APPLICATION NO:
**O/2002/6199**

LOCATION:
**Land Rear Of Eastfields & Stag Lodge Old Bath Road, Sonning Reading.**

APPLICANT:
**Mr G Denton C/O Denham & Co**

PROPOSAL:
**Outline application for the proposed erection of 2 dwellings with new access road.**

EARLIEST DATE FOR DECISION: **27/04/2002**

**APPLICATION WILL HAVE EXPIRED ON: 16/05/2002**

CASE OFFICER: ~~**Heidi Lynch**~~
Kerrin Lithgow

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# Appeal Decision

Hearing & site visit held on 13 May 2003

**by Richard Merelie MSc DipTP MRTPI**

**an Inspector appointed by the First Secretary of State**

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

Date
17 JUN 2003

**Appeal Ref: APP/X0360/A/02/1101448**
**Land to the rear of Eastfields & Stag Lodge, Old Bath Road, Sonning, Reading**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant outline planning permission.
- The appeal is made by Mr G Denton against the decision of Wokingham District Council.
- The application (Ref. O/2002/6199), dated 19 March 2002, was refused by notice dated 2 May 2002.
- The development proposed is the erection of 2 detached dwellings with new access road.

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

## Background

1. On 18 August 1997 an appeal for outline planning permission was dismissed relating to the erection of a detached house and garage and formation of a private access on land at Eastfields, Ref. T/APP/H0330/A/97/279385/P9. The proposed house in that appeal would have been 2 full storeys in height.

2. Since the current appeal was submitted on 11 October 2002, the Council granted conditional outline planning permission on 12 December 2002 for the erection of 2 dwellings and the provision of a new access on the appeal site.

3. In the approved scheme, the proposed dwelling on plot 1 to the rear of Eastfields would be single storey, whereas in the current appeal scheme it would be mainly single storey and partly 2 storeys. The first floor rooms would be partly built into the roof area in order to reduce the effective height of the 2 storey section. The ridge height of the approved dwelling on plot 1 would be about 5 metres and that of the 2 storey section of the currently proposed dwelling on plot 1 would be about 7.2 metres.

## Main Issue

4. I consider the main issue to be whether the appeal proposal would demonstrably harm the character and appearance of the locality.

## Planning Policy

5. The development plan for the area comprises the 1995 adopted Berkshire Structure Plan and the 1995 adopted Loddon Area Local Plan.

6. Structure plan policy EN1 seeks to protect the character and quality of the environment within built-up areas.

7. Local plan policy LH1 sets out criteria for considering proposed housing developments on unidentified sites within defined settlements. Proposals should have no significant adverse

16. Some judicious extra planting along the south east boundary would further screen the proposed dwelling, though I agree with the Council that extending the existing mound would be inappropriate, as it is a somewhat alien feature in this setting.

17. From the car park and playing fields adjacent to the north east, the proposed dwelling on plot 1 would be likely to be more visible as there is limited existing vegetation within the appeal site along the south east end of that boundary. Nonetheless, in my assessment, the dwelling would not be especially intrusive from those vantage points. And again some judicious planting within the plot would help to screen the proposed dwelling, perhaps with some semi mature trees for immediate effect.

18. Furthermore, the difference in height between the permitted single storey dwelling and the one now proposed on plot 1 would be only 2.2 metres over a relatively small section of roof. Such a difference is unlikely to be perceived from much of the car park and playing fields taking account of the distances involved. Overall, therefore, I do not consider that the 2 proposed appeal dwellings would result in a hard urban edge to this part of the settlement boundary, as feared by the Council.

19. My concern is more with the potential impact of the proposed access driveway on the substantial vegetation along the middle section of the north east boundary of the appeal site, that is between the house Eastfields and the north west boundary of plot 1. The proposed access driveway would run adjacent to the north east boundary and would therefore be likely to require the removal of a significant number of trees and shrubs, thus exposing Eastfields to view from the car park and playing fields, with consequent urbanising effect on the locality.

20. The scheme recently approved by the Council overcomes this problem by moving the access driveway away from the boundary, further into the grounds of Eastfields, and by the provision of a 3 metres wide planting bund. The permitted scheme is also subject to the condition that the access driveway shall have a minimum width of 4.1 metres over its entire length, whereas in the appeal scheme the proposed width would be 4 metres.

21. At the site visit, it was observed that there was a pinch point along the proposed access driveway adjacent to Eastfields' side garage. It was also confirmed that the proposed access off Old Bath Road was in the same position as the existing access to Eastfields, but that the proposed alternative access to Eastfields shown on the appeal drawings did not lie within the appeal site or form part of the appeal application.

22. To compound the difficulties, the Council's suggested condition requiring the existing vehicular access to Eastfields to be stopped up and abandoned would negate the proposed access to the 2 proposed new dwellings and leave Eastfields without a vehicular access.

23. In my view, the most pragmatic way around these matters, without prejudice to either the appellant or the Council, would be for the means of access to be considered as a reserved matter. In coming to that view, I recognise that a "kinked" access driveway would intrude more into the rear garden of Eastfields, but no additional planting along this middle section of the north east boundary would be necessary.

24. Subject to that caveat, I conclude from the above and my observations that the appeal proposal would not conflict with the adopted or emerging development plan polices that seek to protect the character and appearance of an area.

terms of the application Ref. O/2002/6199 dated 19 March 2002, and the plans submitted therewith, subject to the following conditions:

1) Approval of the details of the external appearance of the buildings, the means of access thereto and the landscaping of the site (hereinafter called "the reserved matters") shall be obtained from the local planning authority in writing before any development is commenced.

2) Plans and particulars of the reserved matters referred to in condition 1 above, relating to the external appearance of the buildings to be erected, the means of access to the site and the landscaping of the site, shall be submitted in writing to the local planning authority and shall be carried out as approved.

3) Application for approval of the reserved matters shall be made to the local planning authority before the expiration of three years from the date of this permission.

4) The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

5) The means of access shall be from Old Bath Road and the access drive shall be 4.1 metres wide except for any variations allowed for by the approved plans and particulars under condition 2.

6) The landscaping scheme shall include indications of all existing trees and shrubs on the land and details of any to be retained together with measures for their protection during the construction period of the development hereby permitted, and a programme of implementation.

7) Any trees or plants which within a period of 5 years from the completion of the approved landscaping scheme die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

8) Construction works and site preparation works related to the development hereby permitted shall not take place other than between 0800 and 1900 hours on Mondays to Fridays and between 0800 to 1330 hours on Saturdays, and at no time on Sundays or National Holidays.

9) Prior to the commencement of development, details of the slab levels of the permitted buildings shall be submitted to and approved in writing by the local planning authority. The constructed development shall not vary from the approved levels.

10) Prior to the commencement of development, details of surface water control measures shall be submitted to and approved in writing by the local planning authority. The measures shall be carried out in accordance with the approved details, prior to occupation of the dwellings hereby approved.

**Information**

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

APPEARANCES

FOR THE LOCAL PLANNING AUTHORITY:

| | |
|---|---|
| Angela Odell BA(Hons) MPhil MRTPI | Planning Officer |

FOR THE APPELLANT:

| | |
|---|---|
| David Denham BSc FRICS DipTP MRPTI | Denham & Co |
| Graham Denton | Appellant |

DOCUMENTS

| | | |
|---|---|---|
| Document | 1 | List of persons present at the hearing. |
| Document | 2 | Notice of hearing and list of persons notified. |
| Document | 3 | Council's statement and appendices. |
| Document | 4 | Appellant's statement and appendices. |
| Document | 5 | Outline planning permission O/2002/7605 with drawings. |

PLANS

| | | |
|---|---|---|
| Plan | A | Set of appeal application drawings. |

# WOKINGHAM DISTRICT COUNCIL

## TOWN AND COUNTRY PLANNING ACTS

### Notification of Refusal of Permission

**Mr G Denton**
**C/O Denham & Co**
**PO Box 4621**
**Henley on Thames**
**Oxon**
**RG9 6WD**

**Application Number: O/2002/6199**

**Parish:** **SONNING**

**Location:** **Land Rear of Eastfields & Stag Lodge, Old Bath Road, Sonning, Reading.**

**Proposal:** **Outline application for the proposed erection of 2 dwellings with new access road.**

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

**Reason**

1. The proposed two dwellings by virtue of their siting, scale and massing would be detrimental to the visual amenity and character of the area and have an urbanising impact on the countryside and countryside beyond. As such, the proposal is considered to be contrary to policies LH1, LBE1, LBE2, LTV4, LTV5 and LTV6 of the Loddon Area Local Plan, policies EN1 and OS1 of the Berkshire Structure Plan, and to policies WBE1, WOS2, WLL7 and WH1 of the Wokingham District Local Plan (Deposit Draft).

**Informative**

1. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policies OS1 and EN1.
Loddon Area Local Plan Policies LTV1, LH1, LBE1, LBE2, LTV4, LTV6 and LC2.
Deposit Draft Wokingham District Local Plan Policies WOS2, WBE1 and WH1.

Anna Cronin
Head of Planning & Transportation
Date: 02/05/2002

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.**

**WORK SHEET FOR : Kerrin Lithgow**

**Application Number :** O/2002/6199

**Applicant :** Mr G. Denton

**Location :** Land Rear of Eastfields & Stag Lodge, Old Bath Road, Sonning, Reading

**Proposal :** Outline application for the proposed erection of 2 dwellings with new access road

| **Site Notice Displayed ? :** | YES | NO | DATE |
|---|---|---|---|
| | | | 09/04/2002 |

**Date of Neighbour Notifications :**

**Date of Site Visit :** 11/04/2002

**Date Registered :** 21/03/2002

**Earliest Date for Decision :** 27/04/2002

**Latest Consultation Date/Site Notice Expiry Date :** 27/04/2002

**Application Expiry Date:** 16/05/2002

***Consultation Responses :***

- Landscape – No Response
- Trees – No Response
- Environmental Health – No Environmental Health Objection
- Highways – Requests a revised plan showing the proposed access serving 'Eastfields' in addition to the proposed dwellings; Requests that the existing access is stopped up and re-instated; requests a bin store within 25 metres of Old Bath Road.
- Minerals and Waste Officer – No response
- Environment Agency – No objection in principle, provided that a condition is placed on the consent with regards to surface water control measures.
- Thames Water – No reponse

**Planning Issues :**
River Valleys Policy Area – Policies LRV1, LRV4
Green Gap/Wedge under WDLP
Separation of Settlements under LALP (LC1)
Mineral Site Consultation area
Identified Settlement

**Planning History:**

| No. | App | Outcome |
|---|---|---|
| 1997/64894/O | Outline –detached house and garage | Refused (Appeal – dismissed) |
| 1990 | Outline – 2 detached dwellings | Refused |
| 1973 | Outline – Residential development | Refused |

**Application Number:** O/2002/6199

**Appraisal :**

The main issues are:

A. **Principle of Development** (Loddon Area Local Plan policies LTV1 'Identified Settlements', LH1 *Housing Development on Unidentified Sites*, LBE1 Design of New Development, LBE2 Inappropriate Development; Wokingham District Local Plan (Deposit Draft) policies WOS2 General Development Control Principles and WH1 Housing Development – Unidentified Sites)
B. **Impact on the surrounding environment:** LTV4 Enhancing Settlement Boundaries, LTV6 Protection of Important Open Areas within Settlements, LC2 Setting of Settlements, LBE1 Design of New Development BSP Policy EN1 and OS1, and WDLP Policy WBE1 Development in its local context + WLL 7
C. **Impact on neighbouring properties:** BSP Policy EN1 and OS1, LALP Policy LBE1 and WDLP Policy WBE1.

This is an outline application for the construction of two dwellings to the rear of Eastfields and Stag Lodge, Sonning. Eastfields is a sizeable detached dwelling located alongside the Readingensians Sports Ground and the Sonning Golf Course.

The site is located at the edge of an Identified Settlement. Sites to the east and south are designated as Green Gap.

Two dwellings are proposed to be constructed, both of two storeys and five bedrooms.

**A. Principle of Development**
The dwellings are to be located within the identified settlement of Woodley. The principle of development within identified settlements is accepted, provided that the proposal meets with all other policies within the plan.

**B. Impact on the surrounding environment**
It is considered that the dwellings will both intensify and extend the built development away from the roadside towards the open landscape to the south.

The construction of the bund (partly already constructed) is not considered to ameliorate this problem. It has resulted in an alien form on the landscape, and is directly in conflict with policy LTV4.

It is therefore considered that the proposed new houses will be detrimental to the character and appearance of the area.

**C. Impact on Neighbouring Properties**
It is considered that the site is well screened from neighbouring residential properties to the west and east. The erection of the two dwellings in such a location would therefore have little effect on the amenity of neighbouring residential property owners.

**Recommendation : ~~Approval~~:** ☐ **Refusal:** ☐

**Application Number:** O/2002/6199
**Conditions/Reasons for Refusal**

LTV 5

| No | Std Con | Std Reas | Non Std Conditions/Reasons for refusal |
|---|---|---|---|
| 1. | | | The proposed two dwellings by virtue of their siting, scale and massing would be detrimental to the visual amenity and character of the area. As such, the proposal is considered to be contrary to policies LH1, LBE1, LBE2, LTV4 LTV5 and LTV6 of the Loddon Area Local Plan, policies EN1 and OS1 of the Berkshire Structure Plan, and to policies WBE1, WOS2 and WH1 of the Wokingham District Local Plan (Deposit Draft). WLL7 |
| | | | |
| | | | and have an urbanising impact on the |
| | | | countryside and countryside beyond |
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**Informatives for Approvals:**

| | |
|---|---|
| 1. | |
| 2. | |
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| | |

Policies

| |
|---|
| Loddon Area Local Plan Policies: LTV1, LH1, LBE1, LBE2, LTV4, LTV6 and LC2 |
| South-East Area Local Plan Policies: |
| Wokingham District Local Plan Policies: WOS2, WBE1, and WH1 |
| Green Belt Local Plan Policies: |
| Berkshire Structure Plan Policies: OS1, EN1 |
| Minerals Local Plan Policies: |

RECOMMENDATION AND CONDITIONS/REASONS AGREED: [signature]
(Development Control Manager)

Date: 2.5.02

## RECORD OF SITE VISIT

**Site Address:** Land Rear of Eastfields & Stag Lodge, Old Bath Road, Sonning, Reading
**Application Number:** O/2002/6199
**Officer:** Kerrin Lithgow
**Date of Site Visit:** 11/04/2002

**1 SITE/STATUTORY NOTICE DISPLAYED ?** Yes

**2. DESCRIPTION OF SURROUNDINGS**

Golf site to rear, Sports Ground to the east.
Spacious dwellings/grounds to the west

**3. DESCRIPTION OF SITE/BUILDING**

Bund constructed to the rear of the site – recently constructed.
Established vegetation to the side (adjoining The Range), most of which will require to be removed. Garage to the side (adjoining the Sports Ground) which will require removal.

**4 RELATIONSHIP TO ADJOINING PROPERTIES**

Established vegetation on all boundaries.

**5. SITE CONSTRAINTS**

**TREES** Many large specimens. Oak in south-west corner to be retained. Others (esp. along eastern boundary) would require removal

**ACCESS/PARKING** New access way required – and stopping up of old one

**LEVELS** flat (with exception of new bund to the rear of the property)

**BOUNDARY TREATMENT** As above. Established trees and vegetation on all sides, with exception of bund to the south.

**OTHERS**

# Denham & Co

**CHARTERED SURVEYORS**
**CHARTERED TOWN PLANNERS**
**ARCHITECTURAL DESIGNERS**

**David J Denham BSc FRICS Dip TP MRTPI**

**P O Box 4621**
**Henley-On-Thames**
**RG9 6WD**

**Tel: (01494) 880960**
**Fax: (01494) 880961**
**e-mail: denhamandco@waitrose.com**

| PLANNING SERVICES | HPT |
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| POL | TLS |
| DC | HPF |
| APF | |
| CS | |
| 11 APR 2002 | |
| COPIES TO | ACK |
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Ref: DD/ss/apr/wokinghamdc

10 April 2002

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

Dear Sir

**Planning Application No. 0/2002/6199**
**Land at rear of Eastfields and Stag Lodge, Old Bath Road, Sonning**

I return herewith the confirmation of display of the site notice regarding the above mentioned application as requested.

Yours faithfully

David Denham

**David Denham**

Enc

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

Heidi Lynch DATE: 7th May 2002

| | |
|---|---|
| Location: | Land rear of Eastfields & Stag Lodge, Old Bath Road, Sonning, Reading |
| Proposal: | Outline application for the proposed erection of 2 dwellings with new access road |
| Application Number: | O/2002/6199 |

In response to your consultation dated 3rd April 2002 for the above application, the tree and landscape comments are as follows:

The eastern boundary of the existing site and rear gardens of the both properties contain a number of mature trees and shrubs. Whist these are not protected by a TPO the planting forms a robust boundary between the existing residential area and the adjacent sports area to the east. The area of housing and open grass sports pitches form two distinct landscape character units separated in part by the planting along the boundary of the application site.

Whist it should be possible to satisfactorily develop the rear gardens any loss in boundary planting will diminish the existing clear boundary and hence separation between the two separate areas of local landscape character.

Before the application can be determined the applicant should be required to produce for approval a Tree Survey in accordance with BS 5837 : 1991 - Trees in Relation to Construction. This should clearly indicate the species and condition of all significant planting as well as the proposed development. This will allow a judgement to be made as to whether the development proposals will erode the planted boundaries and hence the existing separation between the two character zones.

ROBERT PETROW
Consultant Landscape Architect

To: Please see Part I for plans.
**Neil Etherington**
**Senior Arboricultural Officer**
**Landscape and trees**

**From:** Heidi Lynch

**Date:** 03 April 2002

**Application Number:** O/2002/6199

**Proposal:** Outline application for the proposed erection of 2 dwellings with new access road..

**Site Address:**
Land Rear Of Eastfields & Stag Lodge, Old Bath Road, Sonning, Reading.

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(6)

**Applicant:**
Mr G Denton C/O Denham & Co.

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

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Considerable amount of planting within both sites & long boundaries — tree survey.

21.MAR2002* 619

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# WOKINGHAM DISTRICT COUNCIL
# PLANNING APPLICATION

**PART 1**

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

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

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

**FOR OFFICE USE ONLY**

| | | |
|---|---|---|
| 1. | APPLICANT'S NAME | MR. G. DENTON |
| | ADDRESS | EASTFIELDS, OLD BATH ROAD<br>SONNING, BERKS |
| | POST CODE | RG4 6TQ PHONE 9244 2061 |
| 2. If the applicant has an agent, all correspondence will be sent to *the agent* | AGENT'S NAME | DENHAM & CO. |
| | ADDRESS | P.O. BOX 4621,<br>HENLEY ON THAMES |
| | POST CODE | RG9 6WD PHONE 01494 880960 |
| 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 EASTFIELDS AND STAG LODGE, OLD BATH ROAD, SONNING |
| 4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used. | | PROVISION OF ACCESS ROAD & ERECTION OF 2 DETACHED DWELLINGS - EXTEND EXISTING PLANTING MOUND |
| 5. Give the area in hectares or part of a hectare | AREA OF SITE | 0.35 HA |
| 6. State the applicant's interest in the land e.g. owner, *prospective purchaser, lessee* | OWNERSHIP | PART OWNER |
| List all the plans and drawings submitted with the application | PLANS/DRAWINGS | 96.1532.A3 -20, 21, 22, 23, 24, 25 |

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 ?

| | | | |
|---|---|---|---|
| | | 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 GARDEN

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.
BRICK AND TILED ROOF T.B.A.

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.
MAINLY FENCES WITH PLANTED HEDGES.

16. HOW WILL SURFACE WATER BE DISPOSED OF?
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 ACCESS NOT EXISTING
PROPOSED PRIVATE DRIVE 4M WIDE

19. HAS PROVISION BEEN MADE FOR THE DISABLED? See notes for applicants
NORMAL B.REG REQUIREMENTS WILL APPLY.

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 | 2 | 20* | N/A | * | N/A | * |
| 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.
£760

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 ON BEHALF OF G. DENTON DATE 19/3/02

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".

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# YOUR PLANNING APPLICATION

## WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

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

## WHAT ELSE MAY YOU HAVE TO DO ?

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

Special forms are available for these types of applications.

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

## WHAT HAPPENS TO THE APPLICATION ?

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

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

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

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

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

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

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

## HOW LONG WILL IT TAKE ?

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

## WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

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

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

## WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

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

DATA PROTECTION ACT 1984

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

1769c

# PLANNING APPLICATION

PART 2

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

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

| | | Existing floor space | | Proposed additional floorspace created by | |
|---|---|---|---|---|---|
| | USE CLASS | Retained in existing use | Lost by change of use or demolition | New building | Change of use |
| A1 | SHOPS | | | | |
| A2 | FINANCIAL AND PROFESSIONAL SERVICES | | | | |
| A3 | FOOD AND DRINK | | | | |
| B1(a) | OFFICE (other than A2) | | | | |
| B1 (b) | RESEARCH AND DEVELOPMENT | | | | |
| B1 (c) | LIGHT INDUSTRIAL | | | | |
| B2 | GENERAL INDUSTRIAL | | | | |
| B3-7 | SPECIAL INDUSTRIAL | | | | |
| B8 | STORAGE OR DISTRIBUTION | | | | |
| C1 | HOTELS AND HOSTELS | | | | |
| C2 | RESIDENTIAL INSTITUTIONS | | | | |
| D1 | NON-RESIDENTIAL INSTITUTIONS | | | | |
| D2 | ASSEMBLY AND LEISURE | | | | |
| OTHER | Please Specify | | | | |
| OTHER | Please Specify | | | | |
| | TOTAL | | | | |

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

26. WHAT PROVISION IS BEING MADE FOR PARKING?

| | Cars | Lorries |
|---|---|---|
| Existing | | |
| Proposed | | |

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

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

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

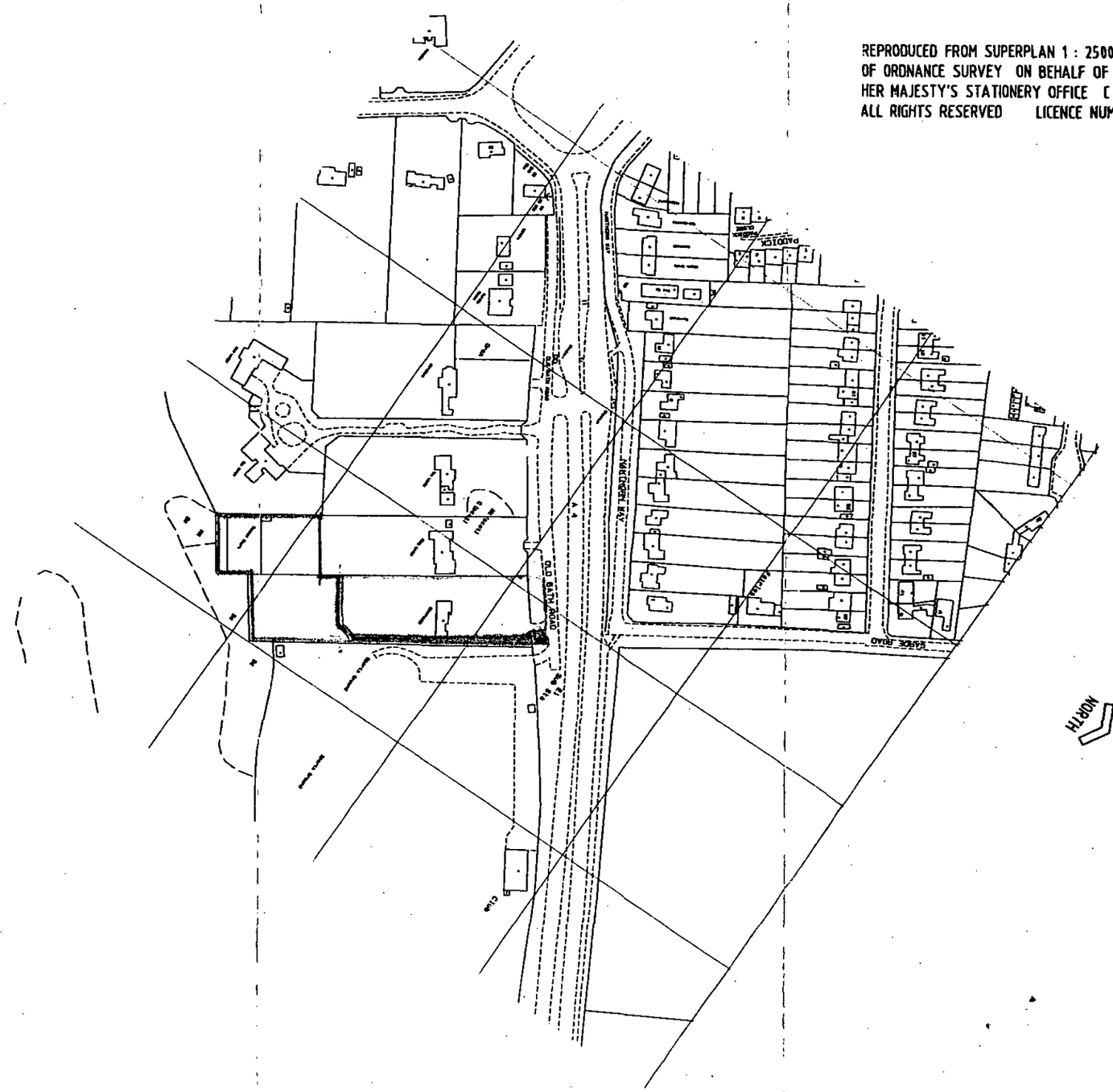
| Existing Staff | Transferred Staff | New Staff | Total |
|---|---|---|---|
| | | | |

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

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

21.MAR2002* 619

REPRODUCED FROM SUPERPLAN 1 : 2500 MAP BY PERMISSION OF ORDNANCE SURVEY ON BEHALF OF THE CONTROLLER OF HER MAJESTY'S STATIONERY OFFICE © CROWN COPYRIGHT ALL RIGHTS RESERVED LICENCE NUMBER AR 100006278




0 10 20 30 40 50 60 70 80 90 100
0 2 3

All dimensions to be checked on site and the Architect notified of any discrepancy before the work is put in hand. All Copyrights reserved.

Client: GRAHAM J DENTON

Project: PROPOSED HOUSES
LAND TO THE REAR : EASTFIELDS & STAG LODGE
OLD BATH ROAD SONNING BERKSHIRE

Drawing: LOCATION PLAN

Scale: 1 : 2500 Date: FEBRUARY 2002

Dwg.no: 96 : 1352 : A3 : 20 Rev:

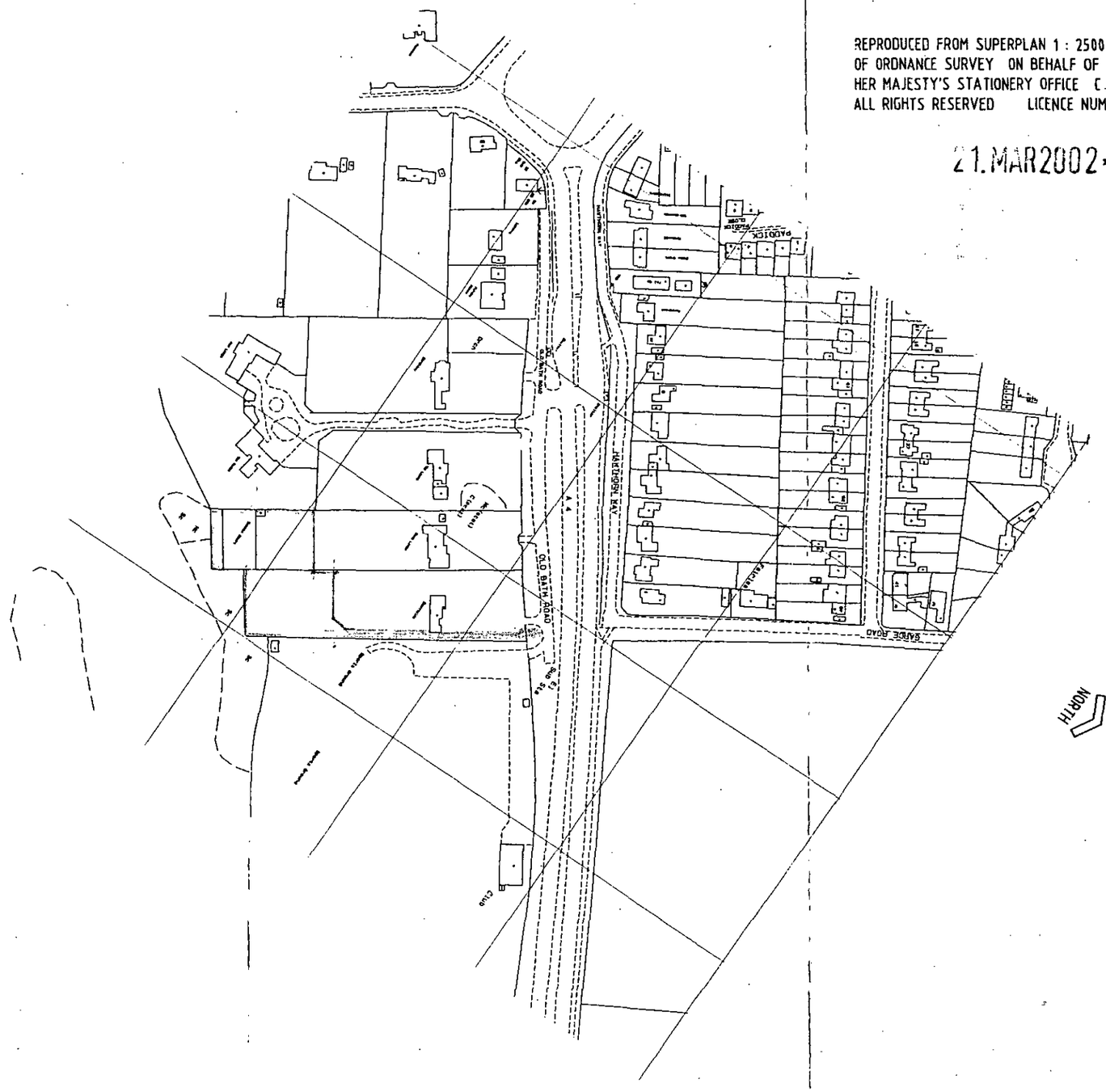
HALSON
MACKLEY
PARTNERSHIP

Chartered Architec
4 Alexandra Roa
Reading RG1 5PL
Tel: 0118 926 955
Fax: 0118 926 955

PART 1 REGISTER

REPRODUCED FROM SUPERPLAN 1 : 2500 MAP BY PERMISSION OF ORDNANCE SURVEY ON BEHALF OF THE CONTROLLER OF HER MAJESTY'S STATIONERY OFFICE © CROWN COPYRIGHT ALL RIGHTS RESERVED LICENCE NUMBER AR 100006278

21.MAR2002* 6199




0 10 20 30 40 50 60 70 80 90 100
0 2 3

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Client: GRAHAM J DENTON

Project: PROPOSED HOUSES
LAND TO THE REAR : EASTFIELDS & STAG LODGE
OLD BATH ROAD SONNING BERKSHIRE

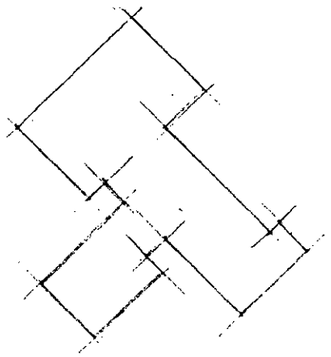
Drawing: LOCATION PLAN

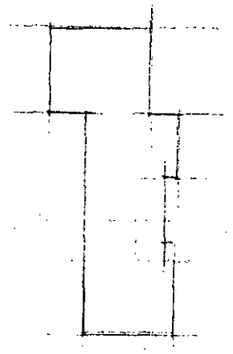
Scale: 1 : 2500 Date: FEBRUARY 2002

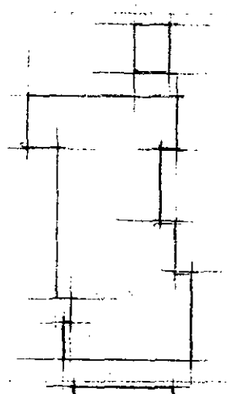
Dwg.no: 96 : 1352 : A3 : 20 Rev:

HALSON MACKLEY PARTNERSHIP
Chartered Architect
4 Alexandra Road
Reading RG1 5PD
Tel: 0118 926 9555
Fax: 0118 926 9556

PART 1 REGISTER
21.MAR2002* 6199







EXISTING TREES

NEW PLANTING

STAG LODGE

OLD BATH ROAD

MOUND EXTENDED

EASTFIELDS

GOLF COURSE

EXISTING MOUND PLANTED WITH EVERGREEN SHRUBS

NEW PLANTING

4m ACCESS

EXISTING OAK

CAR PARK

RUGBY CLUB

0 10 20 30 40 50 60 70 80 90 100

All dimensions to be checked on site and the Architect notified of any discrepancy before the work is put in hand. All Copyrights reserved.

Client: GRAHAM J DENTON

Project: PROPOSED HOUSES
LAND TO THE REAR : EASTFIELDS & STAG LODGE
OLD BATH ROAD SONNING BERKSHIRE

Drawing: SITE LAYOUT

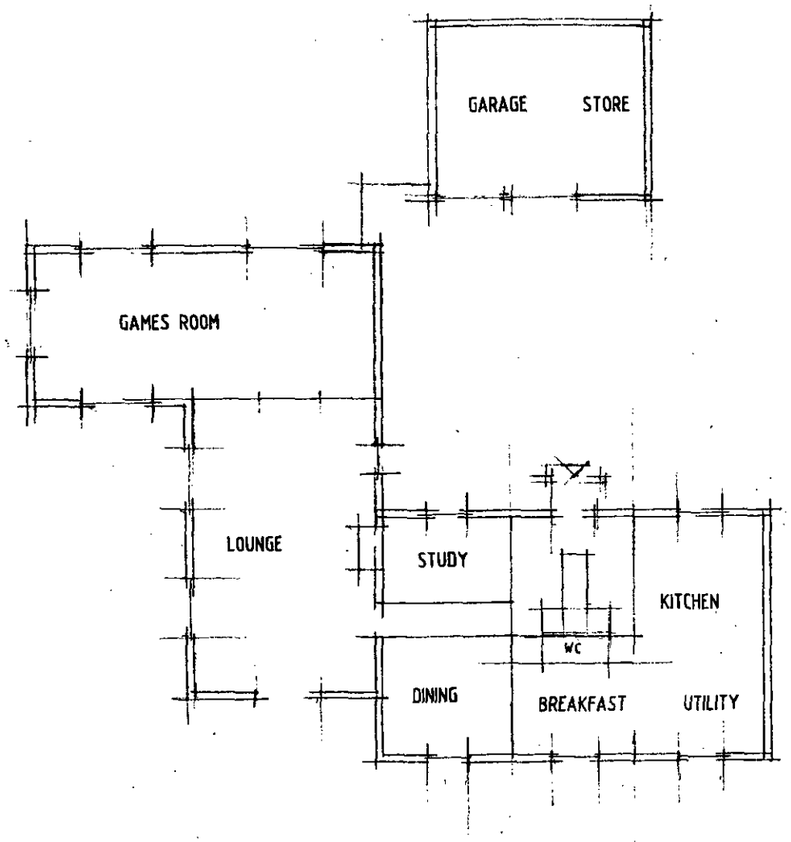
Scale: 1 : 500 Date: FEBRUARY 2002

Dwg.no: 96 : 1352 : A3 : 21 Rev:

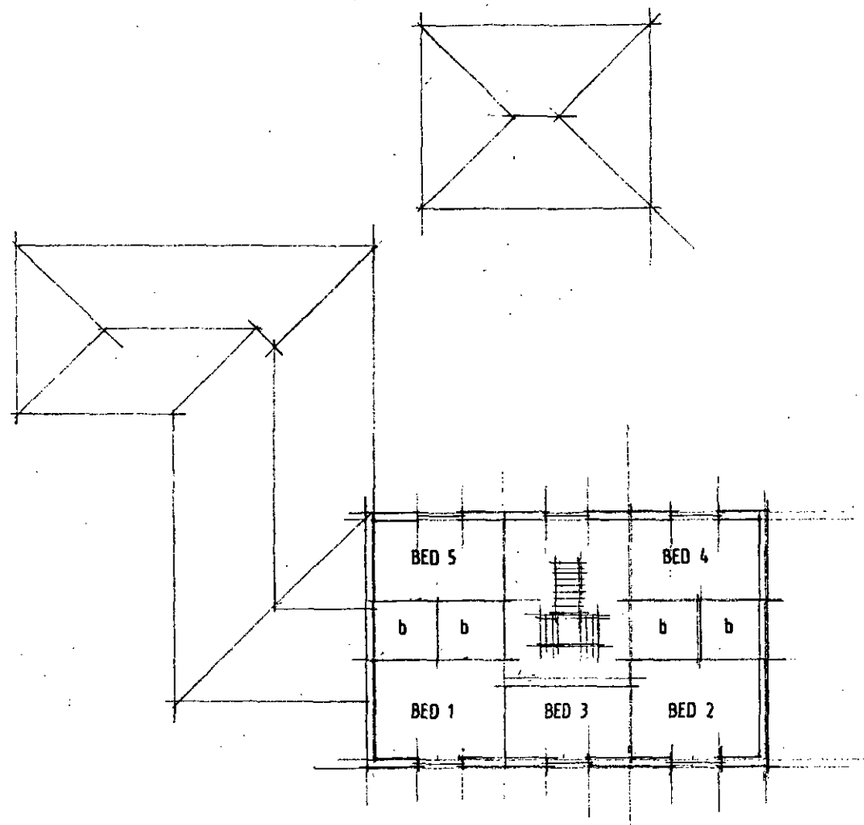
HALSON MACKLEY PARTNERSHIP
Chartered Architect
4 Alexandra Road
Reading RG1 5PD
Tel: 0118 926 9555
Fax: 0118 926 9556

PART 1 REGISTER

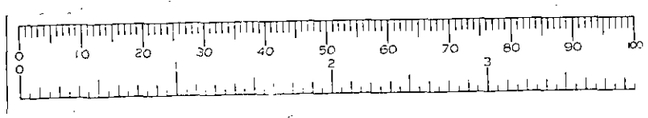
21.MAR2002* 6199




GROUND FLOOR PLAN




FIRST FLOOR PLAN




All dimensions to be checked on site and the Architect notified of any discrepancy before the work is put in hand. All Copyrights reserved.

Client: GRAHAM J DENTON

Drawing: HOUSE ONE : FLOOR PLANS

Project: PROPOSED HOUSES
LAND TO THE REAR : EASTFIELDS & STAG LODGE
OLD BATH ROAD SONNING BERKSHIRE

Scale: 1 ; 200

Date: FEBRUARY 2002

Dwg.no: 96 : 1352 : A3 : 22

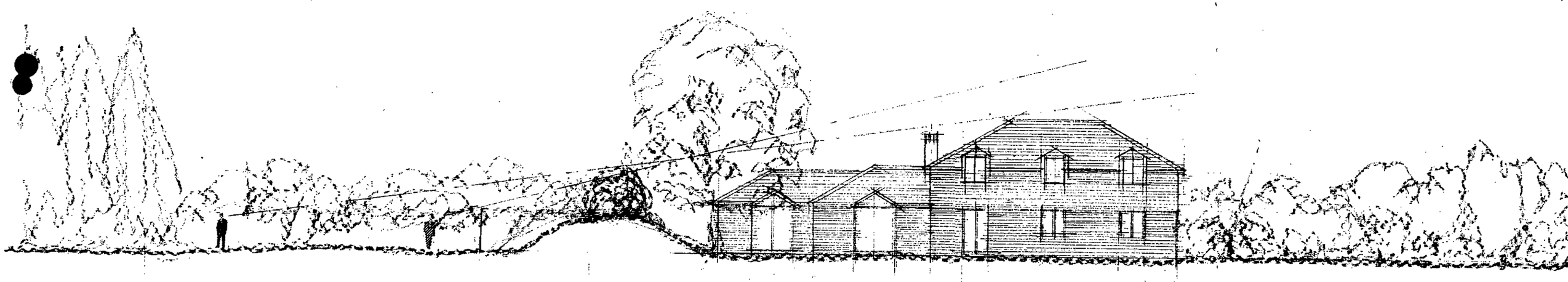
Rev:

HALSON
MACKLEY
PARTNERSHIP

Chartered Architec
4 Alexandra Roa
Reading RG1 5P
Tel: 0118 926 955
Fax: 0118 926 955

PART 1 REGISTER

21.MAR2002 6199



EXISTING TREES
STAG LODGE / GOLF CLUB
BOUNDARY

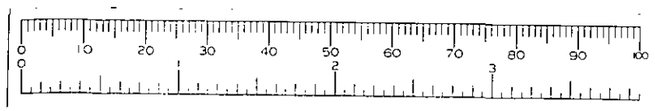
FENCE

2m HIGH PLANTING
ON 2m HIGH MOUND

EXISTING
OAK

*HOUSE ONE FROM NORTH EAST - RUGBY CLUB CAR PARK*

PLANTING TO NEW BOUNDARY
WITH EASTFIELDS




All dimensions to be checked on site and the Architect notified of any discrepancy before the work is put in hand. All Copyrights reserved.

Client: GRAHAM J DENTON

Project: PROPOSED HOUSES
LAND TO THE REAR : EASTFIELDS & STAG LODGE
OLD BATH ROAD SONNING BERKSHIRE

Drawing: HOUSE ONE : ELEVATION

Scale: 1 : 200

Date: FEBRUARY 2002

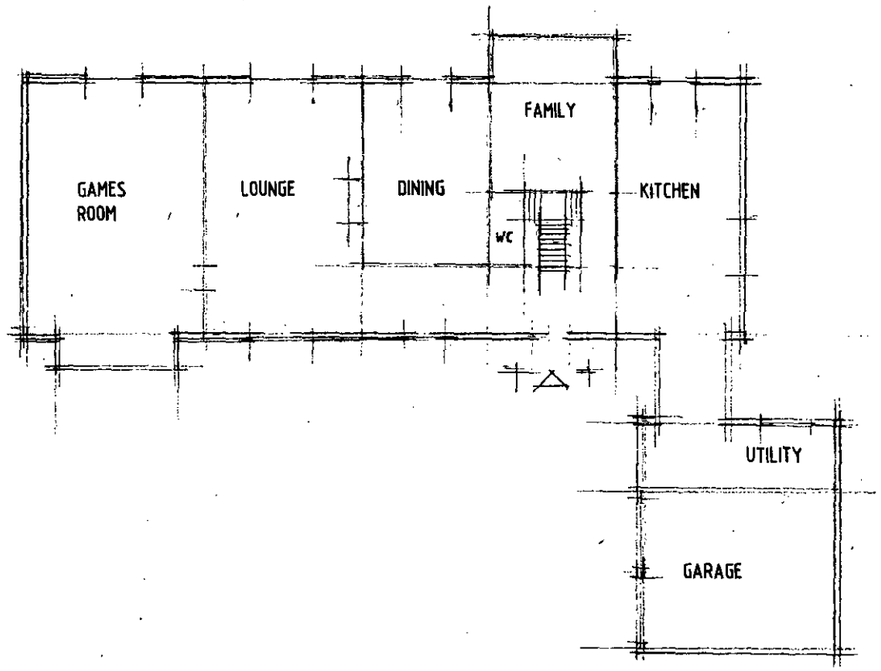
Dwg.no: 96 : 1352 : A3 : 23

Rev:

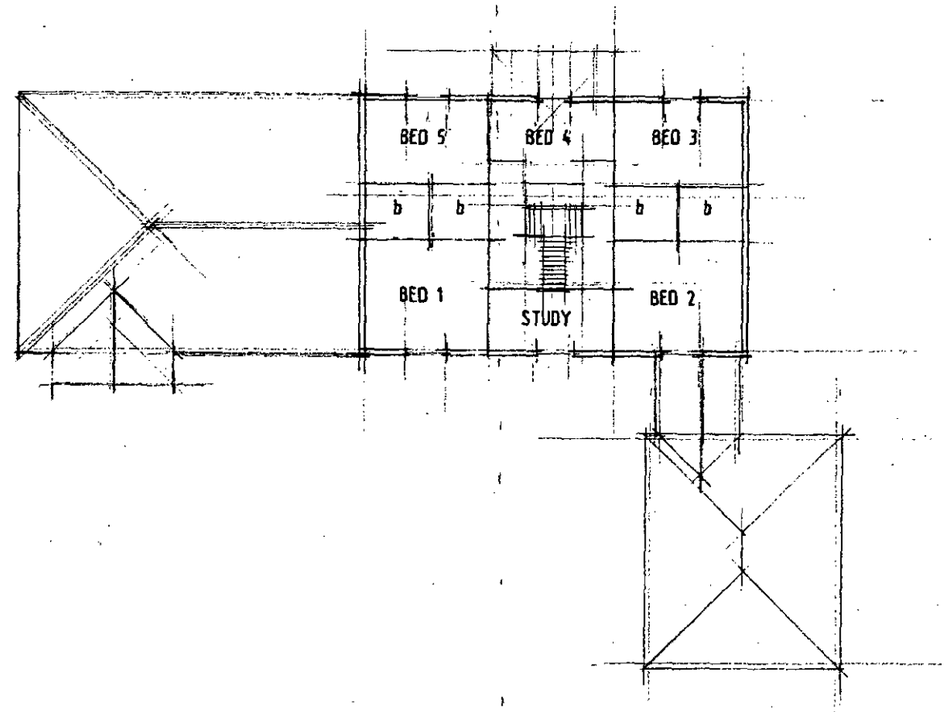
**HALSON MACKLEY PARTNERSHIP**

Chartered Architec
4 Alexandra Roa
Reading RG1 5PI
Tel: 0118 926 955
Fax: 0118 926 955

PART 1 REGISTER
21.MAR2002* 6199




GROUND FLOOR PLAN




FIRST FLOOR PLAN

0 10 20 30 40 50 60 70 80 90 100
0 2 3

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Client: GRAHAM J DENTON

Project: PROPOSED HOUSES
LAND TO THE REAR : EASTFIELDS & STAG LODGE
OLD BATH ROAD SONNING BERKSHIRE

Drawing: HOUSE TWO : FLOOR PLANS

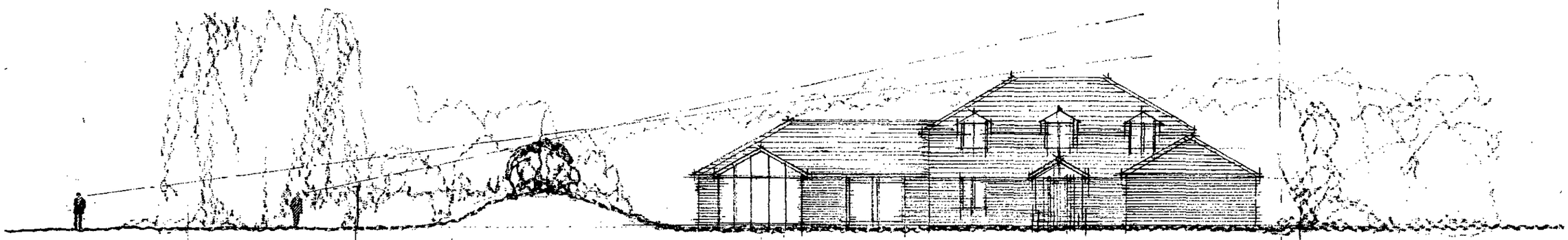
Scale: 1 : 200 Date: FEBRUARY 2002

Dwg.no: 96 : 1352 : A3 : 24 Rev:

HALSON MACKLEY PARTNERSHIP
Chartered Architect
4 Alexandra Road
Reading RG1 5PD
Tel: 0118 926 9555
Fax: 0118 926 9556

PART 1

21.MAR2002 * 6199



EXISTING TREES

FENCE

2m HIGH PLANTING
ON EXTENDED MOUND

PLANTING TO NEW BOUNDARY
WITH STAG LODGE

HOUSE TWO FROM NORTH EAST




All dimensions to be checked on site and the Architect notified of any discrepancy before the work is put in hand. All Copyrights reserved.

Client: GRAHAM J DENTON

Project: PROPOSED HOUSES
LAND TO THE REAR : EASTFIELDS & STAG LODGE
OLD BATH ROAD SONNING BERKSHIRE

Drawing: HOUSE TWO : ELEVATION

Scale: 1 : 200

Date: FEBRUARY 2002

Dwg.no: 96 : 1352 : A3 : 25

Rev:

HALSON
MACKLEY
PARTNERSHIP

Chartered Architec
4 Alexandra Roa
Reading RG1 5PE
Tel: 0118 926 955
Fax: 0118 926 955

ENVIRONMENT AGENCY

**Our Ref :** SP/2002/005547-1/1
**Your Ref :** HEIDI LYNCH /0/2002/6199

**Date :** 23 April 2002

PLANNING OFFICER | 55699
FOL | TLS
LP Hh | ENV
APP
25 APR 2002
COPIES TO | ACK
FILE

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

Dear Sir/Madam

**ERECTION OF TWO DWELLINGS WITH ACCESS ROAD. LAND TO THE REAR OF EASTFIELDS + STAG LODGE OLD BATH ROAD SONNING READING**

Thank you for your letter dated 3 April 2002, received on 5 April 2002. Please quote the following reference in any correspondence: SU77SE/22/19. The Environment Agency has the following comments:

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

**PLANNING CONDITIONS:**

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

**PLANNING INFORMATIVES**

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

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.
Contact Ian Doyle on 01276 454365 for further details.

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

## ADVICE TO PLANNING AUTHORITY

### Land Drainage

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

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

Our general criteria is:

- The limiting discharge should be equivalent to the runoff from a 1 in 1 year storm of the existing undeveloped land. This would be between 2 and 7 l/sec per hectare, depending on site geology and slope;

- Storage should be provided to protect from a 1 in 100 year storm.

### Watercourses

We are not aware of any watercourses on the site, but should there be any, we advise that:
(1) they should not be culverted; and
(2) a buffer zone is left on either side of any watercourse, and
(3) culverted watercourses should not be built over, but should ideally be opened up and made a feature of the site.

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

## ADVICE TO APPLICANT

### Environment Protection

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

Roof water downpipes should be connected to the drainage system either directly, or by

means of back inlet gullies provided with sealing plates instead of open gratings.

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

The site is not situated within a currently designated public water supply groundwater source protection zone. In this case, shallow soakaways would be acceptable for the disposal of clean surface and roof water provided they are not constructed so that they penetrate the water table, or in any event exceed 3 metres in depth below existing ground level.

**Water Conservation**

**Household Use**

Water is one of our most precious natural resources, and the Environment Agency is keen to ensure it is used wisely:

* Water use for WC flushing can represent 35% of all household use. The applicant should consider installing low (6 litres or less) or dual flush toilets.
* 10% of household water use comes through wash hand basin taps. The installation of water-efficient taps such as spray taps can reduce consumption from this source by up to a half.
* A shower uses less than half the water used for a bath. Power showers on the other hand can use as much water as a bath in just 5 minutes. Shower units using a maximum of 9 litres of water a minute should be fitted.

**Domestic Appliances**

If domestic appliances are to be provided in the new property, the applicant is asked to consider installing water and energy efficient models. Most products such as washing machines and dishwashers are now advertised with energy and water use information.

**Gardens**

As much as 30% of domestic water consumption in the summer can be used on the garden. To encourage sensible use of water in the garden, the Agency recommends installation of the following in all new property(ies):

* a water butt linked to a downpipe
* provision of a thick layer of good quality top soil
* if the garden is to be planted, use of drought-tolerant turf and plants.
* if a hose-pipe is to be provided in the new property(ies), a trigger nozzle should be fitted to prevent wastage of water.
* Low-water irrigation systems may also be appropriate provided that information on their sensible use is provided to the home-owner.

Maintaining lawns, gardens and other planted areas need not require vast amounts of watering. A few simple measures can be taken to reduce the amount of water required. On this site the Environment Agency would encourage the applicant to consider the following:

* grass should not be mown too often or too short this only encourages shallow roots, which are more likely to dry out
* use of mulches or ground cover plants to retain soil moisture
* provision of shade for those plants that require more water
* watering, when necessary, in the early morning or evening to reduce evaporation losses.

**Grey & Rain Water Recycling**
Rainwater and grey water recycling is becoming increasingly popular. It can reduce household water use by up to 30%. A number of systems are available which collect, treat and store rain- or grey water for WC flushing or garden/outside watering.

The Environment Agency would be happy to provide further information on these ideas, and be happy to discuss the use of these techniques at the application site. Please contact us.

**Wildlife Conservation**

**Wildlife Protection**
Essential tree felling, branch lopping or scrub clearance should avoid the bird nesting season (generally March to August inclusive). This avoids disturbing wild birds during a critical period and will help to prevent possible contravention of the Wildlife and Countryside Act 1981, which protects nesting wild birds and their nests.

The developer should avoid gaining access, storing materials and spoil spreading on adjacent areas of important wildlife habitat. Such areas include hedgerows; woodland pockets; patches of tall grassland and areas adjacent to waterbodies.

**Landscaping**
Tree and shrub removal from the site should be minimised if works proceed. Professional tree surgery should be carried out in preference to felling wherever possible so trees can be made safe and retained on site. Any retained trees must be protected during construction. Appropriate replacement planting should be provided for any vegetation lost, disturbed or degraded during works.

Planting should comprise of native species only. Use of locally native species in landscaping plans is essential in order to benefit local wildlife and to help maintain the region's natural balance of flora. It will aso help to prevent the spread of invasive, alien species within the region.

**Wildlife Enhancement**
Bird nesting and roosting sites should be built into the development through the incorporation of ledges, crevices and holes, where possible. The incorporation of bat roosts into the design of the building should also be considered.

**Natural Drainage**
The development should incorporate Sustainable Urban Drainage (SUDs) utilising surface water for landscape irrigation and water features. This should include making use of permeable surfaces and other similar measures to reduce the risk of non-point source pollution or excessive surface water run-off. This might include the use of gravel surfaces in paths, parking spaces and driveways.

**DECISION NOTICE**

Would you please forward a copy of the decision notice to this office quoting our reference.

A copy of this letter has been sent to the Denham and Co.

If you have any further queries please do not hesitate to contact Paul Busing on 1276454326, quoting the reference cited at the beginning of this letter.

Yours faithfully

**PAUL BUSING**
**Planning Liaison Officer**

CC: Denham & Co

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

## HIGHWAYS CONSULTATION SHEET

**From:** Heidi Lynch **Date:** 03 April 2002

**Application Number:** O/2002/6199

**Proposal:** Outline application for the proposed erection of 2 dwellings with new access road.

**Parish:** SONNING PARISH

**Site Address:**
Land Rear Of Eastfields & Stag Lodge, Old Bath Road, Sonning, Reading.

**Applicant:**
Mr G Denton C/O Denham & Co.

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).

Comment.

-Highways request a revised plan showing the proposed access serving 'Eastfields' in addition to the proposed dwellings.
- The existing access stopped up and reinstated.
- A bin store within 25 metres of old Bath Road.

**Signed:** _____ **Print name:** Adam 10/4/02.

ADDRESS EASTFIELDS — PARISH SONNING

PLOT No. OLD BATH ROAD — ORD. SHEET No.

BUILDER

| Plan No. | Applicant | Description of Development | Date of Decision | Decision |
|---|---|---|---|---|
| 335/52 | MR. D. BURDON | ALT. HOUSE & GARAGE | 16.7.92 | APP |
| R/121/70 | MR. A. PUTTY | GARAGE/STORE/WALL | 24.6.70 | C/A |
| 16/73 | MRS. M. CRISP | O/L. RES. DEV AT. | 22.2.73 | Ref |
| 35/SD | MR. M. WALLER | O/L. 2 DET. DWELLINGS R/O | 11.4.90 | Ref |
| 46022/4 | | | | |
| FP93/1836 | MR & MRS DENTON | GARAGE | 6.9.93 | APP |
| FP46/5953 | " | " | 11.12.96 | C/APP |
| 97/64894/0 | APPEAL " | O/L DET. HOUSE & GARAGE R/O | 5.3.97 | Ref |
| C/2001/3434 | Mr. & Mrs. Denton | | | |
| F/2001/4200 | " | 2/St. fmt + rear ext. to dwell + single/st roof | 31.07.01 | C/A |

DATE OF COMPLETION

MINISTRY DECISION 97/64894 - APPEAL DISMISSED - 18.8.97

SPECIAL ORDERS

DRAINAGE

091074

ADDRESS STAG LODGE — PARISH SONNING

PLOT No. OLD BATH ROAD — ORD. SHEET No.

BUILDER 16/73 Ref

| Plan No. | Applicant | Description of Development | Date of Decision | Decision |
|---|---|---|---|---|
| 2/1414 | M. E. WALLER | GARDEN ROOM &c. | 14.9.83 | Ref N/A |
| E/1544 | " | " | 20.10.83 | App N/A |
| 3225 | " | 3 STOREY EXTENSION | 17.11.83 | N/A C/A |
| 35/SD | " O/L. | R/O DWELLING | 11.6.90 | Ref |
| 41316 | MR & MRS C. WARD | 1ST FLOOR &c | 15.7.93 | C/A |
| 2001/3656 | Mr. & Mrs. Hoddle | 1st Floor rear ext | 18.05.01 | C/A |

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

21.MAR2002* 6199

1769a

# WOKINGHAM DISTRICT COUNCIL
# PLANNING APPLICATION

PART 1

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

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

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

**FOR OFFICE USE ONLY**

| | | |
|---|---|---|
| 1. | APPLICANT'S NAME | MR. G. DENTON |
| | ADDRESS | EASTFIELDS, OLD BATH ROAD, SONNING, BERKS |
| | POST CODE | RG4 6TQ PHONE 944 2061 |
| 2. *If the applicant has an agent, all correspondence will be sent to the agent* | AGENT'S NAME | DENHAM & CO. |
| | ADDRESS | PO BOX 4621, HENLEY ON THAMES |
| | POST CODE | RG9 6WD PHONE 01494 880960 |
| 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 EASTFIELDS & STAG LODGE, OLD BATH ROAD, SONNING |
| 4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used. | | PROVISION OF ACCESS ROAD AND ERECTION OF 2 DETACHED DWELLINGS - EXTEND EXISTING PLANTING MOUND |
| 5. Give the area in hectares or part of a hectare | AREA OF SITE | 0.35 ha |
| 6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee | OWNERSHIP | PART OWNER |
| 7. List all the plans and drawings submitted with the application | PLANS/DRAWINGS | 96.1532 · A3 - 20, 21, 22, 23, 24, 25 |

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 ?

| | | | |
|---|---|---|---|
| | | SITING | ☑ |
| EXTERNAL APPEARANCE | ☐ | DESIGN | ☑ |
| MEANS OF ACCESS | ☑ | LANDSCAPING | ☐ |

1769c

# PLANNING APPLICATION

**PART 2**

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

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

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

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

26. WHAT PROVISION IS BEING MADE FOR PARKING?

| | Cars | Lorries |
|---|---|---|
| Existing | | |
| Proposed | | |

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

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

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

| Existing Staff | Transferred Staff | New Staff | Total |
|---|---|---|---|
| | | | |

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

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

21.MAR2002 6199




0 10 20 30 40 50 60 70 80 90 100

All dimensions to be checked on site and the Architect notified of any discrepancy before the work is put in hand. All Copyrights reserved.

Client: GRAHAM J DENTON

Project: PROPOSED HOUSES
LAND TO THE REAR : EASTFIELDS & STAG LODGE
OLD BATH ROAD SONNING BERKSHIRE

Drawing: SITE LAYOUT

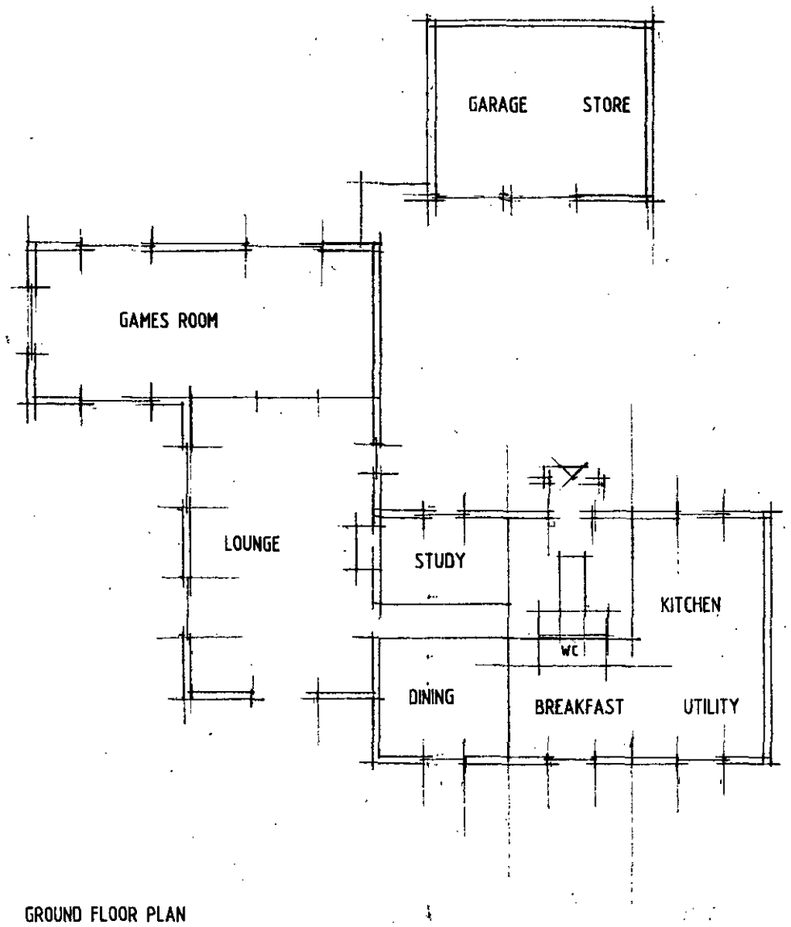
Scale: 1 : 500 Date: FEBRUARY 2002

Dwg.no: 96 : 1352 : A3 : 21 Rev:

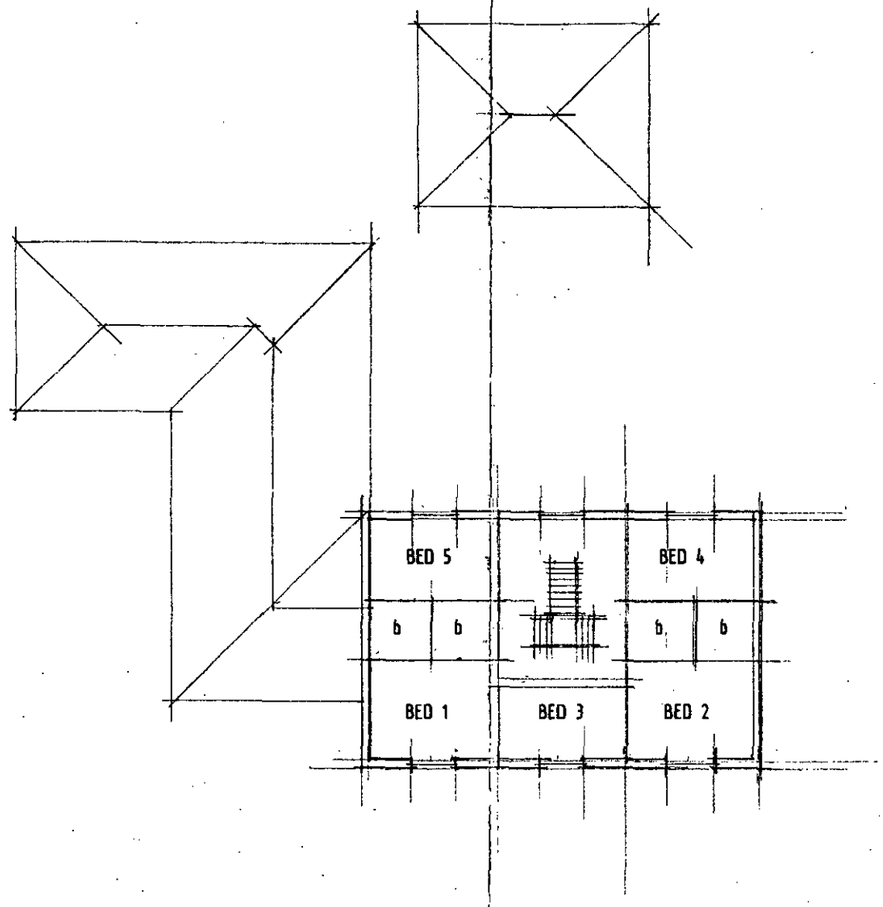

**HALSON MACKLEY PARTNERSHIP**

Chartered Architect
4 Alexandra Road
Reading RG1 5PD
Tel: 0118 926 9555
Fax: 0118 926 9556

21 MAR 2002 * 6199




GROUND FLOOR PLAN




FIRST FLOOR PLAN

0 10 20 30 40 50 60 70 80 90 100

All dimensions to be checked on site and the Architect notified of any discrepancy before the work is put in hand. All Copyrights reserved.

Client: GRAHAM J DENTON

Project: PROPOSED HOUSES
LAND TO THE REAR : EASTFIELDS & STAG LODGE
OLD BATH ROAD SONNING BERKSHIRE

Drawing: HOUSE ONE : FLOOR PLANS

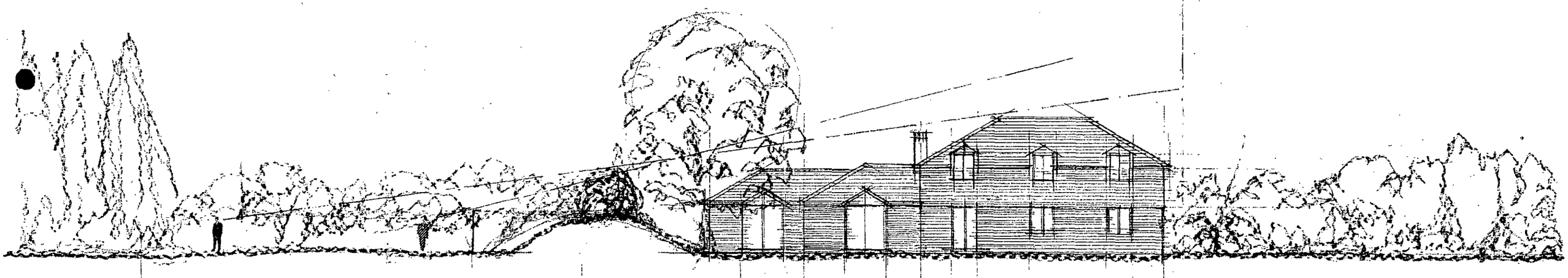
Scale: 1 ; 200 Date: FEBRUARY 2002

Dwg.no: 96 : 1352 : A3 : 22 Rev:

**HALSON MACKLEY PARTNERSHIP**

Chartered Architect
4 Alexandra Road
Reading RG1 5PD
Tel: 0118 926 9555
Fax: 0118 926 9556

21.MAR2002* 6199



FENCE

2m HIGH PLANTING
ON 2m HIGH MOUND

EXISTING
OAK

EXISTING TREES
STAG LODGE / GOLF CLUB
BOUNDARY

HOUSE ONE FROM NORTH EAST - RUGBY CLUB CAR PARK

PLANTING TO NEW BOUNDARY
WITH EASTFIELDS

0 10 20 30 40 50 60 70 80 90 100
0 2 3

All dimensions to be checked on site and the Architect notified of any discrepancy before the work is put in hand. All Copyrights reserved.

Client: GRAHAM J DENTON

Project: PROPOSED HOUSES
LAND TO THE REAR : EASTFIELDS & STAG LODGE
OLD BATH ROAD SONNING BERKSHIRE

Drawing: HOUSE ONE : ELEVATION

Scale: 1 : 200

Date: FEBRUARY 2002

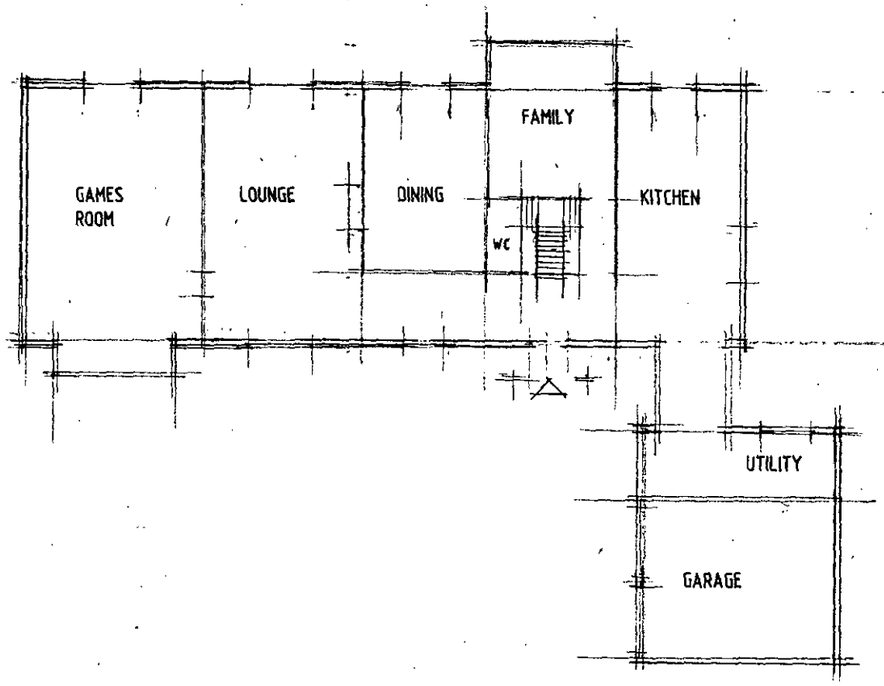
Dwg.no: 96 : 1352 : A3 : 23

Rev:

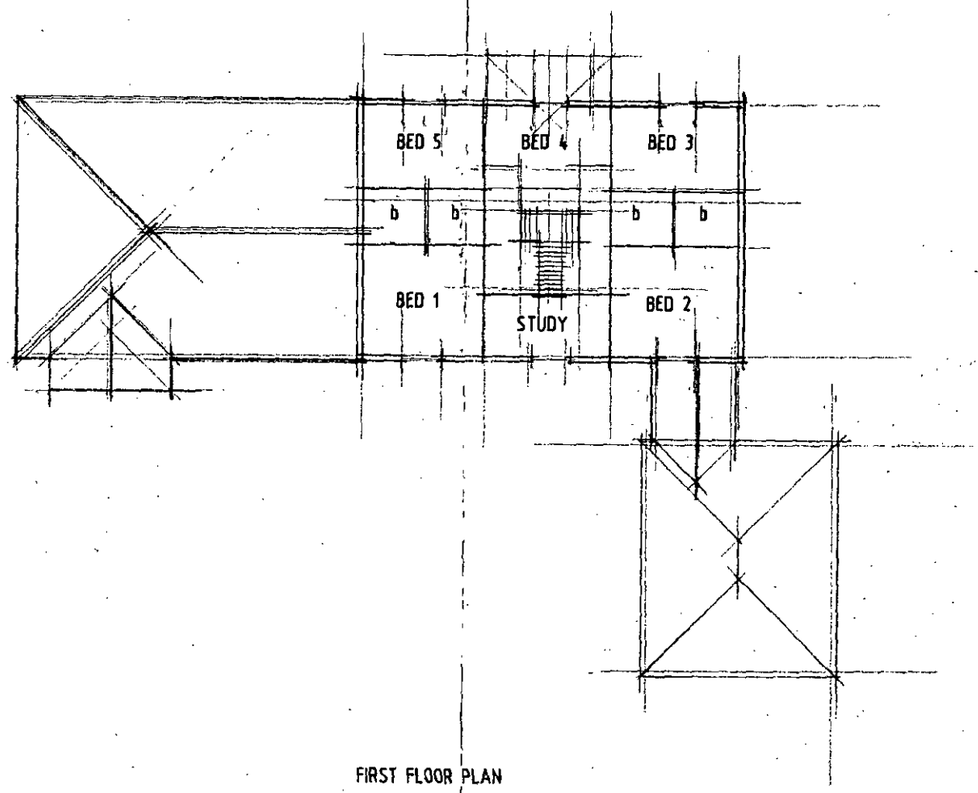
HALSON
MACKLEY
PARTNERSHIP

Chartered Architect
4 Alexandra Road
Reading RG1 5PD
Tel: 0118 926 9555
Fax: 0118 926 9556

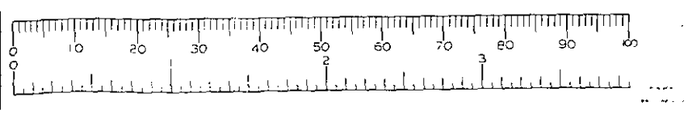
21.MAR2002* 6199




GROUND FLOOR PLAN




FIRST FLOOR PLAN




All dimensions to be checked on site and the Architect notified of any discrepancy before the work is put in hand. All Copyrights reserved.

Client: GRAHAM J DENTON

Drawing: HOUSE TWO : FLOOR PLANS

Project: PROPOSED HOUSES
LAND TO THE REAR : EASTFIELDS & STAG LODGE
OLD BATH ROAD SONNING BERKSHIRE

Scale: 1 : 200

Date: FEBRUARY 2002

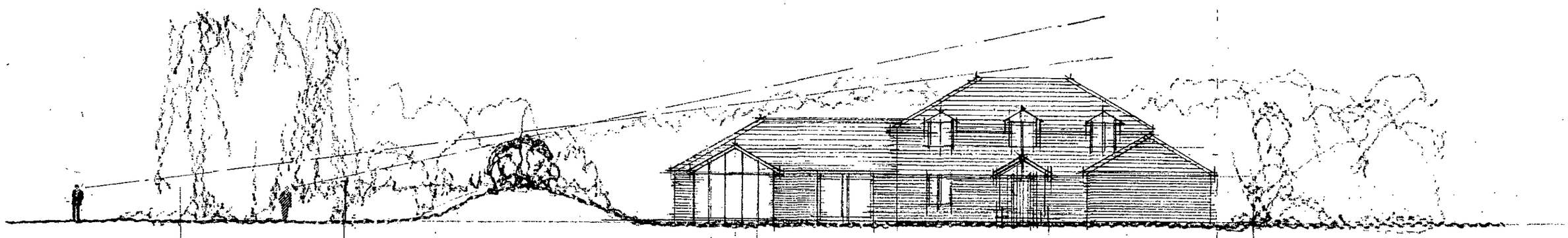
Dwg.no: 96 : 1352 : A3 : 24

Rev:

**HALSON MACKLEY PARTNERSHIP**

Chartered Architect
4 Alexandra Road
Reading RG1 5PD
Tel: 0118 926 9555
Fax: 0118 926 9566

21.MAR2002* 6199



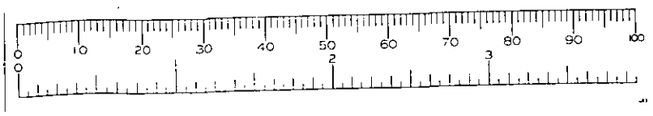
EXISTING TREES

FENCE

2m HIGH PLANTING
ON EXTENDED MOUND

HOUSE TWO FROM NORTH EAST

PLANTING TO NEW BOUNDARY
WITH STAG LODGE




All dimensions to be checked on site and the Architect notified of any discrepancy before the work is put in hand. All Copyrights reserved.

Client: GRAHAM J DENTON

Project: PROPOSED HOUSES
LAND TO THE REAR : EASTFIELDS & STAG LODGE
OLD BATH ROAD SONNING BERKSHIRE

Drawing: HOUSE TWO : ELEVATION

Scale: 1 : 200

Date: FEBRUARY 2002

Dwg.no: 96 : 1352 : A3 : 25

Rev:

**HALSON MACKLEY PARTNERSHIP**

Chartered Architect
4 Alexandra Road
Reading RG1 5PD
Tel: 0118 926 9555
Fax: 0118 926 9556

APPLICATION_NUMBER: 64894

QAP/378/F1

# ROYAL COUNTY OF BERKSHIRE

## CONSULTATION ON PLANNING APPLICATION

**Response Prepared By Babtie Public Services**

| | | | |
|---|---|---|---|
| Proposed Development: | **Erection Of Detached Dwelling With Garage And New Access** | Application No: | **97/64894/O** |
| Address: | **Eastfields, Old Bath Road, Sonning** | | |
| Applicant: | **Mr & Mrs G J Denton** | | |
| Planning Officer | **Sue Etheridge** | | |

Refer to Regional Controller on form TR 108
the site contains a public right of way

---

Highway Authority:

~~1) Does not wish to restrict the grant of permission.~~
~~2) Recommends that permission be refused for the following reasons:~~
3) Recommends that any permission which the Local Planning Authority may give shall include the following conditions.

1. Standard Condition 35 - (Access Construction)
   Standard Reason - 13: In the interests of road safety.

2. The existing access to the site shall be stopped-up and abandoned immediately after the new access has been brought into use. The verge shall be reinstated to the satisfaction of the Local Planning Authority.
   Standard Reason - 13: In the interests of road safety.

3. Standard Condition 23 - (Parking Space)
   Standard Reason - 08: To ensure that the approved parking spaces are provided for use by vehicles visiting the premises.

Standard Informative - 08 (Access Construction - Agency).

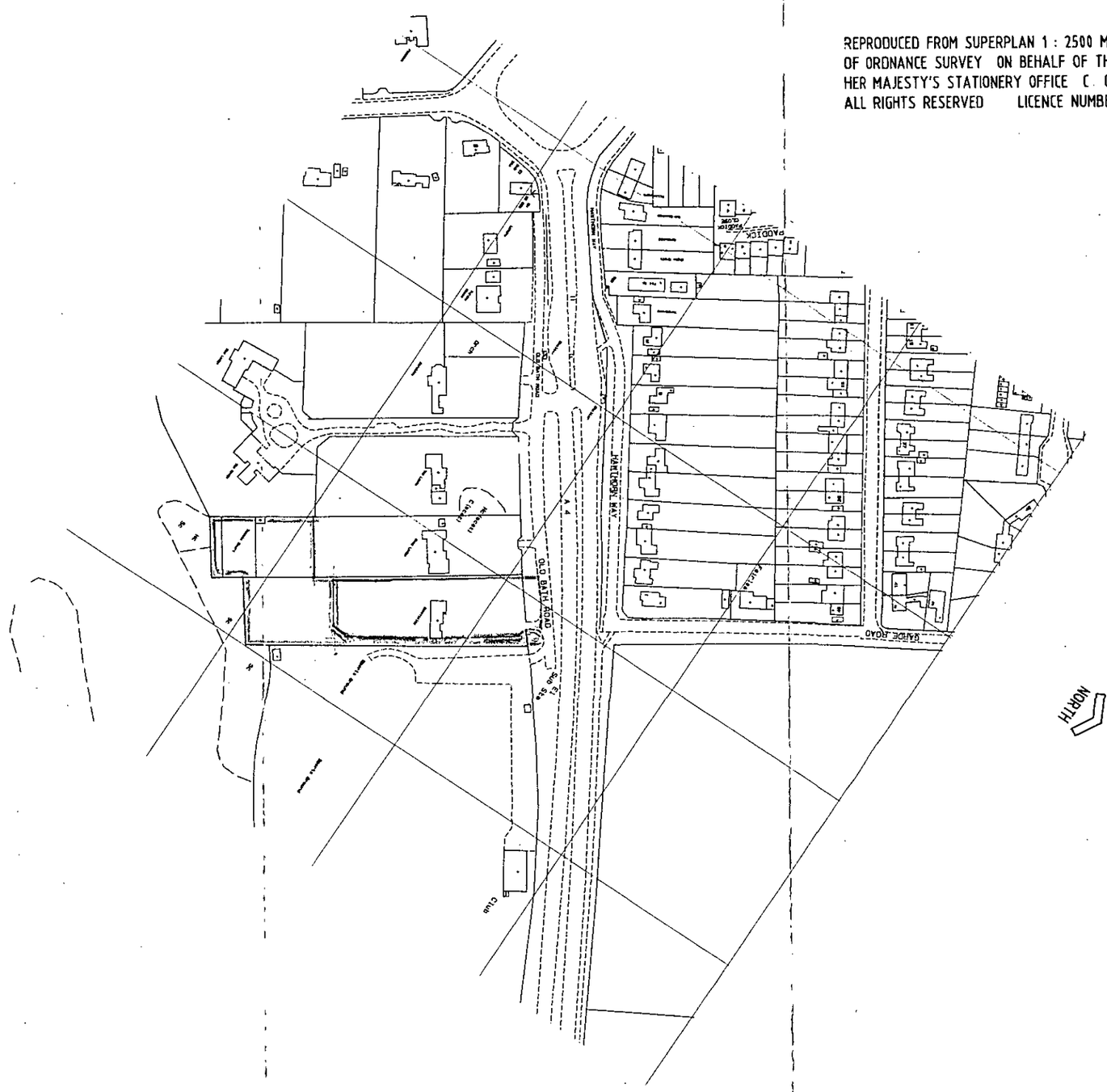
Berkshire County Council [signature] Date 3/2/97

Babtie G. A. Cooke Date 29 January, 1997

GRC

21.MAR2002* 6199

REPRODUCED FROM SUPERPLAN 1 : 2500 MAP BY PERMISSION OF ORDNANCE SURVEY ON BEHALF OF THE CONTROLLER OF HER MAJESTY'S STATIONERY OFFICE © CROWN COPYRIGHT ALL RIGHTS RESERVED LICENCE NUMBER AR 100006278

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0 2 3

All dimensions to be checked on site and the Architect notified of any discrepancy before the work is put in hand. All Copyrights reserved.

Client: GRAHAM J DENTON

Project: PROPOSED HOUSES
LAND TO THE REAR : EASTFIELDS & STAG LODGE
OLD BATH ROAD SONNING BERKSHIRE

Drawing: LOCATION PLAN

Scale: 1 : 2500 Date: FEBRUARY 2002

Dwg.no: 96 : 1352 : A3 : 20 Rev:

**HALSON MACKLEY PARTNERSHIP**

Chartered Architect
4 Alexandra Road
Reading RG1 5PD
Tel: 0118 926 9555
Fax: 0118 926 9556

# WOKINGHAM DISTRICT COUNCIL
# ENVIRONMENTAL PROTECTION AND HOUSING

## MEMORANDUM

| | | | |
|---|---|---|---|
| To: | Heidi Lynch<br>Development Control | Your Ref: | O/2002/6199 |
| From: | Tom Payne<br>Environmental Heath | My Ref: | 000755 |
| | | Date. | 15 April 2002 |

---

**OUTLINE APPLICATION FOR THE PROPOSED ERECTION OF 2 DWELLINGS WITH NEW ACCESS ROAD.**

**LAND REAR OF EASTFIELDS AND STAG LODGE, OLD BATH ROAD, SONNING, READING.**

These proposals have been evaluated and I have no environmental health objections to the application.

*T. Payne*

**TOM PAYNE**
**SENIOR ENVIRONMENTAL HEALTH OFFICER**
**ENVIRONMENTAL PROTECTION & HOUSING**

# ADDITIONAL NEIGHBOUR CONSULTATION SHEET

**APPLICATION NUMBER: O/2002/6199**
**CASE OFFICER: Heidi Lynch**

| ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION | NUMBER OF DAYS FOR RESPONSE | DATE LETTER ISSUED (for Admin use) |
|---|---|---|
| | | |
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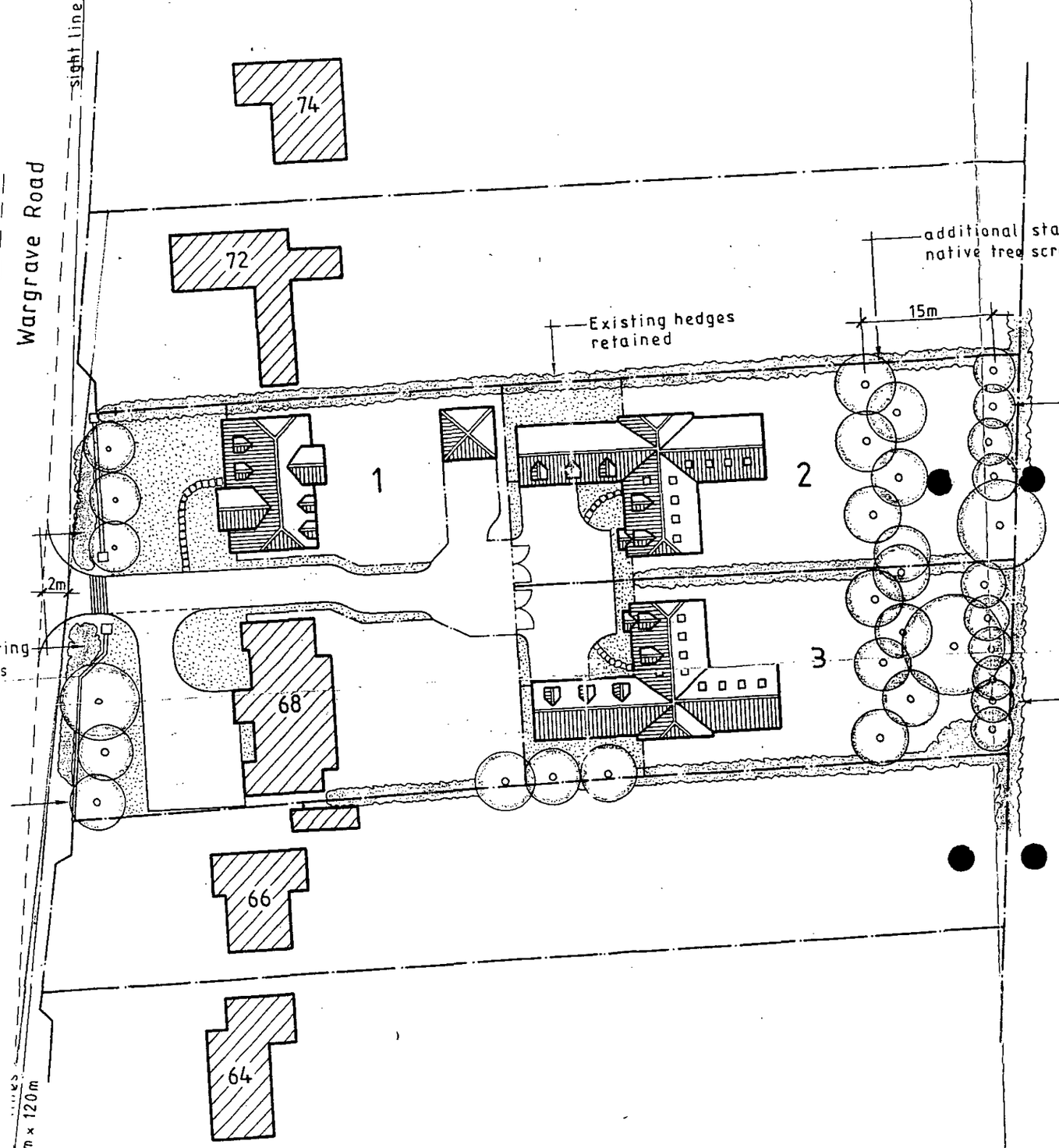


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|---|---|---|
| | | |
| | | |
| | | |
| | | |
| A | | |
| | Date | Revisions |

© copyright

21.MAR2002 6199

Client
T. Tunali and R.Ridout

Job Title
LAND TO REAR OF
68 and 70 WARGRAVE RD
TWYFORD
READING

Drawing Title
Site layout plan

Scale 1:500

Date May 2001

Drawn by P.R.O.F.

(*) PRE-APP ATTACHED (*)

| | |
|---|---|
| **Application Number : O/2002/6199** | **Map No : 37** |
| **Case Officer :** HL | **Site Area :** 0.39 |
| **Valid Date :** 21/03/02 | **Received Date: 21/03/2002** |

**Level : Delegated Application**

**Description : Outline application for the proposed erection of 2 dwellings with new access road.**

**Location : Land Rear Of Eastfields & Stag Lodge, Old Bath Road, Sonning, Reading.**

**Parish : SO** **Ward : SON**

**Applicant : Mr G Denton C/O Denham & Co.**

**Fee Required: £760** **Fee Received: £760** (14)

**Additional: .....** **or Refund: .....**

**Enforcement Section to be notified** ☐ (tick if required) .

---

**Additional information required for validation;**

| REASON | NOTES | DATE REQ | DATE RECD |
|---|---|---|---|
| LOCATION PLANS | | | |
| BLOCK PLANS | | | |
| FORMS UNSIGNED | | | |
| S.66 MISSING/INCORRECT/ UNSIGNED | | | |
| ELEVATION PLANS | | | |
| FLOOR PLANS | | | |
| NO SCALE OR SCALE IS IMPERIAL | | | |
| ENCROACHMENT LETTER REQUIRED | | | |
| OTHER | | | |

**Is the site in a Conservation Area:** ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

---

## INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape ✓

~~Trees~~ ✓

Environmental Health ✓

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways ✓

Minerals & Waste Officer ✓

## EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency ✓ – Access road
– Planting mound, 2m high.

Railtrack

Police Arch Officer

Thames Water ✓ re drainage.

## HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

## OTHERS

.....

.....

.....

.....

.....

.....

## NEIGHBOURS

..... ✓

S/N + see map (Pls incl Sonning Golf Club .....

..... Duffield Road .....

.....

Pre-app attached.

**********FILE COPY**********

Tel: (0118) 974 6482

Date: 03 April 2002

My ref: O/2002/6199

**WOKINGHAM UNITARY**
**Aiming for Excellence**

Councillor N Rose
Spinney Side
Holme Park Farm Lane
Sonning
Berks
RG4 6SX


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: O/2002/6199**
**Land Rear Of Eastfields & Stag Lodge, Old Bath Road, Sonning, Reading.**
**Outline application for the proposed erection of 2 dwellings with new access road.**

I write to let you know that the above mentioned application has been received.

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Heidi Lynch** on **(0118) 974 6482** in the first instance.

Yours sincerely
***Trevor Watson***
Development Control Manager

---

**LISTING FORM**
Case officer: **Heidi Lynch** Application Number: **O/2002/6199**
**Land Rear Of Eastfields & Stag Lodge, Old Bath Road, Sonning, Reading.**
**Outline application for the proposed erection of 2 dwellings with new access road.**
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor N Rose

**********FILE COPY**********

**Received by Wokingham District Council**

# Application No: O/2002/6199

**Proposal:**
Outline application for the proposed erection of 2 dwellings with new access road.

**Location:**
Land Rear Of Eastfields & Stag Lodge, Old Bath Road, Sonning, Reading.

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

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

**WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number O/2002/6199 to enable the library staff to locate the correct information.**

**Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Heidi Lynch P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 27/04/2002. 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 be possible for an individual reply to be issued to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.**

**Trevor Watson**
**Development Control Manager**

**03 April 2002**

| Organisation_Name | Building_Name | address1 | Postcode |
|---|---|---|---|
| | EASTFIELDS | EASTFIELDSOLD BATH ROADREADING | RG4 6TQ |
| | RED LODGE | RED LODGEOLD BATH ROADREADING | RG4 6TQ |
| | STAG LODGE | STAG LODGEOLD BATH ROADREADING | RG4 6TQ |
| SONNING GOLF CLUB | | | RG4 6GJ |
| | THE LAWNS | THE LAWNSOLD BATH ROADREADING | RG4 6TQ |
| | THE RANGE | THE RANGEOLD BATH ROADREADING | RG4 6TQ |
| | | 1HAWTHORNE WAYREADING | RG4 6TG |
| | | 2HAWTHORNE WAYREADING | RG4 6TG |
| | | 3HAWTHORNE WAYREADING | RG4 6TG |
| | | 4HAWTHORNE WAYREADING | RG4 6TG |
| | | 5HAWTHORNE WAYREADING | RG4 6TG |
| | OLD REDINGENSIANS | OLD REDINGENSIANSOLD BATH ROADREADING | RG4 6TQ |

Neighbour consultation list
O/2002/6199

6199

# Denham & Co

21.MAR2002 6199

**CHARTERED SURVEYORS**
**CHARTERED TOWN PLANNERS**
**ARCHITECTURAL DESIGNERS**

**David J Denham BSc FRICS Dip TP MRTPI**

**P O Box 4621**
**Henley-On-Thames**
**RG9 6WD**

**Tel: (01494) 880960**
**Fax: (01494) 880961**
**e-mail: denhamandco@waitrose.com**

Ref: DD/ss/mar/wokinghamdc

20 March 2002

The District Planning Officer
Wokingham District Council
Planning Department
P O Box No. 157
Council Offices
Shute End
Wokingham
Berkshire RG40 1WR

Dear Sir

**Planning Application - Land at the rear of Eastfields & Stag Lodge, Old Bath Road, Sonning**

I am enclosing herewith an outline application for the provision of an access road and erection of two detached dwellings on the above mentioned site. Although this is an outline application it includes a considerable amount of detail in terms of the proposed landscaping and extension of mounding along the rear boundary of the site.

The proposed houses have been designed in diagrammatic form to provide for single storey wings to be closest to the rear boundary so that the dwellings would not be visible from the adjacent playing field and golf course.

The external appearance and full detailed design of the dwellings would be reserved matters for subsequent submission, but the enclosed drawings and cross sections have been provided to illustrate the fact that the proposed dwellings would not be intrusive in terms of the more open land further from the Bath Road.

Cont'd/2

The proposed dwellings would be served by a private drive of 4m width running along the eastern boundary of Eastfields. This would be development of an area of back land, but as you will no doubt be aware there are two other dwellings immediately adjacent to this site which were permitted on appeal and lying at the rear of Red Lodge and The Range.

Not significant: see insp. report.

A previous application (No. 97/64894/0) for one dwelling at the rear of Eastfields was refused planning permission in 1997 and a subsequent appeal was dismissed in August 1997 against that refusal (copy attached).

You will note from that appeal decision that the Inspector accepted that the proposed dwelling was acceptable in its relationship with the existing house, and also the drive way was acceptable in relation to the existing dwelling. The Inspector also pointed out that the site was within the settlement boundary and in principle residential development would not be unacceptable.

in re: to one extra dwelling.

dependent on env. effect.!

In para. 10 of his decision letter the Inspector stated:

> *"In conclusion, whilst I find no issue with respect to the relationship between the proposed house and driveway and the existing house, I nonetheless find that the proposed house would be prominent when viewed from the south east. It would intensify development away from the roadside towards the open landscape and would be out of keeping with the established character of the area. As such I find the proposals contrary to the development plan".*

It is clear therefore that the Inspector's only reason for dismissing the appeal was the prominence of the proposed house when viewed from the south and east.

With this amended scheme we have overcome this problem. Firstly a planting mound has already been partly established at the rear of Eastfields to provide screening from the south and east and this would be extended along the rear boundary of Stag Lodge.

Cont'd/3

This mound which is about 2m in height would be planted up with small trees and hedging plants so that it would appear to be natural, but in fact it would effectively screen any views of either of these two properties from the adjacent golf course. This is clearly shown in the two cross sections (drawing Nos., 23 and 25).

More intense landscape planting would be installed along the eastern boundary to substantially reduce any impact of the dwelling from that direction.

Furthermore the dwellings have been specifically designed to ensure that they are not intrusive. Single storey wings have been provided nearest the more sensitive boundaries and the proposed houses would have lowered roof lines and dormer windows to again reduce the overall height of the proposed dwellings. The ridge heights of the proposed dwellings would be no more than about 7m and at sufficient distance from the boundaries, and with the intermediate planting mounds, these dwellings would be all but invisible from the adjacent recreational areas.

It must also be borne in mind that the planning situation has changed substantially since the previous appeal in 1997. The District Council's District Plan is having to be substantially modified as the Local Plan Inspector did not approve the large scale expansion at Grazeley. The Council is now having to undertake an urban housing capacity study and to find sufficient land within existing built up areas for the required number of dwellings. This will involve much more intensive use of existing urban Brownfield land. This site falls into that category and these properties have extremely large gardens. It is inevitable that they are going to have to be developed at a higher density. The Government have made it clear in PPG3 that minimum densities of 30 to 50 dwellings per hectare will have to be achieved in urban areas.

Redevelopment has recently taken place of larger detached houses in Pound Lane, very close to this site and the original larger properties have been replaced with substantially smaller detached houses.

Cont'd/4

21.MAR2002* 6199



It is inevitable therefore that the remainder of the area between Pound Lane and Old Bath Road will be subject to further sub division, or redevelopment.

Finally, we would refer you to a recent planning consent granted on land at 68-70 Wargrave Road, Twyford for the erection of three dwellings (copy attached). This is subsequent to an appeal decision dated 28th November 2000 where the appeal was allowed and planning permission granted for the demolition of No. 70 Wargrave Road, a replacement house and two new bungalows to the rear together with new access (also attached).

That appeal decision followed an earlier appeal decision of 28th October 1999 where permission was refused for a similar development but for two houses rather than bungalows at the rear. The determining issue was essentially the effect of the dwellings being obtrusive and incongruous and inappropriate in scale and impact close to the edge of King George's Field, a public open space to the rear.

The issues were therefore quite similar to this proposal.

The Twyford scheme is development of a back land area with a private drive for two dwellings which have in fact now been amended with consent to chalet bungalows. Additional planting has been provided along the boundary with King George's Field. The plots are smaller than as proposed in our application, and the proposed dwellings are considerably closer to the existing houses. Clearly this permission is precedent for granting approval on the application which we are now submitting.

Planning policies, in particular those relating to density of development have moved on substantially over the five year period since the previous appeal and has the need to make the most use of Brownfield sites.

We hope therefore that you will be able to adopt a different attitude to this proposal and we shall look forward to discussing the application with you in more detail.

Cont'd/5

21.MAR2002* 6199



Please contact me when you have had an opportunity to consider the application.

Yours sincerely

D. Denham

**D.J. Denham**

Enc

c.c. G. Denton

21.MAR2002 6199

# WOKINGHAM DISTRICT COUNCIL

## TOWN AND COUNTRY PLANNING ACTS

### Notification of Approval of Permission

**T Tunali & R Ridout**
**C/O Impulse Design**
**36 Loxwood**
**Earley**
**Reading**
**Berkshire**
**RG6 5QZ**

**Application Number: F/2001/4065**

**Parish:** **TWYFORD**

**Location:** **Land at 68 - 70 Wargrave Road, Twyford, Reading.**

**Proposal:** **Proposed erection of 3 dwellings (amendments to plots 2 and 3 of consent 2000/2317).**

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. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

**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), the buildings hereby permitted shall not be extended, their roofs shall not be altered and no windows shall be constructed other than those expressly authorised by this permission.

21.MAR2002 6199

# Appeal Decision

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

Site visit made on 13 November 2000

**by R W N Grantham** BSc(Hons) C.Chem MRSC MCIWEM
**an Inspector appointed by the Secretary of State for the Environment, Transport and the Regions**

Date 28 NOV 2000

**Appeal Ref: APP/X0360/A/00/1048679**
**68-70 Wargrave Road, Twyford**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a failure to give notice within the prescribed period of a decision on an application for planning permission.
- The appeal is made by R Ridout and ATunali against Wokingham District Council.
- The application (ref: F/2000/0347), is dated 6 January 2000.
- The development proposed is the demolition of no 70 Wargrave Road, replacement house and 2 new bungalows to rear, new access.

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

## Procedural Matters

1. I consider that the proposed development is more accurately described as the demolition of no 70 Wargrave Road, the erection of a replacement dwelling with garage, the erection of 2 dwellings with garages at the rear of nos 68 and 70 Wargrave Road and the formation of a new access. I shall therefore determine the appeal on that basis.

2. Details of the proposed scheme are provided in drawings numbered 1278/10, 11, 12 and 14. Drawing no 1278/20 was submitted to the Council as supporting information.

## Background

3. This application revises proposals that were refused permission and dismissed at appeal (T/APP/X0360/A/99/1024451/P4) last year. In determining that appeal, the Inspector decided that the proposals would not be unduly harmful to residents' living conditions, but found that the 2 houses proposed at the rear of the site would not maintain or enhance the character and appearance of the locality. In particular, he believed that the height of those houses would result in obtrusive and incongruous development that would be inappropriate in scale and impact close to the well landscaped edge of King George's Field, a public open space to the rear.

4. I understand that the replacement dwelling, now proposed, is broadly unchanged from that considered at the last appeal. As the previous Inspector noted, the replacement would have no material impact on the street scene. Indeed the Council raise no objection in principle to this aspect of the current appeal scheme or to the proposed access and parking arrangements.

5. It would appear that the proposals now before me differ from the earlier scheme in the following main respects. The dwellings at the rear would now be single storey and 1.7m lower than the houses that were previously proposed. Also they would be set further back from the edge of King George's Field, thereby allowing a 15m deep band of trees to be

planted inside the existing boundary trees and hedgerow. The 1.8m high boundary fence, that is shown on the plans, has already been erected.

6. In addition, living conditions for occupants and neighbours would be better protected by the current proposals. The rear bungalows would be sited further in from the side boundaries and separated from the dwellings at nos 68 and 70 by garages. Opportunities for additional landscaping remain and I am satisfied that, subject to appropriate conditions, there would be no undue overlooking between the various properties; a view that is apparently shared by the Council.

**Main Issue**

7. In my opinion the main issue in this appeal is the impact of the proposed development on the character and appearance of the area.

**Planning Policy and Guidance**

8. The development plan for the area includes the Berkshire Structure Plan (SP), for the period 1991-2006, and the Loddon Area Local Plan (LP), both of which were adopted in 1995. SP Policy EN1 indicates that the character and quality of the environment in built-up areas will be protected and enhanced; development in these areas must be appropriate in scale, form, impact, character and siting to its location. LP policies take a similar line; Policy LBE2 is generally opposed to inappropriately designed proposals, while Policy LBE1 highlights the need for high standards in this respect. I shall determine the appeal in accordance with the development plan's requirements unless material considerations indicate otherwise.

9. The Wokingham District Local Plan is now at a fairly advanced stage of preparation and therefore attracts considerable weight. Following publication (1997) of the deposit draft, a public inquiry into objections opened in 1998. A consolidated version of its emerging requirements was published in November of last year. Policy WOS3 outlines development control principles that are applicable to all proposals. Policy WBE1 requires good contemporary design which respects the local context.

10. Revised Planning Policy Guidance on Housing (PPG3) has been published since the previous appeal was determined. This encourages sustainable patterns of development by making efficient use of land within built-up areas that are well served by public transport and local facilities. The re-use of previously developed sites, including garden areas, should be maximised, but developers should seek to avoid compromising the quality of the environment.

**Reasons**

11. The bungalows now proposed at the rear would be the same height (6m) as the existing dwelling at no 68. They would be barely visible from Wargrave Road. A new access would be created to serve all 4 dwellings and shrubs would be planted behind the visibility splay to protect the site's frontage appearance.

12. Properties on this side of Wargrave Road have long gardens, with mature and semi-mature trees, leading down to a tall hedge that runs along the King George's Field boundary and is maintained by the Parish Council. Together these landscape features provide a buffer and soft edge to development, when seen from the public open space. Nevertheless some of the

existing dwellings are visible from here.

13. Parts of the proposed bungalows would also be visible from certain places within this large recreational area. However the views would be mostly limited to areas of roofscape and the impact of this would be substantially reduced by the additional planting that is now proposed. The development would certainly not appear prominent and, in the circumstances, I do not regard its visual impact as sufficiently detrimental to warrant dismissing the appeal.

14. I accept that the proposals would be out of keeping with the established pattern of development in the area. Arguably the loss of back garden areas would fail to maintain the character of the locality and, as such, the proposals would conflict with the development plan policies that I have identified in paragraph 8. However any conflict in this particular case is minimal, in my view, and outweighed by the benefits of securing additional housing on previously developed land at a sustainable location. Shops, schools and a main line railway station are all within 800m of the site.

15. It has also been suggested that, if I were to allow the appeal, a precedent would be set for further development of garden areas backing onto the Field. However each case falls to be considered on its own merits. I am led to conclude on this main issue that the proposed development would not be unduly harmful to the character and appearance of the area.

**Conditions**

16. I have considered the Council's list of proposed conditions in the light of advice contained in DOE Circular 11/95 on the Use of Conditions in Planning Permissions. In the interests of the appearance of the area, external materials, finished floor levels and landscaping measures all need to be agreed, as inadequate detail is provided in the application. In this particular case I also consider it reasonable to restrict certain permitted development rights given the limited space available, the proximity of dwellings to each other and the sensitivity of the development in views from King George's Field. Highway safety considerations necessitate suitable arrangements being made for construction traffic, refuse collection and the completion of access and parking arrangements prior to occupation.

17. Unreasonable disturbance to neighbours can be overcome by limiting the hours of construction and, as I have already indicated, care is needed over boundary treatment if undue overlooking between the properties is to be avoided.

18. The Environment Agency has identified the presence of a former landfill site within 250m of the site. This may not have been used for the past 68 years, but there remains the possibility of gas escaping if the development were to proceed. In the circumstances, an assessment of the likely risks and possible mitigation measures is a necessary precaution, but I consider it unreasonable and inappropriate to specify the full details of any assessment that may ultimately be required in advance of the preliminary findings becoming available.

**Conclusion**

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

**Formal Decision**

20. In exercise of the powers transferred to me, I allow the appeal and grant planning permission for the demolition of no 70 Wargrave Road, the erection of a replacement dwelling with garage, the erection of 2 dwellings with garages at the rear of nos 68 and 70 Wargrave Road and the formation of a new access, all at 68-70 Wargrave Road, Twyford in accordance with the terms of the application No: F/2000/0347 dated 6 January 2000, and the plans submitted therewith, subject to the following conditions:

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

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

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), the buildings hereby permitted shall not be extended, their roofs shall not be altered and no windows shall be constructed other than those expressly authorised by this permission.

4) No development shall take place until details of the finished floor levels of the buildings hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

5) The dwellings hereby permitted shall not be occupied until space has been laid out within the site, in accordance with drawing no 1278/11, for cars to be parked and garaged and for vehicles to turn so that they may enter and leave the site in forward gear. That space shall not thereafter be used for any purpose other than the parking and manoeuvring of vehicles.

6) The dwellings hereby permitted shall not be occupied until the vehicular access and visibility splays have been formed, in accordance with drawing no 1278/11. Thereafter the land within the splays shall be kept clear of any obstruction to visibility at heights greater than 0.6m above ground level.

7) Arrangements shall be made to accommodate construction traffic within the site and to prevent that traffic from depositing mud and debris, from the site, onto the highway. No development shall take place until details of those arrangements have been submitted to and approved in writing by the local planning authority.

8) Construction of the development hereby permitted shall not take place on Sundays or bank holidays or outside the periods of 0800-1800 hours on Mondays to Fridays and 0800-1330 hours on Saturdays.

9) Prior to the occupation of any of the dwellings hereby permitted, the existing vehicular accesses to numbers 68 and 70 Wargrave Road shall be stopped up and permanently abandoned, and the footway and verge crossings shall be reinstated in accordance with details to be submitted to and approved in writing by the local planning authority before the development commences.

* David Denham.

1769a

# WOKINGHAM DISTRICT COUNCIL
# PLANNING APPLICATION

21.MAR2002* 6199

PART 1

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

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

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

**FOR OFFICE USE ONLY**

| | | |
|---|---|---|
| 1. | APPLICANT'S NAME | Mr. G. Denton. |
| | ADDRESS | Eastfields, Old Bath Road, Sonning, Berks. |
| | POST CODE | RG4 6TQ PHONE 944 2061. |
| 2. If the applicant has an agent, all correspondence will be sent to the agent | AGENT'S NAME | Denham + Co. |
| | ADDRESS | PO Box 4621, Henley on Thames |
| | POST CODE | RG9 6WD PHONE 01494 880960. |
| 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 Eastfields & Stag Lodge, Old Bath Rd., Sonning |
| 4. WHAT IS THE APPLICATION FOR ? *Give brief details and state for what purpose this site and any buildings will be used.* | | Provision of access road & erection of 2 detached dwellings - extend existing planting mound |
| 5. *Give the area in hectares or part of a hectare* | AREA OF SITE | 0·35 ha. |
| 6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee | OWNERSHIP | Part Owner. |
| 7. List all the plans and drawings submitted with the application | PLANS/DRAWINGS | 96·1532·A3 - 20, 21, 22, 23, 24, 25. |

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 ?*

| | | | |
|---|---|---|---|
| SITING | ☑ | | |
| EXTERNAL APPEARANCE | ☐ | DESIGN | ☑ |
| MEANS OF ACCESS | ☑ | LANDSCAPING | ☐ |

1769c

# PLANNING APPLICATION

**PART 2**

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

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

| | USE CLASS | Existing floor space | | Proposed additional floorspace created by | |
|---|---|---|---|---|---|
| | | Retained in existing use | Lost by change of use or demolition | New building | Change of use |
| A1 | SHOPS | | | | |
| A2 | FINANCIAL AND PROFESSIONAL SERVICES | | | | |
| A3 | FOOD AND DRINK | | | | |
| B1(a) | OFFICE (other than A2) | | | | |
| B1 (b) | RESEARCH AND DEVELOPMENT | | | | |
| B1 (c) | LIGHT INDUSTRIAL | | | | |
| B2 | GENERAL INDUSTRIAL | | | | |
| B3-7 | SPECIAL INDUSTRIAL | | | | |
| B8 | STORAGE OR DISTRIBUTION | | | | |
| C1 | HOTELS AND HOSTELS | | | | |
| C2 | RESIDENTIAL INSTITUTIONS | | | | |
| D1 | NON-RESIDENTIAL INSTITUTIONS | | | | |
| D2 | ASSEMBLY AND LEISURE | | | | |
| OTHER | Please Specify | | | | |
| OTHER | Please Specify | | | | |
| | TOTAL | | | | |

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

26. WHAT PROVISION IS BEING MADE FOR PARKING?

| | Cars | Lorries |
|---|---|---|
| Existing | | |
| Proposed | | |

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

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

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

| Existing Staff | Transferred Staff | New Staff | Total |
|---|---|---|---|
| | | | |

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

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

1789/a

# SECTION 66 CERTIFICATE

Application No 21.MAR2002* 6199

**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. G. Hoddle | Stag Lodge Old Bath Road Sonning | 20/3/02. |

## 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) .....

ADDRESS EASTFIELDS PARISH SONNING

PLOT No. OLD BATH ROAD ORD. SHEET No.

BUILDER

| Plan No. | Applicant | Description of Development | Date of Decision | Decision |
|---|---|---|---|---|
| 335/52 | MR. D. HUDSON | DET. HOUSE & GARAGE | 16.7.52 | APP |
| R/121/70 | MR. A. PUTTY | GARAGE/STORE/WALL | 24.6.70 | C/A |
| 16/73 | MRS. M. CRISP | O/L. RES. DEV AT. | 22.2.73 | Ref |
| 35150 | MR. M. WALLER | O/L. 2 DET. DWELLINGS R/O | 11.4.90 | Ref |
| 46022/4 | | | | |
| FP93/1836 | MR & MRS DENTON | GARAGE | 6.9.93 | APP |
| FP96/5953 | " | " | 11.12.96 | C/APP |
| 97/64894/0 | APPEAL " | O/L. DET. HOUSE & GARAGE R/O | 5.3.97 | Ref |
| C/2001/3434 | Mr. & Mrs. Denton | | | |
| F/2001/4200 | " | 2/St. Frnt + rear ext. to dwell. + single/st. roof | 31.07.01 | C/A |

DATE OF COMPLETION

MINISTRY DECISION 97/64894 - APPEAL DISMISSED - 18.8.97

SPECIAL ORDERS

DRAINAGE

091074

ADDRESS STAG LODGE PARISH SONNING

PLOT No. OLD BATH ROAD ORD. SHEET No.

BUILDER 16/73

| Plan No. | Applicant | Description of Development | Date of Decision | Decision |
|---|---|---|---|---|
| E 21414 | MR. L. WALLER | GARDEN ROOM EXT. | 14.9.83 | REF N/A |
| E 21544 | " | " | 20.10.83 | APP N/A |
| 20225 | " | 5 STOREY EXTENSION | 17.11.83 | W/A C/A |
| 35150 | " O/L. | R/O BUILDING | 11.6.90 | Ref |
| 47316 | MR & MRS C. WARD | 1ST FLOOR EXT | 15.7.93 | C/A |
| 2001/3656 | Mr. & Mrs. Hoddle | 1st Floor rear ext | 18.05.01 | C/A |

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

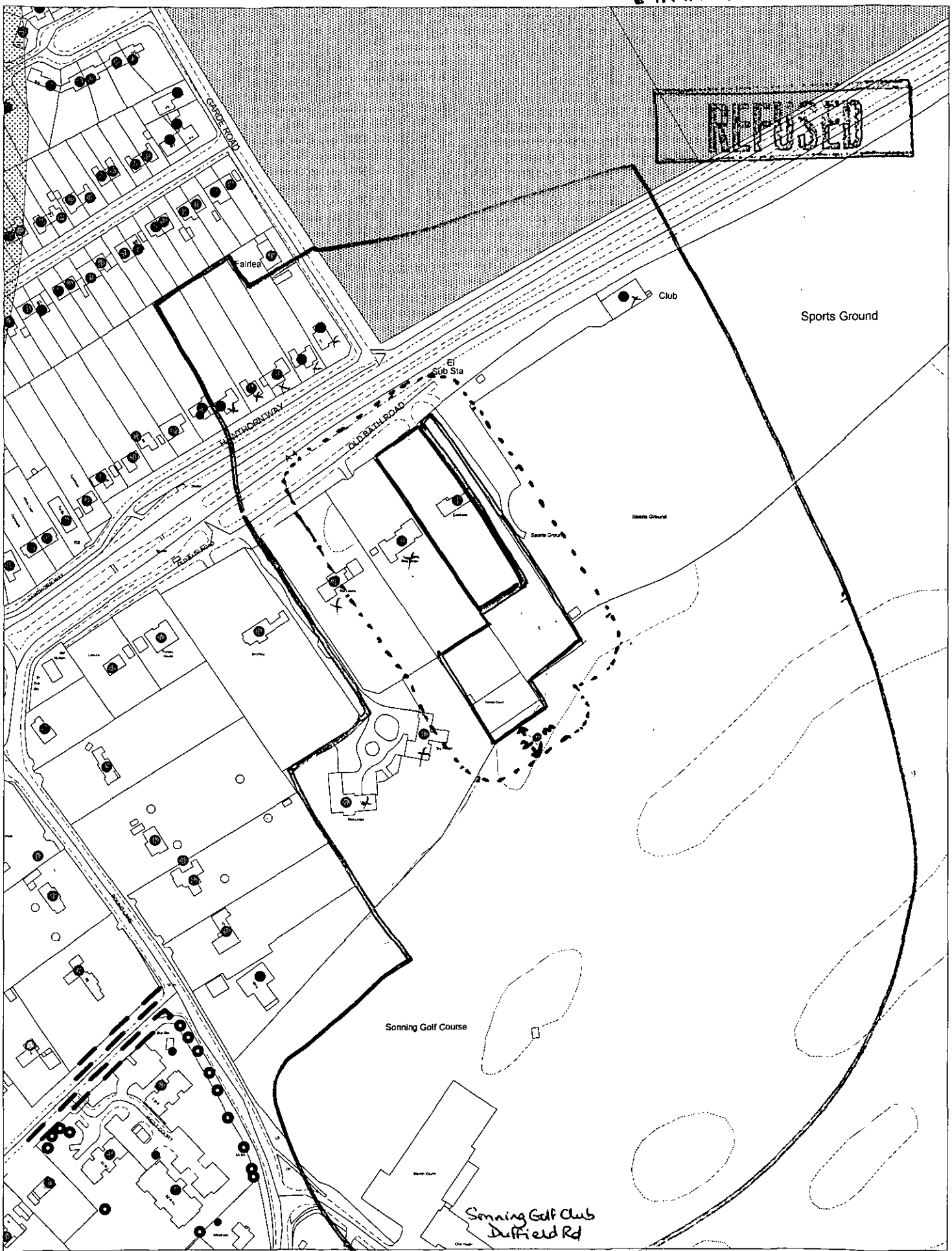
091074

# CONDITION MONITORING RECORD SHEET

APPLICATION NO: **O/2002/6199**
CASE OFFICER: **Heidi Lynch**
SECTION 106 AGREEMENT Yes ☐ No ☐

| STAGE OF DEVELOPMENT | CONDITION NUMBER | DATE CONDITION DISCHARGED | DATE COMPLIANCE OBSERVED | DATE BREACH OBSERVED |
|---|---|---|---|---|
| PRIOR TO COMMENCEMENT | | | | |
| COMMENCEMENT | | | | |
| DURING CONSTRUCTION | | | | |
| COMPLETION | | | | |

21.MAR2002 6199

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Development Control Section, Environmental Services, Wokingham District Council.
27 March 2002 Scale: 1 : 2500

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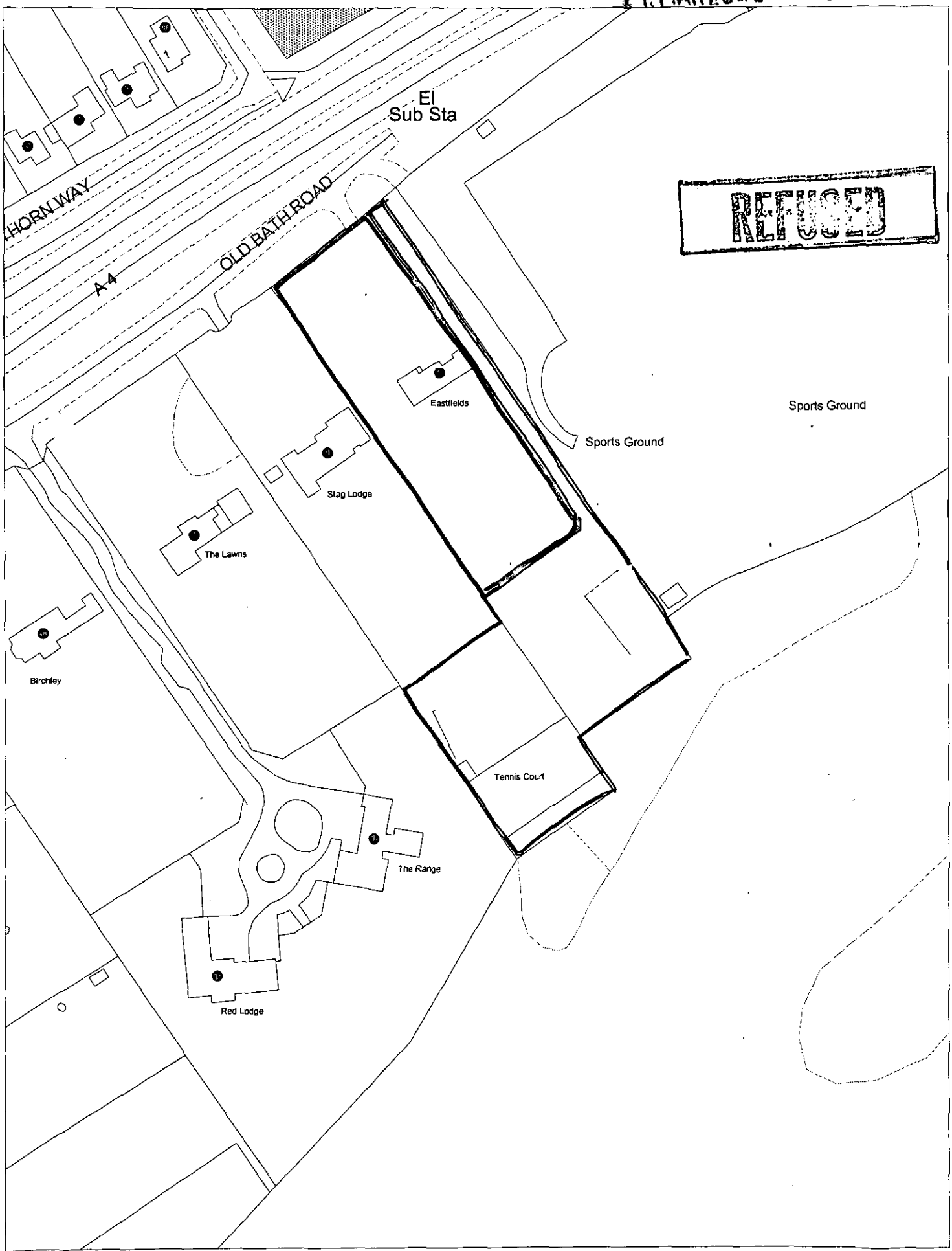
21 MAR 2002 6199

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Development Control Section, Environmental Services, Wokingham District Council.

27 March 2002

Scale: 1 : 1250

N W E S

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

Heidi Lynch DATE: 7th May 2002

| | |
|---|---|
| Location: | Land rear of Eastfields & Stag Lodge, Old Bath Road, Sonning, Reading |
| Proposal: | Outline application for the proposed erection of 2 dwellings with new access road |
| Application Number: | O/2002/6199 |

In response to your consultation dated 3rd April 2002 for the above application, the tree and landscape comments are as follows:

The eastern boundary of the existing site and rear gardens of the both properties contain a number of mature trees and shrubs. Whist these are not protected by a TPO the planting forms a robust boundary between the existing residential area and the adjacent sports area to the east. The area of housing and open grass sports pitches form two distinct landscape character units separated in part by the planting along the boundary of the application site.

Whist it should be possible to satisfactorily develop the rear gardens any loss in boundary planting will diminish the existing clear boundary and hence separation between the two separate areas of local landscape character.

Before the application can be determined the applicant should be required to produce for approval a Tree Survey in accordance with BS 5837 : 1991 - Trees in Relation to Construction. This should clearly indicate the species and condition of all significant planting as well as the proposed development. This will allow a judgement to be made as to whether the development proposals will erode the planted boundaries and hence the existing separation between the two character zones.

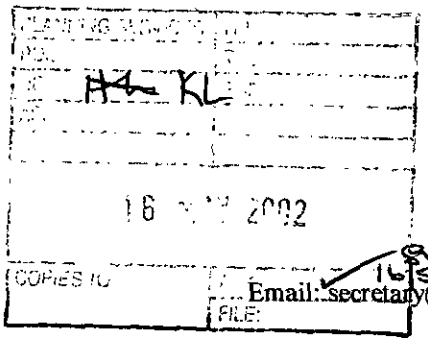
ROBERT PETROW
Consultant Landscape Architect

File

# Sonning Golf Club Limited.

Registered in England No. 412769.

*Directors:*
N.M.D. Watsham
Mrs. I. Watsham
J. Campbell
D.A. Howes




*Registered Office:*
Duffield Road,
Sonning,
Reading,
Berks.
RG4 6GJ.

Phone: 0118-969-3332
Fax: 0118-944-8409
Email: secretary@sonning-golf-club.co.uk
VAT No: 198 915 403

file ref: sec/lett/sund/council9.doc
date: 7th May 2002
page: 1 of 2 + enclosed plan

To: Heidi Lynch.
Development Control Officer.
Wokingham District Council,
PO Box 157,
Shute End, Wokingham,
Berks. RG40 1WR.

Tel: 974-6482
Fax: 974-6484

Dear Miss Lynch,

**Re: The Proposed Development Application No. O/2002/6199**

Thank you very much indeed for sending us copy details on the above-proposed development. We have studied the plans and would like to comment as follows.

Whilst we have no formal objection to the development in principal, we would like to comment as follows:-

1. **Safety** – we would ask that every effort be made by the developers to protect the boundary, between the course and the proposed development, from the potential hazard of ' flying golf balls potentially hitting either person or property'. This is not a particularly dangerous spot, but perhaps the developers should consider some sort of net. I notice that the existing mound is to be extended and planted with evergreen shrubs. This will help a lot, but will not prevent a high-flying ball going straight into either garden. At the moment the risk is very low indeed, because Stag Lodge and Eastfields are sited so far back from the course, but I think this matter should be considered.
2. **Privacy** – we would ask that the two gates bordering the boundary, one presently at Stag Lodge and one at Eastfields, be closed off. Neither property has gated access to our course and never has had. Theoretically they shouldn't be there now.
3. **Conservation of Trees & Hedges** – at present there is a rather nice small copse of Oak & Sycamore trees on our land bordering Stag Lodge and similarly a dense raised bank of Broom & Gorse bordering Eastfields. Would you be kind enough to mention to the developers that in no way is this growth to be endangered by the building works. I am particularly refering to the preservation of tree roots (some of the trees are large) and we would ask that if the developers wish to trim any overhanging branches on their side of the property, that this is done carefully and professionally in order to preserve our trees. We would also appreciate it if you could make clear to the potential new owners that disposal of any garden material over our fence could potentially damage the natural habitat. Additionally, there is a rather nice Oak at the rear of the Eastfields garden, which we were glad to see marked on the plans. We presume therefore that this is already marked to be retained, as it would be a shame to loose this tree.

Pto

**4. Noise, Disturbance** – we are not concerned about the development when built and people are living in the houses, but we are concerned that during the construction process noise and disturbance be kept to a minimum. This is a very peaceful, quiet and lovely spot, enjoyed by our Members and we are anxious that it is not disturbed. We would therefore ask that it is stressed to the builders and developers the need to observe this situation.

Thank you for giving us the opportunity to comment. We enclose a plan to help you understand some of the points made in this letter.

Yours sincerely,

Andrew Tanner
Secretary/General Manager.

S = SYCAMORE

LINK OF DRAP ROUGH

OAK TO FENCE CORNER 15.2m

OAK

S

S

S

S

DISUSED TENNIS COURT

PROPOSED NEW DWELLING 1.

STAG LODGE MR. G. HOODLE

SYCAMORE TO FENCE CORNER 10.5m

S

11.4m

GATES TO BE FENCED OFF.

PROPOSED NEW DWELLING 2.

EASTFIELDS MR. G. DENTON

53.2m

EXISTING OAK IN GARDEN RETAINED

DENSE BANK OF BROOM + GORSE

RUGBY GROUND BOUNDARY

7th FAIRWAY

0 10 20 30 40 50 60 70 80 90 100

0 1 2 3

21 MAR 2002 6199

REFUSED

EXISTING TREES

NEW PLANTING

STAG LODGE

OLD BATH ROAD

MOUND EXTENDED

EASTFIELDS

GOLF COURSE

EXISTING MOUND PLANTED WITH EVERGREEN SHRUBS

NEW PLANTING

4m ACCESS

EXISTING OAK

CAR PARK

RUGBY CLUB

0 10 20 30 40 50 60 70 80 90 100

All dimensions to be checked on site and the Architect notified of any discrepancy before the work is put in hand. All Copyrights reserved.

Client: GRAHAM J DENTON

Project: PROPOSED HOUSES
LAND TO THE REAR : EASTFIELDS & STAG LODGE
OLD BATH ROAD SONNING BERKSHIRE

Drawing: SITE LAYOUT

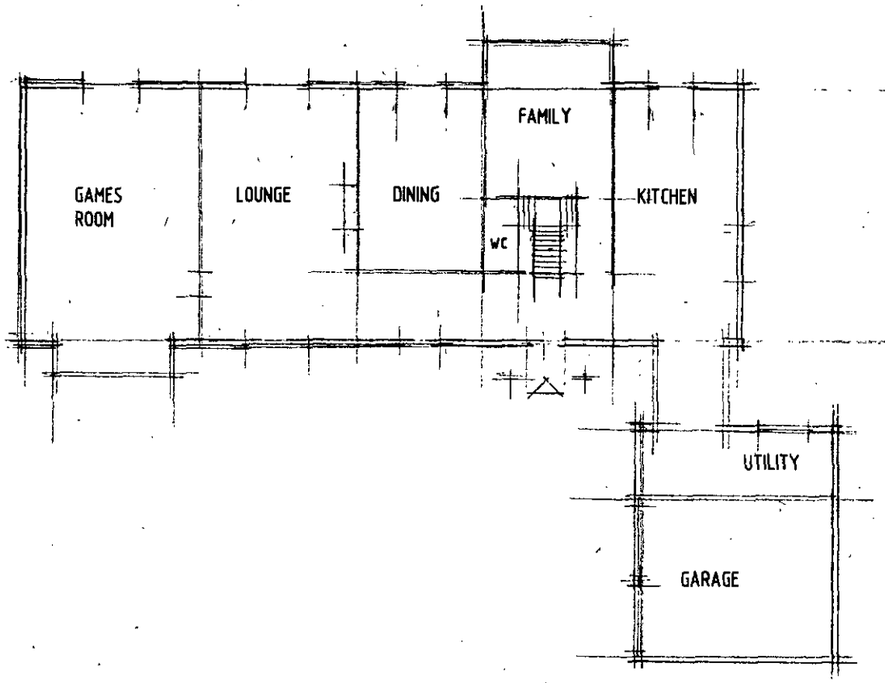
Scale: 1 : 500 Date: FEBRUARY 2002

Dwg.no: 96 : 1352 : A3 : 21 Rev:

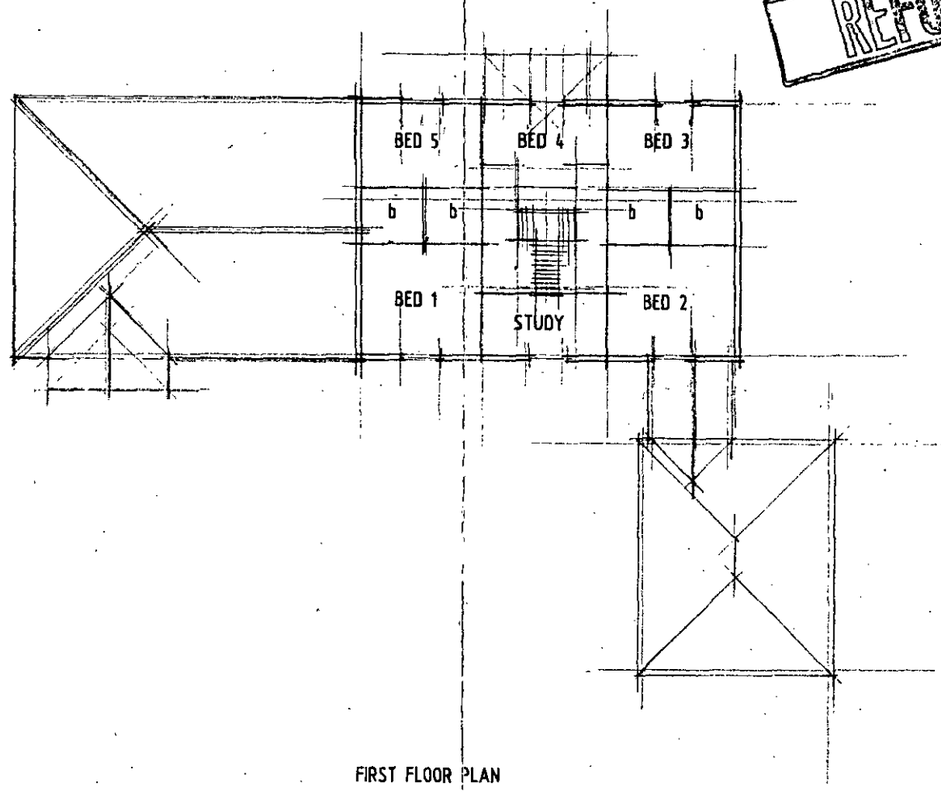
HALSON MACKLEY PARTNERSHIP
Chartered Architect
4 Alexandra Road
Reading RG1 5PD
Tel: 0118 926 9555
Fax: 0118 926 9556

21.MAR2002* 6199

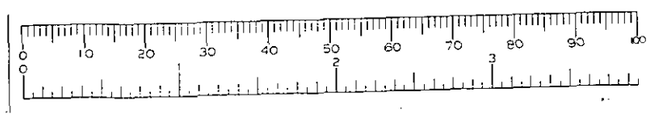
REFUSED




GROUND FLOOR PLAN




FIRST FLOOR PLAN




All dimensions to be checked on site and the Architect notified of any discrepancy before the work is put in hand. All Copyrights reserved.

Client: GRAHAM J DENTON

Project: PROPOSED HOUSES
LAND TO THE REAR : EASTFIELDS & STAG LODGE
OLD BATH ROAD SONNING BERKSHIRE

Drawing: HOUSE TWO : FLOOR PLANS

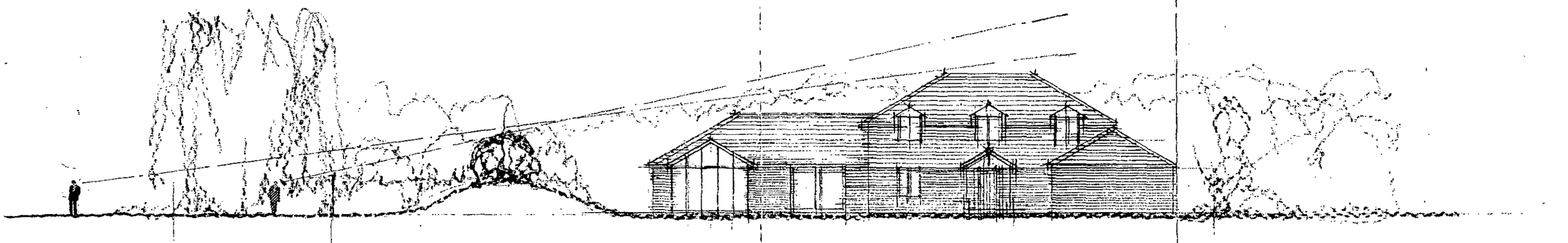
Scale: 1 : 200 Date: FEBRUARY 2002

Dwg.no: 96 : 1352 : A3 : 24 Rev:

HALSON MACKLEY PARTNERSHIP
Chartered Architect
4 Alexandra Road
Reading RG1 5PD
Tel: 0118 926 9555
Fax: 0118 926 9556

21.MAR2002* 6199

RECEIVED



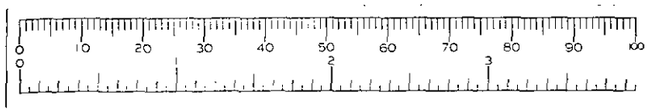
EXISTING TREES

FENCE

2m HIGH PLANTING
ON EXTENDED MOUND

HOUSE TWO FROM NORTH EAST

PLANTING TO NEW BOUNDARY
WITH STAG LODGE

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Client: GRAHAM J DENTON

Project: PROPOSED HOUSES
LAND TO THE REAR : EASTFIELDS & STAG LODGE
OLD BATH ROAD SONNING BERKSHIRE

Drawing: HOUSE TWO : ELEVATION

Scale: 1 : 200

Date: FEBRUARY 2002

Dwg.no: 96 : 1352 : A3 : 25

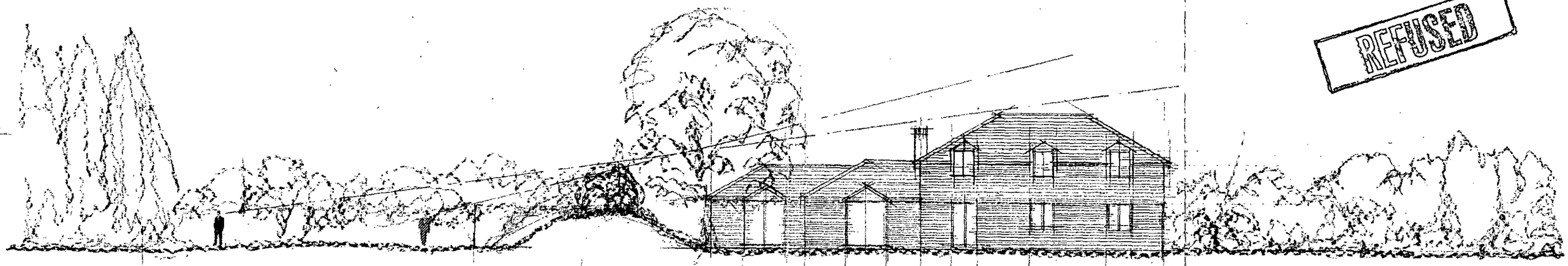
Rev:

**HALSON MACKLEY PARTNERSHIP**

Chartered Architect
4 Alexandra Road
Reading RG1 5PD
Tel: 0118 926 9555
Fax: 0118 926 9556

21.MAR2002 6199

REFUSED



EXISTING TREES
STAG LODGE / GOLF CLUB
BOUNDARY

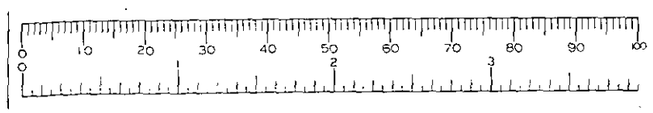
FENCE

2m HIGH PLANTING
ON 2m HIGH MOUND

EXISTING
OAK

HOUSE ONE FROM NORTH EAST - RUGBY CLUB CAR PARK

PLANTING TO NEW BOUNDARY
WITH EASTFIELDS

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Client: GRAHAM J DENTON

Project: PROPOSED HOUSES
LAND TO THE REAR : EASTFIELDS & STAG LODGE
OLD BATH ROAD SONNING BERKSHIRE

Drawing: HOUSE ONE : ELEVATION

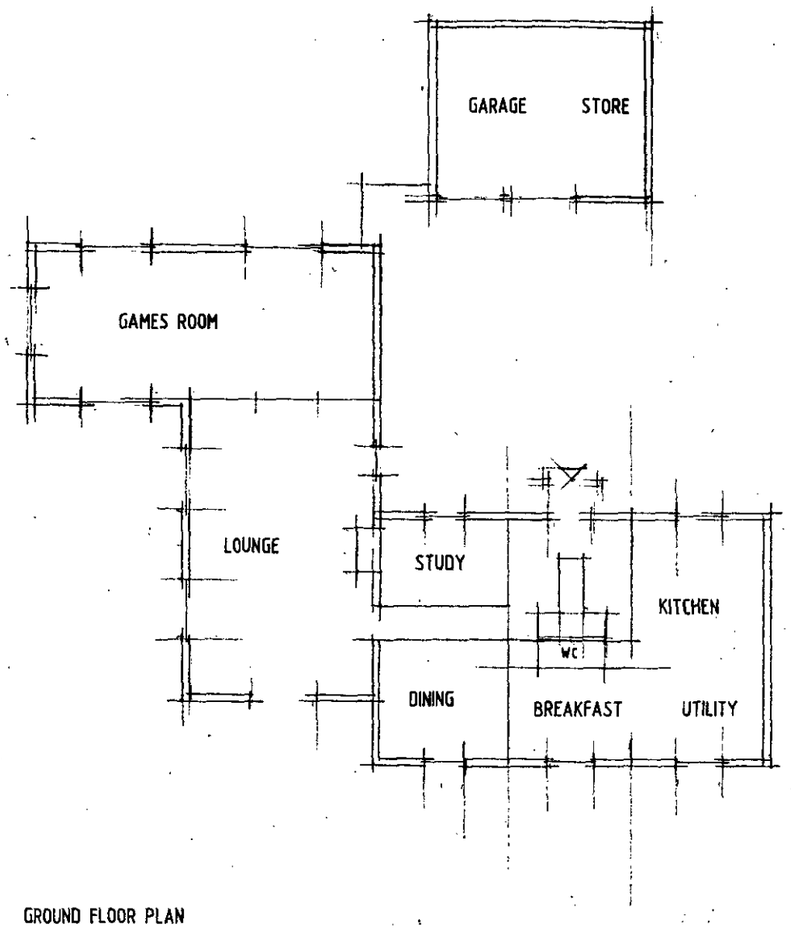
Scale: 1 : 200 Date: FEBRUARY 2002

Dwg.no: 96 : 1352 : A3 : 23 Rev:

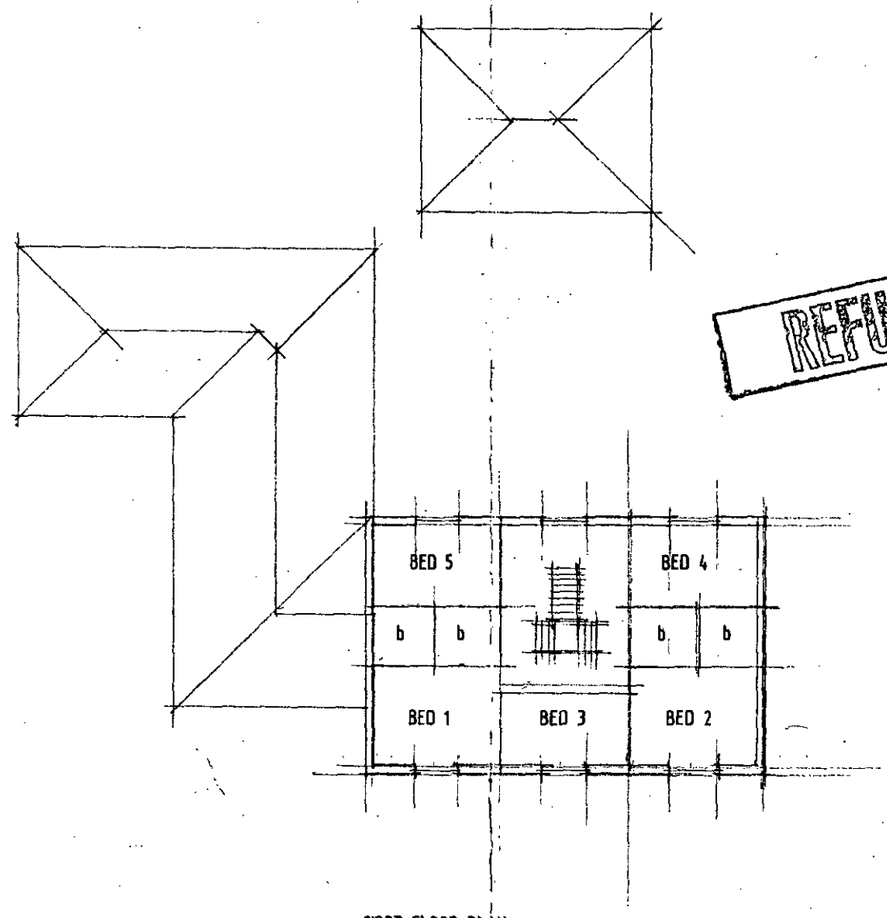
**HALSON MACKLEY PARTNERSHIP**

Chartered Architect
4 Alexandra Road
Reading RG1 5PD
Tel: 0118 926 9555
Fax: 0118 926 9556

21.MAR2002* 6199




GROUND FLOOR PLAN




FIRST FLOOR PLAN

REFUSED

0 10 20 30 40 50 60 70 80 90 100
0 2 3

All dimensions to be checked on site and the Architect notified of any discrepancy before the work is put in hand. All Copyrights reserved.

Client: GRAHAM J DENTON

Drawing: HOUSE ONE : FLOOR PLANS

Project: PROPOSED HOUSES
LAND TO THE REAR : EASTFIELDS & STAG LODGE
OLD BATH ROAD SONNING BERKSHIRE

Scale: 1 ; 200

Date: FEBRUARY 2002

Dwg.no: 96 : 1352 : A3 : 22

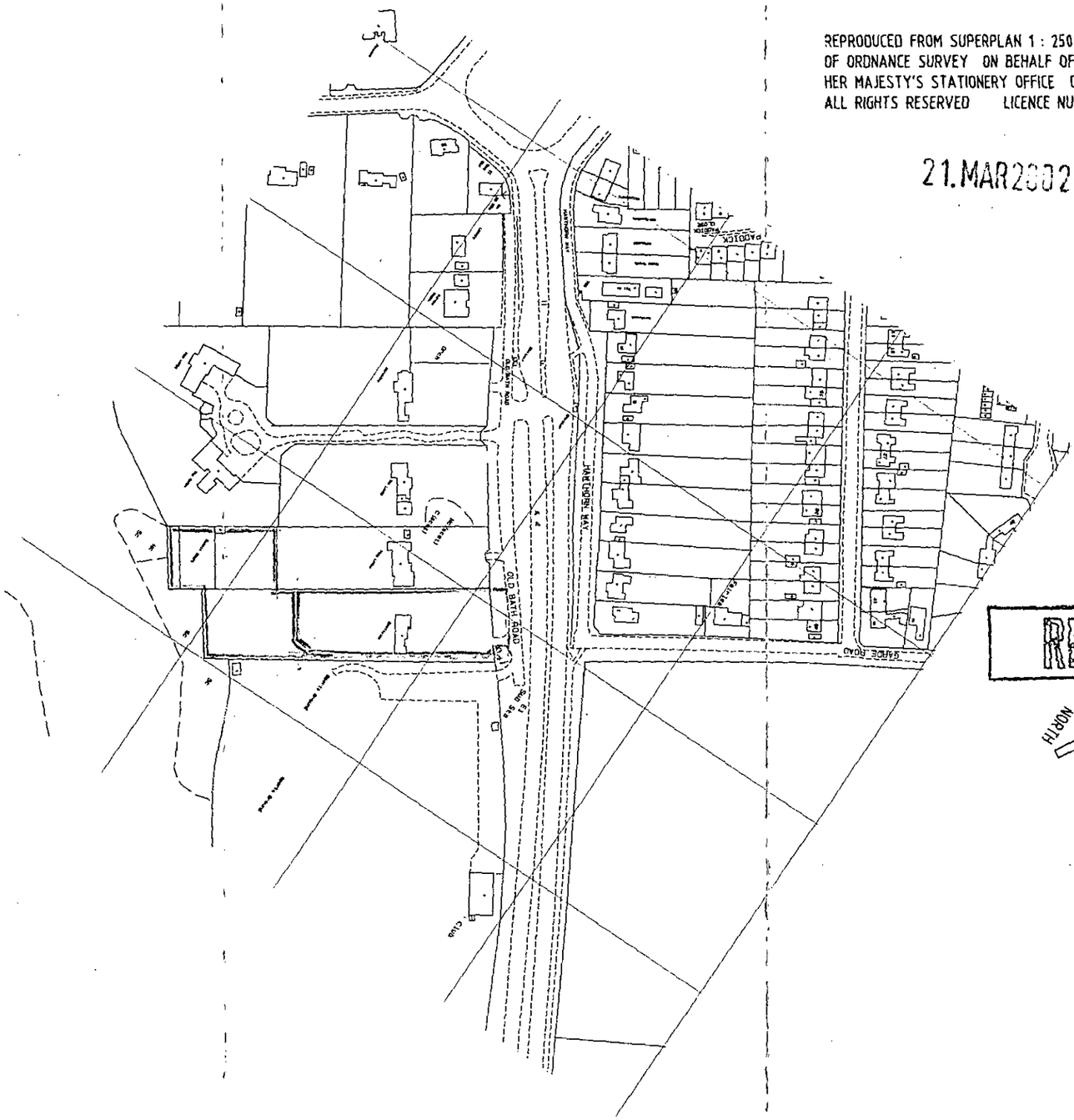
Rev:

HALSON MACKLEY PARTNERSHIP

Chartered Architect
4 Alexandra Road
Reading RG1 5PD
Tel: 0118 926 9555
Fax: 0118 926 9556

REPRODUCED FROM SUPERPLAN 1 : 2500 MAP BY PERMISSION OF ORDNANCE SURVEY ON BEHALF OF THE CONTROLLER OF HER MAJESTY'S STATIONERY OFFICE © CROWN COPYRIGHT ALL RIGHTS RESERVED LICENCE NUMBER AR 100006278

21.MAR2002 6199




REFUSED

0 10 20 30 40 50 60 70 80 90 100

All dimensions to be checked on site and the Architect notified of any discrepancy before the work is put in hand. All Copyrights reserved.

Client: GRAHAM J DENTON

Project: PROPOSED HOUSES
LAND TO THE REAR : EASTFIELDS & STAG LODGE
OLD BATH ROAD SONNING BERKSHIRE

Drawing: LOCATION PLAN

Scale: 1 : 2500 Date: FEBRUARY 2002

Dwg.no: 96 : 1352 : A3 : 20 Rev:

**HALSON MACKLEY PARTNERSHIP**

Chartered Architect
4 Alexandra Road
Reading RG1 5PD
Tel: 0118 926 9555
Fax: 0118 926 9556

EDM

Leaders in Electronic
Document Management

FILE 2

F/2002/6199

EDM

Leaders in Electronic
Document Management

# INFORMAL HEARING APPEAL

ALLOWED 17/06/03

CASE OFFICER: AO

APPLICATION NUMBER: 6199

APPELLANT: Mr G Denton

SITE: Land rear of Eastfields & Stag Lodge, Old Bath Rd, Sonning

APPEAL REF: APP/X0360/A/02/1101448

START DATE: 21/10/02

DATE OF HEARING 13/05/03. - CR4.

| Progress Record | Date Actioned | Initials | |
|---|---|---|---|
| Appeal Logged: | 23/10/02 | | |
| Entered on Access: | 23/10/02 | DG | |
| **Notification Letters Due:** | **04/11/02** | | |
| Notification Letters Sent: | 25/10/02 | DC | |
| **Questionnaire Due:** | **04/11/02** | | |
| Questionnaire Sent: | 25/10/02 | DC | |
| Venue Booked: | CR4. | | |
| **Statement Due:** | **02/12/02** | | |
| Checked by Team Leader: | | | |
| Statement Sent: | 20/11/02 | DC | |
| **Comments Due:** | 23/12/02 | | |
| **Comments Sent:** | 09/12/02 | DG | - UPDATE WDLP. |
| Hearing Date Notification sent: | 23/04/03 | DG | |
| Decision Letter circulated: | 18/06/03 | DC | |
| Decision entered on Access. | 18/06/03 | DG | |

# INFORMAL HEARING APPEAL

ALLOWED 17/06/03

CASE OFFICER: AO

APPLICATION NUMBER: 6199

APPELLANT: Mr G Denton

SITE: Land rear of Eastfields & Stag Lodge, Old Bath Rd, Sonning

APPEAL REF: APP/X0360/A/02/1101448

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| **Comments Sent:** | 09/12/02 | DG |
| Hearing Date Notification sent: | 23/04/03 | DG. |
| Decision Letter circulated: | 18/06/03 | DG |
| Decision entered on Access. | 18/06/03 | DG |

- UPDATE WDLP.

15

# Appeal Decision

Hearing & site visit held on 13 May 2003

**by Richard Merelie** MSc DipTP MRTPI

**an Inspector appointed by the First Secretary of State**

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

Date

17 JUN 2003

**Appeal Ref: APP/X0360/A/02/1101448**
**Land to the rear of Eastfields & Stag Lodge, Old Bath Road, Sonning, Reading**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant outline planning permission.
- The appeal is made by Mr G Denton against the decision of Wokingham District Council.
- The application (Ref. O/2002/6199), dated 19 March 2002, was refused by notice dated 2 May 2002.
- The development proposed is the erection of 2 detached dwellings with new access road.

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

## Background

1. On 18 August 1997 an appeal for outline planning permission was dismissed relating to the erection of a detached house and garage and formation of a private access on land at Eastfields, Ref. T/APP/H0330/A/97/279385/P9. The proposed house in that appeal would have been 2 full storeys in height.

2. Since the current appeal was submitted on 11 October 2002, the Council granted conditional outline planning permission on 12 December 2002 for the erection of 2 dwellings and the provision of a new access on the appeal site.

3. In the approved scheme, the proposed dwelling on plot 1 to the rear of Eastfields would be single storey, whereas in the current appeal scheme it would be mainly single storey and partly 2 storeys. The first floor rooms would be partly built into the roof area in order to reduce the effective height of the 2 storey section. The ridge height of the approved dwelling on plot 1 would be about 5 metres and that of the 2 storey section of the currently proposed dwelling on plot 1 would be about 7.2 metres.

## Main Issue

4. I consider the main issue to be whether the appeal proposal would demonstrably harm the character and appearance of the locality.

## Planning Policy

5. The development plan for the area comprises the 1995 adopted Berkshire Structure Plan and the 1995 adopted Loddon Area Local Plan.

6. Structure plan policy EN1 seeks to protect the character and quality of the environment within built-up areas.

7. Local plan policy LH1 sets out criteria for considering proposed housing developments on unidentified sites within defined settlements. Proposals should have no significant adverse

16. Some judicious extra planting along the south east boundary would further screen the proposed dwelling, though I agree with the Council that extending the existing mound would be inappropriate, as it is a somewhat alien feature in this setting.

17. From the car park and playing fields adjacent to the north east, the proposed dwelling on plot 1 would be likely to be more visible as there is limited existing vegetation within the appeal site along the south east end of that boundary. Nonetheless, in my assessment, the dwelling would not be especially intrusive from those vantage points. And again some judicious planting within the plot would help to screen the proposed dwelling, perhaps with some semi mature trees for immediate effect.

18. Furthermore, the difference in height between the permitted single storey dwelling and the one now proposed on plot 1 would be only 2.2 metres over a relatively small section of roof. Such a difference is unlikely to be perceived from much of the car park and playing fields taking account of the distances involved. Overall, therefore, I do not consider that the 2 proposed appeal dwellings would result in a hard urban edge to this part of the settlement boundary, as feared by the Council.

19. My concern is more with the potential impact of the proposed access driveway on the substantial vegetation along the middle section of the north east boundary of the appeal site, that is between the house Eastfields and the north west boundary of plot 1. The proposed access driveway would run adjacent to the north east boundary and would therefore be likely to require the removal of a significant number of trees and shrubs, thus exposing Eastfields to view from the car park and playing fields, with consequent urbanising effect on the locality.

20. The scheme recently approved by the Council overcomes this problem by moving the access driveway away from the boundary, further into the grounds of Eastfields, and by the provision of a 3 metres wide planting bund. The permitted scheme is also subject to the condition that the access driveway shall have a minimum width of 4.1 metres over its entire length, whereas in the appeal scheme the proposed width would be 4 metres.

21. At the site visit, it was observed that there was a pinch point along the proposed access driveway adjacent to Eastfields' side garage. It was also confirmed that the proposed access off Old Bath Road was in the same position as the existing access to Eastfields, but that the proposed alternative access to Eastfields shown on the appeal drawings did not lie within the appeal site or form part of the appeal application.

22. To compound the difficulties, the Council's suggested condition requiring the existing vehicular access to Eastfields to be stopped up and abandoned would negate the proposed access to the 2 proposed new dwellings and leave Eastfields without a vehicular access.

23. In my view, the most pragmatic way around these matters, without prejudice to either the appellant or the Council, would be for the means of access to be considered as a reserved matter. In coming to that view, I recognise that a "kinked" access driveway would intrude more into the rear garden of Eastfields, but no additional planting along this middle section of the north east boundary would be necessary.

24. Subject to that caveat, I conclude from the above and my observations that the appeal proposal would not conflict with the adopted or emerging development plan polices that seek to protect the character and appearance of an area.

terms of the application Ref. O/2002/6199 dated 19 March 2002, and the plans submitted therewith, subject to the following conditions:

1) Approval of the details of the external appearance of the buildings, the means of access thereto and the landscaping of the site (hereinafter called "the reserved matters") shall be obtained from the local planning authority in writing before any development is commenced.

2) Plans and particulars of the reserved matters referred to in condition 1 above, relating to the external appearance of the buildings to be erected, the means of access to the site and the landscaping of the site, shall be submitted in writing to the local planning authority and shall be carried out as approved.

3) Application for approval of the reserved matters shall be made to the local planning authority before the expiration of three years from the date of this permission.

4) The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

5) The means of access shall be from Old Bath Road and the access drive shall be 4.1 metres wide except for any variations allowed for by the approved plans and particulars under condition 2.

6) The landscaping scheme shall include indications of all existing trees and shrubs on the land and details of any to be retained together with measures for their protection during the construction period of the development hereby permitted, and a programme of implementation.

7) Any trees or plants which within a period of 5 years from the completion of the approved landscaping scheme die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

8) Construction works and site preparation works related to the development hereby permitted shall not take place other than between 0800 and 1900 hours on Mondays to Fridays and between 0800 to 1330 hours on Saturdays, and at no time on Sundays or National Holidays.

9) Prior to the commencement of development, details of the slab levels of the permitted buildings shall be submitted to and approved in writing by the local planning authority. The constructed development shall not vary from the approved levels.

10) Prior to the commencement of development, details of surface water control measures shall be submitted to and approved in writing by the local planning authority. The measures shall be carried out in accordance with the approved details, prior to occupation of the dwellings hereby approved.

**Information**

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

APPEARANCES

FOR THE LOCAL PLANNING AUTHORITY:

| | |
|---|---|
| Angela Odell BA(Hons) MPhil MRTPI | Planning Officer |

FOR THE APPELLANT:

| | |
|---|---|
| David Denham BSc FRICS DipTP MRPTI | Denham & Co |
| Graham Denton | Appellant |

DOCUMENTS

| | | |
|---|---|---|
| Document | 1 | List of persons present at the hearing. |
| Document | 2 | Notice of hearing and list of persons notified. |
| Document | 3 | Council's statement and appendices. |
| Document | 4 | Appellant's statement and appendices. |
| Document | 5 | Outline planning permission O/2002/7605 with drawings. |

PLANS

| | | |
|---|---|---|
| Plan | A | Set of appeal application drawings. |

# The Planning Inspectorate

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

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

GTN 1371-6079

PLANNING SERVICES 7018
DG
FILE:

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

Your Ref: O/2002/6199

Our Ref: APP/X0360/A/02/1101448

Date: 17 June 2003

Dear Madam

**TOWN & COUNTRY PLANNING ACT 1990**
**APPEAL BY MR G DENTON**
**SITE AT LAND REAR OF EASTFIELDS, & STAG LODGE, OLD BATH ROAD, SONNING, READING, BERKSHIRE**

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

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

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

Phone No. 0117 372 8252

Fax No. 0117 372 8139

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

Yours faithfully

cc Mrs Margaret Pocock

COVERDL1

# The Planning Inspectorate

3/23 Hawk Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
http://www.planning-inspectorate.gov.uk

Direct Line 0117-3728775
Switchboard 0117-3728000
Fax No 0117-3728804
GTN 1371-8775

63467

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

Your Ref: O/2002/6199

Our Ref: APP/X0360/A/02/1101448

Date: 20 November 2002

Dear Madam

**TOWN & COUNTRY PLANNING ACT 1990**
**APPEAL BY MR G DENTON**
**SITE AT LAND REAR OF EASTFIELDS, & STAG LODGE, OLD BATH ROAD, SONNING, READING, BERKSHIRE**

I am writing to advise you that the hearing into this appeal will start at 10:00 on Tuesday 13 May 2003 at the Council Offices, Shute End, Wokingham. Please arrange a car-parking space for the Inspector. Could you send the details, together with a location plan of the venue, to the case officer quoting our appeal reference number.

The name of the Inspector will be confirmed to you at a later date.

Please write to all those other than the appellant, with an interest in the land, and all those who made representations at the planning application stage i.e. including any interested third parties, telling them about the hearing details at least 2 weeks before the hearing date. Your letter should cover:

- An Inspector has been appointed by the Secretary of State to determine this appeal;
- The location of the site and a description of the development;
- Where your, and the appellant's, statements and future comments can be inspected;
- that they may attend the hearing, and at the Inspector's discretion, give their views;
- that we will send a copy of the decision letter only to those who ask for one in writing;
- what facilities are available for people with disabilities e.g. parking spaces, access and seating arrangements etc.

Tel: (0118) 974 6448 (Direct Line)

Fax: (0118) 974 6484

Date: November 21, 2002

My ref: O/2002/6199

Your ref: APP/X0360/A/02/1101448

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


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


Dear Mrs Pocock

**APPEAL BY: Mr G Denton**

**SITE: Land rear of Eastfields & Stag Lodge Old Bath Rd Sonning**

**HEARING DATE: 13/05/03**

Enclosed with this letter is a leaflet showing the venue for the Hearing & the car park recommended for the Inspector's use. Both are circled in red.

Please forward this letter & the leaflet to the Inspector concerned.

I hope this is helpful, and that the Inspector finds a parking space without a problem.

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant
**Enc.**

# The Planning Inspectorate

3/23 Hawk Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
http://www.planning-inspectorate.gov.uk

Direct Line 0117-3728901
Switchboard 0117-3728000
Fax No 0117-3728804
GTN 1371-8901



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

Your Ref: O/2002/6199

Our Ref: APP/X0360/A/02/1101448

Date: 3 April 2003

Dear Madam

**TOWN & COUNTRY PLANNING ACT 1990**
**APPEAL BY MR G DENTON**
**SITE AT LAND REAR OF EASTFIELDS, & STAG LODGE, OLD BATH ROAD, SONNING, READING, BERKSHIRE**

## NOTIFICATION OF INSPECTOR

I am writing to inform you that the Inspector appointed to hold the hearing into the above appeal will now be:

Mr Richard Merelie MSc DipTP MRTPI.

You have already been given notice of the arrangements for this hearing.

Yours faithfully

Mr Sean Robbins

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

206C

Tel. (0118) 974 6448 (Direct Line)
Date: April 23, 2003
My ref: O/2002/6199
Your ref: APP/X0360/A/03/1101448

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


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


Dear Mrs Pocock

**APPEAL BY: Mr G Denton**
**SITE: Land R/O Eastfields & Stag Lodge, Old Bath Rd, Sonning**

With reference to this appeal, I enclose 2 copies of the Hearing notification letter.

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date: November 20, 2002
My ref: O/2002/6199
Your ref: APP/X0360/A/02/1101448

Mrs M Pocock
The Planning Inspectorate
Room 3/03 Kite Wing
Temple Quay House
2 The Square
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Environmental Services Department
Planning Services
P.O. Box 157
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Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham


Dear Mrs Pocock

**APPEAL BY: Mr G Denton**
**SITE: Land rear of Eastfields & Stag Lodge, Old Bath Rd, Sonning**

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

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

# The Planning Inspectorate

3/23 Hawk Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
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Ms D Gumbrell (Planning Department)
Wokingham District Council
Po Box 157
Wokingham
Berkshire
RG41 1BN

Your Ref: O/2002/6199

Our Ref: APP/X0360/A/02/1101448

Date: 5 November 2002

Dear Madam

**TOWN & COUNTRY PLANNING ACT 1990**
**APPEAL BY MR G DENTON**
**SITE AT LAND REAR OF EASTFIELDS, & STAG LODGE, OLD BATH ROAD, SONNING, READING, BERKSHIRE**

CR4

I am writing to tell you that we propose to hold a hearing into this appeal at 10:00 on Tuesday 13 May 2003 at a venue to be arranged.

It is now our policy to allow only one refusal of a hearing date, before we fix a date, time and place for a hearing. If you refuse the date offered you should give a good reason for doing so.

If you cannot accept the date offered you may agree a reasonable alternative with the other party. The availability of the Inspector is a crucial factor in this process. We will let you know whether we can supply an Inspector for any date you agree between yourselves, but it must meet with our general aim of deciding appeals quickly.

You can reply to me by telephone or letter. If I do not hear from you by Thursday 14 November 2002, I will assume that the proposed hearing date is acceptable, and that you are not intending to negotiate an alternative hearing date with the other party.

You should not assume that the hearing date offered here is the one that will eventually go ahead. We will write to you again to confirm final arrangements.

Yours faithfully

KHallett

Miss Kate Hallett

**NB: Only correspondence concerning the hearing date (and venue) should be addressed to the above room. All other correspondence should be addressed to the case officer mentioned in the initial letter.**

Tel: (0118) 974 6448 (Direct Line)
Date: October 24, 2002
My ref: O/2002/6199
Your ref: APP/X0360/A/02/1101448

**WOKINGHAM UNITARY**
**Aiming for Excellence**

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


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


Dear Mrs Pocock

**APPEAL BY: G Denton**
**SITE: Land rear of Eastfields & Stag Lodge, Old Bath Rd, Sonning**

With reference to this appeal, I enclose a copy of the questionnaire & associated documents.
I have also sent copies to the appellant's agent.

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date. October 24, 2002
My ref: O/2002/6199
Your ref:DJD

**WOKINGHAM UNITARY**
**Aiming for Excellence**

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

Denham & Co
PO Box 4621
Henley- on Thames
RG9 6WD

Dear Sirs

**APPEAL BY:** **Mr G Denton**
**SITE:** **Land rear of Eastfields & Stag Lodge, Old Bath Rd, Sonning**

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

I have also sent copies to The Planning Inspectorate.

Yours faithfully

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

# The Planning Inspectorate

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

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

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DG ENF
23 OCT 2002
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Ms D Gumbrell (Planning Department)
Wokingham District Council
Po Box 157
Wokingham
Berkshire
RG41 1BN

Your Ref: O/2002/6199

Our Ref: APP/X0360/A/02/1101448

Date: 21 October 2002

Dear Madam

**TOWN & COUNTRY PLANNING ACT 1990**
**APPEAL BY MR G DENTON**
**SITE AT LAND REAR OF EASTFIELDS, & STAG LODGE, OLD BATH ROAD, SONNING, READING, BERKSHIRE**

We have decided that a hearing will be held into this appeal and we will now arrange a date.

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

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

The date of this letter is the **starting date** for the appeal.

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

**Within 2 weeks from the starting date -**

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

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

**Questionnaire**

The appeal questionnaire must be sent complete with copies of all necessary documents referred to in it. It is particularly essential to us that details of all relevant development plan policies are included with the questionnaire at this early stage.

**Hearing Statement**

In your hearing statement you will need to give full details of the case which you will put forward at the hearing. You must include copies of any documents, including copies of maps and plans, to which you intend to refer. Please also include a list of any conditions or limitations you would agree to, if the appeal were to be allowed. The format of a statement for hearing cases is in Annex 2(i) of DETR Circular 05/2000.

**Statutory parties**

'Statutory parties' are owners or tenants of the appeal site who made comments within the time limit on the application or appeal. You must give details of any statutory parties at application stage in reply to question 15e of the questionnaire. I will tell you about any statutory parties at appeal stage, before your hearing statement is due.

**Late Representations**

Comments or representations received after any of the time limits will normally be disregarded and we will send them back. Late representations will only be considered in extraordinary circumstances.

**Costs**

Costs can be awarded in hearing cases. If a hearing is subsequently adjourned because of the submission of late evidence, there is the possibility of a successful claim of costs. DOE Circular 8/93 gives more advice.

**Planning obligations - Section 106 agreements**

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

If you intend to rely on an obligation, a final draft must be submitted at least 10 working days before the date of a hearing. Obligations should be completed by the close of a hearing. An Inspector will not normally delay the issue of a decision to wait for the completion of an obligation.

**The Planning Inspectorate**

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

| For official use only |
| --- |
| Date received |

# PLANNING APPEAL FORM

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

**Please use a separate form for each appeal**

Your appeal and essential supporting documents must reach the Inspectorate within 6 months of the date shown on the Local Planning Authority's decision notice (or, for 'failure' appeals, within 6 months of the date by which they should have decided the application).

Before completing this form, please read our booklet 'Making your planning appeal' which was sent to you with this form.

**WARNING:** **If any of the 'Essential supporting documents' listed in Section J are not received by us within the 6 month period, the appeal will not be accepted.**

## A. APPELLANT DETAILS

The name of the person(s) making the appeal must be the same as on the planning application form.

Name Mr. G. Denton

Address Eastfields, Old Bath Road, Sonning, Berks RG4 6TQ.

Daytime phone no 01189 442061

Fax no 01189 187701.

Postcode

E-mail address

## B. AGENT DETAILS (if any)

Name Denham + Co.

Address P.O. Box 4621. Henley-on-Thames Oxon. RG9. 6WD.

Your reference DJD.

Daytime phone no 01494 880960.

Fax no 01494 880961.

Postcode

E-mail address denhamandco@waitrose.com.

## C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the LPA Wokingham D.C.

LPA's application reference no O/2002/6199.

Date of the planning application 19/3/02.

Date of LPA's decision notice (if issued) 02/05/2002.

## D. APPEAL SITE ADDRESS

Address Land rear of 'Eastfields' & 'Stag Lodge' Old Bath Road, Sonning, nr. Reading Berks

Postcode RG4 6TQ.

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

## E. DESCRIPTION OF THE DEVELOPMENT

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

Provision of access road & erection of 2 detached dwellings - extend existing planting mound. (outline application)

Size of the whole appeal site (in hectares) 0.35 ha.

Area of floor space of proposed development (in square metres) 690 m².

## F. REASON FOR THE APPEAL

**This appeal is against the decision of the LPA to:**

*Please tick **one** box only* ✔

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

**or**

6. The failure of the LPA to give notice of its decision within the appropriate period (usually 8 weeks) of an application for permission or approval. ☐

## G. CHOICE OF PROCEDURE

### CHOOSE ONE PROCEDURE ONLY

Appeals dealt with by written representations are usually decided more quickly than by the hearing or inquiry methods. It is important that you read our booklet 'Making your planning appeal' about the various procedures used to determine planning appeals.

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

*Please tick **one** box only* ✔

**1. WRITTEN REPRESENTATIONS** ☐

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

**2. HEARING** ☑

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

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

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

**3. INQUIRY** ☐

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

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



***Please turn over***

## H. GROUNDS OF APPEAL

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

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

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

Please continue on a separate sheet if necessary.

1. The proposals would not be detrimental to the visual amenity & character of the area, or have an 'urbanising' impact on the countryside and countryside beyond. The site does not adjoin countryside. Two sides adjoin existing houses & a major road, one side adjoins a 'rugby club car park, and only part adjoins a golf course.
2. The site is well screened by existing vegetation, including a low mound with planting, and it is proposed to extend this low mounding. The proposed dwellings will not impact in any way upon adjacent leisure uses.
3. The proposed dwellings would be mainly single storey, with one 2-storey section, partly within the roof space. The cross-sections submitted with the application clearly show that even the rooftops would be above eye level.
4. This form of development has been built at adjacent Lane, and another site nearby in Pound Lane has been developed in depth, adjacent

H. GROUNDS OF APPEAL (continued)

to open land. There are no valid reasons why this proposal should not be permitted.

5. There is a need for more housing land in Wokingham District.



Please turn over

## I. APPEAL SITE OWNERSHIP DETAILS

**We need to know who owns the appeal site. If you do not own the appeal site or if you own only a part of it, we need to know the name(s) of the owner(s) or part owner(s). We also need to be sure that any other owner knows that you have made an appeal. YOU MUST TICK WHICH OF THE CERTIFICATES APPLIES.** *Please read the enclosed Guidance Notes if in doubt.*

**If you are the sole owner of the whole appeal site, Certificate A will apply:** *Please tick **one** box only* ✔

### CERTIFICATE A

☐

I certify that, on the day 21 days before the date of this appeal, nobody, except the appellant, was the owner (see Note (i) of the *Guidance Notes* for a definition) of any part of the land to which the appeal relates:

Mr. Denton is part owner.

*OR*

### CERTIFICATE B

☑

I certify that the appellant (or the agent) has given the requisite notice to everyone else who, on the day 21 days before the date of this appeal, was the owner (see Note (i) of the *Guidance Notes* for a definition) of any part of the land to which the appeal relates, as listed below:

| Owner's name | Address at which the notice was served | Date the notice was served |
|---|---|---|
| Mr & Mrs G. Hoddle | Stag Lodge, Old Bath Road, Sonning | 10/10/02. |
| | | |
| | | |

### CERTIFICATES C and D

☐

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

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

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

✔

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

*OR*

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

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

## K. PLEASE SIGN BELOW

**Signed forms together with all supporting documents must be received by us within the 6 month time limit)**

1. I confirm that I have sent a copy of this appeal form and relevant documents to the LPA *(if you do not, your appeal will not normally be accepted).*
2. I confirm that all sections have been fully completed and that the details of the ownership (section I) are correct to the best of my knowledge.

Signature Denham + Co. (on behalf of) G. Denton.

Name (in capitals) DENHAM + CO. Date 12/10/02.

The Planning Inspectorate is registered under the Data Protection Act to hold personal data supplied by you.

*NOW SEND:*

- **1 COPY to us at:**
  The Planning Inspectorate
  Customer Support Unit
  Temple Quay House
  2 The Square
  Temple Quay
  BRISTOL
  BS1 6PN

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

- **1 COPY to the LPA**
  Send a copy of the appeal form to the address from which the decision notice was sent (or to the address shown on any letters received from the LPA). There is no need to send them all the documents again, send them any supporting documents not previously sent as part of the application. If you do not send them a copy of this form and documents, we may not accept your appeal.

- **1 COPY for you to keep**

When we receive your appeal form, we will:

1) Tell you if it is valid and who is dealing with it.
2) Tell you and the LPA the procedure for your appeal.
3) Tell you the timetable for us receiving further information or representations.

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

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

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

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**WOKINGHAM DISTRICT COUNCIL**

TOWN AND COUNTRY PLANNING ACT 1990

**APPEAL BY: Mr G Denton**
**SITE: Land rear of Eastfields & Stag Lodge, Old Bath Rd, Sonning**
**APPLICATION NO.: 6199**
**PROPOSAL: Outline application for the proposed erection of 2 dwellings with new access road**

LIST OF PERSONS CIRCULATED WITH NOTICE OF APPEAL

District Councillor(s) for Sonning

Mr N Rose

Clerk(s) of Parish / Town Council of Sonning

Mrs L Bates, Council Office, Pearson Rd, Sonning, Reading RG4 6UL

Environmental Services Department, Engineering Services, Wokingham District Council, PO Box 157, Council Offices, Shute End, WOKINGHAM, Berkshire, RG40 1WR

Environment Agency, Swift House, Frimley Business Park, Camberley, Surrey GU16 7SQ
fao Paul Busing. Ref; SU77SE/22/19

Environmental Design, WDC

# Denham & Co

**CHARTERED SURVEYORS**
**CHARTERED TOWN PLANNERS**
**ARCHITECTURAL DESIGNERS**

**David J Denham BSc FRICS Dip TP MRTPI**

**P O Box 4621**
**Henley-On-Thames**
**RG9 6WD**

**Tel: (01494) 880960**
**Fax: (01494) 880961**
**e-mail: denhamandco@waitrose.com**
**VAT Reg. No: 362 5516 56**

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CS
14 OCT 2002
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Ref: DD/ss/oct/wokinghamdc

11 October 2002

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

For the attention of Mrs Odell

Dear Mrs Odell

**Planning Application No. 0/2002/6199 - Appeal**

I have lodged an appeal against the refusal of permission on the previous application (not the application that you are dealing with at the present time).

I enclose herewith a copy of the appeal form as required under the regulations.

We have had to lodge this appeal because the six months period is about to expire and I need to protect my client's position. We are hopeful however that the matter can be resolved by the approval of the current application.

In that regard I have tried to speak to Miss Brimble but she is away until Monday 14th October. We will obviously try to resolve those points which she has made regarding the screening of the site.

I will come back to you as soon as possible when I have spoken to Miss Brimble.

Yours sincerely

David Denham

**David Denham**
Enc

Fairlea

El Sub Sta

HAMHORN WAY

A4

OLD BATH ROAD

Car Park

Sports Ground

Eastlands

Stag Lodge

The Lawns

Birchley

Tennis Court

The Range

Rad Lodge

POUND LANE

Appeal Site

Settlement Boundary

Pound Lane Scheme

West Court.

Sonning Golf Course

# PLAN DJD/1

**Denham & Co.**
**Consultant Town Planners**
**Scale 1:1250**

# PLANNING APPEAL

by

**MR. G. DENTON**

**Land r/o "Eastfields" & "Stag Lodge"**

**Old Bath Road, Sonning**

**Nr. Reading, Berkshire**

# HEARING STATEMENT

**Appn. Ref:- 0/2002/6199**
**Appeal Ref:- APP/X0360/A/02/1101448**

**Denham & Co.**
**Chartered Surveyors**
**Chartered Town Planners**

**November 2002**

# HEARING STATEMENT

## Land r/o "Eastfields" & "Stag Lodge"

## Old Bath Road, Sonning, Nr. Reading, Berkshire

### 1. Introduction

1.1 This appeal is submitted on behalf of Mr. G. Denton, owner of Eastfields, Old Bath Road, Sonning. Mr. Denton acts on behalf of and with the consent of the owners of the adjoining property Stag Lodge (Mr. & Mrs. Hoddle).

1.2 Mr. Denton has lived at Eastfields with his wife and small children for some years, as have Mr. & Mrs. Hoddle at Stag Lodge. These two properties have extremely long rear gardens - in the case of Stag Lodge the garden is 110 metres deep from behind the rear facade of the house and in the case of Eastfields it is about 92 metres deep. These gardens are too large for one person to maintain and gardeners are difficult to find locally and are expensive to employ. The owners therefore wish to dispose of part of the land at the rear of their houses so that they can be developed into two dwellings similar to those built at the rear of The Lawns and Birchley.

### 2. Description of Appeal Site and Surroundings

2.1 The appeal site comprises an area of 0.35 hectares and is formed from a combination of two parts of the back gardens of Eastfields and Stag Lodge.

2.2 Eastfields and Stag Lodge are two of a short row of four large detached dwellings fronting on to Old Bath Road, near Sonning.

Old Bath Road is part of the original A4 London to Bristol road and has now been superseded by the new A4 Bath Road which is a dual carriage way at this point. At the eastern end of Old Bath Road is a gated access to a rugby club sports ground with car park. Old Bath Road is now a service road which is a cul-de-sac at both ends. The appeal site lies roughly mid way between the towns of Maidenhead and Reading.

2.3 Two dwellings have been built on land to the rear of The Lawns and Birchley served by a private drive from Old Bath Road, (Red Lodge and The Range).

2.4 Eastfields has recently been extended and enlarged. The north eastern boundary of Eastfields adjoins a Rugby Club Sports Ground and there is a car park and access road running along side the N.E. boundary between Eastfields and the Rugby Club ground. The rear (south eastern boundary) of both the appeal properties adjoin part of the Sonning Golf Club course (7th fairway).

2.5 Remaining properties in Old Bath Road comprise mainly smaller detached houses on relatively small plots. On the opposite side of the Bath Road is residential development in Hawthorn Way and this comprises mainly smaller detached houses with one or two semi-detached.

2.6 To the west of the appeal site there is a roundabout on the A4. Pound Lane runs south eastwards from this roundabout. A number of larger detached houses have been redeveloped within the last two years quite close to the roundabout and the original larger dwellings have been demolished and considerably smaller detached houses on small plots have been built in their place. This has brought development much closer to the boundary of the residential area with the Golf Club.

2.7 The areas to the south of the A4 Bath Road have been evolving in the last few years with the larger detached dwellings becoming redeveloped for smaller houses.

This proposal would retain two of the larger houses which have considerable character (Eastfields and Stag Lodge) but would make more efficient use of the land which they occupy, without a total redevelopment. This would retain the character of this very low density part of Old Bath Road.

## 3. Appeal Application

3.1 The appeal proposals comprise an outline application which was submitted on the 19th March 2002. The application was accompanied by various illustrative drawings including a site layout plan, two house type floor plans, a location plan and two cross section plans indicating proposed earth mounding and landscaping and indicating the proposed height of the buildings and relationship to the golf course and golf club boundary.

3.2 The application requested approval of the means of access, siting, and design to be approved as part of the application. The reserved matters would be the external appearance of the proposed dwellings and landscaping.

3.3 The proposed means of access is a driveway between the flank wall of Eastfields and the Rugby Club car park. This would branch off into two driveways to serve the two dwellings. Indicative planting was shown on both sides of this proposed new access.

3.4 So far as siting is concerned, the position of the proposed two dwellings was indicated on the site plan, including the proposed double garages.

3.5 As this proposal concerns development of back land and the relationship with adjoining dwellings was important, floor plans were submitted for each of the two dwellings. The house on Plot 1 would be largely single storey with only one part of the house being on the first floor. Also the first floor rooms would be partly built into the roof area which would reduce the effective height of the two storey section. This was to reduce its visibility from the golf course and also to prevent overlooking of adjoining properties.

3.6 So far as the house on Plot 2 is concerned, this would again be mainly single storey with a two storey section containing bedrooms, but these would again be partly built into the roof structure.

3.7 This is clearly indicated on the two cross section plans.

3.8 It was felt therefore that the design of the two dwellings could be suitably fixed at outline stage which would protect surrounding amenities, whilst ensuring that the type and size of dwelling was appropriate and in character with existing dwellings on adjacent land and also appropriate to the area.

3.9 The external appearance (elevations and facing materials) would however be reserved for detailed approval.

3.10 The application was accompanied by a detailed letter dated 20th March (see appeal documents) dealing with all of the planning issues. Reference was made in the letter to a previous appeal decision on land at the rear of Eastfields for one dwelling which was dismissed and the comments of the previous Inspector (see this statement - planning history).

3.11 Reference was also made in the letter to changes in the planning situation since the previous appeal decision in 1997. Further reference was also made to an appeal decision on another site in Twyford nearby and recent planning permissions on nearby sites where similar issues were involved.

3.12 The application was refused permission by notice dated 2nd May 2002 for the following reason:

1. The proposed two dwellings by virtue of their siting, scale and massing would be detrimental to the visual amenity and character of the area and have an urbanising impact on the countryside and the countryside beyond. As such, the proposal is considered to be contrary to Policies LH1, LBE1, LBE2, LTV4, LTV5 and LTV6 of the Loddon Area Local Plan, Policies EN1 and OS1 of the Berkshire Structure Plan, and to Policies WBE1, WOS2, WLL7 and WH1 of the Wokingham District Local Plan (Deposit Draft).

## 4. Planning History

4.1 The two existing dwellings would have been built on the land in the early part of the last century.

4.2 Planning application was submitted by Mr. Denton in 1997 (reference 97/64894/0) for outline planning permission for the erection of one detached house and garage and formation of a private access on land at Eastfields, Old Bath Road, Sonning. Planning permission was refused and an appeal was lodged. The appeal was determined and a decision letter was issued on the 18th August 1997. A copy of the appeal decision is attached as Document 1. It will be noted that in para. 2 of the decision letter the Inspector stated that the main issue in the appeal was the effect of the proposed new house on the character and appearance of the area.

4.3 The Inspector referred in paragraph 4 to the fact that planning permission was granted in 1993 for a substantial extension to the property and construction of a new double garage but this had not been implemented.

4.4 In para 6. the Inspector states that views of the proposed house from the nearby road would be largely screened by the existing houses and garden and roadside vegetation. However, the house would be clearly visible from the adjoining playing fields to the north east and the fairways of the Sonning Golf Club which run to the south and east of the houses fronting Old Bath Road and the sports ground.

4.5 The Inspector also stated:

*"Whilst the proposed house would be within the present garden curtilage, it would be remote from the other houses in the group which, with the exception of Red Lodge and The Range are much closer to the road. There is only limited screening between the proposed new house and the fairways and the sports ground and, in my opinion, the effect of the proposals when viewed from these aspects would be to both intensify and extend the built development away from the roadside towards the open landscape to the south. As such I consider the proposed new house would be detrimental to the character and appearance of the area and, by virtue of its inappropriate siting, in conflict with Policy LBE2 of the Local Plan".*

4.6 At that time the Council had raised concerns about the proximity of the proposed new driveway to the existing house and the potential for traffic to disturb the occupiers. However, the Inspector did not give any support to this issue and stated that he did not consider that the occupiers of the existing house would be unreasonably disturbed (para. 7).

4.7 In para. 9 the Inspector confirmed that the site is within the settlement boundary for Woodley / Sonning.

4.8 Finally in para.10 the Inspector said

*"In conclusion, whilst I find no issue with respect to the relationship between the proposed house and driveway and the existing house, I nonetheless find that the proposed house would be prominent when viewed from the south and east. It would intensify development away from the roadside towards the open landscape and would be out of keeping with the established character of the area. As such I find the proposals contrary to the Development Plan".*

4.9 Since 1997 the planning situation has changed considerably. Firstly, the Council have published the new Deposit Draft of the Wokingham District Plan and this has been subject to a number of Local Plan inquiries. This will be dealt with in a later section of the statement, but essentially the Council's proposals to deal with their housing requirements by designation of a large expansion scheme for 3,000 dwellings near Grazely have been rejected by the Local Plan Inspector, and they will now have to find these additional dwellings within the existing urban areas.

4.10 Secondly the Council granted planning permission in 2001 for the redevelopment of numbers 97 - 99 Pound Lane which back on to Red Lodge for five detached houses (see Document 2). This approval followed an appeal decision of 6th October 2002 (see also Document 2) which dealt with an application for demolition of the existing two houses and garages and erection of eight detached houses with garages. That appeal was dismissed, but the Inspector found no serious harm would arise to the physical character of the area by this proposed development.

It is therefore clear that taking into account this and development on the opposite side of Pound Lane on the corner of West Drive indicates that the whole character of this part of Sonning / Woodley is rapidly changing.

Although the Inspector was not prepared to grant permission for eight dwellings, clearly the principle of redevelopment of these two plots was considered acceptable. Ultimately the Council granted planning permission for redevelopment of the site for five dwellings, which included development of the back land.

4.11 Similarly an appeal was allowed and planning permission granted for the demolition of No. 70 Wargrave Road, Twyford and the erection of a replacement house and two new bungalows to the rear with a new access (see Document 3). This was in November 2000. It can be seen from the approval site layout plan that this again involved development of back land on a substantially smaller section of land.

4.12 Subject to better screening and landscaping and reduction in the height of the proposed dwellings we see no reason why planning consent should not be granted in view of the changes to the character of the locality, and important modifications to the scheme.

4.13 Since the refusal of permission which is the subject of this appeal, a further meeting took place with the Planning Officer who was at that time dealing with the applications, Kerrin Lythgow.

4.14 As a result of this a further application for two dwellings with slightly modified design and location has been submitted and currently is still under consideration (Reference AO/0/2002/7605).

## 5. Planning Policy Background

5.1 Loddon Area Local Plan

The Approved and Adopted Development Plan for this area comprises the Loddon Area Local Plan and the Berkshire Structure Plan 1991-2006, both were adopted in 1995.

5.2 Berkshire County Council no longer exists and the Berkshire Structure Plan is gradually being replaced by various UDP's.

5.3 On the Proposals Map of the Local Plan the whole of the curtilage of Eastfields and Stag Lodge are shown to be within an Identified Settlement (see Plan DJD1). The land to the north east and south is part of an area allocated for the "Separation of Settlements", sometimes known as strategic gap land.

5.4 Policy LTV1 - "Identified Settlements" states:

*"WITHIN THE IDENTIFIED SETTLEMENTS AS LISTED BELOW AND AS SHOWN ON THE PROPOSALS MAP, DEVELOPMENTS WILL NORMALLY BE ALLOWED, SUBJECT TO THE PROVISIONS OF OTHER POLICIES CONTAINED IN THIS PLAN. THE IDENTIFIED SETTLEMENTS ARE:*

*EARLEY / SONNING / WOODLEY (all others omitted)."*

5.5 There is no reason in principle therefore why this development should not be permitted as it is on land within the settlement boundary.

5.6 In the section on housing the Local Plan states:

*"In recent years a significant amount of housing development has taken place on small plots of land (generally of less than 0.4 hectares) which have not been specifically earmarked for house building by the planning authority..... such development allows for an increase in the diversity of housing in a particular settlement area."*

5.7 Policy LH1 Housing Development on Unidentified Sites states:

*"Within the identified settlements residential development in the form of infilling, rounding off and redevelopment generally will be considered favourably subject to local environmental constraints and other provisions of this Plan.*

*In interpreting this policy, the District Council will particularly wish to ensure that the following criteria (which are amplified in other policies where indicated) are complied with:*

*(A) The Protection of Open and Wooded Areas, gaps and garden areas which are important to the character of the settlement concerned (Policy LTV6 and various specific policies).*

*(B) No significant adverse effect on the character of the area (Policies LTV6, LBE1 and LBE2).*

*(C) No significant adverse effect on settlement boundaries and the surrounding countryside (Policy LTV5).*

*(D) No loss of public open space or recreational facilities (Policy LR4).*

*(E) The provision of adequate garden areas, space about buildings and off street parking for all new dwellings.*

*(F) The presence of adequate local highway capacity to cater for traffic generated by the development."*

5.8 In this particular case, criteria D, E and F are not relevant. So far as criterion A is concerned this is only part of two enclosed residential gardens, but it is not open to general view and is well screened. It does not therefore have any important character so far as the settlement is concerned.

5.9 With regard to B, this states that there must be a "significant adverse effect on the character of the area". In view of the proposed new mounding and screening and reduction in the height of the dwellings, it cannot be argued that the proposals would have a "significant adverse effect on the character of the area". It is unlikely that much, if anything, of the proposed dwellings will be visible from the surrounding area.

5.10 The same factors apply to criterion C. These two properties lie adjacent to the boundary of the settlement and the gap area, but no significant adverse effect would result to the settlement boundaries for the reasons specified above.

5.11 The refusal notice refers to a conflict with policies LBE1 and LBE2 (See Document 4).

5.12 These policies refer to the design of new development. We cannot accept that there will be anything inappropriate about these proposed dwellings. The scheme has been purpose designed so as not to be intrusive and none of the criteria in these two policies would be offended by these proposals.

5.13 The refusal notice also refers to Policy LTV4, LTV5 and LTV6. So far as LTV4 is concerned these proposals would strengthen the natural boundaries by additional mounding and planting.

5.14 With regard to LTV5, this states that the Council will restrict infilling redevelopment and extensions in transitional areas to a level appropriate to prevent the formation of a hard urban edge to settlements. These proposals concern two substantial detached houses in fairly large plots which would not be out of character with the area. There is therefore no conflict with this policy.

5.15 So far as LTV6 is concerned, this land is not part of an open garden area which significantly contributes to the character of settlements. The site boundaries are already well enclosed and not open to view. This policy does not therefore apply.

5.16 b) Berkshire Structure Plan 1991 - 2006

The reasons for refusal refers to Policies EN1 and OS1 of the Structure Plan. (See Document 5). Policy EN1 is just a general protection and enhancement of the environment type policy. The appeal proposals do embody a high standard of design and layout, do not involve loss of important open space in the urban area, would preserve existing tree cover and would maintain the character of the area. There is therefore no conflict with EN1.

5.17 Policy OS1 is an overall strategy policy which seeks sustainable development and improvement to the quality of life in Berkshire and sets out a number of objectives. The appeal proposals comply with the overall strategy and would help to concentrate development within existing urban areas and is very well served by public transport and in a sustainable location. Once again we cannot understand how the proposals could be objectionable in terms of Policy OS1.

5.18 c) Wokingham District Local Plan Deposit Draft 1997

The Local Plan has been the subject of a number of Local Plan Inquiries and is as yet unadopted. One of the principal strategies of the Local Plan was to promote a large out of town housing development for about 3,000 dwellings centred around the village of Grazely in order to meet the housing requirements for the District.

This proposal was rejected by the Local Plan Inspector and the Council have now been required to undertake a detailed urban housing capacity study to attempt to find the necessary 3,000 plus dwellings within the existing urban areas of Wokingham District. This is going to be extremely difficult and can only be achieved if the maximum opportunity is taken to create infilling and rounding off on existing residential sites such as the appeal site.

5.19 The reason for refusal refers to Policies WBE1, WOS2, WLL7 and WH1 of the Draft Local Plan.

5.20 Policy WBE1 (See Document 6) refers to "Development In Its Local Context" and states that the Council will require good contemporary design throughout the plan area which respects its local context. This is an outline application and detailed design would be a matter for subsequent approval. The proposals only represent infilling with a similar type development to that which surrounds the site. In that respect it satisfies the requirement to respect the local context.

5.21 WOS2 just relates to "General Development Principles". This policy states that development will be allowed within the boundaries of the identified settlements shown on the proposals map and this is in the text. The development sites does lie within the identified settlement boundaries and therefore there cannot be any conflict with this policy.

5.22 WLL7 deals with "Landscape And New Development". This states that new development shall where practicable allow the retention of existing suitable trees and other features and also include an appropriate tree planting and landscape scheme that is consistent with local landscape character.

5.23 In the case of the appeal proposal, no existing trees will be removed. It is also proposed to plant substantial boundary screens to the south east and southern boundaries to ensure that the development is not intrusive. The appellants are quite prepared to accept a planning condition requiring an appropriate tree planting and landscaping scheme.

5.24 Policy WH1 is a housing policy headed "Housing Development -Un Identified Sites".

5.25 This policy states within the identified settlements on sites that are not identified in the plan for residential use, development in the form of infilling, redevelopment and change of use to residential use will be considered favourably, subject to local environmental and amenity considerations.

5.26 The proposal concerns infilling within the boundaries of the identified settlement and therefore complies with this policy. The policy also sets out a number of criteria and the proposals comply with all those criteria.

5.27 In summary there are no Local Plan or Structure Plan policies which would be in conflict with these proposals. Furthermore, the proposals fit within the present Government policy on housing development as set out in PPG3.

5.28 <u>d) Planning and Policy Guidance Note 3 - Housing</u>

PPG3 emphasises the need to reuse urban land and buildings to make the most efficient use of existing developed sites. Para 21 states that:

"*The Government is committed to promoting more sustainable patterns of development by:*

- *Concentrating most additional housing development within urban areas.*

- *Making more efficient use of land by maximising the re-use of previously developed land and the conversion and re-use of existing buildings.*

5.29 It is reiterated in Para. 22 and the objective is to minimise the amount of Greenfield land being taken for development. Para. 23 states that the national target is that by 2008, 60% of additional housing should be provided on previously-developed land and through conversions of existing buildings.

5.29 The appeal proposals therefore fit entirely within the Government's strategy for new housing development.

5.30 With regard to the creation of sustainable residential environments, PPG3 states that:

*"To promote more sustainable residential environments, both within and outside existing urban areas, Local Planning Authorities should promote:*

- *Development that is linked to public transport*
- *The most efficient use of land.*

5.31 The appeal site lies adjacent to a major transport route (A4 Bath Road), which runs between London and Bristol. This particular section links Maidenhead to Reading which is a regional centre for employment and shopping.

5.32 There are several bus services which run along the A4 which are easily accessible to the appeal site and in fact there are bus stops on both sides of the road within 150 metres of the appeal site.

5.33 Furthermore, there are express bus services from Reading to London and Heathrow Airport which run along the A4 and whose stops are within walking distance of the appeal site. It is therefore very easy for people to commute from this area to central London using public transport.

5.34 In addition there is a main line railway station at Twyford which is on the Bristol to Paddington main line, which is again easily accessible from this site. Furthermore there is a very large shopping centre at Woodley about 1,700 metres from the appeal site and a primary school within about 1,000 metres.

5.35 The proposed density of development would be lower than the 30 to 50 dwellings per hectare which is encouraged in PPG3 but a more dense form of development would be totally out of character with the area.

5.36 In summary, the proposals would be entirely in accordance with the strategy and recommendations in PPG3. To summarise, planning policy in general terms, there are no planning policies, either national or local which would operate against these proposals, and in fact the majority of the policies support them.

## 6. Examination of Reason for Refusal

6.1 The reason for refusal states that the proposed two dwellings by virtue of their siting, scale and massing would be detrimental to the visual amenity and character of the area and have an urbanising impact on the countryside and countryside beyond. It then goes on to quote the various planning policies against the proposal, and I have already dealt with those policies in the preceding section and therefore do not propose to reiterate those points.

6.2 Analyzing the Reason for Refusal I will deal with the issues raised individually. The first matter concerns the siting of the proposed dwellings. It will be seen from the site layout plan that the houses would be sited some way from the south and south eastern boundaries.

6.3 Reference is made to a letter dated 9th August 2002 from the Planning Officer, following a meeting which took place, to see if a solution could be reached to allow planning consent to be granted, (See Document 7). It can be seen in the second paragraph of that letter that this application was considered by the Council to be detrimental to the visual amenity and character of the area because of its siting at the edge of the identified settlement would result in the hardening of the urban edge.

6.4 The majority of the house on Plot 1 is single storey and at its nearest point this would be about 10 metres from the boundary and between the building and the boundary is a large oak tree and an existing mound which has some planting but would be extended and further planting added.

6.5 The two storey section is in fact between about 4 metres and 9 metres away from the boundary, but this boundary could also be strengthened up by additional planting which could be a condition of planning consent.

6.6 Furthermore it must be borne in mind that the south eastern boundary adjoins the rugby club car park which already is a hard urban edge and therefore the impact of this proposed building would be very much less than it might be if it adjoined open countryside.

6.7 With regard to the house on Plot 2, at its nearest point (which is single storey) the house is 20 metres from the boundary widening to about 23 metres. The two storey portion is in fact 30 metres at its nearest point to the southern boundary. I cannot accept that a two-storey building this far away could in any way be held to be creating a "hard urban edge", it is doubtful whether the buildings would be seen from the golf course. The cross section plans which have been prepared and are part of the application indicate that these buildings will not be readily visible from the land to the south.

6.8 Therefore it is not accepted that the proposed siting would be objectionable.

6.9 The second element of the Reason relates to the scale of the buildings. Both of these houses have the majority of their floor space (including garages) as single storey. Only about 39% of the footprint on Plot 1 and about 40% of the footprint of the house on Plot 2 would be two storey. The remaining (approximately 60% in both cases) would only be single storey development and these portions would be nearest to the softer boundaries of the site.

6.10 So far as massing is concerned, it can be seen from the cross section plans that even the two storey sections are proposed to be no higher than about 7.5 metres overall with an eaves height of about 5 metres. This would mean that approximately half of the volume of the first floor rooms would be built into the roof structure.

6.11 It is evident therefore that the appellants have taken great care to ensure that the scale and massing of these proposed houses has been restricted substantially so that they will not be prominent when viewed from surrounding land and would not be intrusive.

6.12 We cannot therefore accept the objections on the basis of scale and massing, as being reasonable.

6.13 With regard to the question of any impact on adjoining properties, it is clear that these proposals would be in fact "good neighbours". Amongst the information in the questionnaire replies from the Council is the Work Sheet for this site prepared by the Planning Officer who dealt with the matter (Kerrin Lythgoe). At the very end of this report under 'C', "Impact on Neighbouring Properties", the Planning Officer states:

*"It is considered that the site is well screened from neighbouring residential properties to the west and east. The erection of the two dwellings in such a location would therefore have little effect on the amenity of neighbouring residential property owners".*

6.14 Furthermore, the consultation sheet from the Council's Environmental Design Section states:

*"The eastern boundary of the existing site and rear gardens of both properties contain a number of mature trees and shrubs. Whilst these are not protected by a TPO, the planting forms a robust boundary between the existing residential area and the adjacent sports area to the east. The area of housing and open grass sports pitches form two distinct landscape character units separated in part by the planting along the boundary of the application site.*

*Whilst it should be possible to satisfactorily develop the rear gardens any loss in boundary planting will diminish the existing clear boundary and hence separation between the two separate areas of local landscape character".*

6.15 The consultation then requests a tree survey to assess impact on boundary planting. However this was never requested by the Planning Department who proceeded to refuse planning permission.

6.16 Finally, Sonning Golf Club was consulted regarding the proposals and stated: (See Document 8)

"*Whilst we have <u>no formal objection</u> to the development in principle, we would like to comment as follows:*

*[The Club raises certain points about safety and privacy and noise disturbance which do not really affect the planning issues to any extent. Both of these gardens are protected visually by a number of large trees and a dense bank of broom and gorse (7th fairway).]*

This therefore reinforces the fact that there can be no tangible objection to the proposals from a visual amenity point of view.

## 7. Conclusions

7.1 Having considered all of the relevant facts and evidence our conclusions are as follows:

1) The appeal properties lie within the identified settlement boundary of Early/Sonning/Woodley, and as such there can be no objection in principle to infilling development on the site.

2) The proposals have been specifically designed so as not to be intrusive or to have any detrimental effect upon the visual amenity of the adjacent land to the south and the south east. The buildings are mainly single storey and have been sited carefully with attendant earth mounding and planting to ensure that they would be not readily visible from the surrounding area.

3) In a previous appeal decision the Inspector did not see objection in principle to the proposed development or the utilisation of a new access road alongside Eastfields.

4) The proposals comply with all relevant Local and Structure Plan Planning Policies.

5) The proposals comply with the spirit and objectives of PPG3 and are in a very sustainable location with easy links to public transport and within reasonable distance of other facilities such as shopping and schools. As such the site is in a sustainable location.

6) The Reasons for Refusal quotes a number of planning policies which are general in form and are only tangentially relevant to the appeal proposals.

7) There is a substantial need for new housing within Wokingham District and the Council is having difficulty in satisfying its housing requirements in view of the fact that the major development at Grazely will not now take place and the Council has to achieve its housing targets by utilising existing land within the built up area. It is important therefore that sites of this nature are granted consent so that they can make a small, but useful contribution to housing needs.

8) Since the last appeal decision in 1997 the character of the surrounding area has begun to change considerably with the redevelopment of the larger, older houses on large plots and the construction of smaller dwellings on reduced plots, particularly in Pound Lane. The appeal proposals would constitute a minor infilling which would still retain the character of the older, larger houses served by Old Bath Road.

9) In our opinion there are no valid planning objections to this proposal and the Inspector is therefore requested to allow the appeal and grant planning permission.

**DOCUMENT 1**

# The Planning Inspectorate

*An Executive Agency in the Department of the Environment and the Welsh Office*

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Berkshire
RG1 4AU

RECEIVED
19 AUG 1997

Your Ref:
Keith Halson
Our Ref:
T/APP/H0330/A/97/279385/P9
Date:
18 AUG 1997

Dear Sirs

TOWN AND COUNTRY PLANNING ACT 1990, SECTION 78 AND SCHEDULE 6
APPEAL BY MR G J DENTON
APPLICATION NO: 97/64894/O

1. I have been appointed by the Secretary of State for the Environment to determine this appeal against the decision of the Wokingham District Council to refuse outline planning permission in respect of an application for the erection of a detached house and garage and formation of a private access on land at Eastfields, Old Bath Road, Sonning. I have considered the written representations made by you and by the Council. I have also considered those representations made directly to the Council which have been forwarded to me. As you know, I inspected the site on 23 June 1997.

2. From my inspection of the site and its surroundings and the written representations, I consider the main issue in this appeal is the effect of the proposed new house on the character and appearance of the area.

3. The development plan for the area comprises the Berkshire Structure Plan 1991-2006 and the Loddon Area Local Plan, both adopted in 1995. Policies LBE1 and 2 in the Local Plan are particularly relevant to this appeal. They require, amongst other matters, that development should be of a high standard of design and appropriate to the character of the area in which it is to be situated. Proposals for development that is inappropriate in terms of its relationship with adjoining sites and buildings or which would adversely affect the character of an area by virtue of its siting, scale, form or massing will not normally be permitted.

4. I saw when I visited the site that Eastfields is a detached house standing at the eastern end of a row of similar properties fronting Old Bath Road, adjacent to the Old Readingensians Sports Ground. Planning permission was granted in 1993 for a substantial extension to the property and the construction of a new double garage but this has not yet been implemented.

5. In common with its neighbours, Eastfields stands in a large garden with a frontage of some 36 metres and a depth of around 140 metres. The proposed new house would be situated towards the far end of the present garden area, on a plot measuring some 36 metres wide by 36 metres deep, and would be connected to Old Bath Road by a new private access running between the existing house and the sports ground. The new house itself would be set at an angle to the plot, at a distance of some 60 metres from the present house.

6. Views of the proposed house from the nearby roads would be largely screened by the existing houses and garden and roadside vegetation. The house would, however, be clearly

visible from the adjoining playing fields to the northeast and from the fairways of the Sonning Golf Club which run to the south and east of the houses fronting Old Bath Road and the sports ground. Whilst the proposed house would be within the present garden curtilage, it would be remote from the other houses in the group which, with the exception of Red Lodge and The Range, are much closer to the road. There is only limited screening between the proposed new house and the fairways and the sports ground and, in my opinion, the effect of the proposals when viewed from these aspects would be to both intensify and extend the built development away from the roadside towards the open landscape to the south. As such I consider the proposed new house would be detrimental to the character and appearance of the area and, by virtue of its inappropriate siting, in conflict with policy LBE2 of the Local Plan.

7. In their reasons for refusal and representations, the Council also raise concerns regarding the proximity of the proposed new driveway to the existing house and the potential for traffic to disturb the occupiers. I agree that this access would be close to the house. However, the volume of traffic generated would be small and, having regard both to the potential to introduce screening and the distance between the driveway and the main body of the dwelling, I do not consider that the occupiers of the existing house would be unreasonably disturbed. Consequently I find no issue in this regard.

8. In your representations you draw my attention to two nearby properties, Red Lodge and The Range, which were permitted on appeal by one of my colleagues. I acknowledge that these are set to the rear of The Lawns and Birchley on land which was formerly within their curtilages. As such they do, in my opinion, represent backland development. The plots on which these houses are set are, however, considerably larger than that proposed in the case of this appeal. They are also set closer to the development on Pound Lane, in a less prominent location with more effective screening. As such I do not consider that they constitute a precedent of any weight in favour of allowing your Client's appeal.

9. You draw my attention also to policy LH1 of the Local Plan. The Council do not dispute that your client's site is within the settlement boundary. The policy, however, relates to residential development in the form of infilling, rounding off and redevelopment generally. To my mind the proposals before me do not fall within these categories; in any event the policy requires specifically that there shall be no significant adverse effect on the character of the area (Criterion B).

10. In conclusion, whilst I find no issue with respect to the relationship between the proposed house and driveway and the existing house, I nonetheless find that the proposed house would be prominent when viewed from the south and east. It would intensify development away from the roadside towards the open landscape and would be out of keeping with the established character of the area. As such I find the proposals contrary to the development plan.

11. I have taken into account all other matters raised in the written representations, but find nothing that would outweigh the main considerations that have led me to my conclusion.

12. For the above reasons, and in exercise of the powers transferred to me, I hereby dismiss this appeal.

Yours faithfully

AM Phillipson

ANDREW M PHILLIPSON BSc CEng MICE MIHT
Inspector

**DOCUMENT 2**

Application File

# Appeal Decision

Hearing held on 23 August 2000

by Daphne Mair BA(Econ), MPhil, MRTPI

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

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

Date
06 OCT 2000

**Appeal Ref: APP/X0360/A/00/1043352**
**97-99 Pound Lane, Sonning, Reading**

- The appeal is made under section 78 of the Town Country Planning Act 1990 against the failure of the local planning authority to give notice within the prescribed period of a decision on an application for planning permission.
- The appeal is made by Bewley Homes PLC against Wokingham District Council.
- The application (ref: F/2000/0577) is dated 11 February 2000.
- The development proposed is demolition of two houses and garages and erection of 8 detached houses with garages.

**Summary of Decision: The appeal is dismissed.**

## Procedural Matters

1. It was agreed at the hearing that plan 2000.1114.01 B should be accepted as an amendment to that part of the site layout plan 99 72 01B which shows the visibility splay and the entrance section of the access road into the site. My considerations are therefore based on plans 99 72: 01B, 2A, 3, 4, 5, 6, 7, 8, a location plan and plan 2000.1114.01 B.

2. At the hearing the appellant offered a unilateral undertaking under Section 106 of the Town and Country Planning Act 1990. I received this on 1 September. It would provide a sum of £60,000 to provide a pedestrian crossing on Pound Lane between West Drive and Duffield Road and appropriate measures to restrain vehicle speed in the vicinity of the site entrance.

## Main Issues

3. I consider that the main issues in this case are whether the proposal would

   (a) Seriously endanger road safety or interrupt the free flow of traffic

   (b) Harm the character of this part of Sonning

   (c) Have an unsatisfactory relationship with adjacent dwellings, seriously detracting from their pleasantness as a place to live.

## Planning Policy

4. The Berkshire Structure Plan, adopted in 1995 addresses the environment impact of development at policy LD3. Proposals will only be permitted where serious harm to the character or appearance of an area or the amenities of neighbouring land uses will not result. Policy EN1 aims to protect the character and quality of the environment in built up areas. Amongst other things its siting should be appropriate to its location, layout and landscaping should at least help maintain the character of the surroundings. Where appropriate the redevelopment of genuinely under-used urban land will be supported.

5. The Loddon Area Local Plan (LALP) was adopted in 1995. Following its expiry shortly

should be sought. This should be combined with good design and is contingent on various factors including (paragraph 56) that new development should not be viewed in isolation. Design and layout should have regard to neighbouring buildings and the townscape of the wider locality. The local pattern of streets and spaces, amongst other things, should help determine the character and identity of a development. Previously developed land is defined in Annex C. It includes a building and the land attached to it, but this does not mean that the whole area should be redeveloped. A judgement should be made about factors such as how the site relates to the surrounding area and requirements for buffer strips and landscaped areas.

- PPG13 and the DETR's Places Streets and Movement address road safety and accessibility issues.

8. In June 2000 the Council's Environmental Services Committee considered PPG3 of March 2000, including, in particular, its implications for increased densities in urban areas. A new policy was approved for development control purposes on 12 June and submitted to the Local Plan Inquiry via a "round table" discussion on housing policies in the WDLP. The relevant part of that policy is that within established settlements on sites over 0.3ha, development at less than a minimum net density of 30 dwellings per hectare will not be permitted, subject to such a density not compromising the quality of the environment.

9. The appellant's planning witness sought clarification at the Local Plan Inquiry on the intended application of the latter clause. He recalls being told that lower densities may be required in Conservation Areas, Areas of Special Character, Wokingham Town Centre or in the vicinity of listed buildings, none of which apply in the appeal case.

10. The relevant section of the officer's proof of evidence to the "round table" session states that variation away from this density may be needed "to take account of factors specific to the site in question". This appears, rightly in my view, to allow of a wider scope for exceptions. In his post-hearing response to the witness's recollections, the Council's witness at the "round table" session does not recall excluding higher densities in the above locations. Neither would development at high density on small linear plots be ruled out, but it may be made more difficult because of possible adverse effects on "local context" factors. I have no doubt that the latter are an essential consideration in how proposals on any previously developed site should be assessed.

**Reasons**

Road safety

11. Pound Lane is a busy local distributor road linking Woodley to the south and Sonning to the north via a busy roundabout with the A4 Old Bath Road. That roundabout is about 103m to the north of the proposed access. The two existing houses have three access points to Pound Lane all of which fall short of modern standards. The proposed single access point would afford a visibility splay of 4.5m by 90m to the south and 4.5m by 77m or 3m by 90m to the north. The first 23m of the drive would be 5.5m wide reducing to 4.8m for the remainder. Kerb radii of 10m would be provided.

12. In the morning peak period northbound queues occur on Pound Lane towards the roundabout. These sometimes extend beyond the appeal site.

20. Regarding pedestrians, there is no injury accident recorded in this area and little to attract pedestrians in the vicinity. The undertaking to provide funds for a pelican crossing would doubtless be a safety benefit to pedestrians hereabouts.

21. Bearing all the above in mind I do not consider that the slight addition to vehicles wishing to exit the site and turn north would be unsafe or impede the flow of traffic unduly. I do not consider the pelican crossing necessary to render the proposal acceptable on traffic grounds.

The Character of the area

22. The site is on a short section of Pound Lane between the roundabout and railway bridge where there are several large houses with long rear gardens which front, but are set back from the road. West Drive, which joins Pound Lane a short distance to the south of the appeal site exhibits a similar character, as does the south eastern side of the Old Bath Road. Across Pound Lane two similar large plots on the corner with West Drive were redeveloped in the last 10 years or so with three blocks of flats. If not a "unique character" as a close neighbour puts it, the area is distinctive. Another resident's assessment seems fair to me: "the much vaunted character of this part of Sonning lies not only in the size of each plot but in the eclectic but complementary nature of the dwellings.... almost all built in this [last] century.... One thing not found is an enclave of virtually identical properties in a Close".

23. The general character of this part of Sonning as perceived from public viewpoints would be changed by the replacement of 2 very large and spaciously separated houses with 3 large houses and double garages on the same building line. The two storey elements of these would be separated by a minimum of 10m. The access road would open up a view deeper into the site than at present but the other 5 houses would not readily be evident. The set back from the road would be retained where planting could be reinforced. The access road would be wider than existing drives but there is room for some planting along it to soften the impact of the greater area of hard surfacing. Because the very large houses extend for a short length of Pound Lane only, these changes to the street scene would have a lesser impact than, say, in West Drive.

24. The general spacious and leafy ambience of this part of Sonning would be further affected by the removal of the hedges along the frontages to provide the much wider drive and the visibility splay. That the occupier of no.99 has obtained planning permission for a wall along the frontage indicates that such changes can occur in any case and I saw that several of the houses in the vicinity have close-boarded fences, some of them extending to about 1.8m. This prevents a view of the houses other than at their driveways. It reduces the sense of openness along Pound Lane in a way that contrasts with West Drive, where wide, tree lined grassed verges give a much more open appearance.

25. The rear gardens of nos. 97 and 99 are scarcely perceived from the road or other public viewpoint. In themselves, they are not important to the general character of the area. Five of the proposed houses here would scarcely be seen from the road or any public viewpoint.

26. Taking all the above into account and the relevant parts of Policies LTV6, LH1 and WOS3, I find no serious harm would arise to the physical character of the area.

The relationship with the surrounding houses

27. The house on Plot 3 is shown sited on the same building line as no.101 Pound Lane with about 6m between their flank walls. No.101 is a large house that has been extended on two

36. Regarding no.95, there would be increased activity near no.95 because of the much smaller garden of Plot 1 compared to no.97. Plot 8 has a larger garden than plot 1 and plot 7 has only a narrow side garden and secondary elevation facing towards the rear of the garden of no.95. The impact would be less than at no.101 but still significant.

37. The sense of seclusion enjoyed by residents of Red Lodge would be very harmfully reduced because of activity in the garden of Plot 5 within 9m of the house and its terrace.

38. Reinforcement of tree planting along boundaries will have little effect on reducing the sense of intrusion arising from the relationships proposed on plots 3, 4, 5 and 6.

39. Whilst the building of Red Lodge a few years ago will have had some impact on the sense of privacy at 99 Pound Lane, the houses themselves are about 72m apart. Some loss of privacy in the rear part of the garden of no.99 has been lost but a high standard of seclusion otherwise remains.

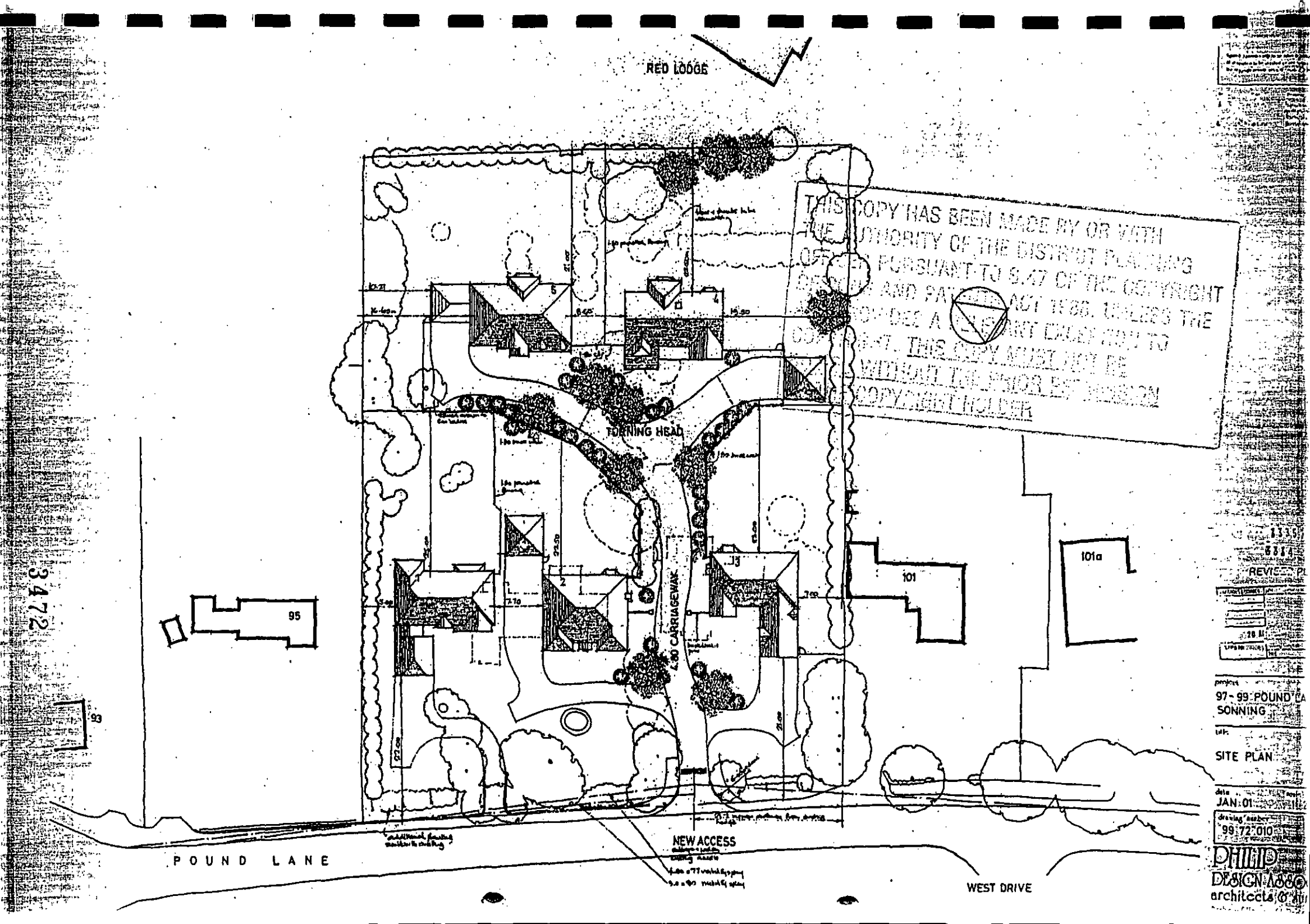
40. Against the above impacts I must weigh the advice in PPG3 about the use of previously developed land in urban areas and the achievement of higher densities. Such development should not however be at the expense of the surroundings. Local character should be respected and all developments should be accessible by a range of non-car modes.

41. Pound Lane has a 2 hourly bus service in the middle of the day and there is only an hourly service along the nearby A4 Old Bath Road. Most of these nearby services depend, apparently, on Council subsidy, which is under review at present. There are no shops in easy walking distance and those to the south in Woodley appear to be mainly estate agents or newsagents. The nearest Local Education Authority primary school is about 500m away, across the A4 in Sonning and there are other state schools in Woodley, about 900m away. I was told that a significant proportion of local children is privately educated and that they are taken to school by car. From the above I conclude that the site is poorly served by public transport and inconvenient for local shops, schools and services so that there would be little option but to use the private car for many purposes. The existing two houses are inhabited and in good condition. The site has no overall "sustainability" advantages in my view.

42. However, if the aims of PPG3 in concentrating development in existing urban areas are to be met then, even allowing for the poor access to local facilities and infrequency of the nearby bus routes, there will be potential here to intensify use of this site. I consider however that the layout of any such redevelopment must allow for a more satisfactory relationship to adjacent houses so that more of the existing characteristic sense of seclusion can be retained than in the appeal scheme.

43. In coming to my overall conclusions, I have borne in mind that permissions were granted in 1988 and 1989 for the redevelopment of 2 houses on similar large plots a short distance across from this appeal site on the corner of West Drive and Pound Lane. Three blocks of 3 storey flats, known as West Court, now stand on that site.

44. That is a corner site where the contrast in type of development to adjacent buildings is less evident. Though different to the nearby large houses, the flats are in a spacious setting being set back from the two roads in fairly well treed grounds and behind retained verges in West Drive. Intensive use of amenity land adjacent to the gardens of existing houses is unlikely in an apartment development. I find no reference to local policies in the 1988 decision and in the 1989 letter there is a reference only to the fact that West Drive was identified within the

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3472

97 - 99 POUND LA
SONNING

SITE PLAN

JAN. 01

99.72.010

PHILIP
DESIGN ASSO
architects &

**DOCUMENT 3**

**Condition**
4. No development shall take place until details of the finished floor levels of the buildings hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

**Condition**
5. The dwellings hereby permitted shall not be occupied until space has been laid out within the site, in accordance with drawing No. 1278/11, for cars to be parked and garaged and for vehicles to turn so that they may enter and leave the site in forward gear. That space shall not thereafter be used for any purpose other than the parking and manoeuvring of vehicles.

**Condition**
6. The dwellings hereby permitted shall not be occupied until the vehicular access and visibility splays have been formed, in accordance with drawing No. 2000-01-01. Thereafter the land within the splays shall be kept clear of any obstruction to visibility at heights greater than 0.6m above ground level.

**Condition**
7. Arrangements shall be made to accommodate construction traffic within the site and to prevent that traffic from depositing mud and debris, from the site, onto the highway. No development shall take place until details of those arrangements have been submitted to and approved in writing by the Local Planning Authority.

**Condition**
8. Construction of the development hereby permitted shall not take place on Sundays or Bank Holidays or outside the periods of 0800-1800 hours on Mondays to Fridays and 0800-1330 hours on Saturdays.

**Condition**
9. Prior to the occupation of any of the dwellings hereby permitted, the existing vehicular accesses to numbers 68 and 70 Wargrave Road shall be stopped up and permanently abandoned, and the footway and verge crossings shall be reinstated in accordance with details to be submitted to and approved in writing by the Local Planning Authority before the development commences.

**Condition**
10. No development shall take place until full details of both hard and soft landscape works, together with a programme for their implementation, have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include proposed finished levels or contours; boundary treatment and other means of enclosure; hard surfacing materials; refuse storage units; planting, seeding or turfing plans; indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection to be used in the course of development. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

**Informative**

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

Anna Cronin
Head of Planning & Transportation
Date: 10/08/2001

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.**

**Condition**
11. No development shall take place until an assessment has been made of the risks from landfill gas, in accordance with a scheme of assessment that has been submitted to and approved in writing by the Local Planning Authority. That assessment shall identify whether measures need to be taken to mitigate the effects of gas and, if so, the details of those measures, together with a timetable for their implementation. Those measures shall be carried out in accordance with the approved details.

**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 character of the premises and the residential and visual amenities of the occupiers of adjoining properties.

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

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

**Reason**
6. In the interests of highway safety and convenience.

**Reason**
7. In the interests of highway safety and convenience.

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

**Reason**
9. In the interests of highway safety.

**Reason**
10. In the interests of visual amenity.

**Reason**
11. To safeguard the safety and amenity of future occupiers.

**Informative**
1. This decision does not convey any approval or consent that may be required under any enactment, byelaw, order or regulation other than section 57 of the Town and Country Planning Act 1990.

0 10 20 30 40 50 60 70 80 90 100

Wargrave Road

sight lines

74

72

68

66

64

1

2

3

Existing hedges retained

additional staggered row of native tree screen planting

15m

new conifers

2m

new shrub planting behind site lines

Existing access to No: 68 closed

sight lines 2m x 120m

Existing 5m high hawthorne boundary hedge retained

New 1.8m close boarded fence 1m in from boundary

Existing 7m high conifers retained

A

© c

Clie

Job

Dr

**DOCUMENT 4**

# OCALPLAN

# Area



allow some development to occur in the identified settlements on unidentified sites in response to needs and opportunities identified by landowners and developers. It is estimated that a further 781 dwellings will be provided in the District on such sites between 1992 and 1998. Details of the basis for this estimation are given in Local Plan Working Paper Four which is available separately from this plan.

### ❖ LH1 HOUSING DEVELOPMENT ON UNIDENTIFIED SITES

*WITHIN THE IDENTIFIED SETTLEMENTS RESIDENTIAL DEVELOPMENT IN THE FORM OF INFILLING, ROUNDING OFF AND REDEVELOPMENT GENERALLY WILL BE CONSIDERED FAVOURABLY SUBJECT TO LOCAL ENVIRONMENTAL CONSTRAINTS AND OTHER PROVISIONS OF THIS PLAN. IN VIEW OF THE SENSITIVITY OF SUCH PROPOSALS AND THEIR POTENTIAL IMPACT THE PREPARATION OF A DEVELOPMENT BRIEF WILL NORMALLY BE NECESSARY IN BRINGING FORWARD SCHEMES ON SITES OVER 0.4 HECTARE. ON SITES OVER 0.4 HECTARE, AN ELEMENT OF AFFORDABLE HOUSING WILL BE SOUGHT IN ACCORDANCE WITH POLICY LH8.*

*IN INTERPRETING THIS POLICY, THE DISTRICT COUNCIL WILL PARTICULARLY WISH TO ENSURE THAT THE FOLLOWING CRITERIA (WHICH ARE AMPLIFIED IN OTHER POLICIES WHERE INDICATED) ARE COMPLIED WITH:*

*(A) THE PROTECTION OF OPEN AND WOODED AREAS, GAPS AND GARDEN AREAS WHICH ARE IMPORTANT TO THE CHARACTER OF THE SETTLEMENT CONCERNED (POLICY LTV6 AND VARIOUS SPECIFIC POLICIES);*

*(B) NO SIGNIFICANT ADVERSE EFFECT ON THE CHARACTER OF THE AREA (POLICIES LTV6, LBE1 & LBE2);*

*(C) NO SIGNIFICANT ADVERSE EFFECT ON SETTLEMENT BOUNDARIES AND THE SURROUNDING COUNTRYSIDE (POLICY LTV5);*

*(D) NO LOSS OF PUBLIC OPEN SPACE OR RECREATIONAL FACILITIES (POLICY LR4);*

*(E) THE PROVISION OF ADEQUATE GARDEN AREAS, SPACE ABOUT BUILDINGS AND OFF-STREET PARKING FOR ALL NEW DWELLINGS;*

*(F) THE PRESENCE OF ADEQUATE LOCAL HIGHWAY CAPACITY TO CATER FOR TRAFFIC GENERATED BY THE DEVELOPMENT.*



**1.2.08** The housing requirement for the five year period to 1998 is based on the provision required by the Approved Structure Plan until 1996, and thereafter on that required by the provision to be made in the Draft Deposit Structure Plan. This gives a total requirement 1992-98 of 3590 units for Wokingham District. Of the total provision (1984-98) some 9630 had been built by March 1992. Permission had also been granted for a further 1785 dwellings on that date and commitments had been entered into subject to legal agreements, for a further 257 dwellings. Together with the 781 houses to be provided on unidentified sites a total of 12229 dwellings have been provided for (taking into account non-implementation of unidentified sites and Lower Earley). Therefore, in the entire District, sites remain to be identified for 991 dwellings.

**1.2.09** Sites for 336 dwellings are to be included in the South East Area Local Plan, and 726 additional dwellings have been identified in this Local Plan. This totals 1062 dwellings - more than the requirement to allow for non-implementation of any sites. The total for this Plan area is made up of 470 dwellings to be developed as the main area

# 1.4 QUALITY AND CONSERVATION OF THE BUILT ENVIRONMENT



## NEW DEVELOPMENT, REDEVELOPMENT AND REFURBISHMENT

***1.4.01*** The most attractive and successful urban environments are those where all the component parts (e.g. buildings, trees, roads, spaces, people, traffic) have been satisfactorily accommodated to create interesting, lively and pleasant places. In order to maintain and enhance the character of the built environment, the design of new buildings or extensions to existing buildings and the creation of new spaces within that environment, are very important.

***1.4.02*** The District Council is particularly concerned to promote a high standard of design in new development, and to ensure that new buildings are responsive to their location. This means that new buildings need to be appropriate in terms of their function, siting, scale, form, massing, materials, colour and texture in their relationship with adjoining buildings and sites. Accordingly, new buildings will be expected to make an acceptable and positive contribution to the built environment. For particularly sensitive areas, design briefs will be prepared to provide a framework for design to guide prospective developers. In addition, developments that incorporate public access should accommodate sculptures or other works of art to provide visual interest, where this is considered appropriate by the local planning authority. For the particularly sensitive areas, design briefs will be prepared to provide a framework for design to guide prospective developers.

***1.4.03*** In the case of schemes proposing more than one building, regard will be paid to the impact of the development over a wider area, involving an assessment of criteria additional to those referred to in paragraph 1.4.02 above. Accordingly, schemes should relate to the 'grain' of the area, and take account of their effect on the skyline, pedestrian and vehicular movements in the area, vistas, safety and environmental constraints. Where large sites exist which would significantly affect the urban fabric urban design briefs/appraisals will be prepared or required to establish the wider context within which applications will be considered.

### ❖ *LBE1 DESIGN OF NEW DEVELOPMENT*

*NEW DEVELOPMENT SHALL BE OF A HIGH STANDARD OF DESIGN APPROPRIATE TO THE CHARACTER OF THE AREA IN WHICH IT IS TO BE SITUATED. IT SHOULD:*

*(A) MAKE A POSITIVE CONTRIBUTION TO ITS SETTING AND THE CHARACTER OF THE AREA;*

*B) CONTRIBUTE TO THE CREATION OF A SAFE AND ATTRACTIVE ENVIRONMENT IN WHICH TO LIVE AND WORK;*

*(C) RETAIN IMPORTANT NATURAL, MAN-MADE OR LANDSCAPE FEATURES OF THE SITE COMPATIBLE WITH GOOD DESIGN.*

### ❖ LBE2 INAPPROPRIATE DESIGN

*PROPOSALS FOR DEVELOPMENT THAT IS INAPPROPRIATE IN TERMS OF ITS RELATIONSHIP WITH ADJOINING SITES AND BUILDINGS, OR WHICH WOULD ADVERSELY AFFECT THE CHARACTER OF AN AREA, BY VIRTUE OF ITS SITING, SCALE, FORM, MASSING, MATERIALS, COLOUR OR TEXTURE, WILL NOT NORMALLY BE PERMITTED.*

## ENVIRONMENTAL IMPROVEMENT

**1.4.04** Within the built environment it is important not only to safeguard those buildings, undeveloped areas and special features which contribute to the character and attractive qualities of the area but also to seek opportunities to enhance the quality of the built environment.

**1.4.05** Often the more attractive and successful urban environments have evolved organically over a period of many years and incorporate a variety of architectural styles. In more recent years development in some parts of the District has taken place more comprehensively with little variety in design. In other areas particularly since the war and up to the early 1970's some development has been inserted into an existing area to the detriment of the older urban fabric.

**1.4.06** In some areas, district and local shopping centres in particular, where large scale redevelopment has taken place, the opportunity may arise for comprehensive refurbishment since a large part of the urban fabric will tend to age and decay simultaneously. In other areas environmental enhancement of the urban fabric surrounding the buildings may be sufficient to rejuvenate the area as a whole.

### ❖ LBE3 REFURBISHMENT AND REDEVELOPMENT

*ENCOURAGEMENT WILL BE GIVEN TO THE REFURBISHMENT OR PARTIAL REDEVELOPMENT OF AREAS OR INDIVIDUAL SCHEMES WHERE A SIGNIFICANT ENVIRONMENTAL ENHANCEMENT WILL RESULT TO THE BENEFIT OF THE COMMUNITY.*

### ❖ LBE4 ENVIRONMENTAL ENHANCEMENT SCHEMES

*ENVIRONMENTAL ENHANCEMENT SCHEMES WILL BE ENCOURAGED WITHIN THE PLAN AREA AS OPPORTUNITIES ARISE AND WILL INCLUDE THE AREAS AS SHOWN ON THE PROPOSALS MAP AND AS SET OUT IN PART TWO OF THE PLAN.*

## SUNLIGHT, DAYLIGHT AND NOISE

**1.4.07** Daylight penetration into new buildings, and existing buildings affected by new development, is an important amenity consideration as is sunlight penetration of spaces outside windows. In this respect it should always be the intention to maximise penetration of new development and minimise the impact of new development on old as far as is possible. The orientation of rooms, gardens and both public and private spaces is therefore critical since together the two aspects can provide warmth, comfort and pleasant living and working conditions. They can also have some impact on energy consumption by reducing the dependence on artificial lighting and heating. Further guidance on this matter can be found in the District Council's Development Control Guidelines.

### ❖ LBE5 SUNLIGHT AND DAYLIGHT

*IN CONSIDERING PROPOSALS FOR NEW DEVELOPMENT, REDEVELOPMENT AND REFURBISHMENT THE DISTRICT COUNCIL WILL*

which the land is demarcated by rural as opposed to urban characteristics.

**1.1.10** Settlement edges are extremely sensitive areas of the landscape. Development occurring on or near the settlement edge can impinge unsatisfactorily on the countryside and prejudice the maintenance of a clear physical and visual separation between settlements. The need to consider the effect of proposals for limited housing and employment development on the rural areas is dealt with in policies LC1, LC2 and LC16.

**1.1.11** As a complement to the latter, and in line with the spirit of policies EN4 and EN5 of the Replacement Structure Plan, there is a need to ensure that natural features such as trees and hedgerows which soften or screen the edge of the built up area, and, in many cases delineate the boundary, are retained. Where a lack of natural features exist the boundaries of the identified settlements have been delineated by fencelines or other means. Where development intrudes on the countryside, the provision of landscaping will be encouraged. The background work for this policy has involved carrying out a plan wide landscape survey which has included an assessment of the quality of boundaries to 'identified' settlements.

### ❖ *LTV4 ENHANCING SETTLEMENT BOUNDARIES*

*THE DISTRICT COUNCIL WILL SEEK TO RETAIN NATURAL BOUNDARY FEATURES WHICH EXIST AROUND 'IDENTIFIED' SETTLEMENTS AND ENCOURAGE THE STRENGTHENING OF BOUNDARIES BY NEW TREES AND HEDGEROW PLANTING WHERE NATURAL FEATURES ARE WEAK OR ABSENT AND DEVELOPMENT IMPINGES ON THE COUNTRYSIDE. WHERE SUCH BOUNDARIES ARE FORMED BY WOODLAND OR TREES THE PROTECTION MAY TAKE THE FORM OF TREE PRESERVATION ORDERS.*

**1.1.12** Although there is a general pres in favour of development within id settlements, it is felt that there is a need to particularly carefully proposals for deve within, but adjacent to the boundar identified settlement where the settlemen fairly exposed due to land levels or limite screening and existing development is low density. An intensification of the development through infilling, redevelo the additions of substantial extensions co in the introduction of a hard urban edge the rural area.

### ❖ *LTV5 TRANSITIONAL AREAS*

*IN VISUALLY SENSITIVE TRANSITIONAL A DEFINED ON THE PROPOSALS M DISTRICT COUNCIL WILL RESTRICT AD DEVELOPMENT, IN THE FORM OF IN REDEVELOPMENT AND EXTENSIONS TO APPROPRIATE TO PREVENT THE FORMAT HARD URBAN EDGE TO SETTLEMENTS.*

## IMPORTANT OPEN A WITHIN SETTLEMEN

**1.1.13** In addition to the visually transitional areas and the more exten areas defined in Part 2 of the Local Pla parts of some settlements have a d character derived from the amount of o and space about buildings. Often the have a profuse amount of vegetation w which is important in softening environment. Whilst some settlem isolated areas of this form of develop degree of concentration of development settlements tends to decrease with dist the centre and there are open areas o boundaries which it is important to retai the important open areas within settlem their nature small and the local plan therefore, define the areas to which th policy relates. The application of the po through the consideration of individual a light of specific proposals.



### ❖ LTV6 PROTECTION OF IMPORTANT OPEN AREAS WITHIN SETTLEMENTS

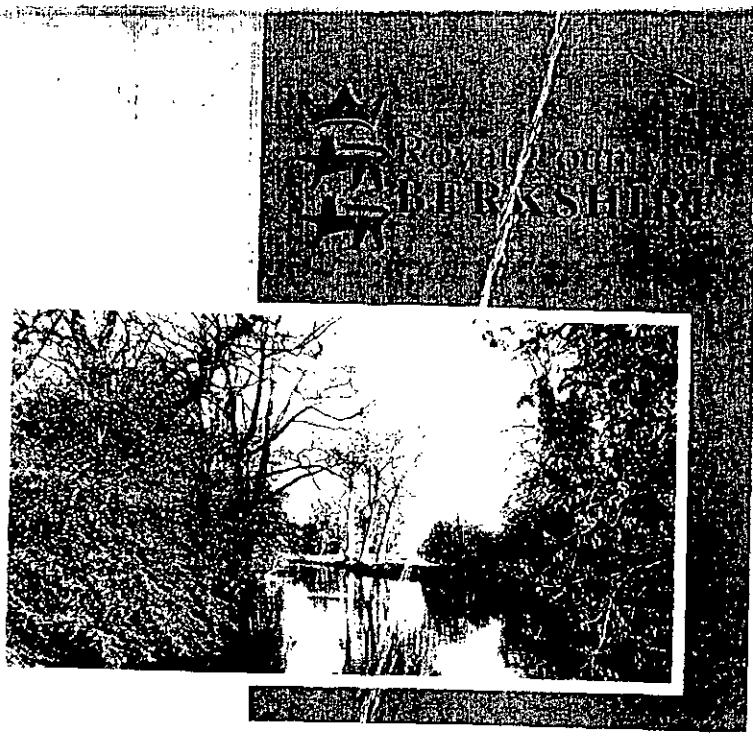
*WITHIN THE IDENTIFIED SETTLEMENTS, DEVELOPMENT OF AREAS OF OPEN LAND INCLUDING GAPS IN ROAD FRONTAGES AND GARDEN AREAS WHICH SIGNIFICANTLY CONTRIBUTE TO THE CHARACTER OF SETTLEMENTS WILL NOT NORMALLY BE PERMITTED. ANY NEW DEVELOPMENT, INCLUDING INFILL DEVELOPMENT WILL ONLY BE PERMITTED IF IT IS SYMPATHETIC IN SCALE AND CHARACTER TO THE ENVIRONS OF THE SITE.*

## ENVIRONMENTAL ENHANCEMENT

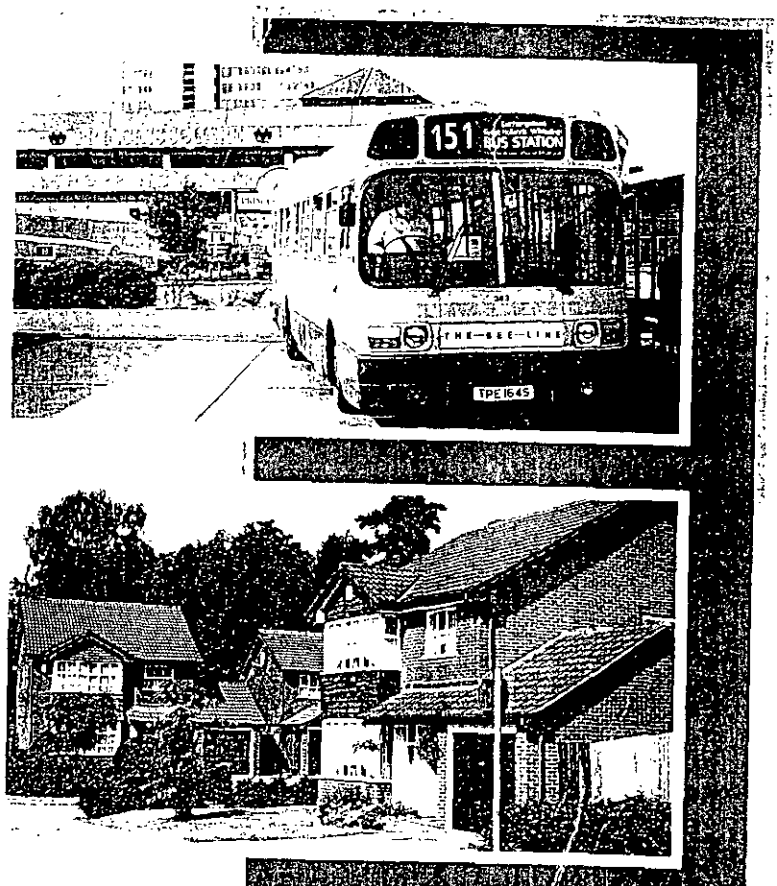
***1.1.14*** The District Council is keen to see enhancement of the environment throughout the plan area. Priorities for action are established in the following chapters but other opportunities will also be taken as they arise subject to the availability of funding and other resources where appropriate.

**DOCUMENT 5**

5



# BERKSHIRE STRUCTURE PLAN 1991-2006

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3.7 Sustainable levels, forms and locations for development are therefore sought which contribute towards meeting the needs and aspirations of today's society for homes, jobs and services, without compromising the ability of future generations to meet their own needs. This implies a greater reliance on the use of renewable resources at an acceptable level, coupled with the conservation of non-renewable resources and the reduction of land, water and air pollution. In addition, growth during the Plan period needs to be kept down to levels which can be accommodated within the environmental and other limits described in Chapter 2.

3.8 This approach is considered appropriate in view of :

- the limited capacity of the County to absorb further development;
- the need to husband land so that there is scope for development beyond 2006;
- the cumulative impact of development on existing communities, on the transport network and on pollution;
- the extent of existing commitments;
- uncertainties as to the timing and extent of recovery from the recent recession;
- changing economic factors which may affect people's aspirations and ability to form new households in separate accommodation;
- emphasis in the Regional Guidance on sustainable development, respecting environmental constraints and reducing rates of development in the west of the region.

3.9 Wthin this framework it is intended that scope and flexibility should be provided for helping to meet local housing needs, to secure and maintain a balanced local economy and to allow the provision of a wide range of job opportunities.

## The Overall Strategy

Policy OS1 **The overall strategy of the Plan is to seek sustainable development and improvement to the quality of life in Berkshire by pursuing the following objectives :**

**(i) to restrain development to levels that respect the limits set by environmental, infrastructure and other constraints upon the development of land;**

**(ii) to give priority within (i) to meeting Berkshire's economic and social needs, including the provision of low-cost housing and wider employment opportunities;**

**(iii) to protect and enhance the character and quality of Berkshire's landscape, environment and heritage;**

**(iv) to steer development to locations which minimise the need for travel and can be well served by public transport;**

(v) **to conserve natural resources;**

(vi) **to minimise pollution;**

(vii) **to seek improvements to infrastructure, services and amenities;**

(viii) **to promote an appropriate balance between all forms of transport by continuing to develop an integrated transport strategy.**

## MAIN THEMES OF THE STRATEGY

3.10 The main themes of the Structure Plan strategy are outlined below and developed in more detail in subsequent chapters. Environmental concerns are reflected in policies in all sections of the Plan. References to policies in the Plan of particular relevance are listed under each sub-heading.

### Restraining Levels of Growth

3.11 The Plan seeks to keep growth down to levels which can be accommodated within the limits set by environmental, infrastructure and other considerations (Policies OS1; LD1, LD3, LD6, LD7; H1, H2; BU1; TC1; R1; M1, M3).

3.12 A restrained level of growth will generally take less open land for development, generate less traffic and waste and help towards reducing pollution, energy consumption, the depletion of water resources and the demand for minerals and aggregates. It will also allow more scope for catching up in the provision of social and physical infrastructure (subject to the environmental acceptability of proposals and availability of the necessary resources).

3.13 This approach is in line with key objectives in the regional planning guidance for the South East, in which it is suggested that levels of development should respect the region's valuable environmental features and avoid the wasteful use of land and other natural resources. The regional guidance also states that a reducing rate of growth is appropriate in the west of the region to enable infrastructure and services to catch up with rapid rates of development in the recent past.

3.14 The overall housing provision for the period 1991-2006 was increased by the County Council from 37,000 to 40,000 dwellings in response to a direction issued by the Secretary of State for the Environment on 29 June 1995. While the Council has welcomed the fact that the Secretary of State has not pressed it to accept the total of 48,000 dwellings recommended by the Panel which conducted the Examination in Public in 1993, it remains concerned that increasing the provision above 37,000 dwellings could have serious environmental consequences contrary to the overall objectives of the Structure Plan.

# 6 ENVIRONMENT AND CONSERVATION

## MAINTAINING ENVIRONMENTAL QUALITY

6.1 The quality of the County's environment relates to its character, identifiable 'sense of place', and people's living conditions. These depend partly on care for its environment as a whole, including the countryside (dealt with in Chapter 5) and towns, villages and built-up areas which are considered in this chapter. It also concerns : safeguarding and enhancing a number of specific environmental interests, which together contribute to the character of the County; curbing and controlling a number of specific threats to pleasant living conditions; and the conservation of natural resources.

### The Environment of the Built-up Areas

6.2 The density, form and quality of buildings, landscape and other elements of the environment in towns, villages and built-up areas have an important bearing on the overall quality of life in the County, especially as the majority of the population live and work in such areas.

### Protection and Enhancement of the Environment of Built-Up Areas

Policy EN1 **The character and quality of the environment in the towns, villages and other built-up areas will be protected and enhanced. Within these areas development must be appropriate in scale, form, impact, character and siting to its location. In particular :**

**(i) development should embody a high standard of design, layout and landscaping, and help maintain and, where possible, enhance the character of its surroundings;**

**(ii) town and village greens and all open land important to the character of settlements will be protected from development and where necessary enhanced;**

**(iii) the existing tree cover, important areas of vegetation and wildlife habitats will be conserved, and additions to them encouraged;**

**(iv) special attention will be paid to the maintenance and improvement of the character of town and village centres.**

**Where appropriate, to achieve optimum use of land and buildings in built-up areas, the re-use of vacant buildings and redevelopment of derelict or genuinely under-used urban land will be supported.**

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

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

### Environmental Nuisance

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

### Protection from Environmental Nuisance

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

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

### Flooding

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

**DOCUMENT 6**

6




# Wokingham District Local Plan

# Deposit Draft 1997

# Consolidated Document November 1999

November 1999

d) LANDFORM AND ANY NATURAL FEATURES, INCLUDING LANDSCAPE TREATMENT AND ENVIRONMENTAL WORKS

e) THE LOCAL TOWNSCAPE

f) THE LAYOUT, FORM, SCALE, MASSING, AND MATERIALS OF DEVELOPMENT

g) SAFETY AND SECURITY

h) THE PRIVACY AND AMENITY OF THE EXISTING ENVIRONMENT

i) SUPPLEMENTARY PLANNING DESIGN GUIDANCE ADOPTED BY THE COUNCIL.

Implementation: Use of design guidance in the development control process.

Monitoring: Consider quality of development on the ground, including through design awards.

4.10 Not all of the plan area is of the same visual quality. Some parts of it could benefit from environmental improvement, and in some circumstances, this may be achievable through redevelopment opportunities.

**POLICY WBE2: IMPROVING ON THE LOCAL CONTEXT**

IN AREAS WHERE THE EXISTING ENVIRONMENT DOES NOT EXHIBIT ESPECIALLY PRONOUNCED OR HISTORIC ARCHITECTURAL STYLES, ANY PROPOSALS FOR INFILL DEVELOPMENT SHOULD BE USED AS AN OPPORTUNITY TO CREATE ADDED VISUAL INTEREST AND RAISE THE AREA'S ARCHITECTURAL QUALITY.

Implementation: Through the development control process.

Monitoring: Check quality of development on the ground.

4.11 Because of their extent, large developments are likely to have a greater impact on the environment than smaller scale ones. It is therefore particularly important to ensure a high quality of development within such proposals. Large development areas are probably best considered in terms of a series or pattern of smaller areas, each with its own layout and form of development, and hence its own distinctive character. This should lead to the avoidance of extensive areas of characterless development that bear no relationship to features on the ground.

**POLICY WBE3: CHARACTER OF LARGE SCALE DEVELOPMENT**

ANY PROPOSALS FOR LARGE SCALE DEVELOPMENT SHOULD PROVIDE A CLEAR AND COHERENT LAYOUT THAT CREATES AREAS OF IDENTIFIABLE CHARACTER WITHIN THE DEVELOPMENT. WHERE DEVELOPMENT IS TO BE CARRIED OUT IN PHASES, THE COUNCIL WILL REQUIRE THE SUBMISSION OF A INDICATIVE LAYOUT FOR THE ENTIRE SITE PRIOR TO THE APPROVAL OF ANY

Cont.

1.9 For the purposes of this plan the identified settlements are:

| | |
|---|---|
| ARBORFIELD CROSS | SHINFIELD |
| BARKHAM HILL | SINDLESHAM |
| CHARVIL | SPENCERS WOOD |
| EARLEY/SONNING/WOODLEY | SWALLOWFIELD |
| FINCHAMPSTEAD | THREE MILE CROSS |
| FINCHAMPSTEAD NORTH | TWYFORD |
| HURST | WARGRAVE |
| PINEWOOD | WINNERSH |
| RISELEY | WOKINGHAM. |

1.10 Areas of sporadic development exist within the plan area which involve very few properties and/or are dominated by areas of undeveloped rural land either between, or to the rear and in front of properties causing them to be characterised by a loose settlement pattern, or to form a narrow strip of development in what is a distinctly rural area. These areas of development have not been included within the identified settlements.

**POLICY WOS2: GENERAL DEVELOPMENT PRINCIPLES**

SUBJECT TO THE DETAILED PROVISIONS OF OTHER POLICIES CONTAINED IN THIS PLAN, DEVELOPMENT WILL BE ALLOWED WITHIN THE BOUNDARIES OF THE IDENTIFIED SETTLEMENTS SHOWN ON THE PROPOSALS MAP AND LISTED IN THE TEXT.

OUTSIDE THESE SETTLEMENTS DEVELOPMENT WILL ONLY BE ALLOWED IN EXCEPTIONAL CIRCUMSTANCES AND WILL BE STRICTLY CONTROLLED THROUGH THE APPLICATION OF THE DETAILED POLICIES AND PROVISIONS OF THIS PLAN AND STRUCTURE PLAN POLICIES C2 (DEVELOPMENT OUTSIDE BUILT UP AREAS AND SETTLEMENTS) AND C4 (CONTROL OF DEVELOPMENT IN THE GREEN BELT).

Implementation: Through the development control process.

Monitoring: Planning applications determined.

1.11 The most attractive and successful urban environments are those where all the component parts (e.g. buildings, trees, roads, spaces, people, traffic) have been satisfactorily accommodated to create interesting, lively and pleasant places. In order to maintain and enhance the character of the built environment, the appropriateness of the use of existing buildings and the design of new buildings or extensions to existing buildings, are very important.

1.12 The Council is particularly concerned to promote a high standard of design in new buildings, to ensure that new buildings are responsive to their location and to their potential occupants' and/or users' needs. New development needs to be appropriate in terms of function, siting, scale, form, massing, materials, colour and texture in its relationship with adjoining buildings and sites. Accordingly, new development will be expected to make an acceptable and positive contribution to the built environment. In addition new development should be appropriately located so as to reduce the need to travel and to encourage alternative modes of transport to the car.

1.12a Landscaping schemes should be comprised predominantly, if not wholly, of locally native species.

### Settlements in their Landscape Setting

2.76 Many settlements owe much of their character to the quality of their countryside setting. Where this forms part of a gap or wedge between settlements this character is protected by the Policy WCC2. Other areas that are solely important to the character of the settlements they surround are identified in this policy. Most have been identified and justified in the adopted local plans. The new areas adjoining Wargrave within the Green Belt are identified for the first time.

**POLICY WLL6: SETTING OF SETTLEMENTS**

DEVELOPMENT WILL NOT BE PERMITTED THAT WOULD DETRACT FROM THE OPEN OR COUNTRYSIDE APPEARANCE OF THE AREAS OF LAND IDENTIFIED ON THE PROPOSALS MAP THAT ARE OF SPECIAL SIGNIFICANCE IN MAINTAINING THE LANDSCAPE SETTING AND/OR THE INDIVIDUAL CHARACTER OF SETTLEMENTS.

Implementation: The development control process.

Monitoring: Impact of planning applications determined.

### Landscape and New Development

2.77 Throughout the plan area, opportunities should be taken to ensure that new development both respects and contributes to the enhancement of the character of its immediate landscape, which can be urban or rural. Particular attention will be given to landscape enhancement in the critical areas of green wedges and gaps and setting. This will be achieved by giving advice and guidance to landowners, countryside management projects, and opportunities arising from acceptable forms of development.

**POLICY WLL7: LANDSCAPE AND NEW DEVELOPMENT**

NEW DEVELOPMENT, BOTH WITHIN AND ADJOINING THE COUNTRYSIDE, SHOULD RESPECT THE LANDSCAPE CHARACTER OF THE AREA AND, WHERE APPROPRIATE, PROVIDE MEASURES FOR THE PROTECTION AND ENHANCEMENT OF THAT LANDSCAPE CHARACTER, PARTICULARLY EXISTING BOUNDARY FEATURES.

IN ALL CASES THE DEVELOPMENT WILL:

A) WHERE PRACTICABLE, ALLOW THE RETENTION OF EXISTING SUITABLE TREES AND OTHER FEATURES

B) INCLUDE AN APPROPRIATE TREE PLANTING AND LANDSCAPE SCHEME THAT IS CONSISTENT WITH LOCAL LANDSCAPE CHARACTER.

Implementation: The development control process.

Monitoring: Planning applications determined.

## POLICIES

5.12 Only part of the District's housing requirement is met through the allocation of specific areas of land for development. Housing will continue to be built on unidentified sites. In accordance with Berkshire Structure Plan Policies (C1 and H5), these sites will be within the boundaries of identified settlements.

**POLICY WH1: HOUSING DEVELOPMENT - UNIDENTIFIED SITES**

WITHIN THE IDENTIFIED SETTLEMENTS, ON SITES THAT ARE NOT IDENTIFIED IN THE PLAN FOR RESIDENTIAL USE, DEVELOPMENT IN THE FORM OF INFILLING, REDEVELOPMENT AND CHANGE OF USE TO RESIDENTIAL USE WILL BE CONSIDERED FAVOURABLY, SUBJECT TO LOCAL ENVIRONMENTAL AND AMENITY CONSIDERATIONS AND ALL OTHER RELEVANT POLICIES AND PROVISIONS OF THIS PLAN, IN ORDER TO MAKE THE BEST USE OF LAND IN BUILT-UP AREAS.

IN PARTICULAR, THE COUNCIL WILL SEEK TO ENSURE THAT THE FOLLOWING CRITERIA ARE COMPLIED WITH:

a) OPEN AND WOODED AREAS, AND GAPS AND GARDEN AREAS, THAT ARE IMPORTANT TO THE CHARACTER OF THE SETTLEMENT, ARE PROTECTED FROM INAPPROPRIATE DEVELOPMENT

b) THERE IS NO SIGNIFICANT ADVERSE EFFECT ON THE CHARACTER OF THE AREA, INCLUDING ON ANY CONSERVATION AREA

c) THERE IS NO SIGNIFICANT ADVERSE EFFECT ON ANY RESIDENTIAL PROPERTY OR LISTED BUILDING

d) THERE IS NO SIGNIFICANT ADVERSE EFFECT ON THE SETTLEMENT BOUNDARY OR ON THE ADJOINING COUNTRYSIDE

e) THERE IS NO SIGNIFICANT ADVERSE EFFECT ON ANY INTEREST OF NATURE CONSERVATION IMPORTANCE

f) THERE IS NO LOSS OF RECREATIONAL FACILITIES OR PUBLIC OPEN SPACE

g) THERE IS ADEQUATE LOCAL HIGHWAY AND INFRASTRUCTURE CAPACITY TO CATER FOR TRAFFIC AND OTHER DEMANDS GENERATED BY THE DEVELOPMENT, WITH, WHERE SEEN AS NECESSARY, THE PROVISION OF ROAD SAFETY MEASURES. IT WILL BE NECESSARY TO CONSIDER THE CUMULATIVE EFFECT ON ROADS AND INFRASTRUCTURE OF PROPOSED DEVELOPMENTS IN THE SAME AREA, TO DETERMINE THEIR ACCEPTABILITY UNDER THIS CRITERION

Cont.

**DOCUMENT 7**

Tel: (0118) 974 6441
Fax: (0118) 974 6484
Date: 9 August, 2002
My ref: PreapEastfields
Your ref:

**WOKINGHAM UNITARY**
**Aiming for Excellence**
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

Mr David Denham
Denham and Co.
P.O. Box 4621
Henley-On-Thames
RG9 6WD

Dear Mr Denham

**RE: DEVELOPMENT AT REAR OF EASTFIELDS AND STAG LODGE, OLD BATH ROAD PRE-APPLICATION ENQUIRY**

I refer to your letter of the 15th of July 2002 in which you have suggested an alteration to the previously refused planning application O/2002/6199. I also refer to our recent meeting of June 11th in which we discussed possible solutions.

As you may recall, I reiterated the council's opinion that the previous application was detrimental to the visual amenity and character of the area. This was because of its siting at the edge of the identified settlement, resulting in a hardening of the urban edge. The situation has not been aided by the addition of a mound to the rear of the site, which has only helped to further contrast between the rural and urban areas.

The sketches which you have provided me with present further problems, in that the gap between unit 1 and the boundary is reduced, and also that you have suggested further mounds along the carpark boundary. This should not be necessary in order to screen residential development – the dwellings should be removed enough so as not to necessitate such forms.

Furthermore, from a design perspective, infill dwellings need to provide a character of their own. The dwellings proposed (in particular looking at their siting) do not seem to relate well to the actual site. They are at odd angles to each other and at odd angles to the site. This has resulted in little usable outdoor amenity area, and has also resulted in dwellings which do not relate well to either the front dwellings or other surrounding properties, including The Range and Red Lodge.

I therefore continue to have difficulties with this proposal, and foresee that there may well be problems with an application submitted based on these plans. However, should you wish to submit a planning application please also submit a planning statement saying how the design relates to the site features.

Should you have any questions on the above please do not hesitate to contact me. Otherwise, we shall await your new application.

Yours sincerely,

KERRIN LITHGOW

Senior Planner

kerrinlithgow@wokingham.gov.uk

**DOCUMENT 8**

File (8)

# Sonning Golf Club Limited.

Registered in England No. 412769.

*Directors:*
N.M.D. Watsham
Mrs. I. Watsham
J. Campbell
D.A. Howes

*Registered Office:*
Duffield Road,
Sonning,
Reading,
Berks.
RG4 6GJ.

Phone: 0118-9693332
Fax: 0118-9448409
Email: secretary@sonning-golf-club.co.uk
VAT No: 198 915 403

COPIES TO
FILE:

file ref: sec/lett/rand/council9.doc
date: 7th May 2002
page: 1 of 2 + enclosed plan

To: Heidi Lynch.
Development Control Officer.
Wokingham District Council,
PO Box 157,
Shute End, Wokingham,
Berks. RG40 1WR.

Tel: 974-6482
Fax: 974-6484

Dear Miss Lynch,

**Re: The Proposed Development Application No. O/2002/6199**

Thank you very much indeed for sending us copy details on the above-proposed development. We have studied the plans and would like to comment as follows.

Whilst we have no formal objection to the development in principal, we would like to comment as follows:-

1. **Safety** – we would ask that every effort be made by the developers to protect the boundary, between the course and the proposed development, from the potential hazard of ' flying golf balls potentially hitting either person or property'. This is not a particularly dangerous spot, but perhaps the developers should consider some sort of net. I notice that the existing mound is to be extended and planted with evergreen shrubs. This will help a lot, but will not prevent a high-flying ball going straight into either garden. At the moment the risk is very low indeed, because Stag Lodge and Eastfields are sited so far back from the course, but I think this matter should be considered.
2. **Privacy** – we would ask that the two gates bordering the boundary, one presently at Stag Lodge and one at Eastfields, be closed off. Neither property has gated access to our course and never has had. Theoretically they shouldn't be there now.
3. **Conservation of Trees & Hedges** – at present there is a rather nice small copse of Oak & Sycamore trees on our land bordering Stag Lodge and similarly a dense raised bank of Broom & Gorse bordering Eastfields. Would you be kind enough to mention to the developers that in no way is this growth to be endangered by the building works. I am particularly refering to the preservation of tree roots (some of the trees are large) and we would ask that if the developers wish to trim any overhanging branches on their side of the property, that this is done carefully and professionally in order to preserve our trees. We would also appreciate it if you could make clear to the potential new owners that disposal of any garden material over our fence could potentially damage the natural habitat. Additionally, there is a rather nice Oak at the rear of the Eastfields garden, which we were glad to see marked on the plans. We presume therefore that this is already marked to be retained, as it would be a shame to loose this tree.

Pto

**4. Noise, Disturbance** – we are not concerned about the development when built and people are living in the houses., but we are concerned that during the construction process noise and disturbance be kept to a minimum. This is a very peaceful, quiet and lovely spot, enjoyed by our Members and we are anxious that it is not disturbed. We would therefore ask that it is stressed to the builders and developers the need to observe this situation.

Thank you for giving us the opportunity to comment. We enclose a plan to help you understand some of the points made in this letter.

Yours sincerely,

Andrew Tanner
Secretary/General Manager.

LINE OF DRAIN ROUGH

S = SYCAMORE

OAK TO FENCE CORNER 15.2m

OAK

S

S

S

S

SYCAMORE TO FENCE CORNER 10.5m

S

GATES TO BE FENCED OFF.

DRAIN BANK OF BROOM + GORSE

DISUSED TENNIS COURT

PROPOSED NEW DWELLING 1.

STAG LODGE MR. G. HOBBLE

11.4m

33.2m

PROPOSED NEW DWELLING 2.

EXISTING OAK IN GARDEN RETAINED

EASTFIELDS MR. G. DENTON

RUGBY GROUND BOUNDARY

7th FAIRWAY

0 10 20 30 40 50 60 70 80 90 100

Fairlea

El Sub Sta

HAWTHORN WAY

OLD BATH ROAD

A4

car park

Eastfields

Sports Ground

Stag Lodge

The Lawns

Birchley

Appeal Site

Settlement Boundary

Tennis Court

The Range

Red Lodge

POUND LANE

Pound Lane Scheme.

Sonning Golf Course

# PLAN DJD/1

**Denham & Co.**
**Consultant Town Planners**
**Scale 1:1250**

Tel. (0118) 974 6448 (Direct Line)
Date: December 9, 2002
My ref: O/2002/6199
Your ref: APP/X0360/A/02/1101448

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

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

Dear Mrs Pocock

**APPEAL BY: Mr G Denton**
**SITE: Land r/o Eastfelds & Stag Lodge, Old Bath Rd, Sonnng**

With reference to this appeal, I enclose 2 copies of further information.

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

WDLP - update

**O/2002/6199 – Update on Wokingham District Local Plan**

On 4 December 2002 the Council's Executive agreed the enclosed modifications to the Wokingham District Local Plan. Copies from the consolidated document of the relevant policies are attached. Please note that revised wording is in bold type or underlined. Please note additional policy WH6A (Design Guidance).

It is considered that the modifications to the relevant policies would not have significant implications for the consideration of this appeal.

~~OF THE IDENTIFIED SETTLEMENTS SHOWN ON THE PROPOSALS MAP AND LISTED IN THE TEXT.~~

~~OUTSIDE THESE SETTLEMENTS DEVELOPMENT WILL ONLY BE ALLOWED IN EXCEPTIONAL CIRCUMSTANCES AND WILL BE STRICTLY CONTROLLED THROUGH THE APPLICATION OF THE DETAILED POLICIES AND PROVISIONS OF THIS PLAN AND STRUCTURE PLAN POLICIES C2 (DEVELOPMENT OUTSIDE BUILT UP AREAS AND SETTLEMENTS) AND C4 (CONTROL OF DEVELOPMENT IN THE GREEN BELT).~~ (M/1/16)

Implementation: Through the development control process.

Monitoring: Planning applications determined.

1.11 The most attractive and successful urban environments are those where all the component parts (e.g. buildings, trees, roads, spaces, people, traffic) have been satisfactorily accommodated to create interesting, lively and pleasant places. In order to maintain and enhance the character of the built environment, the appropriateness of the use of existing buildings and the design of new buildings or extensions to existing buildings, are very important.

1.12 The Council is particularly concerned to promote a high standard of design in new buildings, to ensure that new buildings are responsive to their location and to their potential occupants' and/or users' needs. New development needs to be appropriate in terms of function, siting, scale, form, massing, materials, colour and texture in its relationship with adjoining buildings and sites. Accordingly, new development will be expected to make an acceptable and positive contribution to the built environment. In addition new development should be appropriately located so as to reduce the need to travel and to encourage alternative modes of transport to the car.

1.12A Landscaping schemes should be comprised predominantly, if not wholly, of locally native species. (M/1/17)

1.12B People with disabilities are a diverse population and may include individuals with visual, hearing or cognitive impairments, ambulant disabled, the elderly, or wheelchair users. Many of these groups may be denied access to development by ill-considered design solutions.

1.12C PPG1 states that "When a new building is proposed, or when planning permission is required for the alteration or change of use of an existing building, the developer and local planning authority should consider the needs of people with disabilities at an early stage in the design process. They should be flexible and imaginative in seeking solutions, taking account of the particular circumstances of each case."

1.12D Policy WOS3 seeks to ensure appropriate facilities are provided for disabled people in all developments to ensure equal access for everybody. (M/1/18)

**POLICY WOS3: DEVELOPMENT CONTROL PRINCIPLES**

THE COUNCIL WILL REQUIRE ALL DEVELOPMENT PROPOSALS THAT ARE ACCEPTABLE IN PRINCIPLE WHEN ASSESSED AGAINST OTHER POLICIES OF THIS PLAN TO:

A) BE APPROPRIATE IN SCALE OF ACTIVITY AND CHARACTER TO THE AREA IN WHICH THEY ARE LOCATED AND BE INTEGRATED INTO THEIR LOCAL CONTEXT WITHOUT DETRIMENT TO THE AMENITIES OF ADJOINING LAND USES AND OCCUPIERS

B) ~~RETAIN~~ HAVE NO SIGNIFICANT DETRIMENTAL IMPACT UPON IMPORTANT MAN-MADE, LANDSCAPE AND NATURE CONSERVATION FEATURES AND PROVIDE FOR FURTHER LANDSCAPE TREATMENT WHERE RELEVANT TO THE TYPE OF DEVELOPMENT AND/OR THE PROTECTION OF LOCAL VISUAL AMENITY (M/1/19)

C) BE BOTH LOCATED AND DESIGNED SO AS TO REDUCE THE NEED TO TRAVEL AND ENCOURAGE THE USE OF WALKING, CYCLING AND PUBLIC TRANSPORT AS ALTERNATIVES TO THE CAR

D) HAVE NO SIGNIFICANT EFFECT ON ROAD SAFETY OR CAUSE HIGHWAY, TRAFFIC GENERATION OR TRAFFIC RELATED ENVIRONMENTAL PROBLEMS

E) PROVIDE BUILDINGS, FACILITIES AND SPACES THAT ARE SUITABLE FOR~~CAPABLE OF~~ USE BY PEOPLE WHO HAVE MOBILITY OR SENSORY IMPAIRMENT (M/1/20)

F) BE OF HIGH QUALITY OF DESIGN THAT RESPECTS THE LOCAL CONTEXT BY VIRTUE OF SITING, LAYOUT, MASSING, MATERIALS, COLOUR AND TEXTURE.

Implementation: Through the development control process.

Monitoring: Planning applications determined.

**Services, Amenities and Infrastructure**

1.13 It is a principle of good planning that new development should provide the necessary infrastructure, including services and amenities, needed to support the development. This could include infrastructure required to provide necessary statutory services. This is a material consideration in considering planning applications (as set out in Circular 1/97, *Planning Obligations* and PPG12 paragraph 6.16). An explicit assessment must be made of infrastructure requirements arising from the development and how these should be met. Such provision is a key element in the quality of life or new and existing residents. Supplementary planning guidance has been produced setting out the implementation of Policy WOS4 below. (M/1/21)

**POLICY WOS4: SERVICE, AMENITIES AND INFRASTRUCTURE REQUIREMENTS FOR NEW DEVELOPMENT**

WHERE DEVELOPMENT IS ACCEPTABLE IN PRINCIPLE, UNDER THE POLICIES OF THIS PLAN, DEVELOPMENT PROPOSALS WILL BE EXPECTED TO HAVE REGARD TO EXISTING LEVELS OF INFRASTRUCTURE, SERVICES AND AMENITIES.

WHERE THE DEVELOPMENT GIVES RISE TO THE NEED FOR THE PROVISION OF NEW OR EXTENDED PUBLIC AND COMMUNITY SERVICES, THE COUNCIL WILL ASSESS THE NATURE AND EXTENT OF PLANNING OBLIGATIONS

accompanied by a Design Statement to demonstrate how the development will take account of the character of the area. (M/4/5)

## THE BUILT ENVIRONMENT

### DESIGN PRINCIPLES

4.9 ~~4.9 Proposed development should be considered in the context of the surrounding area. This will allow vernacular style and any good features to be interpreted in the new development, helping to contribute to its sense of place.~~

**Policy WBE1 seeks to achieve better quality in the design of individual developments and this should reinforce local identity and result in improvement of the wider built environment.** The emphasis of Policy WBE1 is on good design.

This policy should ensure that local distinctiveness is not diluted and internationalisation of style is avoided within the district. The provision of safe and secure environments which deter crime in both public and private spaces are a prime objective of the Council. This issue will be addressed through good layout and building design as well as a mixture of land uses, which together will promote good natural surveillance. (M/4/6)

**POLICY WBE1: ~~DEVELOPMENT IN ITS LOCAL CONTEXT~~**

~~THE COUNCIL WILL REQUIRE GOOD CONTEMPORARY DESIGN THROUGHOUT THE PLAN AREA, WHICH RESPECTS ITS LOCAL CONTEXT. WHEN CONSIDERING ANY APPLICATION FOR DEVELOPMENT THE COUNCIL WILL HAVE REGARD TO THE FOLLOWING CONSIDERATIONS:~~

~~a)ITS ENVIRONMENTAL IMPACT~~

~~b)ITS VISUAL IMPACT~~

~~c)ACCESSIBILITY~~

~~d) LANDFORM AND ANY NATURAL FEATURES, INCLUDING LANDSCAPE TREATMENT AND ENVIRONMENTAL WORKS~~

~~e)THE LOCAL TOWNSCAPE~~

~~f)THE LAYOUT, FORM, SCALE, MASSING, AND MATERIALS OF DEVELOPMENT~~

~~g)SAFETY AND SECURITY~~

~~h)THE PRIVACY AND AMENITY OF THE EXISTING ENVIRONMENT~~

~~i)SUPPLEMENTARY PLANNING DESIGN GUIDANCE ADOPTED BY THE COUNCIL.~~

**DESIGN AND NEW DEVELOPMENT**

**NEW DEVELOPMENT WILL BE EXPECTED TO ACHIEVE HIGH STANDARDS OF DESIGN AND LAYOUT, WHICH MAKES EFFICIENT USE OF LAND AND**

BUILDINGS. A SCHEME SHOULD CREATE ITS OWN IDENTITY, WHILST TAKING ACCOUNT OF THE WIDER LOCALITY, INCLUDING THE SURROUNDING TOWNSCAPE AND LANDSCAPE. IN ADDITION, DEVELOPMENT PROPOSALS WILL BE EXPECTED TO HAVE REGARD TO THE FOLLOWING PRINCIPLES:

A) A REDUCTION IN THE LEVEL OF CAR PARKING BELOW MAXIMUM STANDARDS WHEREVER POSSIBLE IN ORDER TO PROMOTE SUSTAINABLE TRANSPORT CHOICES;

B) ENCOURAGEMENT OF MEASURES THAT PROMOTE ACCESSIBILITY TO SERVICES AND FACILITIES BY PUBLIC TRANSPORT, CYCLING AND WALKING;

C) INCORPORATION OF FEATURES THAT MAXIMISE THE SAFETY AND SECURITY OF PEOPLE LIVING IN OR USING THE DEVELOPMENT;

D) CREATION OF EASILY ACCESSIBLE AND ATTRACTIVE OPEN SPACES. (M/4/7)

Implementation: Use of design guidance in the development control process.

Monitoring: Consider quality of development on the ground, including through design awards.

~~4.10 Not all of the plan area is of the same visual quality. Some parts of it could benefit from environmental improvement, and in some circumstances, this may be achievable through redevelopment opportunities.~~ (M/4/8)

~~POLICY WBE2: IMPROVING ON THE LOCAL CONTEXT~~

~~IN AREAS WHERE THE EXISTING ENVIRONMENT DOES NOT EXHIBIT ESPECIALLY PRONOUNCED OR HISTORIC ARCHITECTURAL STYLES, ANY PROPOSALS FOR INFILL DEVELOPMENT SHOULD BE USED AS AN OPPORTUNITY TO CREATE ADDED VISUAL INTEREST AND RAISE THE AREA'S ARCHITECTURAL QUALITY.~~

~~Implementation: Through the development control process.~~

~~Monitoring: Check quality of development on the ground.~~ (M/4/9)

~~4.11 Because of their extent, large developments are likely to have a greater impact on the environment than smaller scale ones. It is therefore particularly important to ensure a high quality of development within such proposals. Large development areas are probably best considered in terms of a series or pattern of smaller areas, each with its own layout and form of development, and hence its own distinctive character. This should lead to the avoidance of extensive areas of characterless development that bear no relationship to features on the ground.~~ (M/4/10)

~~POLICY WBE3: CHARACTER OF LARGE SCALE DEVELOPMENT~~

~~ANY PROPOSALS FOR LARGE SCALE DEVELOPMENT SHOULD PROVIDE A CLEAR AND COHERENT LAYOUT THAT CREATES AREAS OF IDENTIFIABLE CHARACTER WITHIN THE DEVELOPMENT. WHERE DEVELOPMENT IS TO BE CARRIED OUT IN PHASES, THE COUNCIL WILL REQUIRE THE SUBMISSION OF A INDICATIVE LAYOUT FOR THE ENTIRE SITE PRIOR TO THE APPROVAL OF ANY SINGLE PHASE. APPLICATIONS FOR SUBSEQUENT STAGES AND/OR~~

5.11E Urban areas lie within the boundaries of Category A setttlements defined under Policy WOS2. These settlements are considered to be the most sustainable for new development. Consequently sites within Category A settlements are more suitable for housing than those elsewhere.

5.11F Previously developed land lies within a settlement and is or was occupied by a permanent structure or hardstanding (excluding those associated with agriculture or forestry including farmhouses). It may include mineral extraction sites within the settlement where the site has not blended into the countryside. It does not include undeveloped sites such as parks which may include urban features (pavilions, etc). It may also exclude the gardens of dwellings, particularly where they are in large plots. However, the extent to which a garden will be considered to be previously developed land will depend on its specific circumstances, for example where parts of the garden have an uncultivated, natural or wooded character, they will not be regarded as previously developed areas. Although sites outside settlements may also have these characteristics, they will not be considered suitable for new housing development as they tend to be in unsustainable locations. Only previously developed land within urban areas is acceptable for housing allocations. (M/5/29)

5.11G Good public transport corridors are locations in settlements within 400 m of a stop (railway station or bus stop) of a good service. A good public transport service meets the following requirements:

a) a least one timetabled service on the route in both directions every thirty minutes during peak hours (7:00 to 9:00 and 16:00 to 19:00 Monday to Saturday); and

b) at least one timetabled service on the route in both directions every hour during off-peak hours (9:00 to 16:00 and 19:00 to 22:00 Monday to Saturday and between 7:00 and 22:00 on Sundays).

This accords with the definition in the Council's "Housing Site Assessment – Approach" document. The Council will have regard to the long term commercial viability of any existing or proposed service. A development outside of Good Public Transport corridors may be acceptable where it results in sufficient improvements to the service to accord with the above definition. However, such service improvements would need to be in place before the completion of the first dwelling. (M/5/30)

5.11H The Council may amend its approach for identifying housing allocations in any future review of this Local Plan. This could include the suitability of sites identified in Policies WH2A and WH2B. In addition, other policy approaches including Green Gaps/Wedges may also be amended in any review to this Plan. (M/5/31)

**POLICY WH1: HOUSING DEVELOPMENT – SITE SELECTION PROCESS**

THE COUNCIL WILL IDENTIFY NEW HOUSING ALLOCATIONS BASED ON A SEQUENTIAL APPROACH STARTING WITH THE RE-USE OF PREVIOUSLY DEVELOPED LAND AND BUILDINGS WITHIN URBAN AREAS. IF INSUFFICIENT LAND IS AVAILABLE FROM THAT SOURCE, THEN SITES THAT FORM URBAN EXTENSIONS AND THEN NEW DEVELOPMENTS AROUND CENTRES WHICH ARE SERVED BY GOOD PUBLIC TRANSPORT CORRIDORS WILL BE SELECTED. ALL ALLOCATIONS WILL BE SUBJECT TO THE COUNCIL'S OBJECTIVE OF CREATING SUSTAINABLE FORMS OF DEVELOPMENT AND AN ASSESSMENT BASED ON HIGHWAY, INFRASTRUCTURE AND ENVIRONMENTAL CRITERIA

*Implementation: Through the Local Plan and development control process*

Monitoring: Planning applications (M/5/32)

5.12 Only part of the District's housing requirement is met through the allocation of specific areas of land for development. Housing will continue to be built on unidentified sites. In accordance with Berkshire Structure Plan Policies (C1 and H5), these sites will be within the boundaries of identified settlements. Any proposals for residential development will also need to accord with Policy WOS2. (M/5/33)

5.12A There is a need to make full use of previously developed land within the urban areas, which can often be achieved through the development of backland areas. However, such locations are often highly constrained due to their close proximity to existing housing. The potential for visual and functional intrusion in these circumstances is acute and the Council will require high standards of design to overcome these problems. The Council will also seek to ensure that development proposals make the most efficient use of land by ensuring that such development does not prejudice (or landlock) the comprehensive development of adjacent sites. Piecemeal development of individual plots of garden or other land within such areas (which are suitable for more comprehensive development) will be refused unless the application demonstrates that the development of other adjacent sites would not be unreasonably prejudiced by the proposal. This will ensure that development proposals make the most efficient use of land. (M/5/34)

**POLICY WH1A: HOUSING DEVELOPMENT - UNIDENTIFIED SITES**

WITHIN IDENTIFIED SETTLEMENTS PROPOSALS FOR USING LAND AND BUILDINGS FOR HOUSING WILL BE DETERMINED IN ACCORDANCE WITH THE FOLLOWING SUSTAINABLE DEVELOPMENT CRITERIA:

a) DEVELOPMENT PROPOSALS WILL MAKE THE MOST EFFICIENT USE OF LAND AND BUILDINGS, HAVING REGARD TO THE NEED TO MAXIMISE DENSITIES, A PROPER MIX OF HOUSING AND ADEQUATE LEVELS OF AFFORDABLE HOUSING;

b) THE EXTENT THAT FUTURE RESIDENTS WOULD BE CAR DEPENDENT OR HAVE GOOD ACCESS TO ALTERNATIVE MEANS OF TRANSPORT

c) HOW SUCCESSFUL THE DESIGN AND LAYOUT OF THE PROPOSALS WOULD BE IN MINIMISING ANY ADVERSE IMPACT ON THE CHARACTER OF ADJOINING BUILDINGS AND/OR THE LANDSCAPE AND ECOLOGY OF OPEN AREAS

d) THE EXTENT TO WHICH PROPOSALS WOULD MAKE MORE EFFICIENT USE OF EXISTING SOCIAL AND PHYSICAL INFRASTRUCTURE, HAVING REGARD TO THE CUMULATIVE IMPACT OF DEVELOPMENT

~~WITHIN THE IDENTIFIED SETTLEMENTS, ON SITES THAT ARE NOT IDENTIFIED IN THE PLAN FOR RESIDENTIAL USE, DEVELOPMENT IN THE FORM OF INFILLING, REDEVELOPMENT AND CHANGE OF USE TO RESIDENTIAL USE WILL BE CONSIDERED FAVOURABLY, SUBJECT TO LOCAL ENVIRONMENTAL AND AMENITY CONSIDERATIONS AND ALL OTHER RELEVANT POLICIES AND~~

~~PROVISIONS OF THIS PLAN, IN ORDER TO MAKE THE BEST USE OF LAND IN BUILT UP AREAS.~~

~~IN PARTICULAR, THE COUNCIL WILL SEEK TO ENSURE THAT THE FOLLOWING CRITERIA ARE COMPLIED WITH:~~

a) ~~OPEN AND WOODED AREAS, AND GAPS AND GARDEN AREAS, THAT ARE IMPORTANT TO THE CHARACTER OF THE SETTLEMENT, ARE PROTECTED FROM DEVELOPMENT~~

b)~~THERE IS NO SIGNIFICANT ADVERSE EFFECT ON THE CHARACTER OF THE AREA, INCLUDING ON ANY CONSERVATION AREA~~

c)~~THERE IS NO SIGNIFICANT ADVERSE EFFECT ON ANY RESIDENTIAL PROPERTY OR LISTED BUILDING~~

d)~~THERE IS NO SIGNIFICANT ADVERSE EFFECT ON THE SETTLEMENT BOUNDARY OR ON THE ADJOINING COUNTRYSIDE~~

e)~~THERE IS NO SIGNIFICANT ADVERSE EFFECT ON ANY INTEREST OF NATURE CONSERVATION IMPORTANCE~~

f)~~THERE IS NO LOSS OF RECREATIONAL FACILITIES OR PUBLIC OPEN SPACE~~

g)~~THERE IS ADEQUATE LOCAL HIGHWAY AND INFRASTRUCTURE CAPACITY TO CATER FOR TRAFFIC AND OTHER DEMANDS GENERATED BY THE DEVELOPMENT, WITH, WHERE SEEN AS NECESSARY, THE PROVISION OF ROAD SAFETY MEASURES. IT WILL BE NECESSARY TO CONSIDER THE CUMULATIVE EFFECT ON ROADS AND INFRASTRUCTURE OF PROPOSED DEVELOPMENTS IN THE SAME AREA, TO DETERMINE THEIR ACCEPTABILITY UNDER THIS CRITERION~~

h)~~AN ELEMENT OF AFFORDABLE HOUSING IS PROVIDED IN SCHEMES OF 25 OR MORE DWELLINGS IN SETTLEMENTS OF UNDER 3,000, AND IN SCHEMES OF 40 OR MORE DWELLINGS ELSEWHERE. FOR THE AVOIDANCE OF DOUBT, THE SETTLEMENTS WHERE THE 40 DWELLINGS REQUIREMENT APPLIES COMPRISE EARLEY, NORTH FINCHAMPSTEAD, TWYFORD, WARGRAVE, WINNERSH, WOKINGHAM, CROWTHORNE (PINEWOOD) AND WOODLEY. NEW DEVELOPMENT WILL BE EXPECTED TO COMPLY WITH THE COUNCIL'S SERVICE, AMENITY, AND INFRASTRUCTURE REQUIREMENT (S.A.I.R.).~~

~~PROPOSALS FOR RESIDENTIAL DEVELOPMENT WILL BE JUDGED AGAINST THE COUNCIL'S PLANNING GUIDELINES FOR THEIR ACCEPTABILITY UNDER DESIGN AND PARKING CRITERIA.~~ (M/5/35)

Implementation: Planning permissions to private and public sector housebuilders, having regard to Planning Guidelines.

Monitoring: Planning applications.

5.13 ~~Assuming that 2,500 dwellings are provided on the major site south of the M4 at Grazeley, it is necessary to ensure that sufficient land is identified for the development of small sites.~~ (M/5/36) The sites that have been identified in Policy

WH2 have been selected on the basis of their performance against a number of environmental criteria as outlined in Policy WH1. There is no priority order or ranking of sites within Policy WH2. (M/5/37). Appendix 3C includes details of the net density anticipated for each site listed In Policy WH2. (M/5/38) This appendix also provides details on some of the necessary and directly related services, amenities and infrastructure which should be provided in connection with the development. (M/5/39)

**POLICY WH2: HOUSING DEVELOPMENT - IDENTIFIED SITES**

**IN ACCORDANCE WITH THE COUNCIL'S OBJECTIVE OF PROMOTING A SUSTAINABLE PATTERN OF DEVELOPMENT THROUGHOUT THE DISTRICT, THE SITES LISTED BELOW ARE ALLOCATED FOR HOUSING AND THERE WILL BE A PRESUMPTION AGAINST THEIR DEVELOPMENT FOR OTHER THAN RESIDENTIAL USE.** (M/5/40)

**PEA05 - LAND AT MARSH FARM, LOWER EARLEY – 150 DWELLINGS** (M/5/41)
**PSH13 - CHURCH FARM AND CATTLE BREEDING CENTRE, CHURCH LANE, SHINFIELD** – 140 DWELLINGS (M/5/42)
PSH15 - LAND AT HOLLOW LANE, SHINFIELD – 105 DWELLINGS (M/5/43)
PSH55 - LAND AT LANE END FARM, CUTBUSH LANE, SHINFIELD – 164 DWELLINGS (M/5/44)
PSH16 - LAND AT THE OLD GRAVEL PITS, SHINFIELD – 45 DWELLINGS (M/5/45)
PSH54 - LAND AT THE MANOR, BROOKERS HILL, SHINFIELD – 60 DWELLINGS (M/5/46)
PSH52 - LAND EAST OF BEECH HILL ROAD, SPENCERS WOOD – 120 DWELLINGS (M/5/47)
PWI17 - FORMER GMU DEPOT, WATMORE LANE, WINNERSH – 12 DWELLINGS (M/5/48)
PWI38 - LAND AT CHATSWORTH AVENUE, WINNERSH – 610 DWELLINGS (OF WHICH 450 WILL BE COMPLETED IN THE PLAN PERIOD) (M/5/49)
PWK20 - EASTHAMPSTEAD ROAD CAR PARK, EASTHAMPSTEAD ROAD, WOKINGHAM – 50 DWELLINGS, (M/5/50)
PWK62 - LAND AT DOWLES GREEN FARM & DOWLES GREEN, KEEPHATCH ROAD, WOKINGHAM – 150 DWELLINGS (M/5/51)
PWK42 - LAND AT WOKINGHAM CRICKET CLUB, WELLINGTON ROAD, WOKINGHAM – 57 DWELLINGS (M/5/52)
TOTAL = 1,503 DWELLINGS

~~IN ADDITION TO THE 2,500 DWELLINGS TO BE BUILT AT GRAZELEY (SEE PROPOSAL WSM1), THE COUNCIL WILL MAKE PROVISION FOR THE DEVELOPMENT OF APPROXIMATELY 240 DWELLINGS IN THE PERIOD 1 APRIL 1996 TO 31 MARCH 2006 ON THE FOLLOWING SITES, SUBJECT TO THE PROVISION OF INFRASTRUCTURE AND PUBLIC AND COMMUNITY SERVICES NECESSARY TO SUPPORT THE DEVELOPMENT. THESE SITES WILL BE SAFEGUARDED FROM OTHER TYPES OF DEVELOPMENT. IN BRINGING FORWARD THE SITES FOR DEVELOPMENT, A DEVELOPMENT BRIEF WILL BE REQUIRED.~~

~~a)PRIORITY SITES:~~
~~CH03 CHARVIL FARM, BATH ROAD, CHARVIL~~
~~SH09 LAND AT JUNCTION OF KILN LANE AND BEECH HILL ROAD, SPENCERS WOOD~~
~~WI12 LAND WEST OF MOLE ROAD, SINDLESHAM~~
~~WI17 FORMER GMU DEPOT, WATMORE LANE, WINNERSH~~

**POLICY WH6: VARIETY OF HOUSING**

ON SITES WHERE RESIDENTIAL DEVELOPMENT IS CONSIDERED ACCEPTABLE BY THE COUNCIL, PROPOSALS WILL BE EXPECTED TO INCORPORATE A MIX AND BALANCE OF DENSITIES, DWELLING TYPES AND SIZES. ~~THE COUNCIL WILL ASSIST DEVELOPERS BY PROVIDING THEM WITH INFORMATION ON THE HOUSING NEEDS OF THE PLAN AREA, INCLUDING THOSE OF PARTICULAR GROUPS IN THE COMMUNITY, SO THAT THEY ARE AWARE OF THE REQUIREMENTS WHEN FORMULATING PROPOSALS.~~ (M/5/86) PARTICULAR EMPHASIS WILL BE GIVEN TO THE NEED FOR ~~SMALL (ONE,~~ AND TWO ~~AND SMALLER THREE~~ BEDROOME~~D)~~ DWELLINGS. (M/5/87)

Implementation: Planning permissions. Supply of information to public and private sector housebuilders.

Monitoring: Planning applications and permissions.

5.19A Policy WH6A emphasises the importance of good design for new residential schemes. It should be read in conjunction with Policy WBE1, which relates to more general design issues.

5.19B PPG3 stresses the importance of using land more efficiently. This includes avoiding developments of less than 30 dwellings per hectare net. In order to achieve these aims, good design must be achieved which will enable areas to retain their character and also avoid compromising the quality of the environment. Good design will be expected to address both the layout of the scheme and the design of individual buildings. Policy WH6A will enable the Council to reject residential schemes of poor design.

5.19C The Council will produce Supplementary Planning Guidance for the design of new residential schemes, covering aspects such as:

- How the design and layout of proposed schemes should fit within both the local and wider context of the locality;
- How the local pattern of streets and spaces, building traditions, materials and ecology should be respected;
- References to sources of good practice on the layout and design of new development. (M/5/88)

POLICY WH6A: DESIGN GUIDANCE – RESIDENTIAL DEVELOPMENT

WHEN DETERMINING APPLICATIONS FOR NEW HOUSING SCHEMES, THE COUNCIL WILL REFUSE PLANNING PERMISSION FOR POOR DESIGNS THAT OCCUR IN HOUSING DESIGN, LAYOUTS, SETTING AND LANDSCAPE PROPOSALS. APPLICANTS MUST DEMONSTRATE HOW A SCHEME PROVIDES A HIGH QUALITY OF DESIGN/LAYOUT, AN ADEQUATE MIX OF HOUSING TYPES AND A LANDSCAPED SETTING COMMENSURATE WITH THE LOCATION OF THE SITE.

Implementation: The development control process.

Monitoring: Planning applications (M/5/89)

5.20 In terms of this policy, the term 'affordable housing' is taken to mean accommodation that is accessible to people whose incomes or resources are insufficient to enable

them to buy or rent housing on the open market. Contributions to meeting housing need can be made by the provision of:

a) 'affordable' housing for first time buyers
b) accommodation at below market price
c) housing in partnership with a registered housing association
d) dwellings at affordable rents
e) shared ownership schemes.

The Council wishes to see that those with special needs are also catered for; the District Council's Housing Strategy contains details of categories of those with special needs.

5.20A Based on information provided by the Housing Requirements Study 2002, there is a requirement for 373 affordable units per annum. This represents 26% of the overall annual shortfall in housing supply in Wokingham District of 1,413 identified in the Housing Requirements Study. It is recognised that this level of shortfall in the supply of housing exceeds the annual strategic requirements for 2001-2006 (as outlined in the Berkshire Structure Plan 1997). The Council has therefore followed the advice in PPG3 (paragraph 7) that housing provision set through RPG and Structure Plan processes, should not be reviewed through a Local Plan. Consequently, the Council (as outlined in Table 5.1) will only seek to meet the housing requirements of the Berkshire Structure Plan 1997 (for the period 2001-2006). (M/5/90)

.20B Since the Council is not seeking to supply sufficient housing to alleviate the overall shortfall in supply, it is vital that it seeks the provision of affordable housing on all appropriate sites. It has therefore reduced the site size thresholds to the minimum levels permitted in Circular 6/98 to enable the maximum provision of affordable housing units within the District. The provision of affordable housing is particularly important following the Council's rejection of a new settlement at Grazeley (Policy WSM1 in the Deposit Local Plan). The rejection of Grazeley has further constrained supply since it would have provided 500 affordable homes. It is therefore important to seek the provision of affordable housing on all suitable sites as explained in paragraph 5.20E. (M/5/91)

.20C The Council's Housing Requirements Study 2002 points to the need for tenure types to be biased towards rented accommodation. However, the Council is prepared to negotiate with developers for a range of affordable housing, including rented, shared ownership and low cost market, providing the overall target percentage is achieved. (M/5/92)

20D The Council will seek the provision of affordable housing on all suitable sites. In initially assessing whether a site is suitable for affordable housing, the Council will use gross figures in calculating the site area and/or dwellings proposed. In line with the advice in PPG3 concerning mixed communities, a variety of tenures will be sought across all appropriate sites. In deciding on the mix of affordable housing on any particular site, the Council will have regard to the variety of tenures in the locality. (M/5/93)

20E The Council will also consider a range of other factors in assessing the suitability of a site for the provision of affordable housing. These will include the proximity of the site to local services and facilities and access to public transport services, whether there are particular costs associated with the proposal e.g. decontamination or long term management or the need to meet other planning objectives. However, it should be

recognised that sites in locations further from local services and facilities may still need to include an element of affordable housing. This will help meet the requirements of those individuals in need as outlined in paragraph 5.20I. (M/5/94)

5.20F The provision of affordable housing will normally be achieved through the involvement of a Registered Social Landlord (RSL), nominated by the Council and registered with the Housing Corporation, so that its properties can be secured for successive occupiers. The affordable housing will need to be delivered to Housing Corporation Scheme Development Standards (SDS). The Council will wish to secure affordable housing at a price that reduces the need for public subsidy. Where a registered social landlord is involved, sufficient controls over future occupancy are secured. Where other private companies build affordable houses the Council will negotiate a planning obligation or it may impose conditions to control occupancy to ensure an adequate supply of suitable occupants. (M/5/95)

5.20G Wherever possible, the affordable housing should be provided on-site. This will normally be in the form of serviced plots offered to an RSL partner, nominated by the Council, at nil cost. In certain circumstances it may be appropriate for a developer to build out the affordable units to Housing Corporation Scheme Development Standards and sell these back to the nominated RSL. (M/5/96)

5.20H In accordance with development sizes, developers are expected to make provision for affordable housing on site. However, consideration will be given, where there is sufficient justification, to a financial or other contribution towards provision of affordable housing on another site within the district. The financial contribution sought will equate directly to the cost of delivering elsewhere the affordable housing requirement for the site in question. Where off-site provision is accepted, the scale of the overall requirement for affordable housing will not be reduced. (M/5/97)

5.20I Allocation of affordable housing will be dealt with through the Council's Housing Register, and associated registers which deal with special needs, low cost home ownership, and key workers. Allocation of housing will be in keeping with the Council's Allocations Policy and Plan. (M/5/98)

5.20J Within Wokingham District, the areas with 3,000 or fewer population are defined in SI 1997 No. 625 – The Housing (Right to Acquire or Enfranchise) (Designated Rural Areas in the South East) Order 1997. For the avoidance of doubt, the relevant areas with 3,000 or fewer population (as defined in the Regulations) are illustrated on the Proposals Map. (M/5/99)

5.20K Where a proposal involves the redevelopment of a site where affordable housing is located, the Council will expect their replacement with an equivalent number and type of units as part of the scheme. This will be in addition to the requirements for affordable housing on the site necessary under this Policy. (M/5/100)

**POLICY WH7: AFFORDABLE HOUSING**

ON RESIDENTIAL SCHEMES OF 5 OR MORE DWELLINGS OR OF 0.25 HECTARES OR MORE IN SETTLEMENTS OF 3,000 OR FEWER POPULATION, AND OF 15 OR MORE DWELLINGS OR OF 0.5 HECTARES OF MORE ELSEWHERE, THE COUNCIL WILL SEEK UP TO 26% OF ALL NEW DWELLINGS GRANTED TO BE AFFORDABLE HOUSING. BEFORE GRANTING PERMISSION FOR RESIDENTIAL DEVELOPMENT, THE COUNCIL WILL NEED TO BE SATISFIED THAT SECURE ARRANGEMENTS ARE MADE TO ENSURE THAT THE

Tel: (0118) 974 6448 (Direct Line)
Email: Denise.Gumbrell@wokingham.gov.uk
Date: October 24, 2002
My ref: **O/2002/6199**

The Owner / Occupier
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HAWTHORNE WAY
SONNING
READING
RG4 6TG

**WOKINGHAM UNITARY**
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Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

## NOTICE OF INFORMAL HEARING

Dear Sir/Madam

**APPLICATION No: O/2002/6199**
**APPEAL BY: Mr G Denton**
**SITE: Land Rear Of Eastfields & Stag Lodge Old Bath Road Sonning Reading**
**PROPOSAL: Outline application for the proposed erection of 2 dwellings with new access road.**

This is to inform you that an Inspector appointed by the Secretary of State for the Environment, Transport and the Regions, will hold an Informal Hearing into this Appeal at the Civic Offices, Shute End, Wokingham on a date to be advised.

Comments already made, following the original application for planning permission, will be forwarded to The Planning Inspectorate .

If you wish to make further representations, you should, if possible, send three copies to Mrs M Pocock, The Planning Inspectorate, Room 3/03, Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, quoting reference **APP/X0360/A/02/1101448**. Comments received after **02/12/2002** will not normally be seen by the Inspector & will be returned.

The application, decision notice, and the appellant's grounds of appeal can be inspected in the Environmental Services Department (Planning) at the Civic Offices, Shute End, Wokingham, Berkshire during normal office hours (08.30 to 17.00 Mondays to Thursdays, & 08.30 to 16.00 Fridays).

A free booklet, "Guide to taking part in planning appeals" is available from this office.

If you would like a copy of the decision on this Appeal, you should write to Mrs Pocock & ask for one.

Yours faithfully

*Denise Gumbrell*

Appeals Assistant

Tel. (0118) 974 6448 (Direct Line)
Date. April 23, 2003
My ref: O/2002/6199
Your ref:

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If you wish, you may attend the Hearing and, at the Inspector's discretion, take part in the discussion.

Documents relating to the appeal may be inspected in the Environmental Services Department (Planning) at the Civic Offices, Shute End, Wokingham, Berkshire during normal office hours (8:30 –17:00 Mondays to Thursdays & 8:30 – 16:00 on Fridays).

Anyone with a disability who wishes to attend the Hearing is advised to contact the Council to check that suitable provisions are available.

If you wish to be notified of the decision, you should write to Mrs M Pocock, The Planning Inspectorate, Room 3/03 Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. Please quote reference number **APP/X0360/A/02/1101448 .**

Yours faithfully

*Denise Gumbrell*

Appeals Assistant

**The Owner / Occupiers of the following addresses in Sonning:**

1 – 5 Hawthorne Way

Eastfields, The Lawns, The Range, Stag Lodge, Red Lodge & Old Redingensians Old Bath Rd

and Andrew Tanner, Secretary / General Manager Sonning Golf Club, Duffield Road

Tel: (0118) 974 6448 (Direct Line)
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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

## NOTICE OF INFORMAL HEARING

Dear Sir/Madam

**APPLICATION No: O/2002/6199**
**APPEAL BY: Mr G Denton**
**SITE: Land Rear Of Eastfields & Stag Lodge Old Bath Road Sonning Reading**
**PROPOSAL: Outline application for the proposed erection of 2 dwellings with new access road.**

This is to inform you that an Inspector appointed by the Secretary of State for the Environment, Transport and the Regions, will hold an Informal Hearing into this Appeal at the Civic Offices, Shute End, Wokingham on a date to be advised.

Comments already made, following the original application for planning permission, will be forwarded to The Planning Inspectorate .

If you wish to make further representations, you should, if possible, send three copies to Mrs M Pocock, The Planning Inspectorate, Room 3/03, Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, quoting reference **APP/X0360/A/02/1101448**. Comments received after **02/12/2002** will not normally be seen by the Inspector & will be returned.

The application, decision notice, and the appellant's grounds of appeal can be inspected in the Environmental Services Department (Planning) at the Civic Offices, Shute End, Wokingham, Berkshire during normal office hours (08.30 to 17.00 Mondays to Thursdays, & 08.30 to 16.00 Fridays).

A free booklet, "Guide to taking part in planning appeals" is available from this office.

If you would like a copy of the decision on this Appeal, you should write to Mrs Pocock & ask for one.

Yours faithfully

*Denise Gumbrell*

Appeals Assistant

Tel. (0118) 974 6448 (Direct Line)
Date. April 23, 2003
My ref: O/2002/6199
Your ref:

The Owner / Occupier
5
HAWTHORNE WAY
SONNING
READING
RG4 6TG

**WOKINGHAM UNITARY**
**Aiming for Excellence**


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Yours faithfully

*Denise Gumbrell*

Appeals Assistant

Tel: (0118) 974 6448 (Direct Line)
Email: Denise.Gumbrell@wokingham.gov.uk
Date: October 24, 2002
My ref: **O/2002/6199**

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*Denise Gumbrell*

Appeals Assistant

TOWN AND COUNTRY PLANNING ACT 1990

SECTION 78 APPEAL

| | |
|---|---|
| APPELLANT : | MR G DENTON |
| APPEAL SITE : | LAND REAR OF EASTFIELDS AND STAG LODGE, OLD BATH ROAD, SONNING |
| REASON FOR APPEAL : | REFUSAL TO GRANT OUTLINE PLANNING PERMISSION FOR THE ERECTION OF 2 DWELLINGS WITH NEW ACCESS ROAD. |

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LOCAL PLANNING AUTHORITY REFERENCE : O/2002/6199

DEPARTMENT OF THE ENVIRONMENT, TRANSPORT AND THE REGIONS REFERENCE : APP/X0360/A/02/1101448

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## 1.00 INTRODUCTION

1.01 I am Angela Margaret Odell. I hold a Bachelor of Arts Joint Honours Degree in Economics and Geography and a Master of Philosophy Degree in Town Planning and I am a Member of the Royal Town Planning Institute. I am a planning officer in the Development Control section of Wokingham District. I have 23 years post qualification experience in the public sector, including over 17 years as a Development Control Officer with Wokingham District Council.

Main Issue

1.02 The Local Planning Authority considers the main issue is the effect of the proposed development on the character and appearance of the area.

The Site and Surroundings

1.03 This 0.35 ha. site comprises the rear parts of the back gardens of 'Eastfields' and 'Stag Lodge', which are 2 detached houses facing Old Bath Road. The site is within, but on the edge of, the settlement boundary with the open land of the rugby club to the north-east and Sonning Golf Course to the south-east (or rear) of the appeal site. The proposed access is off a service road (the Old Bath Road) which is parallel to the A4.

1.04 The rear boundary of Stag Lodge is well screened from the adjacent golf course by tall conifers. However, the north-east and south-east sides of the proposed plot to the rear of Eastfields are more open. There is a low bank on the rear boundary with some planting on it. Along the north-east boundary of this plot is a 1.8m fence and some small trees and bushes. (A location plan to scale 1:2500 is attached in Appendix 1.

The Proposal

1.05 The proposal is in outline, but the siting, design and means of access are to be determined. The plans show two detached houses, each with single storey wings and linked double garages, stores. Each dwelling would be upto 7.2m high.

Relevant Planning History

1.06 Outline Application No. 97/64894/O for the erection of a detached house and garage to the rear of Eastfields was refused permission on 5 March 1997 and the subsequent appeal was dismissed (copy of Inspector's decision letter in Appendix 6). The Inspector was of the view that the proposed house would be prominent when viewed from the south and east, and would intensify development away from the roadside towards the open landscape and would be out of keeping with the established character of the area.

1.07 Outline Application No. O/2002/7605 for the erection of 2 dwellings and provision of new access was submitted on 17th September 2002 but has not yet been determined.

## 2.00 POLICIES

2.01 For the purposes of Section 54A of the 1990 Town and Country Planning Act the Development Plan which applies to the area in which the appeal site is located comprises: Berkshire Structure Plan and the Loddon Area Local Plan.

Berkshire Structure Plan

2.02 The Berkshire Structure Plan covers the period 1991-2006 and was adopted on 4 November 1995. The following policy contained in the Berkshire Structure Plan is relevant to the consideration of the appeal (copy in Appendix 2):

EN1 Protection and Enhancement of the Environment of Built-up Areas

2.03 The first draft version of the Loddon Area Local Plan was certified by Berkshire County Council on 7 February 1990. The Public Local Plan Inquiry was held from November 1990 - May 1991 and the Inspector's findings were submitted to the Council in 1992. The Loddon Area Local Plan was finally adopted on 5 May 1995. The Planning and Transportation Committee at their meeting on 21 November 1996 resolved to "re-affirm the decisions of this Committee and the Council in relation to the current adopted local plans and to note that they will

continue to carry weight as the most up-to-date adopted policies, except in relation to housing provision".

Loddon Area Local Plan

2.04 The following policies in the Loddon Area Local Plan are relevant to the consideration of this appeal (copies in Appendix 3):

| | |
|---|---|
| LH1 | Housing Development on Unidentified Sites |
| LBE2 | Inappropriate Design |

Draft Wokingham District Local Plan

2.05 The Draft Wokingham District Local Plan was placed on deposit from 21st October to 2nd December 1997 and has formed the basis for development control decisions since 21st October 1997. The County Council issued a statement of general conformity with the Structure Plan in May 1997. The Public Local Inquiry into the plan commenced on 6th October 1998. The Inspector's report on the Local Plan Inquiry was published in November 2001 (with the exception of Policy WSM1).

The relevant policies in this plan are:

| | |
|---|---|
| WOS3 | Development Control Principles |
| WBE1 | Development in its Local Context |
| WH1 | Housing Development - Unidentified Sites |

Copies of the above policies are contained in Appendix 4.

National Policy Guidance

2.06 The following Planning Policy Guidance Note is relevant to this appeal:

| | |
|---|---|
| PPG3 | Housing |

## 3.00 THE COUNCIL'S CASE

3.01 The site is within a settlement boundary and therefore principle residential development on the site is acceptable. However, to be so, it must be satisfactory in terms of its effect on the character and appearance of the area, relationship to existing development, access and other details.

3.02 The Council now considers that the main objection to the proposal is the two-storey dwelling proposed to the rear of Eastfields. This is because the proposed dwelling to the rear of Stag Lodge would be reasonably well screened by the existing tall conifer screen along the rear boundary of the site with the golf course. However, screening would be needed from views from the rugby club. The proposed two-storey dwelling behind Eastfields, however, would be largely open to view from the adjacent open land of the rugby club and golf course. It would appear obtrusive and urbanising from these views and so would have a detrimental effect on the adjacent countryside land. As explained in paragraph 1.06 above, this point was made by the Inspector when he dismissed the previous appeal for a detached house and garage on the site. Whilst PPG3 encourages the best use of open land, this does not outweigh the above objection to the proposal.

3.03 Although the two dwellings at Red Lodge and The Range were allowed (on appeal), this site is tucked into the corner of the rear of existing development along Old Bath Road and Pound Lane and is better screened by hedging and some trees from the open golf course at the rear.

3.04 The proposed development therefore would be contrary to Berkshire Structure Plan Policy EN1 as, due to its siting and height, it would have a harmful effect on the adjacent countryside land of the rugby club and golf course.

3.05 The proposal would be contrary to Loddon Area Local Plan Policy LH1(B) as it would have a significant adverse effect on the character of the area and LH1(C) on the surrounding countryside for the reasons given above. It would also be contrary to Policy LBE2 as it would adversely affect the character and appearance of the area due to its siting and height for the reasons given above.

3.06 The proposal would be contrary to Wokingham District Local Plan Policy WOS3(A) because it would not be appropriate in character to the area in which it is located and would not be integrated into its local context for the reasons given above. It would be contrary to Policy WH1(D) because the proposed development would have a significant

adverse effect on the adjoining countryside for the reasons given above. The proposal would also be contrary to Policy WBE1(B) due to its harmful visual impact on the adjoining countryside including WBE1(F) due to its height.

Inspector's recommendations on the Wokingham District Local Plan

3.07 Copies of the Inspector's recommendations on Policies WOS3, WBE1 and WH1 are attached in Appendix 4. The Inspector does not recommend any alterations to criterion A of Policy WOS3. The Inspector recommends changes to Policies WBE1 and WH1 to place more emphasis on design and sustainability. Therefore it is considered that the Inspector's recommendations do not have a significant effect on the consideration of the appeal proposal.

## 4.00 CONCLUSION

4.01 The proposal would result in over-development of the site with relatively cramped appearance detrimental to the character and appearance of the area.

4.02 In accordance with Section 54A of the 1990 Town and Country Planning Act application should be determined in accordance with development plan unless material considerations indicate otherwise. In this case the proposal clearly conflicts with development plan policies contained in the Berkshire Structure Plan and Loddon Area Local Plan (which are the development plans for the purpose of Section 54A) for the reasons given above. The Inspector is therefore asked to dismiss this appeal.

Angela Odell

# LIST OF APPENDICES

1. Location Plan of the Appeal Site, Scale 1:2500.

2. Extracts from Berkshire Structure Plan.

3. Extracts from Loddon Area Local Plan.

4. Extracts from Wokingham District Local Plan (Deposit Draft).

5. Extracts from Inspector's Report on the Wokingham District Local Plan.

6. Copy of Inspector's decision letter on Application No. 97/64894/O.

7. Conditions for Appeal if allowed.

**TOWN AND COUNTRY PLANNING ACT 1990**

**SECTION 78 APPEAL**

| | |
|---|---|
| **APPELLANT :** | **MR G DENTON** |
| **APPEAL SITE :** | **LAND REAR OF EASTFIELDS AND STAG LODGE, OLD BATH ROAD, SONNING** |
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**DEPARTMENT OF THE ENVIRONMENT, TRANSPORT AND THE REGIONS REFERENCE : APP/X0360/A/02/1101448**

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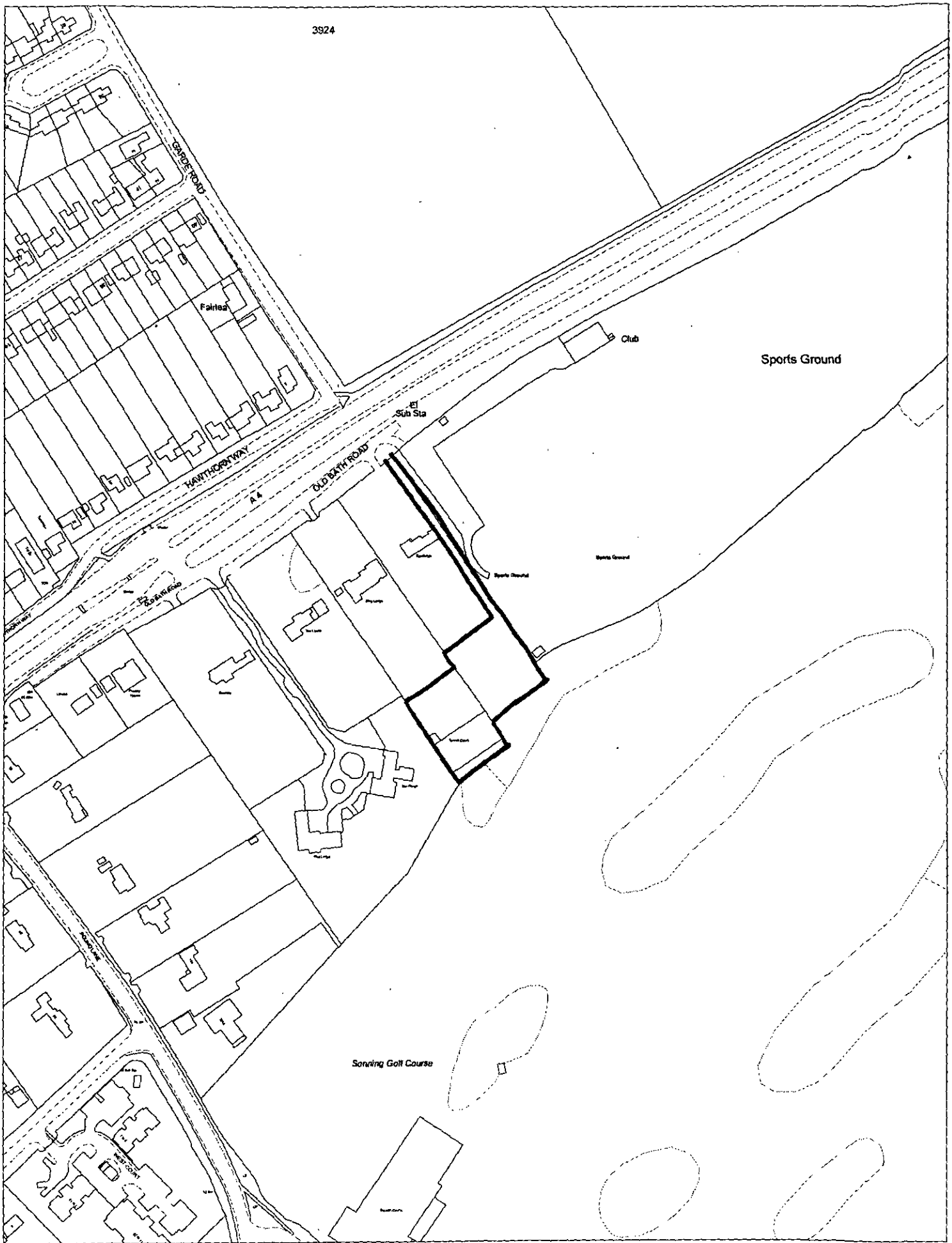
# APPENDIX 1

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Development Control,Wokingham District Council.
15 November 2002

Scale: 1 : 2500

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# APPENDIX 2



# BERKSHIRE STRUCTURE PLAN 1991-2006

**Incorporating Alterations adopted in August 1998**






Babtie

Public Services Division

3.7 Sustainable levels, forms and locations for development are therefore sought which contribute towards meeting the needs and aspirations of today's society for homes, jobs and services, without compromising the ability of future generations to meet their own needs. This implies a greater reliance on the use of renewable resources at an acceptable level, coupled with the conservation of non-renewable resources and the reduction of land, water and air pollution. In addition, growth during the Plan period needs to be kept down to levels which can be accommodated within the environmental and other limits described in Chapter 2.

3.8 This approach is considered appropriate in view of :

- the limited capacity of the County to absorb further development;
- the need to husband land so that there is scope for development beyond 2006;
- the cumulative impact of development on existing communities, on the transport network and on pollution;
- the extent of existing commitments;
- uncertainties as to the timing and extent of recovery from the recent recession;
- changing economic factors which may affect people's aspirations and ability to form new households in separate accommodation;
- emphasis in the Regional Guidance on sustainable development, respecting environmental constraints and reducing rates of development in the west of the region.

3.9 Wthin this framework it is intended that scope and flexibility should be provided for helping to meet local housing needs, to secure and maintain a balanced local economy and to allow the provision of a wide range of job opportunities.

**The Overall Strategy**

**Policy OS1** **The overall strategy of the Plan is to seek sustainable development and improvement to the quality of life in Berkshire by pursuing the following objectives :**

**(i) to restrain development to levels that respect the limits set by environmental, infrastructure and other constraints upon the development of land;**

**(ii) to give priority within (i) to meeting Berkshire's economic and social needs, including the provision of low-cost housing and wider employment opportunities;**

**(iii) to protect and enhance the character and quality of Berkshire's landscape, environment and heritage;**

**(iv) to steer development to locations which minimise the need for travel and can be well served by public transport;**

(v) **to conserve natural resources;**

(vi) **to minimise pollution;**

(vii) **to seek improvements to infrastructure, services and amenities;**

(viii) **to promote an appropriate balance between all forms of transport by continuing to develop an integrated transport strategy.**

## MAIN THEMES OF THE STRATEGY

3.10 The main themes of the Structure Plan strategy are outlined below and developed in more detail in subsequent chapters. Environmental concerns are reflected in policies in all sections of the Plan. References to policies in the Plan of particular relevance are listed under each sub-heading.

### Restraining Levels of Growth

3.11 The Plan seeks to keep growth down to levels which can be accommodated within the limits set by environmental, infrastructure and other considerations (Policies OS1; LD1, LD3, LD6, LD7; H1, H2; BU1; TC1; R1; M1, M3).

3.12 A restrained level of growth will generally take less open land for development, generate less traffic and waste and help towards reducing pollution, energy consumption, the depletion of water resources and the demand for minerals and aggregates. It will also allow more scope for catching up in the provision of social and physical infrastructure (subject to the environmental acceptability of proposals and availability of the necessary resources).

3.13 This approach is in line with key objectives in the regional planning guidance for the South East, in which it is suggested that levels of development should respect the region's valuable environmental features and avoid the wasteful use of land and other natural resources. The regional guidance also states that a reducing rate of growth is appropriate in the west of the region to enable infrastructure and services to catch up with rapid rates of development in the recent past.

3.14 The overall housing provision for the period 1991-2006 was increased by the County Council from 37,000 to 40,000 dwellings in response to a direction issued by the Secretary of State for the Environment on 29 June 1995. While the Council has welcomed the fact that the Secretary of State has not pressed it to accept the total of 48,000 dwellings recommended by the Panel which conducted the Examination in Public in 1993, it remains concerned that increasing the provision above 37,000 dwellings could have serious environmental consequences contrary to the overall objectives of the Structure Plan.

# 6 ENVIRONMENT AND CONSERVATION

## MAINTAINING ENVIRONMENTAL QUALITY

6.1 The quality of the County's environment relates to its character, identifiable 'sense of place', and people's living conditions. These depend partly on care for its environment as a whole, including the countryside (dealt with in Chapter 5) and towns, villages and built-up areas which are considered in this chapter. It also concerns : safeguarding and enhancing a number of specific environmental interests, which together contribute to the character of the County; curbing and controlling a number of specific threats to pleasant living conditions; and the conservation of natural resources.

### The Environment of the Built-up Areas

6.2 The density, form and quality of buildings, landscape and other elements of the environment in towns, villages and built-up areas have an important bearing on the overall quality of life in the County, especially as the majority of the population live and work in such areas.

### Protection and Enhancement of the Environment of Built-Up Areas

**Policy EN1** **The character and quality of the environment in the towns, villages and other built-up areas will be protected and enhanced. Within these areas development must be appropriate in scale, form, impact, character and siting to its location. In particular :**

**(i) development should embody a high standard of design, layout and landscaping, and help maintain and, where possible, enhance the character of its surroundings;**

**(ii) town and village greens and all open land important to the character of settlements will be protected from development and where necessary enhanced;**

**(iii) the existing tree cover, important areas of vegetation and wildlife habitats will be conserved, and additions to them encouraged;**

**(iv) special attention will be paid to the maintenance and improvement of the character of town and village centres.**

**Where appropriate, to achieve optimum use of land and buildings in built-up areas, the re-use of vacant buildings and redevelopment of derelict or genuinely under-used urban land will be supported.**

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

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

### Environmental Nuisance

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

### Protection from Environmental Nuisance

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

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

### Flooding

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

# APPENDIX 3

# LODDON AREA LOCAL PLAN

**Adopted 5 May 1995**




Published by: Wokingham District Council
Planning Department
Shute End
Wokingham
Berkshire

which the land is demarcated by rural as opposed to urban characteristics.

**1.1.10** Settlement edges are extremely sensitive areas of the landscape. Development occurring on or near the settlement edge can impinge unsatisfactorily on the countryside and prejudice the maintenance of a clear physical and visual separation between settlements. The need to consider the effect of proposals for limited housing and employment development on the rural areas is dealt with in policies LC1, LC2 and LC16.

**1.1.11** As a complement to the latter, and in line with the spirit of policies EN4 and EN5 of the Structure Plan, there is a need to ensure that natural features such as trees and hedgerows which soften or screen the edge of the built up area, and, in many cases delineate the boundary, are retained. Where a lack of natural features exist the boundaries of the identified settlements have been delineated by fencelines or other means. Where development intrudes on the countryside, the provision of landscaping will be encouraged. The background work for this policy has involved carrying out a plan wide landscape survey which has included an assessment of the quality of boundaries to 'identified' settlements.

### ❖ LTV4 ENHANCING SETTLEMENT BOUNDARIES

*THE DISTRICT COUNCIL WILL SEEK TO RETAIN NATURAL BOUNDARY FEATURES WHICH EXIST AROUND 'IDENTIFIED' SETTLEMENTS AND ENCOURAGE THE STRENGTHENING OF BOUNDARIES BY NEW TREES AND HEDGEROW PLANTING WHERE NATURAL FEATURES ARE WEAK OR ABSENT AND DEVELOPMENT IMPINGES ON THE COUNTRYSIDE. WHERE SUCH BOUNDARIES ARE FORMED BY WOODLAND OR TREES THE PROTECTION MAY TAKE THE FORM OF TREE PRESERVATION ORDERS.*

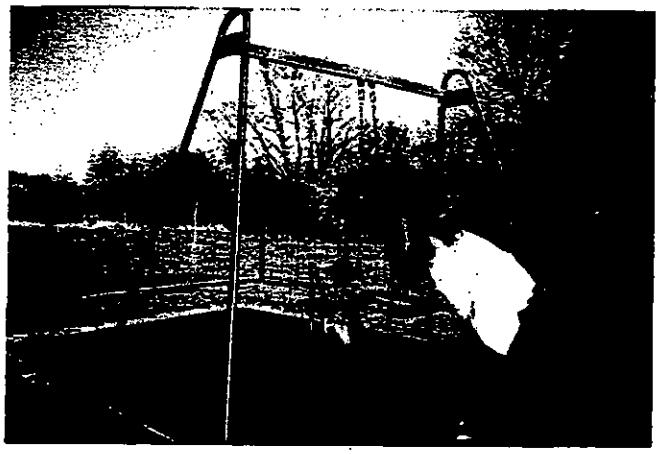
**1.1.12** Although there is a general presumption in favour of development within identified settlements, it is felt that there is a need to consider particularly carefully proposals for development within, but adjacent to the boundary of, the identified settlement where the settlement edge is fairly exposed due to land levels or limited natural screening and existing development is of a fairly low density. An intensification of the level of development through infilling, redevelopment or the additions of substantial extensions could result in the introduction of a hard urban edge close to the rural area.

### ❖ LTV5 TRANSITIONAL AREAS

*IN VISUALLY SENSITIVE TRANSITIONAL AREAS, AS DEFINED ON THE PROPOSALS MAP, THE DISTRICT COUNCIL WILL RESTRICT ADDITIONAL DEVELOPMENT, IN THE FORM OF INFILLING, REDEVELOPMENT AND EXTENSIONS TO A LEVEL APPROPRIATE TO PREVENT THE FORMATION OF A HARD URBAN EDGE TO SETTLEMENTS.*

## IMPORTANT OPEN AREAS WITHIN SETTLEMENTS

**1.1.13** In addition to the visually sensitive transitional areas and the more extensive open areas defined in Part 2 of the Local Plan, certain parts of some settlements have a distinctive character derived from the amount of open space and space about buildings. Often these spaces have a profuse amount of vegetation within them which is important in softening the urban environment. Whilst some settlements have isolated areas of this form of development the degree of concentration of development in older settlements tends to decrease with distance from the centre and there are open areas close to the boundaries which it is important to retain. Many of the important open areas within settlements are by their nature small and the local plan does not, therefore, define the areas to which the following policy relates. The application of the policy will be through the consideration of individual areas in the light of specific proposals.



### ❖ LTV6 PROTECTION OF IMPORTANT OPEN AREAS WITHIN SETTLEMENTS

*WITHIN THE IDENTIFIED SETTLEMENTS, DEVELOPMENT OF AREAS OF OPEN LAND INCLUDING GAPS IN ROAD FRONTAGES AND GARDEN AREAS WHICH SIGNIFICANTLY CONTRIBUTE TO THE CHARACTER OF SETTLEMENTS WILL NOT NORMALLY BE PERMITTED. ANY NEW DEVELOPMENT, INCLUDING INFILL DEVELOPMENT WILL ONLY BE PERMITTED IF IT IS SYMPATHETIC IN SCALE AND CHARACTER TO THE ENVIRONS OF THE SITE.*

## ENVIRONMENTAL ENHANCEMENT

***1.1.14*** The District Council is keen to see enhancement of the environment throughout the plan area. Priorities for action are established in the following chapters but other opportunities will also be taken as they arise subject to the availability of funding and other resources where appropriate.

# 1.2 HOUSING



## INTRODUCTION

***1.2.01*** In 1991 there were 31,860 households in the plan area of which about 85% were in privately owned accommodation, a further 8% in local authority property and the remainder in privately rented accommodation. The number of households in the plan area is likely to increase given the take up of existing commitments, the development of sites proposed in this Plan and the trend towards smaller household sizes. In 1991 very few dwellings within the plan area lacked one or more of the basic amenities. There are few houses in the plan area which are unfit for human habitation or in serious disrepair.

***1.2.02*** The two major developments in the plan area at Lower Earley and Woodley Airfield are now nearing completion. In accordance with the requirements of the Central Berkshire Structure Plan land was allocated for housing development at Winnersh Farm, Winnersh (150 houses), south of Waltham Road, Twyford (200 houses) and west of Park Lane, Charvil (120 houses). These sites are now included within the built-up area. Other major housing commitments (at March 1992) in the Plan area are land at Reading Road, Winnersh, Broad Hinton, Twyford and Culver Lane, Earley.

***1.2.03*** Policy H1 of the Replacement Structure Plan for Berkshire states that provision will be made during the plan period (1984 to 1996) for 12,600 dwellings in Wokingham District. In order to ensure the existence of a five year land supply for residential development (in accordance with Planning Policy Guidance Note 3), sites have been identified for the period up to 1998.

***1.2.04*** Policy H2 of the Replacement Structure Plan states that a main new area for housing provision will be at Winnersh. Details of the housing provision to be made in this main new area are given in Chapter 2.4 of this plan.

***1.2.05*** In addition to the main new area for housing, Policy H3 of the Replacement Structure Plan states that part of the housing provision will be by continued development in appropriate locations, through infilling, rounding off, redevelopment and the development of unused or vacant land within settlements. Sites over 0.4 hectare in size for this type of development are identified in Policy LH2 of this plan.

***1.2.06*** In recent years a significant amount of housing development has taken place on small plots of land (generally of less than 0.4 hectare) which have not been specifically earmarked for house-building by the planning authority. Proposals for development, especially on smaller sites, are brought forward in response to a variety of local circumstances reflecting individual opportunities and needs, and they arise in most of the built-up areas at one time or another. It is clear that the demand for this form of development will continue and recognition of such a demand is essential in any provision which is to be made for future development. Such development allows for an increase in the diversity of housing in a particular settlement area.

***1.2.07*** Only a proportion of the housing provision is met by the allocation of specific areas of land for development. The remainder is provided for through the inclusion of policies which

allow some development to occur in the identified settlements on unidentified sites in response to needs and opportunities identified by landowners and developers. It is estimated that a further 781 dwellings will be provided in the District on such sites between 1992 and 1998. Details of the basis for this estimation are given in Local Plan Working Paper Four which is available separately from this plan.

### ❖ LH1 HOUSING DEVELOPMENT ON UNIDENTIFIED SITES

*WITHIN THE IDENTIFIED SETTLEMENTS RESIDENTIAL DEVELOPMENT IN THE FORM OF INFILLING, ROUNDING OFF AND DEVELOPMENT GENERALLY WILL BE CONSIDERED FAVOURABLY SUBJECT TO LOCAL ENVIRONMENTAL CONSTRAINTS AND OTHER PROVISIONS OF THIS PLAN. IN VIEW OF THE SENSITIVITY OF SUCH PROPOSALS AND THEIR POTENTIAL IMPACT THE PREPARATION OF A DEVELOPMENT BRIEF WILL NORMALLY BE NECESSARY IN BRINGING FORWARD SCHEMES ON SITES OVER 0.4 HECTARE. ON SITES OVER 0.4 HECTARE, AN ELEMENT OF AFFORDABLE HOUSING WILL BE SOUGHT IN ACCORDANCE WITH POLICY LH8.*

*IN INTERPRETING THIS POLICY, THE DISTRICT COUNCIL WILL PARTICULARLY WISH TO ENSURE THAT THE FOLLOWING CRITERIA (WHICH ARE AMPLIFIED IN OTHER POLICIES WHERE INDICATED) ARE COMPLIED WITH:*

*(A) THE PROTECTION OF OPEN AND WOODED AREAS, GAPS AND GARDEN AREAS WHICH ARE IMPORTANT TO THE CHARACTER OF THE SETTLEMENT CONCERNED (POLICY LTV6 AND VARIOUS SPECIFIC POLICIES);*

*(B) NO SIGNIFICANT ADVERSE EFFECT ON THE CHARACTER OF THE AREA (POLICIES LTV6, LBE1 & LBE2);*

*(C) NO SIGNIFICANT ADVERSE EFFECT ON SETTLEMENT BOUNDARIES AND THE SURROUNDING COUNTRYSIDE (POLICY LTV5);*

*(D) NO LOSS OF PUBLIC OPEN SPACE OR RECREATIONAL FACILITIES (POLICY LR4);*

*(E) THE PROVISION OF ADEQUATE GARDEN AREAS, SPACE ABOUT BUILDINGS AND OFF-STREET PARKING FOR ALL NEW DWELLINGS;*

*(F) THE PRESENCE OF ADEQUATE LOCAL HIGHWAY CAPACITY TO CATER FOR TRAFFIC GENERATED BY THE DEVELOPMENT.*



**1.2.08** The housing requirement for the five year period to 1998 is based on the provision required by the Approved Structure Plan until 1996, and thereafter on that required by the provision to be made in the Draft Deposit Structure Plan. This gives a total requirement 1992-98 of 3590 units for Wokingham District. Of the total provision (1984-98) some 9630 had been built by March 1992. Permission had also been granted for a further 1785 dwellings on that date and commitments had been entered into subject to legal agreements, for a further 257 dwellings. Together with the 781 houses to be provided on unidentified sites a total of 12229 dwellings have been provided for (taking into account non-implementation of unidentified sites and Lower Earley). Therefore, in the entire District, sites remain to be identified for 991 dwellings.

**1.2.09** Sites for 336 dwellings are to be included in the South East Area Local Plan, and 726 additional dwellings have been identified in this Local Plan. This totals 1062 dwellings - more than the requirement to allow for non-implementation of any sites. The total for this Plan area is made up of 470 dwellings to be developed as the main area

*AREAS ARE OF SPECIAL SIGNIFICANCE BECAUSE THEY ARE ESSENTIAL TO THE MAINTENANCE OF A PHYSICAL AND VISUAL SEPARATION BETWEEN DISTINCT SETTLEMENTS. WHERE THE VISUAL OR PHYSICAL SEPARATION BETWEEN SETTLEMENTS IS NOT FULLY EFFECTIVE AT THE PRESENT TIME THE DISTRICT COUNCIL WILL SEEK TO ENHANCE VISUAL SEPARATION BY THE ENCOURAGEMENT OF TREE PLANTING OR OTHER APPROPRIATE MEANS.*

**1.3.11** In addition to protecting land because of its significance in separating settlements from each other it is proposed that areas of importance because of their character and appearance in relationship to adjoining built-up areas should also be protected. These areas of land are either an important part of the landscape setting of the settlement concerned, such as an open area or sloping land around it, or are areas of land which have an intimate relationship with the settlement and which are thus important to the retention of its character and setting. Examples are enclosed fields and paddocks which are an inherent part of the character of some of the settlements in the plan area.

### ❖ LC2 SETTING OF SETTLEMENTS

*DEVELOPMENT WILL NOT BE PERMITTED WHICH WOULD DETRACT FROM THE OPEN OR RURAL APPEARANCE OF THE AREAS OF LAND DEFINED ON THE PROPOSALS MAPS WHICH ARE OF SPECIAL SIGNIFICANCE IN MAINTAINING THE LANDSCAPE SETTING OR THE INDIVIDUAL CHARACTER OF THE SETTLEMENTS.*

## AREAS OF SPECIAL LANDSCAPE IMPORTANCE

**1.3.12** The landscape character of the local plan area is influenced by the rivers and streams which flow northwards to the Thames. In the northern part of the plan area, near the confluence of the rivers Thames and Loddon is a valley bottom landscape in which the town of Woodley and village of Sonning to the west and villages of Twyford and Wargrave to the east occupy slightly elevated positions. The River Loddon flows from the south joined by the Blackwater north of Swallowfield, through a wide open valley landscape, wholly agricultural in the south, but increasingly gravel and water dominated in the north. The slopes which flank the valley and wooded hill tops which form their crests are prominent in views from within the valley and across it.



**1.3.13** A plan-wide landscape survey has identified two tracts of countryside within the plan area, at Farley Hill and Bearwood, as being of special importance in landscape terms. Both are wooded, hilltop areas which feature in views from large parts of the plan area. The criteria used to identify these areas and the alternative boundaries considered are contained in Local Plan Working Paper Three which is available separately from this plan. The following policies are intended to:

a) protect the areas of special landscape importance from development which would detract from their rural character and special landscape qualities;

b) enhance their rural character and landscape qualities by encouraging appropriate management;

c) protect them from development on land around them which would adversely affect their character and setting.

**1.3.14** The areas identified represent the 'Other Areas of Special Landscape Importance' within the plan area referred to in Policy EN9 of the Replacement Structure Plan for Berkshire.

# 1.4 QUALITY AND CONSERVATION OF THE BUILT ENVIRONMENT



## NEW DEVELOPMENT, REDEVELOPMENT AND REFURBISHMENT

**1.4.01** The most attractive and successful urban environments are those where all the component parts (e.g. buildings, trees, roads, spaces, people, traffic) have been satisfactorily accommodated to create interesting, lively and pleasant places. In order to maintain and enhance the character of the built environment, the design of new buildings or extensions to existing buildings and the creation of new spaces within that environment, are very important.

**1.4.02** The District Council is particularly concerned to promote a high standard of design in new development, and to ensure that new buildings are responsive to their location. This means that new buildings need to be appropriate in terms of their function, siting, scale, form, massing, materials, colour and texture in their relationship with adjoining buildings and sites. Accordingly, new buildings will be expected to make an acceptable and positive contribution to the built environment. For particularly sensitive areas, design briefs will be prepared to provide a framework for design to guide prospective developers. In addition, developments that incorporate public access should accommodate sculptures or other works of art to provide visual interest, where this is considered appropriate by the local planning authority. For the particularly sensitive areas, design briefs will be prepared to provide a framework for design to guide prospective developers.

**1.4.03** In the case of schemes proposing more than one building, regard will be paid to the impact of the development over a wider area, involving an assessment of criteria additional to those referred to in paragraph 1.4.02 above. Accordingly, schemes should relate to the 'grain' of the area, and take account of their effect on the skyline, pedestrian and vehicular movements in the area, vistas, safety and environmental constraints. Where large sites exist which would significantly affect the urban fabric urban design briefs/appraisals will be prepared or required to establish the wider context within which applications will be considered.

### ❖ LBE1 DESIGN OF NEW DEVELOPMENT

*NEW DEVELOPMENT SHALL BE OF A HIGH STANDARD OF DESIGN APPROPRIATE TO THE CHARACTER OF THE AREA IN WHICH IT IS TO BE SITUATED. IT SHOULD:*

*(A) MAKE A POSITIVE CONTRIBUTION TO ITS SETTING AND THE CHARACTER OF THE AREA;*

*B) CONTRIBUTE TO THE CREATION OF A SAFE AND ATTRACTIVE ENVIRONMENT IN WHICH TO LIVE AND WORK;*

*(C) RETAIN IMPORTANT NATURAL, MAN-MADE OR LANDSCAPE FEATURES OF THE SITE COMPATIBLE WITH GOOD DESIGN.*

### ❖ LBE2 INAPPROPRIATE DESIGN

*PROPOSALS FOR DEVELOPMENT THAT IS INAPPROPRIATE IN TERMS OF ITS RELATIONSHIP WITH ADJOINING SITES AND BUILDINGS, OR WHICH WOULD ADVERSELY AFFECT THE CHARACTER OF AN AREA, BY VIRTUE OF ITS SITING, SCALE, FORM, MASSING, MATERIALS, COLOUR OR TEXTURE, WILL NOT NORMALLY BE PERMITTED.*

## ENVIRONMENTAL IMPROVEMENT

**1.4.04** Within the built environment it is important not only to safeguard those buildings, undeveloped areas and special features which contribute to the character and attractive qualities of the area but also to seek opportunities to enhance the quality of the built environment.

**1.4.05** Often the more attractive and successful an environments have evolved organically over a period of many years and incorporate a variety of architectural styles. In more recent years development in some parts of the District has taken place more comprehensively with little variety in design. In other areas particularly since the war and up to the early 1970's some development has been inserted into an existing area to the detriment of the older urban fabric.

**1.4.06** In some areas, district and local shopping centres in particular, where large scale redevelopment has taken place, the opportunity may arise for comprehensive refurbishment since a large part of the urban fabric will tend to age and decay simultaneously. In other areas environmental enhancement of the urban fabric surrounding the buildings may be sufficient to rejuvenate the area as a whole.

### ❖ LBE3 REFURBISHMENT AND REDEVELOPMENT

*ENCOURAGEMENT WILL BE GIVEN TO THE REFURBISHMENT OR PARTIAL REDEVELOPMENT OF AREAS OR INDIVIDUAL SCHEMES WHERE A SIGNIFICANT ENVIRONMENTAL ENHANCEMENT WILL RESULT TO THE BENEFIT OF THE COMMUNITY.*

### ❖ LBE4 ENVIRONMENTAL ENHANCEMENT SCHEMES

*ENVIRONMENTAL ENHANCEMENT SCHEMES WILL BE ENCOURAGED WITHIN THE PLAN AREA AS OPPORTUNITIES ARISE AND WILL INCLUDE THE AREAS AS SHOWN ON THE PROPOSALS MAP AND AS SET OUT IN PART TWO OF THE PLAN.*

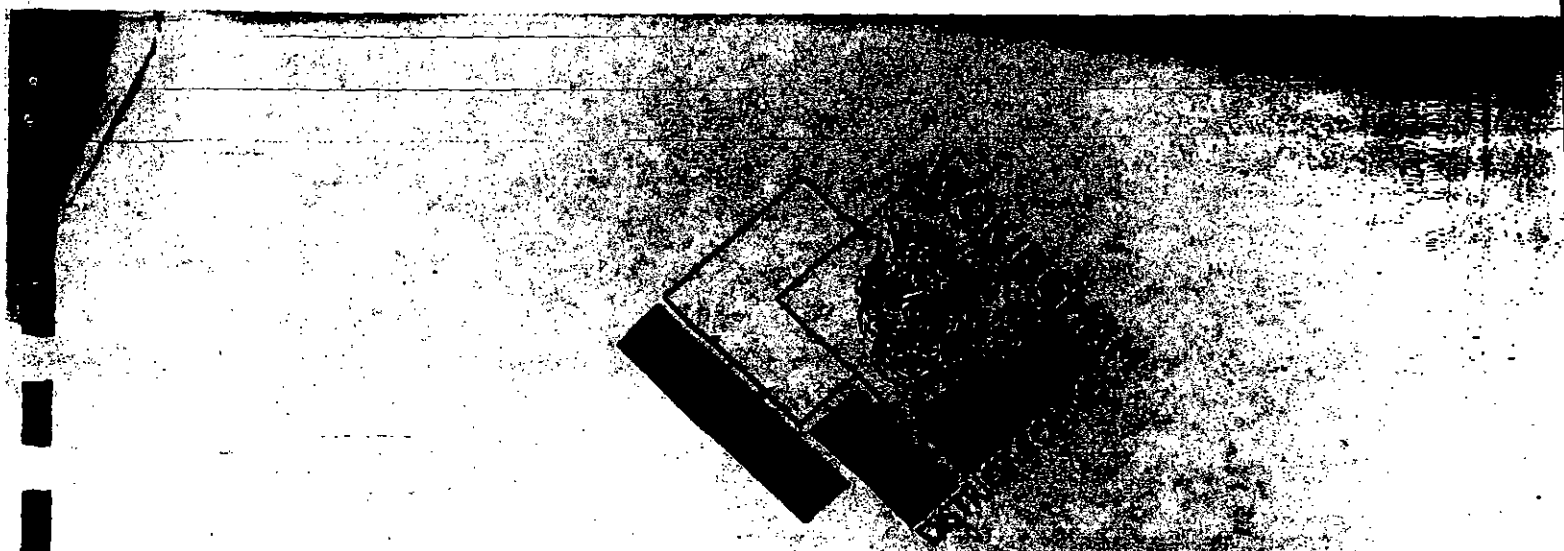
## SUNLIGHT, DAYLIGHT AND NOISE

**1.4.07** Daylight penetration into new buildings, and existing buildings affected by new development, is an important amenity consideration as is sunlight penetration of spaces outside windows. In this respect it should always be the intention to maximise penetration of new development and minimise the impact of new development on old as far as is possible. The orientation of rooms, gardens and both public and private spaces is therefore critical since together the two aspects can provide warmth, comfort and pleasant living and working conditions. They can also have some impact on energy consumption by reducing the dependence on artificial lighting and heating. Further guidance on this matter can be found in the District Council's Development Control Guidelines.

### ❖ LBE5 SUNLIGHT AND DAYLIGHT

*IN CONSIDERING PROPOSALS FOR NEW DEVELOPMENT, REDEVELOPMENT AND REFURBISHMENT THE DISTRICT COUNCIL WILL*

# APPENDIX 4



# Wokingham District Local Plan
# Deposit Draft

## With Proposed Amendments Highlighted

## February 2000

- **Proposed Amendments April 1999**
- **Additional Proposed Amendments September 1999**
- **Proposed Transport Amendments February 2000**

1.9 For the purposes of this plan the identified settlements are:

| | |
|---|---|
| ARBORFIELD CROSS | SHINFIELD |
| BARKHAM HILL | SINDLESHAM |
| CHARVIL | SPENCERS WOOD |
| EARLEY/SONNING/WOODLEY | SWALLOWFIELD |
| FINCHAMPSTEAD | THREE MILE CROSS |
| FINCHAMPSTEAD NORTH | TWYFORD |
| HURST | WARGRAVE |
| PINEWOOD | WINNERSH |
| RISELEY | WOKINGHAM. |

1.10 Areas of sporadic development exist within the plan area which involve very few properties and/or are dominated by areas of undeveloped rural land either between, or to the rear and in front of properties causing them to be characterised by a loose settlement pattern, or to form a narrow strip of development in what is a distinctly rural area. These areas of development have not been included within the identified settlements.

**POLICY WOS2: GENERAL DEVELOPMENT PRINCIPLES**

SUBJECT TO THE DETAILED PROVISIONS OF OTHER POLICIES CONTAINED IN THIS PLAN, DEVELOPMENT WILL BE ALLOWED WITHIN THE BOUNDARIES OF THE IDENTIFIED SETTLEMENTS SHOWN ON THE PROPOSALS MAP AND LISTED IN THE TEXT.

OUTSIDE THESE SETTLEMENTS DEVELOPMENT WILL ONLY BE ALLOWED IN EXCEPTIONAL CIRCUMSTANCES AND WILL BE STRICTLY CONTROLLED THROUGH THE APPLICATION OF THE DETAILED POLICIES AND PROVISIONS OF THIS PLAN AND STRUCTURE PLAN POLICIES C2 (DEVELOPMENT OUTSIDE BUILT UP AREAS AND SETTLEMENTS) AND C4 (CONTROL OF DEVELOPMENT IN THE GREEN BELT).

Implementation: Through the development control process.

Monitoring: Planning applications determined.

1.11 The most attractive and successful urban environments are those where all the component parts (e.g. buildings, trees, roads, spaces, people, traffic) have been satisfactorily accommodated to create interesting, lively and pleasant places. In order to maintain and enhance the character of the built environment, the appropriateness of the use of existing buildings and the design of new buildings or extensions to existing buildings, are very important.

1.12 The Council is particularly concerned to promote a high standard of design in new buildings, to ensure that new buildings are responsive to their location and to their potential occupants' and/or users' needs. New development needs to be appropriate in terms of function, siting, scale, form, massing, materials, colour and texture in its relationship with adjoining buildings and sites. Accordingly, new development will be expected to make an acceptable and positive contribution to the built environment. In addition new development should be appropriately located so as to reduce the need to travel and to encourage alternative modes of transport to the car.

*1.12A LANDSCAPING SCHEMES SHOULD BE COMPRISED PREDOMINANTLY, IF NOT WHOLLY, OF LOCALLY NATIVE SPECIES.* **(PA 1/5)**

IS CONSERVED WHILST PROVIDING APPROPRIATE DEVELOPMENTS WHICH MEET LOCAL NEEDS

B) GIVE PRIORITY WITHIN a) TO MEETING THE DISTRICT'S ECONOMIC AND SOCIAL NEEDS, INCLUDING THE PROVISION OF LOW-COST HOUSING AND A WIDER RANGE OF EMPLOYMENT OPPORTUNITIES

C) CONSERVING AND ENHANCING THE PATTERN OF TOWN AND PARISH COMMUNITIES BY RETAINING AND EMPHASISING THE BALANCE BETWEEN TOWNS AND VILLAGES, COUNTRYSIDE AND SETTLEMENTS, OPEN RIVER VALLEYS AND ENCLOSED WOODLANDS

D) TO PROVIDE FOR EMPLOYMENT, HOUSING, SHOPPING AND SERVICES IN PLACES THAT MINIMISE THE NEED FOR TRAVEL BY PRIVATE CAR

E) THAT NEW DEVELOPMENT MAKES A POSITIVE CONTRIBUTION TO THE CHARACTER, ENVIRONMENT, LANDSCAPE, HERITAGE WITHIN THE PLAN AREA

F) ~~TO CONSERVE NATURAL RESOURCES TO MINIMISE POLLUTION~~ **(PA 1/3)**

*F1) TO CONSERVE NATURAL RESOURCES* **(PA 1/3)**

*F2) TO MINIMISE POLLUTION (PA 1/3)*

G) TO SEEK IMPROVEMENTS TO INFRASTRUCTURE, SERVICES AND AMENITIES.

*H) TO ENCOURAGE AND SUSTAIN BALANCED RURAL COMMUNITIES* **(PA 1/1)**

*I) TO DEVELOP BROWNFIELD SITES IN PREFERENCE TO GREENFIELD SITES* **(PA 1/2)**

Implementation: Through the development control process.

Monitoring: Planning applications determined.

**Limiting the Spread of Development**

1.6 The Council recognises the need to maintain an acceptable level of environmental quality and considers that the maintenance of a clear distinction between built-up areas and the countryside is fundamental to achieving this aim. Such an approach helps to ensure that individual settlements retain their identity and that the open and rural character of land outside the boundaries of identified settlements is retained. Accordingly it is intended to limit development outside identified settlements to that which is appropriate to the countryside ~~or has special reason to locate there~~ *OR FOR WHICH A RURAL LOCATION IS ESSENTIAL.* **(PA 1/4)** Although these uses are acceptable in principle, they must also be acceptable in practice.

1.7 In order to be consistent in the treatment of settlements having common characteristics, it has been necessary to draw up a definition of the classification of settlements as used in the policies and proposals contained in this plan and as shown on the proposals map.

1.8 An 'identified' settlement or built-up area must possess all the following characteristics:

(i) a sizeable amount of development in a compact form (if development is dominated by, or interspersed with, areas of land that are characteristically rural or open, it will not come within this criterion)

(ii) possess a range of basic services, such as a primary school, shop and community facilities, providing a forum for social contact

(iii) be physically and socially cohesive.

**POLICY WOS3: DEVELOPMENT CONTROL PRINCIPLES**

THE COUNCIL WILL REQUIRE ALL DEVELOPMENT PROPOSALS THAT ARE ACCEPTABLE IN PRINCIPLE WHEN ASSESSED AGAINST OTHER POLICIES OF THIS PLAN TO:

A) BE APPROPRIATE IN SCALE OF ACTIVITY AND CHARACTER TO THE AREA IN WHICH THEY ARE LOCATED AND BE INTEGRATED INTO THEIR LOCAL CONTEXT WITHOUT DETRIMENT TO THE AMENITIES OF ADJOINING LAND USES AND OCCUPIERS

B) ~~RETAIN~~ *HAVE NO SIGNIFICANT DETRIMENTAL IMPACT UPON (*PA 1/6) IMPORTANT MAN-MADE, LANDSCAPE AND NATURE CONSERVATION FEATURES AND PROVIDE FOR FURTHER LANDSCAPE TREATMENT WHERE RELEVANT TO THE TYPE OF DEVELOPMENT AND/OR THE PROTECTION OF LOCAL VISUAL AMENITY

C) BE BOTH LOCATED AND DESIGNED SO AS TO REDUCE THE NEED TO TRAVEL AND ENCOURAGE THE USE OF WALKING, CYCLING AND PUBLIC TRANSPORT AS ALTERNATIVES TO THE CAR

D) HAVE NO SIGNIFICANT EFFECT ON ROAD SAFETY OR CAUSE HIGHWAY, TRAFFIC GENERATION OR TRAFFIC RELATED ENVIRONMENTAL PROBLEMS

E) PROVIDE BUILDINGS, FACILITIES AND SPACES THAT ARE CAPABLE OF USE BY PEOPLE WHO HAVE MOBILITY OR SENSORY IMPAIRMENT

F) BE OF HIGH QUALITY OF DESIGN THAT RESPECTS THE LOCAL CONTEXT BY VIRTUE OF SITING, LAYOUT, MASSING, MATERIALS, COLOUR AND TEXTURE.

Implementation: Through the development control process.

Monitoring: Planning applications determined.

**Services, Amenities and Infrastructure**

1.13 It is a principle of good planning that new development should provide the necessary infrastructure, including services and amenities, needed to support the development. This is a material consideration in considering planning applications (as set out in Circular 1/97, *Planning Obligations*). An explicit assessment must be made of infrastructure requirements arising from the development and how these should be met. Such provision is a key element in the quality of life or new and existing residents. Supplementary planning guidance has been produced setting out the implementation of Policy WOS4 below.

**POLICY WOS4: SERVICE, AMENITIES AND INFRASTRUCTURE REQUIREMENTS FOR NEW DEVELOPMENT**

WHERE DEVELOPMENT IS ACCEPTABLE IN PRINCIPLE, UNDER THE POLICIES OF THIS PLAN, DEVELOPMENT PROPOSALS WILL BE EXPECTED TO HAVE

Cont.

**Settlements in their Landscape Setting**

2.76 Many settlements owe much of their character to the quality of their countryside setting. Where this forms part of a gap or wedge between settlements this character is protected by the Policy WCC2. Other areas that are solely important to the character of the settlements they surround are identified in this policy. Most have been identified and justified in the adopted local plans. The new areas adjoining Wargrave within the Green Belt are identified for the first time.

**POLICY WLL6: SETTING OF SETTLEMENTS**

DEVELOPMENT WILL NOT BE PERMITTED THAT WOULD DETRACT FROM THE OPEN OR COUNTRYSIDE APPEARANCE OF THE AREAS OF LAND IDENTIFIED ON THE PROPOSALS MAP THAT ARE OF SPECIAL SIGNIFICANCE IN MAINTAINING THE LANDSCAPE SETTING AND/OR THE INDIVIDUAL CHARACTER OF SETTLEMENTS.

Implementation: The development control process.

Monitoring: Impact of planning applications determined.

**Landscape and New Development**

2.77 Throughout the plan area, opportunities should be taken to ensure that new development both respects and contributes to the enhancement of the character of its immediate landscape, which can be urban or rural. Particular attention will be given to landscape enhancement in the critical areas of green wedges and gaps and setting. This will be achieved by giving advice and guidance to landowners, countryside management projects, and opportunities arising from acceptable forms of development.

**POLICY WLL7: LANDSCAPE AND NEW DEVELOPMENT**

NEW DEVELOPMENT, BOTH WITHIN AND ADJOINING THE COUNTRYSIDE, SHOULD RESPECT THE LANDSCAPE CHARACTER OF THE AREA AND, WHERE APPROPRIATE, PROVIDE MEASURES FOR THE PROTECTION AND ENHANCEMENT OF THAT LANDSCAPE CHARACTER, PARTICULARLY EXISTING BOUNDARY FEATURES.

IN ALL CASES THE DEVELOPMENT WILL:

A) WHERE PRACTICABLE, ALLOW THE RETENTION OF EXISTING SUITABLE TREES AND OTHER FEATURES

B) INCLUDE AN APPROPRIATE TREE PLANTING AND LANDSCAPE SCHEME THAT IS CONSISTENT WITH LOCAL LANDSCAPE CHARACTER.

Implementation: The development control process.

Monitoring: Planning applications determined.

## POLICY FRAMEWORK

### National Policy

4.5 Advice on design at the national level is limited. There is no Planning Policy Guidance Note purely on design considerations. Paras 13 - 20 and Annex A (paras A1 - A7) of PPG1 refer specifically to the issue of design. Paras 4 - 7 of Planning Policy Guidance Note 3 (PPG 3) *Housing* look at good design in the context of housing development.

4.6 Comprehensive guidance on heritage issues is given in Planning Policy Guidance Note 15 (PPG 15) *Planning and the Historic Environment*. Planning Policy Guidance Note 16 (PPG 16) *Archaeology and Planning* gives advice on archaeology and planning.

### Strategic Policy

4.7 The *Berkshire Structure Plan 1991 - 2006* acknowledges that the quality of the County's environment relates to its character, identifiable 'sense of place', and people's living conditions. The plan recognises that these depend partly on care for the built environment, but that also of importance are the maintenance and improvement of interests that have a bearing on the County's character, the limitation and control of specific threats to pleasant living conditions, and the conservation of natural resources.

### Supplementary Planning Guidance

4.8 The environmental policies in this plan are augmented by additional guidance in the form of Planning Guidelines, Development Briefs, Design Guides, and Conservation Area Studies. This additional guidance includes detailed advice that is not appropriate for inclusion in the plan. The policies of the plan take precedence over the supplementary planning guidance, and provide the main thrust for environmental policy in the plan area.

## THE BUILT ENVIRONMENT

### DESIGN PRINCIPLES

4.9 Proposed development should be considered in the context of the surrounding area. This will allow vernacular style and any good features to be interpreted in the new development, helping to contribute to its sense of place.

**POLICY WBE1: DEVELOPMENT IN ITS LOCAL CONTEXT**

THE COUNCIL WILL REQUIRE GOOD CONTEMPORARY DESIGN THROUGHOUT THE PLAN AREA, WHICH RESPECTS ITS LOCAL CONTEXT. WHEN CONSIDERING ANY APPLICATION FOR DEVELOPMENT THE COUNCIL WILL HAVE REGARD TO THE FOLLOWING CONSIDERATIONS:

a) ITS ENVIRONMENTAL IMPACT

b) ITS VISUAL IMPACT

c) ACCESSIBILITY

Cont.

d) LANDFORM AND ANY NATURAL FEATURES, INCLUDING LANDSCAPE TREATMENT AND ENVIRONMENTAL WORKS

e) THE LOCAL TOWNSCAPE

f) THE LAYOUT, FORM, SCALE, MASSING, AND MATERIALS OF DEVELOPMENT

g) SAFETY AND SECURITY

h) THE PRIVACY AND AMENITY OF THE EXISTING ENVIRONMENT

i) SUPPLEMENTARY PLANNING DESIGN GUIDANCE ADOPTED BY THE COUNCIL.

Implementation: Use of design guidance in the development control process.

Monitoring: Consider quality of development on the ground, including through design awards.

4.10 Not all of the plan area is of the same visual quality. Some parts of it could benefit from environmental improvement, and in some circumstances, this may be achievable through redevelopment opportunities.

**POLICY WBE2: IMPROVING ON THE LOCAL CONTEXT**

IN AREAS WHERE THE EXISTING ENVIRONMENT DOES NOT EXHIBIT ESPECIALLY PRONOUNCED OR HISTORIC ARCHITECTURAL STYLES, ANY PROPOSALS FOR INFILL DEVELOPMENT SHOULD BE USED AS AN OPPORTUNITY TO CREATE ADDED VISUAL INTEREST AND RAISE THE AREA'S ARCHITECTURAL QUALITY.

Implementation: Through the development control process.

Monitoring: Check quality of development on the ground.

4.11 Because of their extent, large developments are likely to have a greater impact on the environment than smaller scale ones. It is therefore particularly important to ensure a high quality of development within such proposals. Large development areas are probably best considered in terms of a series or pattern of smaller areas, each with its own layout and form of development, and hence its own distinctive character. This should lead to the avoidance of extensive areas of characterless development that bear no relationship to features on the ground.

**POLICY WBE3: CHARACTER OF LARGE SCALE DEVELOPMENT**

ANY PROPOSALS FOR LARGE SCALE DEVELOPMENT SHOULD PROVIDE A CLEAR AND COHERENT LAYOUT THAT CREATES AREAS OF IDENTIFIABLE CHARACTER WITHIN THE DEVELOPMENT. WHERE DEVELOPMENT IS TO BE CARRIED OUT IN PHASES, THE COUNCIL WILL REQUIRE THE SUBMISSION OF A INDICATIVE LAYOUT FOR THE ENTIRE SITE PRIOR TO THE APPROVAL OF ANY

Cont.

## POLICIES

5.12 Only part of the District's housing requirement is met through the allocation of specific areas of land for development. Housing will continue to be built on unidentified sites. In accordance with Berkshire Structure Plan Policies (C1 and H5), these sites will be within the boundaries of identified settlements.

**POLICY WH1: HOUSING DEVELOPMENT - UNIDENTIFIED SITES**

WITHIN THE IDENTIFIED SETTLEMENTS, ON SITES THAT ARE NOT IDENTIFIED IN THE PLAN FOR RESIDENTIAL USE, DEVELOPMENT IN THE FORM OF INFILLING, REDEVELOPMENT AND CHANGE OF USE TO RESIDENTIAL USE WILL BE CONSIDERED FAVOURABLY, SUBJECT TO LOCAL ENVIRONMENTAL AND AMENITY CONSIDERATIONS AND ALL OTHER RELEVANT POLICIES AND PROVISIONS OF THIS PLAN, IN ORDER TO MAKE THE BEST USE OF LAND IN BUILT-UP AREAS.

IN PARTICULAR, THE COUNCIL WILL SEEK TO ENSURE THAT THE FOLLOWING CRITERIA ARE COMPLIED WITH:

a) OPEN AND WOODED AREAS, AND GAPS AND GARDEN AREAS, THAT ARE IMPORTANT TO THE CHARACTER OF THE SETTLEMENT, ARE PROTECTED FROM *INAPPROPRIATE* (PA 5/3) DEVELOPMENT

b) THERE IS NO SIGNIFICANT ADVERSE EFFECT ON THE CHARACTER OF THE AREA, INCLUDING ON ANY CONSERVATION AREA

c) THERE IS NO SIGNIFICANT ADVERSE EFFECT ON ANY RESIDENTIAL PROPERTY OR LISTED BUILDING

d) THERE IS NO SIGNIFICANT ADVERSE EFFECT ON THE SETTLEMENT BOUNDARY OR ON THE ADJOINING COUNTRYSIDE

e) THERE IS NO SIGNIFICANT ADVERSE EFFECT ON ANY INTEREST OF NATURE CONSERVATION IMPORTANCE

f) THERE IS NO LOSS OF RECREATIONAL FACILITIES OR PUBLIC OPEN SPACE

g) THERE IS ADEQUATE LOCAL HIGHWAY AND INFRASTRUCTURE CAPACITY TO CATER FOR TRAFFIC AND OTHER DEMANDS GENERATED BY THE DEVELOPMENT, WITH, WHERE SEEN AS NECESSARY, THE PROVISION OF ROAD SAFETY MEASURES. IT WILL BE NECESSARY TO CONSIDER THE CUMULATIVE EFFECT ON ROADS AND INFRASTRUCTURE OF PROPOSED DEVELOPMENTS IN THE SAME AREA, TO DETERMINE THEIR ACCEPTABILITY UNDER THIS CRITERION

Cont.

h) ~~AN ELEMENT OF AFFORDABLE HOUSING IS PROVIDED IN SCHEMES OF 25 OR MORE DWELLINGS IN SETTLEMENTS OF UNDER 3,000, AND IN SCHEMES OF 40 OR MORE DWELLINGS ELSEWHERE. FOR THE AVOIDANCE OF DOUBT, THE SETTLEMENTS WHERE THE 40 DWELLINGS REQUIREMENT APPLIES COMPRISE EARLEY, NORTH FINCHAMPSTEAD, TWYFORD, WARGRAVE, WINNERSH, WOKINGHAM, CROWTHORNE (PINEWOOD) AND WOODLEY. NEW DEVELOPMENT WILL BE EXPECTED TO COMPLY WITH THE COUNCIL'S SERVICE, AMENITY, AND INFRASTRUCTURE REQUIREMENT (S.A.I.R.).~~

h) *AN ELEMENT OF AFFORDABLE HOUSING IS PROVIDED IN RESIDENTIAL SCHEMES OF 15 OR MORE DWELLINGS OR OF 0.5 HECTARE OR MORE IN SETTLEMENTS OF 3,000 OR FEWER, AND OF 25 OR MORE DWELLINGS OR OF 1 HECTARE OR MORE ELSEWHERE. THE SETTLEMENTS WHERE THE 25 DWELLINGS REQUIREMENT APPLIES COMPRISE CROWTHORNE (PINEWOOD), EARLEY, NORTH FINCHAMPSTEAD, TWYFORD, WARGRAVE, WINNERSH, WOKINGHAM AND WOODLEY. NEW DEVELOPMENT WILL BE EXPECTED TO COMPLY WITH THE COUNCIL'S SERVICE, AMENITY, AND INFRASTRUCTURE REQUIREMENT (S.A.I.R.).*

**(PA 5/4)**

PROPOSALS FOR RESIDENTIAL DEVELOPMENT WILL BE JUDGED AGAINST THE COUNCIL'S PLANNING GUIDELINES FOR THEIR ACCEPTABILITY UNDER DESIGN AND PARKING CRITERIA.

Implementation: Planning permissions to private and public sector housebuilders, having regard to Planning Guidelines.

Monitoring: Planning applications.

~~***POLICY WH1A: HOUSING DEVELOPMENT - INFILLING GAPS WITHIN GROUPS AND MINOR EXTENSIONS TO GROUPS OUTSIDE SETTLEMENTS***~~

~~*SENSITIVE INFILLING OF SMALL GAPS WITHIN SMALL GROUPS OF HOUSES AND MINOR EXTENSIONS TO GROUPS OUTSIDE DESIGNATED GREEN GAPS (POLICY WCC 2) FOR RESIDENTIAL USE WILL BE ACCEPTABLE SUBJECT TO LOCAL ENVIRONMENTAL AND AMENITY CONSIDERATIONS AND ALL OTHER RELEVANT POLICIES AND PROVISIONS OF THIS PLAN.*~~

~~*IN PARTICULAR, THE COUNCIL WILL REQUIRE COMPLIANCE WITH THE FOLLOWING CRITERIA:*~~

~~a) *OPEN AND WOODED AREAS, AND GAPS AND GARDEN AREAS, THAT ARE IMPORTANT TO THE CHARACTER OF THE AREA, ARE PROTECTED FROM INAPPROPRIATE DEVELOPMENT*~~

~~b) *THERE IS NO ADVERSE EFFECT ON THE CHARACTER OF THE AREA, INCLUDING ON ANY CONSERVATION AREA OR AREA OF SPECIAL CHARACTER*~~

~~c) *THERE IS NO ADVERSE EFFECT ON ANY RESIDENTIAL PROPERTY OR LISTED BUILDING*~~

~~d) *THERE IS NO ADVERSE EFFECT ON THE ADJOINING COUNTRYSIDE*~~

~~e) *THERE IS NO ADVERSE EFFECT ON ANY INTEREST OF NATURE CONSERVATION IMPORTANCE*~~

~~f) *THERE IS NO LOSS OF RECREATIONAL FACILITIES OR PUBLIC OPEN SPACE*~~

# APPENDIX 5

"When determining new housing development proposals a sequential approach will be applied whereby:

A) previously developed land and buildings within the boundaries of category A settlements will be developed first;

B) secondly, land and buildings on the edge of category A settlements that are served by good public transport corridors will be considered;

C) lastly, development proposals for land and buildings in category B settlements will only consist of limited infilling and small windfall development.

1.41 That the Council extends the boundary of the Identified Settlement of Spencers Wood to include the development near to Lambs Lane and adopt PA P/1 and PA A/13.

1.42 That the Council carry out a thorough review of all settlement boundaries before the next review of the Plan.

1.43 That Policy WOS2 is re-titled "Housing Development Principles"

---

## NEW PARAGRAPH 1.12A

***(Proposed Amendment 1/5)***

OBJECTION ISSUES

1.44 Although there were no objections recorded against this proposed amendment, objectors to other parts of this Chapter have asked for such a change.

CONCLUSIONS

1.45 I concur with the Council's proposed amendment as it would clarify its objectives.

RECOMMENDATION

1.46 That the Plan is amended in accordance with PA 1/5.

---

## POLICY WOS3

***(Proposed Amendment 1/6)***

REPRESENTATIONS

| | | | |
|---|---|---|---|
| 168 | Councillor R Eke (S) | 1301 | Beazer Strategic Land (O) |
| 1035 | English Nature (O) | 2447 | Envt Agency (Thames Region) (O) |
| 1287 | Mr J Vernon (O) | 2542 | S Grundon Ltd (O) |

OBJECTION ISSUES

1.47 It was said that landscaping schemes should be comprised predominantly of locally native species. It was suggested the policy does not provide clear guidance and in order to cover indirect impact on adjacent developments, additional wording should be inserted at the start of criterion B). One objector asked for removal of reference to the generation of traffic as all development is likely to result in some traffic. Reference to alternative modes of transport and locations which minimise travel should also be included. An objector suggested that, as shown at Basingstoke Road, traffic is so heavy it would cause chaos and be expensive; nothing has been thought through properly.

CONCLUSIONS

1.48 PA 1/5 should satisfy objection 2447, but I agree with the Council that it is too detailed a point to be included within the policy itself. PA 1/6 would ensure there is no indirect impact on adjacent developments. Criterion D) is quite acceptable as it is qualified by the word 'significant' and criterion C) relates to the need to travel and the use of alternative modes of transport to that of the private car. I do accept that Wokingham District does have to contend with traffic congestion, but that is more reason to ensure development schemes are located in sustainable areas and a significant effort is made to encourage people to use public transport rather than exacerbate poor traffic conditions. Under the Miscellaneous section of the Introduction Chapter, an objector suggested that the Royal Town Planning Institute document "Access Policy for Local Plans" is adopted. I endorse that suggestion, but it should be in the text.

RECOMMENDATION

1.49 That the Policy WOS3 is amended in accordance with PA 1/6 and the inclusion of PA 1/5 to create paragraph 1.12A.

1.50 That reference is made in the supporting text to the document "Access Policy for Local Plans".

---

## PARAGRAPH 1.13

REPRESENTATIONS

| | | | |
|---|---|---|---|
| 1479 | St Nicholas Hurst Parish Council (O) | 1672 | Alfred McAlpine Dvpts Ltd (O) |

1769 Hicks Persimmon Ltd (O)
1714 The Trustees of Twyford Orchards (O)

OBJECTION ISSUES

1.51 It was suggested that the Supplementary Planning Guidance (SPG) referred to has not been the subject of examination through the Local Plan process and thus cannot be given significant weight when determining proposals for development. The last sentence of the paragraph should be deleted. Also that scant regard is given to educational matters and the general infrastructure; specific mention should be made in the Plan.

CONCLUSIONS

1.52 I concur with the Council that Policy WOS4 makes proper reference to the provision by developers of an adequate infrastructure to meet the needs of new development proposals. Policy WIC12A specifically refers to educational requirements. It is true that if the SPG does not form part of the Plan or has not been the subject of public consultation and scrutiny, it does not carry the same weight as policies within the Plan.

RECOMMENDATION

1.53 That the last sentence of paragraph 1.13 includes an explanation of the weight to be given to Supplementary Planning Guidance when determining planning applications.

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## POLICY WOS4

REPRESENTATIONS

1297 Beazer Strategic Land (O)
1480 St Nicholas Hurst Parish Council (O)
1645 Linden Homes South East Ltd (O)
1649 Bancroft Developments (O)
1674 Alfred McAlpine Dvpts Ltd (O)
1680 Mr B Proctor (O)
1681 Mr B Proctor (O)
1686 Hicks Development Ltd (O)
1712 The Trustees of Twyford Orchards (O)
1738 Sonning Developments (O)
1755 Mr L Nemeth (O)
1771 Hicks Persimmon Ltd (O)
1789 Mr E Gale (O)
2036 The House Builders Federation (O)
2060 University of Reading (O)
2541 S Grundon Ltd (O)
2363 Thames Water Property (S)
2436 Reading Borough Council (S)

OBJECTION ISSUES

1.54 It was said that the policy does not give clear guidance and much of the wording should be within the supporting text. No recognition is given to the number of statutory providers of infrastructure, public and community services. Details of how the Council expects implementation of policy requirements to be carried out are not included. Such details should not be issued as SPG, but as part of the Plan and subjected to public examination. Neither does the policy wording make it

RECOMMENDATION

4.5 That no changes are made to the Plan in response to these objections.

## PARAGRAPH 4.4

REPRESENTATIONS

1775 Hicks Persimmon Limited (O)

OBJECTION ISSUES

4.6 This objection was concerned that there is no policy directed towards the key objective of improvement of poor/degraded land through the control of new development and the implementation of improvement schemes. This was contrary to PPG 12. A new policy was suggested to identify such sites and, where appropriate, to allocate them for development to secure environmental improvements.

CONCLUSIONS

4.7 The objective of securing environmental improvement is established in Policy WOS5. To my mind, enhancement should be a benefit to flow from the development of poor and degraded landscapes as part of the overall package. I do not agree with the implication in the proposed new policy that such benefits should necessarily outweigh other considerations. Just because land is degraded does not necessarily mean that an alternative use would be acceptable. For example, within a countryside location redevelopment of such a site may run counter to the principles of sustainability. In such cases proposals would have to be considered on their merits, as exceptions to the Plan. I do not therefore agree that a new policy is required.

RECOMMENDATION

4.8 That no changes are made to paragraph 4.4.

## POLICY WBE1

REPRESENTATIONS

2493 George Wimpey Plc (O)
2566 Martin & Pole, Nicholas (O)
1308 Ms L Erler (S)

OBJECTION ISSUES

4.9 The policy was thought to be too restrictive and the words "will require" should be replaced with "will seek". It was also considered that the policy is a corporate mission statement and has no development control function. It should be deleted or relegated to subtext.

CONCLUSIONS

4.10 Fostering good design is an important objective in national planning guidance and is strongly endorsed in PPG 1, PPG 3 and PPG 13 as well as the recently published Urban White Paper. Developing sustainable environments at higher densities and reducing the need to travel are key themes. I therefore support the policy in principle and must emphasise the message needs to be strongly conveyed that poor designs will be rejected. However, the present wording is not sufficiently specific and conveys the impression that new development should mirror its immediate surroundings. This may not be appropriate and the policy needs to be retitled and restructured to give clear guidance of what is expected in terms of design and sustainability.

4.11 I would also suggest removing reference to supplementary planning guidance from the policy itself. This can be referred to in the supporting text, but an attempt to afford it Section 54A status should be resisted.

RECOMMENDATION

4.12 That reference to supplementary planning guidance is removed from the policy and inserted into the supporting text. That this is supplemented by a reference to development briefs as I have recommended under Policy WBE19.

4.13 That Policy WBE1 is deleted and replaced as follows:

"Policy WBE1: Design and new development

New development will be expected to achieve high standards of design and layout, which makes efficient use of land and buildings. A scheme should create its own identity, whilst taking account of the wider locality, including the surrounding townscape and landscape. In addition, development proposals will be expected to have regard to the following principles:

A) a reduction in the level of car parking below maximum standards wherever possible in order to promote sustainable transport choices;

B) encouragement of measures that promote accessibility to services and facilities by public transport, cycling and walking;

C) incorporation of features that maximise the safety and security of people living in or using the development;

D) creation of easily accessible and attractive open spaces".

## POLICY WBE2

REPRESENTATIONS

2487 Slough Properties Ltd (O)
2567 Martin & Pole, Nicholas (O)

OBJECTION ISSUES

4.14 It was considered that there were some areas such as Winnersh Triangle, which although they do not have particularly pronounced or historic architectural styles, do not have poor architectural quality. In such cases further development should be compatible and not used to create artificial visual interest. It was also felt that the policy has no development control function and should either be deleted or relegated to the supporting text.

CONCLUSIONS

4.15 There are many built-up parts of the District of mediocre quality but I do not agree that such circumstances should necessarily be perpetuated in new development. Policy WBE1 calls for better quality in the design of individual developments and this should reinforce local identity and result in improvement of the wider urban area. To my mind Policy WBE2 is a reasonable objective but the point is adequately covered by my recommended rewording of Policy WBE1.

RECOMMENDATION

4.16 That Policy WBE2 is deleted.

## POLICY WBE3

REPRESENTATIONS

2494 George Wimpey Plc (O)
2568 Martin & Pole, Nicholas (O)

OBJECTION ISSUES

4.17 The policy was considered to be unreasonable in that it requires details that were likely to change as a result of market demand. The only requirement should be for a master plan. The other objection felt that the policy has no development control function and should be deleted or relegated to the subtext.

should refer to the need to take account of national planning guidance, whereby requirements for such matters as infrastructure should relate directly to the proposed development. I agree with the Council that it is unnecessary to make the same point again at the end of criterion h).

RECOMMENDATION

5.165 That Policy WH1 and PA 5/3 and 5/4 be deleted and replaced by the wording in paragraph 5.118 and the following policy to be renumbered Policy WH1(A):

"Within Identified Settlements proposals for using land and buildings for housing will be determined in accordance with the following sustainable development criteria:

1) Development proposals will make the most efficient use of land and buildings, having regard to the need to maximise densities, a proper mix of housing and adequate levels of affordable housing;

2) The extent that future residents would be car dependent or have good access to alternative means of transport;

3) How successful the design and layout of the proposals would be in minimising any adverse impact on the character of adjoining buildings and/or the landscape and ecology of open areas;

4) The extent to which the proposals would make more efficient use of existing social and physical infrastructure, having regard to the cumulative impact of development."

5.166 That PA 5/5 (Policy WH1(A)) is not reinstated.

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## PARAGRAPH 5.13

***(Proposed Amendment 5/6)***

REPRESENTATIONS

1877 South Wokingham Consortium (W)
2017 Hall Aggregates (SE) Ltd (O)
6031 Mr I Chalmers (O)
6155 Shinfield Parish Council (O)
6182 Mr A Godsal (O)
6189 Mr & Mrs A Gosden (O)
6196 Trustees of R H R Palmer Dcd (O)
6254 University of Reading (O)
6290 David Wilson Homes Ltd (O)

OBJECTION ISSUES

5.167 The basis for selecting housing sites is challenged; the methodology is flawed and the number of dwellings at Grazeley should be re-assessed. The Plan should identify the environmental criteria and the performance of all allocated and

# APPENDIX 6

# The Planning Inspectorate

*An Executive Agency in the Department of the Environment and the Welsh Office*

*Room 1404*
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*Bristol BS2 9DJ*

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21 MAR 2002 6199

Halson Mackley Partnership
36 Queens Road
READING
Berkshire
RG1 4AU

RECEIVED
19 AUG 1997

Your Ref:
Keith Halson
Our Ref:
T/APP/H0330/A/97/279385/P9
Date:
18 AUG 1997

Dear Sirs

TOWN AND COUNTRY PLANNING ACT 1990, SECTION 78 AND SCHEDULE 6
APPEAL BY MR G J DENTON
APPLICATION NO: 97/64894/O

1. I have been appointed by the Secretary of State for the Environment to determine this appeal against the decision of the Wokingham District Council to refuse outline planning permission in respect of an application for the erection of a detached house and garage and formation of a private access on land at Eastfields, Old Bath Road, Sonning. I have considered the written representations made by you and by the Council. I have also considered those representations made directly to the Council which have been forwarded to me. As you know, I inspected the site on 23 June 1997.

2. From my inspection of the site and its surroundings and the written representations, I consider the main issue in this appeal is the effect of the proposed new house on the character and appearance of the area.

3. The development plan for the area comprises the Berkshire Structure Plan 1991-2006 and the Loddon Area Local Plan, both adopted in 1995. Policies LBE1 and 2 in the Local Plan are particularly relevant to this appeal. They require, amongst other matters, that development should be of a high standard of design and appropriate to the character of the area in which it is to be situated. Proposals for development that is inappropriate in terms of its relationship with adjoining sites and buildings or which would adversely affect the character of an area by virtue of its siting, scale, form or massing will not normally be permitted.

4. I saw when I visited the site that Eastfields is a detached house standing at the eastern end of a row of similar properties fronting Old Bath Road, adjacent to the Old Readingensians Sports Ground. Planning permission was granted in 1993 for a substantial extension to the property and the construction of a new double garage but this has not yet been implemented.

5. In common with its neighbours, Eastfields stands in a large garden with a frontage of some 36 metres and a depth of around 140 metres. The proposed new house would be situated towards the far end of the present garden area, on a plot measuring some 36 metres wide by 36 metres deep, and would be connected to Old Bath Road by a new private access running between the existing house and the sports ground. The new house itself would be set at an angle to the plot, at a distance of some 60 metres from the present house.

6. Views of the proposed house from the nearby roads would be largely screened by the existing houses and garden and roadside vegetation. The house would, however, be clearly

visible from the adjoining playing fields to the northeast and from the fairways of the Sonning Golf Club which run to the south and east of the houses fronting Old Bath Road and the sports ground. Whilst the proposed house would be within the present garden curtilage, it would be remote from the other houses in the group which, with the exception of Red Lodge and The Range, are much closer to the road. There is only limited screening between the proposed new house and the fairways and the sports ground and, in my opinion, the effect of the proposals when viewed from these aspects would be to both intensify and extend the built development away from the roadside towards the open landscape to the south. As such I consider the proposed new house would be detrimental to the character and appearance of the area and, by virtue of its inappropriate siting, in conflict with policy LBE2 of the Local Plan.

7. In their reasons for refusal and representations, the Council also raise concerns regarding the proximity of the proposed new driveway to the existing house and the potential for traffic to disturb the occupiers. I agree that this access would be close to the house. However, the volume of traffic generated would be small and, having regard both to the potential to introduce screening and the distance between the driveway and the main body of the dwelling, I do not consider that the occupiers of the existing house would be unreasonably disturbed. Consequently I find no issue in this regard.

8. In your representations you draw my attention to two nearby properties, Red Lodge and The Range, which were permitted on appeal by one of my colleagues. I acknowledge that these are set to the rear of The Lawns and Birchley on land which was formerly within their curtilages. As such they do, in my opinion, represent backland development. The plots on which these houses are set are, however, considerably larger than that proposed in the case of this appeal. They are also set closer to the development on Pound Lane, in a less prominent location with more effective screening. As such I do not consider that they constitute a precedent of any weight in favour of allowing your Client's appeal.

9. You draw my attention also to policy LH1 of the Local Plan. The Council do not dispute that your client's site is within the settlement boundary. The policy, however, relates to residential development in the form of infilling, rounding off and redevelopment generally. To my mind the proposals before me do not fall within these categories; in any event the policy requires specifically that there shall be no significant adverse effect on the character of the area (Criterion B).

10. In conclusion, whilst I find no issue with respect to the relationship between the proposed house and driveway and the existing house, I nonetheless find that the proposed house would be prominent when viewed from the south and east. It would intensify development away from the roadside towards the open landscape and would be out of keeping with the established character of the area. As such I find the proposals contrary to the development plan.

11. I have taken into account all other matters raised in the written representations, but find nothing that would outweigh the main considerations that have led me to my conclusion.

12. For the above reasons, and in exercise of the powers transferred to me, I hereby dismiss this appeal.

Yours faithfully

AM Phillipson

ANDREW M PHILLIPSON BSc CEng MICE MIHT
Inspector

# APPENDIX 7

**Conditions for appeal if allowed**

1. a) Approval of the details of the external appearance of the buildings and the landscaping treatment of the site)(hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.

   b) Application for approval of the reserved matters referred to in a) above shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

   c) The development hereby permitted shall be begun either before the expiration of five years from the date of this permission or before the expiration of two years from the date of approval of the last of the reserved matters to be approved whichever is the later.

   *Reason: No such details have been submitted.*

2. 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

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

3. 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.

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

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

   *Reason: In the interests of visual amenity.*

5. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding

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

*Reason: In the interests of visual amenity.*

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

*Reason: To prevent the increase risk of flooding and to improve water quality.*

7. Before development commences revised plans showing the proposed access serving 'Eastfields' in addition to the proposed dwellings shall be submitted to and approved by the Local Planning Authority. The access alterations shall be implemented in accordance with the approved details before any of the new dwellings hereby approved are occupied.

*Reason: In the interests of highway safety and convenience.*

8. The existing vehicular access to 'Eastfields' shall be stopped up and abandoned, and footway and/or verge crossings shall be re-instated to the satisfaction of the Local Planning Authority within one month of the completion of the new access.

*Reason: In the interests of highway safety and convenience.*

8. Before any of the dwellings hereby approved are occupied, a bin store shall be provided within 25m. of Old Bath Road in accordance with details which shall have been submitted to and approved by the Local Planning Authority.

*Reason: In the interests of highway safety and convenience.*

**TOWN AND COUNTRY PLANNING ACT 1990**

**SECTION 78 APPEAL**

**APPELLANT:** MR G J DENTON

**APPEAL SITE:** EASTFIELDS, OLD BATH ROAD, SONNING

**REASON FOR APPEAL:** REFUSAL OF PLANNING PERMISSION FOR A DETACHED HOUSE AND GARAGE WITH ACCESS

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**LOCAL PLANNING AUTHORITY REFERENCE:** 97/64894/0

**DEPARTMENT OF THE ENVIRONMENT REFERENCE : APP/HO330/A/97/279385**

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## 1.00 LOCATION AND SITE DESCRIPTION

1.01 A location plan to scale 1:2500 is attached as Appendix 1.

1.02 This 0.186 ha site is the rear portion of the back garden of Eastfields, which is a detached house on a 0.5 ha site. Eastfields is at the end of a row of detached dwellings on large plots which front onto Old Bath Road which is parallel to the A4. To the south west of Eastfields is Stag Lodge, another detached house on a 0.46 ha plot, to the south east is the open land of Sonning Golf Course and to the north east is the Rugby Club playing field.

1.03 The site is on the edge of the settlement boundary. The area is an attractive one and is characterised by low density development of detached houses on large plots.

## 2.00 RELEVANT PLANNING HISTORY

2.01 On the appeal site and adjoining land to the rear of Stag Lodge :

| Application No | Proposed Development | Decision/Date |
|---|---|---|
| 35150(0) | Erection of 2 detached dwellings and garages | Refused 11.4.90 |

2.02 On nearby land to rear of The Lawns and Birchley :

| Application No | Proposed Development | Decision/Date |
|---|---|---|
| 18183 | Residential development | Refused 21.10.82. |

Appeal allowed 3.10.83. DoE Ref : T/APP/5131/A/83/962/PH3 for 2 dwellings only.

## 3.00 POLICIES

3.01 Loddon Area Local Plan

The Loddon Area Local Plan (LALP) was adopted on 5th May 1995 and forms the statutory basis for the operation of planning policy in this part of the district. The Planning and Transportation Committee at their meeting on 21 November 1996 resolved to "re-affirm the decisions of this Committee and the Council in relation to the current adopted local plans and to note that they will continue to carry weight as the most up to date adopted policies, except in relation to housing provision."

The following policy contained in the Local Plan is relevant to the consideration of this appeal :

LBE2 : Inappropriate Design
(copy in Appendix 2)

3.02 Planning Policy Guidance Note 3 - Housing
is relevant to this appeal.

## 4.00 THE COUNCIL'S CASE

Reason for Refusal No 1

4.01 The proposed development is considered unacceptable and out of character because it comprises piecemeal backland development of a small portion of the rear garden of the existing dwelling Eastfields. The appeal site is only 0.4 ha in size. This compares with the existing plots : Eastfields is 0.5 ha, and Stag Lodge is 0.46 ha. The two new dwellings, Red Lodge and The Range to the rear of The Lawns and Birchley, are each on a plot about 0.34 ha in size. The appeal site is therefore relatively small compared with others nearby.

4.02 Although the 2 dwellings at Red Lodge and The Range were allowed on appeal, this site is tucked into the corner of the rear of exiting development along Old Bath Road and Pound Lane and is better screened by hedging and some trees from the open golf course at the rear. Also, as detailed above, the houses are on substantially larger plots. The Council therefore considers that this development does not set a precedent for allowing development of the appeal site. This is because a house on the appeal site would project outwards into undeveloped land and would be far more visible and obtrusive from beyond the open boundary to the rear from the golf course and also from the adjacent open rugby club land on the north-east side.

4.03 The proposed development is therefore contrary to LALP Policy LBE2 because it is out of character piecemeal backland development which will adversely affect the character of the area by virtue of its inappropriate siting.

Reason for Refusal No 2

4.04 The proposed access, which will pass very close to the existing house Eastfields and its rear garden is likely to cause an unacceptably high level of disturbance and loss of amenity to Eastfields due to the passage of vehicles to and from the new plot.

4.05 PPG3 states "Tandem development consisting of one house immediately behind another and sharing the same access, is generally unsatisfactory because of the difficulties of access to the house at the back and disturbance and lack of privacy suffered by the house in front." The proposal is therefore contrary to PPG3 because the proposal is 'tandem' development and the proposed access to the rear will cause unacceptable disturbance to Eastfields.

4.06 The proposal is contrary to LALP Policy LBE2 because it will have an inappropriate relationship with the adjoining site Eastfields by virtue of the siting of the proposed access.

**5.00 COMMENTS ON GROUNDS OF APPEAL**

5.0 PPGs1 & 3

The agents refer to PPGs 1 & 3. However, PPG1 requires that applications are determined in accordance with the Development Plan, having regard to other material considerations. The proposal is clearly contrary to Development Plan (LALP) Policy LBE2 and also to PPG3 for the reasons given in Section 4 of this statement. The reasons why development of The Range and Red Lodge is not considered to be a precedent for allowing the current proposal are referred to in paragraph 4.02 above.

5.02 Reason for Refusal No 1

The agents assert that as the proposal will not have an adverse effect on Eastfields there is no conflict with LALP Policy LBE2. However, as explained in Section 4 above, the proposal is contrary to LBE2 because it is out of character, piecemeal backland development.

5.03 Reason for Refusal No 2

The Council consider the proposal will cause unacceptable disturbance to Eastfields for the reasons given in Section 4 above.

**6.00 CONCLUSION**

6.01 The proposal is piecemeal tandem backland development which, due to its siting and relatively small plot size, will be out of scale and character with existing development

in the area. In addition, the proposed access will cause unacceptable disturbance to the existing property. For these reasons the proposed development is contrary to LALP Policy LBE2.

6.02 In accordance with Section 54A of the 1990 Town and Country Planning Act applications should be determined in accordance with the development plan unless material considerations indicate otherwise. In this case the proposal clearly conflicts with a development plan policy contained in the Loddon Area Local Plan as to be continued in force (which is the development plan for the purpose of this section) for the reasons given above. The appeal should therefore be dismissed. If, however, the appeal is allowed, it is requested that the attached conditions are imposed.

AO/SC
28.4.97.

# WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

NOTIFICATION OF REFUSAL OF OUTLINE PLANNING PERMISSION

Mr & Mrs G J Denton
C/O Halson Mackley Partnership
36 Queens Road
Reading
Berkshire
RG1 4AU

**Application No :** 97/64894/O

**Parish :** SONNING PARISH

**Proposal :** OUTLINE APPLICATION FOR THE ERECTION OF DETACHED HOUSE AND GARAGE WITH ACCESS

**Location :** Eastfields Old Bath Road Sonning

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **REFUSE OUTLINE PLANNING 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.

**REASONS(S) :**

01

The proposal to subdivide the existing plot, on this edge of settlement location, for the development of the backland represents an unacceptable form of development out of keeping with the character and scale of existing development within the area. As such the proposal is contrary to policies LBE1 and LBE2 of the Loddon Area Local Plan.

02

The proposed new access and driveway running past the side and rear of the existing property known as Eastfields would result in an unacceptably high level of disturbance to that property to the detriment of residential amenity. As such the proposal is contrary to Policy LBE2 of the Loddon Area Local Plan.

Date 05 March 1997

Head of Development Control

Note Would you please ensure that the Red Public Notice relating to this planning application which the Council sent to you to put on display is now removed, if this has not already been done. This will avoid any confusion by local residents as to whether further applications have been made, and will assist in keeping the country side and townscapes tidy.

The Planning Inspectorate

For offical use only
Date received

# QUESTIONNAIRE

## PLANNING, LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT

**APPEAL REF: APP/X0360/A/02/1101448** **GRID REF:**

**APPEAL BY:** G. Denton

**SITE:** Land R/O Eastfields & Staghedge, Old Bath Rd, Sonning

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

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

| | | |
|---|---|---|
| 1. | Do you agree to the written representations procedure? | ~~YES~~ / NO |
| OR | Do you wish to be heard by an Inspector at: a. a local inquiry? | ~~YES~~ / NO |
| | or b. a hearing? | YES / ~~NO~~ |
| 2. | If the written procedure is agreed, could the Inspector make an unaccompanied site visit?<br>***(It is our policy that Inspectors make an unaccompanied site visit whenever practicable e.g. the site can be seen clearly from a road or other public land. You must only indicate the need for an accompanied visit when it is necessary to enter the site e.g. to view or measure dimensions from within it.)*** | YES / NO |
| 3. | Does the appeal relate to an application for approval of reserved matters? | ~~YES~~ / NO |
| 4. | Was an Article 7 (Regulation 6 for listed building or conservation area consent) certificate submitted with the application? | ~~YES / NO~~ / NA |
| 5. | Was it necessary to advertise the proposals under Article 8 of the GDPO 1995 and/or Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990? | ~~YES~~ / NO |

| | | |
|---|---|---|
| 16. a. What is the date you told those you notified about the appeal that we must receive any further comments by? | 02/12/02 | |
| b. Copies of the following documents must, if appropriate, be enclosed with this questionnaire. | Number of Documents Enclosed | N/A |
| i) representations received from interested parties about the original application | 3 | |
| ii) the planning officer's report to committee | | ✓ |
| iii) any relevant committee minute | | ✓ |
| 17. FOR APPEALS DEALT WITH BY WRITTEN REPRESENTATIONS ONLY<br>Do you intend to send another statement about this appeal?<br>If NO, please send the following information:- | YES / NO | |
| a. In non-determination cases:<br>i) what the decision notice would have said;<br>ii) how the relevant development plan policies relate to the issues of this appeal.<br>b. In all cases:<br>i) the relevant planning history;<br>ii) any supplementary reasons for the decision on the application;<br>iii) matters which you want our Inspector to note at the site visit. | | |
| 18. THE MAYOR OF LONDON CASES ONLY<br>a. Was it necessary to notify the Mayor of London about the application?<br>If YES, please attach a copy of that notification. | YES / NO | |
| b. Did the Mayor of London issue a direction to refuse planning permission<br>If YES, please attach a copy of that direction. | YES / NO | |

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

Signature: [signature] on behalf of WOKINGHAM UNITARY ~~Council~~

Date sent to us and the appellant 25/10/02 OUR ref: 0/2002/6199

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

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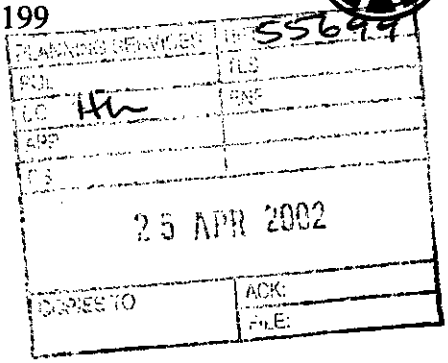
2-16 Colgate
Norwich NR3 1BQ

ENVIRONMENT AGENCY

**Our Ref :** SP/2002/005547-1/1
**Your Ref :** HEIDI LYNCH /0/2002/6199




**Date :** 23 April 2002

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

Dear Sir/Madam

**ERECTION OF TWO DWELLINGS WITH ACCESS ROAD. LAND TO THE REAR OF EASTFIELDS + STAG LODGE OLD BATH ROAD SONNING READING**

Thank you for your letter dated 3 April 2002, received on 5 April 2002. Please quote the following reference in any correspondence: SU77SE/22/19. The Environment Agency has the following comments:

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

**PLANNING CONDITIONS:**

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

**PLANNING INFORMATIVES**

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

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.
Contact Ian Doyle on 01276 454365 for further details.

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

means of back inlet gullies provided with sealing plates instead of open gratings.

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

The site is not situated within a currently designated public water supply groundwater source protection zone. In this case, shallow soakaways would be acceptable for the disposal of clean surface and roof water provided they are not constructed so that they penetrate the water table, or in any event exceed 3 metres in depth below existing ground level.

**Water Conservation**

**Household Use**

Water is one of our most precious natural resources, and the Environment Agency is keen to ensure it is used wisely:

* Water use for WC flushing can represent 35% of all household use. The applicant should consider installing low (6 litres or less) or dual flush toilets.
* 10% of household water use comes through wash hand basin taps. The installation of water-efficient taps such as spray taps can reduce consumption from this source by up to a half.
* A shower uses less than half the water used for a bath. Power showers on the other hand can use as much water as a bath in just 5 minutes. Shower units using a maximum of 9 litres of water a minute should be fitted.

**Domestic Appliances**

If domestic appliances are to be provided in the new property, the applicant is asked to consider installing water and energy efficient models. Most products such as washing machines and dishwashers are now advertised with energy and water use information.

**Gardens**

As much as 30% of domestic water consumption in the summer can be used on the garden. To encourage sensible use of water in the garden, the Agency recommends installation of the following in all new property(ies):

* a water butt linked to a downpipe
* provision of a thick layer of good quality top soil
* if the garden is to be planted, use of drought-tolerant turf and plants.
* if a hose-pipe is to be provided in the new property(ies), a trigger nozzle should be fitted to prevent wastage of water.
* Low-water irrigation systems may also be appropriate provided that information on their sensible use is provided to the home-owner.

Maintaining lawns, gardens and other planted areas need not require vast amounts of watering. A few simple measures can be taken to reduce the amount of water required. On this site the Environment Agency would encourage the applicant to consider the following:

* grass should not be mown too often or too short this only encourages shallow roots, which are more likely to dry out
* use of mulches or ground cover plants to retain soil moisture
* provision of shade for those plants that require more water
* watering, when necessary, in the early morning or evening to reduce evaporation losses.

A copy of this letter has been sent to the Denham and Co.

If you have any further queries please do not hesitate to contact Paul Busing on 1276454326, quoting the reference cited at the beginning of this letter.

Yours faithfully

**PAUL BUSING**
**Planning Liaison Officer**

CC: Denham & Co

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

## HIGHWAYS CONSULTATION SHEET

**From:** Heidi Lynch **Date:** 03 April 2002

**Application Number:** O/2002/6199

**Proposal:** Outline application for the proposed erection of 2 dwellings with new access road.

**Parish:** SONNING PARISH

**Site Address:**
Land Rear Of Eastfields & Stag Lodge, Old Bath Road, Sonning, Reading.

**Applicant:**
Mr G Denton C/O Denham & Co.

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).

Comment.

-Highways request a revised plan showing the proposed access serving 'Eastfields' in addition to the proposed dwellings.
- The existing access stopped up and reinstated.
- A bin store within 25 metres of old Bath Road.

**Signed:** _____ **Print name:** Adam 10/4/02.

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

Heidi Lynch DATE: 7th May 2002

| | |
|---|---|
| Location: | Land rear of Eastfields & Stag Lodge, Old Bath Road, Sonning, Reading |
| Proposal: | Outline application for the proposed erection of 2 dwellings with new access road |
| Application Number: | O/2002/6199 |

In response to your consultation dated 3rd April 2002 for the above application, the tree and landscape comments are as follows:

The eastern boundary of the existing site and rear gardens of the both properties contain a number of mature trees and shrubs. Whist these are not protected by a TPO the planting forms a robust boundary between the existing residential area and the adjacent sports area to the east. The area of housing and open grass sports pitches form two distinct landscape character units separated in part by the planting along the boundary of the application site.

Whist it should be possible to satisfactorily develop the rear gardens any loss in boundary planting will diminish the existing clear boundary and hence separation between the two separate areas of local landscape character.

Before the application can be determined the applicant should be required to produce for approval a Tree Survey in accordance with BS 5837 : 1991 - Trees in Relation to Construction. This should clearly indicate the species and condition of all significant planting as well as the proposed development. This will allow a judgement to be made as to whether the development proposals will erode the planted boundaries and hence the existing separation between the two character zones.

ROBERT PETROW
Consultant Landscape Architect

# WOKINGHAM DISTRICT COUNCIL
# ENVIRONMENTAL PROTECTION AND HOUSING

## MEMORANDUM

| | | | |
|---|---|---|---|
| To: | Heidi Lynch<br>Development Control | Your Ref: | O/2002/6199 |
| From: | Tom Payne<br>Environmental Heath | My Ref: | 000755 |
| | | Date. | 15 April 2002 |

---

**OUTLINE APPLICATION FOR THE PROPOSED ERECTION OF 2 DWELLINGS WITH NEW ACCESS ROAD.**

**LAND REAR OF EASTFIELDS AND STAG LODGE, OLD BATH ROAD, SONNING, READING.**

These proposals have been evaluated and I have no environmental health objections to the application.

*T. Payne*

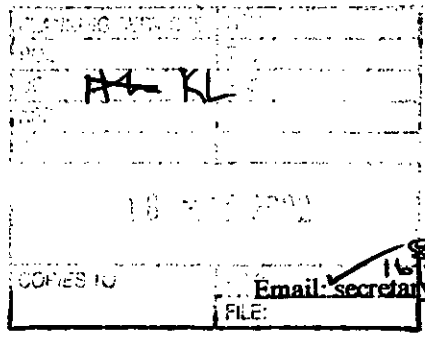
**TOM PAYNE**
**SENIOR ENVIRONMENTAL HEALTH OFFICER**
**ENVIRONMENTAL PROTECTION & HOUSING**

File

# Sonning Golf Club Limited.

Registered in England No. 412769.

*Directors:*
N.M.D. Watsham
Mrs. I. Watsham
J. Campbell
D.A. Howes




*Registered Office:*
Duffield Road,
Sonning,
Reading,
Berks.
RG4 6GJ.

Phone: 0118-969-3332
Fax: 0118-944-8409
Email: secretary@sonning-golf-club.co.uk
VAT No: 198 915 403

file ref: sec/lett/sumd/council9.doc
date: 7th May 2002
page: 1 of 2 + enclosed plan

To: Heidi Lynch.
Development Control Officer.
Wokingham District Council,
PO Box 157,
Shute End, Wokingham,
Berks. RG40 1WR.

Tel: 974-6482
Fax: 974-6484

Dear Miss Lynch,

**Re: The Proposed Development Application No. O/2002/6199**

Thank you very much indeed for sending us copy details on the above-proposed development. We have studied the plans and would like to comment as follows.

Whilst we have no formal objection to the development in principal, we would like to comment as follows:-

1. **Safety** – we would ask that every effort be made by the developers to protect the boundary, between the course and the proposed development, from the potential hazard of ' flying golf balls potentially hitting either person or property'. This is not a particularly dangerous spot, but perhaps the developers should consider some sort of net. I notice that the existing mound is to be extended and planted with evergreen shrubs. This will help a lot, but will not prevent a high-flying ball going straight into either garden. At the moment the risk is very low indeed, because Stag Lodge and Eastfields are sited so far back from the course, but I think this matter should be considered.
2. **Privacy** – we would ask that the two gates bordering the boundary, one presently at Stag Lodge and one at Eastfields, be closed off. Neither property has gated access to our course and never has had. Theoretically they shouldn't be there now.
3. **Conservation of Trees & Hedges** – at present there is a rather nice small copse of Oak & Sycamore trees on our land bordering Stag Lodge and similarly a dense raised bank of Broom & Gorse bordering Eastfields. Would you be kind enough to mention to the developers that in no way is this growth to be endangered by the building works. I am particularly refering to the preservation of tree roots (some of the trees are large) and we would ask that if the developers wish to trim any overhanging branches on their side of the property, that this is done carefully and professionally in order to preserve our trees. We would also appreciate it if you could make clear to the potential new owners that disposal of any garden material over our fence could potentially damage the natural habitat. Additionally, there is a rather nice Oak at the rear of the Eastfields garden, which we were glad to see marked on the plans. We presume therefore that this is already marked to be retained, as it would be a shame to loose this tree.

Pto

S = SYCAMORE

LINE OF DEEP ROUGH

OAK TO FENCE CORNER 15.2m

OAK

S

S

S

S

SYCAMORE TO FENCE CORNER 10.5m

S

GATES TO BE FENCED OFF.

DENSE BANK OF BROOM + GORSE

DISUSED TENNIS COURT

PROPOSED NEW DWELLING 1.

STAG LODGE MR. G. HOBBLE

11.4m

33.2m

PROPOSED NEW DWELLING 2.

EXISTING OAK IN GARDEN RETAINED

EASTFIELDS MR. G. DENTON

RUGBY GROUND BOUNDARY

7th FAIRWAY

0 10 20 30 40 50 60 70 80 90 100

0 2 3

# The Planning Inspectorate

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

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

GTN 1371-6079

63994
59
05 DEC 2002

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

Your Ref: O/2002/6199

Our Ref: APP/X0360/A/02/1101448

Date: 4 December 2002

Dear Madam

**TOWN & COUNTRY PLANNING ACT 1990**
**APPEAL BY MR G DENTON**
**SITE AT LAND REAR OF EASTFIELDS, & STAG LODGE, OLD BATH ROAD, SONNING, READING, BERKSHIRE**

I enclose a copy of the appellant's statement relating to the above appeal.

23/12/02

If you have any comments on the points raised, please send 2 copies to me no later than 9 weeks from the starting date. You should comment solely on the representations enclosed with this letter.

**You cannot introduce new material or put forward arguments that should have been included in your earlier statement. If you do, your comments will not be accepted and will be returned to you.**

Comments submitted after the 9-week deadline will not be seen by the Inspector unless there are extraordinary circumstances for the late submission.

Yours faithfully

Mrs M Pocock

211AL(BPR)

# Denham & Co

**CHARTERED SURVEYORS**
**CHARTERED TOWN PLANNERS**
**ARCHITECTURAL DESIGNERS**

**David J Denham BSc FRICS Dip TP MRTPI**

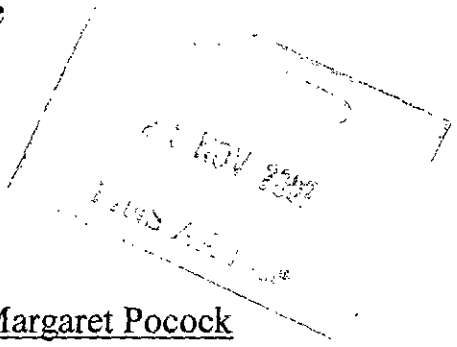
**P O Box 4621**
**Henley-On-Thames**
**RG9 6WD**

**Tel: (01494) 880960**
**Fax: (01494) 880961**
**e-mail: denhamandco@waitrose.com**
**VAT Reg. No: 362 5516 56**

Ref: DD/ss/nov/plnginsp

28 November 2002

The Planning Inspectorate
3/03 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN



For the attention of Mrs Margaret Pocock

Dear Mrs Pocock

**Appeal by Mr. G. Denton, Land rear of Eastfields & Stag Lodge, Old Bath Road, Sonning, Reading, Berks**
**Reference: APP/X0360/A/02/1101448**

With reference to the above mentioned appeal, which is to be heard at a hearing in May next year, I am enclosing herewith two copies of the appellant's hearing statement as required.

I look forward to receiving the Local Authority's statement in due course.

Yours sincerely

D. Denham

**D.J. Denham**

Enc

Tel. (0118) 974 6448 (Direct Line)
Date: December 9, 2002
My ref: O/2002/6199
Your ref: APP/X0360/A/02/1101448

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

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

Dear Mrs Pocock

**APPEAL BY: Mr G Denton**
**SITE: Land r/o Eastfelds & Stag Lodge, Old Bath Rd, Sonnng**

With reference to this appeal, I enclose 2 copies of further information.

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

WDLP - update.

**O/2002/6199 – Update on Wokingham District Local Plan**

On 4 December 2002 the Council's Executive agreed the enclosed modifications to the Wokingham District Local Plan. Copies from the consolidated document of the relevant policies are attached. Please note that revised wording is in bold type or underlined. Please note additional policy WH6A (Design Guidance).

It is considered that the modifications to the relevant policies would not have significant implications for the consideration of this appeal.

~~OF THE IDENTIFIED SETTLEMENTS SHOWN ON THE PROPOSALS MAP AND LISTED IN THE TEXT.~~

~~OUTSIDE THESE SETTLEMENTS DEVELOPMENT WILL ONLY BE ALLOWED IN EXCEPTIONAL CIRCUMSTANCES AND WILL BE STRICTLY CONTROLLED THROUGH THE APPLICATION OF THE DETAILED POLICIES AND PROVISIONS OF THIS PLAN AND STRUCTURE PLAN POLICIES C2 (DEVELOPMENT OUTSIDE BUILT UP AREAS AND SETTLEMENTS) AND C4 (CONTROL OF DEVELOPMENT IN THE GREEN BELT).~~ (M/1/16)

Implementation: Through the development control process.

Monitoring: Planning applications determined.

1.11 The most attractive and successful urban environments are those where all the component parts (e.g. buildings, trees, roads, spaces, people, traffic) have been satisfactorily accommodated to create interesting, lively and pleasant places. In order to maintain and enhance the character of the built environment, the appropriateness of the use of existing buildings and the design of new buildings or extensions to existing buildings, are very important.

1.12 The Council is particularly concerned to promote a high standard of design in new buildings, to ensure that new buildings are responsive to their location and to their potential occupants' and/or users' needs. New development needs to be appropriate in terms of function, siting, scale, form, massing, materials, colour and texture in its relationship with adjoining buildings and sites. Accordingly, new development will be expected to make an acceptable and positive contribution to the built environment. In addition new development should be appropriately located so as to reduce the need to travel and to encourage alternative modes of transport to the car.

1.12A Landscaping schemes should be comprised predominantly, if not wholly, of locally native species. (M/1/17)

1.12B People with disabilities are a diverse population and may include individuals with visual, hearing or cognitive impairments, ambulant disabled, the elderly, or wheelchair users. Many of these groups may be denied access to development by ill-considered design solutions.

1.12C PPG1 states that "When a new building is proposed, or when planning permission is required for the alteration or change of use of an existing building, the developer and local planning authority should consider the needs of people with disabilities at an early stage in the design process. They should be flexible and imaginative in seeking solutions, taking account of the particular circumstances of each case."

1.12D Policy WOS3 seeks to ensure appropriate facilities are provided for disabled people in all developments to ensure equal access for everybody. (M/1/18)

**POLICY WOS3: DEVELOPMENT CONTROL PRINCIPLES**

THE COUNCIL WILL REQUIRE ALL DEVELOPMENT PROPOSALS THAT ARE ACCEPTABLE IN PRINCIPLE WHEN ASSESSED AGAINST OTHER POLICIES OF THIS PLAN TO:

A) BE APPROPRIATE IN SCALE OF ACTIVITY AND CHARACTER TO THE AREA IN WHICH THEY ARE LOCATED AND BE INTEGRATED INTO THEIR LOCAL CONTEXT WITHOUT DETRIMENT TO THE AMENITIES OF ADJOINING LAND USES AND OCCUPIERS

B) ~~RETAIN~~ HAVE NO SIGNIFICANT DETRIMENTAL IMPACT UPON IMPORTANT MAN-MADE, LANDSCAPE AND NATURE CONSERVATION FEATURES AND PROVIDE FOR FURTHER LANDSCAPE TREATMENT WHERE RELEVANT TO THE TYPE OF DEVELOPMENT AND/OR THE PROTECTION OF LOCAL VISUAL AMENITY (M/1/19)

C) BE BOTH LOCATED AND DESIGNED SO AS TO REDUCE THE NEED TO TRAVEL AND ENCOURAGE THE USE OF WALKING, CYCLING AND PUBLIC TRANSPORT AS ALTERNATIVES TO THE CAR

D) HAVE NO SIGNIFICANT EFFECT ON ROAD SAFETY OR CAUSE HIGHWAY, TRAFFIC GENERATION OR TRAFFIC RELATED ENVIRONMENTAL PROBLEMS

E) PROVIDE BUILDINGS, FACILITIES AND SPACES THAT ARE SUITABLE FOR~~CAPABLE OF~~ USE BY PEOPLE WHO HAVE MOBILITY OR SENSORY IMPAIRMENT (M/1/20)

F) BE OF HIGH QUALITY OF DESIGN THAT RESPECTS THE LOCAL CONTEXT BY VIRTUE OF SITING, LAYOUT, MASSING, MATERIALS, COLOUR AND TEXTURE.

Implementation: Through the development control process.

Monitoring: Planning applications determined.

**Services, Amenities and Infrastructure**

1.13 It is a principle of good planning that new development should provide the necessary infrastructure, including services and amenities, needed to support the development. This could include infrastructure required to provide necessary statutory services. This is a material consideration in considering planning applications (as set out in Circular 1/97, *Planning Obligations* and PPG12 paragraph 6.16). An explicit assessment must be made of infrastructure requirements arising from the development and how these should be met. Such provision is a key element in the quality of life or new and existing residents. Supplementary planning guidance has been produced setting out the implementation of Policy WOS4 below. (M/1/21)

**POLICY WOS4: SERVICE, AMENITIES AND INFRASTRUCTURE REQUIREMENTS FOR NEW DEVELOPMENT**

WHERE DEVELOPMENT IS ACCEPTABLE IN PRINCIPLE, UNDER THE POLICIES OF THIS PLAN, DEVELOPMENT PROPOSALS WILL BE EXPECTED TO HAVE REGARD TO EXISTING LEVELS OF INFRASTRUCTURE, SERVICES AND AMENITIES.

WHERE THE DEVELOPMENT GIVES RISE TO THE NEED FOR THE PROVISION OF NEW OR EXTENDED PUBLIC AND COMMUNITY SERVICES, THE COUNCIL WILL ASSESS THE NATURE AND EXTENT OF PLANNING OBLIGATIONS

accompanied by a Design Statement to demonstrate how the development will take account of the character of the area. (M/4/5)

## THE BUILT ENVIRONMENT

### DESIGN PRINCIPLES

4.9 ~~4.9 Proposed development should be considered in the context of the surrounding area. This will allow vernacular style and any good features to be interpreted in the new development, helping to contribute to its sense of place.~~

**Policy WBE1 seeks to achieve better quality in the design of individual developments and this should reinforce local identity and result in improvement of the wider built environment.** The emphasis of Policy WBE1 is on good design.

This policy should ensure that local distinctiveness is not diluted and internationalisation of style is avoided within the district. The provision of safe and secure environments which deter crime in both public and private spaces are a prime objective of the Council. This issue will be addressed through good layout and building design as well as a mixture of land uses, which together will promote good natural surveillance. (M/4/6)

**POLICY WBE1: ~~DEVELOPMENT IN ITS LOCAL CONTEXT~~**

~~THE COUNCIL WILL REQUIRE GOOD CONTEMPORARY DESIGN THROUGHOUT THE PLAN AREA, WHICH RESPECTS ITS LOCAL CONTEXT. WHEN CONSIDERING ANY APPLICATION FOR DEVELOPMENT THE COUNCIL WILL HAVE REGARD TO THE FOLLOWING CONSIDERATIONS:~~

~~a)ITS ENVIRONMENTAL IMPACT~~

~~b)ITS VISUAL IMPACT~~

~~c)ACCESSIBILITY~~

~~d) LANDFORM AND ANY NATURAL FEATURES, INCLUDING LANDSCAPE TREATMENT AND ENVIRONMENTAL WORKS~~

~~e)THE LOCAL TOWNSCAPE~~

~~f)THE LAYOUT, FORM, SCALE, MASSING, AND MATERIALS OF DEVELOPMENT~~

~~g)SAFETY AND SECURITY~~

~~h)THE PRIVACY AND AMENITY OF THE EXISTING ENVIRONMENT~~

~~i)SUPPLEMENTARY PLANNING DESIGN GUIDANCE ADOPTED BY THE COUNCIL.~~

**DESIGN AND NEW DEVELOPMENT**

**NEW DEVELOPMENT WILL BE EXPECTED TO ACHIEVE HIGH STANDARDS OF DESIGN AND LAYOUT, WHICH MAKES EFFICIENT USE OF LAND AND**

**BUILDINGS. A SCHEME SHOULD CREATE ITS OWN IDENTITY, WHILST TAKING ACCOUNT OF THE WIDER LOCALITY, INCLUDING THE SURROUNDING TOWNSCAPE AND LANDSCAPE. IN ADDITION, DEVELOPMENT PROPOSALS WILL BE EXPECTED TO HAVE REGARD TO THE FOLLOWING PRINCIPLES:**

**A) A REDUCTION IN THE LEVEL OF CAR PARKING BELOW MAXIMUM STANDARDS WHEREVER POSSIBLE IN ORDER TO PROMOTE SUSTAINABLE TRANSPORT CHOICES;**

**B) ENCOURAGEMENT OF MEASURES THAT PROMOTE ACCESSIBILITY TO SERVICES AND FACILITIES BY PUBLIC TRANSPORT, CYCLING AND WALKING;**

**C) INCORPORATION OF FEATURES THAT MAXIMISE THE SAFETY AND SECURITY OF PEOPLE LIVING IN OR USING THE DEVELOPMENT;**

**D) CREATION OF EASILY ACCESSIBLE AND ATTRACTIVE OPEN SPACES. (M/4/7)**

Implementation: Use of design guidance in the development control process.

Monitoring: Consider quality of development on the ground, including through design awards.

~~4.10 Not all of the plan area is of the same visual quality. Some parts of it could benefit from environmental improvement, and in some circumstances, this may be achievable through redevelopment opportunities.~~ (M/4/8)

~~**POLICY WBE2: IMPROVING ON THE LOCAL CONTEXT**~~

~~IN AREAS WHERE THE EXISTING ENVIRONMENT DOES NOT EXHIBIT ESPECIALLY PRONOUNCED OR HISTORIC ARCHITECTURAL STYLES, ANY PROPOSALS FOR INFILL DEVELOPMENT SHOULD BE USED AS AN OPPORTUNITY TO CREATE ADDED VISUAL INTEREST AND RAISE THE AREA'S ARCHITECTURAL QUALITY.~~

~~Implementation: Through the development control process.~~

~~Monitoring: Check quality of development on the ground.~~ (M/4/9)

~~4.11 Because of their extent, large developments are likely to have a greater impact on the environment than smaller scale ones. It is therefore particularly important to ensure a high quality of development within such proposals. Large development areas are probably best considered in terms of a series or pattern of smaller areas, each with its own layout and form of development, and hence its own distinctive character. This should lead to the avoidance of extensive areas of characterless development that bear no relationship to features on the ground.~~ (M/4/10)

~~**POLICY WBE3: CHARACTER OF LARGE SCALE DEVELOPMENT**~~

~~ANY PROPOSALS FOR LARGE SCALE DEVELOPMENT SHOULD PROVIDE A CLEAR AND COHERENT LAYOUT THAT CREATES AREAS OF IDENTIFIABLE CHARACTER WITHIN THE DEVELOPMENT. WHERE DEVELOPMENT IS TO BE CARRIED OUT IN PHASES, THE COUNCIL WILL REQUIRE THE SUBMISSION OF A INDICATIVE LAYOUT FOR THE ENTIRE SITE PRIOR TO THE APPROVAL OF ANY SINGLE PHASE. APPLICATIONS FOR SUBSEQUENT STAGES AND/OR~~

5.11E Urban areas lie within the boundaries of Category A setttlements defined under Policy WOS2. These settlements are considered to be the most sustainable for new development. Consequently sites within Category A settlements are more suitable for housing than those elsewhere.

5.11F Previously developed land lies within a settlement and is or was occupied by a permanent structure or hardstanding (excluding those associated with agriculture or forestry including farmhouses). It may include mineral extraction sites within the settlement where the site has not blended into the countryside. It does not include undeveloped sites such as parks which may include urban features (pavilions, etc). It may also exclude the gardens of dwellings, particularly where they are in large plots. However, the extent to which a garden will be considered to be previously developed land will depend on its specific circumstances, for example where parts of the garden have an uncultivated, natural or wooded character, they will not be regarded as previously developed areas. Although sites outside settlements may also have these characteristics, they will not be considered suitable for new housing development as they tend to be in unsustainable locations. Only previously developed land within urban areas is acceptable for housing allocations. (M/5/29)

5.11G Good public transport corridors are locations in settlements within 400 m of a stop (railway station or bus stop) of a good service. A good public transport service meets the following requirements:

a) a least one timetabled service on the route in both directions every thirty minutes during peak hours (7:00 to 9:00 and 16:00 to 19:00 Monday to Saturday); and

b) at least one timetabled service on the route in both directions every hour during off-peak hours (9:00 to 16:00 and 19:00 to 22:00 Monday to Saturday and between 7:00 and 22:00 on Sundays).

This accords with the definition in the Council's "Housing Site Assessment – Approach" document. The Council will have regard to the long term commercial viability of any existing or proposed service. A development outside of Good Public Transport corridors may be acceptable where it results in sufficient improvements to the service to accord with the above definition. However, such service improvements would need to be in place before the completion of the first dwelling. (M/5/30)

5.11H The Council may amend its approach for identifying housing allocations in any future review of this Local Plan. This could include the suitability of sites identified in Policies WH2A and WH2B. In addition, other policy approaches including Green Gaps/Wedges may also be amended in any review to this Plan. (M/5/31)

**POLICY WH1: HOUSING DEVELOPMENT – SITE SELECTION PROCESS**

THE COUNCIL WILL IDENTIFY NEW HOUSING ALLOCATIONS BASED ON A SEQUENTIAL APPROACH STARTING WITH THE RE-USE OF PREVIOUSLY DEVELOPED LAND AND BUILDINGS WITHIN URBAN AREAS. IF INSUFFICIENT LAND IS AVAILABLE FROM THAT SOURCE, THEN SITES THAT FORM URBAN EXTENSIONS AND THEN NEW DEVELOPMENTS AROUND CENTRES WHICH ARE SERVED BY GOOD PUBLIC TRANSPORT CORRIDORS WILL BE SELECTED. ALL ALLOCATIONS WILL BE SUBJECT TO THE COUNCIL'S OBJECTIVE OF CREATING SUSTAINABLE FORMS OF DEVELOPMENT AND AN ASSESSMENT BASED ON HIGHWAY, INFRASTRUCTURE AND ENVIRONMENTAL CRITERIA

Implementation: Through the Local Plan and development control process

Monitoring: Planning applications (M/5/32)

5.12 Only part of the District's housing requirement is met through the allocation of specific areas of land for development. Housing will continue to be built on unidentified sites. In accordance with Berkshire Structure Plan Policies (C1 and H5), these sites will be within the boundaries of identified settlements. Any proposals for residential development will also need to accord with Policy WOS2. (M/5/33)

5.12A There is a need to make full use of previously developed land within the urban areas, which can often be achieved through the development of backland areas. However, such locations are often highly constrained due to their close proximity to existing housing. The potential for visual and functional intrusion in these circumstances is acute and the Council will require high standards of design to overcome these problems. The Council will also seek to ensure that development proposals make the most efficient use of land by ensuring that such development does not prejudice (or landlock) the comprehensive development of adjacent sites. Piecemeal development of individual plots of garden or other land within such areas (which are suitable for more comprehensive development) will be refused unless the application demonstrates that the development of other adjacent sites would not be unreasonably prejudiced by the proposal. This will ensure that development proposals make the most efficient use of land. (M/5/34)

**POLICY WH1A: HOUSING DEVELOPMENT - UNIDENTIFIED SITES**

WITHIN IDENTIFIED SETTLEMENTS PROPOSALS FOR USING LAND AND BUILDINGS FOR HOUSING WILL BE DETERMINED IN ACCORDANCE WITH THE FOLLOWING SUSTAINABLE DEVELOPMENT CRITERIA:

a) DEVELOPMENT PROPOSALS WILL MAKE THE MOST EFFICIENT USE OF LAND AND BUILDINGS, HAVING REGARD TO THE NEED TO MAXIMISE DENSITIES, A PROPER MIX OF HOUSING AND ADEQUATE LEVELS OF AFFORDABLE HOUSING;

b) THE EXTENT THAT FUTURE RESIDENTS WOULD BE CAR DEPENDENT OR HAVE GOOD ACCESS TO ALTERNATIVE MEANS OF TRANSPORT

c) HOW SUCCESSFUL THE DESIGN AND LAYOUT OF THE PROPOSALS WOULD BE IN MINIMISING ANY ADVERSE IMPACT ON THE CHARACTER OF ADJOINING BUILDINGS AND/OR THE LANDSCAPE AND ECOLOGY OF OPEN AREAS

d) THE EXTENT TO WHICH PROPOSALS WOULD MAKE MORE EFFICIENT USE OF EXISTING SOCIAL AND PHYSICAL INFRASTRUCTURE, HAVING REGARD TO THE CUMULATIVE IMPACT OF DEVELOPMENT

~~WITHIN THE IDENTIFIED SETTLEMENTS, ON SITES THAT ARE NOT IDENTIFIED IN THE PLAN FOR RESIDENTIAL USE, DEVELOPMENT IN THE FORM OF INFILLING, REDEVELOPMENT AND CHANGE OF USE TO RESIDENTIAL USE WILL BE CONSIDERED FAVOURABLY, SUBJECT TO LOCAL ENVIRONMENTAL AND AMENITY CONSIDERATIONS AND ALL OTHER RELEVANT POLICIES AND~~

~~PROVISIONS OF THIS PLAN, IN ORDER TO MAKE THE BEST USE OF LAND IN BUILT UP AREAS.~~

~~IN PARTICULAR, THE COUNCIL WILL SEEK TO ENSURE THAT THE FOLLOWING CRITERIA ARE COMPLIED WITH:~~

~~a) OPEN AND WOODED AREAS, AND GAPS AND GARDEN AREAS, THAT ARE IMPORTANT TO THE CHARACTER OF THE SETTLEMENT, ARE PROTECTED FROM DEVELOPMENT~~

~~b)THERE IS NO SIGNIFICANT ADVERSE EFFECT ON THE CHARACTER OF THE AREA, INCLUDING ON ANY CONSERVATION AREA~~

~~c)THERE IS NO SIGNIFICANT ADVERSE EFFECT ON ANY RESIDENTIAL PROPERTY OR LISTED BUILDING~~

~~d)THERE IS NO SIGNIFICANT ADVERSE EFFECT ON THE SETTLEMENT BOUNDARY OR ON THE ADJOINING COUNTRYSIDE~~

~~e)THERE IS NO SIGNIFICANT ADVERSE EFFECT ON ANY INTEREST OF NATURE CONSERVATION IMPORTANCE~~

~~f)THERE IS NO LOSS OF RECREATIONAL FACILITIES OR PUBLIC OPEN SPACE~~

~~g)THERE IS ADEQUATE LOCAL HIGHWAY AND INFRASTRUCTURE CAPACITY TO CATER FOR TRAFFIC AND OTHER DEMANDS GENERATED BY THE DEVELOPMENT, WITH, WHERE SEEN AS NECESSARY, THE PROVISION OF ROAD SAFETY MEASURES. IT WILL BE NECESSARY TO CONSIDER THE CUMULATIVE EFFECT ON ROADS AND INFRASTRUCTURE OF PROPOSED DEVELOPMENTS IN THE SAME AREA, TO DETERMINE THEIR ACCEPTABILITY UNDER THIS CRITERION~~

~~h)AN ELEMENT OF AFFORDABLE HOUSING IS PROVIDED IN SCHEMES OF 25 OR MORE DWELLINGS IN SETTLEMENTS OF UNDER 3,000, AND IN SCHEMES OF 40 OR MORE DWELLINGS ELSEWHERE. FOR THE AVOIDANCE OF DOUBT, THE SETTLEMENTS WHERE THE 40 DWELLINGS REQUIREMENT APPLIES COMPRISE EARLEY, NORTH FINCHAMPSTEAD, TWYFORD, WARGRAVE, WINNERSH, WOKINGHAM, CROWTHORNE (PINEWOOD) AND WOODLEY. NEW DEVELOPMENT WILL BE EXPECTED TO COMPLY WITH THE COUNCIL'S SERVICE, AMENITY, AND INFRASTRUCTURE REQUIREMENT (S.A.I.R.).~~

~~PROPOSALS FOR RESIDENTIAL DEVELOPMENT WILL BE JUDGED AGAINST THE COUNCIL'S PLANNING GUIDELINES FOR THEIR ACCEPTABILITY UNDER DESIGN AND PARKING CRITERIA.~~ (M/5/35)

Implementation: Planning permissions to private and public sector housebuilders, having regard to Planning Guidelines.

Monitoring: Planning applications.

5.13 ~~Assuming that 2,500 dwellings are provided on the major site south of the M4 at Grazeley, it is necessary to ensure that sufficient land is identified for the development of small sites.~~ (M/5/36)_The sites that have been identified in Policy

WH2 have been selected on the basis of their performance against a number of environmental criteria as outlined in Policy WH1. There is no priority order or ranking of sites within Policy WH2. (M/5/37). Appendix 3C includes details of the net density anticipated for each site listed In Policy WH2. (M/5/38) This appendix also provides details on some of the necessary and directly related services, amenities and infrastructure which should be provided in connection with the development. (M/5/39)

**POLICY WH2: HOUSING DEVELOPMENT - IDENTIFIED SITES**

**IN ACCORDANCE WITH THE COUNCIL'S OBJECTIVE OF PROMOTING A SUSTAINABLE PATTERN OF DEVELOPMENT THROUGHOUT THE DISTRICT, THE SITES LISTED BELOW ARE ALLOCATED FOR HOUSING AND THERE WILL BE A PRESUMPTION AGAINST THEIR DEVELOPMENT FOR OTHER THAN RESIDENTIAL USE.** (M/5/40)

**PEA05 - LAND AT MARSH FARM, LOWER EARLEY – 150 DWELLINGS** (M/5/41)
**PSH13 - CHURCH FARM AND CATTLE BREEDING CENTRE, CHURCH LANE, SHINFIELD** – 140 DWELLINGS (M/5/42)
PSH15 - LAND AT HOLLOW LANE, SHINFIELD – 105 DWELLINGS (M/5/43)
PSH55 - LAND AT LANE END FARM, CUTBUSH LANE, SHINFIELD – 164 DWELLINGS (M/5/44)
PSH16 - LAND AT THE OLD GRAVEL PITS, SHINFIELD – 45 DWELLINGS (M/5/45)
PSH54 - LAND AT THE MANOR, BROOKERS HILL, SHINFIELD – 60 DWELLINGS (M/5/46)
PSH52 - LAND EAST OF BEECH HILL ROAD, SPENCERS WOOD – 120 DWELLINGS (M/5/47)
PWI17 - FORMER GMU DEPOT, WATMORE LANE, WINNERSH – 12 DWELLINGS (M/5/48)
PWI38 - LAND AT CHATSWORTH AVENUE, WINNERSH – 610 DWELLINGS (OF WHICH 450 WILL BE COMPLETED IN THE PLAN PERIOD) (M/5/49)
PWK20 - EASTHAMPSTEAD ROAD CAR PARK, EASTHAMPSTEAD ROAD, WOKINGHAM – 50 DWELLINGS, (M/5/50)
PWK62 - LAND AT DOWLES GREEN FARM & DOWLES GREEN, KEEPHATCH ROAD, WOKINGHAM – 150 DWELLINGS (M/5/51)
PWK42 - LAND AT WOKINGHAM CRICKET CLUB, WELLINGTON ROAD, WOKINGHAM – 57 DWELLINGS (M/5/52)
TOTAL = 1,503 DWELLINGS

~~IN ADDITION TO THE 2,500 DWELLINGS TO BE BUILT AT GRAZELEY (SEE PROPOSAL WSM1), THE COUNCIL WILL MAKE PROVISION FOR THE DEVELOPMENT OF APPROXIMATELY 240 DWELLINGS IN THE PERIOD 1 APRIL 1996 TO 31 MARCH 2006 ON THE FOLLOWING SITES, SUBJECT TO THE PROVISION OF INFRASTRUCTURE AND PUBLIC AND COMMUNITY SERVICES NECESSARY TO SUPPORT THE DEVELOPMENT. THESE SITES WILL BE SAFEGUARDED FROM OTHER TYPES OF DEVELOPMENT. IN BRINGING FORWARD THE SITES FOR DEVELOPMENT, A DEVELOPMENT BRIEF WILL BE REQUIRED.~~

~~a)PRIORITY SITES:~~
~~CH03 CHARVIL FARM, BATH ROAD, CHARVIL~~
~~SH09 LAND AT JUNCTION OF KILN LANE AND BEECH HILL ROAD, SPENCERS WOOD~~
~~WI12 LAND WEST OF MOLE ROAD, SINDLESHAM~~
~~WI17 FORMER GMU DEPOT, WATMORE LANE, WINNERSH~~

**POLICY WH6: VARIETY OF HOUSING**

ON SITES WHERE RESIDENTIAL DEVELOPMENT IS CONSIDERED ACCEPTABLE BY THE COUNCIL, PROPOSALS WILL BE EXPECTED TO INCORPORATE A MIX AND BALANCE OF DENSITIES, DWELLING TYPES AND SIZES. ~~THE COUNCIL WILL ASSIST DEVELOPERS BY PROVIDING THEM WITH INFORMATION ON THE HOUSING NEEDS OF THE PLAN AREA, INCLUDING THOSE OF PARTICULAR GROUPS IN THE COMMUNITY, SO THAT THEY ARE AWARE OF THE REQUIREMENTS WHEN FORMULATING PROPOSALS.~~ (M/5/86) PARTICULAR EMPHASIS WILL BE GIVEN TO THE NEED FOR ~~SMALL (ONE,~~ AND TWO ~~AND SMALLER THREE~~ BEDROOM~~ED)~~ DWELLINGS. (M/5/87)

Implementation: Planning permissions. Supply of information to public and private sector housebuilders.

Monitoring: Planning applications and permissions.

5.19A Policy WH6A emphasises the importance of good design for new residential schemes. It should be read in conjunction with Policy WBE1, which relates to more general design issues.

5.19B PPG3 stresses the importance of using land more efficiently. This includes avoiding developments of less than 30 dwellings per hectare net. In order to achieve these aims, good design must be achieved which will enable areas to retain their character and also avoid compromising the quality of the environment. Good design will be expected to address both the layout of the scheme and the design of individual buildings. Policy WH6A will enable the Council to reject residential schemes of poor design.

5.19C The Council will produce Supplementary Planning Guidance for the design of new residential schemes, covering aspects such as:

- How the design and layout of proposed schemes should fit within both the local and wider context of the locality;
- How the local pattern of streets and spaces, building traditions, materials and ecology should be respected;
- References to sources of good practice on the layout and design of new development. (M/5/88)

POLICY WH6A: DESIGN GUIDANCE – RESIDENTIAL DEVELOPMENT

WHEN DETERMINING APPLICATIONS FOR NEW HOUSING SCHEMES, THE COUNCIL WILL REFUSE PLANNING PERMISSION FOR POOR DESIGNS THAT OCCUR IN HOUSING DESIGN, LAYOUTS, SETTING AND LANDSCAPE PROPOSALS. APPLICANTS MUST DEMONSTRATE HOW A SCHEME PROVIDES A HIGH QUALITY OF DESIGN/LAYOUT, AN ADEQUATE MIX OF HOUSING TYPES AND A LANDSCAPED SETTING COMMENSURATE WITH THE LOCATION OF THE SITE.

Implementation: The development control process.

Monitoring: Planning applications (M/5/89)

5.20 In terms of this policy, the term 'affordable housing' is taken to mean accommodation that is accessible to people whose incomes or resources are insufficient to enable

them to buy or rent housing on the open market. Contributions to meeting housing need can be made by the provision of:

a) 'affordable' housing for first time buyers
b) accommodation at below market price
c) housing in partnership with a registered housing association
d) dwellings at affordable rents
e) shared ownership schemes.

The Council wishes to see that those with special needs are also catered for; the District Council's Housing Strategy contains details of categories of those with special needs.

20A Based on information provided by the Housing Requirements Study 2002, there is a requirement for 373 affordable units per annum. This represents 26% of the overall annual shortfall in housing supply in Wokingham District of 1,413 identified in the Housing Requirements Study. It is recognised that this level of shortfall in the supply of housing exceeds the annual strategic requirements for 2001-2006 (as outlined in the Berkshire Structure Plan 1997). The Council has therefore followed the advice in PPG3 (paragraph 7) that housing provision set through RPG and Structure Plan processes, should not be reviewed through a Local Plan. Consequently, the Council (as outlined in Table 5.1) will only seek to meet the housing requirements of the Berkshire Structure Plan 1997 (for the period 2001-2006). (M/5/90)

20B Since the Council is not seeking to supply sufficient housing to alleviate the overall shortfall in supply, it is vital that it seeks the provision of affordable housing on all appropriate sites. It has therefore reduced the site size thresholds to the minimum levels permitted in Circular 6/98 to enable the maximum provision of affordable housing units within the District. The provision of affordable housing is particularly important following the Council's rejection of a new settlement at Grazeley (Policy WSM1 in the Deposit Local Plan). The rejection of Grazeley has further constrained supply since it would have provided 500 affordable homes. It is therefore important to seek the provision of affordable housing on all suitable sites as explained in paragraph 5.20E. (M/5/91)

20C The Council's Housing Requirements Study 2002 points to the need for tenure types to be biased towards rented accommodation. However, the Council is prepared to negotiate with developers for a range of affordable housing, including rented, shared ownership and low cost market, providing the overall target percentage is achieved. (M/5/92)

20D The Council will seek the provision of affordable housing on all suitable sites. In initially assessing whether a site is suitable for affordable housing, the Council will use gross figures in calculating the site area and/or dwellings proposed. In line with the advice in PPG3 concerning mixed communities, a variety of tenures will be sought across all appropriate sites. In deciding on the mix of affordable housing on any particular site, the Council will have regard to the variety of tenures in the locality. (M/5/93)

20E The Council will also consider a range of other factors in assessing the suitability of a site for the provision of affordable housing. These will include the proximity of the site to local services and facilities and access to public transport services, whether there are particular costs associated with the proposal e.g. decontamination or long term management or the need to meet other planning objectives. However, it should be

recognised that sites in locations further from local services and facilities may still need to include an element of affordable housing. This will help meet the requirements of those individuals in need as outlined in paragraph 5.20I. (M/5/94)

5.20F The provision of affordable housing will normally be achieved through the involvement of a Registered Social Landlord (RSL), nominated by the Council and registered with the Housing Corporation, so that its properties can be secured for successive occupiers. The affordable housing will need to be delivered to Housing Corporation Scheme Development Standards (SDS). The Council will wish to secure affordable housing at a price that reduces the need for public subsidy. Where a registered social landlord is involved, sufficient controls over future occupancy are secured. Where other private companies build affordable houses the Council will negotiate a planning obligation or it may impose conditions to control occupancy to ensure an adequate supply of suitable occupants. (M/5/95)

5.20G Wherever possible, the affordable housing should be provided on-site. This will normally be in the form of serviced plots offered to an RSL partner, nominated by the Council, at nil cost. In certain circumstances it may be appropriate for a developer to build out the affordable units to Housing Corporation Scheme Development Standards and sell these back to the nominated RSL. (M/5/96)

5.20H In accordance with development sizes, developers are expected to make provision for affordable housing on site. However, consideration will be given, where there is sufficient justification, to a financial or other contribution towards provision of affordable housing on another site within the district. The financial contribution sought will equate directly to the cost of delivering elsewhere the affordable housing requirement for the site in question. Where off-site provision is accepted, the scale of the overall requirement for affordable housing will not be reduced. (M/5/97)

5.20I Allocation of affordable housing will be dealt with through the Council's Housing Register, and associated registers which deal with special needs, low cost home ownership, and key workers. Allocation of housing will be in keeping with the Council's Allocations Policy and Plan. (M/5/98)

5.20J Within Wokingham District, the areas with 3,000 or fewer population are defined in SI 1997 No. 625 – The Housing (Right to Acquire or Enfranchise) (Designated Rural Areas in the South East) Order 1997. For the avoidance of doubt, the relevant areas with 3,000 or fewer population (as defined in the Regulations) are illustrated on the Proposals Map. (M/5/99)

5.20K Where a proposal involves the redevelopment of a site where affordable housing is located, the Council will expect their replacement with an equivalent number and type of units as part of the scheme. This will be in addition to the requirements for affordable housing on the site necessary under this Policy. (M/5/100)

**POLICY WH7: AFFORDABLE HOUSING**

ON RESIDENTIAL SCHEMES OF 5 OR MORE DWELLINGS OR OF 0.25 HECTARES OR MORE IN SETTLEMENTS OF 3,000 OR FEWER POPULATION, AND OF 15 OR MORE DWELLINGS OR OF 0.5 HECTARES OF MORE ELSEWHERE, THE COUNCIL WILL SEEK UP TO 26% OF ALL NEW DWELLINGS GRANTED TO BE AFFORDABLE HOUSING. BEFORE GRANTING PERMISSION FOR RESIDENTIAL DEVELOPMENT, THE COUNCIL WILL NEED TO BE SATISFIED THAT SECURE ARRANGEMENTS ARE MADE TO ENSURE THAT THE

Tel. (0118) 974 6448 (Direct Line)
Date: December 9, 2002
My ref: O/2002/6199
Your ref: APP/X0360/A/02/1101448

Mrs M Pocock
The Planning Inspectorate
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Dear Mrs Pocock

**APPEAL BY: Mr G Denton**
**SITE: Land r/o Eastfelds & Stag Lodge, Old Bath Rd, Sonnng**

With reference to this appeal, I enclose 2 copies of further information.

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

WDLP - update.

**O/2002/6199 – Update on Wokingham District Local Plan**

On 4 December 2002 the Council's Executive agreed the enclosed modifications to the Wokingham District Local Plan. Copies from the consolidated document of the relevant policies are attached. Please note that revised wording is in bold type or underlined. Please note additional policy WH6A (Design Guidance).

It is considered that the modifications to the relevant policies would not have significant implications for the consideration of this appeal.

~~OF THE IDENTIFIED SETTLEMENTS SHOWN ON THE PROPOSALS MAP AND LISTED IN THE TEXT.~~

~~OUTSIDE THESE SETTLEMENTS DEVELOPMENT WILL ONLY BE ALLOWED IN EXCEPTIONAL CIRCUMSTANCES AND WILL BE STRICTLY CONTROLLED THROUGH THE APPLICATION OF THE DETAILED POLICIES AND PROVISIONS OF THIS PLAN AND STRUCTURE PLAN POLICIES C2 (DEVELOPMENT OUTSIDE BUILT UP AREAS AND SETTLEMENTS) AND C4 (CONTROL OF DEVELOPMENT IN THE GREEN BELT).~~ (M/1/16)

Implementation: Through the development control process.

Monitoring: Planning applications determined.

1.11 The most attractive and successful urban environments are those where all the component parts (e.g. buildings, trees, roads, spaces, people, traffic) have been satisfactorily accommodated to create interesting, lively and pleasant places. In order to maintain and enhance the character of the built environment, the appropriateness of the use of existing buildings and the design of new buildings or extensions to existing buildings, are very important.

1.12 The Council is particularly concerned to promote a high standard of design in new buildings, to ensure that new buildings are responsive to their location and to their potential occupants' and/or users' needs. New development needs to be appropriate in terms of function, siting, scale, form, massing, materials, colour and texture in its relationship with adjoining buildings and sites. Accordingly, new development will be expected to make an acceptable and positive contribution to the built environment. In addition new development should be appropriately located so as to reduce the need to travel and to encourage alternative modes of transport to the car.

1.12A Landscaping schemes should be comprised predominantly, if not wholly, of locally native species. (M/1/17)

1.12B People with disabilities are a diverse population and may include individuals with visual, hearing or cognitive impairments, ambulant disabled, the elderly, or wheelchair users. Many of these groups may be denied access to development by ill-considered design solutions.

1.12C PPG1 states that "When a new building is proposed, or when planning permission is required for the alteration or change of use of an existing building, the developer and local planning authority should consider the needs of people with disabilities at an early stage in the design process. They should be flexible and imaginative in seeking solutions, taking account of the particular circumstances of each case."

1.12D Policy WOS3 seeks to ensure appropriate facilities are provided for disabled people in all developments to ensure equal access for everybody. (M/1/18)

**POLICY WOS3: DEVELOPMENT CONTROL PRINCIPLES**

THE COUNCIL WILL REQUIRE ALL DEVELOPMENT PROPOSALS THAT ARE ACCEPTABLE IN PRINCIPLE WHEN ASSESSED AGAINST OTHER POLICIES OF THIS PLAN TO:

A) BE APPROPRIATE IN SCALE OF ACTIVITY AND CHARACTER TO THE AREA IN WHICH THEY ARE LOCATED AND BE INTEGRATED INTO THEIR LOCAL CONTEXT WITHOUT DETRIMENT TO THE AMENITIES OF ADJOINING LAND USES AND OCCUPIERS

B) ~~RETAIN~~ HAVE NO SIGNIFICANT DETRIMENTAL IMPACT UPON IMPORTANT MAN-MADE, LANDSCAPE AND NATURE CONSERVATION FEATURES AND PROVIDE FOR FURTHER LANDSCAPE TREATMENT WHERE RELEVANT TO THE TYPE OF DEVELOPMENT AND/OR THE PROTECTION OF LOCAL VISUAL AMENITY (M/1/19)

C) BE BOTH LOCATED AND DESIGNED SO AS TO REDUCE THE NEED TO TRAVEL AND ENCOURAGE THE USE OF WALKING, CYCLING AND PUBLIC TRANSPORT AS ALTERNATIVES TO THE CAR

D) HAVE NO SIGNIFICANT EFFECT ON ROAD SAFETY OR CAUSE HIGHWAY, TRAFFIC GENERATION OR TRAFFIC RELATED ENVIRONMENTAL PROBLEMS

E) PROVIDE BUILDINGS, FACILITIES AND SPACES THAT ARE SUITABLE FOR~~CAPABLE OF~~ USE BY PEOPLE WHO HAVE MOBILITY OR SENSORY IMPAIRMENT (M/1/20)

F) BE OF HIGH QUALITY OF DESIGN THAT RESPECTS THE LOCAL CONTEXT BY VIRTUE OF SITING, LAYOUT, MASSING, MATERIALS, COLOUR AND TEXTURE.

Implementation: Through the development control process.

Monitoring: Planning applications determined.

**Services, Amenities and Infrastructure**

1.13 It is a principle of good planning that new development should provide the necessary infrastructure, including services and amenities, needed to support the development. This could include infrastructure required to provide necessary statutory services. This is a material consideration in considering planning applications (as set out in Circular 1/97, *Planning Obligations* and PPG12 paragraph 6.16). An explicit assessment must be made of infrastructure requirements arising from the development and how these should be met. Such provision is a key element in the quality of life or new and existing residents. Supplementary planning guidance has been produced setting out the implementation of Policy WOS4 below. (M/1/21)

**POLICY WOS4: SERVICE, AMENITIES AND INFRASTRUCTURE REQUIREMENTS FOR NEW DEVELOPMENT**

WHERE DEVELOPMENT IS ACCEPTABLE IN PRINCIPLE, UNDER THE POLICIES OF THIS PLAN, DEVELOPMENT PROPOSALS WILL BE EXPECTED TO HAVE REGARD TO EXISTING LEVELS OF INFRASTRUCTURE, SERVICES AND AMENITIES.

WHERE THE DEVELOPMENT GIVES RISE TO THE NEED FOR THE PROVISION OF NEW OR EXTENDED PUBLIC AND COMMUNITY SERVICES, THE COUNCIL WILL ASSESS THE NATURE AND EXTENT OF PLANNING OBLIGATIONS

accompanied by a Design Statement to demonstrate how the development will take account of the character of the area. (M/4/5)

## THE BUILT ENVIRONMENT

### DESIGN PRINCIPLES

4.9 ~~4.9 Proposed development should be considered in the context of the surrounding area. This will allow vernacular style and any good features to be interpreted in the new development, helping to contribute to its sense of place.~~

**Policy WBE1 seeks to achieve better quality in the design of individual developments and this should reinforce local identity and result in improvement of the wider built environment.** The emphasis of Policy WBE1 is on good design.

This policy should ensure that local distinctiveness is not diluted and internationalisation of style is avoided within the district. The provision of safe and secure environments which deter crime in both public and private spaces are a prime objective of the Council. This issue will be addressed through good layout and building design as well as a mixture of land uses, which together will promote good natural surveillance. (M/4/6)

**POLICY WBE1: ~~DEVELOPMENT IN ITS LOCAL CONTEXT~~**

~~THE COUNCIL WILL REQUIRE GOOD CONTEMPORARY DESIGN THROUGHOUT THE PLAN AREA, WHICH RESPECTS ITS LOCAL CONTEXT. WHEN CONSIDERING ANY APPLICATION FOR DEVELOPMENT THE COUNCIL WILL HAVE REGARD TO THE FOLLOWING CONSIDERATIONS:~~

~~a)ITS ENVIRONMENTAL IMPACT~~

~~b)ITS VISUAL IMPACT~~

~~c)ACCESSIBILITY~~

~~d) LANDFORM AND ANY NATURAL FEATURES, INCLUDING LANDSCAPE TREATMENT AND ENVIRONMENTAL WORKS~~

~~e)THE LOCAL TOWNSCAPE~~

~~f)THE LAYOUT, FORM, SCALE, MASSING, AND MATERIALS OF DEVELOPMENT~~

~~g)SAFETY AND SECURITY~~

~~h)THE PRIVACY AND AMENITY OF THE EXISTING ENVIRONMENT~~

~~i)SUPPLEMENTARY PLANNING DESIGN GUIDANCE ADOPTED BY THE COUNCIL.~~

**DESIGN AND NEW DEVELOPMENT**

**NEW DEVELOPMENT WILL BE EXPECTED TO ACHIEVE HIGH STANDARDS OF DESIGN AND LAYOUT, WHICH MAKES EFFICIENT USE OF LAND AND**

**BUILDINGS. A SCHEME SHOULD CREATE ITS OWN IDENTITY, WHILST TAKING ACCOUNT OF THE WIDER LOCALITY, INCLUDING THE SURROUNDING TOWNSCAPE AND LANDSCAPE. IN ADDITION, DEVELOPMENT PROPOSALS WILL BE EXPECTED TO HAVE REGARD TO THE FOLLOWING PRINCIPLES:**

**A) A REDUCTION IN THE LEVEL OF CAR PARKING BELOW MAXIMUM STANDARDS WHEREVER POSSIBLE IN ORDER TO PROMOTE SUSTAINABLE TRANSPORT CHOICES;**

**B) ENCOURAGEMENT OF MEASURES THAT PROMOTE ACCESSIBILITY TO SERVICES AND FACILITIES BY PUBLIC TRANSPORT, CYCLING AND WALKING;**

**C) INCORPORATION OF FEATURES THAT MAXIMISE THE SAFETY AND SECURITY OF PEOPLE LIVING IN OR USING THE DEVELOPMENT;**

**D) CREATION OF EASILY ACCESSIBLE AND ATTRACTIVE OPEN SPACES. (M/4/7)**

Implementation: Use of design guidance in the development control process.

Monitoring: Consider quality of development on the ground, including through design awards.

~~4.10 Not all of the plan area is of the same visual quality. Some parts of it could benefit from environmental improvement, and in some circumstances, this may be achievable through redevelopment opportunities.~~ (M/4/8)

~~**POLICY WBE2: IMPROVING ON THE LOCAL CONTEXT**~~

~~IN AREAS WHERE THE EXISTING ENVIRONMENT DOES NOT EXHIBIT ESPECIALLY PRONOUNCED OR HISTORIC ARCHITECTURAL STYLES, ANY PROPOSALS FOR INFILL DEVELOPMENT SHOULD BE USED AS AN OPPORTUNITY TO CREATE ADDED VISUAL INTEREST AND RAISE THE AREA'S ARCHITECTURAL QUALITY.~~

~~Implementation: Through the development control process.~~

~~Monitoring: Check quality of development on the ground.~~ (M/4/9)

~~4.11 Because of their extent, large developments are likely to have a greater impact on the environment than smaller scale ones. It is therefore particularly important to ensure a high quality of development within such proposals. Large development areas are probably best considered in terms of a series or pattern of smaller areas, each with its own layout and form of development, and hence its own distinctive character. This should lead to the avoidance of extensive areas of characterless development that bear no relationship to features on the ground.~~ (M/4/10)

~~**POLICY WBE3: CHARACTER OF LARGE SCALE DEVELOPMENT**~~

~~ANY PROPOSALS FOR LARGE SCALE DEVELOPMENT SHOULD PROVIDE A CLEAR AND COHERENT LAYOUT THAT CREATES AREAS OF IDENTIFIABLE CHARACTER WITHIN THE DEVELOPMENT. WHERE DEVELOPMENT IS TO BE CARRIED OUT IN PHASES, THE COUNCIL WILL REQUIRE THE SUBMISSION OF A INDICATIVE LAYOUT FOR THE ENTIRE SITE PRIOR TO THE APPROVAL OF ANY SINGLE PHASE. APPLICATIONS FOR SUBSEQUENT STAGES AND/OR~~

5.11E Urban areas lie within the boundaries of Category A setttlements defined under Policy WOS2. These settlements are considered to be the most sustainable for new development. Consequently sites within Category A settlements are more suitable for housing than those elsewhere.

5.11F Previously developed land lies within a settlement and is or was occupied by a permanent structure or hardstanding (excluding those associated with agriculture or forestry including farmhouses). It may include mineral extraction sites within the settlement where the site has not blended into the countryside. It does not include undeveloped sites such as parks which may include urban features (pavilions, etc). It may also exclude the gardens of dwellings, particularly where they are in large plots. However, the extent to which a garden will be considered to be previously developed land will depend on its specific circumstances, for example where parts of the garden have an uncultivated, natural or wooded character, they will not be regarded as previously developed areas. Although sites outside settlements may also have these characteristics, they will not be considered suitable for new housing development as they tend to be in unsustainable locations. Only previously developed land within urban areas is acceptable for housing allocations. (M/5/29)

5.11G Good public transport corridors are locations in settlements within 400 m of a stop (railway station or bus stop) of a good service. A good public transport service meets the following requirements:

a) a least one timetabled service on the route in both directions every thirty minutes during peak hours (7:00 to 9:00 and 16:00 to 19:00 Monday to Saturday); and

b) at least one timetabled service on the route in both directions every hour during off-peak hours (9:00 to 16:00 and 19:00 to 22:00 Monday to Saturday and between 7:00 and 22:00 on Sundays).

This accords with the definition in the Council's "Housing Site Assessment – Approach" document. The Council will have regard to the long term commercial viability of any existing or proposed service. A development outside of Good Public Transport corridors may be acceptable where it results in sufficient improvements to the service to accord with the above definition. However, such service improvements would need to be in place before the completion of the first dwelling. (M/5/30)

5.11H The Council may amend its approach for identifying housing allocations in any future review of this Local Plan. This could include the suitability of sites identified in Policies WH2A and WH2B. In addition, other policy approaches including Green Gaps/Wedges may also be amended in any review to this Plan. (M/5/31)

**POLICY WH1: HOUSING DEVELOPMENT – SITE SELECTION PROCESS**

THE COUNCIL WILL IDENTIFY NEW HOUSING ALLOCATIONS BASED ON A SEQUENTIAL APPROACH STARTING WITH THE RE-USE OF PREVIOUSLY DEVELOPED LAND AND BUILDINGS WITHIN URBAN AREAS. IF INSUFFICIENT LAND IS AVAILABLE FROM THAT SOURCE, THEN SITES THAT FORM URBAN EXTENSIONS AND THEN NEW DEVELOPMENTS AROUND CENTRES WHICH ARE SERVED BY GOOD PUBLIC TRANSPORT CORRIDORS WILL BE SELECTED. ALL ALLOCATIONS WILL BE SUBJECT TO THE COUNCIL'S OBJECTIVE OF CREATING SUSTAINABLE FORMS OF DEVELOPMENT AND AN ASSESSMENT BASED ON HIGHWAY, INFRASTRUCTURE AND ENVIRONMENTAL CRITERIA

Implementation: Through the Local Plan and development control process

Monitoring: Planning applications (M/5/32)

5.12 Only part of the District's housing requirement is met through the allocation of specific areas of land for development. Housing will continue to be built on unidentified sites. In accordance with Berkshire Structure Plan Policies (C1 and H5), these sites will be within the boundaries of identified settlements. Any proposals for residential development will also need to accord with Policy WOS2. (M/5/33)

5.12A There is a need to make full use of previously developed land within the urban areas, which can often be achieved through the development of backland areas. However, such locations are often highly constrained due to their close proximity to existing housing. The potential for visual and functional intrusion in these circumstances is acute and the Council will require high standards of design to overcome these problems. The Council will also seek to ensure that development proposals make the most efficient use of land by ensuring that such development does not prejudice (or landlock) the comprehensive development of adjacent sites. Piecemeal development of individual plots of garden or other land within such areas (which are suitable for more comprehensive development) will be refused unless the application demonstrates that the development of other adjacent sites would not be unreasonably prejudiced by the proposal. This will ensure that development proposals make the most efficient use of land. (M/5/34)

**POLICY WH1A: HOUSING DEVELOPMENT - UNIDENTIFIED SITES**

WITHIN IDENTIFIED SETTLEMENTS PROPOSALS FOR USING LAND AND BUILDINGS FOR HOUSING WILL BE DETERMINED IN ACCORDANCE WITH THE FOLLOWING SUSTAINABLE DEVELOPMENT CRITERIA:

a) DEVELOPMENT PROPOSALS WILL MAKE THE MOST EFFICIENT USE OF LAND AND BUILDINGS, HAVING REGARD TO THE NEED TO MAXIMISE DENSITIES, A PROPER MIX OF HOUSING AND ADEQUATE LEVELS OF AFFORDABLE HOUSING;

b) THE EXTENT THAT FUTURE RESIDENTS WOULD BE CAR DEPENDENT OR HAVE GOOD ACCESS TO ALTERNATIVE MEANS OF TRANSPORT

c) HOW SUCCESSFUL THE DESIGN AND LAYOUT OF THE PROPOSALS WOULD BE IN MINIMISING ANY ADVERSE IMPACT ON THE CHARACTER OF ADJOINING BUILDINGS AND/OR THE LANDSCAPE AND ECOLOGY OF OPEN AREAS

d) THE EXTENT TO WHICH PROPOSALS WOULD MAKE MORE EFFICIENT USE OF EXISTING SOCIAL AND PHYSICAL INFRASTRUCTURE, HAVING REGARD TO THE CUMULATIVE IMPACT OF DEVELOPMENT

~~WITHIN THE IDENTIFIED SETTLEMENTS, ON SITES THAT ARE NOT IDENTIFIED IN THE PLAN FOR RESIDENTIAL USE, DEVELOPMENT IN THE FORM OF INFILLING, REDEVELOPMENT AND CHANGE OF USE TO RESIDENTIAL USE WILL BE CONSIDERED FAVOURABLY, SUBJECT TO LOCAL ENVIRONMENTAL AND AMENITY CONSIDERATIONS AND ALL OTHER RELEVANT POLICIES AND~~

~~PROVISIONS OF THIS PLAN, IN ORDER TO MAKE THE BEST USE OF LAND IN BUILT UP AREAS.~~

~~IN PARTICULAR, THE COUNCIL WILL SEEK TO ENSURE THAT THE FOLLOWING CRITERIA ARE COMPLIED WITH:~~

~~a) OPEN AND WOODED AREAS, AND GAPS AND GARDEN AREAS, THAT ARE IMPORTANT TO THE CHARACTER OF THE SETTLEMENT, ARE PROTECTED FROM DEVELOPMENT~~

~~b)THERE IS NO SIGNIFICANT ADVERSE EFFECT ON THE CHARACTER OF THE AREA, INCLUDING ON ANY CONSERVATION AREA~~

~~c)THERE IS NO SIGNIFICANT ADVERSE EFFECT ON ANY RESIDENTIAL PROPERTY OR LISTED BUILDING~~

~~d)THERE IS NO SIGNIFICANT ADVERSE EFFECT ON THE SETTLEMENT BOUNDARY OR ON THE ADJOINING COUNTRYSIDE~~

~~e)THERE IS NO SIGNIFICANT ADVERSE EFFECT ON ANY INTEREST OF NATURE CONSERVATION IMPORTANCE~~

~~f)THERE IS NO LOSS OF RECREATIONAL FACILITIES OR PUBLIC OPEN SPACE~~

~~g)THERE IS ADEQUATE LOCAL HIGHWAY AND INFRASTRUCTURE CAPACITY TO CATER FOR TRAFFIC AND OTHER DEMANDS GENERATED BY THE DEVELOPMENT, WITH, WHERE SEEN AS NECESSARY, THE PROVISION OF ROAD SAFETY MEASURES. IT WILL BE NECESSARY TO CONSIDER THE CUMULATIVE EFFECT ON ROADS AND INFRASTRUCTURE OF PROPOSED DEVELOPMENTS IN THE SAME AREA, TO DETERMINE THEIR ACCEPTABILITY UNDER THIS CRITERION~~

~~h)AN ELEMENT OF AFFORDABLE HOUSING IS PROVIDED IN SCHEMES OF 25 OR MORE DWELLINGS IN SETTLEMENTS OF UNDER 3,000, AND IN SCHEMES OF 40 OR MORE DWELLINGS ELSEWHERE. FOR THE AVOIDANCE OF DOUBT, THE SETTLEMENTS WHERE THE 40 DWELLINGS REQUIREMENT APPLIES COMPRISE EARLEY, NORTH FINCHAMPSTEAD, TWYFORD, WARGRAVE, WINNERSH, WOKINGHAM, CROWTHORNE (PINEWOOD) AND WOODLEY. NEW DEVELOPMENT WILL BE EXPECTED TO COMPLY WITH THE COUNCIL'S SERVICE, AMENITY, AND INFRASTRUCTURE REQUIREMENT (S.A.I.R.).~~

~~PROPOSALS FOR RESIDENTIAL DEVELOPMENT WILL BE JUDGED AGAINST THE COUNCIL'S PLANNING GUIDELINES FOR THEIR ACCEPTABILITY UNDER DESIGN AND PARKING CRITERIA.~~ (M/5/35)

Implementation: Planning permissions to private and public sector housebuilders, having regard to Planning Guidelines.

Monitoring: Planning applications.

5.13 ~~Assuming that 2,500 dwellings are provided on the major site south of the M4 at Grazeley, it is necessary to ensure that sufficient land is identified for the development of small sites.~~ (M/5/36)_The sites that have been identified in Policy

WH2 have been selected on the basis of their performance against a number of environmental criteria as outlined in Policy WH1. There is no priority order or ranking of sites within Policy WH2. (M/5/37). Appendix 3C includes details of the net density anticipated for each site listed In Policy WH2. (M/5/38) This appendix also provides details on some of the necessary and directly related services, amenities and infrastructure which should be provided in connection with the development. (M/5/39)

**POLICY WH2: HOUSING DEVELOPMENT - IDENTIFIED SITES**

**IN ACCORDANCE WITH THE COUNCIL'S OBJECTIVE OF PROMOTING A SUSTAINABLE PATTERN OF DEVELOPMENT THROUGHOUT THE DISTRICT, THE SITES LISTED BELOW ARE ALLOCATED FOR HOUSING AND THERE WILL BE A PRESUMPTION AGAINST THEIR DEVELOPMENT FOR OTHER THAN RESIDENTIAL USE.** (M/5/40)

**PEA05 - LAND AT MARSH FARM, LOWER EARLEY – 150 DWELLINGS** (M/5/41)
**PSH13 - CHURCH FARM AND CATTLE BREEDING CENTRE, CHURCH LANE, SHINFIELD** – 140 DWELLINGS (M/5/42)
PSH15 - LAND AT HOLLOW LANE, SHINFIELD – 105 DWELLINGS (M/5/43)
PSH55 - LAND AT LANE END FARM, CUTBUSH LANE, SHINFIELD – 164 DWELLINGS (M/5/44)
PSH16 - LAND AT THE OLD GRAVEL PITS, SHINFIELD – 45 DWELLINGS (M/5/45)
PSH54 - LAND AT THE MANOR, BROOKERS HILL, SHINFIELD – 60 DWELLINGS (M/5/46)
PSH52 - LAND EAST OF BEECH HILL ROAD, SPENCERS WOOD – 120 DWELLINGS (M/5/47)
PWI17 - FORMER GMU DEPOT, WATMORE LANE, WINNERSH – 12 DWELLINGS (M/5/48)
PWI38 - LAND AT CHATSWORTH AVENUE, WINNERSH – 610 DWELLINGS (OF WHICH 450 WILL BE COMPLETED IN THE PLAN PERIOD) (M/5/49)
PWK20 - EASTHAMPSTEAD ROAD CAR PARK, EASTHAMPSTEAD ROAD, WOKINGHAM – 50 DWELLINGS. (M/5/50)
PWK62 - LAND AT DOWLES GREEN FARM & DOWLES GREEN, KEEPHATCH ROAD, WOKINGHAM – 150 DWELLINGS (M/5/51)
PWK42 - LAND AT WOKINGHAM CRICKET CLUB, WELLINGTON ROAD, WOKINGHAM – 57 DWELLINGS (M/5/52)
TOTAL = 1,503 DWELLINGS

~~IN ADDITION TO THE 2,500 DWELLINGS TO BE BUILT AT GRAZELEY (SEE PROPOSAL WSM1), THE COUNCIL WILL MAKE PROVISION FOR THE DEVELOPMENT OF APPROXIMATELY 240 DWELLINGS IN THE PERIOD 1 APRIL 1996 TO 31 MARCH 2006 ON THE FOLLOWING SITES, SUBJECT TO THE PROVISION OF INFRASTRUCTURE AND PUBLIC AND COMMUNITY SERVICES NECESSARY TO SUPPORT THE DEVELOPMENT. THESE SITES WILL BE SAFEGUARDED FROM OTHER TYPES OF DEVELOPMENT. IN BRINGING FORWARD THE SITES FOR DEVELOPMENT, A DEVELOPMENT BRIEF WILL BE REQUIRED.~~

~~a)PRIORITY SITES:~~
~~CH03 CHARVIL FARM, BATH ROAD, CHARVIL~~
~~SH09 LAND AT JUNCTION OF KILN LANE AND BEECH HILL ROAD, SPENCERS WOOD~~
~~WI12 LAND WEST OF MOLE ROAD, SINDLESHAM~~
~~WI17 FORMER GMU DEPOT, WATMORE LANE, WINNERSH~~

**POLICY WH6: VARIETY OF HOUSING**

ON SITES WHERE RESIDENTIAL DEVELOPMENT IS CONSIDERED ACCEPTABLE BY THE COUNCIL, PROPOSALS WILL BE EXPECTED TO INCORPORATE A MIX AND BALANCE OF DENSITIES, DWELLING TYPES AND SIZES. ~~THE COUNCIL WILL ASSIST DEVELOPERS BY PROVIDING THEM WITH INFORMATION ON THE HOUSING NEEDS OF THE PLAN AREA, INCLUDING THOSE OF PARTICULAR GROUPS IN THE COMMUNITY, SO THAT THEY ARE AWARE OF THE REQUIREMENTS WHEN FORMULATING PROPOSALS.~~ (M/5/86) PARTICULAR EMPHASIS WILL BE GIVEN TO THE NEED FOR ~~SMALL (ONE,~~ AND TWO ~~AND SMALLER THREE~~ BEDROOMED~~)~~ DWELLINGS. (M/5/87)

Implementation: Planning permissions. Supply of information to public and private sector housebuilders.

Monitoring: Planning applications and permissions.

5.19A Policy WH6A emphasises the importance of good design for new residential schemes. It should be read in conjunction with Policy WBE1, which relates to more general design issues.

5.19B PPG3 stresses the importance of using land more efficiently. This includes avoiding developments of less than 30 dwellings per hectare net. In order to achieve these aims, good design must be achieved which will enable areas to retain their character and also avoid compromising the quality of the environment. Good design will be expected to address both the layout of the scheme and the design of individual buildings. Policy WH6A will enable the Council to reject residential schemes of poor design.

5.19C The Council will produce Supplementary Planning Guidance for the design of new residential schemes, covering aspects such as:

- How the design and layout of proposed schemes should fit within both the local and wider context of the locality;
- How the local pattern of streets and spaces, building traditions, materials and ecology should be respected;
- References to sources of good practice on the layout and design of new development. (M/5/88)

POLICY WH6A: DESIGN GUIDANCE – RESIDENTIAL DEVELOPMENT

WHEN DETERMINING APPLICATIONS FOR NEW HOUSING SCHEMES, THE COUNCIL WILL REFUSE PLANNING PERMISSION FOR POOR DESIGNS THAT OCCUR IN HOUSING DESIGN, LAYOUTS, SETTING AND LANDSCAPE PROPOSALS. APPLICANTS MUST DEMONSTRATE HOW A SCHEME PROVIDES A HIGH QUALITY OF DESIGN/LAYOUT, AN ADEQUATE MIX OF HOUSING TYPES AND A LANDSCAPED SETTING COMMENSURATE WITH THE LOCATION OF THE SITE.

Implementation: The development control process.

Monitoring: Planning applications (M/5/89)

5.20 In terms of this policy, the term 'affordable housing' is taken to mean accommodation that is accessible to people whose incomes or resources are insufficient to enable

them to buy or rent housing on the open market. Contributions to meeting housing need can be made by the provision of:

a) 'affordable' housing for first time buyers
b) accommodation at below market price
c) housing in partnership with a registered housing association
d) dwellings at affordable rents
e) shared ownership schemes.

The Council wishes to see that those with special needs are also catered for; the District Council's Housing Strategy contains details of categories of those with special needs.

20A Based on information provided by the Housing Requirements Study 2002, there is a requirement for 373 affordable units per annum. This represents 26% of the overall annual shortfall in housing supply in Wokingham District of 1,413 identified in the Housing Requirements Study. It is recognised that this level of shortfall in the supply of housing exceeds the annual strategic requirements for 2001-2006 (as outlined in the Berkshire Structure Plan 1997). The Council has therefore followed the advice in PPG3 (paragraph 7) that housing provision set through RPG and Structure Plan processes, should not be reviewed through a Local Plan. Consequently, the Council (as outlined in Table 5.1) will only seek to meet the housing requirements of the Berkshire Structure Plan 1997 (for the period 2001-2006). (M/5/90)

20B Since the Council is not seeking to supply sufficient housing to alleviate the overall shortfall in supply, it is vital that it seeks the provision of affordable housing on all appropriate sites. It has therefore reduced the site size thresholds to the minimum levels permitted in Circular 6/98 to enable the maximum provision of affordable housing units within the District. The provision of affordable housing is particularly important following the Council's rejection of a new settlement at Grazeley (Policy WSM1 in the Deposit Local Plan). The rejection of Grazeley has further constrained supply since it would have provided 500 affordable homes. It is therefore important to seek the provision of affordable housing on all suitable sites as explained in paragraph 5.20E. (M/5/91)

20C The Council's Housing Requirements Study 2002 points to the need for tenure types to be biased towards rented accommodation. However, the Council is prepared to negotiate with developers for a range of affordable housing, including rented, shared ownership and low cost market, providing the overall target percentage is achieved. (M/5/92)

20D The Council will seek the provision of affordable housing on all suitable sites. In initially assessing whether a site is suitable for affordable housing, the Council will use gross figures in calculating the site area and/or dwellings proposed. In line with the advice in PPG3 concerning mixed communities, a variety of tenures will be sought across all appropriate sites. In deciding on the mix of affordable housing on any particular site, the Council will have regard to the variety of tenures in the locality. (M/5/93)

20E The Council will also consider a range of other factors in assessing the suitability of a site for the provision of affordable housing. These will include the proximity of the site to local services and facilities and access to public transport services, whether there are particular costs associated with the proposal e.g. decontamination or long term management or the need to meet other planning objectives. However, it should be

recognised that sites in locations further from local services and facilities may still need to include an element of affordable housing. This will help meet the requirements of those individuals in need as outlined in paragraph 5.20I. (M/5/94)

5.20F The provision of affordable housing will normally be achieved through the involvement of a Registered Social Landlord (RSL), nominated by the Council and registered with the Housing Corporation, so that its properties can be secured for successive occupiers. The affordable housing will need to be delivered to Housing Corporation Scheme Development Standards (SDS). The Council will wish to secure affordable housing at a price that reduces the need for public subsidy. Where a registered social landlord is involved, sufficient controls over future occupancy are secured. Where other private companies build affordable houses the Council will negotiate a planning obligation or it may impose conditions to control occupancy to ensure an adequate supply of suitable occupants. (M/5/95)

5.20G Wherever possible, the affordable housing should be provided on-site. This will normally be in the form of serviced plots offered to an RSL partner, nominated by the Council, at nil cost. In certain circumstances it may be appropriate for a developer to build out the affordable units to Housing Corporation Scheme Development Standards and sell these back to the nominated RSL. (M/5/96)

5.20H In accordance with development sizes, developers are expected to make provision for affordable housing on site. However, consideration will be given, where there is sufficient justification, to a financial or other contribution towards provision of affordable housing on another site within the district. The financial contribution sought will equate directly to the cost of delivering elsewhere the affordable housing requirement for the site in question. Where off-site provision is accepted, the scale of the overall requirement for affordable housing will not be reduced. (M/5/97)

5.20I Allocation of affordable housing will be dealt with through the Council's Housing Register, and associated registers which deal with special needs, low cost home ownership, and key workers. Allocation of housing will be in keeping with the Council's Allocations Policy and Plan. (M/5/98)

5.20J Within Wokingham District, the areas with 3,000 or fewer population are defined in SI 1997 No. 625 – The Housing (Right to Acquire or Enfranchise) (Designated Rural Areas in the South East) Order 1997. For the avoidance of doubt, the relevant areas with 3,000 or fewer population (as defined in the Regulations) are illustrated on the Proposals Map. (M/5/99)

5.20K Where a proposal involves the redevelopment of a site where affordable housing is located, the Council will expect their replacement with an equivalent number and type of units as part of the scheme. This will be in addition to the requirements for affordable housing on the site necessary under this Policy. (M/5/100)

**POLICY WH7: AFFORDABLE HOUSING**

ON RESIDENTIAL SCHEMES OF 5 OR MORE DWELLINGS OR OF 0.25 HECTARES OR MORE IN SETTLEMENTS OF 3,000 OR FEWER POPULATION, AND OF 15 OR MORE DWELLINGS OR OF 0.5 HECTARES OF MORE ELSEWHERE, THE COUNCIL WILL SEEK UP TO 26% OF ALL NEW DWELLINGS GRANTED TO BE AFFORDABLE HOUSING. BEFORE GRANTING PERMISSION FOR RESIDENTIAL DEVELOPMENT, THE COUNCIL WILL NEED TO BE SATISFIED THAT SECURE ARRANGEMENTS ARE MADE TO ENSURE THAT THE