SYSTEMS LTD

SOUTHPORT U.K. Tel.01704-226666 Fax.01704-225811
LONDON OFFICE Tel.020 7377 1777 Fax.020 7247 6181

APPLICATION NO.8096

Name of appellant:
Mr J Dyson

Site address:
Bodalair, Sandford Lane

Proposal:Proposed first floor rear extension

Case Officer:DSH

Appeal Decision

Site visit made on 15 September 2003

by Peter Drew BSc (Hons) DipTP (Dist) 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 29/09/03

Appeal Ref: APP/X0360/A/03/1119360
Bodalair, Sandford Lane, Hurst, Berkshire

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr J Dyson against the decision of Wokingham District Council.
- The application (Ref. F/2002/8096), dated 22 November 2002, was refused by notice dated 27 January 2003.
- The development proposed is a first floor rear bedroom extension.

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

Main Issue

1. I consider the main issue in this appeal to be the effect of the proposed development on the character and appearance of the countryside.

Planning Policy

2. The Development Plan includes the Berkshire Structure Plan and the Loddon Area Local Plan, which were adopted in 1997 and respectively. Policy C2 of the Structure Plan permits development outside of settlements provided, amongst other things, it is appropriate in scale, form, impact, character and siting to its location in the countryside. Policy LC19 of the Local Plan says that appropriately designed and sited minor extensions to existing dwellings in rural areas will normally be acceptable but that major extensions or any proposal, which has an adverse impact on the rural environment, will generally not be approved. The Policy makes clear that the cumulative effect of extensions will be taken into account in this assessment.

3. Following a Local Plan Inquiry, the Inspectors Report into the Wokingham District Local Plan has been received. A consolidated version of the Plan was published in January 2003, in which no further modifications are proposed to relevant Policy WCC7. As such, having regard to advice in paragraph 48 of Planning Policy Guidance (PPG) 1 'General Policy and Principles', I attach considerable weight to this Policy because of the strong likelihood that it will be adopted by the Council in the near future. It states that extensions to dwellings in the countryside should be acceptable if there is no adverse visual impact on the undeveloped character of its surroundings, no significant alteration to its scale and the design respects its context.

4. Two items of Supplementary Planning Guidance (SPG) entitled Planning Guideline B5 *Guidance for New, Replacement or the Extension of Dwellings in the Countryside within the Wokingham District* and Planning Guideline B2 *Guidelines for Extending Your Home* were adopted by the Council in 2003 and 2002 respectively. In accordance with advice at paragraph 3.15 of PPG 12 'Development Plans' both are cross-referenced to relevant Development Plan Policies and have been subject to public consultation. For these reasons I attach significant weight to the SPG, which I examine in greater detail overleaf.

Reasons

5. The existing dwelling is an unusual property constructed in the Gothic Revival style. Vehicular access to the site is gained via Sandford Lane, but the dwelling house is barely visible from the lane itself. The dwelling is briefly seen from the public footpath that demarcates the western boundary of the appeal site, but this boundary largely comprises thick vegetation, of which a significant part is evergreen, including a yew tree immediately adjacent to the dwelling itself. From the south tantalising glimpses of the dwelling house are seen from the public footpath as it crosses Hurst Golf Course, between existing trees and hedgerows around the perimeter.

6. The proposed extension would comprise a new principal bedroom. It would effectively replace the only existing first floor bedroom, which would be utilised as a changing room and would facilitate the sole means of access to the enlarged accommodation. The main windows serving the proposed bedroom would face west and this façade would be supported from ground level on 3 classical columns, which would add another idiosyncrasy to this unusual dwelling.

7. In my view the proposed extension would barely be visible from any public vantage-point and would not therefore have an inappropriate impact on the site's rural environs or cause harm to the character and appearance of the countryside. Dealing with each view in turn, it is clear that there would be no material change to the eastern elevation of the dwelling and that there is no public vantage-point from which to view that elevation in any event. From the north there would be an increase in mass on the right hand side of the main, front elevation, but this is screened from the public highway by mature trees and other vegetation. As a result of my inspection, I strongly dispute the Council's assertion that the proposed development would be particularly "visible from the front".

8. From the south there would be an increase in mass at first floor and roof level, which may just be visible above the perimeter hedgerow, particularly in winter. However the built form proposed would be broken up by existing trees and would only be briefly seen from the public footpath or indeed elsewhere on the golf course. From the west, I am satisfied that the proposed extension would not be visible from Black Swan Lake or elsewhere in the Country Park because views from and towards the bedroom windows would be limited by the mature yew tree. The scheme would be briefly seen from the one vista on the public footpath at the side, from which existing views of the dwelling are evident. However from this particular point the proposed extension would largely be seen against the existing mass of the dwelling and it would not extend the built form of development or have an adverse impact on the wider rural environment.

9. I appreciate that cumulatively the extension represents an increase of more than 50% in the volume of the dwelling, which the SPG (Planning Guideline B5) notes to be "a useful indicator of potential impact". Paragraph 1.3.48 of the Local Plan sets out 2 reasons for examining the cumulative impact of extensions. In this case for the reasons set out above, I am satisfied that the proposal would have a neutral impact on the appearance of the countryside and would not therefore give rise to an urbanised appearance. Secondly I note that the proposed extension would merely improve the existing standard of the accommodation and would not alter the type of house. It would remain a 3-bedroomed house even after the extension was constructed.

10. The SPG (Planning Guideline B5) continues by saying that an assessment of volume is only one aspect of impact on character and that each case must be considered on its own merits. I agree entirely with these sentiments and in this case, for the reasons set out above, I consider that there is no harm to any interest of acknowledged importance. I am also satisfied that the proposed extension otherwise complies with Planning Guideline B2 (the other element of SPG) and in particular paragraph 6.5 thereof, which permits side extensions constructed to the full height of the existing building.

11. I conclude that the proposed development would have a neutral impact upon the character and appearance of the countryside and would not harm this or any other interest of acknowledged importance. As such I consider that it complies with Policy C2 of the Structure Plan, Policy LC19 of the Local Plan, Policy WCC7 of the emerging Local Plan and the SPG.

Other Matters

12. I note the views of the Council's Urban Design and Conservation Officer, which reinforce my findings on the main issue. Whilst I understand that a previous appeal was dismissed, I have not been provided with a copy of this decision and apart from an indication that this involved a much larger scheme, I have few details of what was proposed in that case. In any event it is incumbent upon me to determine this appeal on its own merits.

Conditions

13. The Council has put forward 2 conditions in the event that planning permission is granted. The first of these is the standard 5-year commencement condition, which is a requirement of Section 91 of the 1990 Act. The second suggested condition seeks to ensure that the proposed works shall match those of the existing building. However I am unclear why model condition 63 in the Annex to Circular 11/95 'The Use of Conditions in Planning Permissions' is not appropriate for this purpose and, as such, I propose to adopt the model condition from the Circular in preference to that put forward by the Council.

Conclusions

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

Formal Decision

15. In exercise of the powers transferred to me, I allow the appeal and grant planning permission for a first floor rear bedroom extension at Bodalair, Sandford Lane, Hurst, Berkshire in accordance with the terms of the application (Ref. F/2002/8096), dated 22 November 2002, 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) The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

Information

16. 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.

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

INSPECTOR

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 S... 73833
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DC
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Ms D Gumbrell (Planning Department)
Wokingham District Council
Po Box 157
Shute End
Wokingham
Berkshire
RG41 1BN

Your Ref: F/2002/8096

Our Ref: APP/X0360/A/03/1119360

Date: 29 September 2003

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR J DYSON
SITE AT BODALAIR, SANDFORD LANE, HURST, READING, BERKSHIRE

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

The attached leaflet explains the right of appeal to the High Court against the decision and how the documents can be inspected.

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

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

Mrs Margaret Pocock

COVERDL1

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr J Dyson
C/O D P Bates
The Gatehouse
Sonning Lane
Reading
Berks
RG4 6ST

Application Number: F/2002/8096

Parish: **HURST**

Location: **Bodalair, Sandford Lane, Hurst, Reading.**

Proposal: **Proposed first floor rear extension to dwelling.**

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

Reason

1. The proposed development, when considered alongside previous extensions, would add an unacceptable amount of bulk and massing to the site and have an urbanising impact, detrimental to the open character and amenity of the rural area. As such it is contrary to policy C2 of the Berkshire Structure Plan, policy LC19 of the Loddon Area Local Plan and to policy WCC7 of the Wokingham District Local Plan (as proposed to be modified).

Informative

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

Loddon Area Local Plan Policies LBE1, LBE2, LTV2 and LC19.

Deposit Draft Wokingham District Local Plan Policies WBE1, WOS3, WCC1 and WCC7.

T. G Watson

Trevor Watson
Development Control Manager
Date: 27/01/2003

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.

APPEALS TO THE SECRETARY OF STATE

PLANNING & ADVERTISEMENT APPEALS

1) If you disagree with the decision of the your local planning authority to refuse planning permission or you do not think that conditions placed on an approval are justified or reasonable, then you can appeal to the Secretary of State for the Environment, Transport and the Regions.

   If you want to appeal you must do so within **6 months** of the date of the decision notice for **planning applications** and within **8 weeks** in respect of **advertisement applications**, using a form you can get from The Planning Inspectorate. They can be contacted on (0117) 372 6373 or you can write to them at ; Temple Quay House, 2 The Square, Temple Quay, Bristol. BS1 6PN.

2) In some exceptional circumstances an appeal can be considered if more than 6 months or 8 weeks have elapsed since the date of your decision. If the 6 month/8 week time limit has expired and you wish to appeal please contact the Planning Inspectorate to find out if they are willing to accept it.

3) The Secretary of State does not have to consider an appeal if it appears that the local planning authority could not have granted planning permission for the proposed development or could not have approved permission without the conditions it imposed while having regard to the statutory requirement of the development order or any directions given under the order. In practice The Secretary of State does not normally refuse to consider appeals solely because the local planning authority based its decision on a direction given by him.

4) It is a statutory requirement for all appellants to copy their appeal forms direct to Wokingham District Council, Planning Services, P.O. Box 157, Civic Offices, Shute End, Wokingham, RG40 1WR, at the same time as the appeal is sent to the Planning Inspectorate. Details of this procedure will be included on the appeal forms.

PURCHASE NOTICES

1) If the local planning authority or the Secretary of State for the Environment, Transport and the Regions refuses permission to develop land or grants it subject to conditions, the owner may claim that the land cannot be put to a reasonably beneficial use in its existing state or cannot make the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

2) In these circumstances the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase an owners interest in the land in accordance with the provisions of Part XI of the Town and Country Planning Act 1971.

COMPENSATION

1) In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or is granted subject to certain conditions by the Secretary of State for the Environment, Transport and the Regions on appeal or on reference of the application to him. These circumstances are set out in Section 114 and related provision of the Town and Country Planning Act 1990.

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 0117-3728809
Switchboard 0117-3728000
Fax No 0117-3728804
GTN 1371-8809

PLANNING SERVICES RPT 72349
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28 AUG 2003
COPIES TO

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

Your Ref: F/2002/8096

Our Ref: APP/X0360/A/03/1119360

Date: 27 August 2003

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR J DYSON
SITE AT BODALAIR, SANDFORD LANE, HURST, READING, BERKSHIRE

I am writing to inform you that the Inspector appointed by the First Secretary of State to determine the above appeal is

Mr Pete Drew BSc(Hons) DipTP(Dist) MRTPI

The Inspector will visit the appeal site at 12:30 on 15 September 2003. It is important that you make immediate arrangements for the Inspector to be met at the site to enable the inspection to be made. If you cannot attend, you should arrange for someone else to attend in your place. **If this is not possible, you must let me know immediately.**

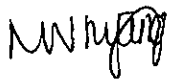
The Inspector will expect to be accompanied by representatives of both parties. If one of the parties fails to arrive, the Inspector will determine the most suitable course of action, which could mean that he will conduct the visit unaccompanied. In other circumstances, the visit might have to be aborted.

At the commencement of the site inspection the Inspector will make it clear that the purpose of the visit is not to discuss the merits of the appeal or to listen to arguments from any of the parties.

The Inspector will ask the parties to draw attention to any physical features on the site and in its vicinity. In turn the Inspector may wish to confirm particular features referred to by interested parties in their written representations.

In general, decision letters are issued within 5 weeks of the date of the Inspector's site visit, although we cannot be precise about individual cases. If despatch of the letter is likely to be significantly delayed, we will let you know.

Yours faithfully



Miss Lynda Whiting

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

209D

D.P.Bates Architecture, Planning & Interior Design Consultant,
The Gatehouse, Sonning Lane, Sonning–on-Thames, Berkshire, RG4 6ST.
Phone & Fax 0118 969 7753

The Planning Inspectorate,
Customer Support Unit,
Temple Quay House,
2 The Square,
Temple quay,
Bristol,
BS1 6PN

5/6/03

Dear Sirs,

Appeal Against Wokingham Unitary Authority Planning Decision F/2002/8096, First Floor Extension to Bodalair, Sandford Lane, Hurst, Berkshire.

I enclose our appeal against the decision by Wokingham Unitary Authority. I have sent a copy of all documents to Wokingham Unitary, today.
I look forward to your response.

Yours faithfully,



D.P.Bates (Agent)

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 HPT 72240
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Ms D Gumbrell (Planning Department)
Wokingham District Council
Po Box 157
Shute End
Wokingham
Berkshire
RG41 1BN

Your Ref: F/2002/8096

Our Ref: APP/X0360/A/03/1119360

Date: 21 August 2003

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR J DYSON
SITE AT BODALAIR, SANDFORD LANE, HURST, READING, BERKSHIRE

I enclose for your information a copy of the appellant's final comments on the above appeal. Normally, no further comments, from any party, will now be taken into consideration.

Yours faithfully

M Pocock

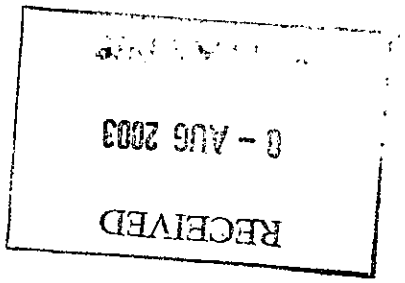
Mrs Margaret Pocock

217L(BPR)

2/18

D.P.Bates Architecture, Planning & Interior Design Consultant,
The Gatehouse, Sonning Lane, Sonning–on-Thames, Berkshire, RG4 6ST.
Phone & Fax 0118 969 7753

The Planning Inspectorate,
3/03 Kite Wing,
Temple Quay House,
2 The Square,
Temple Quay,
Bristol,
BS1 6PN.



7/8/03

Dear Sirs,

Site at Bodalair Sandford lane Hurst Reading Berks APP/X0360/A/03/1119360

A copy of the observations on the proposed application, from Harold Sanders the Urban Design & Conservation Office, requested by Philip Taylor, supports my view. The final paragraph reads: "This property has been extended many times, but I do not consider this latest proposal will have a major detrimental impact on the property or neighbours". The observation also points out that the proposal faces the car park of the adjoining sailing club, lessening further its impact on the surrounding area.
These observations have been ignored by Wokingham Unitary in determining the application.

Yours sincerely,

D.P.Bates (Agent)
copy to Wokingham Unitary

To:
Harold Sanders
Urban Design And Conservation Officer

From: Phillip Taylor

Date: 05 December 2002 06 DEC 2002

Application Number: F/2002/8096

Proposal: Proposed first floor rear extension to dwelling..

Site Address:
Bodalair, Sandford Lane, Hurst, Reading.

Applicant:
Mr J Dyson C/O D P Bates.

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

BODALAIR IS NOT 'LISTED' AND THE EXTENSION, AT FIRST FLOOR LEVEL IS LARGE BUT FACES ONTO THE CAR PARK OF THE SAILING CLUB.

THE VIEWS OVER THE LAKE COULD BE DRAMATIC.

THE PROPOSED BEDROOM + CHANGING ROOM EQUATES TO APPROX. FOUR AVERAGE BEDROOMS — (SEE GROUND FLOOR FOR SIZE)

THIS PROPERTY HAS BEEN EXTENDED MANY TIMES BUT I DO NOT CONSIDER THIS LATEST PROPOSAL WILL HAVE A MAJOR DETRIMENTAL IMPACT ON THE PROPERTY OR NEIGHBOURS

Harold Sanders

17.12.02.

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 0117-3728098
Switchboard 0117-3728000
Fax No 0117-3728804
GTN 1371-8098

72208

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

Your Ref: F/2002/8096
Our Ref: APP/X0360/A/03/1119360
Date: 20 August 2003

Dear Madam

TOWN AND COUNTRY PLANNING ACT 1990
APPEAL BY MR J DYSON
SITE AT BODALAIR, SANDFORD LANE, HURST, READING, BERKSHIRE

I am writing to confirm that the site inspection which was scheduled to take place at 11.00am on Wednesday 27 August 2003 has been cancelled because the Inspector is not now available.

A fresh date for the site visit will be arranged as soon as possible.

Yours faithfully

Mrs Maureen Buckley

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

209H

D.P.Bates Architecture, Planning & Interior Design Consultant,
The Gatehouse, Sonning Lane, Sonning–on-Thames, Berkshire, RG4 6ST.
Phone & Fax 0118 969 7753

Copy

The Planning Inspectorate,
3/03 Kite Wing,
Temple Quay House,
2 The Square,
Temple Quay,
Bristol,
BS1 6PN.

7/8/03

Dear Sirs,

Site at Bodalair Sandford lane Hurst Reading Berks APP/X0360/A/03/1119360

A copy of the observations on the proposed application, from Harold Sanders the Urban Design & Conservation Office, requested by Philip Taylor, supports my view. The final paragraph reads: "This property has been extended many times, but I do not consider this latest proposal will have a major detrimental impact on the property or neighbours". The observation also points out that the proposal faces the car park of the adjoining sailing club, lessening further its impact on the surrounding area.
These observations have been ignored by Wokingham Unitary in determining the application.

Yours sincerely,

D.P.Bates (Agent)
copy to Wokingham Unitary

Tel. (0118) 974 6448 (Direct Line)
Date: July 14, 2003
My ref: F/2002/8096
Your ref: APP/X0360/A/03/1119360

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 J Dyson
SITE: Bodalair, Sandford Rd, Hurst

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

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date: June 27, 2003
My ref: F/2002/8096
Your ref: APP/X0360/A/03/1119360

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 J Dyson
SITE: Bodalair, Sandford Lane, Hurst

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

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date. June 27, 2003
My ref: F/2002/8096
Your ref: David Bates

Mr D P Bates
The Gatehouse
Sonning Lane
Sonning
Reading
RG4 6ST

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

Dear Sir

APPEAL BY: Mr J Dyson
SITE: Bodalair, Sandford Lane, Hurst

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

PLANNING SERVICES 70303
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23 JUN 2003

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

Your Ref: F/2002/8096
Our Ref: APP/X0360/A/03/1119360
Date: 19 June 2003

3/7 (H) DSH.

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR J DYSON
SITE AT BODALAIR, SANDFORD LANE, HURST, READING, BERKSHIRE

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

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

The appellant has requested the written procedure. Unless you tell me otherwise, I will assume that you do not want an inquiry. The date of this letter is the **starting date** for the appeal.

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.

You must submit a copy of a completed appeal questionnaire with copies of all necessary supporting documents, to the appellant and me. It is essential that details of all the relevant development plan policies are included with it at this early stage.

Within 6 weeks from the starting date -

You must submit 2 copies of your statement to me if the appeal questionnaire does not comprise the full details of your case. The appellant must submit 2 copies of any statement to me if it proves necessary to add to the full details of the case made in the grounds of appeal. I will send a copy of your statement to the appellant and send you a copy of their statement. Please keep your statement concise, *as recommended in Annex 1(i) of DETR Circular 05/2000.* I will send you and the appellant a copy of any comments submitted by interested parties.

Within 9 weeks from the starting date -

You and the appellant must submit 2 copies of any final comments on each other's statement and on any comments on any representations from interested parties to me. Your final comments must not be submitted in place of, or to add to, your 6 week statement and no new evidence is allowed. I will forward the appellant's final comments to you at the appropriate time.

Site visit arrangements

We will arrange for our Inspector to visit the appeal site and we will send you the details. Our aim is to arrange the visit within 12 weeks of the **starting date**, but from time to time it may take us a little longer.

You **must keep to the timetable** set out above and ensure your representations are submitted within the deadlines. If not, your representations will not normally be seen by the Inspector and they will be returned to you. Inspectors will not accept representations at the site visit, nor will they delay the issue of their decision to wait for them. As I have given details of the timetable, I will not send you reminders.

Planning obligations - Section 106 agreements

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

If you intend to rely on an obligation, you must submit a completed, signed and dated copy before the date of the site visit. An Inspector will not normally delay the issue of a decision to wait for the completion of an obligation.

Yours faithfully

Mrs Margaret Pocock

102(BPR)

D.P.Bates Architecture, Planning & Interior Design Consultant,
The Gatehouse, Sonning Lane, Sonning–on-Thames, Berkshire, RG4 6ST.
Phone & Fax 0118 969 7753

70398

Planning Dept.,
Wokigham Unitary,
Shute End,
Wokingham,
RG40 1WR.

5/6/03

Dear Sirs,

Appeal Against Wokingham Unitary Authority Planning Decision F/2002/8096, First Floor Extension to Bodalair, Sandford Lane, Hurst, Berkshire.

I enclose a copy of our appeal against the decision by yourselves, for the above. I have sent the application to the DOE in Bristol today.

Yours faithfully,

D.P.Bates (Agent)

To:
Harold Sanders
Urban Design And Conservation Officer

From: Phillip Taylor

Date: 05 December 2002 06 DEC 2002

Application Number: F/2002/8096

Proposal: Proposed first floor rear extension to dwelling..

Site Address:
Bodalair, Sandford Lane, Hurst, Reading.

Applicant:
Mr J Dyson C/O D P Bates.

71834

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

BODALAIR IS NOT 'LISTED' AND THE EXTENSION, AT FIRST FLOOR LEVEL IS LARGE BUT FACES ONTO THE CAR PARK OF THE SAILING CLUB.

THE VIEWS OVER THE LAKE COULD BE DRAMATIC.

THE PROPOSED BEDROOM + CHANGING ROOM EQUATES TO APPROX. FOUR AVERAGE BEDROOMS – (SEE GROUND FLOOR FOR SIZE)

THIS PROPERTY HAS BEEN EXTENDED MANY TIMES BUT I DO NOT CONSIDER THIS LATEST PROPOSAL WILL HAVE A MAJOR DETRIMENTAL IMPACT ON THE PROPERTY OR NEIGHBOURS

Harold Sanders

17.12.02.

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 0117-3728098
Switchboard 0117-3728000
Fax No 0117-3728804

GTN 1371-8098

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

Your Ref: F/2002/8096

Our Ref: APP/X0360/A/03/1119360
71892

Date: 6 August 2003

DC

Dear Madam

TOWN AND COUNTRY PLANNING ACT 1990
APPEAL BY MR J DYSON
SITE AT BODALAIR, SANDFORD LANE, HURST, READING, BERKSHIRE

I am writing to inform you that the Inspector appointed by the First Secretary of State to determine the above appeal is

Mr Cliff Lane BSc (Hons) DipEP MRTPI

The Inspector will visit the appeal site at 11:00am on Wednesday 27 August 2003. It is important that you make immediate arrangements for the Inspector to be met at the site to enable the inspection to be made. If you cannot attend, you should arrange for someone else to attend in your place. **If this is not possible, you must let me know immediately.**

The Inspector will expect to be accompanied by representatives of both parties. If one of the parties fails to arrive, the Inspector will determine the most suitable course of action, which could mean that he will conduct the visit unaccompanied. In other circumstances, the visit might have to be aborted.

At the commencement of the site inspection the Inspector will make it clear that the purpose of the visit is not to discuss the merits of the appeal or to listen to arguments from any of the parties.

The Inspector will ask the parties to draw attention to any physical features on the site and in its vicinity. In turn the Inspector may wish to confirm particular features referred to by interested parties in their written representations.

In general, decision letters are issued within 5 weeks of the date of the Inspector's site visit,

although we cannot be precise about individual cases. If despatch of the letter is likely to be significantly delayed, we will let you know.

Yours faithfully



Mrs Maureen Buckley

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

209D

Tel: (0118) 974 6448 (Direct Line)
Email: Denise.Gumbrell@wokingham.gov.uk
Date: 27 June 2003
My ref: **F/2002/8096**

WOKINGHAM UNITARY
Aiming for Excellence

The Owner / Occupier
LITTLE SANDFORD
SANDFORD LANE
HURST
READING
RG10 0SU

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

Dear Sir/Madam

APPLICATION No: F/2002/8096
APPEAL BY: Mr J Dyson
SITE: Bodalair Sandford Lane Hurst Reading
PROPOSAL: Proposed first floor rear extension to dwelling.

I am writing to inform you, that this appeal has been lodged with The Planning Inspectorate, and will be dealt with by means of written statements by the appellant and the Council.

Comments already made, following the original application for planning permission, will be forwarded to the Planning Inspectorate.

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. Please quote reference **APP/X0360/A/03/1119360**. Comments received after **31/07/2003** will not normally be seen by the Inspector & will be returned.

Documents relating to this appeal may be inspected in the Environmental Services Department (Planning) at the Civic Offices, Shute End, Wokingham, Berkshire during office hours (08:30- 17:00 Monday to Thursday, & 08:30-16:00 Friday).

A free booklet, "Guide to taking part in planning appeals" is available from this office.

If you would like a copy of the Appeal decision, please request one from Mrs Pocock at the Inspectorate.

Yours faithfully

Denise Gumbrell

Appeals Assistant

Tel. **(0118) 974 6442**
Date: 05 December 2002
Your Ref:
My Ref: **Phillip Taylor - F/2002/8096**

WOKINGHAM UNITARY
Aiming for Excellence

Mr J Dyson
C/O D P Bates
The Gatehouse
Sonning Lane
Reading
Berks
RG4 6ST

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

ACKNOWLEDGEMENT OF RECEIPT OF PLANNING APPLICATION

Dear Sir/Madam
Application Number: F/2002/8096
Site Address: Bodalair, Sandford Lane, Hurst, Reading.
Proposal: Proposed first floor rear extension to dwelling.

Thank you for the above application, which has now been accepted along with the sum of £110 in fees.

The case officer who will be dealing with your application is **Phillip Taylor** who can be contacted on **(0118) 974 6442.** If you wish to discuss any aspect of your application proposals please contact the case officer quoting reference number **F/2002/8096.**

The Council will try to deal with your application within 8 weeks, however it is not always possible to do so, particularly in the case of complex schemes, and those, which require modification.

If the Council has not made a decision on your application within 8 weeks of the date of the application being registered as valid (i.e. by **23/01/2003**) then you have a statutory right to appeal to the Secretary of State on grounds of 'non – determination'. Appeals must be made within 6 months of this date on a form which is available from the Department of the Environment, Transport and the Regions, they can be contacted on (0117) 987 8000.

If you should wish to make such an appeal, this Council would no longer be able to determine your application, and you would have to wait for an Inspector appointed by the Secretary of State to make a decision. You may therefore wish to discuss matters with the case officer, prior to submitting any such appeal.

Please note that in addition to Planning Permission you may also require Building Regulation approval, for further advice contact the Building Control Section on (0118) 974 6375.

Yours faithfully

Phillip Taylor

Development Control Officer

D.P.Bates Architecture, Planning & Interior Design Consultant,
The Gatehouse, Sonning Lane, Sonning–on-Thames, Berkshire, RG4 6ST.
Phone & Fax 0118 969 7753

Planning Dept.,
Wokingham D.C.,
Shute End,
Wokingham,
RG40 1WR.

22/11/02

Dear Sirs,

Proposed First Floor Extension to Bodalair, Sandford Lane, Hurst

I enclose a full plans application for the above property. The proposal consists of a first floor extension to the only first floor bedroom. The property is quite unique in its Gothic Revival style, both internally & externally. There is a small first floor bedroom that is out of proportion & too small for the property. The proposed extension is in a matching style & will further compliment this extraordinary building.
If you have any queries or if you would like to inspect the building internally as well as externally, please call me at the above number.

Yours sincerely,



D.P.Bates (Agent)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

APPEAL BY: Mr J Dyson
SITE: Bodalair, Sandford Lane, Hurst
APPLICATION NO.: 8096
PROPOSAL: Proposed first floor rear extension

LIST OF PERSONS CIRCULATED WITH NOTICE OF APPEAL

District Councillor(s) for Hurst

Mrs Drake

Clerk(s) of Parish / Town Council of Hurst

Mr R Wardle, 52 Altwood Road, Maidenhead, SL6 4PZ

Environmental Design, Conservation

Organisation_Name	Building_Name	address1	Postcode
BLACK SWAN SAILING CLUB			RG10 0SU
	BODALAIR	BODALAIRSANDFORD LANEREADING	RG10 0SU
	LITTLE SANDFORD	LITTLE SANDFORDSANDFORD LANEREADING	RG10 0SU
	PARK COTTAGE	PARK COTTAGESANDFORD LANEREADING	RG10 0SU
DINTON PASTURES GOLF CLUB	THE CLUBHOUSE	THE CLUBHOUSESANDFORD LANEREADING	RG10 0SU
	LITTLE SANDFORD	LITTLE SANDFORDSANDFORD LANEREADING	RG10 0SU

To:
Harold Sanders
Urban Design And Conservation Officer

From: Phillip Taylor

Date: 05 December 2002 06 DEC 2002

Application Number: F/2002/8096

Proposal: Proposed first floor rear extension to dwelling..

Site Address:
Bodalair, Sandford Lane, Hurst, Reading.

Applicant:
Mr J Dyson C/O D P Bates.

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

BODALAIR IS NOT 'LISTED' AND THE EXTENSION, AT FIRST FLOOR LEVEL IS LARGE BUT FACES ONTO THE CAR PARK OF THE SAILING CLUB.

THE VIEWS OVER THE LAKE COULD BE DRAMATIC.
THE PROPOSED BEDROOM + CHANGING ROOM CONTAINS TO APPROX. FOUR AVERAGE BEDROOMS – (SEE GROUND FLOOR FOR SIZE)

THIS PROPERTY HAS BEEN EXTENDED MANY TIMES BUT I DO NOT CONSIDER THIS LATEST PROPOSAL WILL HAVE A MAJOR DETRIMENTAL IMPACT ON THE PROPERTY OR NEIGHBOURS

Harold Sanders

17.12.02.

ST. NICHOLAS HURST PARISH COUNCIL

Clerk: Mr. R. Wardle, D.M.A., F.C.I.S., M.C.M.I.
Glenrocques, 52 Altwood Road, Maidenhead, Berkshire, SL6 4PZ
Telephone/Fax: (01628) 628485

30th December, 2002

APP
CS
03 JAN 2002
COPIES TO
ACK:
FILE:

Development Control Manager,
Wokingham District Council,
Planning Services,
P.O. Box 157,
Shute End,
Wokingham, RG40 1WR

For the attention of Phillip Taylor

Dear Mr. Taylor,

Application No. F/2002/8096

I refer to the above-mentioned Application by Mr. J. Dyson of Bodalair, Sandford Lane, Hurst: proposed first floor rear extension to dwelling.

Members of my Council found the plans difficult to understand. The property has been the subject or previous extensions, but if this proposed extension does not breach the 50% overall increase then my Council have no objection. However, if it does constitute an increase of more than 50%, then my Council suggest that the Application be refused.

Yours sincerely,

Wardle

Clerk

The Planning Inspectorate

For official use only
Date Received

QUESTIONNAIRE

PLANNING, LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT

APPEAL REF: APP/X0360/A/03/1119360 GRID REF:

APPEAL BY: Mr J Dyson

SITE: Bodalair, Sandford Lane, Hurst POSTCODE RG10 0SU

You must ensure that a copy of the completed questionnaire, together with any enclosures, is sent to us and the appellant, **within 2 weeks of 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? (An exchange of written statements, which will be studied by the Inspector, prior to visiting the site). ☑ YES ☐ NO

   If NO,

   Do you wish to be heard by an Inspector at (a) a local inquiry? or ☐ YES ☑ NO

   (b) a hearing? ☐ YES ☑ NO

   Note: If the written procedure is agreed the Inspector will visit the site unaccompanied by either party unless the relevant part of the site cannot be seen from a road or other public land, or it is essential for the Inspector to enter the site to check measurements or other relevant facts.

2a. If the written procedure is agreed, can the relevant part of the appeal site be seen from a road or other public land? ☐ YES ☑ NO

b. Is it essential for the Inspector to enter the site to check measurements or other relevant facts? ☐ YES ☑ NO

   If the answer to 2b is YES please explain:

3. Please provide the name and telephone number of the officer we can contact to make arrangements for the site visit, hearing or inquiry.

   Name: Dan Gombrell

   Telephone no.: 01189746448

4. Does the appeal relate to an application for approval of reserved matters? ☐ YES ☑ NO

5. Was an Article 7 (Regulation 6 for listed building or conservation area consent) certificate submitted with the application? ☐ YES ☑ NO ☐ NA

6. Did you give publicity to the application?

- Article 8 of the GDPO 1995
- Section 67/73 of the Planning (Listed Buildings & Conservation Areas) Act 1990
- Regulation 5 of the Planning (Listed Buildings & Conservation Areas) Regulations 1990

☐ YES ☑ NO

7. Is the appeal site within an approved Green Belt or AONB?

Please specify which

☐ YES ☑ NO

8. Is there a known surface or underground mineral interest at or within 400 metres of the appeal site which is likely to be a material consideration in determining the appeal? If YES, please attach details.

☐ YES ☑ NO

9. a. Are there any other appeals or matters relating to the same site or area still being considered by us or the Secretary of State?
If YES, please attach details and, where necessary, give our reference numbers.

☐ YES ☑ NO

b. Would the development require the stopping up or diverting of a public right of way? If YES, please provide an extract from the Definitive Map and Statement for the area, and any other details.

☐ YES ☑ NO

10. Is the site within a Conservation Area? If YES, please attach a plan of the Conservation Area. (If NO, go to Q12.)

☐ YES ☑ NO

11. Does the appeal relate to an application for conservation area consent?

☐ YES ☑ NO

12. a. Does the proposed development involve the demolition, alteration or extension of a Grade I / II* / II listed building?

☐ YES ☑ NO

Grade I / II* / II ☐☐☐

b. Would the proposed development affect the setting of a listed building?

☐ YES ☑ NO

If the answer to question 12a or b is YES, please attach a copy of the relevant listing description from the List of Buildings of Special Architectural or Historic Interest. (If NO, go to Q14.)

Date of listing

13. Has a grant been made under Sections 3A or 4 of the Historic Buildings and Ancient Monuments Act 1953?

☐ YES ☐ NO

14. a. Would the proposals affect an Ancient Monument (whether scheduled or not)?

☐ YES ☑ NO

b. If YES, was English Heritage consulted? Please attach a copy of any comments.

☐ YES ☐ NO

15. Is any part of the site subject to a Tree Preservation Order?
If YES, please enclose a plan showing the extent of the Order and any relevant details.

☐ YES ☑ NO

16. a. Is the appeal site in or adjacent to or likely to affect an SSSI?
If YES, please attach the comments of English Nature.

☐ YES ☑ NO

b. Are any protected species likely to be affected by the proposals?
If YES, please give details.

☐ YES ☑ NO

17. Copies of the following documents must, if appropriate, be enclosed with this questionnaire:

a.	Is the development in Schedule 1 or column one of Schedule 2 of the Town & Country Planning (Environmental Impact Assessment) (England & Wales) Regulations 1999? If YES, please indicate which Schedule.	☐ YES ☑ NO Sch1 ☐ Sch2 col 1 ☐
b.	Is the development within a 'sensitive area' as defined by regulation 2 of the Town & Country Planning (Environmental Impact Assessment) (England & Wales) Regulations 1999?	☐ YES ☑ NO
c.	Has a screening opinion been placed on Part 1 of the planning register? If YES, please send a copy to us.	☐ YES ☑ NO

	Number of Documents Enclosed	N/A
d. Any comments or directions received from the Secretary of State, other Government Departments or statutory agencies / undertakers whether or not as a result of consultations under the GDPO;		✓
e. Any representations received as a result of an Article 7 (or Regulation 6) notice;		✓
f. A copy of any notice published under Article 8 of the GDPO 1995; and/or Section 67/73 of the Planning (Listed Buildings and Conservation Areas) Act 1990; and/or Regulation 5 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990;		✓
g. Any representations received as a result of a notice published under Article 8 and/or Section 67/73 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (or Regulation 5);		✓
h. Details of any other applications or matters you are currently considering relating to the same site;		✓
i. **For all appeals, including those against non determination, you must provide details of all relevant development plan policies. *Each extract must include the front page, the title and date of approval or adoption. Where plans & policies have not been approved or adopted, please give the stage or status of the plan;***	3	
j. Any supplementary planning guidance, together with its status, that you consider necessary;		✓
k. Any other relevant information or correspondence you consider we should be aware of;		✓
l. Please provide us with a list of conditions which you consider should be imposed if planning permission is granted. **You need not submit this with the other questionnaire papers, but it should reach us within 6 weeks from the starting date. Being a questionnaire paper, the list should be submitted separately from your appeal statement.**	Enclosed	To be sent within 6 weeks from start date
		✓

18. a. Please include: i) a copy of the letter in which you notified people of the appeal; ii) a list of the people you notified; and iii) the deadline you gave for their comments to be sent to us.	31/7/03	
b. Copies of the following documents must, if appropriate, be enclosed with the questionnaire.	Number of Documents Enclosed	N/A
i) representations received from interested parties about the original application;	2	
ii) the planning officer's report to committee;		✓
iii) any relevant committee minute.		✓
19. **For appeals dealt with by written representations only** Do you intend to send another statement about this appeal? If NO, please enclose the following information:-	☑ YES	☐ NO
a. In non-determination cases:		
i) what the decision notice would have said;		
ii) how the relevant development plan policies relate to the issues of this appeal.		
b. In all cases:		
i) the relevant planning history;		
ii) any supplementary reasons for the decision on the application;		
iii) matters which you want the Inspector to note at the site visit.		
20. The Mayor of London cases only		
a. Was it necessary to notify the Mayor of London about the application? If YES, please attach a copy of that notification.	☐ YES	☐ NO
b. Did the Mayor of London issue a direction to refuse planning permission? If YES, please attach a copy of that direction.	☐ YES	☐ NO

I confirm that a copy of this appeal questionnaire and any enclosures have been sent today to the appellant or agent.

Signature [signature] on behalf of WOKINGHAM Council

Date sent to us and the appellant 27/06/03 OUR Ref: 8096.

Please tell us of any changes to the information you have given on this form.

This document is printed on a recycled (UK) paper containing 100% post-consumer waste.

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St Clements House
2-6 Colegate
Norwich NR3 1BQ

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 helpline on 0117 372 6372.

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.

Please print clearly in capitals using black ink

A. APPELLANT DETAILS

The name of the person(s) making the appeal must appear as an applicant on the planning application form.

Name: MR. J. DYSON

Address: BODALAIR, SANDFORD LANE, HURST, BERKSHIRE

Postcode:

Daytime phone no:

Fax no:

E-mail address:

B. AGENT DETAILS FOR THE APPEAL (if any)

Name: MR. D.P. BATES

Address: THE GATEHOUSE, SONNING LANE, SONNING, READING

Postcode: RG4 6ST

Your reference: DAVID BATES

Daytime phone no: 0118 969 7753

Fax no: 0118 969 7753

E-mail address: dpbates@supanet.com

C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the LPA: WOKINGHAM UNITARY

LPA's application reference no.: F/2002/8096

Date of the planning application: 22.11.02

Date of LPA's decision notice (if issued): 27.01.03

D. APPEAL SITE ADDRESS

D

Address

BODALAIR
SANDFORD LANE
HURST, READING
BERKSHIRE

Postcode

Note: Failure to provide the full postcode may delay the processing of your appeal.

Is the appeal site within a Green Belt? YES ☑ NO ☐

E. DESCRIPTION OF THE DEVELOPMENT

Size of the whole appeal site (in hectares)

0.16 Hectare

Area of floor space of proposed development (in square metres)

49 M²

Has the despcription of the development changed from that stated on the application form? YES ☐ NO ☑

If YES, please state below the revised wording, and enclose a copy of the LPA's agreement to the change.

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 on the application form or 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

G

CHOOSE ONE PROCEDURE ONLY
You should start by reading our booklet 'Making your planning appeal' which explains the different procedures used to determine planning appeals. In short there are 3 possible methods: - written representations, hearings and inquiries. You should consider carefully which method suits your circumstances.

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

Please tick ✓

1. WRITTEN REPRESENTATIONS ☑

This is normally the simplest, quickest and most straightforward way of making an appeal. Three out of every four people making an appeal choose this method. The written procedure is particularly suited to small-scale developments (e.g. extensions of buildings, individual houses or small groups of houses, appeals against conditions and changes of use). It is also very popular with people making their own appeal without professional help. The process involves the submission of written 'grounds of appeal' followed by a written statement and any supporting documents. It also provides an opportunity to comment in writing on the Local Planning Authority's reasons for refusing permission (or failing to determine the application). An Inspector will study all of the documents before visiting the appeal site/area and issuing a written decision.

NOTE: The Inspector will visit the site unaccompanied by either party unless the relevant part of the site cannot be seen from a road or other public land, or it is essential for the Inspector to enter the site to check measurements or other relevant facts.

a). If the written procedure is agreed, can the relevant part of the appeal site be seen from a road or other public land?

YES ☐

NO ☑

b). Is it essential for the Inspector to enter the site to check measurements or other relevant facts?

YES ☑

NO ☐

If the answer to 1b is 'yes' please explain TO VIEW THE SOUTH & WEST ELEVATIONS

2(a). HEARINGS ☐

This process is likely to be suited to slightly more complicated cases which require detailed discussion about the merits of a proposal. Like the written procedure, the process starts with the submission of 'written grounds of appeal' followed by a full written statement of case and an opportunity to comment in writing on the Local Planning Authority's reasons for refusing permission (or failing to determine the application). The Planning Inspectorate will then arrange a hearing at which the Local Planning Authority and the appellant(s) will be represented. Members of the public, interested bodies (e.g. Parish/Town Councils) and the press may also attend. At the hearing the Inspector will lead a discussion on the matters already presented in the written statements and supporting documents. The Inspector will visit the site/area and issue a written decision in the same way as the written procedure.

Although you may prefer a hearing the Inspectorate must consider your appeal suitable for this procedure.

(b) INQUIRES ☐

This is the most formal of procedures. Although it is not a court of law the proceedings will often seem to be quite similar as the parties to the appeal will usually be legally represented and expert witnesses will be called to give evidence. Members of the public and press may also attend. In general, inquiries are needed for appeals that:

- are complex and unduly controversial;
- have caused a lot of local interest;
- involve the need to question evidence through formal cross-examination.

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, you do not have to provide your full grounds of appeal. You can provide only a brief outline of your grounds, but it must be sufficiently detailed and comprehensive enough to enable the LPA to prepare their case.

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

Please continue on a seperate sheet if necessary.

Appeal against the refusal of permission by Wokingham D.C. for the Proposed First Floor Extension to Bodalair Sandford Lane Hurst Berkshire. Planning application no. F/2002/8096 Refusal date 27/01/03

Bodalair is situated in Sandford Lane in Hurst & is the last of a ribbon of 4 dwellings on the Lane. The House backs on to The Black Swan Public Golf Club. The building is screened on all sides by substantial hedges.
Bodalair was originally a bungalow & has been enlarged over the years including rooms in the roof & a detached garage to the front carried out under permitted development. The property has been converted in a gothic revival style & has many unusual features & is reminiscent of a folly.

The first floor has one bedroom & an ensuite bathroom & shower room all within a low scaled ceiling roof. The proposal is to enlarge the first floor by extending the roof to the side & forming a small first floor extension on columns, all in the same gothic style.

The main reason for the refusal is that the development "would add an unacceptable amount of bulk & massing to the site, detrimental to the open character & amenity of the rural area." The visual change to the bulk of the building is small, at ground level there are only two columns & at first floor level there is a small extension at the side of the building. The roof is enlarged but does not dramatically change the character of the building. The building will not appear to have been extended to any great degree. Wokingham D.C. have taken into account the fact that the building has already been extended beyond the 50% guideline. Because it is just a guideline not policy, each application should be taken on its merits & this site will not be changed significantly by this small additional extension.
A much larger grander scheme was previously refused on appeal, the current proposal was designed to be extremely modest in comparison, with a view to obtaining an approval. The refusal appears to be on the sole basis that the 50% guideline would be exceeded.

H. GROUNDS OF APPEAL (continued)

H

I. APPEAL SITE OWNERSHIP DETAILS

I

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). 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:

OR

CERTIFICATE B ☐

I certify that the appellant (or the agent) has given the requisite notice (see *Guidance Notes*) 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

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 CERTIFICATES (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 'Tenants 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

J. ESSENTIAL SUPPORTING DOCUMENTS

The documents listed in 1-6 below, must be sent with your appeal form; 7-11 must also be sent if appropriate. If we do not receive all your appeal documents by the end of the 6 month appeal period, we will not deal with it. Please tick the boxes to show which documents you are enclosing.

		✔
1.	A copy of the original **planning application** sent to the LPA.	☑
2.	A copy of the **site ownership certificate and ownership details** submitted to the LPA at application stage (this is usually part of the LPA's planning application form).	☑
3.	A copy of the **LPA's decision notice** (if issued).	☑
4.	A **plan showing the site outlined in red,** including two roads clearly named (preferably on a copy of a 1:10,000 Ordinance Survey map).	☑
5.	A list (stating drawing numbers) and copies of all **plans, drawings and documents** sent to the LPA as part of the application. Dng DSL/02/1, Site & Block Plans & covering letter	☑
6.	A list (stating drawing numbers) and copies of any **additional plans, drawings and documents** sent to the LPA but which did not form part of the original application (eg drawings for illustrative purposes).	☐

Copies of the following must also be sent, if appropriate:

7.	**Additional plans or drawings** relating to the application but not previously seen by the LPA. Please number them clearly and list the numbers here:	☐
8.	Any relevant **correspondence** with the LPA.	☑
9.	If the appeal is against the LPA's refusal or failure to grant permission for 'details' imposed on a grant of outline permission, please enclose:	☐
	(a) the relevant outline application;	☐
	(b) all plans sent at outline application stage;	☐
	(c) the original outline planning permission.	☐
10.	If the appeal is against the LPA's refusal or failure to decide an application which relates to a **condition**, we must have a copy of the original permission with the condition attached.	☐
11.	A copy of any Environmental Statement plus certificates and notices relating to publicity (if one was sent with the application, or required by the LPA).	☐
12.	If you have sent other appeals for this or nearby sites to us and these have not been decided, please give details and our reference numbers.	☐

PLEASE TURN OVER AND SIGN THE FORM - UNSIGNED FORMS WILL BE RETURNED

K. PLEASE SIGN BELOW

K

(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 D P Bates (Agent) (on behalf of) MR. J. DYSON

Name (in capitals) D.P. BATES Date 5.6.03

The gathering and subsequent processing of the personal data supplied by you in this form, is in accordance with the terms of our registration under the Data Protection Act 1998. Further information about our Data Protection policy can be found on our website under "Privacy Statement" and in the booklet accompanying this appeal form.

NOW SEND

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

- **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 sending further information or representations.

   YOU MUST KEEP TO THE TIMETABLE
   If information or representations are sent 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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TOWN AND COUNTRY PLANNING ACT 1990

SECTION 78 APPEAL

APPELLANT : Mr J Dyson

APPEAL SITE : Bodalair, Sandford Lane, Hurst.

REASON FOR APPEAL : Refusal of planning permission for a first floor rear extension.

LOCAL PLANNING AUTHORITY REFERENCE: F/2002/8096

DEPARTMENT OF THE ENVIRONMENT TRANSPORT & THE REGIONS REFERENCE: APP/X0360/A/03/1119360

1.00 LOCATION AND SITE DESCRIPTION

1.01 Bodalair House is a chalet style dwelling on the south side of Sandford Lane. The dwelling comprises of mainly single storey accommodation with a first floor element towards the rear.

1.02 The site is located within an area designated as countryside/rural area in Hurst and is set to the east of Dinton Pastures Country Park and golf course. There are three dwellings to the east of the site and one located directly opposite. These properties lie within the open countryside in an area characterised by such scattered groups of buildings.

1.03 See Appendix 1 for site location.

2.00 RELEVANT PLANNING HISTORY.

2.01 The site had been subject to several previous planning applications:

Application No.	Description	Decision	Date
1721/73	Addition of lounge with bedroom & bathroom over	Conditional Approval	22.11.73
12068	Single storey extension (games room)	Conditional Approval	22.11.75
03637	Single storey extension	Conditional Approval	18.12.75
27526	Single storey extensions	Conditional Approval	14.7.87
96/63248/F	Single storey and first floor extensions	Refused Dismissed at Appeal	13.3.96 30.8.96
CLU(E)	Single storey outbuilding	Issued	10.12.96
F/2002/8096	First floor rear extension	Refused	27.1.03

2.02 Planning application 96/63248/F was refused planning permission for two reasons:

"The proposed development is within a rural area where only minor extensions to existing buildings are permitted. The size

and scale of the proposals would harm the character of the rural area."

"The design and external appearance of the extension is out of character with the design of the existing building."

2.03 The proposal was dismissed at appeal. The Inspector stated that "the extensions now proposed would cause demonstrable harm to the rural character and appearance of the locality."

2.04 In January 2003 planning permission F/2002/8096, the subject of this appeal, for a first floor rear extension was refused planning permission for the following reason:

"The proposed development, when considered alongside previous extensions, would act an unacceptable amount of bulk and massing to the site and have an urbanising impact, detrimental to the open character and amenity of the open area. As such it is contrary to policy C2 of the Berkshire Structure Plan, policy LC19 of the Loddon Area Local Plan and to policy WCC7 of the Wokingham District Local Plan (as proposed to be modified)."

3.00 RELEVANT PLANNING POLICY.

Berkshire Structure Plan 1991-2006

3.01 The relevant policy is contained within the Berkshire Structure Plan, which was adopted in November 1995.

3.02 The relevant policy is (see Appendix 2):

C2 – 'Development Outside Built-Up Areas and Settlements'

Wokingham District Local Plan Deposit Draft (as modified)

3.03 Material Consideration must also be given to the emerging Wokingham District Local Plan. The Wokingham District Plan was placed on deposit on 21 October 1997 to 2 December 1997 and has been used for Development Control purposes since 21 October 1997. The Local Plan Inquiry commenced in October 1998 and the Inspector's report was published in October 2001. The Council has now considered the Inspector's reports and has agreed proposed modifications. These modifications were placed on deposit from 5 February to 19 March

2003. The Council's Executive agreed on 4 December 2002 that the Deposit Plan, as agreed to be modified, be implemented as the policy of the District Council for development control purposes with immediate effect.

3.04 The relevant policy are (see Appendix 3):

WCC7 – 'Extensions to Dwellings in the Countryside (Outside The Metropolitan Green Belt)'.

Policy WCC7 remains unchanged.

Loddon Area Local Plan

3.05 The relevant policy is contained within the Loddon Area Local Plan, which was adopted 5 May 1995. The Loddon Area Local Plan forms the statutory basis for the operation of planning policy in this part of the District.

3.06 The relevant policy is (see Appendix 4):

LC19 – 'Extensions to Existing Dwellings in Rural Areas'

Supplementary Planning Guidance

3.07 The 'Guidance for New, Replacement or the Extension of Dwellings in the Countryside within the Wokingham District', after public consultation was adopted by the Council on 27 March 2003 as supplementary planning guidance (SPG) and as such is a material consideration in the determination of planning applications. (See Appendix 5).

3.08 The 'Guidelines for Extending Your Home' was adopted after public consultation by the Council on 30 September 2002, as supplementary planning guidance (SPG) and as such is a material consideration in the determination of planning applications. (See Appendix 6).

4.00 THE CASE FOR THE LOCAL PLANNING AUTHORITY.

4.01 The application proposes a first floor bedroom extension, part of which would be supported above the ground on piers. The side projection would be 2.5m with a gable-ended roof 6.5m to the ridge but set lower than the main ridgeline. A second element to the extension would match the roof height of the main roof. There would be four bedroom windows facing north and two high level 'bull's eye' windows would face east/west.

4.02 While policy LC19 states that minor extensions similar to the one proposed would normally be acceptable and any proposal which has an adverse impact on the rural environment will generally not be approved. It also states that where a dwelling has already been extended the cumulative effect of all previous extensions will be taken into account. Paragraph 1.3.48 explains that the cumulative effect of large extensions to existing dwellings would lead to an increasingly urbanised appearance of the countryside, and reduce the range of house types available in the rural areas.

4.03 In this case the dwelling has had numerous extensions not only to the main dwelling but also a studio/workshop was added and a triple garage. The proposed extension represents a 14.1% increase in floor area with the cumulative effect of the previous and proposed extensions to the main dwelling representing a 146% increase. This figure does not include the outbuildings. Since the refusal of the proposal in January 2003 the Council has adopted Planning Guideline B5, after public consultation, which now emphasises the volume increase of the dwelling from original.

4.04 The proposed extension does have considerable bulk and would occupy a space where there is currently a visual gap above a single storey side extension. This part of the dwelling is visible from the front albeit there is a very long front garden.

4.05 The property is located within the rural area and as such any extension must not lead to a significant increase in scale, form, impact, character and siting of the development on the site in accordance with Policy C2

of the Berkshire Structure Plan. The proposal increases the bulk of the property and is considered to be unacceptable in the rural area.

4.06 The site has had many extensions and a number of large outbuildings. The appearance of the site has become increasingly urbanised to the detriment of the rural character of the area. This latest application proposed an extension, which would substantially increase the floor area of the first floor. It would have sizeable bulk and massing effects visible from the front. It is considered that the proposal would have an adverse impact on the rural character of the site.

4.07 Whilst both the percentage increase in floor space and volume from the original dwelling are considerations in the assessment of the proposal it is the overall effect of the increase in the scale of the built environment and the effect that this has upon the rural area which is considered to be unacceptable in this case.

5.00 CONCLUSION.

5.01 In conclusion, the proposed development, when considered alongside previous extensions, would add an unacceptable amount of bulk and massing to the site and have an urbanising impact, detrimental to the open character and amenity of the rural area. As such it is contrary to policy C2 of the Berkshire Structure Plan, policy LC19 of the Loddon Area Local Plan and to policy WCC7 of the Wokingham District Local Plan (as modified).

5.02 It is therefore respectfully requested that the present appeal be DISMISSED.

6.00 CONDITIONS IN THE EVENT OF PLANNING PERMISSION BEING GRANTED

6.01 See Appendix 7.

Dawn Hancocks
Planning Officer
Wokingham District Council

APPENDICES.

1. Location plan 1:1250.

2. Policy C2 of the Berkshire Structure Plan.

3. Policy WCC7 of the Wokingham District Local Plan (as modified).

4. Policy LC19 of the Loddon Area Local Plan.

5. Supplementary Planning Guidance – Guidance for new, replacement or the extension of dwellings in the countryside within the Wokingham District.

6. Supplementary Planning Guidance – Guidelines for extending your home.

7. Proposed conditions in the event of the appeal being allowed without prejudice to the council's case.

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 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.**

4.9A **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 REVISIONS TO STAGES THAT HAVE ALREADY RECEIVED PLANNING PERMISSION WILL ONLY BE CONSIDERED FAVOURABLY IF THEY ARE~~

C) **LASTLY, DEVELOPMENT PROPOSALS FOR LAND AND BUILDINGS IN CATEGORY B SETTLEMENTS WILL ONLY CONSIST OF VERY LIMITED INFILLING AND SMALL WINDFALL DEVELOPMENT.**
~~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).~~ (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 peo[illegible] 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

Supplementary Planning Guidance

2.20 ~~Future supplementary guidance will be produced by this Council in respect of a District wide *Landscape Assessment* which in turn will be used to produce a *Countryside Design Summary*. There will be the production of *Village Design Statements* in conjunction with the Parish Councils within this District. They will all be based on Countryside Commission methodology and advice set out in PPG 7.~~ **Future supplementary guidance will be produced by the Council in respect of a District-wide Landscape Assessment based on the character approach outlined in PPG 7, which in turn will be used to produce a Countryside Design Summary. Village Design Statements will be produced by Parish Councils in consultation with the District Council and, provided they are acceptable, will be adopted as supplementary planning guidance. Methodology will be in accordance with Countryside Agency guidance and the advice in PPG7.** (M/2/9)

THE COUNTRYSIDE

Development in the Countryside

~~2.21 It is important to note the distinction between the 'countryside' and 'rural areas'. These are quite separate in technical terms. 'Countryside' is all land beyond identified settlement boundaries. Note that the countryside within the Metropolitan Green Belt is subject to specific Green Belt policies that form part of a separate chapter in this plan. The 'rural areas' definition is set out in the Berkshire Structure Plan 1991 - 2006, para. 5.5 where it is defined as:~~

~~"...those places which lie beyond towns (and adjoining built up areas) with populations of 10,000 or more. This definition accords with that used by the Rural Development Commission...Using this approach the following settlements fall outside the remit of Policy C1: Reading Urban Area (Woodley and Earley); Wokingham/Winnersh"~~

~~2.22 Using just the 'rural areas' definition would mean that much of the plan area is rural and includes settlements such as Finchampstead North and Twyford. Therefore the 'countryside' definition is considered more appropriate and will apply in this plan.~~

2.23 The guiding principle in the countryside is that development should both benefit economic activity and maintain or enhance the environment. ~~Rural areas can accommodate some forms of development without detriment, if the type, form and design are sensitive to the location.~~ **It can accommodate some forms of development without detriment, if the type, form and design are sensitive to the location.** New development should be carefully located having regard to existing settlement patterns and to historic, wildlife and landscape resources. **Certain categories of agricultural and telecommunications development are classed as permitted development under the Town and Country Planning (General Permitted Development) Order 1995; in some cases there is a requirement to give advance notification to the Council of the intention to exercise these rights.** Development in the open countryside, away from existing settlements or areas allocated for development in this local plan will be strictly controlled. Some categories of development that may be appropriate, are set out in Policy WCC1 below. (M/2/10)

2.23A Infill development is defined as one or two dwellings in a small gap in an otherwise built-up frontage. For the purpose of this policy small is defined as no larger than necessary to accommodate two houses having regard to the widths of the existing residential frontages in the immediate vicinity. The new dwelling(s) should have a similar road frontage and similar curtilage to adjoining dwellings. It is essential that the development does not adversely affect the character of the area and in particular not lead to any urbanisation of the area. Such development should provide adequate garden or amenity open space for the private enjoyment of residents appropriate to the character and general layout of the area. The protection of trees in accordance with policy WBE11 will be another important consideration. (M/2/11)

POLICY WCC1: DEVELOPMENT IN THE COUNTRYSIDE ~~(OUTSIDE THE METROPOLITAN GREEN BELT)~~

DEVELOPMENT OUTSIDE DEFINED SETTLEMENT BOUNDARIES WILL BE STRICTLY CONTROLLED THROUGH THE APPLICATION OF THE DETAILED POLICIES AND PROVISIONS OF THIS PLAN. SUCH DEVELOPMENT WILL ONLY BE ACCEPTABLE IN PRINCIPLE WHERE THE PROPOSAL FALLS WITHIN ONE OF THE FOLLOWING CATEGORIES:~~DEVELOPMENT OUTSIDE SETTLEMENT BOUNDARIES DEFINED IN THIS PLAN (AND NOT WITHIN THE METROPOLITAN GREEN BELT) WILL ONLY BE ALLOWED IN EXCEPTIONAL CIRCUMSTANCES AND WILL BE STRICTLY CONTROLLED THROUGH THE APPLICATION OF DETAILED POLICIES AND PROVISIONS OF THIS PLAN.~~

~~DEVELOPMENT WILL ONLY BE ACCEPTABLE IN PRINCIPLE WHERE THE PROPOSAL FALLS WITHIN AT LEAST ONE OF THE FOLLOWING CATEGORIES:~~

A) DEVELOPMENT REQUIRED FOR AGRICULTURE~~/~~ OR FORESTRY

B) OUTDOOR SPORT~~/~~ OR COUNTRYSIDE RECREATION

C) LOCAL COMMUNITY FACILITIES WHICH CANNOT BE LOCATED ELSEWHERE

D) RE-USE AND ADAPTATION OF EXISTING BUILDINGS

E) DIVERSIFICATION OF AN ESTABLISHED AGRICULTURAL BUSINESS ~~WHERE IT COMPLIES WITH POLICY WRE1~~

F) ~~REDEVELOPMENT PROPOSAL IN THE COUNTRYSIDE~~ **PERMANENT AND TRANSIT GYPSY SITES**

G) ~~OTHER DEVELOPMENT APPROPRIATE TO THE COUNTRYSIDE WHICH CANNOT BE ACCOMMODATED WITHIN A SETTLEMENT.~~ **SENSITIVE INFILLING OF ONE OR TWO DWELLINGS IN A SMALL GAP IN AN OTHERWISE BUILT UP FRONTAGE**

H) **OTHER DEVELOPMENT SUITABLE TO THE COUNTRYSIDE, WHICH CANNOT BE ACCOMODATED WITHIN A SETTLEMENT.**

WHERE DEVELOPMENT IS ACCEPTABLE IN PRINCIPLE, IT WILL ONLY BE PERMITTED IF IT IS APPROPRIATE IN SCALE, FORM, MATERIALS, DESIGN, AND CHARACTER, TO ITS LOCATION IN THE COUNTRYSIDE. ~~AND BE CONSISTENT WITH OTHER POLICIES IN THIS PLAN (SUCH AS NATURE CONSERVATION) AND ANY SUPPLEMENTARY PLANNING GUIDANCE.~~

~~THE CLOSING OF GAPS OR~~ THE ENCLOSURE OF OPEN AREAS THAT ARE IMPORTANT COMPONENTS ~~IN THE~~ OF COUNTRYSIDE CHARACTER ~~OF AN AREA~~ WILL NOT BE PERMITTED. (M/2/12)

Implementation: The development control process.

Monitoring: Planning applications determined within each category.

Separation of Settlements by ~~Green~~ Gaps and Green Wedges (M/2/13)

2.24 As a result of the density of development and the variety of settlements that characterise the plan area, it is essential that the separate identity of these settlements is maintained by keeping real 'green wedges' and 'gaps' between them. Policy C6 of the Berkshire Structure Plan 1991 - 2006 states that the 'green wedges' and 'gaps' will be defined in local plans. The areas in question are set out on the proposals map supporting this plan. Some of these gaps are more vulnerable than others and any built development could undermine their importance. Where specific landscape features such as trees or hedgerows may be compromised measures for positive landscape management will be sought, where possible.

2.25 For the avoidance of doubt, 'green wedges' are areas of open space penetrating, partly enclosed by, or separating identified settlements. **Existing permitted uses will continue in these areas, but intensification of these uses will not be allowed where the existing open and undeveloped character of the land is adversely affected.** 'Gaps' comprise open land which provides physical or visual separation between distinct identified settlements. (M/2/14)

2.26 ~~The areas included in the green wedges and gaps policy have been identified previously in the adopted local plans as areas important to the separation of settlements. These are retained except where specific proposals require a change, e.g. the new settlement identified at Grazeley, south of the M4.~~ **Areas previously identified in adopted Local Plans have mostly been retained and included in the gaps and green wedges policy, except where specific proposals require a change. However, a thorough review of all land included in these designations will be undertaken in connection with the next review of the Local Plan and the function and justification for each designation will be rigorously assessed.** (M/2/15)

2.27 The green wedges and gaps can also be important because of the character and sense of place that they can contribute to the settlements. In the adopted local plans the separation of, and setting of, settlements issues were kept distinct in policy terms. This could lead to confusion arising from a multiplicity of designations on areas shown on the current proposals map. As a result this has been reviewed and a need to simplify the proposals map recognised.

2.28 **Areas previously shown with dual settings and separation of settlements function or separation of settings function only in the adopted Local Plans are**

APPENDICES.

1. Location plan 1:1250.

2. Policy C2 of the Berkshire Structure Plan.

3. Policy WCC7 of the Wokingham District Local Plan (as modified).

4. Policy LC19 of the Loddon Area Local Plan.

5. Supplementary Planning Guidance – Guidance for new, replacement or the extension of dwellings in the countryside within the Wokingham District.

6. Supplementary Planning Guidance – Guidelines for extending your home.

7. Proposed conditions in the event of the appeal being allowed without prejudice to the council's case.

Appendix 1

Appendix 2

THE FOLLOWING SCANNED IMAGES ARE DOCUMENTS OF BAD QUALITY OR ARE PHOTOCOPIES.



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN



BERKSHIRE STRUCTURE PLAN 1991-2006

Incorporating Alterations adopted in August 1997





Babtie

Public Services Division

Appendix 3

LIMITING THE SPREAD OF DEVELOPMENT

Controlling Development in the Countryside

5.8 The protection of the countryside is a fundamental concern and it is necessary to limit development within it to that which is both appropriate (in type and form) and sensitive to its location.

Development Outside Built-Up Areas and Settlements

Policy C2 **Development outside built-up areas and settlement boundaries defined in local plans (and not within the Metropolitan Green Belt - see Policy C4) will be strictly controlled, and permitted only :**

(i) where it is required for agriculture or forestry; or

(ii) for the re-use, adaptation or redevelopment of existing buildings, particularly to assist the diversification of the rural economy and to maintain or enhance the rural environment; or

(iii) other development for which a rural location is essential;

provided it is both appropriate in scale, form, impact, character and siting to its location in the countryside and is acceptable in terms of other policies in the Structure Plan.

5.9 Building in the open countryside away from existing settlements or from areas allocated for development in local plans will be strictly controlled in line with advice in PPG7, 'The Countryside and the Rural Economy'. Even where development may be acceptable in principle in the countryside the acceptability of a particular proposal will depend on its suitability for the proposed site; on the impact of any related activity; and on the adequacy of any measures to integrate the proposal into the surroundings. More detailed criteria relating to the control of development in the countryside will be included in local plans. With regard to redevelopment, such criteria may for example require that proposals should have no greater impact (in terms of bulk of buildings or site coverage) than the existing development and should secure environmental improvements.

5.10 Proposals for essential utilities will be considered under sub-section (iii) of Policy C2. Essential utilities include development and facilities, where these cannot be sited within settlements, for transport and related services, including park and ride and motorway service areas; for the distribution of gas, oil and electricity; for sewage disposal; for water supply and flood alleviation; and for telecommunications.

5.11 Where necessary to meet provisions made in the Structure Plan, settlement boundaries may be defined in local plans to allow for appropriate forms of development on sites on the edge of built-up areas.

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WOKINGHAM DISTRICT LOCAL PLAN
DEPOSIT DRAFT

WITH PROPOSED MODIFICATIONS HIGHLIGHTED

January 2003

2.40 Detailed guidance on this is set out in Annex I (paras. I17 - I21) of PPG7. DoE Circular 11/95 *The Use of Conditions in Planning Permissions* gives further advice on agricultural occupancy conditions.

POLICY WCC6: NEW DWELLINGS REQUIRED FOR ~~COUNTRYSIDE LAND USES (OUTSIDE THE METROPOLITAN GREEN BELT)~~ AGRICULTURAL AND FORESTRY WORKERS (M/2/31)

~~A~~ NEW DWELLINGS **REQUIRED** FOR ~~COUNTRYSIDE LAND USES~~ **AGRICULTURAL AND FORESTRY WORKERS** WILL NOT BE PERMITTED UNLESS **EVIDENCE DEMONSTRATES THAT** THERE IS: (M/2/32)

A) AN ESTABLISHED EXISTING FUNCTIONAL NEED FOR A FULL TIME WORKER AND NOT A PART-TIME REQUIREMENT

B) A UNIT AND AGRICULTURAL ACTIVITY CONCERNED, THAT HAVE BEEN ESTABLISHED FOR AT LEAST THREE YEARS, HAVE BEEN PROFITABLE FOR AT LEAST ONE OF THEM, ARE CURRENTLY FINANCIALLY SOUND AND HAVE A CLEAR PROSPECT OF REMAINING SO

C) NO OTHER EXISTING ACCOMMODATION IN THE AREA THAT IS SUITABLE AND AVAILABLE FOR OCCUPATION BY THE WORKER(S) CONCERNED.

WHERE SUCH A DWELLING IS JUSTIFIED THE COUNCIL WILL ENSURE:

I. THAT THE SIZE OF THE DWELLING IS CONSISTENT WITH THE HOUSING NEEDS OF THE WORKER AND HIS/HER IMMEDIATE FAMILY

II. ~~THAT THE OTHER REQUIREMENTS OF POLICY WCC4 (NEW BUILDINGS IN COUNTRYSIDE AREAS) ARE COMPLIED WITH~~ **ANY NEW DWELLING IS WELL SITED, DESIGNED AND INTEGRATED INTO ITS SURROUNDINGS SO AS TO HAVE NO ADVERSE VISUAL, PHYSICAL OR ECOLOGICAL IMPACT UPON THE COUNTRYSIDE.**

III. THAT ~~THE DWELLING REMAINS IN THAT USE AND IS NOT SEPARATED FROM THE ENTERPRISE HOLDING~~ **AN OCCUPANCY CONDITION IS IMPOSED TO ENSURE THAT THE DWELLING REMAINS IN AGRICULTURAL OR FORESTRY USE.** (M/2/33)

Implementation: The development control process.

Monitoring: Planning applications determined within each category.

Extensions to Existing Dwellings in the Countryside

2.41 Extensions to existing dwellings in rural areas need to be considered on a site-specific basis. Generally the aim will be to ensure that any extension does not impact on the surrounding countryside or significantly increase the scale of built development on the site. **In assessing extensions and the alteration of the scale of a dwelling and scale of development on site, the Council will take account of the cumulative effect of all the extensions to the original building. "Original" means, in relation to a building existing on 1st July 1948, as existing on that date and, in relation to a building built on or after 1st July 1948, as so**

built. The Council shall seek to avoid a more urbanised appearance to the countryside character and/or the reduction of the mix of house types available in the countryside areas, taking account of the factors set out in paragraph 2.15 of this Chapter. (M/2/34)

2.42 It will be expected that the design will have regard to its wider context, in relation to both the immediate setting and the defining characteristics of the wider local area. This will include local or regional traditions or materials. Good design will be required as it helps maintain or even enhance local distinctiveness, and can help to make the new extension more acceptable to local people. Such an approach complies with detailed guidance set out in PPG7.

POLICY WCC7: EXTENSIONS TO DWELLINGS IN THE COUNTRYSIDE (OUTSIDE THE METROPOLITAN GREEN BELT)

EXTENSIONS TO DWELLINGS IN AREAS OUTSIDE BUILT-UP AREAS AND SETTLEMENT BOUNDARIES SHOULD BE ACCEPTABLE IF:

A) THERE ARE NO ADVERSE VISUAL, PHYSICAL OR ECOLOGICAL IMPACTS ON THE UNDEVELOPED CHARACTER OF THE SURROUNDING COUNTRYSIDE

B) THERE IS NO SIGNIFICANT ALTERATION TO THE SCALE OF THE DWELLING AND THE SCALE OF DEVELOPMENT ON SITE

C) THE DESIGN RESPECTS THE CONTEXT OF THE DEVELOPMENT, INCLUDING LOCAL OR REGIONAL BUILDING TRADITIONS AND MATERIALS.

Implementation: The development control process.

Monitoring: Planning applications determined.

PROTECTING AND MANAGING THE LANDSCAPE

INTRODUCTION

2.43 The policies that form part of the landscape section of this chapter will apply throughout the local plan area irrespective of whether it is within or outside the Metropolitan Green Belt. The retention of natural beauty and landscape diversity requires that any development should be carried out in harmony and sympathy with its surroundings. The aim of the landscape policies is not only to screen development but to maintain and enhance the natural beauty and diversity of the landscape appropriate to its location.

2.44 Landscape is important because it is:

- a) an essential part of our natural resource base
- b) a reservoir of archaeological and historical evidence
- c) an environment for plant and animal communities
- d) a human habitat, evoking sensual, cultural and spiritual responses.

Appendix 4

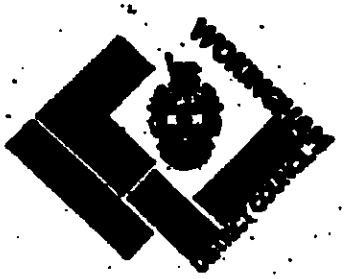
THE FOLLOWING SCANNED IMAGES ARE DOCUMENTS OF BAD QUALITY OR ARE PHOTOCOPIES.



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN

LODDON AREA LOCAL PLAN

Adopted 5 May 1995



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RG40 1WR

REDEVELOPMENT AND EXTENSIONS IN RURAL AREAS

1.3.46 Within rural areas existing buildings will be the subject of proposals for redevelopment or extension. In some cases these will be large residential properties set in extensive grounds. There will be a presumption in favour of a continuation of residential use, in accordance with policy LH3, especially where the buildings are of architectural and historical importance. In some cases larger properties may be converted into smaller self-contained units in accordance with policy LH4. This will provide for the growing number of smaller households.

1.3.47 If continued use, refurbishment or conversion to smaller units are not feasible then the Council will consider favourably redevelopment for residential purposes, unless the buildings are of architectural importance. The replacement (generally by larger buildings) of dwellings that have reached the end of their useful life can have a significant impact on the open and/or rural character of an area, by increased visual presence or increases in ancillary features (such as fences, walls, etc.). For this reason the District Council, in considering proposals for replacement dwellings, will have regard to visual impact, the need to maintain a range of house types and sizes in the rural area and the need to protect rural amenities. Any redevelopment should not normally provide for a larger number of separate units than that already existing on the site, occupy a larger area of the site, nor exceed the height of the existing buildings. The location of the new buildings should be decided having regard to the main features of the landscape and the need to minimise the impact of new development and integrate it with its surroundings. The amenity value of the site should be retained by preserving mature trees and keeping or laying out landscaped areas.

❖ LC18 REPLACEMENT DWELLINGS IN RURAL AREAS

THE REPLACEMENT OF EXISTING DWELLINGS IN RURAL AREAS MAY BE PERMITTED PROVIDED THAT:

A) THE EXISTING BUILDING IS NOT OF ARCHITECTURAL OR HISTORIC INTEREST;

B) THE SITING AND DESIGN OF THE NEW DEVELOPMENT HAS THE MINIMUM IMPACT ON THE RURAL ENVIRONMENT AS REQUIRED BY POLICY LC15;

C) THE SIZE OF THE NEW DEVELOPMENT WILL NOT SIGNIFICANTLY EXCEED THAT OF THE EXISTING PROPERTY BOTH IN HEIGHT AND FLOOR AREA AND, WHERE APPROPRIATE, IN NUMBERS OF SEPARATE UNITS.

1.3.48 Within the rural areas only minor extensions to existing dwellings will normally be permitted, consistent with Policy EN1 of the Replacement Structure Plan for Berkshire. The cumulative effect of large extensions to existing dwellings would lead to an increasingly urbanised appearance of the countryside, and reduce the range of house types available in the rural areas. Extensions to buildings in other uses will be treated on their merits, but generally the District Council will adopt a similar approach, and will be particularly concerned to see that the requirements of policy LC15 are observed.

❖ LC19 EXTENSIONS TO EXISTING DWELLINGS IN RURAL AREAS

APPROPRIATELY DESIGNED AND SITED MINOR EXTENSIONS TO EXISTING DWELLINGS IN RURAL AREAS WILL NORMALLY BE ACCEPTABLE. MAJOR EXTENSIONS OR ANY PROPOSAL WHICH HAS AN ADVERSE IMPACT ON THE RURAL ENVIRONMENT WILL GENERALLY NOT BE APPROVED. WHERE A DWELLING HAS ALREADY BEEN EXTENDED THE CUMULATIVE EFFECT OF ALL OF THE EXTENSIONS TO THE ORIGINAL BUILDING WILL BE TAKEN INTO ACCOUNT.

Appendix 5

Planning Guideline B5

Adopted Supplementary Planning Guidance note

WOKINGHAM UNITARY
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GUIDANCE FOR NEW, REPLACEMENT OR THE EXTENSION OF DWELLINGS IN THE COUNTRYSIDE WITHIN THE WOKINGHAM DISTRICT.

Introduction & Planning Policy Context

1.01 This Supplementary Planning Guidance (SPG) has been prepared for prospective applicants and their agents considering replacing, extending or altering existing dwellings in the countryside. It does not form part of the Local Plan but does supplement specific policies within it. The guidance is consistent with national and regional planning policies, as well as policies in the Development Plans. The document has been through the consultation procedures set out in national planning policy guidance note 12 "*Development Plans*" (PPG12), paragraph 3.16. It is a material consideration in the determination of applications for planning permission.

1.02 The Government is committed to the plan-led system, given statutory force by section 54A of the Town and Country Planning Act 1990 ('the 1990 Act'). This requires that an application for planning permission or an appeal shall be determined in accordance with the plan, unless material considerations indicate otherwise. This provides a framework for rational and consistent decision making.

1.03 PPG1 *General Policy and Principles* (1997) sets out the purposes of the planning system and the role of development plans. It says (paragraph 39):

'The planning system regulates the development and use of land in the public interest. .. Thus it has a key role to play in contributing to the Government's strategy for sustainable development by helping to provide for necessary development in locations which do not compromise the ability of future generations to meet their needs'.

1.04 Local planning authorities are required, in formulating the policies in their development plans, to have regard to any regional and strategic planning guidance and to current national policies. The Government issues national guidance in the form of Planning Policy Guidance notes (PPGs). Whilst National Guidance on replacing, extending or altering existing dwellings in the countryside is contained in a variety of guidance, the Council will take account of the latest guidance and advice.

1.05 Regional Planning Guidance (RPG), sets out broad strategic policies for land use and development where there are issues which, though not of national scope, apply across regions or parts of regions and need to be considered on a scale wider than the area of a single authority. Regional Planning Guidance for the South East is contained in RPG9 (2001).

1.06 This SPG document has followed the consultation procedures set out in national planning policy guidance note 12 "*Development Plans*". The public consultation period was from 20th November 2002 until 10th January 2003 with the general public, businesses, and other interested parties. The Council's Executive considered all the comments received, on 27th March 2003, with a resolution to adopt it as supplementary guidance. A statement of the consultation undertaken, the representations received and the local authority response to those representations will be made available in a separate document to be published shortly. It will assist the Council in making planning decisions that are open, fair, justifiable and in accordance with planning policies and guidance.

1.07 The guiding principle in the countryside is that development should both benefit economic activity and maintain or enhance the environment. Countryside should be protected for its own sake. Within our District countryside should accommodate necessary development without sacrificing local character. Yet, there are economic, environmental and social needs of those who live and work in the countryside to be carefully considered. This can lead to conflicting demands on the countryside. The character of the countryside is under threat from increasing mobility, the pressures of leisure and recreation, the decline of jobs in countryside industries and the demands for new jobs in businesses once only found in towns. The Council's policies aim to encourage a living and working countryside whilst retaining its qualities that are valued by local people and visitors.

1.08 The countryside is all land outside identified settlement boundaries in the Wokingham District Local Plan. Land in such areas may have other planning policy designations like gaps & green wedges and Metropolitan Green Belt for example that will continue to apply. Countryside areas can accommodate many forms of development without detriment, if the location and design of development is handled with care. New development should be sensitively related to existing settlement patterns and to historic, wildlife and landscape resources. Building in the open countryside, away from existing settlements or from areas allocated for development in development plans, will be strictly controlled. In areas statutorily designated for their landscape, wildlife or historic qualities, policies give greater priority to restraint. Within the countryside areas, the Council considers it important that a range of types of housing are maintained in accordance with national housing guidance. Not only extensions to dwellings, but also the replacement of small dwellings with substantially larger dwellings have, in some instances, led to a significant reduction in the variety of housing available in the countryside. Some large extensions to relatively small dwellings have altered their character. This can have a detrimental urbanising effect upon the rural character of the surrounding area. The Council will take account of housing needs in the District and the requirements of Planning Policy Guidance note 3.

1.09 Although the overall aim of the Local Plan is to manage the number of new dwellings that are developed in the countryside area, an exception may be made in the case of subdivision of existing dwellings. This is because the subdivision can provide a type of housing not usually supplied in such areas. Any proposal must not be detrimental to the character of the existing building, be an over intensive use of the site, or harm the character of the surrounding environment and introduce unacceptable urbanising features such as external lighting. Any proposal should not result in additional demand for extensions or buildings.

1.10 The fact that a single house on a particular site would be unobtrusive is not by itself a good argument; it could be repeated too often. Isolated new houses in the countryside require special justification - for example, where they are essential to enable farm or forestry workers to live at or near their place of work.

1.11 The guidance contents are set out as follows:

A. Development Plans and Other Guidance
B. Replacement dwellings in the countryside.
C. Extensions and alterations to existing dwellings in the countryside.
D. Garages, conservatories and curtilages.
E. New dwellings for agricultural, equestrian and forestry workers.
F. New dwellings within an otherwise built-up frontage.
G. Other considerations.
H. Advice on applications.

A. DEVELOPMENT PLANS AND OTHER GUIDANCE

A.01 The following planning policies are relevant to this guidance:
The Council will take account of the latest advice available, at the time when planning applications are being considered.

- **Adopted Berkshire Structure Plan 1991 – 2006 (Incorporating Alterations adopted in August 1997)*:** Chapter 5 – Countryside and Rural Development and Chapter 6 – Environment and Conservation. Policies C2, C4 and C6.
- **Loddon/South East Area Local Plans (LALP/SEALP)*:** Policies LTV2/STV2, LC1/SC1, LC15/SC15, LC18/SC18 and LC19/SC19.
- **Green Belt Local Plan (GBLP)*:** Policy 1 and 9.
- **Wokingham District Local Plan – Deposit Draft As Proposed To Be Modified (MWDLP):** Policies WCC1, WCC2, WCC4, WCC7, WGB1, WGB2, WGB3, WBE1, WH6 and WH6A.

* All these plans have been through all the statutory processes and have been adopted by the Council. However some of these Plan policies may not conform to the latest Government national policy guidance and regional policies, given their age. Information on the current status of the above documents, together with other relevant policies in these plans is given in Appendix 1.

A.02 Berkshire Structure Plan Policy C2 states that development in the countryside will be strictly controlled. All development has to be appropriate in scale, form, impact, character and siting to its location in the countryside. Criterion (ii) of that Policy does allow the principle of redevelopment that could include replacement residential dwellings.

A planning statement would usefully accompany any proposal for development to justify it in the policy context including the environmental aspects.

Policy C6 deals with Gaps and Green Wedges and the supporting text of the *Adopted Berkshire Structure Plan* recognises there is:
"*.. a need to afford these kinds of land especially rigorous protection from development which would threaten their role as important open land... Proposals which might be acceptable in countryside away from settlements may not be acceptable in these sensitive locations.*"

The designation is a planning tool to prevent coalescence of settlements. The policy thereby aims to maintain the distinct settlement identity and is not a landscape protection policy tool per se.

A.03 Wokingham District Local Plan Policy (Deposit Draft, As Proposed To Be Modified) policy WCC1 reiterates the other planning policies that development in the countryside will be strictly controlled and only allowed in principle if it falls within a list of categories. Policy WCC1 then explains that where development is acceptable in principle, it will only be permitted if it is appropriate in scale, form, materials, design and character to its location in the countryside.

A.04 Policy WCC7 deals with extensions to dwellings in the countryside and requires that there is no significant adverse alteration to the scale of the dwelling and the scale of development on the site. It also refers to impact and design issues covered in other supplementary planning guidance and development plan policies.

A.05 Policy WCC2 deals with development in gaps/green wedges. The Local Plan recognises the need to maintain the variety of settlements that characterise the District and it is essential that the separate identity of these settlements be maintained. The land identified and defined in the Local Plan contribute to:

-the character of the area;
-separating settlements and maintaining their distinct identity;
-providing a "Green Lung";
-breaking up continuous areas of development;
-providing a desirable contrast between built up areas and the countryside; and
-keeping open "Green Corridors" of land within and between built up areas and providing access into the countryside

Gaps comprise open land, which provides physical or visual separation between distinct identified settlements. Green wedges are areas of open space penetrating, partly enclosed by or separating identified settlements. These areas often contribute to the character and sense of place of the identified settlements. Replacement dwellings and extensions in the countryside areas which are designated as gaps/green wedges in the Wokingham District Local Plan will be viewed particularly critically in terms of their effects on gap or wedge function including the maintenance of both local and strategic gaps and wedges between settlements. The physical, visual and landscape consequences of any increases in floorspace, footprint or volume of the development on their function will require careful consideration.

A.06 Berkshire Structure Plan Policy C4 states that development in the Green Belt will be strictly controlled. Local Plan Policy WGB1 reiterates that development in the countryside will be strictly controlled but there is in addition a general presumption against inappropriate development within the Green Belt. Development will only be allowed in broad principle if it falls within a list of appropriate development categories. Policy WGB3 covers residential extensions and ancillary buildings in the Green Belt. Replacement dwellings and extensions in the Green Belt, will be viewed particularly critically in terms of their effects on Green Belt intent and purpose set out in Planning Policy Guidance note 2 *Green Belts* (Paragraphs 1.4 and 1.5). The physical, visual and landscape consequences of any increases in floorspace, footprint or volume of building or other built elements will be important in the Green Belt where openness is a key consideration.

A.07 In all cases special consideration will be given to listed buildings that are important for their historic interest and integrity. Development affecting their setting or curtilage must be sensitively handled in design terms and materials as well as according with relevant planning policies, constraints and guidance.

A.08 Prior to the demolition of any buildings or structures, it will be necessary to investigate and survey whether any protected species are present. Further information on the Council's survey requirements can be obtained from its ecologist. If protected species such as bats or barn owls for example, are present in roosts, then the applicant will need to consult and seek advice from English Nature also. The Council will assess any application against the criteria and requirements in Policy WNC3.

B. REPLACEMENT DWELLINGS IN THE COUNTRYSIDE

- ***Introduction***

B.01 The key consideration is the impact on the character and appearance of the countryside. The essential elements to be assessed are siting, relative increase in size and height, design and materials of the proposed dwelling. Features within the curtilage such as garages, existing trees and vegetation, landscaping and boundary treatment also affect the overall impact. However, whilst the extent to which development can be seen is important, it is not the only or most important consideration, (as the countryside should be protected for its own sake). A new dwelling or dwellings should not have a materially larger impact than that dwelling it replaces and the impact will be assessed by using for example, floor space, scale, bulk, size of plot, topography, tree cover, activity and public views. This could allow the creation of smaller dwellings where a need can be justified and there is no adverse impact on the character and appearance of the countryside.

- ***Siting of dwelling***

B.02 Any replacement dwelling will be expected to be located on the site of the existing dwelling it is to replace. However, there will be circumstances where it would be preferable to re-site the dwelling on the plot to reduce its impact on the countryside. This would, for example, apply where the replacement dwelling would be sited:

(i) closer to existing dwellings or other buildings

(ii) nearer to existing trees or other natural screening features where it does not adversely affect them or threaten their longevity, or

(iii) in a dip in the land or on lower ground, where the levels would provide a landscape backdrop to the dwelling and reduce its visual intrusiveness into the open sky.

B.03 A condition requiring the demolition of the entire existing dwelling and removal of all materials from the site could be imposed where the proposed replacement dwelling is not sited either wholly or partially on the site of the existing dwelling. The condition is likely to require demolition of the former dwelling within one month of the occupation and/or substantial completion of the new dwelling (whichever is the sooner). Any departure from this approach would require special justification from the applicant and/or their agent. This will be carefully monitored by the Council to ensure that any potential adverse impact of development on the countryside is minimised.

- ***Size of Dwelling***

B.04 The essential issue here is the effect, or impact, on the character and appearance of the countryside in comparison with that of the existing dwelling. The key elements of this are external volume and height compared with the existing dwelling. The bulk, scale, massing and design of the replacement dwelling will also be critical in terms of its impact. The assessment of impact should include from long views, where appropriate, i.e. where the dwelling is sited in a more open and exposed position, particularly in the Green Belt, Gaps/Green Wedges and Areas of Special Landscape Importance (ASLI's).

- ***Height***

B.05 The height of the replacement dwelling should not significantly exceed that of the existing. This is particularly important if any increase in the length of the ridge of the roof is proposed (increase in massing). There must be no significant adverse impact visually or upon amenity within the countryside.

- ***Size increase***

B.06 A more than 50% increase in volume when compared with the volume of the "original" dwelling is a useful indicator of potential impact. . However this is only one aspect of impact on countryside character. Each case must be considered on its own merits. This may result in development below this indicative threshold being considered unacceptable. This will be if the

proposal is judged to have a material and detrimental impact on countryside character, or other unneighbourly effects due to bulk, scale, massing or design for example. An applicant should provide a statement to justify the need for the proposed development that will include the planning policy context, site survey and design concept (to address mass, form, colour, materials and landscape). This will usefully show how the development will complement the wider countryside character, but will not be a justification for unacceptable development.

- ***Small and large original dwellings***

B.07 Exceptions to the size increase will be where the "original" dwelling is:

(i) relatively small (i.e. less than 250 cu.m.): a larger percentage increase may be allowed, but to a maximum of 450 cu.m., as it may be necessary to bring the dwelling up to modern living standards, such as internal bathrooms/toilets and dedicated kitchen areas.

(ii) relatively large (i.e. more than 750 cu.m.): a lesser percentage increase will normally be allowed, and the larger the original building the lesser the percentage increase.

(iii) where one of a pair of semi-detached dwellings has already been extended more than 50% in volume and the proposal would result in re-balancing the built form.

Within the countryside areas, the Council considers it important that a range of types of housing are maintained in accordance with national housing guidance. Not only extensions to dwellings, but also the replacement of small dwellings with substantially larger dwellings have, in some instances, led to a significant reduction in the variety of housing available in the countryside. Some large extensions to relatively small dwellings have altered their character. This can have a detrimental urbanising effect upon the rural character of the surrounding area. The Council will take account of housing needs in the District and the requirements of Planning Policy Guidance note 3.

- ***Definitions***

B.08 In assessing height, size etc. the Council will use the following:

- All measurements to be external.

- The volume of the "original" dwelling will be taken to be the dwelling as it was originally built, and excludes any subsequent extensions or any outbuildings. Where the dwelling was built before 1st July 1948 (ie before the implementation of the modern planning system) the original volume (excluding outbuildings) will be taken to be the volume as at 1 July 1948. A limited allowance may be made for a permanent and substantial outbuildings within the residential curtilage, where they are proposed to be removed as a result of the proposed development. This volume exchange to a new dwelling may be less than the outbuildings existing volume, if the resulting development would be unacceptable for reasons indicated elsewhere in this guidance.

- 'External volume' will include dormers, bay windows, any chimneys that protrude from the outer wall or any areas covered by a permanent roof, i.e. porches or verandas (as these can be infilled without planning permission, unless this has already been excluded by a condition).

- ***Cumulative increase in volume***

B.09 If a property has been extended in the past, the amount that it can further extended, is likely to be small as the volume of previous extensions will be taken into account. Where the original dwelling has already been extended by more than 50%, the volume of the replacement dwelling should be no larger than the existing dwelling it is to replace.

B.10 However, where any existing extensions are relatively old, i.e. pre 1970, a larger percentage increase in volume may be considered where the proposed increase in volume compared with the existing dwelling (as extended) would be small (not more than10-15%). Exceptions may also be made to existing dwellings within otherwise built-up frontages (see section F below). As explained earlier these figures should be used as a useful indicator of potential impact and each case will be considered on its own merits.

- ***Design in relation to size increase***

B.11 Where the design of the proposed replacement dwelling is particularly compact compared with the design of the existing dwelling, a larger increase in volume may be allowed.

- ***Permitted development rights***

B.12 The Council will consider that where an existing dwelling (to be replaced) has been extended by more than 70 cu.m., permitted development rights for extensions under Classes A, B and C of Part 1, Schedule 2 of the General Permitted Development Order (1995) may be withdrawn (to protect such matters as the countryside character and/or amenity).

- ***Design and visual impact***

B.13 Proposals for replacement dwellings will be expected to be of high quality, and where appropriate innovative, design. A key factor is whether the appearance of the proposed dwelling would have an urbanising effect on the character and appearance of the countryside. Proposals should take account of local and traditional elements of design, including advice in any relevant village design statement. Proposals must be sensitively handled and take account of the existing wider landscape character required under Policy WLL7. Windows should not be over large in size, and excessive ornamentation should be avoided. Roof forms that are massive and/or incorporate projecting materials would only be appropriate if they reflect their local context. Breaking up the roof form and shape can help to reduce the perceived or actual bulk of the building. Please take account of other advice in this section that may have a bearing such as paragraphs B.06 and B.08.

B.14 The countryside is characterised by a variety of dwelling designs and the aim should be to continue this variety, improve design quality and avoid standard dwelling types that are 'out of a book'. A brief design statement will be expected with the planning application, explaining how the proposed dwelling will fit into its context and how it complies with this SPG in full.

- ***Levels***

B.15 Where a site is sloping it may be possible to accommodate increased volume without increasing the height or footprint, by 'digging out' land within the slope. However, this device should be treated with caution as significant gouging out of land can result in change in landform character and a formalisation of the existing landscape that would be unacceptable. The sensitivity of the landscape character will be taken into account.

- ***Metropolitan Green Belt***

B.16 Policy WGB1 criterion (D) in principle allows limited extension, alteration and replacement of existing dwellings in the Green Belt. Due to the more restrictive policies that apply to the Green Belt and the need to maintain 'openness' a more restrictive 35% in volume compared with the volume of the "original" dwelling is a useful indicator of potential impact. Each case will be considered on its own merits. This may result in development below this indicative threshold being considered unacceptable. This will be if the proposal is judged to have a material and detrimental adverse impact on countryside character, or other unneighbourly effects due to bulk, scale, massing or design for example. An applicant should provide a statement to justify the need for the proposed development that will include the planning policy background, site survey and design concept (to address mass, form, colour, materials and landscape). This will usefully show how the development will compliment the wider countryside character and how the Green Belt intent and purpose has been taken account of. The information provided will not be a justification for unacceptable development. The impact on openness is a particularly critical issue in this location. Unneighbourly development, due to bulk, scale, massing or design for example will be resisted. Wherever possible gaps between structures or boundaries should be retained.

- ***Removal of outbuildings***

B.17 Additional volume for extensions and/or replacement to existing dwellings in exchange for the removal of existing outbuildings will not usually be allowed. However a limited allowance may be made for a permanent and substantial outbuildings that form part of the residential curtilage, where they are proposed to be removed as a result of the development. This volume exchange to a new dwelling may be less than the outbuilding's existing volume. The age of the outbuildings will also be a factor to take into account. Each case will be considered on its own merits. The key considerations are the impact upon the countryside character or other unneighbourly effects due to bulk, scale, massing or design for example. The Council will carefully consider whether development could offer an opportunity to strengthen the open countryside character. The Council will take account of any relevant planning appeal cases. Non-habitable outbuildings (e.g. garden sheds and log stores) may also be considered differently to habitable outbuildings (e.g. annexes). The Council will carefully consider distance of the outbuildings to the dwelling and whether the outbuildings form part of the curtilage of the dwelling. In such cases an

applicant should provide a statement to justify the proposed development. The information will not be a justification for unacceptable development.

C. EXTENSIONS TO EXISTING DWELLINGS

C.01 The same guidance will be applied as for proposals for replacement dwellings above on size, design and impact (paragraphs in section B of this guidance).

In addition, any extension(s) should be subordinate to the existing dwelling and be designed to blend in with it.

- ***Existing Barn and other Outbuilding conversions***

C.02 Where the existing dwelling is an established conversion from a former agricultural barn, or other out building, a far more restrictive approach will be applied. This is because of the sensitivity of the design to retain an agricultural use appearance appropriate to the countryside. Furthermore the dwelling is likely to have been allowed in an otherwise unsustainable location away from a basic range of services and is therefore more likely to be dependant on the use of the private car. Each case will be considered on its own merits. PPG 7 advice on the re-use of buildings in the countryside includes that any building should be permanent, of substantial construction and capable of conversion without major or complete construction. An extension to a converted barn or outbuilding could materially change the original principle of allowing such development as an exception to the usual strict controls in the countryside. An applicant should provide a statement to justify the need for the proposed development. Exceptions to this may be made only where there is special justification in terms of national guidance and local planning advice to alter the building as originally converted. The principle issues are to maintain the agricultural character, appearance and setting of the barn or other countryside outbuilding. Extensions should not give the impression of, or involve major reconstruction of the existing building. Any extension should not lead to greater intensity of use on site. The proposal must respect local building features, styles and materials.

D. GARAGES, CONSERVATORIES AND CURTILAGES

- ***Detached garages***

D.01 A single or double detached garage can be allowed of minimal functional dimensions and height. This will include hipped roofs on all sides to reduce massing, except where this would obviously be visually out of keeping with the dwelling on the site or adversely impact the amenities of neighbouring dwellings or be intrusive upon the wider locality. Any such garage should be sited as unobtrusively as possible, to the side or rear of the dwelling.

- ***Integral garages***

D.02 Proposed integral garages will be treated as extensions to the dwelling, except where they are within the original built footprint of the house or the volume has been taken account of in past extensions to the dwelling. However, a judgement will be made as to whether this would be preferable to a separate, detached garage within the curtilage of a dwellinghouse. In such cases and/or where permission has been given to convert an integral garage to living accommodation, permission may not be given at a later date for further additional garages. This would also apply where the dwelling to be replaced has an integral garage (or garage within 5m. of the dwelling) that has been counted as part of the volume of the "original" dwelling.

- ***Conservatories***

D.03 In the countryside a small conservatory as a light structural addition could be acceptable. It must be unobtrusively designed and so sited that it does not detract from the character of the dwelling and its countryside setting. In this context, up to 30 cu.m. is considered small. The Council will seek to ensure that a light structure occurs, without a significant built framework. A cautious approach will be taken, as the use of the conservatory with internal blinds, lighting and furniture can, in some circumstances, give the appearance of a more substantial built addition. Where the dwelling is a former barn or other countryside outbuilding conversion, it is unlikely that such a structure could be designed and the building extended, without adversely affecting the character of that building and its integrity. Nor could it respect local building traditions and materials.

- ***New driveways and additional hardstandings***

D.04 The General Permitted Development Order (1995) in many instances allows for these to be installed without requiring planning permission. However, such features should not result in urbanising effects upon the character and appearance of the countryside. The Council acknowledge the need for safe access and sufficient parking and (if necessary) turning within the site. Surfacing needs to be appropriate to the building character and setting within the countryside.

- ***Boundary treatments***

D.05 Native hedges, bushes and trees are strongly preferred as they are natural landscape features and generally in keeping with the countryside character. The Council is in the process of producing a District wide Landscape Character Assessment. This document will assist in identifying appropriate boundary treatments for a location. Where timber fencing is proposed, this should be dark stained to reduce its impact. Ornamental gates with pillars, etc. should be avoided as these tend to be obtrusive and out of scale with a built form character. This could be repeated too often, particularly where there is ribbon development to the detriment of countryside character. In the Green Belt, where natural landscape features could not be used, fencing such as ranch or post and rail fencing would be more likely to be acceptable to retain openness, where need is justified and it is appropriate development in policy terms.

E. NEW DWELLINGS FOR AGRICULTURAL AND FORESTRY WORKERS

E.01 The consideration of whether a new dwelling for agricultural and forestry workers could be acceptable in principle is set out in national Planning Policy Guidance note 7 Annex I (and for equestrian enterprises and staff in annex F). The principle of such development is reflected within WDLP Policies WCC6 and WGB2 and the supporting text. These policies cover the issues of size, siting, etc. The following guidance is therefore supplementary only to these policies.

E.02 Agricultural Consultant research has indicated that an average size for an agricultural dwelling is 148sq.m. and with a farm office is 154sq.m. They are an exception to the strict controls on new development in the countryside

(where the location is generally not sustainable) and there is a need to protect the countryside for its own sake. Advice in Annex I11 of PPG 7 makes clear that cases will have to be determined on a case by case basis with a full justification of the space required and could result in development below this indicative threshold being considered unacceptable. It is the requirements of the enterprise, rather than the owner or occupier, which are relevant to determining the size of the dwelling that is appropriate to a particular holding. Therefore an applicant should provide a statement to justify the need for the proposed development that will include the planning policy context, site survey and design concept (to address mass, form, colour, materials and landscape) and enterprise requirements. This will usefully show the special need and how the development will complement the wider countryside character.

- ***Extensions to dwellings for agricultural and forestry workers***

E.03 Where a dwelling was granted planning permission for occupation by an agricultural or forestry worker only and restricted by condition, the normal volume allowance increase will not apply because it was allowed only as an exception to countryside policies. Any proposal for extension would be considered against PPG7, Annex I11 where the requirements of the enterprise, rather than the owner or occupier which are relevant to determining the size of the dwelling that is appropriate to a particular holding.

F. NEW DWELLINGS WITHIN AN OTHERWISE BUILT-UP FRONTAGE IN THE COUNTRYSIDE.

F.01 The following points apply where a new dwelling is considered acceptable in principle under Policy WCC1(G) in the Wokingham Local Plan (Deposit Draft as Proposed to be Modified). This policy states that any such dwelling is to be appropriate in scale, form, materials, design and character to its countryside location. Policy WCC1 and Policy WGB1 both apply in the identified Metropolitan Green Belt. In principle, no infill development on greenfield sites is permitted where openness and other purposes of Green Belt are key policy considerations (set out in PPG 2 "Green Belts" (1995)). An applicant should provide a statement to justify the proposed development that will include the planning policy context, site survey and design concept (to address mass, form, colour, materials and landscape). This will usefully show how the development will complement the wider countryside character outside the Metropolitan Green Belt.

F.02 The size, scale, height and design of such dwellings should be similar to other dwellings in the particular built-up frontage, especially to existing dwellings adjacent and nearby. However, there is often a variety in these elements in such built-up frontages, and any such variety should be maintained in the design of the new dwelling. Where there is such variety, this will not be interpreted to allow the dwelling to be the same size/height as the largest/highest existing dwelling in the frontage, but rather to generally reflect the average size/height with particular attention to that of the dwellings adjacent and nearby. The design, materials, etc. should blend in so the new dwelling appears as part of the whole frontage, rather than standing out. It will be important to leave gaps between the proposed and existing dwellings, particularly where this is the existing pattern and rhythm of development in the built-up frontage, to avoid a cramped, overdeveloped appearance.

- ***Replacement dwellings and extensions to existing dwellings within otherwise built-up frontages***

F.03 In order to maintain consistency with Policy WCC1(G) a more flexible approach to volume and height increases may be appropriate when considering replacement dwellings and extensions to dwellings within otherwise built-up frontages, as opposed to isolated dwellings in the countryside. In some cases, larger increases in height and volume may have relatively little adverse impact on the character and appearance of the area and adjoining countryside. However, the above guidance in paragraph F.02 will still apply regarding the maintenance of gaps between dwellings, and resulting size, height, etc. compared to other dwellings in the built-up frontage, particularly those adjacent and nearby. Generally, any proposal that would result in the "original" dwelling doubling or more in volume is unlikely to be allowed. Where the dwelling is on the end of the frontage, a relatively large outer side extension (or equivalent for a replacement dwelling) is unlikely to be allowed, as this would extend the built development intrusively into the countryside. To maintain control and consistency, General Permitted Development Order rights for extensions under Classes A, B and C may be removed so that specific planning permission is required for development, (which in other circumstances would not be required).

G. OTHER CONSIDERATIONS

G.01 Applications will also be assessed for their compliance with other policies. Principal considerations will be the effect on neighbouring properties, access, parking, trees and the wider landscape character. Applicants should follow any other relevant Supplementary Planning Guidance on these issues. For example in the adopted guidance in the 'B2 Extensions to Dwellings Supplementary Planning Guidance'.

In line with PPG 7 and Rural White Paper requirements, the Council needs to address how a farm diversification development within existing former agricultural buildings could support the rural economy and management of the remaining farm enterprise/unit (and landscape). Farm plans would usefully support a planning application for development. They can demonstrate how a proposal fits into the wider farming picture and set out its environmental consequences. See paragraph C24 and Paragraph 3.4 (as amended) of PPG 7. The Council should be satisfied that the husbandry of land would be retained in the longer term.

G.02 In accordance with PPG25 'Development and Flood Risk', a flood risk assessment should accompany applications for new dwellings, and may be required for applications for replacement dwellings, within the floodplain. The Environment Agency requires that replacement dwellings within the floodplain be built with floors raised above the 1 in 100 year flood level, and with underfloor voids. They should also not exceed the footprint of the existing dwelling. Developers should contact the Environment Agency for pre-application information. It is likely that the Environment Agency would sustain an objection to applications for new dwellings within the latest indicative floodplain.

Development should not be in close proximity to any watercourse including ditches/drains (8m for main rivers, 5m for non-main rivers). Development within 8m of a main river requires Environment Agency consent under the Water Resources Act 1991. Where an existing dwelling is within this buffer zone, it may be preferable to site any replacement dwelling further from the watercourse. The Council will consider this with advice set out in paragraphs B.02 – B.03 of this guidance.

The Council will favourably consider energy efficient construction methods. Developers should be prepared to use such methods where possible, in terms of siting, form, orientation and design. Similarly consideration of water conservation/efficiency measures will be supported. Developers should be prepared to incorporate measures such as greywater and rainwater recycling. If the site has been subject to previous contaminative uses, a site investigation and subsequent remediation will be required. Applicants for development with potential pollution and water related environmental implications are advised to contact the Environment Agency for pre-development advice. In addition all applicants can also consult the relevant Pollution Prevention Guidance Notes which can be viewed on the Environment Agency's website www.environment-agency.gov.uk, under the 'Business and Industry' section.

There may be many considerations, such as highway safety, traffic generation, archaeology, ecology and residential amenity for example that need to be taken into account when dealing with a development proposal. However, it is **not** the intention of the Council that if a policy is not referred to specifically here, that it implies that unidentified policies are not relevant. The Development Plan needs to be considered as a whole.

H. APPLICATION ADVICE

H.01 All planning applications should include accurate plans. "Full" applications will be expected to include elevations of the existing building as well as the proposed dwelling/extension. This is to enable comparisons to be made between the proposed and existing development. The applicant (or agent) should also include calculations of the external volume of the existing and the proposed dwelling/extension. As explained elsewhere a statement to justify the need for the proposed development that includes the planning policy context, site survey and design concept will be required (to address mass, form, colour, materials and landscape). This will usefully show how the development will complement the wider countryside character, but will not be a justification for unacceptable development.

APPENDIX 1:

RELEVANT PLANS, POLICY REFERENCES, AND THEIR STATUS.

Wokingham District Council publishes a number of plans and policies that underpin its decisions on planning matters.

Status of Wokingham District Development Plans:

DEVELOPMENT PLAN INDEX:
In accordance with Regulation 39 of The Town and Country Planning (Development Plan)(England) Regulations 1999:

Adopted Plans:-
South East Area Local Plan (adopted 15 April 1994)
Loddon Area Local Plan (adopted 5 May 1995)
Berkshire Structure Plan (approved 4 November 1995 - incorporating alterations adopted in August 1997)
Green Belt Local Plan for Berkshire (adopted 23 April 1985)
Berkshire Waste Local Plan (adopted 9 December 1998)
Replacement Minerals Local Plan for Berkshire (adopted 4 November 1995 - incorporating alterations adopted in December 1997 and May 2001)

Emerging Plans:-
Berkshire Structure Plan Deposit Draft 2001 - 2016 (deposited 13 March 2002)
Wokingham District Local Plan (Deposit Draft, As Proposed to be Modified)

What is the Wokingham District Local Plan?
The District Local Plan sets out planning policies and allocations of land for development up to 2006. The Plan is part of the of the policy framework within which all planning decisions must be made. There are older adopted development plans relevant for the area. These are the listed above. However, a number of pieces of Government guidance have been produced since the adoption of these Plans, particularly PPG3, PPG13 and PPG25.

The emerging development plans are the Wokingham District Local Plan (Modifications published for consultation on 5 February 2003) and the Deposit Draft Berkshire Structure Plan 2001-2016 (Deposited 13 March 2002). The Executive Committee on 4 December 2002 resolved that the Wokingham District Local Plan (as Modified) (MWDLP) provided the Council's planning policies for development control purposes.

The Wokingham District Local Plan was deposited for public consultation from 21 October until 2 December 1997. Objections submitted during this consultation period were considered at two public local inquiries.

The first inquiry (Mr Machin's) lasted from 6 October 1998 until 8 October 1999 and dealt with objections to Chapter 6 of the Local Plan. This related to the proposed major development south of the M4 at Reading. The Council received the Inspector's Report for this part of the Inquiry in July 2000.

The second inquiry (Mr Hollis') ran from 2 February 2000 to 29 November 2000 and dealt with objections to the remainder of the Plan. The Council received the Inspector's Report for this part of the Inquiry in October 2001.

On 4 December 2002, the Executive Committee agreed the Council's response to both Inspectors' Reports. The Proposed Modifications resulting from this decision were published for public consultation form 5 February until 19 March 2003. As noted in paragraph 2.06, the Council has implemented the Modified Wokingham District Local Plan (MWDLP) for development control purposes.

Therefore, the Council has taken a pragmatic approach to assist clarity of Supplementary Planning Guidance and used the MWDLP policies as the latest upto date information that has reached an advanced stage in the Plan process. The MWDLP is now used for the determination of planning applications, and the policies are based upon the latest national and regional planning guidance.

The Council's needs to have considered any representations submitted during the consultation period on the Proposed Modifications and have made a commitment to review the guidance in the light of any agreed policy changes. However the Council considers that as the MWDLP accords with the latest Government guidance, and should hold significant weight in the determination of any planning appeal. Furthermore, the Council has now fully assessed the Inspector's Reports on the Local Plan and has published Modifications that generally reflect their recommendations.

Relevant Policy References

- **Modified Wokingham District Local Plan (MWDLP) (Deposit Draft)**

WCC1	Development in the Countryside WCC2 Gaps and Green Wedges
WCC4	New Buildings outside Settlement Boundaries (outside the Metropolitan Green Belt)
WCC5	Re-use and Adaptation of Buildings for residential purposes (outside the Metropolitan Green Belt)
WCC6	New Dwellings for Agricultural and Forestry Workers
WCC7	Extensions to Dwellings in the Countryside (outside the Metropolitan Green Belt)
WLL7	Landscape and New Development
WNC3	Protected Species Conservation
WNC5	Nature Conservation in the wider Countryside
WGB1	Development in the Metropolitan Green Belt
WGB1A	Development adjoining the Green Belt
WGB2	New Dwellings in the Metropolitan Green Belt
WGB3	Residential Extensions & Ancillary Buildings in the Metropolitan Green Belt
WGB4	Re-use and Adaptation of Existing Buildings in the Metropolitan Green Belt
WBE1	Design and New Development
WH6	Variety of housing
WH6A	Design Guidance – Residential Development

Appendix 6

unreasonably overshadow adjoining buildings or garden areas or result in undue loss of privacy.

2.3 You may not be able to extend your property as much as you want if it would result in loss of light to your neighbours. In considering whether a proposal would result in an unacceptable loss of light to an adjoining property the Council will take into account the general advice contained within BRE report BR209 entitled "Site layout planning for daylight and sunlight: a good practice guide". This recommends a 45? angle if the extension is at an angle to a window (see Fig. 2) and 25? angle if direct facing. These provide a useful guide and if either are breached, the Council may refuse planning permission. However, the determining factor will be the overall impact of the extension on your neighbour's use and enjoyment of his/her property. Even if there is no technical daylighting issue, it maybe that the extensions still could be considered to be overbearing.

2.4 In most cases, your extension should appear to be an integral part of the original building. Extensions should not be detrimental to the character of a street eg. by converting regular semi-detached pairs of houses into apparent terraces.

2.5 Extensions should generally have pitched roofs and where practicable, the pitch of the new roof should match the pitch of the existing main roof. This is especially important on corner properties where side and rear extensions can be seen from the street, and with first floor or two storey extensions. In addition, side extensions on corner properties should not project further than the rest of the dwellings in the street to the rear. This helps to preserve the spaciousness and the character of junctions.

2.6 Flat roofs are generally discouraged due to their appearance and increased risk of crime by giving easier access to first floor windows. They may, however, be acceptable on rear extensions where they can avoid unacceptable impact on a neighbouring property and where they are not visible from the street or areas of public open space. On certain designs of house they may be quite in keeping with the original.

2.7 In the case of a side to rear relationship, between the application site and the neighbouring house, or vice versa, a minimum distance of 12 metres should be maintained between houses at first floor level in order to allow for sufficient distances between dwellings and to avoid loss of privacy (refer to Fig. 3).

2.8 The materials you choose for your extension should as far as possible match those of the existing buildings. Where a new roof joins an existing roof it is good practice to use saved tiles ie. those taken off part of the old roof and reused on the parts of the roof visible from the street to help the extension to blend in.

2.9 The windows of your extension should relate to those of the existing building in terms of size, proportion, positioning and detailing to help ensure the extension blends in well.

3.0 Neighbours

3.1 It is a good idea to discuss your proposal informally with any neighbour who may be affected before making your planning application. Once the application is received by the Council, your immediate neighbours will be consulted for their formal views.

3.2 If the foundations encroach onto a neighbour's property, or if the extension overhangs or is attached to a neighbouring property, permission will have to be given by the owner of the adjoining property affected by the proposal. These are matters of civil law, and not planning matters, and therefore cannot be taken into account in dealing with a planning application or a reason to refuse the application. However, a deed between the two owners may have to drawn up to cover these issues.

3.3 If the proposal involves work to a joint party wall, a wall crossing a boundary or excavation near a neighbouring building, The Party Wall etc Act 1996 may apply. Separate leaflets on this are available from the Council's Building Control Section. In addition a neighbour's consent may be required if access to their property is necessary during construction or for maintenance. Finally, there may also be covenants (restrictions set out in the deeds relating to the property) which may restrict the type of development on a property. Again these are not planning matters which affect the consideration of a planning application. Therefore you will need to check this out first.

4.0 Front extensions and porches

4.1 The impact on the street is of paramount importance when determining applications for extensions to the front of properties, due to their prominence in the street and their relationship with neighbouring properties, the depth of front gardens and amount of trees and shrubs. Generally two storey front extensions are not acceptable and single storey extensions, other than porches, should not project significantly from the main front wall of your home.

4.2 You may construct a porch to a greater depth (maximum of 2 metres) provided it does not result in an unreasonable affect on neighbours, the neighbourhood or 'streetscene'.

4.3 Larger front extensions may however be acceptable where one or more of the following applies:

(i) your home is detached and is set well back from a road in a good sized plot

(ii) there are a number of similar extensions in the immediate area

(iii) an adjoining dwelling or garage already projects to the front.

5.0 Rear extensions

5.1 The main considerations for the Council in determining proposals for rear extensions will be to protect your immediate neighbours and the enjoyment of their property and to safeguard the overall appearance of the area. Particular attention will be given to protecting their privacy, daylight and sunlight, and that the extension is not unduly overbearing. In addition your extension should not affect your neighbour's opportunity to extend their property in the future.

Single storey rear extensions:

5.2 In normal circumstances, rear extensions on or close to a side boundary should not project more than 3 metres from the main rear wall (see Fig. 4). Any greater depth required will be judged on its merits ensuring that there is no adverse impact on neighbours in terms of loss of light and the extension being overbearing (refer to paragraph 2.3).

5.3 Generally you should avoid having windows and doors at the sides of your extension to prevent overlooking and therefore loss of privacy.

5.4 The eaves height (ie. the bottom of the roof) should normally not exceed 3m, whether a flat or pitched roof is proposed, and where possible it should be lower than this. Pitched roofs should be designed to minimise bulk and to avoid an overbearing appearance. Hipped roofs can therefore be preferable to gabled or lean-to roofs. Bigger extensions may be acceptable where there is an adjoining extension of a similar depth or height, or where it can be shown that there is no material loss to your neighbour's privacy, outlook or sunlight/daylight (refer also to paragraph 2.3).

Conservatories

5.5 The same guidelines for side and rear extensions apply to conservatories. However, as they are lightweight structures it is possible for these criteria to be relaxed in certain circumstances. Applicants should ensure that conservatories which are close to boundaries do not result in loss of privacy to an unacceptable degree.

Two storey rear extensions:

5.6 In addition to the above criteria for single storey extensions, two storey rear extensions need careful design so as not to be overbearing, cause overshadowing and loss of privacy.

5.7 *Terraced dwellings*: Two storey rear extensions are seldom acceptable on terraced properties as they nearly always adversely affect one or both of the neighbouring properties.

5.8 *Semi-detached and detached dwellings:* The first floor should be set in from the party boundary (a minimum of 2.5m is recommended) and should not project by more than 3m. In any event these should be within the 45° angle (drawn in a horizontal plane) from the nearest part of a window to a habitable room of a neighbouring window to ensure that there is no adverse impact on neighbours in terms of loss of light to habitable rooms (see Fig. 2). Utility rooms, bathrooms and garages do not count as habitable rooms. Kitchens may be considered to be habitable rooms depending on their size.

5.9 Windows in the side walls at first floor or above are unlikely to be acceptable (particularly where they form the prime light source to a habitable room). This is because of the loss of privacy they would cause for neighbouring properties. The use of obscure glazed windows and non-openable or with only a top fan light being openable can in some cases be acceptable eg. in the case of a bathroom/ensuite but are generally discouraged in other circumstances. Similarly, balconies or use of flat roofs for balconies are unlikely to be acceptable because of the potential for overlooking, although they may be appropriate for large houses on substantial plots where there is no loss of privacy.

6.0 Side Extensions

Single storey side extensions:

6.1 Single storey side extensions should follow the criteria for rear extensions where they join or are close to the boundary of your neighbour's property. They should be:

(i) no more than 3m high at eaves level

(ii) have a pitched roof and, if appropriate, a hipped roof

(iii) project no more than 3m from the rear of main wall of the house

(iv) project no more than 1m forward of the main wall of the property

Windows and other openings in the side elevations should be avoided.

Two storey or first floor side extensions:

6.2 In designing a two storey or first floor side extension you must consider the streetscene and ensure that your extension would not affect the possibility of the adjacent property being extended in a similar manner. You may also wish to consider whether a gap needs to maintained for access.

6.3 Side extensions to properties at road junctions or other features, such as an area of open space, should not project further out than the houses in the road to the rear of the property, so as to protect the spacing and character of the road (see Fig. 3).

6.4 *End of terrace properties*: Side extensions to end-of-terrace properties should fit in with the rest of the houses in the terrace.

6.5 *Semi-detached properties*: You should design your side extensions to your semi-detached house so that they do not create a terracing effect. Side extensions should therefore be set back at first floor level, by a minimum of 1m from the main front wall of the house, and should include a drop in the ridge line, thus creating a break in the roof line and ensuring that side extensions do not entirely fill the gap between neighbouring pairs of semi-detached houses (see Fig. 2). They should also not be so large as to upset the overall balance of the pair of semi-detached houses.

6.6 *Detached properties*: Side extensions to detached dwellings may be constructed to the full height of the existing building as long as the extension looks like an integral part of the whole building and does not result in an overly bulky building. Hence, it is often good practice to include a setback from the front and a drop in the ridge line, as for semi-detached properties. Detached dwellings should not normally be extended up to both side boundaries as this would lose the important characteristic gap between properties.

7.0 Roof Alterations, Loft Conversions and Dormer Windows

7.1 Inappropriate roof alterations can have an adverse effect on the appearance of whole streets. Any changes to your roof therefore needs to be designed with care. In order to create first floor accommodation in single storey properties, eaves and ridge heights should not normally be raised by more than 0.75m unless the dwelling is next to taller buildings or ground conditions make it reasonable. In raising the ridge height you must consider any habitable room windows in your neighbour's property which may be affected. You should avoid converting hipped roofs of two storey and higher dwellings to gabled roofs as they can close down the characteristic spaces between buildings. Partial gabling may be acceptable.

7.2 You should keep dormer windows contained well within the body of the main roof by being set well back from the eaves and their sides well in from gables or party walls. They are unlikely to be acceptable if they extend beyond the ridge line and should preferably be set well below it. All windows at roof level should relate to the windows of the original dwelling in proportion, design and position (see Fig. 5).

7.3 Dormer windows facing the highway should have pitched roofs at a similar angle to those of the main roof unless other windows (eg. flat roofed dormers) predominate the neighbourhood or would match the style of the dwelling. The total width of dormers and other rooflights facing the highway should not exceed half the width of the existing roof measured at its mid height to avoid a top heavy appearance.

7.4 Rear facing dormers can be flat roofed but should not extend across the full width of the property. The "cheeks" of the window should be set in from the gable or party walls by at least 0.3m.

8.0 Miscellaneous Issues

"Granny" Annexes or accommodation for elderly or disabled relatives

8.1 The principle of providing accommodation for elderly or disabled relatives in the form of an annexe is acceptable. However, it should not be a detached self-contained building capable of separate occupation from the dwelling and will need to be interconnected to the main dwelling. The annexe should be an integral part of the existing dwelling and would normally take the form of a single storey side or rear extension of fairly modest size.

Car Parking and Garage Conversions

8.2 If you are wanting to create an additional bedroom in a property of three bedrooms, you will, under the Council's parking standards, have to provide an additional parking space on-site. The need to provide alternative on-site parking can also apply if you are planning to convert your garage to residential accommodation. The minimum size of a space is 2.4m x 4.8m. In certain circumstances this requirement can be waived where the need to pave over the front garden would not be characteristic of the street and would detract from its appearance. As a general rule, no more than 70% of the front garden area should be paved over to create parking spaces and the use of porous materials are encouraged to reduce surface water run-off.

Garages in front gardens

8.3 Unless there are several examples in the immediate area, garages in front gardens are not acceptable as they can be intrusive in the street scene. Garages should normally be located to the side or rear of

dwellings. The interior of a single garage should be at least 2.5m x 5.0m and that of a double 5.0m x 5.0m.

Amenity Areas

8.4 Many "open plan" housing developments contain areas of land planted with grass or shrubs etc. which adjoin the highway but are owned by people in adjacent dwellings. These add to the openness and appearance of the street scene. Due to conditions put in place when the original development was given permission, planning permission is often required before fences at the side of dwellings can be moved. The enclosure of these spaces into private gardens by moving boundary walls, fences or hedges is seldom acceptable because of the impact on the openness of the street scene.

The boundaries to front gardens

8.5 Except for "open plan" estates where garden walls and fences are not permitted because this would ruin the integrity of the original design, planning permission is not normally required for walls and fences of one metre or lower where the site adjoins a highway. Any fence or wall in such a location higher than this would require planning permission. This will only be granted where the fence or wall does not have an adverse impact on the streetscene or obscure drivers' visibility at junctions.

9.0 Further Advice

9.1 If you need any further advice, please contact the Council's Development Control Service either by telephone on 0118 974 6249 or in person during office hours. Other guidelines include on Access for Disabled People, Designing Out Crime, Sustainable Development, Protection of Trees on Development Sites, Landscape Plans etc. In addition, advice on the security of buildings at the design stage can be obtained free of charge from the Thames Valley Police Crime Prevention Design Advisor for Berkshire, on 01635 295156 or by visiting the 'Secured by Design' website at www.securedbydesign.com.

Issued September 2002

Appendix 7

Appendix 7: Proposed condition in the event of the appeal being allowed without prejudice to the council's case.

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

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

2. All new works and works of making good to the retained fabric shall be finished to resemble in size, colour, texture and profile those of the existing building.

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

INFORMATIVES:

1. This approval is in respect of the OS Site Location Plan on Plan no. DSL/02/1, received by the LPA on 28.11.02.

THE FOLLOWING SCANNED IMAGES ARE DOCUMENTS OF BAD QUALITY OR ARE PHOTOCOPIES.



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN

plan, a village is not synonymous with an identified settlement, the latter being used to define an area where particular planning policies are appropriate. There will therefore be cases where parts of villages have been excluded from the identified settlement, for example, small groups of development on the far side of a road that marks the boundary of the main built up area of the village. In order to be consistent in the treatment of settlements of similar size, function and character, it has been necessary to draw up a definition for settlements warranting identification on the Proposals Map.

1.1.05 An 'identified' settlement or built-up area must possess all the following characteristics:-

(i) a sizeable amount of development in a compact form. (If development is interspersed with areas of land which are characteristically rural or open, this will not come within this criterion);

(ii) possess a range of basic services, such as a school, shop and community facilities, providing a forum for social contact;

(iii) be physically and socially cohesive.

On this basis the following policy is put forward.

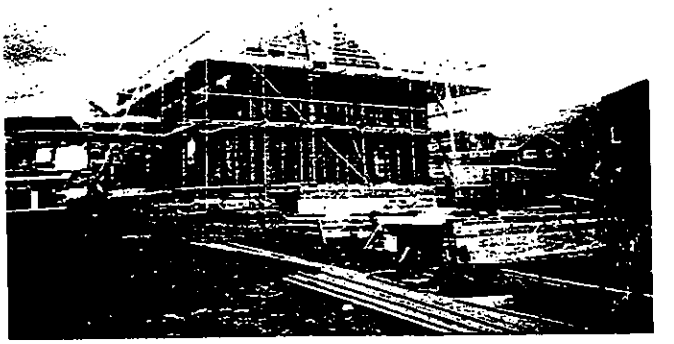
❖ LTV1 'IDENTIFIED SETTLEMENTS'

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

ARBORFIELD CROSS
BARKHAM HILL
CHARVIL
EARLEY/SONNING/WOODLEY
HURST
RISELEY
SHINFIELD
SINDLESHAM
SPENCERS WOOD
SWALLOWFIELD
THREE MILE CROSS
TWYFORD
WARGRAVE
WINNERSH

LIMITING THE SPREAD OF DEVELOPMENT

1.1.06 The District Council recognises the need to maintain an acceptable level of environmental quality and considers that the maintenance of a clear distinction between built-up areas and the countryside is fundamental to achieving this aim. Such an approach helps to ensure that individual settlements retain their identity and that the open and rural character of land outside the boundaries of identified settlements is retained. Accordingly it is intended to limit development outside identified settlements to that which is appropriate to the countryside or has a special reason to locate there. Although these uses are acceptable in principle, they must also be acceptable in practice. This is particularly important in the case of small scale housing and employment development on the edge of settlements which is dealt with in more detail in policies LH1 and LE2.



❖ LTV2 DEVELOPMENT IN RURAL AREAS

ALL LAND OUTSIDE THE IDENTIFIED SETTLEMENTS, AS SHOWN ON THE PROPOSALS MAP IS CONSIDERED TO BE RURAL AREA WITHIN WHICH DEVELOPMENT WILL NOT NORMALLY BE ALLOWED. IN ACCORDANCE WITH THE

REPLACEMENT STRUCTURE PLAN EXCEPTIONS MAY BE MADE FOR DEVELOPMENT IN THE FOLLOWING CATEGORIES WHICH ARE NOT SPECIFICALLY DEALT WITH BY OTHER POLICIES IN THIS LOCAL PLAN:

(A) DEVELOPMENT FOR HOUSING PURPOSES OF SITES NOT EXCEEDING 0.4 HECTARE ON THE EDGE OF SETTLEMENTS IN THE FORM OF ROUNDING OFF OR REDEVELOPMENT;

(B) DEVELOPMENT FOR EMPLOYMENT USES NOT EXCEEDING 300 SQUARE METRES OF FLOORSPACE ON THE EDGE OF SETTLEMENTS IN THE FORM OF ROUNDING OFF OR REDEVELOPMENT;

(C) DEVELOPMENT ESSENTIAL TO THE USE OF LAND FOR AGRICULTURE OR FORESTRY;

(D) MINERAL EXTRACTION;

(E) PLANT FOR RECEIVING IMPORTED AGGREGATES, OR FOR THE PROCESSING OR DISTRIBUTION OF AGGREGATES;

(F) THE DISPOSAL OF WASTE BY CONTROLLED TIPPING WITHIN EXISTING OR FORMER MINERAL WORKINGS OR ON OTHER DESPOILED LAND;

(G) PUBLIC UTILITIES THAT CANNOT BE LOCATED ELSEWHERE;

(H) ANY OTHER PURPOSE WHOLLY APPROPRIATE TO A RURAL AREA.

THE ACCEPTABILITY OF ALL PROPOSALS WILL ALSO BE JUDGED AGAINST THE PROVISIONS OF THE OTHER RELEVANT POLICIES CONTAINED IN THIS PLAN. FOR THE AVOIDANCE OF DOUBT THE AREAS OF SPORADIC DEVELOPMENT IDENTIFIED ON THE PROPOSALS MAPS ARE INCLUDED WITHIN THE RURAL AREAS.

NEW SETTLEMENTS IN RURAL AREAS

1.1.07 The scale of housing and other developments envisaged in the Replacement Structure Plan for Berkshire is not such as to recognise or justify consideration of a new settlement separate from existing settlements. There are therefore no proposals of this nature in the plan. Any such development would seriously undermine the county and regional strategy and would seriously detract from the essential role of the countryside areas in providing a foil to the built-up areas and maintaining substantial tracts of countryside in an increasingly urbanised area.

❖ *LTV3 NEW SETTLEMENTS IN RURAL AREAS*

THE CREATION OF NEW SETTLEMENTS WILL NOT BE PERMITTED WITHIN THE DEFINED RURAL AREAS, AS SHOWN ON THE PROPOSALS MAP.

DEFINITION OF BOUNDARIES

1.1.08 The preparation of this Local Plan has provided an opportunity to formally recognise the boundaries of settlements that have never previously been 'identified' and to review those boundaries of settlements that have previously been recognised in earlier village or local plans. In certain cases development has occurred, or, a commitment exists beyond the existing boundary, whilst in other cases the latter does not always delineate land which is in a truly urban as opposed to rural use.

1.1.09 The perimeter of each 'identified' settlement has been surveyed and clear boundaries identified. These follow natural features, fencelines or other plot boundaries. An exception concerns properties with extensive curtilages where property boundaries are not necessarily appropriate. In such circumstances, it has been necessary to make a judgement about the point at

1.4 QUALITY AND CONSERVATION OF THE BUILT ENVIRONMENT



NEW DEVELOPMENT, REDEVELOPMENT AND REFURBISHMENT

1.4.01 The most attractive and successful urban environments are those where all the component parts (e.g. buildings, trees, roads, spaces, people, traffic) have been satisfactorily accommodated to create interesting, lively and pleasant places. In order to maintain and enhance the character of the built environment, the design of new buildings or extensions to existing buildings and the creation of new spaces within that environment, are very important.

1.4.02 The District Council is particularly concerned to promote a high standard of design in new development, and to ensure that new buildings are responsive to their location. This means that new buildings need to be appropriate in terms of their function, siting, scale, form, massing, materials, colour and texture in their relationship with adjoining buildings and sites. Accordingly, new buildings will be expected to make an acceptable and positive contribution to the built environment. For particularly sensitive areas, design briefs will be prepared to provide a framework for design to guide prospective developers. In addition, developments that incorporate public access should accommodate sculptures or other works of art to provide visual interest, where this is considered appropriate by the local planning authority. For the particularly sensitive areas, design briefs will be prepared to provide a framework for design to guide prospective developers.

1.4.03 In the case of schemes proposing more than one building, regard will be paid to the impact of the development over a wider area, involving an assessment of criteria additional to those referred to in paragraph 1.4.02 above. Accordingly, schemes should relate to the 'grain' of the area, and take account of their effect on the skyline, pedestrian and vehicular movements in the area, vistas, safety and environmental constraints. Where large sites exist which would significantly affect the urban fabric urban design briefs/appraisals will be prepared or required to establish the wider context within which applications will be considered.

❖ *LBE1 DESIGN OF NEW DEVELOPMENT*

NEW DEVELOPMENT SHALL BE OF A HIGH STANDARD OF DESIGN APPROPRIATE TO THE CHARACTER OF THE AREA IN WHICH IT IS TO BE SITUATED. IT SHOULD:

(A) MAKE A POSITIVE CONTRIBUTION TO ITS SETTING AND THE CHARACTER OF THE AREA;

B) CONTRIBUTE TO THE CREATION OF A SAFE AND ATTRACTIVE ENVIRONMENT IN WHICH TO LIVE AND WORK;

(C) RETAIN IMPORTANT NATURAL, MAN-MADE OR LANDSCAPE FEATURES OF THE SITE COMPATIBLE WITH GOOD DESIGN.

❖ LBE2 INAPPROPRIATE DESIGN

PROPOSALS FOR DEVELOPMENT THAT IS INAPPROPRIATE IN TERMS OF ITS RELATIONSHIP WITH ADJOINING SITES AND BUILDINGS, OR WHICH WOULD ADVERSELY AFFECT THE CHARACTER OF AN AREA, BY VIRTUE OF ITS ING, SCALE, FORM, MASSING, MATERIALS, COLOUR OR TEXTURE, WILL NOT NORMALLY BE PERMITTED.

ENVIRONMENTAL IMPROVEMENT

1.4.04 Within the built environment it is important not only to safeguard those buildings, undeveloped areas and special features which contribute to the character and attractive qualities of the area but also to seek opportunities to enhance the quality of the built environment.

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