APPLICATION NO:
F/2000/1210

LOCATION:
Land Rear Of 544 & 546 Reading Road, Winnersh Wokingham.

APPLICANT:
Springwood Land & Developments Ltd C/O Charta Designs

PROPOSAL:
Proposed erection of one dwelling with detached garage

EARLIEST DATE FOR DECISION: **14/05/2000**

APPLICATION EXPIRY DATE: **05/06/2000**

CASE OFFICER: **Lynette Baker**

Cho de with [illegible]
[illegible] — 7 Committee

RAILEX
Marbleboard

(JM)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Springwood Land & Developments Ltd
C/O Charta Designs
21 York Road
Maidenhead
Berks
SL6 1SQ

Application Number: F/2000/1210

Parish:	**WINNERSH**
Location:	**Land Rear of 544 & 546, Reading Road, Winnersh, Wokingham.**
Proposal:	**Proposed erection of one dwelling with detached garage**

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

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

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

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

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

Condition
5. 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.

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

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

Condition
8. The dwelling shall not be occupied until visibility splays of 2.4 metres by 2.4 metres have been provided at the intersection of the driveway and the adjacent footway. (Dimensions to be measured along the edge of the drive and the back of the footway from their point of intersection). The visibility splays shall thereafter be kept free of all obstructions to visibility above a height of 0.6 metres.

Condition
9. 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.

Condition
10. 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 retained.

Condition
11. 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 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.

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

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

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

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

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

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

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

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

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

Reason
10. In the interests of visual amenity.

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

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:

Loddon Area Local Plan Policies LH1, LBE1 and LBE2.

Deposit Draft Wokingham District Local Plan Policies WH1 and WBE1.

Informative
2. You are advised that this consent is subject to a Section 106 agreement, with which it should be read.

John Mitchell
Development Control Manager
Date: 21/02/2001

Notice checked by: _____

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

Application No. **Received** **Winnersh**
F/2000/1210 **10.04.00**

Applicant : Springwood Land and Development Ltd.
Location : Land rear of 544 and 546 Reading Road, Winnersh
Proposal : Erection of detached dwelling and single garage.

1. **Planning History** – The site is located to the rear of 544 and 546 Reading Road, within the identified settlement of Winnersh. A previous application for the erection of a detached dwelling with a single garage was refused on 4 August 1999 due to its cramped appearance in the street scene. The appeal was subsequently dismissed on the 22 December 1999.

2. **Proposal** – is for the erection of a detached dwelling and single garage.

3. **Consultations** –
   - ***Parish Council*** – "No comments"
   - ***Highways Officer*** – Parking and access conditions. Legal agreement to secure financial contributions of £2,000 towards local sustainable transport initiatives.
   - ***Neighbours*** – Three letters objecting due to detrimental impact on neighbouring properties due to overbearing issues, loss of sunlight, increase in traffic and lack of drainage. Also detrimental impact on the street scene.
   - ***Landscape Section***– No objections

4. **Appraisal** – The main issues are:

   A. Impact upon the street scene: LALP Policies LH1, LBE1 and LBE2 and WDLP Policies WH1 and WBE1.
   B. Impact upon the neighbouring properties: LALP Policies LH1, LBE1 and LBE2 and WDLP Policies WH1 and WBE2
   C. Highways issues
   D. Concerns of the neighbouring residents

   A. Impact upon the street scene
   The surrounding dwellings consist of both detached bungalows and houses. The proposal consists of a three bedroomed house 7.3 metres in height. The front of the property would be set back from the access road by 6.6 metres, 3.3 metres further back than the previous application dismissed on appeal on 22 December 1999. The proposal is the same size as the original application. The Inspector stated in his report that he had no objection in principle to the dwelling, however, as it was on a relatively small plot it had a notably short front garden which would be out of keeping with the more spacious setting of many of the existing dwellings in the vicinity of the appeal site. It was for this reason that he considered it to be detrimental to the character and

appearance of the area. The current application has set the dwelling back a further 3.3 metres from the access road and has, therefore, overcome the issues set out by the Inspector in his statement. As a result, the siting of the proposed dwelling would be considered acceptable and it would be in keeping with the street scene.

B. Impact upon the neighbouring properties
The nearest neighbouring property to the proposed dwelling is No. 12 Lincoln Close, which is situated approximately 15 metres from the development. There are no side windows proposed that would potentially overlook the neighbours. Any rear windows would have oblique views of the garden areas but would not have sufficient detrimental impact on these neighbours to warrant a refusal. The Inspector commented that the distance of the proposed dwelling from neighbouring properties along with the screening by existing hedges, would reduce any adverse impact on the surrounding properties. Some concerns have been highlighted by neighbours regarding drainage and these comments will be forwarded to the Building Control Section to be dealt with under the appropriate legislation.

C. Highways issues
The Highways Officer has requested that the applicant should enter into a suitable legal agreement to secure financial contributions of £2000 towards local sustainable transport initiatives, as the proposed development would, in effect, be an extension of an earlier housing development, for which such contributions were required. The applicant has agreed to do this. In addition to this, the Highways Officer has also requested that conditions be imposed relating to the access and the retention of the garage for domestic vehicular use. Subject to the above, the Highways Officer has no objections to the proposals.

D. Concerns of the neighbouring residents
These have been addressed above.

4. **Conclusion** – The proposed dwelling is considered acceptable in terms of both its relationship to the existing street scene and impact on neighbouring properties, and the parking provision is sufficient; therefore, the development is considered acceptable.

5. **Recommendation** – GRANT planning permission subject to a legal agreement to secure financial contributions of £2000 towards local sustainable transport initiatives and the following conditions:

1. The development hereby permitted shall be begun before the expiration of five years from the date of the 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. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the first floor level or above in the north-east and south-west elevations of the building hereby permitted except for any which may be shown on the approved drawings.

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

5. 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 8.00 am and 7.00 pm Monday to Friday and 8.00 am to 1.30 pm Saturdays and no time on Sundays or Bank or National Holidays.

6. 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.

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

8. The dwelling shall not be occupied until visibility splays of 2.4 metres by 2.4 metres have been provided at the intersection of the driveway and the adjacent footway. (Dimensions to be measured along the edge of the drive and the back of the footway from their point of intersection.) The visibility splays shall thereafter be kept free of all obstructions to visibility above a height of 0.6 metres

9. 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.

10. 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 the buildings hereby approved and retained.

11. 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 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 (1 November to 31 March) following their loss or removal.

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 residential amenities of the occupiers of the neighbouring properties.

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

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

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

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

8 & 9. In the interests of highway safety and convenience.

10. In the interests of visual amenity.

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

INFORMATIVE

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:

Loddon Area Local Plan policies LH1, LBE1 and LBE2
Deposit Draft Wokingham District Local Plan policies WH1 and WBE1

Joss Miller

TO JOSS MILLER
DEVELOPMENT CONTROL

Colin Lawley

40070

JM

From:	Colin Lawley
Sent:	16 February 2001 15:11
To:	Joss Miller
Cc:	Edwina Field
Subject:	Application F2000/1210 land to r/o 544 and 546 Reading Road Winnersh

APP
CS
COPIES TO:
FILE:

Joss

We have now received the section 106 agreement duly signed. We have also received the money due under the agreement. We will send you a copy shortly.

In the meantime I should be grateful if you would please issue the planning consent a.s.a.p.

Thanks

Colin

DATED 2001

WOKINGHAM DISTRICT COUNCIL

and

MICHAEL ALAN PERKINS
and
SUSAN LINDA PERKINS

and

REGINALD JOHN WILLIAMS
and
JOSEPHINE ANNA WILLIAMS

and

PETER JOHN McMAHON

A G R E E M E N T

under Section 106 of the Town and Country Planning Act 1990
and Section 111 of the Local Government Act 1972
Planning Application Number F/2000/1210

T.E. Kingswood, Solicitor
Wokingham District Council
Civic Offices, Shute End
Wokingham, Berkshire RG40 1WH

106/WIN/9
ccmf/mm//S106 Springwood

THIS AGREEMENT is made the day of Two thousand and one BETWEEN WOKINGHAM DISTRICT COUNCIL of Civic Offices Shute End Wokingham Berkshire ("the Council") and MICHAEL ALAN PERKINS and SUSAN LINDA PERKINS both of 544 Reading Road Wokingham Berkshire and REGINALD JOHN WILLIAMS and JOSEPHINE ANNA WILLIAMS both of 546 Reading Road Wokingham Berkshire ("the Owners") and PETER JOHN McMAHON of 44 Swallow Way Wokingham Berkshire RG41 3TQ ("the Prospective Owner")

WHEREAS:

A. The Owners are the respective estate owners in fee simple of the land shown edged red on the plan annexed hereto and known as land to the rear of 544 and 546 Reading Road Winnersh Berkshire ("the Site")

B. The Prospective Owner has the option to purchase the Site from the Owners

C. On 18th October 2000 an application for planning permission number F2000/1210 ("Application No. F2000/1210") was made in respect of the land edged blue on the plan for the erection of one three-bedroomed detached chalet house with detached single garage on the Site ("the Dwelling")

D. The Council is the District Planning Authority for the administrative District of Wokingham

E. The Council has resolved that SUBJECT to the parties hereto entering into this Agreement planning permission should be granted in respect of the Application No. F/2000/1210 and the parties hereto have agreed to enter into this Agreement conditionally upon planning permission being granted in respect of the Application No. F/2000/1210

F. This Agreement is entered into pursuant to the provisions of Section 106 of the Town and Country Planning Act 1990 and Section 111 of the Local Government Act 1972 ("the Statutory Provisions") whereby the Council is empowered to enter into this Agreement for various purposes in connection

with the development of land and otherwise as more particularly set out in such Statutory Provisions

NOW THIS DEED WITNESSETH AND IT IS HEREBY AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. This Agreement is made in pursuance of the Statutory Provisions and all other powers enabling the Council in this behalf and is a planning obligation pursuant to Section 106 of the Town and Country Planning Act 1990 (as substituted) which planning obligation is enforceable by the Council

2. Words in this Agreement importing the singular meaning shall where the context so admits include the plural meaning and vice versa

3. Words in this Agreement of the masculine gender shall include the feminine and neuter genders and vice versa and words denoting natural persons shall include corporations and vice versa

4. The Prospective Owner so as to bind each and every part of the Site into whosoever hands the same may come jointly and severally hereby covenants with the Council:

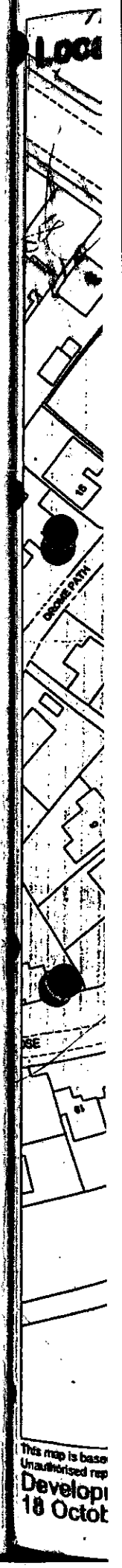
4.1 that on the signing hereof it shall pay to the Council the sum of TWO THOUSAND POUNDS (£2,000) by way of a contribution towards local sustainable transport initiatives

4.2 to pay the Council's reasonable legal fees for the preparation of this Agreement

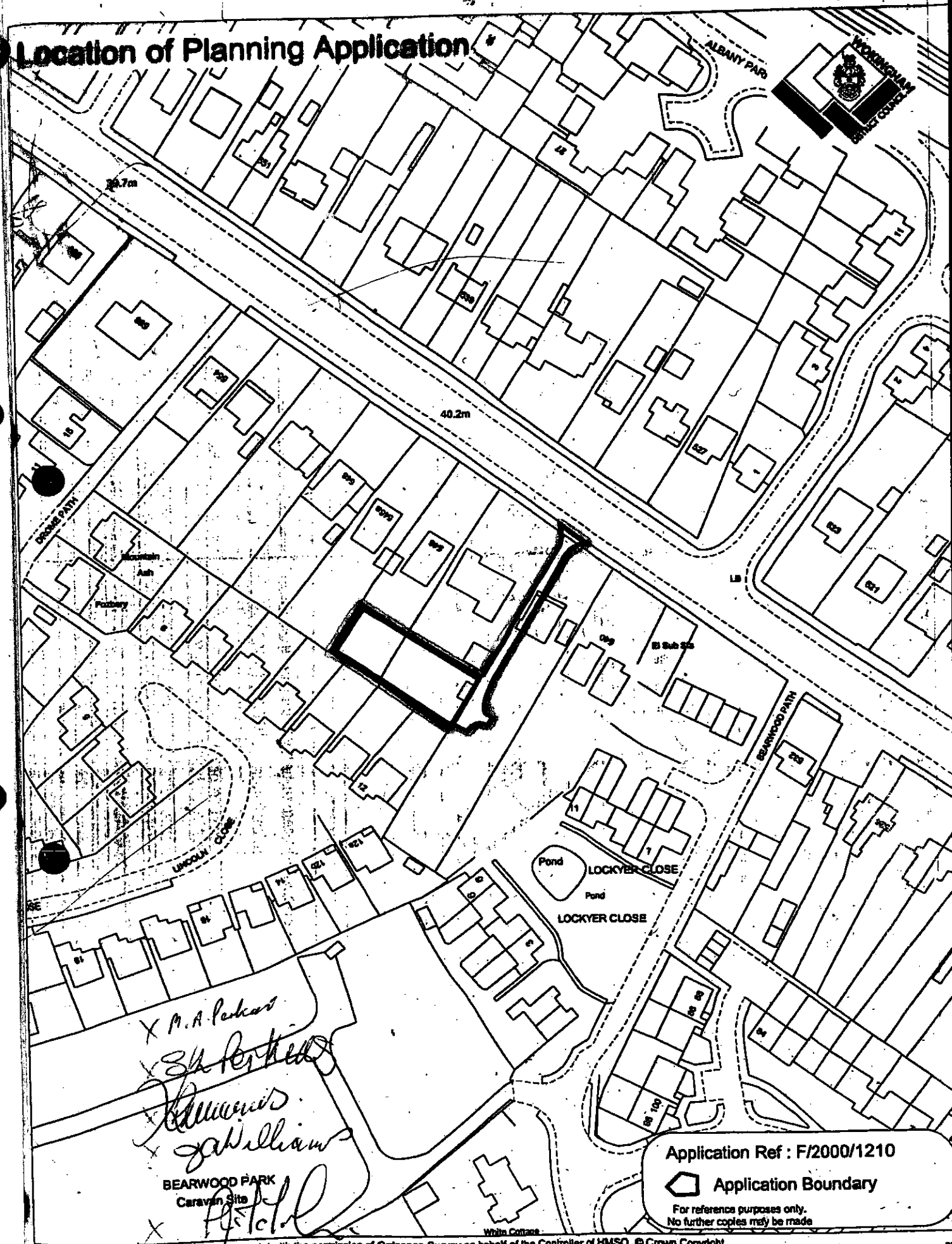
5. IT IS HEREBY FURTHER AGREED AND DECLARED by and between the parties hereto as follows:

5.1 The expressions "the Owners" and "the Prospective Owner" and "the Council" shall include their respective successors in title and assigns

5.2 No person shall be liable for breach of the covenants restrictions or obligations contained in this Agreement occurring after he has parted with his interest in the Site



Location of Planning Application



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Development Control Section, Environmental Services, Wokingham District Council.

18 October 2000

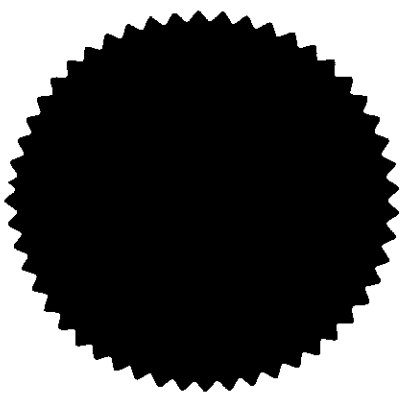
1287

Scale: 1 : 1250

5.3 In this Agreement where any matter falls to be agreed between the parties or a test of reasonableness falls to be applied in respect of any matter or a dispute within three months from the date when it falls to be decided (or such longer period as herein provided) the question shall be referred on the application of either party for the determination of a single expert to be agreed between the parties within a further period of one month or in the absence of such agreement to be appointed by the President for the time being of the Royal Institution of Chartered Surveyors on such terms as to the liability and remuneration of such experts as the President shall direct and the determination of the expert shall be final and binding upon the parties

IN WITNESS whereof the parties hereto have executed this Agreement as a Deed the day and year first before written

THE COMMON SEAL of
WOKINGHAM DISTRICT COUNCIL
was hereunto affixed in the presence of:



Solicitor

SIGNED AS A DEED by
MICHAEL ALAN PERKINS
in the presence of:

M. A. Perkins

D. Maskell

DAWN MASKELL
44 Walmer Rd
Woodley
Reading
Berks

SIGNED AS A DEED by
SUSAN LINDA PERKINS
in the presence of:

Witness signature

Witness name: Dawn MASKELL

Witness address: 44 Walmer Rd
Woodley
Reading
Berks

SIGNED AS A DEED by
REGINALD JOHN WILLIAMS
in the presence of:

Witness signature

Witness name: DANIELLE MCMAHON

Witness address: 44 SWALLOW WAY
WOKINGHAM
BERKS
RG41 3QT

SIGNED AS A DEED by
JOSEPHINE ANNA WILLIAMS
in the presence of:

Witness signature

Witness name: DANIELLE MCMAHON

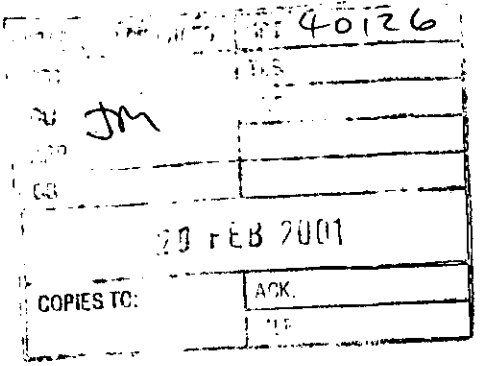
Witness address: 44 SWALLOW WAY
WOKINGHAM
BERKS
RG41 3QT

SIGNED AS A DEED by
PETER JOHN McMAHON
in the presence of:

Witness signature

Witness name: C. J CROUCH

Witness address: 46 SWALLOW WAY
WOKINGHAM
BERKS RG41 3TQ



WOKINGHAM DISTRICT COUNCIL

SUPPORT SERVICES DEPARTMENT
LEGAL SERVICES

MEMORANDUM

FROM: Edwina Field
Solicitor

MY REF: ECMF/MM/106/WIN/9
EXT: 6526

TO: Joss Miller
Planning

YOUR REF:

Copies: Tom Callaghan
Highway Development

Kath Maguire
Local Land Charges

DATE: 19th February 2001

LAND REAR OF 544 & 546 READING ROAD, WINNERSH

Please note that the above Section 106 Agreement was completed on 16th February.

Would the Planning Officer please now issue the planning consent notice, if this has not already been done. I would appreciate a copy for my file.

Clause 4.1 refers to the payment of £2,000 for a contribution towards transport initiatives. Would the Highways Officer please note that this sum has been received and paid into code UX0278815.

I am advised by Colin Lawley that as all obligations under the Agreement have been performed there is no need to register this Section 106 as a Local Land Charge.

Edwina Field

Enc.

DATED 16th February 2001

WOKINGHAM DISTRICT COUNCIL

and

MICHAEL ALAN PERKINS
and
SUSAN LINDA PERKINS

and

REGINALD JOHN WILLIAMS
and
JOSEPHINE ANNA WILLIAMS

and

PETER JOHN McMAHON

AGREEMENT

under Section 106 of the Town and Country Planning Act 1990
and Section 111 of the Local Government Act 1972
Planning Application Number F/2000/1210

T.E. Kingswood, Solicitor
Wokingham District Council
Civic Offices, Shute End
Wokingham, Berkshire RG40 1WH

106/WIN/9
ecmf/mm//S106 Springwood

THIS AGREEMENT is made the 16th day of February Two thousand and one BETWEEN WOKINGHAM DISTRICT COUNCIL of Civic Offices Shute End Wokingham Berkshire ("the Council") and MICHAEL ALAN PERKINS and SUSAN LINDA PERKINS both of 544 Reading Road Wokingham Berkshire and REGINALD JOHN WILLIAMS and JOSEPHINE ANNA WILLIAMS both of 546 Reading Road Wokingham Berkshire ("the Owners") and PETER JOHN McMAHON of 44 Swallow Way Wokingham Berkshire RG41 3TQ ("the Prospective Owner")

WHEREAS:

A. The Owners are the respective estate owners in fee simple of the land shown edged red on the plan annexed hereto and known as land to the rear of 544 and 546 Reading Road Winnersh Berkshire ("the Site")

B. The Prospective Owner has the option to purchase the Site from the Owners

C. On 18th October 2000 an application for planning permission number F2000/1210 ("Application No. F2000/1210") was made in respect of the land edged blue on the plan for the erection of one three-bedroomed detached chalet house with detached single garage on the Site ("the Dwelling")

D. The Council is the District Planning Authority for the administrative District of Wokingham

E. The Council has resolved that SUBJECT to the parties hereto entering into this Agreement planning permission should be granted in respect of the Application No. F/2000/1210 and the parties hereto have agreed to enter into this Agreement conditionally upon planning permission being granted in respect of the Application No. F/2000/1210

F. This Agreement is entered into pursuant to the provisions of Section 106 of the Town and Country Planning Act 1990 and Section 111 of the Local Government Act 1972 ("the Statutory Provisions") whereby the Council is empowered to enter into this Agreement for various purposes in connection

with the development of land and otherwise as more particularly set out in such Statutory Provisions

NOW THIS DEED WITNESSETH AND IT IS HEREBY AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. This Agreement is made in pursuance of the Statutory Provisions and all other powers enabling the Council in this behalf and is a planning obligation pursuant to Section 106 of the Town and Country Planning Act 1990 (as substituted) which planning obligation is enforceable by the Council

2. Words in this Agreement importing the singular meaning shall where the context so admits include the plural meaning and vice versa

3. Words in this Agreement of the masculine gender shall include the feminine and neuter genders and vice versa and words denoting natural persons shall include corporations and vice versa

4. The Prospective Owner so as to bind each and every part of the Site into whosoever hands the same may come jointly and severally hereby covenants with the Council:

4.1 that on the signing hereof it shall pay to the Council the sum of TWO THOUSAND POUNDS (£2,000) by way of a contribution towards local sustainable transport initiatives

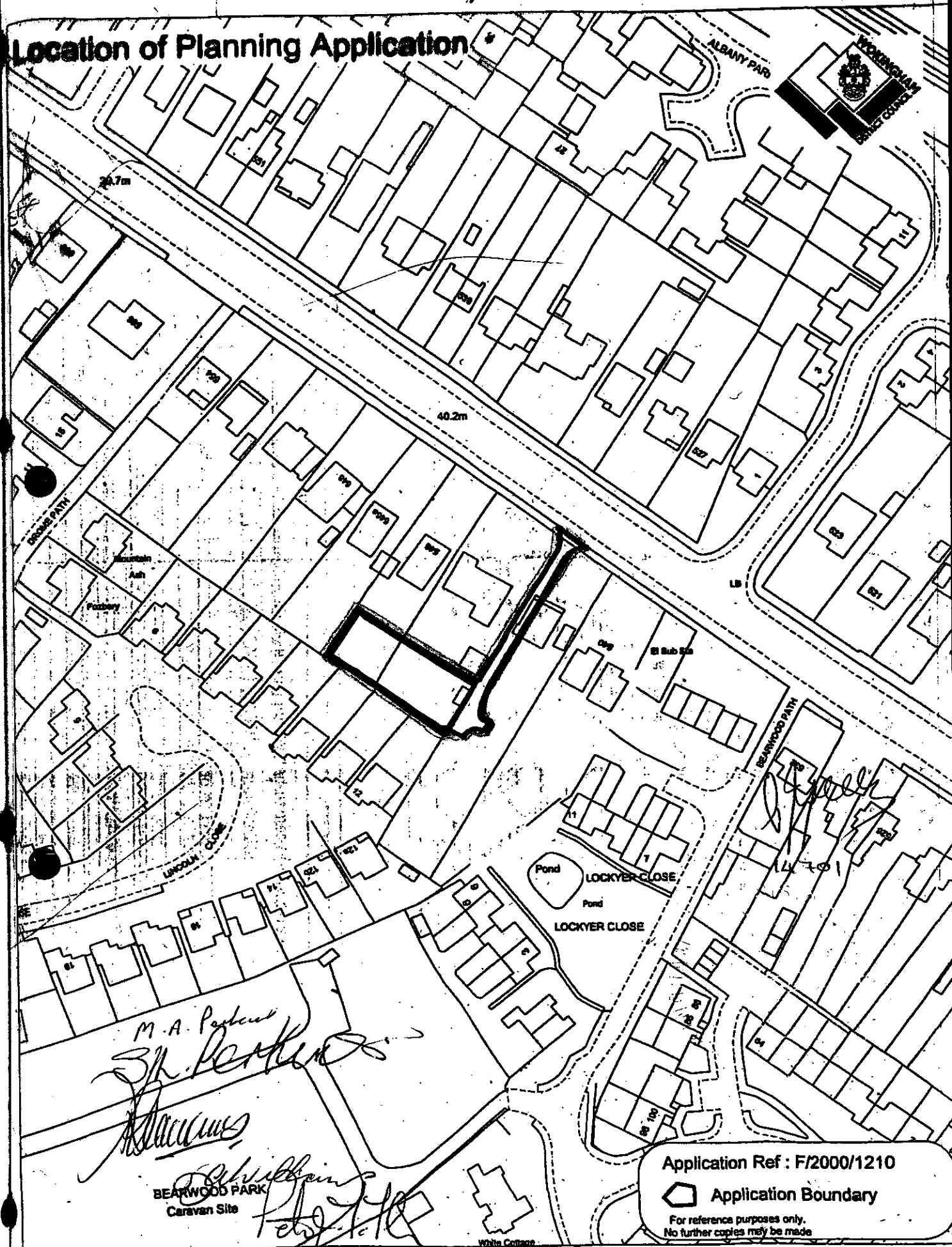
4.2 to pay the Council's reasonable legal fees for the preparation of this Agreement

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

5.1 The expressions "the Owners" and "the Prospective Owner" and "the Council" shall include their respective successors in title and assigns

5.2 No person shall be liable for breach of the covenants restrictions or obligations contained in this Agreement occurring after he has parted with his interest in the Site

Location of Planning Application



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Development Control Section, Environmental Services, Wokingham District Council.

18 October 2000

Scale: 1 : 1250

5.3 In this Agreement where any matter falls to be agreed between the parties or a test of reasonableness falls to be applied in respect of any matter or a dispute within three months from the date when it falls to be decided (or such longer period as herein provided) the question shall be referred on the application of either party for the determination of a single expert to be agreed between the parties within a further period of one month or in the absence of such agreement to be appointed by the President for the time being of the Royal Institution of Chartered Surveyors on such terms as to the liability and remuneration of such experts as the President shall direct and the determination of the expert shall be final and binding upon the parties

IN WITNESS whereof the parties hereto have executed this Agreement as a Deed the day and year first before written

14701

THE COMMON SEAL of
WOKINGHAM DISTRICT COUNCIL
was hereunto affixed in the presence of:

Solicitor

SIGNED AS A DEED by
MICHAEL ALAN PERKINS M. A. Perkins
in the presence of:

D. Maskell

DAWN MASKELL
44 Walmer Rd
Woodley
Reading
Berks

SIGNED AS A DEED by
SUSAN LINDA PERKINS
in the presence of:

S.L. Perkins

D. MASKELL
DAWN MASKELL
44 Walmer Rd
Woodley
Reading
Berks

SIGNED AS A DEED by
REGINALD JOHN WILLIAMS
in the presence of:

D McMahon
DANIELLE McMAHON
44 SWALLOW WAY
WOKINGHAM
BERKS
RG41 3TQ

SIGNED AS A DEED by
JOSEPHINE ANNA WILLIAMS
in the presence of:

J A Williams

D McMahon
DANIELLE McMAHON
44 SWALLOW WAY
WOKINGHAM
BERKS
RG41 3TQ

SIGNED AS A DEED by
PETER JOHN McMAHON
in the presence of:

P J McMahon

C. J CROUCH
46 SWALLOW WAY
WOKINGHAM
BERKS RG41 3TQ

1327

WOKINGHAM DISTRICT COUNCIL

To Joss

Date 21/2 Time 2.15

WHILE YOU WERE OUT

Name Mrs Mc Mahon

Of

Fax. Phone.

Phone No. 989 22 06 Ext.

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

MESSAGE Re: Plot behind 544 & 546 Reading Road.

Paged 21/2/2001

Signed Jan

* * * COMMUNICATION RESULT REPORT (21.FEB.2001 17:52) * * *

TTI WDC PLAN&TRANSPORT

FILE	MODE	OPTION	ADDRESS (GROUP)	RESULT	PAGE
392	MEMORY TX		99892206	OK	P. 1/1

REASON FOR ERROR
E-1) HANG UP OR LINE FAIL
E-2) BUSY
E-3) NO ANSWER
E-4) NO FACSIMILE CONNECTION

FAX COVER SHEET

TO: MRS MCMAHON

FROM: IAN JORDAN

DESTINATION FAX No: 989 2206

DATE: 21/2/2001

TIME: 4.35

SUBJECT: COBET P/2000/1210

TOTAL NUMBER OF PAGES (Inc. this cover sheet): 5

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

WOKINGHAM DISTRICT COUNCIL

SUPPORT SERVICES DEPARTMENT
LEGAL SERVICES

MEMORANDUM

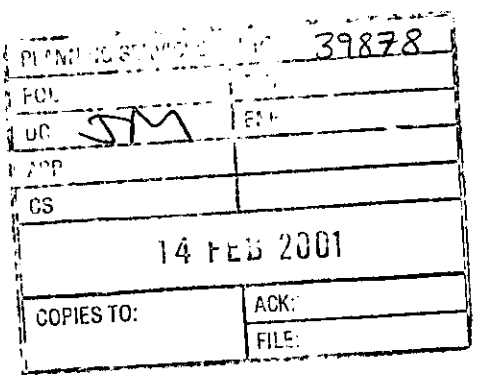
FROM:	Edwina Field Solicitor	MY REF: EXT:	ECMF/MM/106/WIN/9 6526
TO:	Joss Miller Planning	YOUR REF:	
		DATE:	13th February 2001

LAND REAR OF 544 & 546 READING ROAD, WINNERSH

Further to my e-mail of 7th February, I would be grateful if you could send me plans as requested. In case you have not had the opportunity to read the e-mail a copy is now attached.

I look forward to hearing from you.

Edwina Field



Enc.

Edwina Field

From: Edwina Field
Sent: 07 February 2001 10:16
To: Joss Miller
Subject: 544-546 Reading Road Winnersh

Joss
I have had another look at this with Colin and it would seem that there is quite an (apparently) easy way around this.

Taking the existing planning application plan, if we could have the whole area edged blue and then the actual area he is developing (ie the land directly behind 544 and 546) edged red within the blue edging, this should deal with the problem.

Sorry this seems to be taking so long, but as soon as I have the plans I can send the document to the developer's solicitor.
Many thanks

Edwina

Edwina Field
Solicitor
Legal Services
0118 974 6526 (direct dial)

Joss Miller

From: Edwina Field
Sent: 06 February 2001 10:47
To: Joss Miller
Subject: Reading Blue Coats School

Please could you let me have a copy of the planning consent once it has been issued so that I can send it to the solicitor acting for the developer.
many thanks

also regarding the 544 Reading Road site I have had a word with Colin who does not think that there is a problem with the plan other than the need to differentiate with colours which part is owned by the applicant and which is not. I wiill send up a copy to you.
thanks
Edwina

Edwina Field
Solicitor
Legal Services
0118 974 6526 (direct dial)

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 20 DECEMBER 2000 FROM 7.00 PM TO 9.40 PM

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

Also present under Standing Order 39: Mr FD Browne, Mr GA Cockroft, Mrs ANMC Drake and Mrs T Marinos.

186. MINUTES

The Minutes of the meeting of the Committee held on 29 November 2000 were confirmed as a correct record and signed by the Chairman.

187. APOLOGIES FOR ABSENCE

An apology for absence was received from Mr. T Dredge.

206. APPLICATION NO: 2000/1210, ERECTION OF DETACHED DWELLING AND SINGLE GARAGE, LAND REAR OF 544 AND 546 READING ROAD WINNERSH, FOR SPRINGWOOD LAND & DEVELOPMENT LTD

The Committee considered a report on this application as set out on Agenda pages 1945 to 1946.

RESOLVED: That Minute No: 144 be amended to read as follows;

RESOLVED: 1) That an Agreement be entered into under Section 106 of the Town and Country Planning Act 1990 and other statutory powers to secure a financial contribution of £2,000 towards local sustainable transport initiatives;

2) That subject to the registration and execution of the Agreement referred to in 1) above, Application No: 2000/1210 be approved subject to the conditions set out on Agenda pages 1283 to 1285.

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.

144. APPLICATION NO: 2000/1210, PROPOSED ERECTION OF DETACHED DWELLING AND SINGLE DWELLING, LAND AT REAR OF 544 AND 546 READING ROAD WINNERSH, FOR SPRINGWOOD LAND AND DEVELOPMENT LIMITED.

The Committee considered a report on this application as set out on Agenda pages 1282 to 1289.

RESOLVED: That Application No: 2000/1210 be approved subject to the conditions set out on Agenda pages 1283 to 1285.

Application No. F/2000/1210 | **Received** 10.04.00 | **Winnersh**

Applicant : Springwood Land and Development Ltd.
Location : Land rear of 544 and 546 Reading Road, Winnersh
Proposal : Erection of detached dwelling and single garage.

1. **Planning History** – The site is located to the rear of 544 and 546 Reading Road, within the identified settlement of Winnersh. A previous application for the erection of a detached dwelling with a single garage was refused on 4 August 1999 due to its cramped appearance in the street scene. The appeal was subsequently dismissed on the 22 December 1999.

2. **Proposal** – is for the erection of a detached dwelling and single garage.

3. **Consultations** –
   - ***Parish Council*** – "No comments"
   - ***Highways Officer*** – Parking and access conditions. Legal agreement to secure financial contributions of £2,000 towards local sustainable transport initiatives.
   - ***Neighbours*** – Three letters objecting due to detrimental impact on neighbouring properties due to overbearing issues, loss of sunlight, increase in traffic and lack of drainage. Also detrimental impact on the street scene.
   - ***Landscape Section***– No objections

4. **Appraisal** – The main issues are:

   A. Impact upon the street scene: LALP Policies LH1, LBE1 and LBE2 and WDLP Policies WH1 and WBE1.
   B. Impact upon the neighbouring properties: LALP Policies LH1, LBE1 and LBE2 and WDLP Policies WH1 and WBE2
   C. Highways issues
   D. Concerns of the neighbouring residents

   A. Impact upon the street scene
   The surrounding dwellings consist of both detached bungalows and houses. The proposal consists of a three bedroomed house 7.3 metres in height. The front of the property would be set back from the access road by 6.6 metres, 3.3 metres further back than the previous application dismissed on appeal on 22 December 1999. The proposal is the same size as the original application. The Inspector stated in his report that he had no objection in principle to the dwelling, however, as it was on a relatively small plot it had a notably short front garden which would be out of keeping with the more spacious setting of many of the existing dwellings in the vicinity of the appeal site. It was for this reason that he considered it to be detrimental to the character and

appearance of the area. The current application has set the dwelling back a further 3.3 metres from the access road and has, therefore, overcome the issues set out by the Inspector in his statement. As a result, the siting of the proposed dwelling would be considered acceptable and it would be in keeping with the street scene.

B. Impact upon the neighbouring properties
The nearest neighbouring property to the proposed dwelling is No. 12 Lincoln Close, which is situated approximately 15 metres from the development. There are no side windows proposed that would potentially overlook the neighbours. Any rear windows would have oblique views of the garden areas but would not have sufficient detrimental impact on these neighbours to warrant a refusal. The Inspector commented that the distance of the proposed dwelling from neighbouring properties along with the screening by existing hedges, would reduce any adverse impact on the surrounding properties. Some concerns have been highlighted by neighbours regarding drainage and these comments will be forwarded to the Building Control Section to be dealt with under the appropriate legislation.

C. Highways issues
The Highways Officer has requested that the applicant should enter into a suitable legal agreement to secure financial contributions of £2000 towards local sustainable transport initiatives, as the proposed development would, in effect, be an extension of an earlier housing development, for which such contributions were required. The applicant has agreed to do this. In addition to this, the Highways Officer has also requested that conditions be imposed relating to the access and the retention of the garage for domestic vehicular use. Subject to the above, the Highways Officer has no objections to the proposals.

D. Concerns of the neighbouring residents
These have been addressed above.

4. **Conclusion** – The proposed dwelling is considered acceptable in terms of both its relationship to the existing street scene and impact on neighbouring properties, and the parking provision is sufficient; therefore, the development is considered acceptable.

5. **Recommendation** – GRANT planning permission subject to a legal agreement to secure financial contributions of £2000 towards local sustainable transport initiatives and the following conditions:

1. The development hereby permitted shall be begun before the expiration of five years from the date of the 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. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the first floor level or above in the north-east and south-west elevations of the building hereby permitted except for any which may be shown on the approved drawings.

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

5. 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 8.00 am and 7.00 pm Monday to Friday and 8.00 am to 1.30 pm Saturdays and no time on Sundays or Bank or National Holidays.

6. 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.

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

8. The dwelling shall not be occupied until visibility splays of 2.4 metres by 2.4 metres have been provided at the intersection of the driveway and the adjacent footway. (Dimensions to be measured along the edge of the drive and the back of the footway from their point of intersection.) The visibility splays shall thereafter be kept free of all obstructions to visibility above a height of 0.6 metres

9. 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.

10. 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 the buildings hereby approved and retained.

11. 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 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 (1 November to 31 March) following their loss or removal.

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 residential amenities of the occupiers of the neighbouring properties.

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

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

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

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

8 & 9. In the interests of highway safety and convenience.

10. In the interests of visual amenity.

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

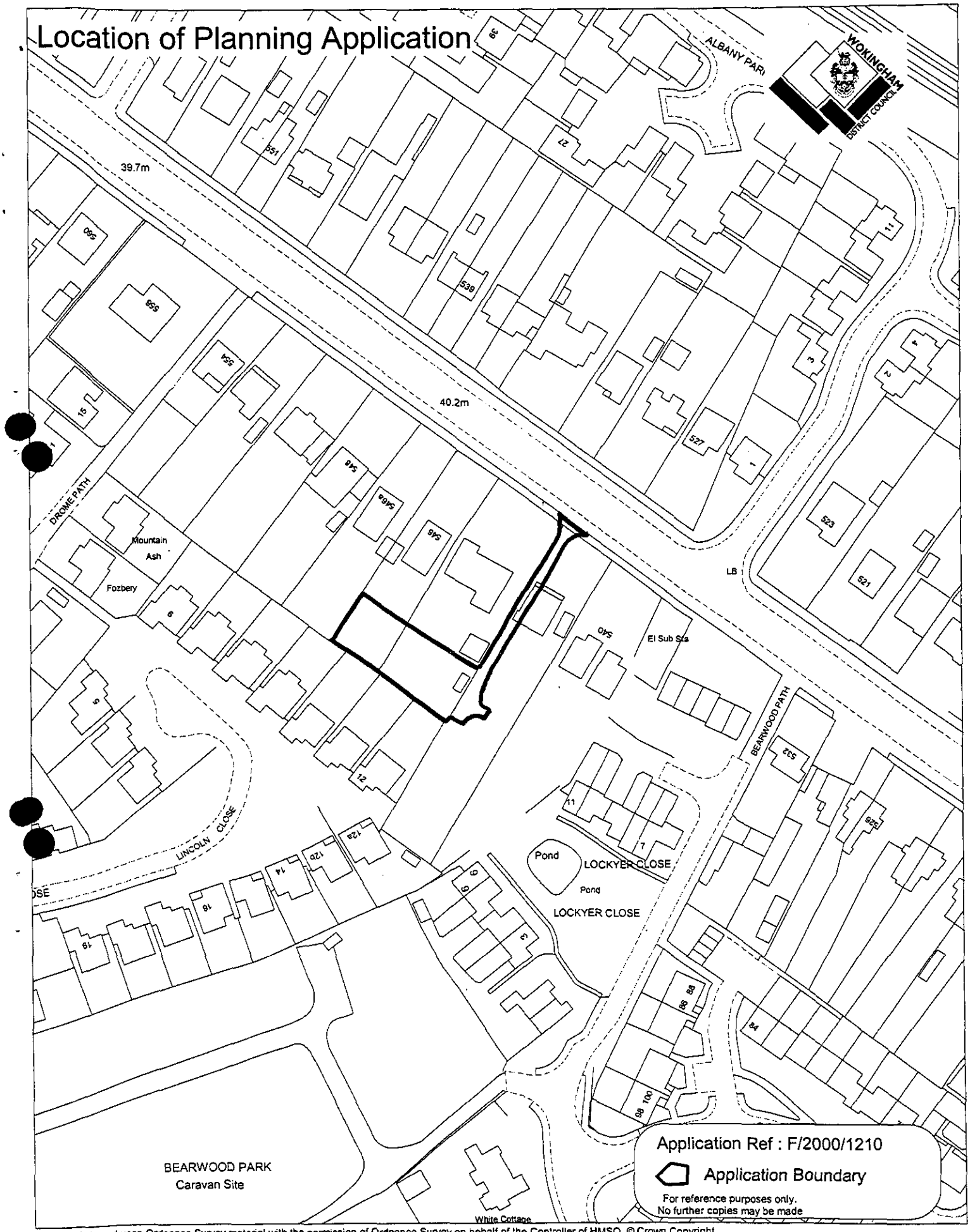
INFORMATIVE

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:

Loddon Area Local Plan policies LH1, LBE1 and LBE2
Deposit Draft Wokingham District Local Plan policies WH1 and WBE1

Joss Miller

Location of Planning Application



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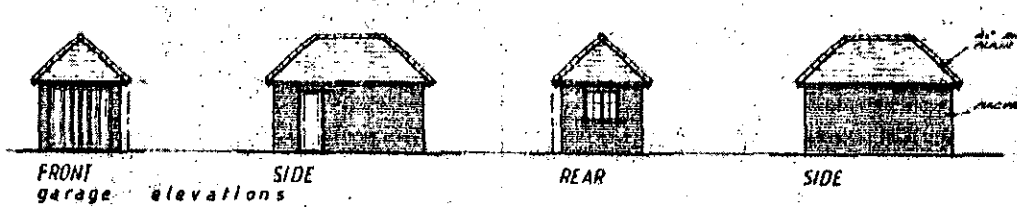
Development Control Section, Environmental Services, Wokingham District Council.

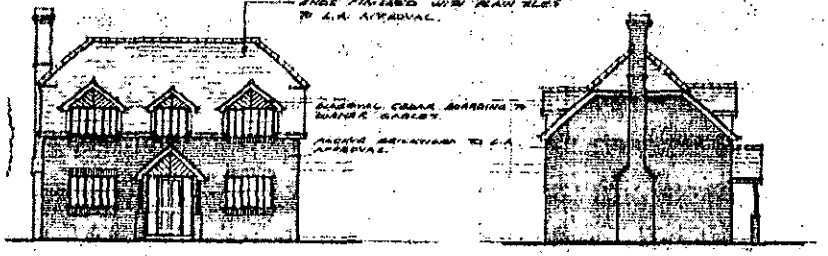
18 October 2000

Scale: 1 : 1250

N W E S



garage elevations

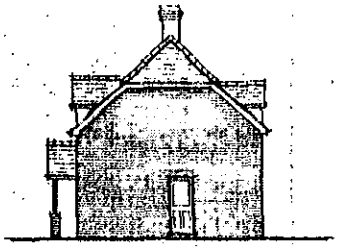


FRONT ELEVATION scale : 1-100

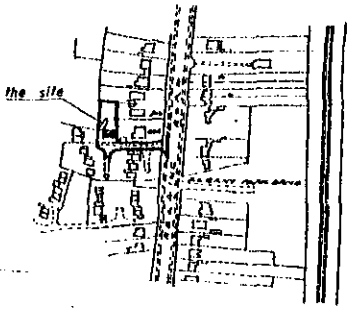
SIDE ELEVATION (south)



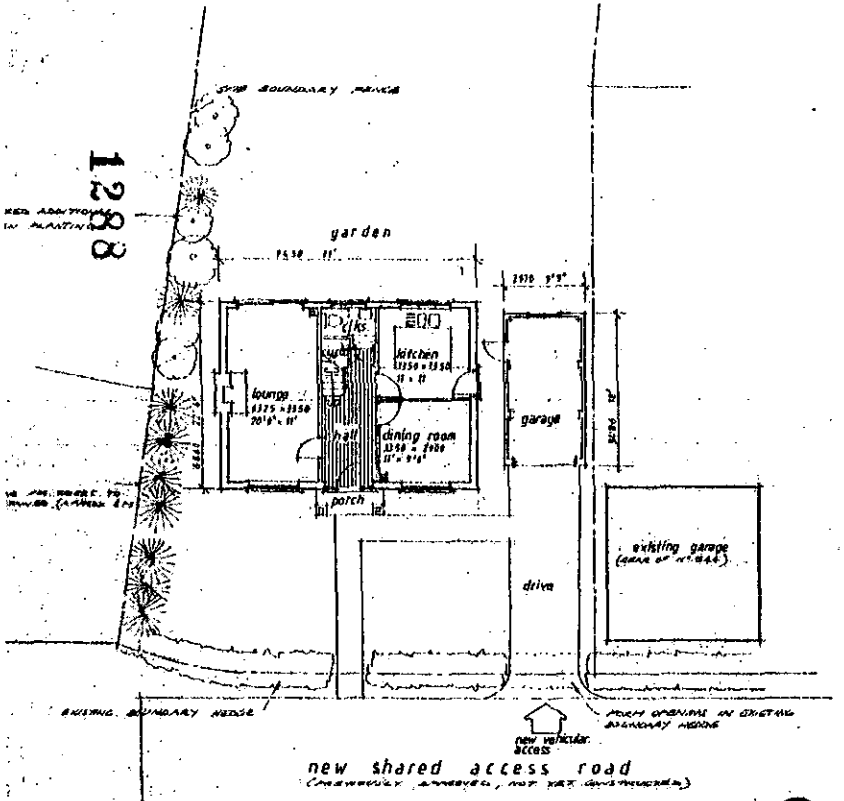
REAR ELEVATION



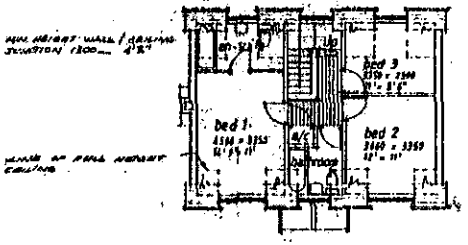
SIDE ELEVATION (north)



LOCATION PLAN scale : 1-2500



GROUND FLOOR / SITE PLAN scale : 1-100

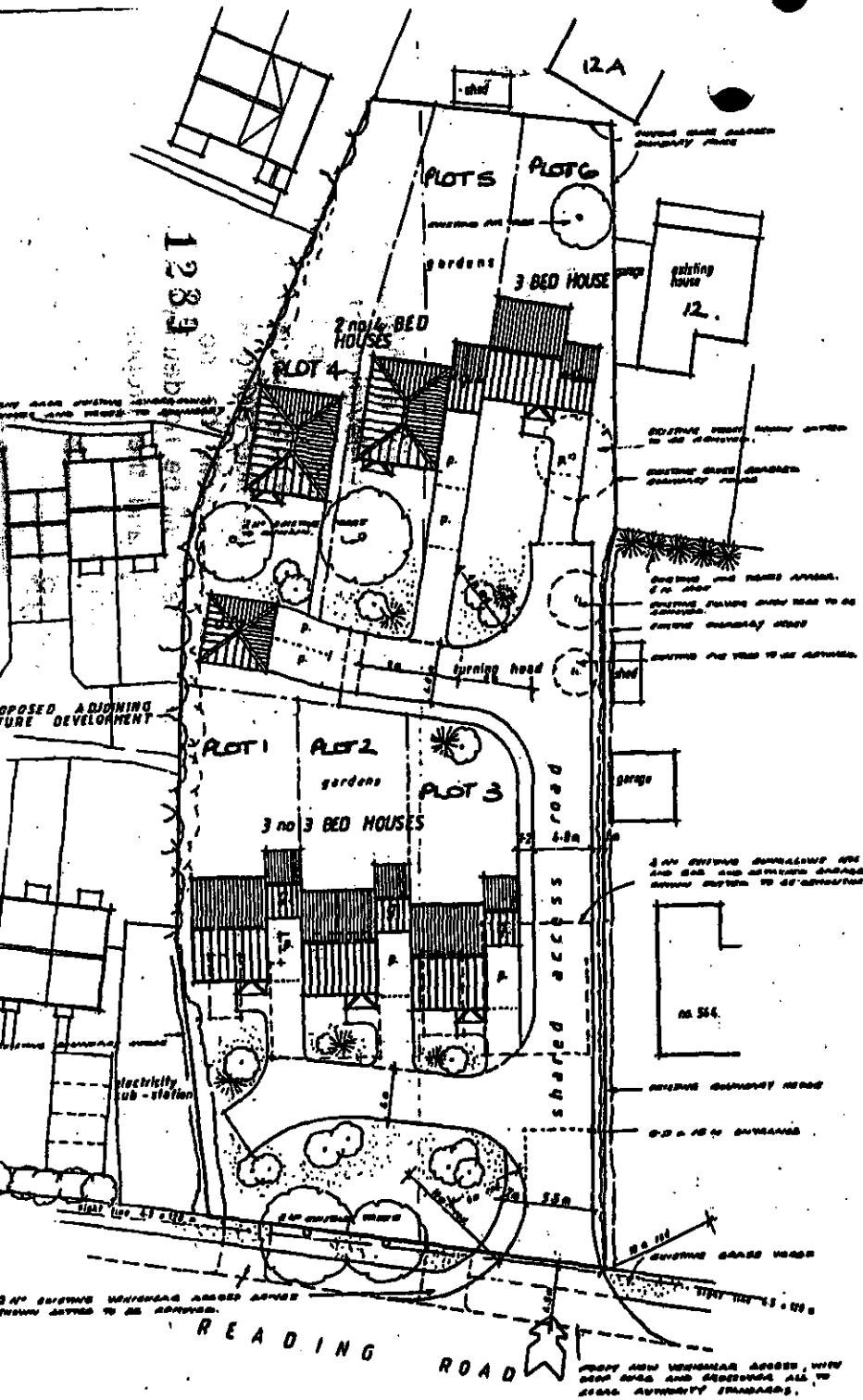


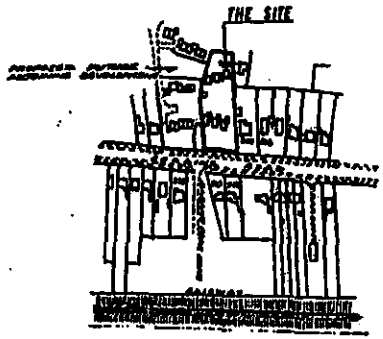
FIRST FLOOR PLAN

BLOCK PLAN scale : 1-200 Revision A 4 April 2000
sites for new development increased in size and proposed dwelling moved back into site

CHARTA DESIGNS
planning and design consultants
21 York Road Maidenhead SL6 1SQ
tel. 01628 634665 fax. 01628 770748

client SPRINGWOOD LAND & DEVELOPMENT Ltd.
job rear of 544 READING ROAD WINNERSH
title proposed development
scale : as shown date : May - 1999





LOCATION PLAN
scale : 1- 2500

REVISED PLAN

98041

Site plan of part of adjoining housing development (F/1999/0202)

Revision A 26 October 1998.
proposed new house near r.h. corner moved back 6m as agreed with planning officer, adjoining future development added as requested.

CHARTA DESIGNS
planning and design consultants
21 York Road Maidenhead SL6 1SQ
tel. 01628 634665 fax. 01628 770748

client SPRINGWOOD DEVELOPMENTS Ltd.
job 540-542 READING ROAD
WINNERSH
BERKS
title proposed re-development
scale : 1- 200 date : June 1998

4.00 APPLICATION NO: 2000/1210, ERECTION OF DETACHED DWELLING AND SINGLE GARAGE, LAND REAR OF 544 AND 546 READING ROAD WINNERSH, FOR SPRINGWOOD LAND & DEVELOPMENT LTD

Purpose of the Report

4.01 To draw to Members attention to an inaccuracy with the minuted decision on this application which was determined at the Commiteee meeting of 18 October 2000 and to request that the minute be changed to include reference to an Agreement under Section 106 of the Town and Country Planning Act 1990.

Suggested Action

4.02 To amend Minute No: 144 to read as follows,

RESOLVED: 1)That an Agreement be entered into under Section 106 of the Town & Country Planning Act 1990 and other statutory powers securing a financial contribution of £2,000 towards local sustainable transport initiatives;

2) That subject to the execution and registration of the Agreement referred to in 1) above, Application No: 2000/1210 be approved subject to the conditions set out on Agenda pages 1283 to 1285"

Supporting Information

4.03 Application No: 2000/1210 was approved at the Committee Meeting of 18 October 2000 subect to conditions and the proir completion of a Legal Agreement securing a financial contribution towards local sustainable transport initiatives. Unfortunatley, reference to the agreement was ommitted from the minuted decision and the Committee needs to rectify this by amending the Minute.

Financial Implications

4.04 If the minute is not amended the Planning Authority would be unable to enter into to a Section 106 agreement to secure a financial contribution of £2,000.

Environmental Implications

4.05 If the minute is not amended there would be no financial contribution from the applicants and therefore less avaible resources for local sutainable transport initiatives.

Consultation with Parish and Town Councils/Voluntary Sector Organisations
Equal Opportunities Implications
Community Safety Implications

Tel. 0118 974 6463 (Direct Line)

Date. 10 November, 2000

My ref. JM/JM/F/2000/1210

Your ref.

Mr D Taylor
Swatton Hughes and Co.
11 High Street
Tring
Herts
HP23 5AL

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
E-mail:

Dear Mr Taylor,

RE: LAND REAR OF 544 AND 546 READING ROAD, WINNERSH (F/2000/1210)

Further to our telephone conversation on Wednesday 8 November 2000, I can confirm that the above application was granted planning permission on 18 October 2000 subject to conditions and a legal agreement for a £2,000 contribution to the Local Transport Initiative.

I hope this information is of use to you. If you have any further questions relating to this matter the case officer, Joss Miller, can be contacted on the above telephone number.

Yours sincerely

JOHN MITCHELL
Development Control Manager

	35892
FCL	LLS
DC JM	ENF
APP	
CS	
30 OCT 2000	
COPIES TO:	ACK:
	FILE:



2 Malthouse
Mill End
Henley-on-Thames
Oxon RG9 3BD

Tel: 01491 576681
Fax: 01491 636244
Mobile: 0836 629217

SPRINGWOOD LAND & DEVELOPMENT LTD.

Wokingham District Council
Planning Services
P O Box 157
Shute End
Wokingham
Berkshire RG40 1WR

24 October 2000

Your ref: Joss Miller – F/2000/1210

Dear Sirs,

Application no: F/20000/1210 – Land rear of 544 & 546 Reading Road Winnersh

We refer to the above application which your Development Control Committee last week resolved to grant Planning Consent subject to a 106 Agreement for a £2,000 contribution to the Local Transport Initiative.

We would be grateful if you would pass the information on to your Legal Department to prepare the necessary documents for our approval. In essence this will be the same as previously entered into for the adjacent site (540 and 542), but without the physical works then agreed and only for £2,000.

We look forward to receiving this document at their earliest convenience:- all communications should be directed to Dudley Taylor at Swatton Hughes & Co, 11 High Street, Tring, Herts, HP23 5AL, Telephone 01442 825566, Fax 01442 827865.

Yours faithfully,

P A Springett
Director

Memorandum

To: Edwina Field

CC:

From: Joss Miller

Date: ~~17/01/01~~ 14/2/01

Re: Re: S 106 agreement for 544 – 546 Reading Road, Winnersh

F/2000/1210

Please find enclosed the location plans needed for the Section 106 agreement, with the site edged in red as requested. If you have any further questions regarding this application please contact me on 9746463.

Regards

Joss

Memorandum

To: Edwina Field

CC:

From: Joss Miller

Date: 17/01/01

Re: Re: S 106 agreement for 544 – 546 Reading Road, Winnersh
F/2000/1210

Please find enclosed the location plans needed for the Section 106 agreement, with the site edged in red as requested. If you have any further questions regarding this application please contact me on 9746463.

Regards

Joss

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

Appeal Decision

site visit held on 23/11/1999

by R J Marshall LLB DipTP MRTPI

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

22 DEC 1999

Appeal : T/APP/X0360/A/99/1029095/P2

- 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 brought by Springwood Land and Developments Ltd. against Wokingham District Council.
- The site is located at land to the rear of 544, Reading Road, Winnersh.
- The application (ref: 99/69799/F), dated 21 May 1999, was refused on 04 August 1999.
- The development proposed is for one 3 bed chalet house with detached single garage.

Decision: The appeal is dismissed.

Procedural matters

1. On site it was confirmed that the application plan is referenced job no. 1250 drawing No. 2. Submitted solely with the appeal is Plan SP/2/1. The appellant said that this relates to a detailed application for 6 dwellings to the south-west of the appeal site.

The main issues

2. From my inspection of the site and its surroundings and from the written representations I consider, having regard to prevailing planning policies, that the main issue in this appeal is the effect of the proposed development on the character and appearance of the surrounding area.

Planning Policies

3. That part of the development plan to which I have been referred is the Loddon Area Local Plan (1995). Policy LH1 of that Plan has, among other things, the objective of permitting residential development in identified settlements provided there is no significant adverse affect on the character of the area. Policies LBE1 and LBE2 seek to ensure that new development is to a high design standard and that it relates well to adjoining sites.

4. Reference has also been made to Policies in the Wokingham District Local Plan Deposit Draft 1997. They do not significantly change the Policies of the Local Plan referred to above, but the weight that may be attached to this Plan is limited by its early stage towards adoption.

Inspector's reasons

5. On the main issue there is no dispute between the parties that the site is within a settlement in which new residential development is acceptable in principle. The proposed development would be located in the rear garden of No. 544 Reading Road, and would be closely related to the 6 dwellings it is proposed to erect on land generally to the south-west

of the site. It would use the same access from Reading Road as is proposed for these houses, and would not be tandem development.

6. In principle I can see no objection to backland development of this nature, notwithstanding that it does not conform to the long established linear pattern of development along Reading Road. However, the proposed dwelling would be on a relatively small plot and would have a notably short front garden. As such I consider that it would be out of keeping with the more spacious setting of many of the existing older established dwellings fronting Reading Road in the vicinity of the appeal site. It would also be out of keeping with the proposed 6 new dwellings to the south-west if they are developed, as shown on the detailed plan SP/2/1, on fairly substantial plots with long front gardens. Although it would be well screened from some viewpoints I consider that the proposed development would be sufficiently visible to be detrimental to the character and appearance of the area.

7. In arriving at the view above I have had regard to the wider setting of the site and to existing housing to the south-east and a large housing estate being built to the south-west. However, I consider that the proposed development would be more clearly related to the existing and proposed development referred to in paragraph 6 above. Thus, in my view, an assessment of the proposal on the main issue should be based primarily upon the effect it would have on the character and appearance of these areas.

8. I conclude that the proposed development would harm the character and appearance of the surrounding area. It would thus be contrary to those Policies of the development plan and emerging development plan which seek to prevent such harm.

9. In arriving at this view I have taken into account the fact that the design of the proposed dwelling would be satisfactory in this area of greatly differing building styles, that suitable materials could be required by condition, and that its height would be in keeping. However, this does not outweigh the harm that I have identified.

10. In addition to the concerns the Council has expressed local residents are worried on grounds of overlooking, loss of light and overdominance. Having regard to the distance of the proposed dwelling from neighbouring properties and the extent to which it would be screened from them by tall hedges I do not consider that such harm would arise. However, this does not lessen my view as to the harm that would be caused in relation to the main issue.

11. I have also taken into account the fact that there is no evidence that the appellant has yet entered into the legal agreement sought by the Council for a £2,000 contribution towards sustainable transport initiatives, though it seems that there is a willingness to do so. However, even had such an agreement been entered into it would not have outweighed the conclusion I have reached on the main issue.

12. I have considered all the other matters raised in the representations. These include the Government Guidance to which the appellant has referred and the lack of objection from the Parish Council. However, they are not sufficient to outweigh the factors which have led to my conclusion on the main issue.

Conclusions

13. For the reasons given above I conclude that the appeal should not, on balance, succeed and I shall exercise the powers transferred to me accordingly.

R.J

Joss Miller

From: Edwina Field
Sent: 30 November 2000 14:05
To: Joss Miller
Subject: land at 544-546 REading Road

Please can you let me know as soon as possible when you would like the payment of £2000 relating to the above s106. I have drafted it to read that payment will be made on completion of te agreement but do not know if you have agreed anything else with the developer. Please can you let me know.

many thanks

Edwina

Edwina Field
Solicitor
Legal Services
0118 974 6526 (direct dial)

ADDRESS 546 READING ROAD PARISH WINNERSH

PLOT No. 1 (old Property 546 demolished). ORD. SHEET No. SU.7771.(53)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/5/64	Mrs. W. J. Miriam	Outline	28.2.64	N/A. Refuse
0/98/64	Mrs. W. J. H. Thacker	"	16.4.64	N/A. C/A
89/69	Mr. B. D. Kennedy	Detached Bungalow	1.1.70	App. C/A.
08968	MR. TRESPARDANE	VAR. ON 89/69 SEPARATE ACCESS & TURNING SPACE	26.10.78	N/A C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

10.APR.2000* 1210

Tel: (0118) 974 6447

Date:

My ref: F/2000/1210

CONFIDENTIAL

Councillor R Turner
Rosedale
Beech Hill Road
Spencers Wood
Reading
RG7 1HL

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

Dear Councillor

Application Number: F/2000/1210
Land Rear Of 544 & 546, Reading Road, Winnersh, Wokingham.
Proposed erection of one dwelling with detached garage

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

If you have any questions please do not hesitate to contact **Lynette Baker** on **(0118) 974 6447**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than _____

Yours faithfully

Head of Planning and Transportation

LISTING FORM
Case officer: **Lynette Baker** Application Number: **F/2000/1210**
Land Rear Of 544 & 546, Reading Road, Winnersh, Wokingham.
Proposed erection of one dwelling with detached garage

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____
_____

Signed: _____ Date: _____

Councillor R Turner

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

Tel: (0118) 974 6447

Date:

My ref: F/2000/1210

CONFIDENTIAL

Councillor E Siggery
Willow
375 Reading Road
Winnersh
RG41 5LT

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
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Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor E Siggery

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

Tel: (0118) 974 6447

Date:

My ref: F/2000/1210

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

CONFIDENTIAL

Councillor D Ball
7 Grovelands Avenue
Winnersh
RG41 5JU

Dear Councillor

Application Number: F/2000/1210
Land Rear Of 544 & 546, Reading Road, Winnersh, Wokingham.
Proposed erection of one dwelling with detached garage

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

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Proposed erection of one dwelling with detached garage

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor D Ball

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

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

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

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

THE DISTRICT PLANNING OFFICER,
WOKINGHAM DISTRICT COUNCIL,
PLANNING DEPARTMENT,
P.O. Box No. 157,
COUNCIL OFFICES,
SHUTE END,
WOKINGHAM,
BERKSHIRE, RG11 1WR

FOR OFFICE USE ONLY

Application No. 1270

1.	APPLICANT'S NAME	Springwood Land & Developments Ltd
	ADDRESS	2, Malt House, Mill End Hambleden, Henley-on-Thames
	POST CODE	RG9 3BD PHONE 01491-576681
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	Charta Designs
	ADDRESS	21, York Road Maidenhead, Berks
	POST CODE	SL6 1SQ PHONE 01628-634665
3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.	SITE LOCATION	Land at rear of 544 & 546, Reading Road Winnersh
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		Proposed Development to provide 1 no 3 Bed Detached Chalet House with Detached Single Garage
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.055 Hectares (excl access road)
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	Prospective Purchaser
List all the plans and drawings submitted with the application	PLANS/DRAWINGS	Drawing no 1250/2A

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?
Tick the boxes(x)

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

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

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

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

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

1769b

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

Residential Land at rear of nos 544 & 546 Reading Road Winnersh

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

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

14. STATE EXTERNAL MATERIALS TO BE USED.

Facing brickwork and tiled pitched roof, all to approval of Local Authority

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

Existing and new boundary fences and hedges

16. HOW WILL SURFACE WATER BE DISPOSED OF?

To new soakaways

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/NO

If no, please give details

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

Vehicular and Pedestrian access to be via new Proposed shared access road

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

Not at this stage

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

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED		TO BE RETAINED		TO BE LOST	
HOUSE	1	5	/	*	/	*
BUNGALOW	/	*	/	*	/	*
FLAT/MAISONETTE	/	*	/	*	/	*
OTHER	/	*	/	*	/	*

*STATE No. OF HABITABLE ROOMS

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

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

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

£190-00

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

SIGNED N B White For Charta Designs ON BEHALF OF Springwood Land & Developments Ltd DATE 9th April 2000

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

1769a

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PLANNING APPLICATION

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SHUTE END,
WOKINGHAM,
BERKSHIRE, RG11 1WR

FOR OFFICE USE ONLY

10 APR 2001 * 1210

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DESIGN	☐	MEANS OF ACCESS	☐
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To existing system YES/~~NO~~

If no, please give details

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BUNGALOW	/	*	/	*	/	*
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£190-00

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SIGNED MBWhite For Charta Designs ON BEHALF OF Springwood Land & Developments Ltd DATE 9th April 2000

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Application No.	Received	Winnersh
F/2000/1210	10.04.00	

Applicant : Springwood Land and Development Ltd.
Location : Land rear of 544 and 546 Reading Road, Winnersh
Proposal : Erection of detached dwelling and single garage.

1. **Planning History** – The site is located to the rear of 544 and 546 Reading Road, within the identified settlement of Winnersh. A previous application for the erection of a detached dwelling with a single garage was refused on 4 August 1999 due to its cramped appearance in the street scene. The appeal was subsequently dismissed on the 22 December 1999.

2. **Proposal** – is for the erection of a detached dwelling and single garage.

3. **Consultations** –
   - ***Parish Council*** – "No comments"
   - ***Highways Officer*** – Parking and access conditions. Legal agreement to secure financial contributions of £2,000 towards local sustainable transport initiatives.
   - ***Neighbours*** – Three letters objecting due to detrimental impact on neighbouring properties due to overbearing issues, loss of sunlight, increase in traffic and lack of drainage. Also detrimental impact on the street scene.
   - ***Landscape Section***– No objections

4. **Appraisal** – The main issues are:

   A. Impact upon the street scene: LALP Policies LH1, LBE1 and LBE2 and WDLP Policies WH1 and WBE1.
   B. Impact upon the neighbouring properties: LALP Policies LH1, LBE1 and LBE2 and WDLP Policies WH1 and WBE2
   C. Highways issues
   D. Concerns of the neighbouring residents

   A. Impact upon the street scene
   The surrounding dwellings consist of both detached bungalows and houses. The proposal consists of a three bedroomed house 7.3 metres in height. The front of the property would be set back from the access road by 6.6 metres, 3.3 metres further back than the previous application dismissed on appeal on 22 December 1999. The proposal is the same size as the original application. The Inspector stated in his report that he had no objection in principle to the dwelling, however, as it was on a relatively small plot it had a notably short front garden which would be out of keeping with the more spacious setting of many of the existing dwellings in the vicinity of the appeal site. It was for this reason that he considered it to be detrimental to the character and

appearance of the area. The current application has set the dwelling back a further 3.3 metres from the access road and has, therefore, overcome the issues set out by the Inspector in his statement. As a result, the siting of the proposed dwelling would be considered acceptable and it would be in keeping with the street scene.

B. Impact upon the neighbouring properties
The nearest neighbouring property to the proposed dwelling is No. 12 Lincoln Close, which is situated approximately 15 metres from the development. There are no side windows proposed that would potentially overlook the neighbours. Any rear windows would have oblique views of the garden areas but would not have sufficient detrimental impact on these neighbours to warrant a refusal. The Inspector commented that the distance of the proposed dwelling from neighbouring properties along with the screening by existing hedges, would reduce any adverse impact on the surrounding properties. Some concerns have been highlighted by neighbours regarding drainage and these comments will be forwarded to the Building Control Section to be dealt with under the appropriate legislation.

C. Highways issues
The Highways Officer has requested that the applicant should enter into a suitable legal agreement to secure financial contributions of £2000 towards local sustainable transport initiatives, as the proposed development would, in effect, be an extension of an earlier housing development, for which such contributions were required. The applicant has agreed to do this. In addition to this, the Highways Officer has also requested that conditions be imposed relating to the access and the retention of the garage for domestic vehicular use. Subject to the above, the Highways Officer has no objections to the proposals.

D. Concerns of the neighbouring residents
These have been addressed above.

4. **Conclusion** – The proposed dwelling is considered acceptable in terms of both its relationship to the existing street scene and impact on neighbouring properties, and the parking provision is sufficient; therefore, the development is considered acceptable.

5. **Recommendation** – GRANT planning permission subject to a legal agreement to secure financial contributions of £2000 towards local sustainable transport initiatives and the following conditions:

1. The development hereby permitted shall be begun before the expiration of five years from the date of the 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. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the first floor level or above in the north-east and south-west elevations of the building hereby permitted except for any which may be shown on the approved drawings.

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

5. 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 8.00 am and 7.00 pm Monday to Friday and 8.00 am to 1.30 pm Saturdays and no time on Sundays or Bank or National Holidays.

6. 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.

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

8. The dwelling shall not be occupied until visibility splays of 2.4 metres by 2.4 metres have been provided at the intersection of the driveway and the adjacent footway. (Dimensions to be measured along the edge of the drive and the back of the footway from their point of intersection.) The visibility splays shall thereafter be kept free of all obstructions to visibility above a height of 0.6 metres

9. 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.

10. 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 the buildings hereby approved and retained.

11. 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 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 (1 November to 31 March) following their loss or removal.

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 residential amenities of the occupiers of the neighbouring properties.

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

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

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

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

8 & 9. In the interests of highway safety and convenience.

10. In the interests of visual amenity.

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

INFORMATIVE
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:

Loddon Area Local Plan policies LH1, LBE1 and LBE2
Deposit Draft Wokingham District Local Plan policies WH1 and WBE1

Joss Miller

Inf.
You are advised that this consent is subject to a Section 106 agreement, with which it should be read.

Location of Planning Application



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Development Control Section, Environmental Services, Wokingham District Council.

18 October 2000

1287

Scale: 1 : 1250

N
W E
S

Applicationo	Name & Address
F/2000/1210	Mr & Mrs M & G Brown 12 Lincoln Close Winnersh RG41 5SZ
F/2000/1210	Mr & Mrs Helliwell 10 Lincoln Close Winnersh RG41 5SZ
F/2000/1210	Dr & Mrs J Howells 9 Lincoln Close Winnersh RG41 5SZ

App. approved
Letter sent 27/02/01

PLANNING SERVICES | HPT 52997
POL
DC LSB
APP
CS
COPIES TO:
FILE:



2 Malthouse
Mill End
Henley-on-Thames
Oxon RG9 3BD

Tel: 01491 576681
Fax: 01491 636244
Mobile: 0836 629217

SPRINGWOOD LAND & DEVELOPMENT LTD.

Wokingham District Council
Planning Services
P O Box 157
Shute End
Wokingham
Berkshire RG40 1WR

11 August 2000

Your ref: Lynette Baker – F/2000/1210

Dear Sirs,

Application no: F/20000/1210 – Land rear of 544 & 546 Reading Road Winnersh

We refer to the above application registered on 20 April 2000.

We would confirm our willingness, subject to planning consent being granted, to enter into a Section 106 Agreement with your Council for our contribution of the sum of £2000 to your Local Transport Initiative. This contribution, already agreed with your Highways Officer, reflects the 106 Agreement already entered into for the existing site and estate road serving the proposed dwelling – land at 540 & 542 Reading Road Winnersh.

We trust that this application can now be speedily brought to a conclusion.

Yours faithfully,

P A Springett
Director

Mrs Lynette Baker
Environmental Services Department
Planning Services
P.O. Box 157
Shute End
Wokingham
Berks RG40 1WR

Mr & Mrs M Brown
12 Lincoln Close
Winnersh
Wokingham
Berks RG41 5SZ

PLANNING SERVICES
HPT
POL
TLS
DC
ENF
APP
CS 055
C=B
10 MAY 2000
COPIES TO:
ACK:
FILE:

Date: 6 May 2000

Your Ref: F/2000/1210

Dear Mrs Baker,

Re: <u>Proposed erection of one dwellings with detached garage on Land Rear of 544 & 546 Reading Road, Winnersh.</u>

We wish to object most strenuously to this proposed development.

Nothing has changed since our previous objection and subsequent refusal of planning permission.

I understand that one of the reasons the applicants appealed against that refusal was because we had not objected to it originally. This was not so, and I know that you subsequently informed the planning committee that our original object had been misfilled.

I understood that there was a policy of not allowing 'back garden' developments of this nature and am at a loss to explain how this application is still active.

The plans indicate that there will be a severe loss of amenity to us, and our neighbours, and will remove our current very pleasant hedgerow outlook with brick walls and roofs.

As I have mentioned before, this planning application appears to be designed to wear down the resolve of the affected people. I believe it should have been part of the original application for the six houses on adjacent land and not presented as a separate entity in the hope that personnel changes and application by stealth will produce a more favourable outcome for the applicant.

Yours Faithfully

Mike & Gill Brown

WOKINGHAM DISTRICT COUNCIL,
ENVIR. SERVICES DEPT.,
P.O. BOX 157,
SHUTE END,
WOKINGHAM,
BERKS.
RG40 1WR

9 LINCOLN CLOSE
WINNERSH
WOKINGHAM
BERKS
RG41 5SZ
TEL. 01189793510
5TH MAY 2000

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS 015	LEB
10 MAY 2000	
COPIES TO:	ACK
	FILE

Dear MR WOOD,

● Application N° F/2000/1210

SITE ADDRESS:- LAND REAR OF 544-546 READING ROAD, WINNERSH, WOKINGHAM.

PROPOSAL:- PROPOSED ERECTION OF ONE DWELLING WITH DETACHED GARAGE.

Thank you for informing us of the above proposed development. We have viewed the application and wish to comment as follows:-

(1) We have lived at 9 LINCOLN CLOSE for nearly 17 years.

(2) We are disappointed not to have been involved earlier with the first phase development. It might surprise you to know that we can see/hear building work from our bedroom window. Our view has and will be affected by this original development.

(3) The development under consideration takes the building phase to a new level. The home will be clearly visible to us at 9 Lincoln Close. The screening hedge will not be high enough and not on our property will be at the discretion of a future purchaser of the new property. This is not acceptable. It will destroy our local environment, affect the future value of our property and highlights the "greed mentality" of the builders who are trying to pack as many homes into ever smaller plots of land. Once built and profits made the builder will move on leaving the local authority and homeowners to pick up the pieces.

4) The Reading Road is already so busy that at peak periods it is extremely difficult

to turn left out of Greenacres Avenue and dangerous to turn right into the flow of traffic. Our local authority should not be building homes to exacerbate the problem but should be actively looking to reduce both pollution and improve the Quality of life in the area. Greenacres Avenue now requires a set of traffic lights c.f. The Winnish Farm Estate. Each additional dwelling will generate a further 2-4 extra cars depending on the size and age of the new family.

(4) In the appeal the builder quotes previous building regulations for this area. This cynically reflects the disregard for changes that have occured which are reflected in the congestion of housing and the roads. "Financial Switches" (£2000) by the builders must be disregarded. We pay local

Government Taxes which should be remboursed.

(5). Our rear garden has suffered from flooding during heavy rain storms (as does our neighbour at 10 Lincoln Close). Building a further property in this proposal will make this problem worse.

As you can see from the strong views expressed in this letter we do not support the building of this dwelling.

We respectfully request that you decline planning permission for this dwelling. We look to you to protect us and our neighbours from this building and any further ambitions to build in this area.

Yours sincerely

John & Sue Howells

(Dr + Mrs J.D.R. Howells)

16 LINCOLN CLOSE
WINNERSH
WOKINGHAM RG41 5SZ

Wokingham District Council
Environmental Services Dept.
Planning Services
P.O. Box 157
Shute End, Wokingham
Berks RG40 1WR.

PLANNING SERVICES	RECD
POL	TLS
DC	ENF
APP	
CS OBJS	LEB
10 MAY 2000	
COPIES TO:	ACK
	FILE:

Dear Mrs Baker,

Application No F/2000/1210
Proposed erection of one dwelling with detached garage on land at the rear of 544 and 546, Reading Road, Winnersh, Wokingham

Having studied this above revised application which is very similar to the previous submission we would have thought having had the previous application 99/69799/F declined by Wokingham District Council 4.8.99 and the Appeal Decision, following the site visit 23.11.99, also dismissing this application, it would be sufficient to stop this request.

We again request to let commonsense prevail and respectfully ask you to decline this application and again reiterate our objections to this proposal to build a house with a garage in neighbours back gardens:

– With new housing currently bein

erected in very close proximity to the proposed new house site the resulting density of the housing is too high, cramped and will affect our outlook and the well-being of our neighbours and ourselves who enjoy their gardens as they are.

Since the first application was declined the adjacent 6 new houses have been constructed demonstrating clearly this problem.

In addition the south east facing end of the proposed building is mainly brick construction and will dominate our gardens, as with the rest of the building, even with the stated 6metres high tree screen. The height of the building scaled to approx. 8meter to the chimney top and is proposed to be built very close to our garden boundary.

- The proposed property will severely restrict sunlight into our gardens in the morning especially in the Winter months.
- As previously mentioned the problems we have in our garden from static water after periods of heavy rain. Even though a soakaway is mentioned in the

plans we believe the proposed property will exacerbate the problem with the increased size of the driveways, paths etc., reducing natural drainage.

— We believe the proposed development is detrimental to the character and appearance of the surrounding area and it can only harm existing dwellings and their outlook.

We again ask you to refuse planning permission for this application.

Yours sincerely

Susan and ~~Stuart~~ Helliwell

[MR & MRS H.S. HELLIWELL]

TO: **DEVELOPMENT CONTROL**
Lynette Baker

FROM: Environmental Design

DATE: 22nd May 2000

Location: Land Rear Of 544 and 546 Reading Road, Winnersh.

Proposal: Proposed erection of one dwelling with detached garage.

Application Number: F/2000/1210

In response to your consultation dated 20th April 2000 for the above application, the landscape comment is as follows:

The proposal is acceptable. The development would not detract from the landscape of the area.

Patricia Green.

Patricia Green
Landscape Consultant

To:
Neil Etherington
Senior Arboricultural Officer

24 APR 2000

From: Lynette Baker

Date: 20 April 2000

Application Number: F/2000/1210

Proposal: Proposed erection of one dwelling with detached garage.

Site Address:
Land Rear Of 544 & 546, Reading Road, Winnersh, Wokingham.

Applicant:
Springwood Land & Developments Ltd C/O Charta Designs.

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

NO TPO

HIGHWAYS CONSULTATION SHEET

From: Lynette Baker

Date: 20 April 2000

Application Number: F/2000/1210

Proposal: Proposed erection of one dwelling with detached garage

Site Address:
Land Rear Of 544 & 546, Reading Road, Winnersh, Wokingham.

Applicant:
Springwood Land & Developments Ltd C/O Charta Designs.

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).

COMMENTS AS PREVIOUS (69799) - SEE ATTACHED

Signed: N.S.Trotter **Print name:** N TROTTER

26-4-00

RESPONSE PREPARED ON THE CONSULTATION OF PLANNING APPLICATION MADE ON BEHALF OF THE HIGHW

RESPONSE IS REQUIRED WITHIN 7 DAYS OF 7 June, 1999

See Tom

Application Number: 99/69799/F From : Mrs Lynette Baker
Application Type: Full Parish WINNERSH PARISH
Proposal: PROPOSED ERECTION OF DETACHED DWELLIN DETACHED GARAGE
Location: Land Rear of 544 Reading Road Winnersh
For: Springwood Land and Development Ltd

See previous P14 file for pre-app comments. ~~Contributions~~ Contributions See previous permission

The Highway Authority : ~~(1) Does not want to restrict the grant of~~
~~(2) Recommends that permission be refu~~
(3) Recommends that the LPA include th which it may give

(1) NO DEVELOPMENT SHALL COMMENCE UNTIL THE ACCESS ROAD AND ITS JUNCTION WITH THE READING ROAD, AS APPROVED ON PLANNING APPLICATION 69798 HAS BEEN CONSTRUCTED TO ADOPTABLE STANDARD IN ACCORDANCE WITH THE BERKSHIRE DESIGN GUIDE.

(2) AS AGREED, THE APPLICANT SHALL ENTER INTO A SUITABLE LEGAL AGREEMENT TO SECURE FINANCIAL CONTRIBUTION OF £2000 TOWARDS LOCAL SUSTAINABLE TRANSPORT INITIATIVES

(3) SC23 INSERT (GARAGING / PARKING) SR06.

R 25/6/99

Signed..... Date.....

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: Tom Callaghan, Highways

My Ref: P14

To: Emy Circuit, Planning

Your Ref: 99/69799/F

Date: 3rd Nov 1999

PLANNING APPLICATION 99/69799/F
PROPOSED ERECTION OF SINGLE DWELLING – LAND TO THE REAR OF 544 READING ROAD, WINNERSH.

As you are aware, the recent planning consent for development of 6 dwellings on the adjacent site was granted approval subject to a S106 Agreement securing a financial contribution towards sustainable transport initiatives including the Local Plan proposals for improved cycleway facilities along the A329 and proposals for enhancements to public transport facilities.

In pre-application discussions, the applicant confirmed his willingness to provide an additional financial contribution of £2000, which has since been confirmed by letter to the planning officer dated 21st May 1999. I believe that this amount and the area it will be targeted is directly related to the proposed development and accords with Circular 1/97. Therefore, as this application is being determined at appeal, could you please recommend to the Inspector that if he/she is minded to allow the appeal, it is subject to the applicant entering into a suitable legal agreement for the sum of £2000 towards the same sustainable transport initiatives.

Many thanks

Tom Callaghan.

FROM: Lynette Baker

DATE: 20 April 2000

WINNERSH PARISH CONSULTATION SHEET

PLANNING SERVICES UNIT	
POL	PLS
DC	CMF
APP	
10 MAY 2000	
COPIES TO:	

Application Number: F/2000/1210

Proposal: Proposed erection of one dwelling with detached garage.

Site Address: Land Rear Of 544 & 546, Reading Road, Winnersh, Wokingham.

Applicant: Springwood Land & Developments Ltd C/O Charta Designs.

Your observations are required in respect of this application **by 14/05/2000** .

No comments

SIGNED: _____ DATE: 09-05-00

Clerk To Winnersh Parish/Town Council.

Received by Wokingham District Council

Application No: F/2000/1210

Proposal:
Proposed erection of one dwelling with detached garage

Location:
Land Rear Of 544 & 546, Reading Road, Winnersh, Wokingham.

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

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Lynette Baker P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 14/05/2000. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 10 APR	Map No. 53. Site 0.04
Officer: LEB / Application No. F/2000/1210	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description:
(F) PROPOSED ERECTION OF ONE DWELLING WITH DETACHED ~~DWELLING~~ GARAGE

Location: r/o 544 & 546 READING ROAD

Parish: WINNERSH Ward: Winnersh
20.4.2000

Applicant: SPRINGWOOD LAND & DEVELOPMENTS LTD

Fee Received 190-00 (10) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 20.4.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
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 pre-apps

NEIGHBOURS:

S/N + [redacted] 542, 544, 546, 546a, 529, 531, 533 + 535 Reading Rd

9, 10, 11 + 12 Lincoln close

CHARTA DESIGNS Planning and Design Consultants

21 YORK ROAD, MAIDENHEAD
BERKSHIRE SL6 1SQ
Telephone: (01628) 634665
Facsimile: (01628) 770748
V.A.T. Reg No: 491 8794 87

Our Ref:1250/MBW/IP

7 April 2000

The Planning Officer
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berks RG11 1WR

10.APR.2000* 1210

Dear Sirs

PROPOSED 3BED DETACHED CHALET HOUSE & DETACHED SINGLE GARAGE ON LAND AT REAR OF 544 & 546 READING ROAD, WINNERSH

We have pleasure in enclosing herewith plans and forms duly completed for detailed Planning Approval for the above project. Also enclosed is a cheque in the sum of £190, being the prescribed fee payable for an application of this category.

We would also confirm that we have completed Certificate B and issued the relevant Notice No.1 to all the various parties who have an interest in the land relating to this application.

As you may recall, a similar application for a chalet house on this site was refused on 4 August 1999(Application No.99/69799/F) and the decision was also upheld on Appeal on 22 December 1999.

As you will recall from the Appeal decision, the main reasons for refusing our application was that the plot was too small and had a short front garden. The refused application now includes a much larger plot with the proposed chalet house set further back in the site providing a good sized front garden.

You may also recall that the Inspector had no objection to this form of backland development and also confirmed that the design of the proposed dwelling would be satisfactory in this area and that the height of the building would be in keeping with the existing properties in this vicinity. He also confirmed that, in his view, any possible overlooking, loss of light and over-dominance, would not arise.

We would also confirm that there were no objections from the Parish Council to the previous proposals and assume that they would support this latest revised application.

/....

The Planning Officer
Wokingham District Council
7/4/00 (cont)

We would also confirm that the Highways Authorities had no objections to the proposed dwelling, so long as our Client entered into a Legal Agreement regarding a contribution towards sustainable transport initiatives in this area.

Should you have any queries or would like to discuss any aspect of these latest proposals in greater detail, please do not hesitate to contact us.

Yours faithfully
for CHARTA DESIGNS

Michael B White

M B White

10.APR.2000* 1210

Encls

Copy: Springwood Land & Developments Ltd

ADDRESS 546 READING ROAD PARISH WINNERSH

PLOT No. 1 (old Property 546 demolished). ORD. SHEET No. SU.7771.(53)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/5/64	Mrs. W.J. Miriam	Outline	28.2.64	N/A. Refuse
0/98/64	Mrs. W.J.H. Thacker	"	16.4.64	N/A. C/A.
89/69	Mr. B.D. Kennedy	Detached Bungalow	1.1.70	App. C/A.
08968	MR. TRESPASSBANK	VAR. ON 89/69 SEPARATE GARAGE & TURNING SPACE	26.10.78	N/A C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

10.APR.2000* 1210

1789/a

SECTION 66 CERTIFICATE

WOKINGHAM DISTRICT COUNCIL

Application No. 10.APR.2000* 1210

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
Mr & Mrs A. Perkins	544, Reading Road Winnersh	7th April 2000
Mr & Mrs R. J. Williams	540 Reading Road Winnersh	7th April 2000
Mrs A. Wright	542, Reading Road.	7th April 2000
Robert Burrell & The Cottage Partners Ltd	Sylvester, Reading RG72NP	7th April 2000

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 M B White For Chanta Designs.

On behalf of Springwood Land & Developments Ltd

Date 7th April 2000

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

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

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

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

THE DISTRICT PLANNING OFFICER,
WOKINGHAM DISTRICT COUNCIL,
PLANNING DEPARTMENT,
P.O. Box No. 157,
COUNCIL OFFICES,
SHUTE END,
WOKINGHAM,
BERKSHIRE, RG11 1WR

FOR OFFICE USE ONLY

10.APR.2000* 1210

1. APPLICANT'S NAME: Springwood Land & Developments Ltd
ADDRESS: 2, Malt House, Mill End
Hambleden, Henley-on-Thames
POST CODE: RG9 3BD PHONE: 01491-576681

2. If the applicant has an agent, all correspondence will be sent to the agent
AGENT'S NAME: Charta Designs
ADDRESS: 21, York Road
Maidenhead, Berks
POST CODE: SL6 1SQ PHONE: 01628-634665

3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.
SITE LOCATION: Land at rear of 544 & 546, Reading Road
Winnersh

4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.
Proposed Development to provide
1 no 3 Bed Detached Chalet House
with Detached Single Garage

5. Give the area in hectares or part of a hectare
AREA OF SITE: 0·055 Hectares (excl access road)

6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee
OWNERSHIP: Prospective Purchaser

7. List all the plans and drawings submitted with the application
PLANS/DRAWINGS: Drawing no 1250/2A

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?
Tick the boxes(x)

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

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

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

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

N/A

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

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

Residential Land at rear of 1769b nos 542 & 546 Reading Road Winnersh

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

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

14. STATE EXTERNAL MATERIALS TO BE USED.

Facing brickwork and tiled pitched roof, all to approval of Local Authority

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

Existing and new boundary fences and hedges

16. HOW WILL SURFACE WATER BE DISPOSED OF?

To new soakaways

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/~~NO~~

If no, please give details

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

Vehicular and Pedestrian access to be via new Proposed shared access road

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

Not at this stage

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

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	1 / 5 *	/ *	/ *
BUNGALOW	/ *	/ *	/ *
FLAT/MAISONETTE	/ *	/ *	/ *
OTHER	/ *	/ *	/ *

* STATE No. OF HABITABLE ROOMS

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

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

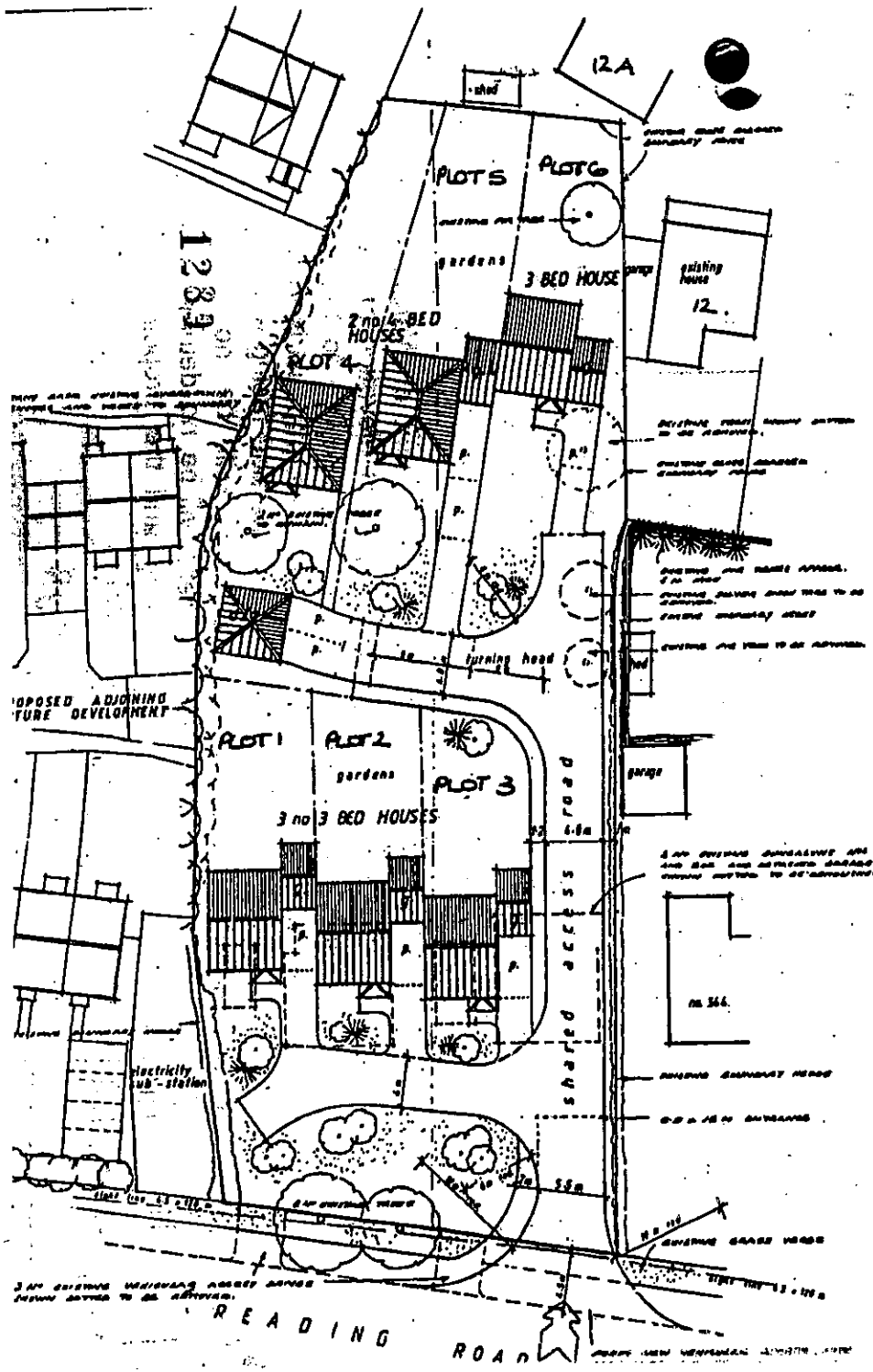
23. STATE THE FEE ENCLOSED WITH THIS APPLICATION
The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.

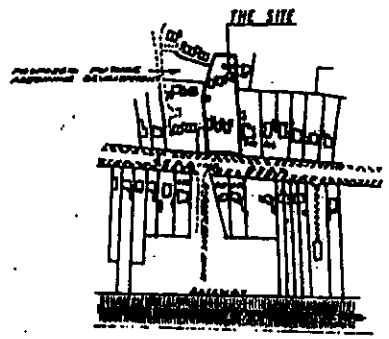
£190-00

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

SIGNED M B White For Charta Designs ON BEHALF OF Springwood Land & Developments Ltd DATE 9th April 2000

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





LOCATION PLAN
scale : 1- 2500

REVISED PLAN

18041

Site plan of part of adjoining housing development (F/1999/0202)

Rosterton A 26 October 1998.
proposed new house rear r.h. corner moved back 6m as agreed with planning officer, adjoining future development added as requested.

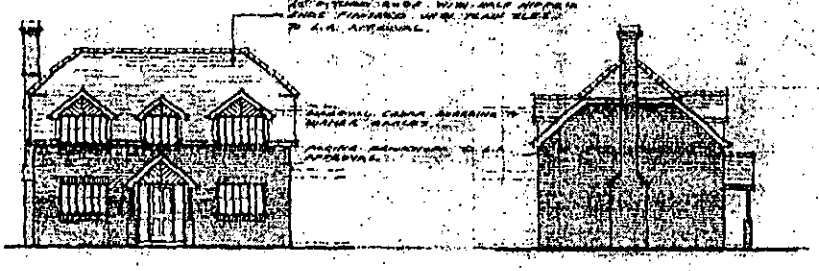
CHARTA DESIGNS
planning and design consultants
21 York Road Maidenhead SL6 1SQ
tel. 01628 634665 fax. 01628 770740

client SPRINGWOOD DEVELOPMENTS Ltd.
job 540-542 READING ROAD
WINNERSH
BERKS
title proposed re-development
scale : 1- 200 date : June 1998



FRONT SIDE REAR SIDE

garage elevations

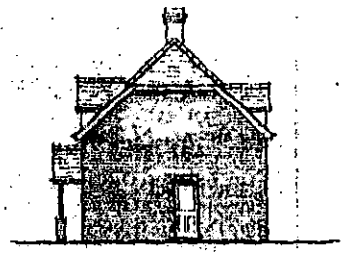


FRONT ELEVATION scale : 1-100

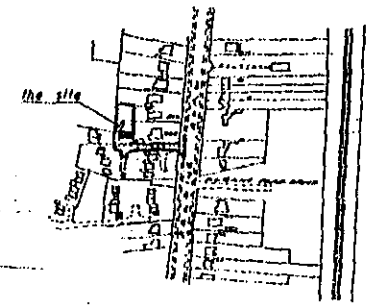
SIDE ELEVATION (south)

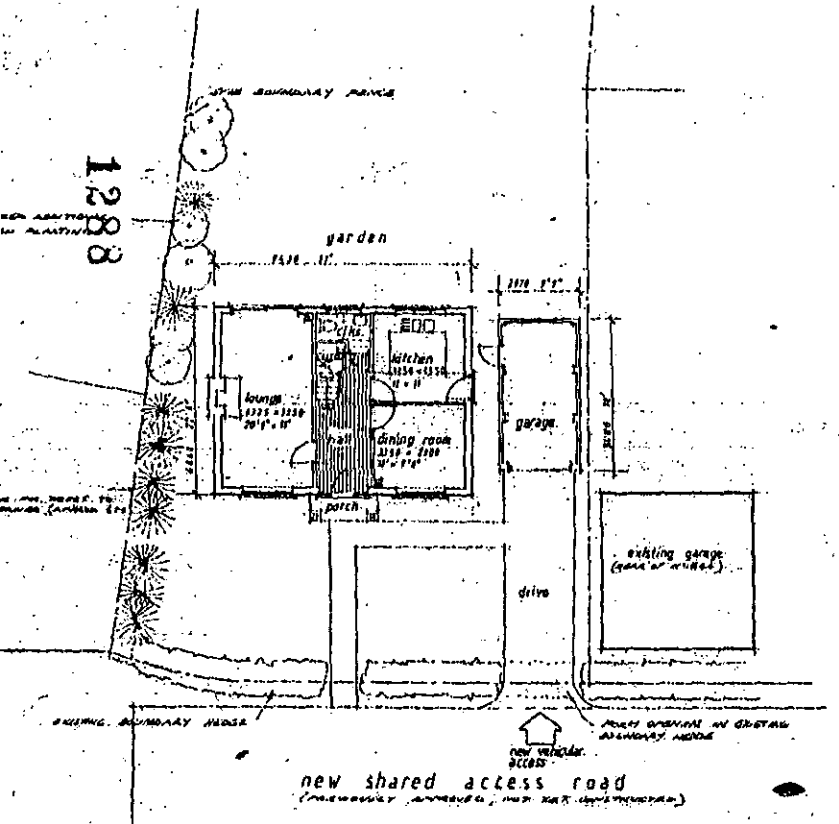


REAR ELEVATION

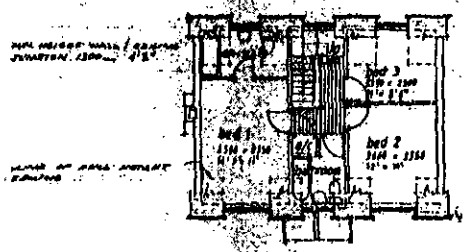


SIDE ELEVATION (north)





1288



FIRST FLOOR PLAN

BLOCK PLAN scale : 1-200

Revision A 4 April 2000
site for new development increased in size
and proposed dwelling moved back into the

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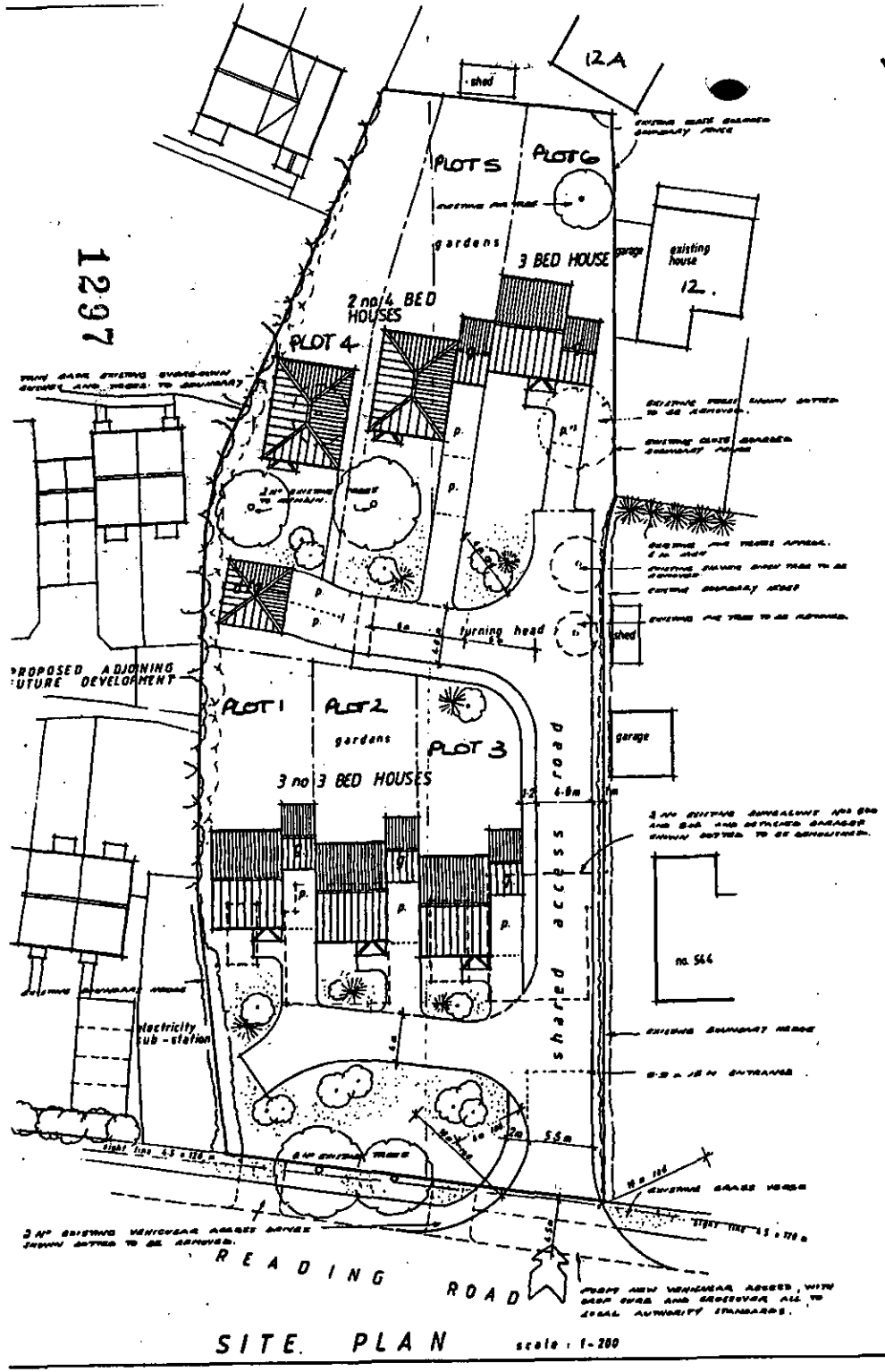
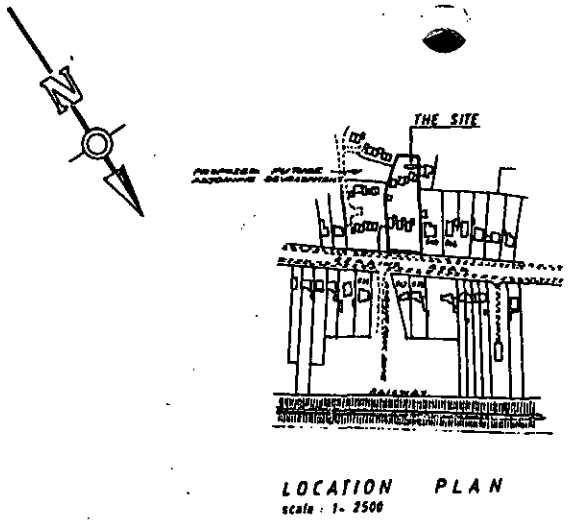
client SPRINGWOOD LAND & DEVELOPMENT Ltd.
job rear of
544 READING ROAD
WINNERSH

proposed development





Site plan of part of adjoining housing development (F/1999/0202)

REVISED PLAN

98041

Revision A 26 October 1998. proposed new house read r.h. corner moved back 6m as agreed with planning officer. adjoining future development added as requested.

CHARTA DESIGNS
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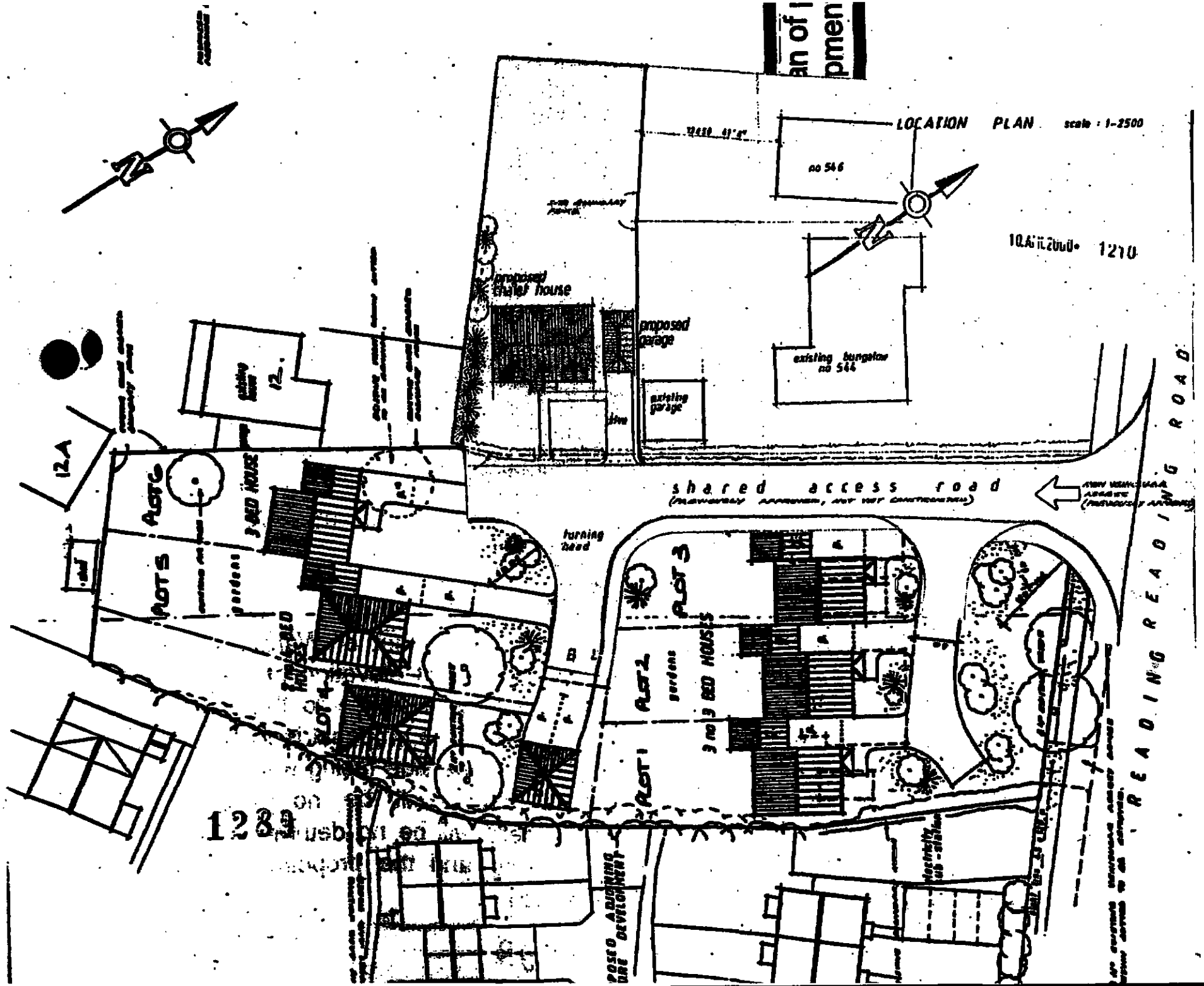
client SPRINGWOOD DEVELOPMENTS Ltd.

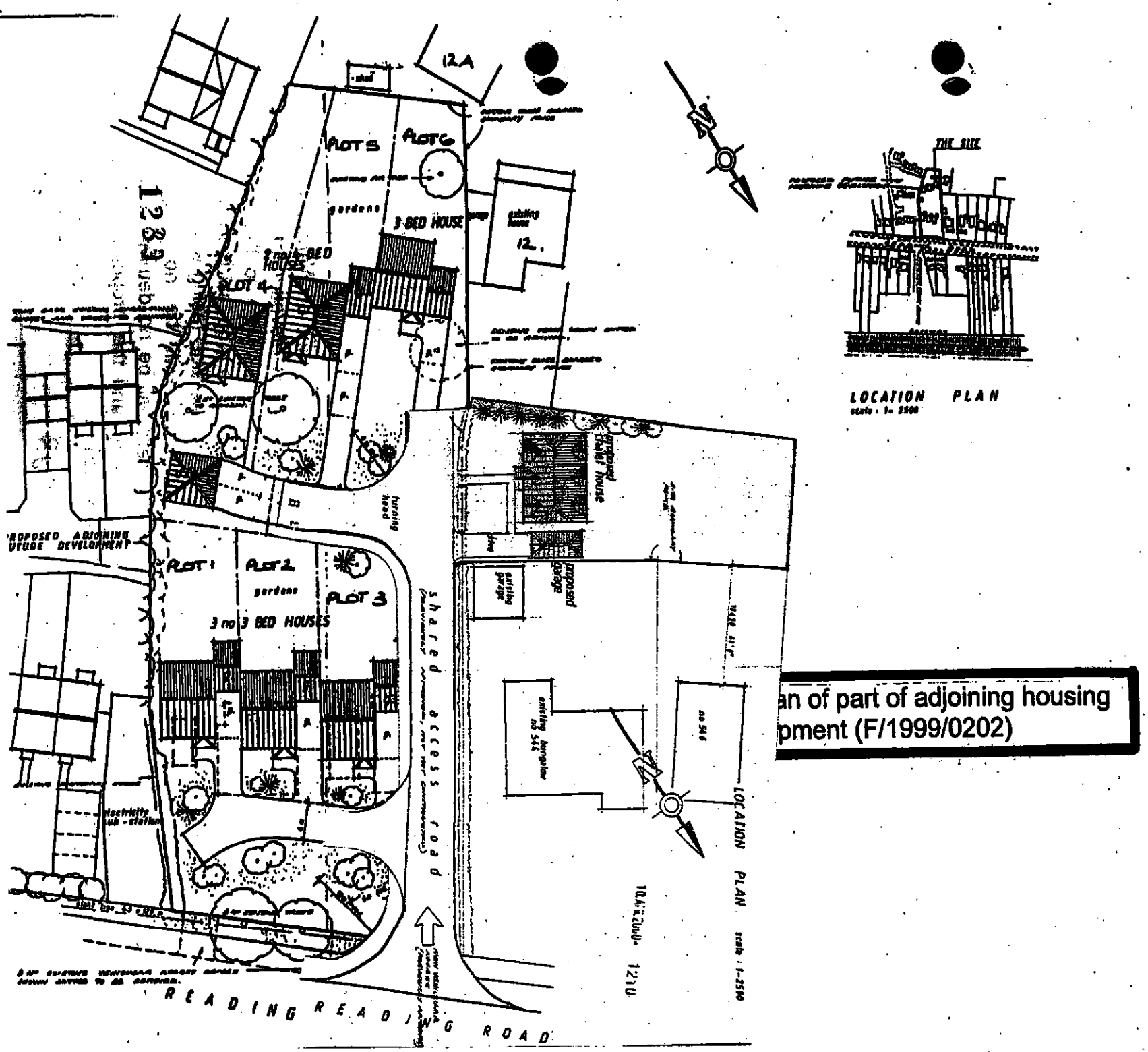
job 540-542 READING ROAD WINNERSH BERKS

title proposed re-development

scale : 1- 200 date : June 1998

job number 1250 drawing number 1 revision A


LOCATION PLAN scale : 1-2500
no 546
existing bungalow no 544
proposed chalet house
proposed garage
existing garage
shared access road
turning head
PLOT 1
PLOT 2
PLOT 3
PLOT 4
PLOT 5
PLOT 6
3 no 3 BED HOUSES
3-BED HOUSE
gardens
12A
12
READING READING ROAD
1210
1289



an of part of adjoining housing
pment (F/1999/0202)

REVISED PLAN

98841

Revision A 26 October 1998.
proposed new house rear, r.h. corner moved back 6m as agreed with planning officer, adjoining future development added as requested.

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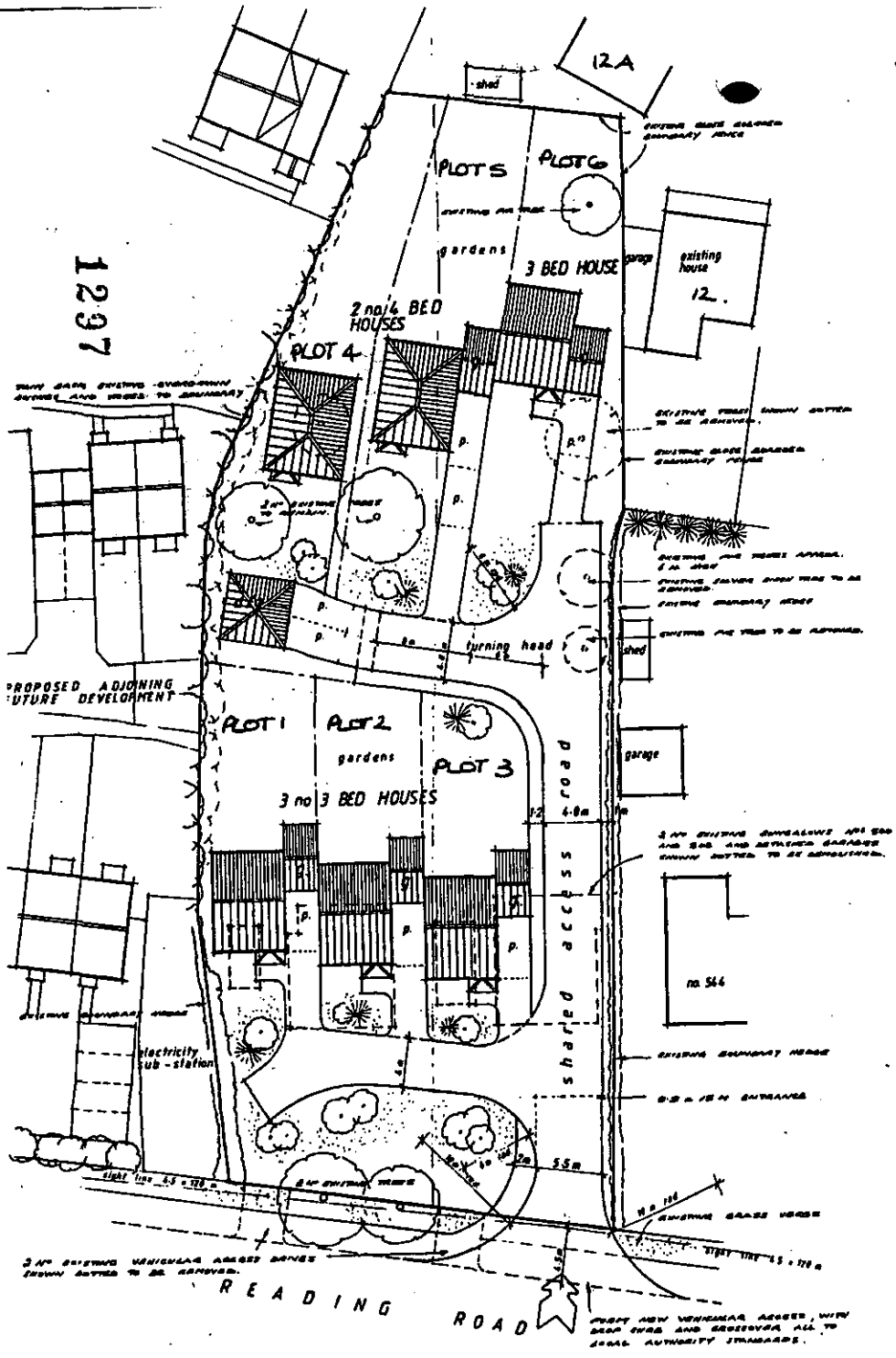
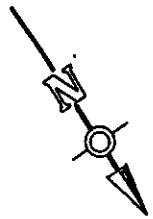
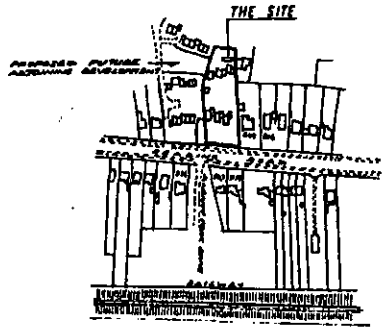
client SPRINGWOOD DEVELOPMENTS Ltd.
job 540-542 READING ROAD
WINNERSH
BERKS
title proposed re-development
scale : 1-200 date : June 1998



SITE PLAN scale : 1-200





LOCATION PLAN
scale : 1- 2500

Site plan of part of adjoining housing development (F/1999/0202)

REVISED PLAN

98041

Revision A 26 October 1998. proposed new houses rear r.h. corner moved back 6m as agreed with planning officer. adjoining future development added as requested.

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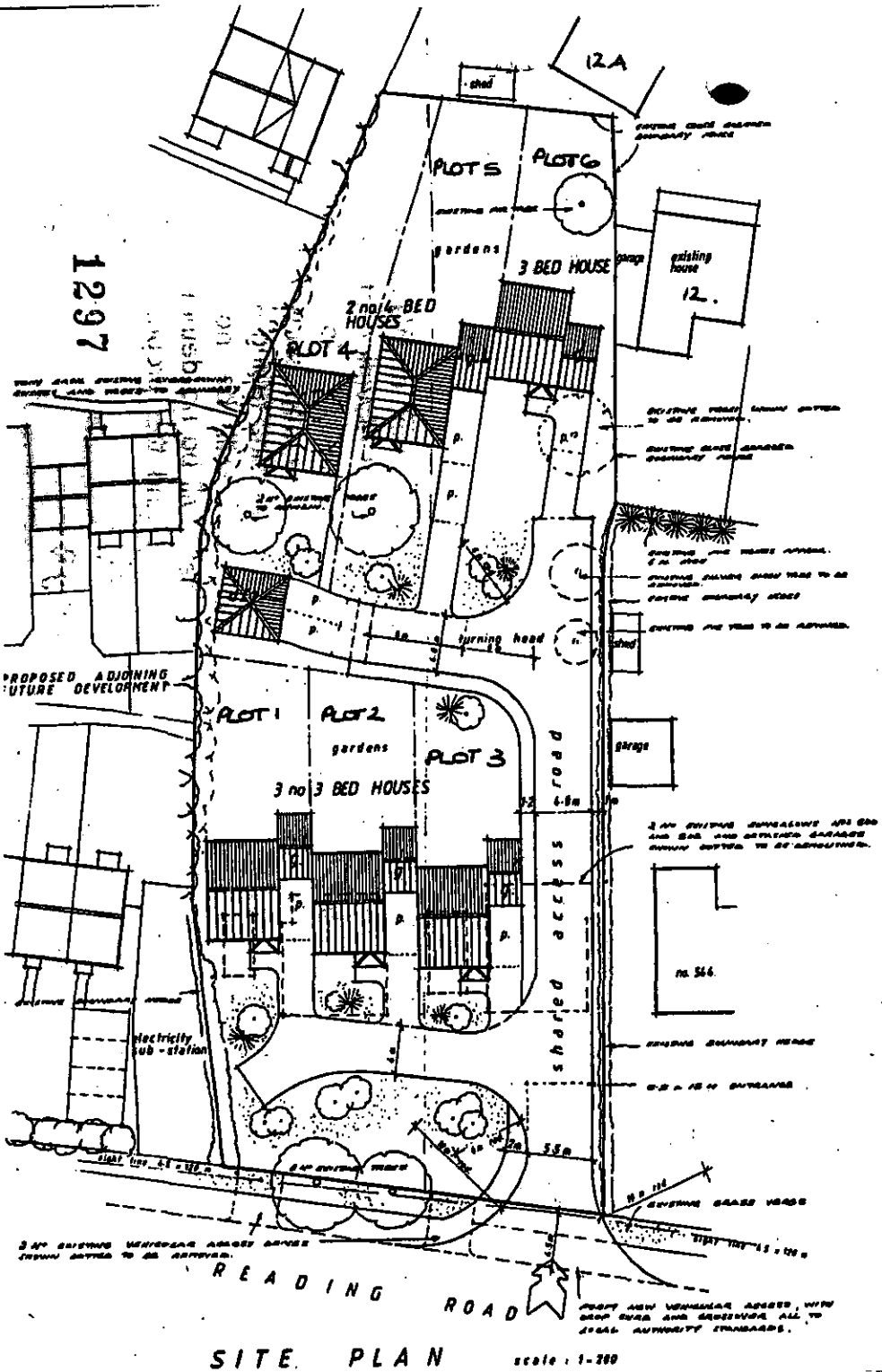
client SPRINGWOOD DEVELOPMENTS Ltd.

job 540-542 READING ROAD WINNERSH BERKS

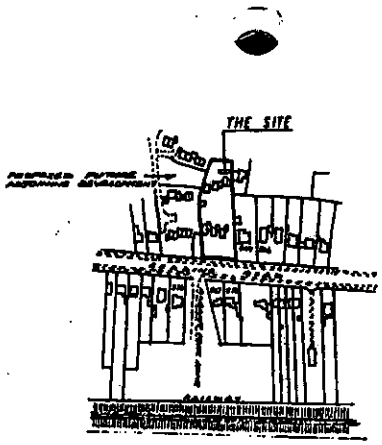
title proposed re-development

scale : 1- 200 date : June 1998

job number 1250 drawing number 1 revision A



SITE PLAN scale : 1-200



LOCATION PLAN
scale : 1- 2500

Site plan of part of adjoining housing development (F/1999/0202)

REVISED PLAN

98041

Revision A 26 October 1998. proposed new house near r/h corner moved back 6m as agreed with planning officer, adjoining future development added as requested.

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client SPRINGWOOD DEVELOPMENTS Ltd.

job 560-562 READING ROAD WINNERSH BERKS

title proposed re-development

scale : 1- 200 date : June 1998

job number 1250 drawing number 1 revision A

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

Appeal Decision

site visit held on 23/11/1999

by R J Marshall LLB DipTP MRTPI

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

22 DEC 1999

Appeal : T/APP/X0360/A/99/1029095/P2

- 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 brought by Springwood Land and Developments Ltd. against Wokingham District Council.
- The site is located at land to the rear of 544, Reading Road, Winnersh.
- The application (ref: 99/69799/F), dated 21 May 1999, was refused on 04 August 1999.
- The development proposed is for one 3 bed chalet house with detached single garage.

Decision: The appeal is dismissed.

Procedural matters

1. On site it was confirmed that the application plan is referenced job no. 1250 drawing No. 2. Submitted solely with the appeal is Plan SP/2/1. The appellant said that this relates to a detailed application for 6 dwellings to the south-west of the appeal site.

The main issues

2. From my inspection of the site and its surroundings and from the written representations I consider, having regard to prevailing planning policies, that the main issue in this appeal is the effect of the proposed development on the character and appearance of the surrounding area.

Planning Policies

3. That part of the development plan to which I have been referred is the Loddon Area Local Plan (1995). Policy LH1 of that Plan has, among other things, the objective of permitting residential development in identified settlements provided there is no significant adverse affect on the character of the area. Policies LBE1 and LBE2 seek to ensure that new development is to a high design standard and that it relates well to adjoining sites.

4. Reference has also been made to Policies in the Wokingham District Local Plan Deposit Draft 1997. They do not significantly change the Policies of the Local Plan referred to above, but the weight that may be attached to this Plan is limited by its early stage towards adoption.

Inspector's reasons

5. On the main issue there is no dispute between the parties that the site is within a settlement in which new residential development is acceptable in principle. The proposed development would be located in the rear garden of No. 544 Reading Road, and would be closely related to the 6 dwellings it is proposed to erect on land generally to the south-west

of the site. It would use the same access from Reading Road as is proposed for these houses, and would not be tandem development.

Acceptable in principle but front amenity area too short

6. In principle I can see no objection to backland development of this nature, notwithstanding that it does not conform to the long established linear pattern of development along Reading Road. However, the proposed dwelling would be on a relatively small plot and would have a notably short front garden. As such I consider that it would be out of keeping with the more spacious setting of many of the existing older established dwellings fronting Reading Road in the vicinity of the appeal site. It would also be out of keeping with the proposed 6 new dwellings to the south-west if they are developed, as shown on the detailed plan SP/2/1, on fairly substantial plots with long front gardens. Although it would be well screened from some viewpoints I consider that the proposed development would be sufficiently visible to be detrimental to the character and appearance of the area.

7. In arriving at the view above I have had regard to the wider setting of the site and to existing housing to the south-east and a large housing estate being built to the south-west. However, I consider that the proposed development would be more clearly related to the existing and proposed development referred to in paragraph 6 above. Thus, in my view, an assessment of the proposal on the main issue should be based primarily upon the effect it would have on the character and appearance of these areas.

8. I conclude that the proposed development would harm the character and appearance of the surrounding area. It would thus be contrary to those Policies of the development plan and emerging development plan which seek to prevent such harm.

Acceptable in principle

9. In arriving at this view I have taken into account the fact that the design of the proposed dwelling would be satisfactory in this area of greatly differing building styles, that suitable materials could be required by condition, and that its height would be in keeping. However, this does not outweigh the harm that I have identified.

Neighbour concerns

10. In addition to the concerns the Council has expressed local residents are worried on grounds of overlooking, loss of light and overdominance. Having regard to the distance of the proposed dwelling from neighbouring properties and the extent to which it would be screened from them by tall hedges I do not consider that such harm would arise. However, this does not lessen my view as to the harm that would be caused in relation to the main issue.

11. I have also taken into account the fact that there is no evidence that the appellant has yet entered into the legal agreement sought by the Council for a £2,000 contribution towards sustainable transport initiatives, though it seems that there is a willingness to do so. However, even had such an agreement been entered into it would not have outweighed the conclusion I have reached on the main issue.

12. I have considered all the other matters raised in the representations. These include the Government Guidance to which the appellant has referred and the lack of objection from the Parish Council. However, they are not sufficient to outweigh the factors which have led to my conclusion on the main issue.

Conclusions

13. For the reasons given above I conclude that the appeal should not, on balance, succeed and I shall exercise the powers transferred to me accordingly.

R.J


JARAMAN




J.P. MORGAN