

photo's ③+④ Shows window + door to be filled in before work begins we can then remove

Heather Morgan
Case Officer
Wokingham District Council
PO Box 157
Shute End
Wokingham
RG40 1WR



Mr Guy R Mundy
48 Rivermead Road
Woodley
Reading
Berkshire
RG5 4DH

7th November 2000

cc Woodley Town Council,
townclerk@btinternet.com.

Ref. Planning Application F/2000/1247 Drawing revisions C.
Proposed erection of 7 dwellings: Woodley Timber Works, Norton Road

Objection to consent of revised planning permission.

Previously presented by
Guy Mundy resident 48 Rivermead Road
then also representing
Keith Stobbart 46 Rivermead Road
David and Diane Adams 69 Rivermead Road
David Chapman 10 Triumph close
at the planning meeting 18-10-2000 and revised since for the meeting 08-11-2000.

While we do not object to the principle to redevelopment of the timber yard, we are none the less going to maintain our objection on the following grounds,

1. Loss of privacy and over-dominance
2. Loss of light
3. Serious risk of subsidence damage to existing property
4. Serious inaccuracies in the drawings submitted
5. Misleading scaling of the building sizes.
6. Misrepresentation of PPG3.

Firstly in the case document received and under consideration dated 25th April 2000, has at least 10 inaccuracies relevant to this application:

Rivermead Road is constantly referred to as Rivermead Close,
Wall heights quoted are incorrect,
Section C, para.2 confuses Rivermead Road and Norton Road,
Reference to drawings as being correct do not agree with the site as measured, this document clearly being sloppily prepared.

Details of Objection

1. Privacy and over-dominance.

The buildings do overlook and are too close to Triumph Close and Rivermead Road. The statement that standard fence height is 1.8m and that is a criterion for judging wall height is laughable. The plans show a distance of 18.7m to Nos.. 61 to 69 Rivermead and only 5.2m to Nos. 46 and 48 Rivermead. The proposed tree screening will not provide any privacy for at least 5 years.

2. Loss of light.
Most of the light for Nos. 61-69, 46 and 48 Rivermead comes from the direction of the site, facing North as we do, there is little enough light already. The trees proposed will cut out even more and are not the solution, being shown as 55ft high on the plans and intruding to within 3ft of windows on Nos. 46 and 48.

3. Subsidence.
The existing properties of Nos. 18 to 48 Rivermead Road already show signs of subsidence due to the nature of loose gravel beds upon which they are built and inadequate planning supervision, indeed one has recently had to be underpinned. Removal of existing foundations and placement of new deep foundations in the site within 15 ft of existing ones is likely to caused extreme risk of subsidence damage - a point which should not need to be pointed out to a case officer and should not be raised this late in the process.
We refer you to PPG14 for reference.

4. Inaccuracies of plans.
We have repeatedly pointed out and been ignored, about the inaccuracies of the drawings submitted. The case document makes claims in SectE, para 2 about matching the OS data - that data is wrong and simple measurement with a tape measure has proven so. Just a few details:

a) distance claimed for Nos. 61-69 to the development of 20.0 and 20.4m are both only 18.7m as drawn,

b) the distance as drawn of No69 to No46 and 48 of 8.2m is only 5.2m this cramping the site in on No 69 even more than indicated

c) the depth of No 46 and 48 of 7.4m is really 9.9m

d) the distance of No7 to the boundary claimed to be 2m is drawn as 1.5m.

etc.

5. Building sizes.
Most of the properties are shown as being 5.5 by 6.6m external, this is no larger than my bedroom and bathroom together - how are they going to be 2 and three bedroom houses - this is another case of misrepresentation of the site's potential.

Overall the plans presented leave no trust that the development will be as claimed.

6. Miss-use of PPG3
It has been claimed that this development by conforming to PPG3 justifies it's approval, this is not true. PPG3 is a set of guidelines to provide a target and is not in itself a justification. 5.28 buildings on this site would also fulfil PPG3 aims and we consider that trying to jam a 7th building into the corner of the site is over development, overlooking and profiteering and should be rejected on these grounds.
PPG3 para 54 and 56 state that developments should be designed "without compromising the quality of the environment" which this does and also breaches other guidelines regarding careful planning for efficient use of the site.
PPG3 para 59-62 regarding parking refers to proximity of public transport, we do not want to overlook a car park that should not be of the size that that it is and breaches our interpretation of the regulations.

Resolution
We have in past responses offered acceptable compromises under which we would lift objection. These have been ignored, and as the case notes show the situation has been made worse by moving the development even closer to existing properties. We raised no objection to the original 6 property plans.

Removal of dwelling No7 from the plans, proper maintenance of wall heights, changes to screening provisions and a commitment to restoration of damage during construction would be more acceptable assuming no other changes

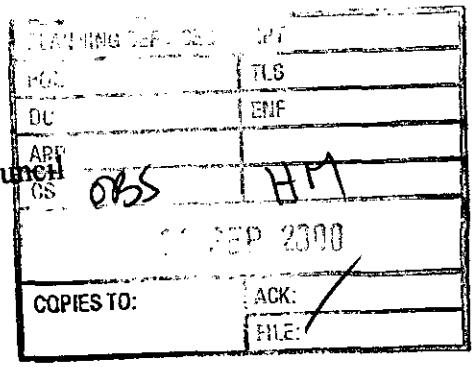
Finally there are numerous other issues that have been presented in letters to the case officer, although these may not normally be considered in a decision of this nature, the fact that they have been ignored we do not believe that this case has been dealt with equitably so far. The developers have had your attention and been given full access for site visits and yet the residents have been told that they should not be consulted with, this must be a clear breach of planning guidelines and a matter which the planning ombudsman would no doubt be interested in.

When it comes to resolving matters in this grey area of opinions it should always be so that benefit is given to the existing resident tax payers and voters rather than out siders here for profit.

I look forward to hearing your response on these matters.

G R Mundy

Heather Morgan
Case Officer
Wokingham District Council
PO Box 157
Shute End
Wokingham
RG40 1WR



Mr Guy R Mundy
48 Rivermead Road
Woodley
Reading
Berkshire
RG5 4DH

7th September 2000

cc Woodley Town Council,
townclerk@btinternet.com.

Ref. Planning Application F/2000/1247
Proposed erection of 7 dwellings: Woodley Timber Works, Norton Road

Objection to consent of revised planning permission.

Following review of the submitted plans (revision C) I would like to maintain a basic objection to the proposed plans on the ground of the close proximity of the building. As resident in the first floor maisonette at 48 Rivermead, the proximity of the proposed dwelling is still too close, amounting to only 5 metres from my bedroom window to that of the new block.

The addition of a catslide roof is however a substantial improvement and I would be prepared to lift objection if the dwellings Nos 4-7 are moved a minimum of 2.5 metres to the west.

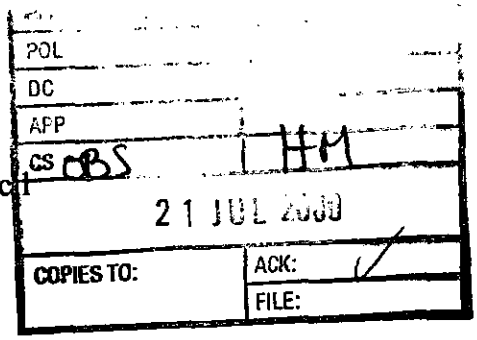
At present the building being only 1.5 metres from my boundary and my rooms being only 1.5 metres from that boundary, I find the proposed plan to be too close, obscuring too much light and view(what there is) right in front of my bedroom. A move across the site of 2.5 metres would not incur any additional architectural modification, only a relocation on the site.

I look forward to hearing your response on these matters.

G R Mundy

62

Heather Morgan
Case Officer
Wokingham District Council
PO Box 157
Shute End
Wokingham
RG40 1WR



Mr Guy R Mundy
48 Rivermead Road
Woodley
Reading
Berkshire
RG5 4DH

18th July 2000

cc Woodley Town Council,
townclerk@btinternet.com.

Ref. Planning Application F/2000/1247
Proposed erection of 7 dwellings: Woodley Timber Works, Norton Road

Objection to consent of revised planning permission.

Following our meeting at Woodley Town Council's planning meeting this evening and review of the submitted plans I would like to maintain my objection to the proposed plans as the changes show no material consideration as to previous objections.

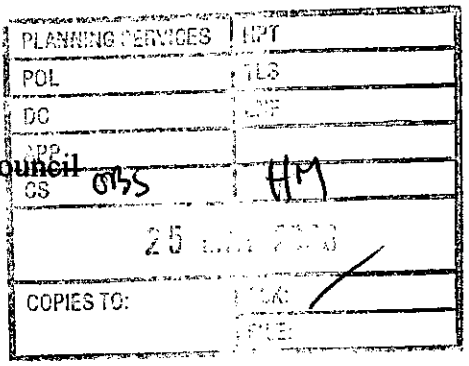
As resident in the first floor maisonette at 48 Rivermead, the proximity of the proposed dwelling is ridiculous, amounting to only 5 metres from my bedroom window to that of the new block, both looking directly into each other. I get little enough light into both my lounge and bedroom already without having a building erected only five metres away in my line of sight.

The distance as shown on the plan from my residence to that of No 69 next door is still erroneous in the extreme, being approximately 5 metres in reality, therefore No 69 is located far closer to the new development than the developers claim.

I look forward to hearing your response on these matters.

G R Mundy

Heather Morgan
Case Officer
Wokingham District Council
PO Box 157
Shute End
Wokingham
RG40 1WR



Mr Guy R Mundy
48 Rivermead Road
Woodley
Reading
Berkshire
RG5 4DH

23rd May 2000

cc Woodley Town Council,
townclerk@btinternet.com.

Ref. Planning Application F/2000/1247
Proposed erection of 7 dwellings: Woodley Timber Works, Norton Road

Objection to consent of planning permission.

Following our meeting at Woodley Town Council's planning meeting this evening and review of the submitted plans I would like to raise my objection to the proposed plans on the following grounds:

1. As resident in the first floor maisonette at 48 Rivermead, the proximity of the proposed dwelling is ridiculous, amounting to only 5 metres from my bedroom window to that of the new block, both looking directly into each other. I get little enough light into both my lounge and bedroom already without having a building erected only five metres away in my line of sight.

2. The proposed trees are to be planted to grow only 1.5 metres from my bedroom window, who will be responsible to allow any light into my rooms?

3. I will have no privacy in my own bedroom and would have to keep the curtains drawn most of the time I wish to use it.

4. The distance as shown on the plan from my residence to that of No 69 next door is erroneous in the extreme, being approximately 5 metres in reality, therefore No 69 is located far closer to the new development than the developers claim.

5. Are the new houses only going to be 7-8 metres deep and still able to accommodate the rooms claimed?

6. What is intended for the existing brick wall which runs along the side of my property towards Norton Road? - at the moment it provides some privacy in my garden but will appear to cease if plans are granted.

7. My overall impression of the quality of the drawings submitted are that they do not reflect the size or capacity of the site to accommodate these buildings, indeed the dimensional errors appear designed to deceive and do not reflect the reality of the intrusion into our location. Please could someone take a ruler and tape and verify this and reply.

I look forward to hearing your response on these matters.

G R Mundy

④ 2R

PLANNING SERVICES	HPT
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11 SEP 2000	
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8, 9.	FILE:

RIVERMEAD ROAD
WOODLEY
READING
BERKS.
RG5 4DH

REF F/2000/1247

Dear Miss Morgan.

I have today been to look at the revised plans for the above plan whilst the roof line on plot 7 has been changed there are still several points I wish to bring up.

1) The drawings/plans are somewhat out of scale.

2) Also plot 7 now appears to be closer to my property maybe due to the change in roof layout.

3) Boundary walls E-F although they are going to cap the existing wall some of the wall looks unsecure also the wall nearest to my property has a wooden door built into it, is this to be blocked up or left?

4) Is there going to be a restriction on height of the trees along the garden boundary walls/fencing along 61-69 Rivermead Road? will there be a maintence program on the ~~tt~~trees?
These trees will block out natural light to my kitchen, bathroom and hallway due to the position of these trees.

I thank you for the consideration you may give these points

Yours Sincerely
K A Stobbart
KEITH STOBBART

N.B PLAN ENCLOSED SHOWING AREAS OF CONCERN.

PLANNING SERVICES
RCL
DC
APP
CS 0735 1247
17 JUL 2000
COPIES TO: ACS
FILE

3 Evelyn Court
Norton Road
Woodley
Reading
RG5 4AL
12th July 2000

Dear Ms Morgan

I am writing to you in response to the planning application: F/2000/1247. I have no objection to the development, but when you consider the application please be aware that:

The road marked in red on attached map A is in constant use through out the day by 6 flats, 4 houses and 3 garages.

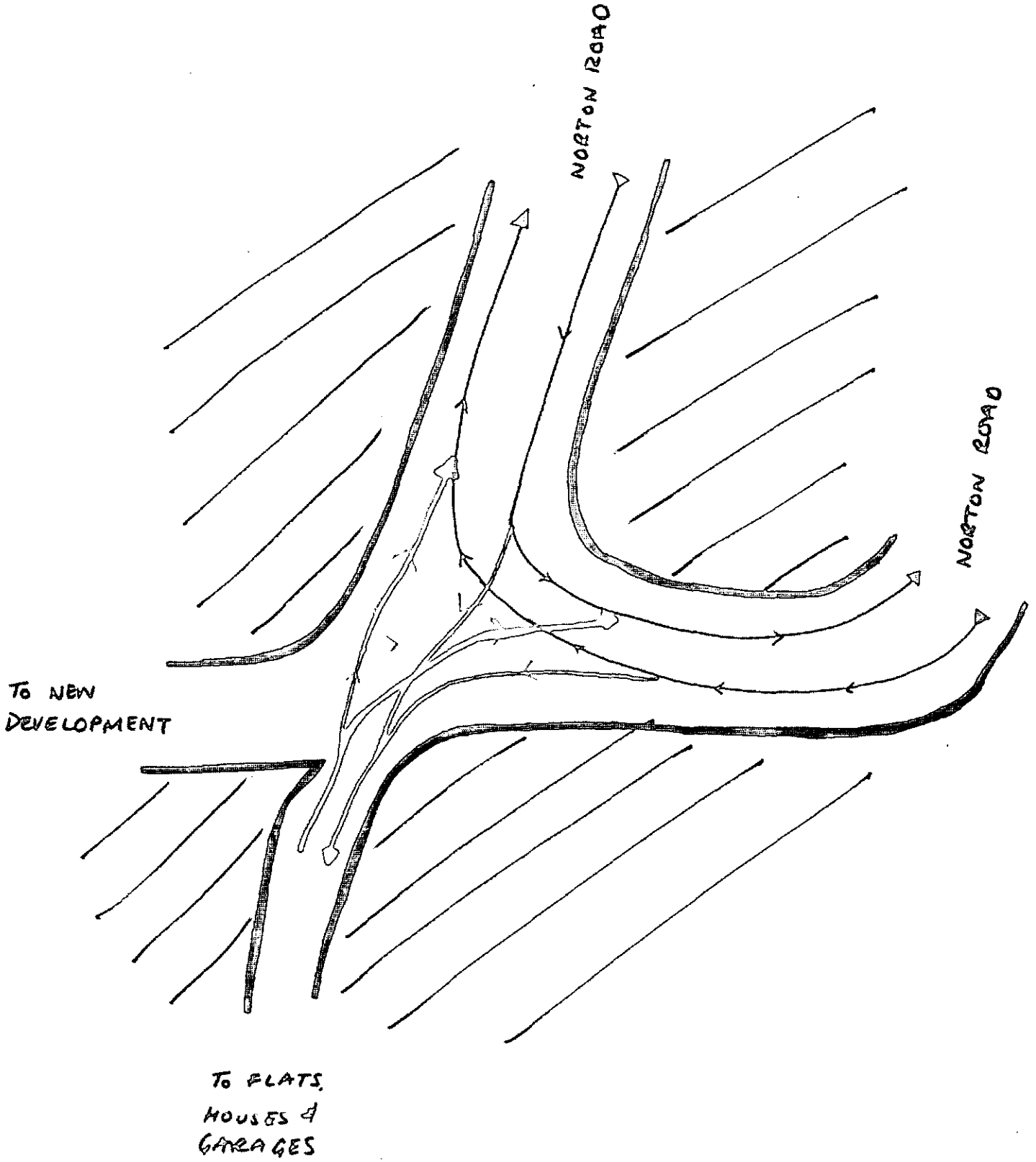
The area marked in orange is often obscured by parked vehicles making it difficult to see on coming traffic.

The area marked in yellow is often used by the local children to play football.

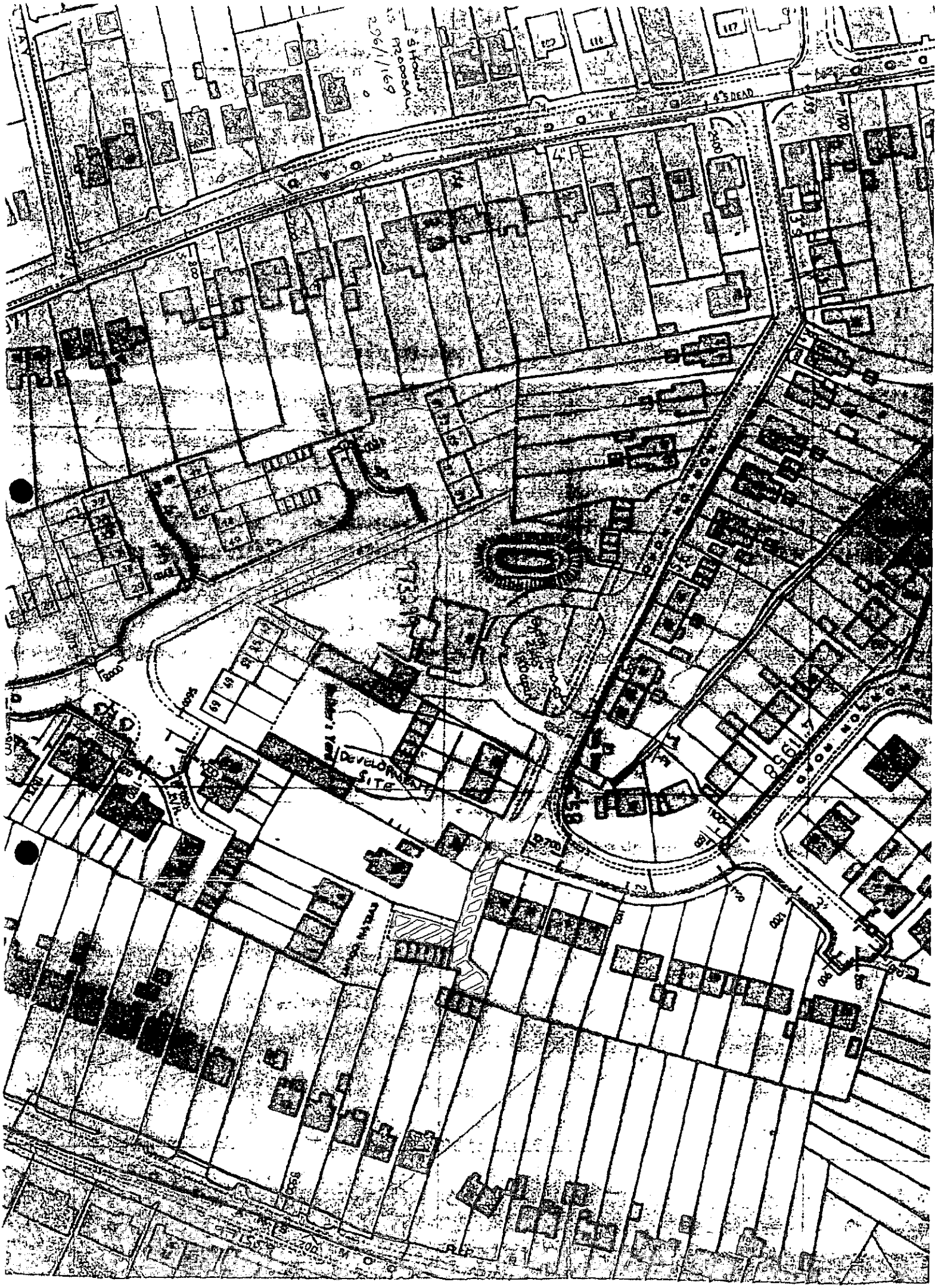
On attached map B, I have attempted to indicate traffic movements: blue for those using Norton Road, red for those accessing the flats, houses etc. and pink for the new development. As you can see there is considerable criss-crossing and this increases the likelihood of an accident. It therefore might be prudent to consider some form of traffic calming, or traffic management.

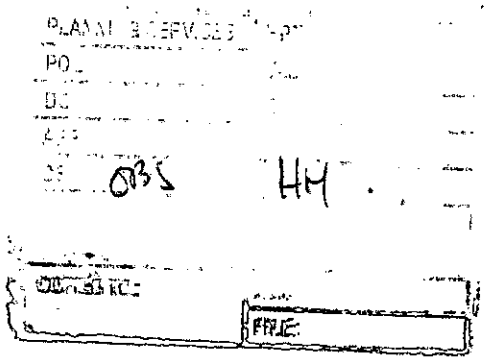
Regards

K Gardiner (Ms)


NORTON ROAD
NORTON ROAD
TO NEW DEVELOPMENT
TO FLATS, HOUSES & GARAGES

MAP B


Development Site



(2) 28

69, Rivermead Road,
Woodley
Reading
Berkshire
RG5 4DH
5th September 2000

Ref. Application No. F/2000/1247
Woodley Timber Co. Ltd, Norton Rd,

Dear Madam,

With reference to the revised plans for the above development, after careful examination we feel that your changes to the design of Plot 7 does not help us at all as we are still blocked in at the end and will loose the light from our garden and rear rooms. As pointed out before, on numerous occasions, we have masonettes to the right hand side of our garden cramming us in.

Plot 7 may have been altered but it has also been moved closer to us. On the original plan the distance was measured from our rear elevation to the far right elevation of Plot 7. That distance has now been conveniently measured from our rear elevation to the left hand elevation of Plot 7 on the revised plan, showing

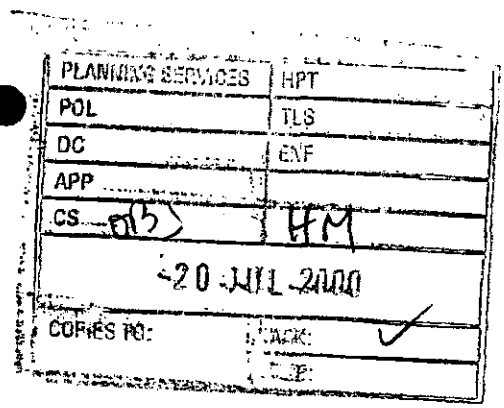
a greater distance which is not the case because the right hand side of Plot 7 sticks out further than the left hand side.

We have asked that only six houses be built instead of the seven which will enable us to retain some light to the rear of our property. This has obviously being disregarded.

We are writing to our M.P again and will fight against these proposed plans.

Yours faithfully

David T. Adams.



69, Rivermead Road,
Woodley
Reading
Berkshire
RG5 4DH
18th July 2000

Plan No. F/2000/1247:

Dear Madam,

With regard to the revised plans for the proposed 7 dwellings - Woodley Timber Co. Norton Road.

We feel that the plans have not changed to our benefit at all. In fact your proposal is even more intimidating than the previous attempt.

All that has happened is that Plot 7's rear end corner has been rotated 90° to incorporate a window looking straight into our garden and any window in our house, that you choose to look into. This we are going to find very intimidating as this invades any sort of privacy that we are entitled to.

of natural light. This will still be blocked out, to the same degree, as we are squashed into a corner with the adjacent masonettes.

We propose that only 6 dwellings be built instead of the planned 7 and we intend to fight for our causes for as long as it takes to get this ridiculous proposition quashed.

Yours faithfully.

David T. Rowe

PLANNING SER	
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APP	
CS OKS	~~REF~~ HPT
20 JUL 2000	
COPIES TO:	ACK: ✓
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46 RIVERMEAD ROAD
WOODLEY
READING
BERKS
RG5 4DH.

18.7.2000

REF F/2000/1247.

Dear Mrs Morgan.

I am writing with comments I wish to be heard about the above application at Norton Road (OLD TIMBER YARD)

Having seen the revised plans my comments are almost as last time.

1) The plans are completely out of scale, the new houses are much closer than they accutaly appear.

2) Also. the end elevation on plot 7 has changed slightly but now there will be an extra window so people can actually overlook my garden and the neighbours

I am still very conserned about the amount of light that will be removed if plot 7 goes ahead, My lounge is at the rear of my propaty and receives very little light and I have to turn the light on very early in the evenings due to this

3) There is no mention about the boundary walling to says wheather this will be built from the existing buildings on the site also the boundary seems to overlap some land that does not belong to the site.?

4/ also the trees to be Be planted what type are they going to grow and to what height, also will there be an maintance agreement on them.

5/ After discussing the above Concerns with my neighbour Could I suggest that perhaps plots 456 Could not be made in to smaller properties ie 1 bedroom starter houses hence not overcrowding the small plot.?

6/ I am also Concerced about the previous use of the land prior to the wood yard is there any toxic waste / gases below the surface have any tests been Carried out as I believe the land was land-fill many yeair ago. .

7/ I believe a site visit would be advisable to fully appreciate everybody's Concerns regarding the application.

I hope you can take time to Consider my and my neighbours Concerns

Yours Sincerely
K A Stobbart
KEITH STOBBART (MR)

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS OBS	HM
26 MAY 2000	
COPIES TO:	ACK: /
	FILE:

69, Rivermead Road,
Woodley ④
Reading
Berkshire
RG5 4DH

24th May 2000.

Your ref: F/2000/1247.

Dear Madam,

With regard to the proposed development of the seven dwellings on the Old Woodley Timber works, Norton Road, Woodley we feel, very strongly, that the plans progress no further for the following reasons.

1. The scale of the plan does not relate to the size of the plots especially the room sizes. They appear far too small. Also the proximity of our neighbour in the masonette No-46 shows an enormous gap that does not exist, thus enabling it to look as if Plot 7 is not [illegible]

us in as much as it really would.
I also believe that this procedure has been applied to other surrounding properties to this proposed site.

2. The close proximity of the proposed dwellings, Plots 4-7 would block out a lot of light to the rear of our property especially as Plot 7 shows an extension to the rear, further interfering with our already limited light source.
Our property is north facing and therefore already does not enjoy any direct sunlight and the proposed building would cut down significantly the light that we do get.

3. If trees are considered to the rear of our property this would again cut out even more light as we know once these trees have established nobody would be responsible for the height of them. Also if trees are considered, damage will be caused by their roots to both sets of properties.

4. Our privacy will be invaded by people looking straight into our bedroom windows from Plot 7 and visa versa.

5. We feel that now with 7 dwellings been considered instead of the original 6 that someone, somewhere is over exploiting what land there is.

6. As explained to you in previous letters, that were left unanswered by anyone, we are still not happy that, whatever proposal goes ahead, that the 1.8m high fence to the rear of our property is going to withstand the demolition of the existing outbuilding to the rear of our property as there is only 30mm (1½ inches) gap between our fence and the outbuilding.
This will leave us with no security to the rear of our building and will obviously become part of the building site while repairs are undertaken

7. Also explained was the fact that our garden is higher than the existing woodpanel and the fence our side is only 1.4M high, which we consider insufficient in height. We would like to see as soon as possible, before any building commences, a 2M + high fence erected in its place to ensure the security of our property.

8 We also feel that we should be entitled to some compensation for the lose of plants, trees and scrubs while the outbuilding adjacent to our property is demolished.

9. IF THESE PLANS ARE APPROVED WE WILL FIGHT ALL THE WAY TO GET THEM REJECTED WITH THE HELP OF OUR SOLICITOR !!

Yours Sincerely

David T. Plant

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Natta Country Homes Ltd
C/O Owens Galliver
10 High Street
Pangbourne
Berks
RG8 7AB

Application Number: F/2000/1247

Parish: **WOODLEY**

Location: **Woodley Timber Co Ltd Norton Works, Norton Road, Woodley, Reading.**

Proposal: **Proposed erection of 7 dwellings**

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

Reason

1. The proposed development would have an adverse effect upon the character of the area by reason of its scale, form, bulk and massing. Therefore the proposed development is contrary to policies OS1 and EN1 of the Berkshire Structure Plan; policies LBE1 and LBE2 of the Loddon Area Local Plan and policies WOS3 and WBE1 of the Wokingham District Local Plan.

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 H5, H9, T6 and T7.

Loddon Area Local Plan Policies LH1, LH8, LBE5, LBE2, LT5 and LT6.

Deposit Draft Wokingham District Local Plan Policies WH1, Housing Density policy, WOS3, WBE1, WT6 and WT7.

John Mitchell
Development Control Manager
Date: 30/11/2000

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.



Site Plan, Scale: 1 to 1250

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

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Date: 6 March 2001

N
W E
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G. GROUNDS OF APPEAL If the written procedure is requested, the appellant's FULL STATEMENT OF CASE **MUST** be made - otherwise the appeal may be invalid. If the written procedure *has not been requested*, a brief outline of the appellant's case should be made here.

PLEASE SEE ATTACHED STATEMENT OF CASE.

PLEASE SIGN BELOW

I confirm that a copy of this appeal form and any supporting documents relating to the application not previously sent to the LPA has been sent to them. I undertake that any future documents submitted in connection with this appeal will also be copied to the local planning authority at the same time.

Signed JKL (on behalf of) NATTA COUNTRY HOMES LTD

Name (in capitals) JKL ARCHITECTS AND TOWN PLANNERS LTD Date 31 January 2001

The Planning Inspectorate is registered under the Data Protection Act 1984, so that we may hold information supplied by you on our computer system for the purpose of processing this appeal.

CHECKLIST - Please check this list thoroughly to avoid delay in the processing of your appeal.

- This form signed and fully completed.
- Any relevant documents listed at Section E enclosed.
- Full grounds of appeal/outline of case set out at Section G.
- Relevant ownership certificate A, B, C or D completed and signed.
- Agricultural Holdings Certificate completed and signed.

♦ **1ST COPY: Send one copy of the appeal form** with all the supporting documents to

The Planning Inspectorate
Appeals Registry
Tollgate House
Houlton Street
BRISTOL
BS2 9DJ

♦ **2ND COPY: Send one copy to the LPA,** at the address from which the decision on the application (or any acknowledgments, etc) was received, enclosing any supporting documents not previously submitted to them as part of the application.

The Planning Inspectorate

FOR OFFICIAL USE ONLY
Date received

PLANNING APPEAL

The appeal must reach the Inspectorate within 6 months of the date of the notice of the Local Planning Authority's decision, or within 6 months of the date by which they should have decided the application.

A. INFORMATION ABOUT THE APPELLANT(S)

Full Name: NATTA COUNTRY HOMES LTD

Address: C/O JKL ARCHITECTS AND TOWN PLANNERS LTD

Postcode: ..... Reference: .....
Failure to provide the postcode may cause delay in processing your appeal.

Daytime Telephone No: ..... Fax No: .....

Agent's Name (if appropriate): JKL ARCHITECTS AND TOWN PLANNERS LTD

Agent's Address: THE STUDIO, RIVERSIDE VIEW, BASING ROAD OLD BASING, HAMPSHIRE

Postcode: RG24 7AL Reference: A1124
Failure to provide the postcode may cause delay in processing your appeal.

Daytime Telephone No: 01256 356471 Fax No: 01256 354315

B. DETAILS OF THE APPEAL

Name of the Local Planning Authority (LPA): WOKINGHAM DISTRICT COUNCIL

Description of the Development:
PROPOSED ERECTION OF 7 DWELLINGS

Address of the Site:
WOODLEY TIMBER CO. LTD
NORTON WORKS, NORTON ROAD
WOODLEY, READING.

Postcode:
Failure to provide the postcode may cause delay in processing your appeal.

National Grid Reference (see key on OS map for Instructions).
Grid Letters: Grid Numbers
eg TQ:298407
SU 768722

Date and LPA reference number of the application you made and which is now the subject of this appeal:
F/2000/1247

Date of LPA notice of decision (if any):
30 NOVEMBER 2000

Are there any outstanding appeals for this site eg Enforcement, Lawful Development Certificate etc? If so please give details and any Planning Inspectorate reference number here: N/A

C. REASON FOR THE APPEAL

THIS APPEAL IS AGAINST the decision of the LPA:- **(*Delete as appropriate)** **(✓)**

1. to *refuse/~~grant subject to conditions~~, planning permission for the development described in Section B. ☑
2. to *refuse/grant subject to conditions, approval of the matters reserved under an outline planning permission. ☐
3. to refuse to approve any matter (other than those mentioned in 2 above) required by a condition on a planning permission. ☐

Or the failure of the LPA:-

4. to give notice of its decision within the appropriate period on an application for permission or approval. ☐

D. CHOICE OF PROCEDURE

CHOOSE ONE OF THE FOLLOWING TYPES OF PROCEDURES - Appeals decided by written representations are normally decided much quicker than by the hearing/inquiry method. For further information see the booklet "Making your planning appeal" which accompanied this form.

1. WRITTEN REPRESENTATIONS ☑

If you have chosen the written representations procedure, please tick if the whole site can clearly be seen from a road or other public land. (An unaccompanied site visit will be arranged if the Inspector can adequately view the site from public land.) ☐

2. LOCAL INQUIRY Please give reasons why an inquiry is necessary ..... ☐

.....

3. HEARING Although you may prefer a hearing, the Inspectorate must consider your appeal suitable. ☐

E. ESSENTIAL SUPPORTING DOCUMENTS

A copy of each of the following should be enclosed with this form.

1. The application submitted to the LPA; ☑
2. The site ownership details (Article 7 certificate) submitted to the LPA at application stage; ☑
3. Plans, drawings and documents forming part of the application submitted to the LPA; ☑
4. The LPA's decision notice (if any); ☑
5. Other relevant correspondence with the LPA; please identify the correspondence by date or otherwise: ..... ☑
6. A plan showing the site in red, in relation to two named roads (preferably on an extract from the relevant 1:10,000 OS map). **(Failure to submit this can delay your appeal).** ☑

Copies of the following should also be enclosed, if appropriate:

7. If the appeal concerns reserved matters, the relevant outline application, plans submitted and the permission; ☐
8. Any plans, drawings and documents sent to LPA but which do not form part of the submitted application (eg drawings for illustrative purposes); ☐
9. Additional plans or drawings relating to the application but not previously seen by the LPA. Please number them clearly and list the numbers here: ..... ☐

F. APPEAL SITE OWNERSHIP DETAILS

IMPORTANT: THE ACCOMPANYING NOTES SHOULD BE READ BEFORE THE APPROPRIATE CERTIFICATE IS COMPLETED. CERTIFICATES A AND B ARE GIVEN BELOW. IF NEEDED, CERTIFICATES C AND D ARE ATTACHED TO THE GUIDANCE NOTES

SITE OWNERSHIP CERTIFICATES

PLEASE DELETE INAPPROPRIATE WORDING WHERE INDICATED (*) AND STRIKE OUT INAPPLICABLE CERTIFICATE

CERTIFICATE A

I certify that:

On the day 21 days before the date of this appeal nobody, except the appellant, was the owner (see Note (i) of the guidance notes) of any part of the land to which the appeal relates.

OR

CERTIFICATE B

I certify that:

I have/the appellant has *given the requisite notice to everyone else who, on the day 21 days before the date of this appeal, was the owner (see Note (i) of the guidance notes) of any part of the land to which the appeal relates, as listed below.

Owner's Name	Address at which notice was served	Date on which notice was served

I further certify that:

AGRICULTURAL HOLDINGS CERTIFICATE (TO BE COMPLETED IN ALL CASES WHERE A, B, C OR D OWNERSHIP CERTIFICATE HAS BEEN COMPLETED)

*• None of the land to which the appeal relates is, or is part of, an agricultural holding.

OR

*• I have/the appellant has *given the requisite notice to every person other than my/him/her*self who, on the day 21 days before the date of the appeal, was a tenant of an agricultural holding on all or part of the land to which the appeal relates, as follows:

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

*** Delete as appropriate. If the appellant is the sole agricultural tenant the first alternative should be deleted and "not applicable" should be inserted below the second alternative.**

Signed ...JKL... (on behalf of) ..NATTA COUNTRY HOMES LTD.....

Name (in capitals) ~~JKL ARCHITECTS AND TOWN PLANNERS LTD~~ 31 January 2001

LPA REF: F/2000/1247
JKL REF: A1124

APPEAL BY NATTA COUNTRY HOMES LTD AGAINST THE DECISION OF WOKINGHAM DISTRICT COUNCIL TO REFUSE PLANNING PERMISSION FOR THE ERECTION OF SEVEN DWELLINGS AT WOODLEY TIMBER YARD, NORTON ROAD, WOODLEY, BERKSHIRE

APPELLANT'S STATEMENT OF CASE

Prepared by:
JKL Architects and Town Planners Ltd
The Studio
Riverside View
Basing Road
Old Basing
Hampshire RG24 7AL
Tel: 01256 354471
Fax: 01256
Email: jkl@jkl.btinternet.co.uk

On behalf of:
Natta Country Homes Ltd
A1124/CMS/cms
January 2001

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JKL Architects and Town Planners Limited
Registered in England No. 3287340

CONTENTS

1.00 BACKGROUND

2.00 DESCRIPTION OF THE SITE AND SURROUNDINGS

3.00 GROUNDS OF APPEAL

4.00 CONCLUSIONS

5.00 DOCUMENTS

1.00 BACKGROUND

1.01 This application is against the decision of Wokingham District Council (WDC) to refuse to grant planning permission for the erection of seven dwellings on land at Woodley Timber Yard, Norton Road, Woodley, Berkshire. The application, decision notice and development plan policies referred to therein are attached at Documents 1, 2 and 3. the site already benefits from planning permission (99/70018/F) for the erection of a block of six flats, attached at Document 4.

1.02 Following pre-application discussions with WDC an application for the erection of seven dwellings was submitted on 7 April 2000. There followed further negotiations during which the appellant amended the proposals to meet the requirements of the local planning authority. Correspondence between the appellant's architects and WDC is attached at Documents 5 to 10 The scheme was eventually presented to the Planning Committee on 29 November 2000 with the planning officer's recommendation that planning permission be granted. Only the drawings that were actually considered by the planning committee are included at Document 1. The committee report is attached at Document 11.

1.03 The Planning Committee did not accept the professional planning officer's recommendation and refused to grant planning permission. The reason alleges an adverse impact by reason of scale, form, bulk and massing. It will be demonstrated that there is no substance to the reason given for refusing to grant planning permission.

2.00 DESCRIPTION OF THE SITE AND SURROUNDINGS

2.01 The appeal site lies within the existing built up area of Woodley and was formerly in use as a timber yard. The site itself contains open fronted sheds around its periphery. The site is bounded by walls generally about 3 metres in height.

2.02 The site is surrounded by residential development, principally two storey semi-detached houses and maisonettes. Norton Close comprises semi-detached houses dating from the mid twentieth century, though there is a bungalow immediately to the east of the access. To the east in Norton Road and Rivermead Road are maisonettes whilst to the south in Rivermead Road are terraced houses. To the north west the houses in Triumph Close are relatively recently built detached and semi-detached houses. The site is generally level, both in itself and in relation to the surrounding area.

2.03 The appeal site is not in an area with any special designation and there are no listed buildings in the vicinity.

3.00 GROUNDS OF APPEAL

3.01 Where the Development Plan contains relevant policies section 54A of the Town and Country Planning Act requires that applications and appeals shall be determined in accordance with the plan, unless material considerations indicate otherwise. The Development Plan for the area includes the Berkshire Structure Plan 1991 – 2006 and the South East Area Local Plan adopted in 1994. The emerging Wokingham District Local Plan has reached an advanced stage in its progress towards formal adoption. Relevant Development Plan policies seek to ensure that new development will be appropriate to its location, without detriment to the amenities of adjoining land uses and occupiers. The redevelopment of existing sites within settlements is encouraged, as is the provision of smaller dwellings.

3.02 Central government advice is a material consideration. Up to date advice regarding housing development is contained in PPG 3: Housing: March 2000, which encourages making the best use of previously developed land and avoiding the inefficient use of land. Housing densities of 30 to 50 dwellings per hectare are encouraged. The design and layout of housing development should be of high quality to make efficient use of land without compromising the quality of the environment.

3.03 The appeal site lies within the defined settlement of Woodley, where development will normally be permitted, subject to being appropriate to its location and meeting the requirements of the policies of the development plan.

3.04 The report to the Planning Committee is detailed and sets out clearly the impact of the proposed development in terms of its appropriateness to the locality, suitable density and dwelling size, careful design, sympathetic layout and massing. It confirms the lack of adverse impact or detriment to the character and appearance of the surrounding area, or on the amenity of adjoining uses and occupiers. The proposal meets the requirements of the relevant development plan policies.

3.05 The site is 0.176 ha. The provision of seven dwellings on this site will accord fully with central government advice regarding the density of new development, being at a net density of 40 dwellings per hectare. Central government advice encourages the efficient use of land, and housing densities of 30 to 50 dwellings per hectare.

3.06 There are no substantive reasons for withholding planning permission for this well conceived development.

4.00 CONCLUSIONS

4.01 The appeal proposal is fully in accordance with the policies of the development plan, in particular it complies with the requirements of the criteria in policy WH1, WOS3 and WBE1 of the local plan and policies EN1 and H5 of the structure plan.

4.02 The appeal proposal is fully in accordance with the policy of central government as set out in PPG 3 in that it is well designed and at the same time makes best use of previously developed land, at a density which is encouraged.

4.03 The Inspector is respectfully requested to allow this appeal and grant planning permission for the erection of seven dwellings, subject to the model conditions listed below:

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
2. No dwelling shall be occupied until a means of vehicular access has been constructed in accordance with the approved plans.
3. No dwelling shall be occupied until space has been laid out within the site for vehicles to turn so that they may enter and leave the site in forward gear.
4. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved.
5. Before the development hereby permitted commences on the site, a soil survey of the site shall be undertaken and the results provided to the local planning authority. The survey shall be taken at such points and to such depth as the local planning authority may stipulate. A scheme for decontamination of the site shall be submitted to and approved in writing by the local planning authority and the scheme as approved shall be fully implemented and completed before any dwelling hereby permitted is first occupied.
6. No development shall take place until details of the materials to be used in the construction of the external surfaces of the dwellings hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

LPA REF: F/2000/1247
JKL REF: A1124

APPEAL BY NATTA COUNTRY HOMES LTD AGAINST THE DECISION OF WOKINGHAM DISTRICT COUNCIL TO REFUSE PLANNING PERMISSION FOR THE ERECTION OF SEVEN DWELLINGS AT WOODLEY TIMBER YARD, NORTON ROAD, WOODLEY, BERKSHIRE

APPELLANT'S STATEMENT OF CASE

Prepared by:
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Riverside View
Basing Road
Old Basing
Hampshire RG24 7AL
Tel: 01256 354471
Fax: 01256
Email: jkl@jkl.btinternet.co.uk

On behalf of:
Natta Country Homes Ltd
A1124/CMS/cms
January 2001

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JKL Architects and Town Planners Limited
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Tel. (0118) 974 6448 (Direct Line)
Date: March 7, 2001
My ref: F/2000/1247
Your ref: APP/X0360/A/01/1058463

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

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

Dear Miss Groves

APPEAL BY: Natta Country Homes Ltd
SITE: Woodley Timber Co Ltd. Norton Rd, Woodley

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

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date. March 7, 2001
My ref: F/2000/1247
Your ref:A1124

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

JKL Architects & Town Planners Ltd
The Studio
Riverside View
Basing Rd
Old Basing
Hants
RG24 7AL

Dear Sirs

APPEAL BY: **Natta Country Homes Ltd**
SITE: **Woodley Timber Co Ltd. Norton Road, Woodley**

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

I have also sent copies to The Planning Inspectorate.

Yours faithfully

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date. March 6, 2001
My ref. F/2000/1247
Your ref.

Mr G R Mundy
48 Rivermead Road
Woodley
RG5 4DH

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

Dear Sir,

TOWN AND COUNTRY PLANNING ACT 1990
APPEAL BY: Natta Country Homes Ltd
SITE: Woodley Tmber Co Ltd, Norton Rd, Woodley
PROPOSAL: Proposed erection of 7 dwellings

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

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

As your interests may be affected, you can give your views on the appeal in writing to Miss A Groves The Planning Inspectorate, Room 1004, Tollgate House, Houlton Street, Bristol, BS2 9DJ. You should, if possible, send three copies quoting reference APP/X0360/A/01/1058463. Comments received after 11/04/01 will not normally be seen by the Inspector & will be returned.

The application, decision notice, and the appellant's grounds of appeal may be inspected in the Environmental Services Department (Planning) at the Civic Offices, Shute End, Wokingham, Berkshire during normal office hours (08.30 to 17.00 on Mondays to Thursdays, 16.00 on Fridays).

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

If you wish to be notified of the result of the appeal, you should write to Miss Groves at the Planning Inspectorate requesting a copy of the decision. Please quote reference APP/X0360/A/01/1058463.

Yours faithfully

Denise Gumbrell
Appeals Assistant



Site Plan, Scale: 1 to 1250

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

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Date: 6 March 2001

N
W E
S

The Planning Inspectorate

Room 1004
Tollgate House
Houlton Street
Bristol BS2 9DJ
http://www.planning-inspectorate.gov.uk

Direct Line 0117-9876079
Switchboard 0117-9878000
Fax No 0117-9878443
GTN 1374-6079

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

Your Ref: F/2000/1247

Our Ref: APP/X0360/A/01/1058463

Date: 28 February 2001

140600

02 MAR 2001

COPIES TO: ACK: FILE:

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY NATTA COUNTRY HOMES LTD
SITE AT WOODLEY TIMBER CO LTD, NORTON WORKS, NORTON ROAD, WOODLEY, READING

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

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

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

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

Within 2 weeks from the starting date -

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

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

You must submit a copy of a completed appeal questionnaire and supporting documents to the appellant and me (including relevant development plan policies when appeals are against non-determination).

Within 6 weeks from the starting date -

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

Within 9 weeks from the starting date -

You and the appellant must submit 2 copies of any final comments on each other's statement and any comments on any representations from interested parties to me. Your final comments must not be submitted in place of, or to add to, your 6 week statement. I will forward the appellant's final comments to you at the appropriate time.

Site visit arrangements

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

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

Planning obligations - Section 106 agreements

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

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

Yours faithfully

Miss A Groves pp

102(BPR)

The Planning Inspectorate

Room 1004
Tollgate House
Houlton Street
Bristol BS2 9DJ
http://www.planning-inspectorate.gov.uk

Direct Line 0117-9876079
Switchboard 0117-9878000
Fax No 0117-9878443
GTN 1374-6079

40296

PLANNING SERVICES
POL
CC
APP
CS DG
23 FEB 2001
COPIES TO:
FILE:

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

Your Ref: F/2000/1247

Our Ref: APP/X0360/A/01/1058463

Date: 22 February 2001

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY NATTA COUNTRY HOMES LTD
SITE AT WOODLEY TIMBER CO LTD, NORTON WORKS, NORTON ROAD, WOODLEY, READING

Please see attached a copy of a letter I have sent to the appellants' agent.

Yours faithfully

Miss A Groves

211B(BPR)

The Planning Inspectorate

Room 1004
Tollgate House
Houlton Street
Bristol BS2 9DJ
http://www.planning-inspectorate.gov.uk

Direct Line 0117-9876079
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JKL Architects and Town Planners Ltd
The Studio
Riverside View
Basing Road
Old Basing
Hampshire RG24 7AL

Your Ref: A1124

Our Ref: APP/X0360/A/01/1058463

Date: 22 February 2001

Dear Sir/Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY NATTA COUNTRY HOMES LTD
SITE AT WOODLEY TIMBER CO LTD, NORTON WORKS, NORTON ROAD, WOODLEY, READING

Please complete the appeal form page 3, namely the site ownership certificates A or B and the Agricultural Holdings Certificate, the options between the OR sign.

Please return the completed form to me within the next 7 days.

Please note that I am sending a copy of this letter to the local planning authority.

Yours faithfully

Miss A Groves

211B(BPR)

The Planning Inspectorate

FOR OFFICIAL USE ONLY
Date received

PLANNING APPEAL

The appeal must reach the Inspectorate within 6 months of the date of the notice of the Local Planning Authority's decision, or within 6 months of the date by which they should have decided the application.

A. INFORMATION ABOUT THE APPELLANT(S)

Full Name: NATTA COUNTRY HOMES LTD

Address: C/O JKL ARCHITECTS AND TOWN PLANNERS LTD

Postcode: ..... Reference: .....
Failure to provide the postcode may cause delay in processing your appeal.

Daytime Telephone No: ..... Fax No: .....

Agent's Name (if appropriate): JKL ARCHITECTS AND TOWN PLANNERS LTD

Agent's Address: THE STUDIO, RIVERSIDE VIEW, BASING ROAD OLD BASING, HAMPSHIRE

Postcode: RG24 7AL Reference: A1124
Failure to provide the postcode may cause delay in processing your appeal.

Daytime Telephone No: 01256 354471 Fax No: 01256 354315

B. DETAILS OF THE APPEAL

Name of the Local Planning Authority (LPA): WOKINGHAM DISTRICT COUNCIL

Description of the Development:
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WOODLEY TIMBER CO. LTD
NORTON WORKS, NORTON ROAD
WOODLEY, READING.

Postcode:
Failure to provide the postcode may cause delay in processing your appeal

National Grid Reference (see key on OS map for Instructions).
Grid Letters: Grid Numbers
eg TQ:298407
SU 768722

Date and LPA reference number of the application you made and which is now the subject of this appeal:
F/2000/1247

Date of LPA notice of decision (if any):
30 NOVEMBER 2000

Are there any outstanding appeals for this site eg Enforcement, Lawful Development Certificate etc? If so please give details and any Planning Inspectorate reference number here: N/A

C. REASON FOR THE APPEAL

THIS APPEAL IS AGAINST the decision of the LPA:- **(*Delete as appropriate)** **(✓)**

1. to *refuse/~~grant subject to conditions,~~ planning permission for the development described in Section B. ☑

2. to *refuse/grant subject to conditions, approval of the matters reserved under an outline planning permission. ☐

3. to refuse to approve any matter (other than those mentioned in 2 above) required by a condition on a planning permission. ☐

Or the failure of the LPA:-

4. to give notice of its decision within the appropriate period on an application for permission or approval. ☐

D. CHOICE OF PROCEDURE

CHOOSE ONE OF THE FOLLOWING TYPES OF PROCEDURES - Appeals decided by written representations are normally decided much quicker than by the hearing/inquiry method. For further information see the booklet "Making your planning appeal" which accompanied this form.

1. WRITTEN REPRESENTATIONS ☑

If you have chosen the written representations procedure, please tick if the whole site can clearly be seen from a road or other public land. (An unaccompanied site visit will be arranged if the Inspector can adequately view the site from public land.) ☐

2. LOCAL INQUIRY Please give reasons why an inquiry is necessary ..... ☐

.....

3. HEARING Although you may prefer a hearing, the Inspectorate must consider your appeal suitable. ☐

E. ESSENTIAL SUPPORTING DOCUMENTS

A copy of each of the following should be enclosed with this form.

1. The application submitted to the LPA; ☑

2. The site ownership details (Article 7 certificate) submitted to the LPA at application stage; ☑

3. Plans, drawings and documents forming part of the application submitted to the LPA; ☑

4. The LPA's decision notice (if any); ☑

5. Other relevant correspondence with the LPA; please identify the correspondence by date or otherwise: ..... ☑

6. A plan showing the site in red, in relation to two named roads (preferably on an extract from the relevant 1:10,000 OS map). **(Failure to submit this can delay your appeal).** ☑

Copies of the following should also be enclosed, if appropriate:

7. If the appeal concerns reserved matters, the relevant outline application, plans submitted and the permission; ☐

8. Any plans, drawings and documents sent to LPA but which do not form part of the submitted application (eg drawings for illustrative purposes); ☐

9. Additional plans or drawings relating to the application but not previously seen by the LPA. Please number them clearly and list the numbers here: ..... ☐

F. APPEAL SITE OWNERSHIP DETAILS

IMPORTANT: THE ACCOMPANYING NOTES SHOULD BE READ BEFORE THE APPROPRIATE CERTIFICATE IS COMPLETED. CERTIFICATES A AND B ARE GIVEN BELOW. IF NEEDED, CERTIFICATES C AND D ARE ATTACHED TO THE GUIDANCE NOTES

SITE OWNERSHIP CERTIFICATES

PLEASE DELETE INAPPROPRIATE WORDING WHERE INDICATED (*) AND STRIKE OUT INAPPLICABLE CERTIFICATE

CERTIFICATE A

I certify that:

On the day 21 days before the date of this appeal nobody, except the appellant, was the owner (see Note (i) of the guidance notes) of any part of the land to which the appeal relates.

OR

CERTIFICATE B

I certify that:

I have/the appellant has *given the requisite notice to everyone else who, on the day 21 days before the date of this appeal, was the owner (see Note (i) of the guidance notes) of any part of the land to which the appeal relates, as listed below.

Owner's Name	Address at which notice was served	Date on which notice was served

I further certify that:

AGRICULTURAL HOLDINGS CERTIFICATE (TO BE COMPLETED IN ALL CASES WHERE A, B, C OR D OWNERSHIP CERTIFICATE HAS BEEN COMPLETED)

*• None of the land to which the appeal relates is, or is part of, an agricultural holding.

OR

*• I have/the appellant has *given the requisite notice to every person other than my/him/her*self who, on the day 21 days before the date of the appeal, was a tenant of an agricultural holding on all or part of the land to which the appeal relates, as follows:

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

*** Delete as appropriate. If the appellant is the sole agricultural tenant the first alternative should be deleted and "not applicable" should be inserted below the second alternative.**

Signed JKL (on behalf of) NATTA COUNTRY HOMES LTD

Name (in capitals) JKL ARCHITECTS AND TOWN PLANNERS LTD 31 January 2007

G. GROUNDS OF APPEAL If the written procedure is requested, the appellant's FULL STATEMENT OF CASE **MUST** be made - otherwise the appeal may be invalid. If the written procedure has not been requested, a brief outline of the appellant's case should be made here.

PLEASE SEE ATTACHED STATEMENT OF CASE.

PLEASE SIGN BELOW

I confirm that a copy of this appeal form and any supporting documents relating to the application not previously sent to the LPA has been sent to them. I undertake that any future documents submitted in connection with this appeal will also be copied to the local planning authority at the same time.

Signed ...JKL.....(on behalf of) ..NATTA COUNTRY HOMES LTD.....

Name (in capitals) JKL ARCHITECTS AND TOWN PLANNERS LTD Dated 31 January 2001.

The Planning Inspectorate is registered under the Data Protection Act 1984, so that we may hold information supplied by you on our computer system for the purpose of processing this appeal.

CHECKLIST - Please check this list thoroughly to avoid delay in the processing of your appeal.

- This form signed and fully completed.
- Any relevant documents listed at Section E enclosed.
- Full grounds of appeal/outline of case set out at Section G.
- Relevant ownership certificate A, B, C or D completed and signed.
- Agricultural Holdings Certificate completed and signed.

♦ **1ST COPY: Send one copy of the appeal form** with all the supporting documents to

The Planning Inspectorate
Appeals Registry
Tollgate House
Houlton Street
BRISTOL
BS2 9DJ

♦ **2ND COPY: Send one copy to the LPA,** at the address from which the decision on the application (or any acknowledgments, etc) was received, enclosing any supporting documents not previously submitted to them as part of the application.