

Planning Services
Wokingham Borough Council
PO Box 157
Civic Offices
Shute End
Wokingham
Berkshire
RG40 1 WR

09 May 2025

Dear Sir

Permission in Principle: Land at Lands End House, Beggars Hill Road, Lands End, Twyford, Berkshire.

Please find enclosed an application for Permission in Principle for the erection of a single detached dwelling at the above address. The application is accompanied by the following:

- Completed Application Forms
- Plans:
 - P100 Site Location Plan (1:1250)
 - P101 Illustrative Site Plan (1:250)
- The relevant application fee.

The site, the extent of which is shown outlined in red on the site location plan accompanying the application, extends to an area of approximately 0.16 hectares and comprises land (the northern part of the site) that falls within the residential curtilage of Lands End House and (to the south) within part of a Local Plan strategic housing allocation. In addition, the woodland section of the site (the southern part) is subject of a Tree Preservation Order (1611/2017), with that Order also covering trees along the eastern side of this part of Beggars Hill Road. The application as noted, relates to the erection of a single detached dwelling and is supported by an illustrative site plan (P101) prepared (following a topographic survey identifying the location, spread and stem diameter of trees) in order to understand the relationship with – and potential impact on - trees the subject of the noted Order.

As set out in National Planning Practice Guidance the *'scope of permission in principle is limited to location, land use and amount of development. Issues relevant to these 'in principle' matters should be considered at the permission in principle stage. Other matters should be considered at the technical details consent stage'*.

The latest Housing Land Supply Statement issued by the Council confirms that the Council are unable to demonstrate a five-year supply of housing land, with a substantial shortfall in housing numbers relative to the five-year supply requirement. Accordingly, the tilted planning balance set out in Paragraph 11(d) of the Framework (2024) is engaged, which sets a presumption in favour of granting planning permission (including Permission in Principle). Moreover, this states that permission should be granted unless *'any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination'*.

In terms of location, the site is situated partly within the extent of a strategic housing allocation (as defined in the Local Plan Proposals Maps) and partly an area identified as countryside. However, and recognising that the housing land supply position is such that the spatial housing supply policies of the Local Plan are deemed 'out-of-date', the appropriate 'test' is whether, in spatial terms, the location is 'sustainable' having regard to the advice in the Framework. In this respect, the site is directly adjacent to a recently completed strategic housing development and – in pure locational terms (and notwithstanding the fact that part of the site is deemed 'countryside' – it logically follows that the site must be 'sustainable' since, if it were not, the adjacent housing development would not have been allocated in the Local Plan and subsequently developed for residential purposes. Furthermore, and for similar reasons, and also having regard to the fact that the northern section of the site has an established residential use and the southern section forms part of a strategic housing allocation, it follows that, in land use terms, the principle of the development is acceptable (since de facto there is no change to the existing or allocated land use).

The 'amount of development' proposed is a single detached dwelling that, of itself, is not inappropriate or unacceptable given the size of the plot and, indeed, would contribute to addressing the shortfall against the five-year housing land supply position. To that extent, and having regard to those factors to be considered at this stage (as noted above by reference to Planning Practice Guidance) the scheme is considered to be wholly acceptable – a position reinforced further by the application of the tilted planning balance in Paragraph 11(d) of the Framework.

Notwithstanding the above and the scope of matters to be considered, the application is accompanied by an illustrative site plan showing how the site could be developed for a single dwelling. This plan, prepared following a full survey of the site identifying the location of trees (subject of the above noted Preservation Order) and including their crown spread and stem diameter, demonstrates that the development could be accommodated outside the root protection area of the existing trees to be retained. The plan does indicate – albeit it is no more than indicative at this point – the removal of the Ash tree located on the frontage of the site as this is suffering *Hymeniscyphus fraxineus* (Ash Dieback) and would be replaced as per legislative requirements. However, the scheme – and the provision of the access way in particular – is not reliant on the removal of this tree and, indeed, all works associated with that access would be outside the root protection area of the tree so, as required, the tree could be retained notwithstanding the status as a 'dying' specimen.

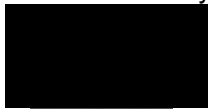
In addition, it is recognised that Lands End House – which dates from approximately 1935 – is a Grade II Listed Building added to the Statutory List in 1983. The nearest part of the application site is approximately 150m from Lands End House, with a large detached utilitarian outbuilding positioned

between the site and Lands End House. The special interest of Lands End House derives from the architectural form and modulation of the building, with the listing description making no reference to the value/contribution of the setting of the building to that special interest. Moreover, the evidence (historic mapping) indicates that the application site formed no part of the curtilage (or ownership) of Lands End House at the point of construction of Lands End House such that the site does not, therefore, have an historic or functional relationship thereto. Notwithstanding such, the degree of visual and physical separation between the site and Lands End House is such that that the scale of the proposals would have no more than a neutral effect on the significance of the designated heritage asset (and its setting).

Furthermore, it is acknowledged that the site is located in an area with known Great Crested Newt populations and highlighted as such by NatureSpace. The intent would be to mitigate any related impacts through entry in to the District Licencing Scheme. This would ordinarily be secured at the Technical Details Consent stage, but should the Council require such at this stage, I would be grateful for early confirmation of this requirement.

Should you have any queries, please contact me. Otherwise, I look forward to hearing from you.

Yours Faithfully



Jake Collinge

Jake Collinge Planning Consultancy

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