APPLICATION NO:

O/2000/2865

LOCATION:

124 & Land Rear Of 126 London Road, Ruscombe Reading.

APPLICANT:

Infill Land Consultants Ltd C/O The Ely Planning Consultancy

PROPOSAL:

Outline application for the proposed erection o 2 dwellings and new access (Duplicate Application)

EARLIEST DATE FOR DECISION: **24/12/2000**

APPLICATION WILL HAVE EXPIRED ON: 23/01/2001

CASE OFFICER: **Nicola Lake**

Appeal Decision

Site visit made on 15 May 2001

by Jane V Stiles BSc(Hons)Arch DipArch RIBA DipLA MLI PhD MRTPI

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

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

Date

1st JUN 2001

Appeal Ref: APP X0360/A/01/1059799
At 124 and land to rear of 126 London Road, Ruscombe

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant outline planning permission.
- The appeal is made by Infill Land Consultants Ltd against the decision of Wokingham District Council.
- The application (Ref.0/2000/2865), dated 16 November 2000, was refused by notice dated 17 January 2001.
- The development proposed is the erection of 2 No. detached 5 bedroom dwellings and creation of new access.

Summary of Decision: The appeal is dismissed.

Procedural Matters

1. The application the subject of this appeal was made in outline with all matters except siting and access reserved for subsequent approval.

2. The appeal proposal is for the demolition of No. 124 London Road and the construction of a new road which would provide an access to one dwelling at the bottom end of the rear garden No. 124 and a second dwelling to the bottom end of the rear garden to 126. I shall therefore consider this appeal on the basis of this proposal.

3. I note that the proposed access road would be constructed to a higher standard than would normally be required for 2 dwellings to enable a more comprehensive development of existing rear gardens to be carried out at a future date. And, the appellant has submitted an illustrative plan (1217/Scheme A) that incorporates the appeal proposal as part of a development of 38 dwellings on a larger site.

4. However, the Council has received a pre-application letter from a different developer with an illustrative drawing for a different proposal of 9 dwellings accessed from an additional driveway located further along London Road.

Main Issues

5. There are 2 main issues in this appeal. First, the effect of the proposal on its host environment. Secondly, whether or not the proposal would make the best use of previously developed land.

Planning Policy

6. Relevant to this appeal are Berkshire Structure Plan (BSP) Policy EN1 and Loddon Area Local Plan Policies LBE1, LBE2 and LH1. I have also attached considerable weight to

Policies WOS3 and WH1 of the emerging Wokingham District Local Plan (Deposit Draft October 1997) due to its advanced stage of preparation.

7. BSP Policy EN1 aims to protect and enhance the environment of built up areas. The design of new development is controlled by Policy LBE1 while Policy LBE2 will not normally permit inappropriate development. Emerging Policy WOS3 sets out the requirements for all development proposals. Policy WH1 reflects the national guidance in PPG 3. In order to make the best use of land in built up areas, it will give favourable consideration to infilling or redevelopment of sites that are not identified in the Plan for residential use subject to 8 criteria.

Reasons

The effect of the proposal on its host environment

8. The section of London Road in which the appeal site is located is characterised by large detached dwellings, which together with their ancillary structures tend to fill the width of their plots. The dwellings are set well back from the front boundaries of their respective sites and there is a wide grass verge to the edge of London Road. No. 124 and its front garden are set about 750mm below the level of the road, but its long rear garden slopes steeply up towards the rear of the site. In general, the rear gardens in the locality have mature and semi-mature landscaping, mainly along their boundaries. At present, there is no backland development within the vicinity of the appeal site.

9. Due to the topography of the site, the proposed 2 dwellings would be sited at a much higher level than that of the existing frontage development along London Road. The proposed dwelling on Plot 1A would be directly opposite the main access driveway to the site. As a result, the proposed development would be visible from both the London Road and from the rear of the existing frontage dwellings. To my mind, 2 isolated dwellings located in this elevated backland position would look at odds with the existing pattern of development and they would appear as an incongruous feature within the remaining garden areas. Consequently, they would cause harm to the character and appearance of their host environment and they would be in breach of BSP Policy EN1 and LALP Policies LBE1, LBE2 and LH1.

Whether or not the proposal would make the best use of previously developed land.

10. I accept that Drawing 1217/Scheme A shows that the rear garden areas to Nos. 112-132 London Road could be amalgamated to make a significant development site. However, the proposal before me relates only to a small central portion of that site. I therefore have no jurisdiction over the larger illustrative proposal. Moreover, there is evidence to suggest that there are other developers interested in bringing forward another section of this backland site but with a different pattern of development to that shown on Drawing 1217/Scheme A. Thus, in the absence of a comprehensive proposal for the redevelopment of this backland area, the present proposal could lead to a fragmented and inefficient redevelopment of the area.

11. In my conclusion, such a situation would not result in an improvement to the quality and attractiveness of the residential area. Consequently, the present proposal would not represent an efficient or effective best use of previously developed land. Therefore, it would be contrary to adopted and emerging local plan policies and to national guidance in PPG 3.

Conclusions

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

Formal Decision

13. In exercise of the powers transferred to me, I dismiss the appeal.

Information

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

Jane Shiles

INSPECTOR

(NLA)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Infill Land Consultants Ltd
C/O The Ely Planning Consultancy
17a Southfields Road
Eastbourne
East Sussex
BN21 1BU

Application Number: O/2000/2865

Parish: **RUSCOMBE**

Location: **124 & Land Rear Of 126, London Road, Ruscombe, Reading.**

Proposal: **Outline application for the proposed erection of 2 dwellings and new access (Duplicate Application)**

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 reasons for which are specified hereunder.

Reason
1. The proposed development by reason of its location, setting and form would result in inappropriate development, which would have an incongruous relationship with the existing pattern of built development and the rear garden scenery, to the detriment of the character and appearance of the surrounding area. Therefore the proposed development is considered to be contrary to policy EN1 of the Berkshire Structure Plan, to policies LH1, LBE1 and LBE2 of the Loddon Area Local Plan and to policies WOS3, WBE1 and WH1 of the Wokingham District Local Plan (Deposit Draft).

Reason
2. The proposed development fails to make the best use of the urban land in relationship to its surroundings. Therefore the proposed development is contrary to the provisions of policy WHE1 of the Wokingham District Local Plan and to Planning Policy Guidance Note 3.

Informative

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

Berkshire Structure Plan Policy EN1.

Loddon Area Local Plan Policies LBE1, LBE3 and LH1.

Deposit Draft Wokingham District Local Plan Policies WOS3, WBE1 and WH1.

John Mitchell
Development Control Manager
Date: 17/01/2001

Notice checked by: _____

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

The Planning Inspectorate

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

Direct Line 0117-3726079
Switchboard 0117-3728000
Fax No 0117-3728443

GTN 1371-6079

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

Your Ref: 0/2000/2865

Our Ref: APP/X0360/A/01/1059799

Date: 3 May 2001

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY INFILL LAND CONSULTANTS LTD
SITE AT 124 & LAND REAR OF 126 LONDON ROAD, RUSCOMBE, READING

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

Yours faithfully

Miss A Groves

217L(BPR)

42919

DG

04 MAY 2001

COPIES TO:

ACK:

FILE:

DEVELOPMENT LAND & PLANNING
CONSULTANTS LTD
RITZ PLAZA HOUSE, 10 DENTON ROAD
WOKINGHAM, BERKSHIRE, RG40 2DX
Telephone: (0118) 978 9595 Facsimile: (0118) 978 6551
e-mail: dlp.wokingham@talk21.com
Offices also at Bedford and Sheffield

New e-mail address:
wokingham@dlpconsultants.co.uk

Web site:
www.dlpconsultants.co.uk

New office at Bristol

JB/GB/BKS330

02 May 2001

Miss A Groves
The Planning Inspectorate
Room 3/03 Kite Wing
Temple Quay House
2 The Square
Temple Quay
BRISTOL
BS1 6PN

Dear Miss Groves

RE: 124 AND LAND REAR OF 126 LONDON ROAD, RUSCOMBE, READING
APPEAL REFERENCE: APP/X0360/A/01/1059799

With regard to the above appeal, I am in receipt of the council's statement of case and I would like to make the following comments based upon the paragraph numbers in the statement:

5.01 It is correct that the proposal envisages the blocking up of the existing access to nos. 124 and 126 and the demolition of no. 126, with a new access road running through the site of the demolished dwelling. It is correct that this roadway will be provided to a higher standard than would normally be required for 2 dwellings and that access ways will be provided to the site boundaries to enable a more comprehensive development to be carried out at some time in the future.

5.03 It is correct that the area containing the appeal site is currently characterised by detached dwellings set back from London Road, with long rear gardens that slope up and away from the dwellings to the south-east. These gardens contain mature hedgerows and trees.

5.04 It is correct that the site lies within the identified settlement of Ruscombe and that development of the rear garden areas of these dwellings is acceptable in principle, according to policies in the development plan and in accordance with Government guidance in PPG3.

5.05 It is correct that the appeal application is the first stage of a larger development and this is illustrated by drawing no. 1217/Scheme A, which was submitted with the application to show how the larger area could be developed for 38 new dwellings. It should be noted that this is an illustrative plan only and there is no reason why, at the appropriate stage, a higher density scheme could not be submitted and permitted. It is correct that the proposal is for a significant access road, which will in time serve 38 or more dwellings, but initially will only serve 2 new dwellings.

5.06 It is accepted that the rear gardens, upon which the 2 new dwellings will be sited, slope up and away from the road frontage, so that the buildings at the rear may well be visible from London Road. However, it is not accepted that this arrangement need be harmful to the character of the area. As the site lies within an area where such development is acceptable in principle, it naturally follows that development will result in some form of visual impact. Whilst initially the 2 dwellings may appear from the road to be slightly out of keeping, this does not amount to harm, and in the fullness of time the comprehensive development will cover the rest of the gardens and the incongruous initial appearance of the 2 dwellings will be overcome. Quite clearly, the proposal will not be "an incoherent pattern of development", as it is the logical first stage of a comprehensive redevelopment of a significant urban site, which is acceptable in principle, both in development plan and Government guidance terms. Whilst there may be an initial impact upon the appearance of the locality, this is to be expected from any new development and, over a period of time, the new dwellings will blend into the street scene and, with appropriate landscaping, can be considered as an improvement and enhancement to the appearance of the area.

5.07 As explained above, the current proposal is for the first phase of a comprehensive development. Obviously, it will appear to be slightly incongruous initially but when the comprehensive scheme is implemented, it will take on a far more appropriate appearance and will seem to form part of the natural character of the area. Although other developers have written to the council in respect of the other parts of the site, it is understood that the appellant in this instance, Infill Land Consultants Ltd, does control sufficient of the London Road properties to enable a comprehensive development to go forward in due course. Consequently, it is unlikely that a "fragmented and inefficient redevelopment of the area" will take place. In any event, the LPA is in the best position to ensure that only applications which make full and effective use of the rear garden land are granted planning permission.

6.02 It is accepted that the rear gardens are elevated but it is not accepted that the new houses need have a poor inter-relationship with adjoining garden areas. Retention of existing hedgerows and trees, coupled with new planting, will ensure that neighbours are not adversely affected. Whilst the initial 2 dwellings may appear to be slightly incongruous, it is proposed that the comprehensive development of the surrounding gardens will ensure that a satisfactory development, which is in keeping with its surroundings, takes place in due course. The appeal proposal should be viewed as phase 1 only.

6.03 As stated above, the appeal is for phase 1 only of a more comprehensive development. It will be possible for the inspector to place landscaping and materials conditions on the consent to ensure that the proposed development conserves and enhances the street scene. At the next phase of the development, it will be possible for the LPA to ensure that residential development takes place at a density of at least 30 dwellings per hectare, in accordance with Government guidance in PPG3. This will ensure that the best use is made of previously-used land within the settlement of Ruscombe, which will help to meet the shortfall of housing land supply in Wokingham District.

6.04 Consequently, it is considered that the proposal complies with development plan policies and is in keeping with Government guidance in PPG3 and PPG13.

It is respectfully requested that this appeal should be allowed, subject to conditions. It is hoped that these comments can be forwarded to the inspector and that a date for the inspector's site visit can be fixed shortly. I look forward to hearing from you in this regard. However, if you have any queries or require any further information, please do not hesitate to contact me.

Yours sincerely

Jim Bailey BA (Hons) MRTPI
Director

cc Infill Land Consultants Ltd

WORK SHEET FOR : Nicola Lake.

Application Number : F/2000/2865

Applicant : Infill Land Consultants Ltd C/O The Ely

Location : 124 & land to the rear of 126 London Road, Ruscombe.

Proposal : Outline application for the proposed erection of 2 dwellings and new access (Duplicate applications).

Site Notice Displayed ? :	YES	NO	DATE
	✓		11.01.01

Date of Neighbour Notifications :

Date of Site Visit : 11.01.01

Date Registered : 28.11.00

Earliest Date for Decision : 24.12.00

Latest Consultation Date/Site Notice Expiry Date : 24.12.00

Application Expiry Date: 23.01.01

Consultation Responses :
Highway Authority: Concerned over the size of the access.
Landscaping: No objection subject to conditions.
Environmental health: No objection subject to conditions.
Biodiverity: No objection subject to conditions.
Environment Agency: No objection subject to conditions.
Letters: 1 letter of objection, grounds are Drainage, Highway safety, tree removal and accuracy.

Planning History :
There is no relevant planning history.

Planning Issues :
Site designation: Within the identified settlement.

1. Impact upon the residential amenity of the adjacent dwellings.

2. Impact upon the character and appearance of the streetscene.

3. Impact upon highway safety.

Application Number: F/2000/2865

Appraisal :

1. Impact upon the residential amenity of the adjacent dwellings.
The proposed development is for outline permission with the means of access and siting of the dwellings for determination now. The proposed development would result in the demolition of number 124, and the formation of a 6m wide accessway through to the land at the rear. The accessway then extends straight back for approximately 75m, before serving the driveways of the two proposed detached dwellings. The plan clearly shows that it is intended that the accessway would also serve further development.

   The roadway would be set 5.5m from the side elevation of number 122 and 6.5m from the side of number 126. Number 126's existing shared accessway with number 124 would be close and the dwelling would be accessed via the new accessway. It is currently proposed that only two houses would use this accessway and as such the noise and disturbance of these vehicles moving along the side of the existing dwelling would not have a significant enough to have a detrimental impact upon the residential amenity of number 122 and 124.

   The houses that would be located to the rear of the application site would face a north-westerly direction. The rear of the dwellings would face the end of the track off Northbury lane. The closest buildings would belong to the nursery of New Road. The distance from the rear of the dwellings to the boundary of the nursery site would be a minimum of 21m. The distance from the front of the dwellings to the rear of number 126 would be approximately 57m. This would be great enough to protect the privacy of the frontage dwellings along London Road.

   Therefore the proposed development would have no significant detrimental impact upon the residential amenity of the adjacent dwelling.

2. Impact upon the character and appearance of the surrounding area.
The proposed development would be largely located to the rear of the site, with only the new accessway clearly visible from the road. The area is characterized by large detached dwelling and bungalows, set back off the road and well within their sites. The dwellings also have large, long rear gardens with semi and mature landscaping. These rear gardens are on a gradual slope, which increases to approximately 3.5-4m from the rear of the garden area of 126. The proposed development would result in the redevelopment of only two of these gardens. This would result in the proposal being surrounded by undeveloped garden area. Due to the slope of the land this development would be both obtrusive and dominant within the surrounding area. The proposed development would also result in the

removal of a number of the existing trees. This would further differentiate the development from its surroundings.

Therefore due to the proposed location of the dwellings; the slope of the land and the undeveloped nature of the surrounding garden areas, the proposal would form an obtrusive inappropriate form of development, which would have an incongruous relationship with the existing pattern of development and rear garden scenery, to the detriment of the character and appearance of the surrounding area.

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

Application Number:F/2000/2865.
Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.			The proposed development by reason of its location, setting and form would result in inappropriate development, which would have an incongruous relationship with the existing pattern of built development and the rear garden scenery, to the detriment of the character and appearance of the surrounding area. Therefore the proposed development is considered to be contrary to policy EN1 of the Berkshire Structure Plan, policies LH1, LBE1 and LBE2 of the Loddon Area Local Plan and policies WOS3, WBE1 and WH1 of the Wokingham District Local Plan (Deposit Draft).
2.			The proposed development fails to make the best use of the urban land in relationship to its surroundings. Therefore the proposed development is contrary to the provisions of Policies WHE1 of the Wokingham District Local Plan and Planning Policy Guidance note 3.
	Informative.		
	N16		BSP – EN1
			LALP – LBE1. LBE3, LH1
			WDLP – WOS3, WBE1, WH1.

17/07/02

CONDITION MONITORING RECORD SHEET

APPLICATION NO:

SECTION 106 AGREEMENT Yes ☐ No ☐

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

RECORD OF SITE VISIT

SITE ADDRESS

APPLICATION NUMBER:

DATE OF SITE VISIT:.....

OFFICER:

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

(see notes on F/2000/2866.

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Tel: (0118) 974 6481

Date: 16 Jan 2001

My ref: O/2000/2865

CONFIDENTIAL

Councillor S Conway
20 Arnside Close
Twyford
RG10 9BS

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

Dear Councillor

Application Number: O/2000/2865
124 & Land Rear Of 126, London Road, Ruscombe, Reading.
Outline application for the proposed erection of 2 dwellings and new access (Duplicate Application)

I write to let you know that the above mentioned application has been recommended for

APPROVAL: ☐ REFUSAL: ☑ under delegated powers.

If you have any questions please do not hesitate to contact **Nicola Lake** on **(0118) 974 6481**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 26 Jan 2001

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Nicola Lake** Application Number: **O/2000/2865**
124 & Land Rear Of 126, London Road, Ruscombe, Reading.
Outline application for the proposed erection of 2 dwellings and new access (Duplicate Application)

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor S Conway

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

Tel: (0118) 974 6481

Date: 16 Jan 2001

My ref: O/2000/2865

CONFIDENTIAL

Councillor C A Ferris
The Corner House
Station Road
Twyford
RG10 9NG

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

Dear Councillor

Application Number: O/2000/2865
124 & Land Rear Of 126, London Road, Ruscombe, Reading.
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~~APPROVAL:~~ ☐ REFUSAL: ☑ under delegated powers.

If you have any questions please do not hesitate to contact **Nicola Lake** on **(0118) 974 6481**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

John Mitchell
Development Control Manager

Tel: (0118) 974 6481

Date: 16 Jan 2001

My ref: O/2000/2865

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

CONFIDENTIAL

Councillor D Tomlin
3 Swanscourt
Twyford
Berks
RG10 0AZ

Dear Councillor

Application Number: O/2000/2865
124 & Land Rear Of 126, London Road, Ruscombe, Reading.
Outline application for the proposed erection of 2 dwellings and new access (Duplicate Application).

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

If you have any questions please do not hesitate to contact **Nicola Lake** *on* **(0118) 974 6481**. *If* you then feel the application needs to be transferred to the next available Development Control *Committee for decision please contact the Councillor for your area responsible for planning* matters as soon as possible

Yours faithfully

John Mitchell

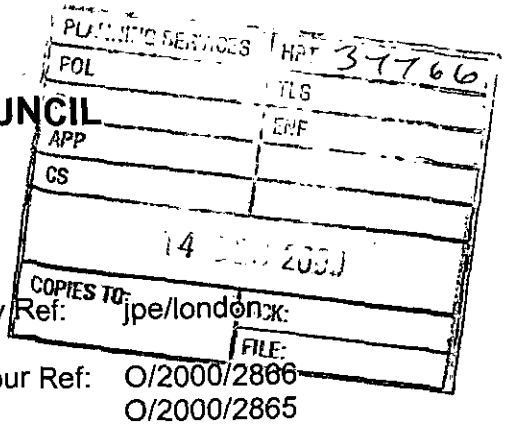
John Mitchell
Development Control Manager

Applicationo	Name & Address
O/2000/2865	R A Bromley 130 London Road Ruscombe RG10 9HJ

App refused
Letter sent 19/01/01

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM



From: Joanne Ellis, Environmental Health

My Ref: jpe/londonrx:

To: Nicola Lake, Development Control

Your Ref: O/2000/2866
O/2000/2865

Date: 12 December 2000

PROPOSAL: OUTLINE APPLICATION FOR THE PROPOSED ERECTION OF 2 DWELLINGS AND NEW ACCESS

ADDRESS: 124 & LAND REAR OF 126 LONDON ROAD, RUSCOMBE

I have no environmental health objections to this proposal with the imposition of the following conditions:-

1 Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8am and 7pm Monday to Friday and 8am to 1.30pm Saturdays and at no time on Sundays, Bank or National Holidays.
Reason - To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

TO: **DEVELOPMENT CONTROL**
Nicola Lake

FROM: Environmental Design

DATE: 19th December 2000

Location: 124 and rear of 126 London Road, Ruscombe.

Proposal: Outline application for the erection of 2 dwellings and new access (Duplicate application).

Application Number: O/2000/2865

In response to your consultation dated 30th November 2000 for the above application, the arboricultural comments are as follows:

The site slopes steeply to the rear. There are a number of trees that will need to be removed although none of them are so significant as to warrant including in a TPO and refusing planning permission. Should the principle of this development and future development be acceptable I would recommend that a condition be attached requiring that a tree survey be submitted showing trees to be removed and those, which can be retained. By carefully designing the access road in relation to trees it should be possible to retain some of them to enhance the development. Further planting can be carried out if required.

Neil Etherington
Senior Arboriculturist

HIGHWAYS CONSULTATION SHEET

From: Nicola Lake **Date:** 30 November 2000

Application Number: O/2000/2865

Proposal: Outline application for the proposed erection of 2 dwellings and new access (Duplicate Application)

Parish: RUSCOMBE PARISH

Site Address:
124 & Land Rear Of 126, London Road, Ruscombe, Reading.

Applicant:
Infill Land Consultants Ltd C/O The Ely Planning Consultancy.

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

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☐ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☐ Recommend approval with **no** condition(s) or reason(s).

Comment.

The access doesn't need to be built to this standard. For up to 5 dwellings a shared private drive would be acceptable, however if future development is to be considered then the land will need to be kept available to make the access up to an adoptable standard.

Signed: _____ **Print name:** Adam Coggins.

12/12/00

Tel: (0118) 974 6481

Date: 16 Jan 2001

My ref: O/2000/2865

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

CONFIDENTIAL

Councillor S Conway
20 Arnside Close
Twyford
RG10 9BS

Dear Councillor

Application Number: O/2000/2865
124 & Land Rear Of 126, London Road, Ruscombe, Reading.
Outline application for the proposed erection of 2 dwellings and new access (Duplicate Application)

I write to let you know that the above mentioned application has been recommended for

APPROVAL: ☐ REFUSAL: ☑ under delegated powers.

If you have any questions please do not hesitate to contact **Nicola Lake** on **(0118) 974 6481**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 26 Jan 2001

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Nicola Lake** Application Number: ***O/2000/2865***
124 & Land Rear Of 126, London Road, Ruscombe, Reading.
Outline application for the proposed erection of 2 dwellings and new access (Duplicate Application)

Transfer: Yes ☐ No ☑

Reason for Transfer:

Signed: _____ Date: 17/1/00

Councillor S Conway

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

Received by Wokingham District Council

Application No: O/2000/2865

Proposal:
Outline application for the proposed erection of 2 dwellings and new access (Duplicate Application)

Location:
124 & Land Rear Of 126, London Road, Ruscombe, Reading.

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

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Nicola Lake P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 24/12/2000. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

30 November 2000

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: O/2000/2865
CASE OFFICER: Nicola Lake

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

1792

HL

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number 01/2000/2865 relates.

Address of site REAR OF 124-126

LONDON ROAD RUSCOMBE.

Signed

Date 6th Dec 2000

Postage will be paid by licensee

Do not affix Postage Stamps if posted in Gt. Britian, Channel Islands, N Ireland / or the Isle of Man

[redacted]

Business reply service
License no. RG147

Planning Services
Environmental Services Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire RG40 1BR

1

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: ~~17 NOV 2000~~ Valid 28 NOV 2000

Officer: NL | Application No. O/2000/2865

Map No. 29 Site 0.24

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☑ Invalid ☐ PD

Description:

(O) OUTLINE APPLICATION FOR THE PROPOSED ERECTION OF 2 DWELLINGS AND NEW ACCESS (DUPLICATE APPLICATION)

Location: 124 & LAND R/O 126 LONDON ROAD

Parish: RUSCOMBE Ward: Ruscombe 30-11-2000 B.

Applicant: INFILL LAND CONSULTANTS LTD

Fee Received 380-00 (8) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties	outline exact application site — letter sent on 23.11.00 requesting new plan.		✓ 28/11
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 30.11.2000. B. Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control : .....
Landscape ✓ .....
Trees .....
Conservation Officer .....
Environmental Health ✓ .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways ✓ .....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board : .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency re: new access road .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

The Georgian Group .....
Ancient Monuments Society .....
Council for British Arch. .....
RCHME .....
Telecommunications (NRPB) : .....
Sport England : .....

OTHERS: ..... (No pre-apps for this site, but there is correspondance with the same consultants (Lily) regarding land to r/o 114 & 116 London Rd - see Ruscombe file.)

.....

- Dinton Pastures (A. Glencross) — re Newts Consultation.

NEIGHBOURS:

Sent 122, 124, 126, 128, 167, 169, 171, 173 London Rd, Ruscombe
2 Walnut Tree Close
+ Nursery (between 39 & 53 New Road Ruscombe)
No address on GIS, ✓
See * on map

THE ELY

PLANNING & ARCHITECTURAL CONSULTANCY

Town Planning, Development & Architectural Consultants

28.NOV.2000* 2865

27th November 2000

PLANNING SERVICES
APT
POL
DS
DC
ENF
APP
CS
28 NOV 2000
COPIES TO:
ACK:
FILE:

Nicola Lake
Environmental Services Department
Planning Services
P O Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Nicola,

Proposed erection of 2 no. detached 5 bedroom dwellings and creation of new access at 124 and land to the rear of 126 London Road, Ruscombe.

Further to our recent telephone conversation in respect of the above development, please find enclosed a 12 copies of drawing no: 1217/2. This illustrates the proposed siting and access in respect of the above development only as requested.

I trust that the enclosed plan satisfies your requirements and I look forward to receiving confirmation of the registration of the duplicate planning applications. Should you however have any further queries then please do not hesitate to contact me.

Yours sincerely,

Sally Walker

Sally Walker B A Hons M.R.T.P.I.
cc. Infill Land Consultants Ltd

Encs.

17A Southfields Road, Eastbourne, East Sussex BN21 1BU
Tel / Fax: 01323 439904
also at 29 Denmark Road, Reading, Berkshire RG1 5PA
Tel / Fax: 0118 958 9511 Mobile: 0498 904540 E-mail: theely@anmt5.force9.co.uk
Principal: Sally Walker B.A. Hons., M.R.T.P.I

THE ELY

PLANNING & ARCHITECTURAL
CONSULTANCY
Town Planning, Development & Architectural Consultants

28.NOV.2000* 2865

16th November 2000

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

Dear Sir,

Proposed erection of 2 no. detached 5 bedroom dwellings and creation of new access at 124 and land to the rear of 126 London Road, Ruscombe.

Please find enclosed duplicate outline planning applications for the erection of 2 no. detached 5 bedroom dwellings at the above site. Accordingly please find enclosed 12 copies of the completed Part 1 planning application form, 2 copies of the completed Certificate of ownership and 12 copies of the location plan at scale 1:1250 and drawing no: 1217/1. Two cheques for the sum each of £380.00 are enclosed, being the appropriate planning application fee in each case.

This development as can be seen from the application drawing forms part of a larger comprehensive development and thus the proposed access has dimensions of sufficient size to cater for the larger development. It is clear that the development the subject of this application would not prejudice in anyway the subsequent development of adjoining land.

Within the approved Loddon Area Local Plan and the deposit Wokingham District Local Plan this site is situated within an identified settlement boundary where the principle of the redevelopment of land such as this planning application site is accepted. In addition it falls within the definition of "previously developed" land as defined within Planning Policy Guidance Note No. 3, Housing. Furthermore it is located within an urban area which is served by public transport links to a range of services and facilities. Each dwelling has a minimum rear garden depth of 11 metres and has been sited such that they would not cause any loss to local residential or visual amenities. I therefore consider that there is no reason why these applications should not receive outline planning permission.

17A Southfields Road, Eastbourne, East Sussex BN21 1BU
Tel / Fax: 01323 439904
also at 29 Denmark Road, Reading, Berkshire RG1 5PA
Tel / Fax: 0118 958 9511 Mobile: 0498 904540 E-mail: theely@anmt5.force9.co.uk
Principal: Sally Walker B.A. Hons., M.R.T.P.I

I look forward to receiving confirmation of the registration of these applications together with the name of the case officer.

In the meantime if you have any queries arising from the contents or enclosures of this letter, then please do not hesitate to contact me.

Yours faithfully,

Sally Walker

Sally Walker B A Hons M.R.T.P.I.
cc. Infill Land Consultants Ltd

Enc.

IRRELEVANT

ADDRESS 124 London Road PARISH Ruscombe

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR 3735	MR.A. GIRLING	EXT. TO GARAGE	19.11.76	N/A N/A
05057	Mr M.E Girling	ext to garage	16.12.76	N/A C/A
09619	"	S/STOREY EXTENSION	14.12.76	N/A C/A
BR 9748	"	KITCHEN EXT.	15.11.78	APP. N/A
PO/620/68	"	CONSERVATORY	28.10.68	APP.
BR 19379	MR+MRS M HARRIS	S/STOREY EXTENSION	11.10.82	APP. N/A
18271	"	"	21.10.82	N/A C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

PEBBLECROFT

ADDRESS 126 LONDON ROAD PARISH RUSCOMBE

PLOT No. ORD. SHEET No.

BUILDER 6/58 POUNDS & SONS DETACHED HOUSE APP C/A

Plan No.	Applicant	Description of Development	Date of Decision	Decision
R/30/67	MR. A. SCOTFORD	EXTENSIONS	28.2.67	APP
LR 4012	MR. M. PEULTER	REPLACEMENT GARAGE, GRANNY FLAT OVER	21.1.76	APP N/
04001	"	" "	18.3.76 ~~20.2.76~~	N/A REF
10189	"	DINING ROOM, KITCHEN & FIRE ESCAPE TO 1ST FLOOR	15.3.79	N/A C/A
BR 10340	"	"	20.3.79	REF. N/
BR 10762	"	EXT. KITCHEN, NEW DINING ROOM	15.5.79	REF N/
BR 11213	"	"	18.6.79	APP N/A
10659	"	"	8.6.79	N/A C/A
40977	"	ALTS TO HALL &	27.5.93	C/A
LP93/1405	"	HALL ROOF	22.6.93	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO ~~516~~ 516/89

DRAINAGE

091074

1789/a

SECTION 66 CERTIFICATE

Application No.

Please fill in both Certificate A, B, C or D and the Agricultural Holdings Certificate. Delete sections not relevant.

28.NOV.2000* 2865

CERTIFICATE A

I certify that:

at the beginning of the period of 21 days ending with the date of the accompanying application, nobody, except the applicant, was the owner of (a) of any part of the land to which the application relates.

(a) "Owner" means a person having a freehold interest or leasehold interest the unexpired term of which is not less than 7 years.

OR

CERTIFICATE B

I certify that:

I have/The applicant has* given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

Owner's(a) name	Address at which notice was served	Date on which notice was served
MR & MRS DAVIS	124 LONDON RD, RUSCOMBE	16.11.00
MR & MRS POULTER	126 LONDON RD, RUSCOMBE	16.11.00

+ See Note (a) to Certificate A

OR

CERTIFICATE C

I certify that

- I/The applicant* cannot issued a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the accompanying application.

- I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

Owner's(a) name	Address at which notice was served	Date on which notice was served

(b) Insert description of steps taken.

(c) Name of local newspaper circulating in the area where the land is situated.

(d) Date of publication (which must be not earlier than the beginning of the period of 21 days ending with the date of the application).

- I have/The applicant has* taken all reasonable steps open to me/him/her* to find out the names and addresses of the other owners (a) of the land, or of a part of it, but have/has* been unable to do so. These steps were as follows:

  (b) .....

  .....

- Notice of the application as attached to this Certificate, has been published in

  the (c) .....

  on (d) .....

1789/b

CERTIFICATE D

I certify that

● I/The applicant cannot issue a certificate in accordance with paragraph (a) of Section 66 of the Act in respect of the accompanying application.

OR

● I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows:

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

(c) Insert name of local newspaper circulating in the area where the land is situated.

(d) Insert date of publication (which must not be earlier than the beginning of the period of 21 days ending with the date of the application).

● Notice of the application as attached to this Certificate, has been published in the (c) . . . . . .

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

If any of the site is part of an area of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

Agricultural Holdings Certificate

One or other section must be crossed through as not applicable.

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

● None of the land to which the application relates is, or is part of, an agricultural holding.

OR

● I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

Tenant's name	Address at which notice was served	Date on which notice was served

Signed S. A. Walker

On behalf of INFILL CONSULTANTS LTD

Date 16:11:00

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

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

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

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

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

FOR OFFICE USE ONLY

28 NOV 2000 2265

1. **APPLICANT'S NAME** INFILL LAND CONSULTANTS LTD
ADDRESS C/O AGENT

POST CODE **PHONE**

2. If the applicant has an agent, all correspondence will be sent to the agent.
AGENT'S NAME THE ELM PLANNING CONSULTANCY
ADDRESS 17 A SOUTHFIELDS ROAD, EASTBOURNE EAST SUSSEX
POST CODE BN21 1BU **PHONE** 01323 439904

3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.
SITE LOCATION 124 & LAND TO THE REAR OF 126 LONDON ROAD, RUSCOMBE

4. WHAT IS THE APPLICATION FOR ?
Give brief details and state for what purpose this site and any buildings will be used.
THE ERECTION OF 2 NO. DETACHED 5 BEDROOM DWELLINGS & CREATION OF NEW ACCESS

5. Give the area in hectares or part of a hectare
AREA OF SITE 0·2 HA

6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee
OWNERSHIP PROSPECTIVE PURCHASER

7. List all the plans and drawings submitted with the application
PLANS/DRAWINGS 1217/1 & LOCATION PLAN

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

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

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

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

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

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

1769b

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

RESIDENTIAL

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS? (YES/NO)

If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED? (YES/NO)

If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

N/A AT THIS STAGE

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

N/A AT THIS STAGE

16. HOW WILL SURFACE WATER BE DISPOSED OF?

SOAKAWAY

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system (YES/NO)

If no, please give details

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

PROPOSED NEW ACCESS

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

N/A AT THIS STAGE

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

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	2 1? *	1 *	1 1? *
BUNGALOW	1 *	1 *	1 *
FLAT/MAISONETTE	1 *	1 *	1 *
OTHER	1 *	1 *	1 *

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? (YES/NO)

If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS? (YES/NO)

If YES, please ask for and complete Part 3 of the form

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

£380.00

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

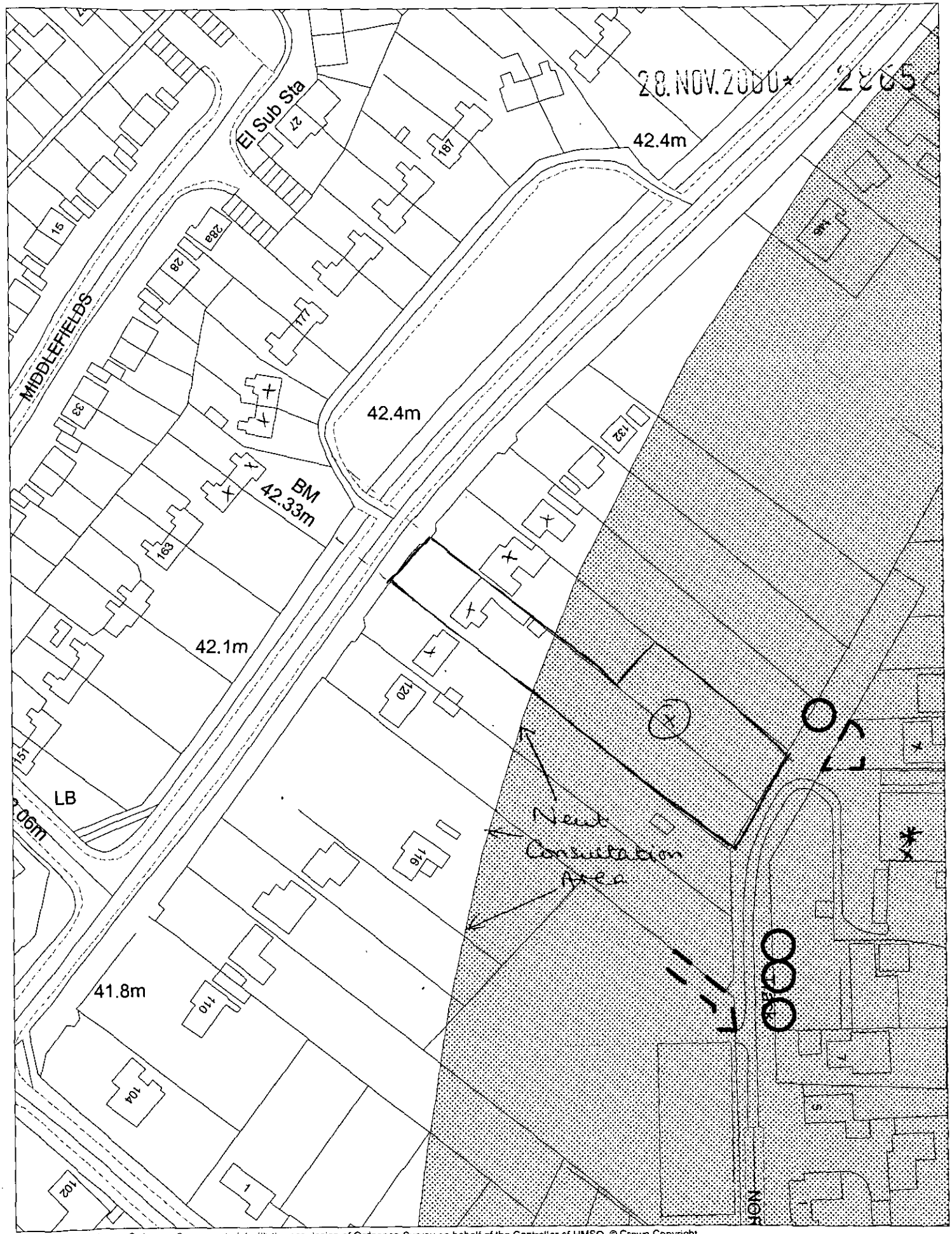
SIGNED S.A. Walker ON BEHALF OF INFILL LAND CONSULTANTS LTD DATE 16.11.00

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

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **O/2000/2865**
CASE OFFICER: **Nicola Lake**
SECTION 106 AGREEMENT Yes ☐ No ☐

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



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Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.
22 November 2000

Scale: 1 : 1250

X SYSTEMS LTD

APPLICATION NO.2865

Name of appellant:
Infill Land Consultants Ltd

Site address:
124 & Land R/O 126 London Rd

Proposal:Outline application for the proposed erection of 2 dwellings & new access(Duplicate application)

1
2866

Case Officer:NL

EOT Agreed Y

Decision

Date 8-8-95

Date Commenced

Date Completed

Appeal Decision

Site visit made on 15 May 2001

by Jane V Stiles BSc(Hons)Arch DipArch RIBA DipLA MLI PhD MRTPI

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

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

Date

1- JUN 2001

Appeal Ref: APP X0360/A/01/1059799
At 124 and land to rear of 126 London Road, Ruscombe

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant outline planning permission.
- The appeal is made by Infill Land Consultants Ltd against the decision of Wokingham District Council.
- The application (Ref.0/2000/2865), dated 16 November 2000, was refused by notice dated 17 January 2001.
- The development proposed is the erection of 2 No. detached 5 bedroom dwellings and creation of new access.

Summary of Decision: The appeal is dismissed.

Procedural Matters

1. The application the subject of this appeal was made in outline with all matters except siting and access reserved for subsequent approval.

2. The appeal proposal is for the demolition of No. 124 London Road and the construction of a new road which would provide an access to one dwelling at the bottom end of the rear garden No. 124 and a second dwelling to the bottom end of the rear garden to 126. I shall therefore consider this appeal on the basis of this proposal.

3. I note that the proposed access road would be constructed to a higher standard than would normally be required for 2 dwellings to enable a more comprehensive development of existing rear gardens to be carried out at a future date. And, the appellant has submitted an illustrative plan (1217/Scheme A) that incorporates the appeal proposal as part of a development of 38 dwellings on a larger site.

4. However, the Council has received a pre-application letter from a different developer with an illustrative drawing for a different proposal of 9 dwellings accessed from an additional driveway located further along London Road.

Main Issues

5. There are 2 main issues in this appeal. First, the effect of the proposal on its host environment. Secondly, whether or not the proposal would make the best use of previously developed land.

Planning Policy

6. Relevant to this appeal are Berkshire Structure Plan (BSP) Policy EN1 and Loddon Area Local Plan Policies LBE1, LBE2 and LH1. I have also attached considerable weight to

Policies WOS3 and WH1 of the emerging Wokingham District Local Plan (Deposit Draft October 1997) due to its advanced stage of preparation.

7. BSP Policy EN1 aims to protect and enhance the environment of built up areas. The design of new development is controlled by Policy LBE1 while Policy LBE2 will not normally permit inappropriate development. Emerging Policy WOS3 sets out the requirements for all development proposals. Policy WH1 reflects the national guidance in PPG 3. In order to make the best use of land in built up areas, it will give favourable consideration to infilling or redevelopment of sites that are not identified in the Plan for residential use subject to 8 criteria.

Reasons

The effect of the proposal on its host environment

8. The section of London Road in which the appeal site is located is characterised by large detached dwellings, which together with their ancillary structures tend to fill the width of their plots. The dwellings are set well back from the front boundaries of their respective sites and there is a wide grass verge to the edge of London Road. No. 124 and its front garden are set about 750mm below the level of the road, but its long rear garden slopes steeply up towards the rear of the site. In general, the rear gardens in the locality have mature and semi-mature landscaping, mainly along their boundaries. At present, there is no backland development within the vicinity of the appeal site.

9. Due to the topography of the site, the proposed 2 dwellings would be sited at a much higher level than that of the existing frontage development along London Road. The proposed dwelling on Plot 1A would be directly opposite the main access driveway to the site. As a result, the proposed development would be visible from both the London Road and from the rear of the existing frontage dwellings. To my mind, 2 isolated dwellings located in this elevated backland position would look at odds with the existing pattern of development and they would appear as an incongruous feature within the remaining garden areas. Consequently, they would cause harm to the character and appearance of their host environment and they would be in breach of BSP Policy EN1 and LALP Policies LBE1, LBE2 and LH1.

Whether or not the proposal would make the best use of previously developed land.

10. I accept that Drawing 1217/Scheme A shows that the rear garden areas to Nos. 112-132 London Road could be amalgamated to make a significant development site. However, the proposal before me relates only to a small central portion of that site. I therefore have no jurisdiction over the larger illustrative proposal. Moreover, there is evidence to suggest that there are other developers interested in bringing forward another section of this backland site but with a different pattern of development to that shown on Drawing 1217/Scheme A. Thus, in the absence of a comprehensive proposal for the redevelopment of this backland area, the present proposal could lead to a fragmented and inefficient redevelopment of the area.

11. In my conclusion, such a situation would not result in an improvement to the quality and attractiveness of the residential area. Consequently, the present proposal would not represent an efficient or effective best use of previously developed land. Therefore, it would be contrary to adopted and emerging local plan policies and to national guidance in PPG 3.

Conclusions

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

Formal Decision

13. In exercise of the powers transferred to me, I dismiss the appeal.

Information

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

Jane Shiles

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 0117-3728443

GTN 1371-6079

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

Your Ref: 0/2000/2865

Our Ref: APP/X0360/A/01/1059799

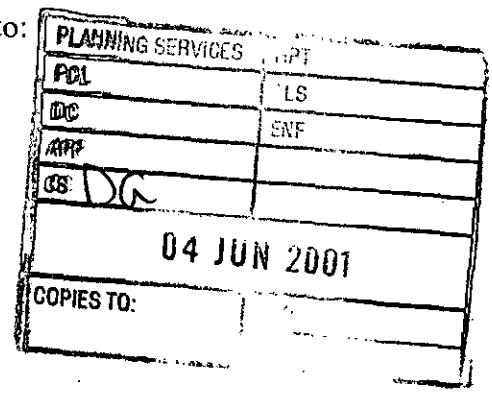
Date: 1 June 2001

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY INFILL LAND CONSULTANTS LTD
SITE AT 124 & LAND REAR OF 126 LONDON ROAD, RUSCOMBE, READING

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

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



The Complaints Officer
The Planning Inspectorate
4/09 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 6PN

Phone No. 0117 372 8252 Fax No. 0117 372 6219

E-mail: Complaints@planning-inspectorate.gsi.gov.uk

Yours faithfully

Miss A Groves

COVERDL1

The Planning Inspectorate

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

Direct Line 0117-3728644
Switchboard 0117-3728000
Fax No 0117-3728804
GTN 1371-8644

4-2122

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

D.C

U.S

04 MAY 2001

COPIES TO:

ACK:

FILE:

Your Ref: 0/2000/2865

Our Ref: APP/X0360/A/01/1059799

Date: 2 May 2001

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY INFILL LAND CONSULTANTS LTD
SITE AT 124 & LAND REAR OF 126 LONDON ROAD, RUSCOMBE, READING

I am writing to inform you that the inspector appointed by the Secretary of State to determine the above appeal in accordance with the provisions of Schedule 6 of the act is:

Dr J V Stiles BSC(Hons)Arch, Dip Arch, RIBA, DipLA, MLI, MRTPI

The Secretary of State has arranged for the inspector to visit the appeal site at 13:00 on Tuesday 15/5/2001. You are requested to arrange for the inspector to be met at the site to enable the inspection to be made.

The inspector will expect to be accompanied by representatives of both parties. If one of the parties fails to arrive, the inspector will determine the most suitable course of action. This could mean that she 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.

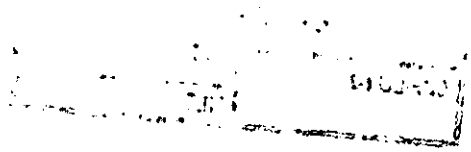
The Inspector will ask the parties to draw attention to any physical features on the site and in its vicinity. In turn the inspector may wish to confirm particular features referred to by interested parties in their written representations.

In general, decision letters are issued within 5 weeks of the 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

Mr A Godfrey

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



209D

(NLA)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Infill Land Consultants Ltd
C/O The Ely Planning Consultancy
17a Southfields Road
Eastbourne
East Sussex
BN21 1BU

Application Number: O/2000/2865

Parish:	**RUSCOMBE**
Location:	**124 & Land Rear Of 126, London Road, Ruscombe, Reading.**
Proposal:	**Outline application for the proposed erection of 2 dwellings and new access (Duplicate Application)**

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 reasons for which are specified hereunder.

Reason
1. The proposed development by reason of its location, setting and form would result in inappropriate development, which would have an incongruous relationship with the existing pattern of built development and the rear garden scenery, to the detriment of the character and appearance of the surrounding area. Therefore the proposed development is considered to be contrary to policy EN1 of the Berkshire Structure Plan, to policies LH1, LBE1 and LBE2 of the Loddon Area Local Plan and to policies WOS3, WBE1 and WH1 of the Wokingham District Local Plan (Deposit Draft).

Reason
2. The proposed development fails to make the best use of the urban land in relationship to its surroundings. Therefore the proposed development is contrary to the provisions of policy WHE1 of the Wokingham District Local Plan and to Planning Policy Guidance Note 3.

Informative

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

Berkshire Structure Plan Policy EN1.

Loddon Area Local Plan Policies LBE1, LBE3 and LH1.

Deposit Draft Wokingham District Local Plan Policies WOS3, WBE1 and WH1.

John Mitchell

John Mitchell
Development Control Manager
Date: 17/01/2001

Notice checked by: _____

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

(NL)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Infill Land Consultants Ltd
C/O The Ely Planning Consultancy
17a Southfields Road
Eastbourne
East Sussex
NB21 1BU

Application Number: O/2000/2866

Parish: **RUSCOMBE**

Location: **124 & Land Rear of 126, London Road, Ruscombe, Reading.**

Proposal: **Outline application for the proposed erection of 2 dwellings and new access (Duplicate application)**

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 reasons for which are specified hereunder.

Reason
1. The proposed development by reason of its location, setting and form would result in inappropriate development, which would have an incongruous relationship with the existing pattern of built development and the rear garden scenery, to the detriment of the character and appearance of the surrounding area. Therefore the proposed development is considered to be contrary to policy EN1 of the Berkshire Structure Plan, to policies LH1, LBE1 and LBE2 of the Loddon Area Local Plan and to policies WOS3, WBE1 and WH1 of the Wokingham District Local Plan (Deposit Draft).

Reason
2. The proposed development fails to make the best use of the urban land in relationship to its surroundings. Therefore the proposed development is contrary to the provisions of policy WHE1 of the Wokingham District Local Plan and to Planning Policy Guidance Note 3.

Informative

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

Berkshire Structure Plan Policy EN1.

Loddon Area Local Plan Policies LBE1, LBE3 and LH1.

Deposit Draft Wokingham District Local Plan Policies WOS3, WBE1 and WH1.

John Mitchell
Development Control Manager
Date: 17/01/2001

Notice checked by: _____

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

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

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

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

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

FOR OFFICE USE ONLY

28 NOV 2000 2265

1. APPLICANT'S NAME: INFILL LAND CONSULTANTS LTD
ADDRESS: C/O AGENT

POST CODE: PHONE:

2. If the applicant has an agent, all correspondence will be sent to the agent

AGENT'S NAME: THE ELY PLANNING CONSULTANCY
ADDRESS: 17 A SOUTHFIELDS ROAD, EASTBOURNE EAST SUSSEX
POST CODE: BN21 1BU PHONE: 01323 439904

3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.

SITE LOCATION: 124 & LAND TO THE REAR OF 126 LONDON ROAD, RUSCOMBE

4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.

THE ERECTION OF 2 NO. DETACHED 5 BEDROOM DWELLINGS & CREATION OF NEW ACCESS

5. Give the area in hectares or part of a hectare

AREA OF SITE: 0·2 HA

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

OWNERSHIP: PROSPECTIVE PURCHASER

7. List all the plans and drawings submitted with the application

PLANS/DRAWINGS: 1217/1 & LOCATION PLAN

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

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

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

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

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

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

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

RESIDENTIAL

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS? (YES/NO)

If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED? (YES/NO)

If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

N/A AT THIS STAGE

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

N/A AT THIS STAGE

16. HOW WILL SURFACE WATER BE DISPOSED OF?

SOAKAWAY

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system (YES/NO)

If no, please give details

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

PROPOSED NEW ACCESS

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

N/A AT THIS STAGE

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

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	2 1? *	1 *	1 1? *
BUNGALOW	1 *	1 *	1
FLAT/MAISONETTE	1 *	1 *	1 *
OTHER	1 *	1 *	1 *

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE?

* STATE No. OF HABITABLE ROOMS

(YES/NO) If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS; THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS?

(YES/NO) If YES, please ask for and complete Part 3 of the form

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

£380.00

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

SIGNED S.A. Walker ON BEHALF OF INFILL LAND CONSULTANTS LTD DATE 16.11.00

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

1789/a

SECTION 66 CERTIFICATE

Application No.

28.NOV.2000* 2865

Please fill in both Certificate A, B, C or D and the Agricultural Holdings Certificate. Delete sections not relevant.

(a) "Owner" means a person having a freehold interest or leasehold interest the unexpired term of which is not less than 7 years.

CERTIFICATE A

I certify that:

at the beginning of the period of 21 days ending with the date of the accompanying application, nobody, except the applicant, was the owner of (a) of any part of the land to which the application relates.

OR

CERTIFICATE B

I certify that:

I have/The applicant has* given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

+ See Note (a) to Certificate A

Owner's(a) name	Address at which notice was served	Date on which notice was served
MR & MRS DAVIS	124 LONDON RD, RUSCOMBE	16.11.00
MR & MRS POULTER	126 LONDON RD, RUSCOMBE	16.11.00

OR

CERTIFICATE C

I certify that

- I/The applicant* cannot issued a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the accompanying application.

- I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

Owner's(a) name	Address at which notice was served	Date on which notice was served

(b) Insert description of steps taken.

- I have/The applicant has* taken all reasonable steps open to me/him/her* to find out the names and addresses of the other owners (a) of the land, or of a part of it, but have/has* been unable to do so. These steps were as follows:

(b) .....

.....

(c) Name of local newspaper circulating in the area where the land is situated.

(d) Date of publication (which must be not earlier than the beginning of the period of 21 days ending with the date of the application).

- Notice of the application as attached to this Certificate, has been published in the (c) .....

on (d) .....

1789/b

CERTIFICATE D

I certify that

● I/The applicant cannot issue a certificate in accordance with paragraph (a) of Section 66 of the Act in respect of the accompanying application.

OR

● I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows:

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

(c) Insert name of local newspaper circulating in the area where the land is situated.

(d) Insert date of publication (which must not be earlier than the beginning of the period of 21 days ending with the date of the application).

● Notice of the application as attached to this Certificate, has been published in the (c) . . . . . .

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

If any of the site is part of an area of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

Agricultural Holdings Certificate

One or other section must be crossed through as not applicable.

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

● None of the land to which the application relates is, or is part of, an agricultural holding.

OR

● I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

Tenant's name	Address at which notice was served	Date on which notice was served

Signed S. A. Walker

On behalf of INFILL CONSULTANTS LTD

Date 16:11:00

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

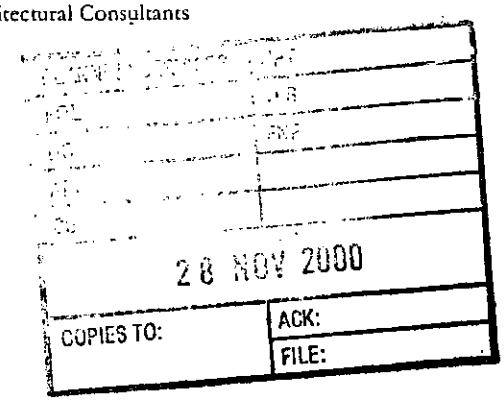
THE ELY

PLANNING & ARCHITECTURAL
CONSULTANCY

Town Planning, Development & Architectural Consultants

28.NOV.2000* 2861

27th November 2000



Nicola Lake
Environmental Services Department
Planning Services
P O Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Nicola,

Proposed erection of 2 no. detached 5 bedroom dwellings and creation of new access at 124 and land to the rear of 126 London Road, Ruscombe.

Further to our recent telephone conversation in respect of the above development, please find enclosed a 12 copies of drawing no: 1217/2. This illustrates the proposed siting and access in respect of the above development only as requested.

I trust that the enclosed plan satisfies your requirements and I look forward to receiving confirmation of the registration of the duplicate planning applications. Should you however have any further queries then please do not hesitate to contact me.

Yours sincerely,

Sally Walker

Sally Walker B A Hons M.R.T.P.I.
cc. Infill Land Consultants Ltd

Encs.

17A Southfields Road, Eastbourne, East Sussex BN21 1BU
Tel / Fax: 01323 439904
also at 29 Denmark Road, Reading, Berkshire RG1 5PA
Tel / Fax: 0118 958 9511 Mobile: 0498 904540 E-mail: theely@anmt5.force9.co.uk
Principal: Sally Walker B.A. Hons., M.R.T.P.I

(NLA)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Infill Land Consultants Ltd
C/O The Ely Planning Consultancy
17a Southfields Road
Eastbourne
East Sussex
BN21 1BU

Application Number: O/2000/2865

Parish: **RUSCOMBE**

Location: **124 & Land Rear Of 126, London Road, Ruscombe, Reading.**

Proposal: **Outline application for the proposed erection of 2 dwellings and new access (Duplicate Application)**

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 reasons for which are specified hereunder.

Reason
1. The proposed development by reason of its location, setting and form would result in inappropriate development, which would have an incongruous relationship with the existing pattern of built development and the rear garden scenery, to the detriment of the character and appearance of the surrounding area. Therefore the proposed development is considered to be contrary to policy EN1 of ~~the Berkshire Structure Plan, to policies LH1, LBE1 and LBE2 of the~~ Loddon Area Local Plan and to policies WOS3, WBE1 and WH1 of the Wokingham District Local Plan (Deposit Draft).

Reason
2. The proposed development fails to make the best use of the urban land in relationship to its surroundings. Therefore the proposed development is contrary to the provisions of policy WHE1 of the Wokingham District Local Plan and to Planning Policy Guidance Note 3.

Informative

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

Berkshire Structure Plan Policy EN1.

Loddon Area Local Plan Policies LBE1, LBE3 and LH1.

Deposit Draft Wokingham District Local Plan Policies WOS3, WBE1 and WH1.

John Mitchell

John Mitchell
Development Control Manager
Date: 17/01/2001

Notice checked by: _____

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

FROM
David Crane

RDO
9599966

40267

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS DG	

22 FEB 2001

ACK:
FILE:

DEVELOPMENT LAND & PLANNING CONSULTANTS LTD

RITZ PLAZA HOUSE, 10 DENTON ROAD
WOKINGHAM, BERKSHIRE, RG40 2DX
Telephone: (0118) 978 9595 Facsimile: (0118) 978 6551
e-mail: dlp.wokingham@talk21.com
Offices also at Bedford and Sheffield

New e-mail address:
wokingham@dlpconsultants.co.uk

Web site:
www.dlpconsultants.co.uk

New office at Bristol

JB/GB/BKS330

21 February 2001

J Mitchell Esq
Development Control Manager
Wokingham District Council
Shute End
WOKINGHAM
RG40 1WR

Dear Mr Mitchell

RE: 124 AND LAND REAR OF 126 LONDON ROAD, RUSCOMBE, READING

I enclose for your attention copies of an appeal submitted today to The Planning Inspectorate in respect of the above site. I enclose copies of the following:

- Letter to The Planning Inspectorate
- Completed planning appeal form
- Accompanying letter, application form and certificate B, dated 16 November 2000
- Application plan 1217/1
- Location plan
- Letter dated 27 November 2000
- Site plan 1217/2
- Refusal notice O/2000/2865 dated 17 January 2001

You will note that I have asked for this appeal to be dealt with by way of written representations. I look forward to receiving your questionnaire in the near future.

I trust that the above and the enclosed are satisfactory. However, if you have any queries or require any further information, please do not hesitate to contact me.

Yours sincerely

Jim Bailey BA (Hons) MRTPI
Director

encs

cc Infill Land Consultants Ltd

DEVELOPMENT LAND & PLANNING
C O N S U L T A N T S L T D
RITZ PLAZA HOUSE, 10 DENTON ROAD
WOKINGHAM, BERKSHIRE, RG40 2DX
Telephone: (0118) 978 9595 Facsimile: (0118) 978 6551
e-mail: dlp.wokingham@talk21.com
Offices also at Bedford and Sheffield

New e-mail address:
wokingham@dlpconsultants.co.uk

Web site:
www.dlpconsultants.co.uk

New office at Bristol

JB/GB/BKS330

21 February 2001

The Planning Inspectorate
Appeals Registry
Tollgate House
Houlton Street
BRISTOL
BS2 9DJ

Dear Sirs

RE: 124 AND LAND REAR OF 126 LONDON ROAD, RUSCOMBE, READING

I enclose for your attention an appeal under s.78 of the Town and Country Planning Act 1990 concerning the refusal by Wokingham District Council of permission for 2 dwellings at the above site. I enclose the following:

- Completed planning appeal form
- Supporting letter, application form and certificate B, dated 16 November 2000
- Application plan 1217/1
- Location plan
- Letter dated 27 November 2000
- Site plan 1217/2
- Refusal notice O/2000/2865 dated 17 January 2001

You will note that I have asked for this appeal to be dealt with by way of written representations. I look forward to receiving your acknowledgement in the near future. If you have any queries or require any further information, please do not hesitate to contact me.

Yours faithfully

Jim Bailey BA (Hons) MRTPI
Director

encs

cc Wokingham District Council
Infill Land Consultants Ltd

THE ELY

PLANNING & ARCHITECTURAL
CONSULTANCY
Town Planning, Development & Architectural Consultants

28.NOV.2000* 2865

16th November 2000

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

Dear Sir,

Proposed erection of 2 no. detached 5 bedroom dwellings and creation of new access at 124 and land to the rear of 126 London Road, Ruscombe.

Please find enclosed duplicate outline planning applications for the erection of 2 no. detached 5 bedroom dwellings at the above site. Accordingly please find enclosed 12 copies of the completed Part 1 planning application form, 2 copies of the completed Certificate of ownership and 12 copies of the location plan at scale 1:1250 and drawing no: 1217/1. Two cheques for the sum each of £380.00 are enclosed, being the appropriate planning application fee in each case.

This development as can be seen from the application drawing forms part of a larger comprehensive development and thus the proposed access has dimensions of sufficient size to cater for the larger development. It is clear that the development the subject of this application would not prejudice in anyway the subsequent development of adjoining land.

Within the approved Loddon Area Local Plan and the deposit Wokingham District Local Plan this site is situated within an identified settlement boundary where the principle of the redevelopment of land such as this planning application site is accepted. In addition it falls within the definition of "previously developed" land as defined within Planning Policy Guidance Note No. 3, Housing. Furthermore it is located within an urban area which is served by public transport links to a range of services and facilities. Each dwelling has a minimum rear garden depth of 11 metres and has been sited such that they would not cause any loss to local residential or visual amenities. I therefore consider that there is no reason why these applications should not receive outline planning permission.

17A Southfields Road, Eastbourne, East Sussex BN21 1BU
Tel / Fax: 01323 439904
also at 29 Denmark Road, Reading, Berkshire RG1 5PA
Tel / Fax: 0118 958 9511 Mobile: 0498 904540 E-mail: theely@anmt5.force9.co.uk
Principal: Sally Walker B.A. Hons., M.R.T.P.I

I look forward to receiving confirmation of the registration of these applications together with the name of the case officer.

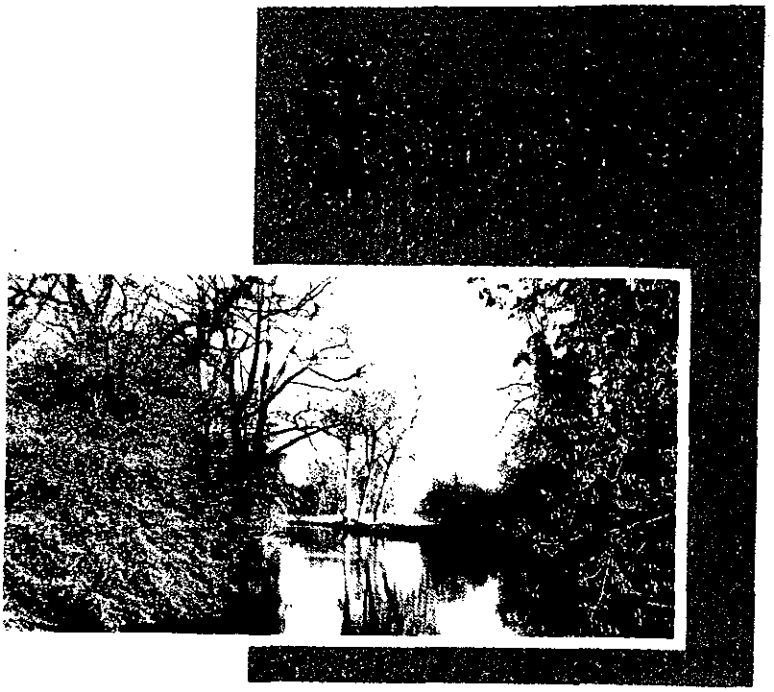
In the meantime if you have any queries arising from the contents or enclosures of this letter, then please do not hesitate to contact me.

Yours faithfully,

Sally Walker

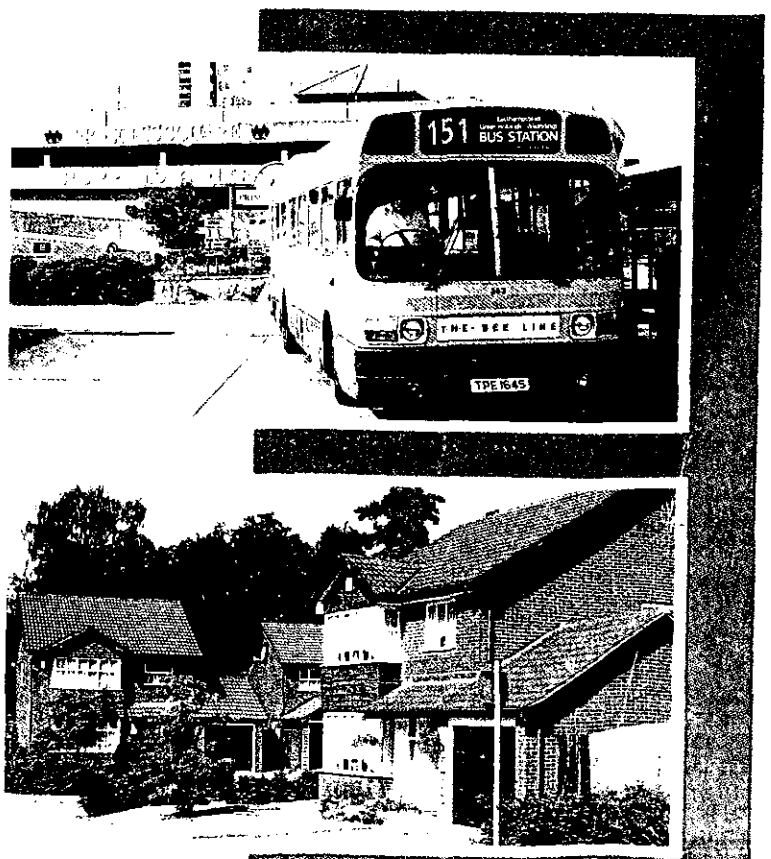
Sally Walker B A Hons M.R.T.P.I.
cc. Infill Land Consultants Ltd

Enc.



BERKSHIRE STRUCTURE PLAN 1991-2006

Incorporating Alterations adopted in August 1997



Babtie
Public Services Division

ENVIRONMENT AND CONSERVATION

MAINTAINING ENVIRONMENTAL QUALITY

6.1 The quality of the County's environment relates to its character, identifiable 'sense of place', and people's living conditions. These depend partly on care for its environment as a whole, including the countryside (dealt with in Chapter 5) and towns, villages and built-up areas which are considered in this chapter. It also concerns : safeguarding and enhancing a number of specific environmental interests, which together contribute to the character of the County; curbing and controlling a number of specific threats to pleasant living conditions; and the conservation of natural resources.

The Environment of the Built-up Areas

6.2 The density, form and quality of buildings, landscape and other elements of the environment in towns, villages and built-up areas have an important bearing on the overall quality of life in the County, especially as the majority of the population live and work in such areas.

Protection and Enhancement of the Environment of Built-Up Areas

Policy ENI **The character and quality of the environment in the towns, villages and other built-up areas will be protected and enhanced. Within these areas development must be appropriate in scale, form, impact, character and siting to its location. In particular :**

(i) **development should embody a high standard of design, layout and landscaping, and help maintain and, where possible, enhance the character of its surroundings;**

(ii) **town and village greens and all open land important to the character of settlements will be protected from development and where necessary enhanced;**

(iii) **the existing tree cover, important areas of vegetation and wildlife habitats will be conserved, and additions to them encouraged;**

(iv) **special attention will be paid to the maintenance and improvement of the character of town and village centres.**

Where appropriate, to achieve optimum use of land and buildings in built-up areas, the re-use of vacant buildings and redevelopment of derelict or genuinely under-used urban land will be supported.

LODDON AREA LOCAL PLAN

Adopted 5 May 1995

Published by: Wokingham District Council
Planning Department
Shute End
Wokingham
Berkshire
RG40 1WR
Telephone: (01734) 778798

allow some development to occur in the identified settlements on unidentified sites in response to needs and opportunities identified by landowners and developers. It is estimated that a further 781 dwellings will be provided in the District on such sites between 1992 and 1998. Details of the basis for this estimation are given in Local Plan Working Paper Four which is available separately from this plan.

❖ *LH1 HOUSING DEVELOPMENT ON UNIDENTIFIED SITES*

WITHIN THE IDENTIFIED SETTLEMENTS RESIDENTIAL DEVELOPMENT IN THE FORM OF INFILLING, ROUNDING OFF AND DEVELOPMENT GENERALLY WILL BE CONSIDERED FAVOURABLY SUBJECT TO LOCAL ENVIRONMENTAL CONSTRAINTS AND OTHER PROVISIONS OF THIS PLAN. IN VIEW OF THE SENSITIVITY OF SUCH PROPOSALS AND THEIR POTENTIAL IMPACT THE PREPARATION OF A DEVELOPMENT BRIEF WILL NORMALLY BE NECESSARY IN BRINGING FORWARD SCHEMES ON SITES OVER 0.4 HECTARE. ON SITES OVER 0.4 HECTARE, AN ELEMENT OF AFFORDABLE HOUSING WILL BE SOUGHT IN ACCORDANCE WITH POLICY LH8.

IN INTERPRETING THIS POLICY, THE DISTRICT COUNCIL WILL PARTICULARLY WISH TO ENSURE THAT THE FOLLOWING CRITERIA (WHICH ARE AMPLIFIED IN OTHER POLICIES WHERE INDICATED) ARE COMPLIED WITH:

(A) THE PROTECTION OF OPEN AND WOODED AREAS, GAPS AND GARDEN AREAS WHICH ARE IMPORTANT TO THE CHARACTER OF THE SETTLEMENT CONCERNED (POLICY LTV6 AND VARIOUS SPECIFIC POLICIES);

(B) NO SIGNIFICANT ADVERSE EFFECT ON THE CHARACTER OF THE AREA (POLICIES LTV6, LBE1 & LBE2);

(C) NO SIGNIFICANT ADVERSE EFFECT ON SETTLEMENT BOUNDARIES AND THE SURROUNDING COUNTRYSIDE (POLICY LTV5);

(D) NO LOSS OF PUBLIC OPEN SPACE OR RECREATIONAL FACILITIES (POLICY LR4);

(E) THE PROVISION OF ADEQUATE GARDEN AREAS, SPACE ABOUT BUILDINGS AND OFF-STREET PARKING FOR ALL NEW DWELLINGS;

(F) THE PRESENCE OF ADEQUATE LOCAL HIGHWAY CAPACITY TO CATER FOR TRAFFIC GENERATED BY THE DEVELOPMENT.



1.2.08 The housing requirement for the five year period to 1998 is based on the provision required by the Approved Structure Plan until 1996, and thereafter on that required by the provision to be made in the Draft Deposit Structure Plan. This gives a total requirement 1992-98 of 3590 units for Wokingham District. Of the total provision (1984-98) some 9630 had been built by March 1992. Permission had also been granted for a further 1785 dwellings on that date and commitments had been entered into subject to legal agreements, for a further 257 dwellings. Together with the 781 houses to be provided on unidentified sites a total of 12229 dwellings have been provided for (taking into account non-implementation of unidentified sites and Lower Earley). Therefore, in the entire District, sites remain to be identified for 991 dwellings.

1.2.09 Sites for 336 dwellings are to be included in the South East Area Local Plan, and 726 additional dwellings have been identified in this Local Plan. This totals 1062 dwellings - more than the requirement to allow for non-implementation of any sites. The total for this Plan area is made up of 470 dwellings to be developed as the main area

1.4 QUALITY AND CONSERVATION OF THE BUILT ENVIRONMENT



NEW DEVELOPMENT, REDEVELOPMENT AND REFURBISHMENT

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

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

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

❖ *LBE1 DESIGN OF NEW DEVELOPMENT*

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

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

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

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

❖ LBE2 INAPPROPRIATE DESIGN

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

ENVIRONMENTAL IMPROVEMENT

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

1.4.05 Often the more attractive and successful an environments have evolved organically over a period of many years and incorporate a variety of architectural styles. In more recent years development in some parts of the District has taken place more comprehensively with little variety in design. In other areas particularly since the war and up to the early 1970's some development has been inserted into an existing area to the detriment of the older urban fabric.

1.4.06 In some areas, district and local shopping centres in particular, where large scale redevelopment has taken place, the opportunity may arise for comprehensive refurbishment since a large part of the urban fabric will tend to age and decay simultaneously. In other areas environmental enhancement of the urban fabric surrounding the buildings may be sufficient to rejuvenate the area as a whole.

❖ LBE3 REFURBISHMENT AND REDEVELOPMENT

ENCOURAGEMENT WILL BE GIVEN TO THE REFURBISHMENT OR PARTIAL REDEVELOPMENT OF AREAS OR INDIVIDUAL SCHEMES WHERE A SIGNIFICANT ENVIRONMENTAL ENHANCEMENT WILL RESULT TO THE BENEFIT OF THE COMMUNITY.

❖ LBE4 ENVIRONMENTAL ENHANCEMENT SCHEMES

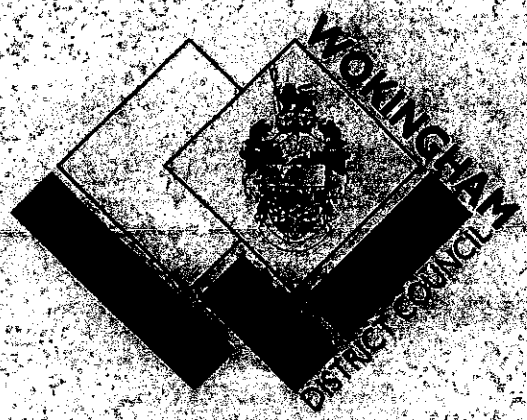
ENVIRONMENTAL ENHANCEMENT SCHEMES WILL BE ENCOURAGED WITHIN THE PLAN AREA AS OPPORTUNITIES ARISE AND WILL INCLUDE THE AREAS AS SHOWN ON THE PROPOSALS MAP AND AS SET OUT IN PART TWO OF THE PLAN.

SUNLIGHT, DAYLIGHT AND NOISE

1.4.07 Daylight penetration into new buildings, and existing buildings affected by new development, is an important amenity consideration as is sunlight penetration of spaces outside windows. In this respect it should always be the intention to maximise penetration of new development and minimise the impact of new development on old as far as is possible. The orientation of rooms, gardens and both public and private spaces is therefore critical since together the two aspects can provide warmth, comfort and pleasant living and working conditions. They can also have some impact on energy consumption by reducing the dependence on artificial lighting and heating. Further guidance on this matter can be found in the District Council's Development Control Guidelines.

❖ LBE5 SUNLIGHT AND DAYLIGHT

IN CONSIDERING PROPOSALS FOR NEW DEVELOPMENT, REDEVELOPMENT AND REFURBISHMENT THE DISTRICT COUNCIL WILL



Wokingham District Local Plan
Deposit Draft

With Proposed Amendments Highlighted

February 2000

- **Proposed Amendments April 1999**
- **Additional Proposed Amendments September 1999**
- **Proposed Transport Amendments February 2000**

POLICY WOS3: DEVELOPMENT CONTROL PRINCIPLES

THE COUNCIL WILL REQUIRE ALL DEVELOPMENT PROPOSALS THAT ARE ACCEPTABLE IN PRINCIPLE WHEN ASSESSED AGAINST OTHER POLICIES OF THIS PLAN TO:

A) BE APPROPRIATE IN SCALE OF ACTIVITY AND CHARACTER TO THE AREA IN WHICH THEY ARE LOCATED AND BE INTEGRATED INTO THEIR LOCAL CONTEXT WITHOUT DETRIMENT TO THE AMENITIES OF ADJOINING LAND USES AND OCCUPIERS

B) ~~RETAIN~~ *HAVE NO SIGNIFICANT DETRIMENTAL IMPACT UPON (***PA 1/6)** IMPORTANT MAN-MADE, LANDSCAPE AND NATURE CONSERVATION FEATURES AND PROVIDE FOR FURTHER LANDSCAPE TREATMENT WHERE RELEVANT TO THE TYPE OF DEVELOPMENT AND/OR THE PROTECTION OF LOCAL VISUAL AMENITY

C) BE BOTH LOCATED AND DESIGNED SO AS TO REDUCE THE NEED TO TRAVEL AND ENCOURAGE THE USE OF WALKING, CYCLING AND PUBLIC TRANSPORT AS ALTERNATIVES TO THE CAR

D) HAVE NO SIGNIFICANT EFFECT ON ROAD SAFETY OR CAUSE HIGHWAY, TRAFFIC GENERATION OR TRAFFIC RELATED ENVIRONMENTAL PROBLEMS

E) PROVIDE BUILDINGS, FACILITIES AND SPACES THAT ARE CAPABLE OF USE BY PEOPLE WHO HAVE MOBILITY OR SENSORY IMPAIRMENT

F) BE OF HIGH QUALITY OF DESIGN THAT RESPECTS THE LOCAL CONTEXT BY VIRTUE OF SITING, LAYOUT, MASSING, MATERIALS, COLOUR AND TEXTURE.

Implementation: Through the development control process.

Monitoring: Planning applications determined.

Services, Amenities and Infrastructure

1.13 It is a principle of good planning that new development should provide the necessary infrastructure, including services and amenities, needed to support the development. This is a material consideration in considering planning applications (as set out in Circular 1/97, *Planning Obligations*). An explicit assessment must be made of infrastructure requirements arising from the development and how these should be met. Such provision is a key element in the quality of life or new and existing residents. Supplementary planning guidance has been produced setting out the implementation of Policy WOS4 below.

POLICY WOS4: SERVICE, AMENITIES AND INFRASTRUCTURE REQUIREMENTS FOR NEW DEVELOPMENT

WHERE DEVELOPMENT IS ACCEPTABLE IN PRINCIPLE, UNDER THE POLICIES OF THIS PLAN, DEVELOPMENT PROPOSALS WILL BE EXPECTED TO HAVE

Cont.

POLICY FRAMEWORK

National Policy

4.5 Advice on design at the national level is limited. There is no Planning Policy Guidance Note purely on design considerations. Paras 13 - 20 and Annex A (paras A1 - A7) of PPG1 refer specifically to the issue of design. Paras 4 - 7 of Planning Policy Guidance Note 3 (PPG 3) *Housing* look at good design in the context of housing development.

4.6 Comprehensive guidance on heritage issues is given in Planning Policy Guidance Note 15 (PPG 15) *Planning and the Historic Environment*. Planning Policy Guidance Note 16 (PPG 16) *Archaeology and Planning* gives advice on archaeology and planning.

Strategic Policy

4.7 The *Berkshire Structure Plan 1991 - 2006* acknowledges that the quality of the County's environment relates to its character, identifiable 'sense of place', and people's living conditions. The plan recognises that these depend partly on care for the built environment, but that also of importance are the maintenance and improvement of interests that have a bearing on the County's character, the limitation and control of specific threats to pleasant living conditions, and the conservation of natural resources.

Supplementary Planning Guidance

4.8 The environmental policies in this plan are augmented by additional guidance in the form of Planning Guidelines, Development Briefs, Design Guides, and Conservation Area Studies. This additional guidance includes detailed advice that is not appropriate for inclusion in the plan. The policies of the plan take precedence over the supplementary planning guidance, and provide the main thrust for environmental policy in the plan area.

THE BUILT ENVIRONMENT

DESIGN PRINCIPLES

4.9 Proposed development should be considered in the context of the surrounding area. This will allow vernacular style and any good features to be interpreted in the new development, helping to contribute to its sense of place.

POLICY WBE1: DEVELOPMENT IN ITS LOCAL CONTEXT

THE COUNCIL WILL REQUIRE GOOD CONTEMPORARY DESIGN THROUGHOUT THE PLAN AREA, WHICH RESPECTS ITS LOCAL CONTEXT. WHEN CONSIDERING ANY APPLICATION FOR DEVELOPMENT THE COUNCIL WILL HAVE REGARD TO THE FOLLOWING CONSIDERATIONS:

a) ITS ENVIRONMENTAL IMPACT

b) ITS VISUAL IMPACT

c) ACCESSIBILITY

Cont.

d) LANDFORM AND ANY NATURAL FEATURES, INCLUDING LANDSCAPE TREATMENT AND ENVIRONMENTAL WORKS

e) THE LOCAL TOWNSCAPE

f) THE LAYOUT, FORM, SCALE, MASSING, AND MATERIALS OF DEVELOPMENT

g) SAFETY AND SECURITY

h) THE PRIVACY AND AMENITY OF THE EXISTING ENVIRONMENT

i) SUPPLEMENTARY PLANNING DESIGN GUIDANCE ADOPTED BY THE COUNCIL.

Implementation: Use of design guidance in the development control process.

Monitoring: Consider quality of development on the ground, including through design awards.

4.10 Not all of the plan area is of the same visual quality. Some parts of it could benefit from environmental improvement, and in some circumstances, this may be achievable through redevelopment opportunities.

POLICY WBE2: IMPROVING ON THE LOCAL CONTEXT

IN AREAS WHERE THE EXISTING ENVIRONMENT DOES NOT EXHIBIT ESPECIALLY PRONOUNCED OR HISTORIC ARCHITECTURAL STYLES, ANY PROPOSALS FOR INFILL DEVELOPMENT SHOULD BE USED AS AN OPPORTUNITY TO CREATE ADDED VISUAL INTEREST AND RAISE THE AREA'S ARCHITECTURAL QUALITY.

Implementation: Through the development control process.

Monitoring: Check quality of development on the ground.

4.11 Because of their extent, large developments are likely to have a greater impact on the environment than smaller scale ones. It is therefore particularly important to ensure a high quality of development within such proposals. Large development areas are probably best considered in terms of a series or pattern of smaller areas, each with its own layout and form of development, and hence its own distinctive character. This should lead to the avoidance of extensive areas of characterless development that bear no relationship to features on the ground.

POLICY WBE3: CHARACTER OF LARGE SCALE DEVELOPMENT

ANY PROPOSALS FOR LARGE SCALE DEVELOPMENT SHOULD PROVIDE A CLEAR AND COHERENT LAYOUT THAT CREATES AREAS OF IDENTIFIABLE CHARACTER WITHIN THE DEVELOPMENT. WHERE DEVELOPMENT IS TO BE CARRIED OUT IN PHASES, THE COUNCIL WILL REQUIRE THE SUBMISSION OF A INDICATIVE LAYOUT FOR THE ENTIRE SITE PRIOR TO THE APPROVAL OF ANY

Cont.

POLICIES

5.12 Only part of the District's housing requirement is met through the allocation of specific areas of land for development. Housing will continue to be built on unidentified sites. In accordance with Berkshire Structure Plan Policies (C1 and H5), these sites will be within the boundaries of identified settlements.

POLICY WH1: *HOUSING DEVELOPMENT - UNIDENTIFIED SITES*

WITHIN THE IDENTIFIED SETTLEMENTS, ON SITES THAT ARE NOT IDENTIFIED IN THE PLAN FOR RESIDENTIAL USE, DEVELOPMENT IN THE FORM OF INFILLING, REDEVELOPMENT AND CHANGE OF USE TO RESIDENTIAL USE WILL BE CONSIDERED FAVOURABLY, SUBJECT TO LOCAL ENVIRONMENTAL AND AMENITY CONSIDERATIONS AND ALL OTHER RELEVANT POLICIES AND PROVISIONS OF THIS PLAN, IN ORDER TO MAKE THE BEST USE OF LAND IN BUILT-UP AREAS.

IN PARTICULAR, THE COUNCIL WILL SEEK TO ENSURE THAT THE FOLLOWING CRITERIA ARE COMPLIED WITH:

a) OPEN AND WOODED AREAS, AND GAPS AND GARDEN AREAS, THAT ARE IMPORTANT TO THE CHARACTER OF THE SETTLEMENT, ARE PROTECTED FROM *INAPPROPRIATE* **(PA 5/3)** DEVELOPMENT

b) THERE IS NO SIGNIFICANT ADVERSE EFFECT ON THE CHARACTER OF THE AREA, INCLUDING ON ANY CONSERVATION AREA

c) THERE IS NO SIGNIFICANT ADVERSE EFFECT ON ANY RESIDENTIAL PROPERTY OR LISTED BUILDING

d) THERE IS NO SIGNIFICANT ADVERSE EFFECT ON THE SETTLEMENT BOUNDARY OR ON THE ADJOINING COUNTRYSIDE

e) THERE IS NO SIGNIFICANT ADVERSE EFFECT ON ANY INTEREST OF NATURE CONSERVATION IMPORTANCE

f) THERE IS NO LOSS OF RECREATIONAL FACILITIES OR PUBLIC OPEN SPACE

g) THERE IS ADEQUATE LOCAL HIGHWAY AND INFRASTRUCTURE CAPACITY TO CATER FOR TRAFFIC AND OTHER DEMANDS GENERATED BY THE DEVELOPMENT, WITH, WHERE SEEN AS NECESSARY, THE PROVISION OF ROAD SAFETY MEASURES. IT WILL BE NECESSARY TO CONSIDER THE CUMULATIVE EFFECT ON ROADS AND INFRASTRUCTURE OF PROPOSED DEVELOPMENTS IN THE SAME AREA, TO DETERMINE THEIR ACCEPTABILITY UNDER THIS CRITERION

Cont.

h) ~~AN ELEMENT OF AFFORDABLE HOUSING IS PROVIDED IN SCHEMES OF 25 OR MORE DWELLINGS IN SETTLEMENTS OF UNDER 3,000, AND IN SCHEMES OF 40 OR MORE DWELLINGS ELSEWHERE. FOR THE AVOIDANCE OF DOUBT, THE SETTLEMENTS WHERE THE 40 DWELLINGS REQUIREMENT APPLIES COMPRISE EARLEY, NORTH FINCHAMPSTEAD, TWYFORD, WARGRAVE, WINNERSH, WOKINGHAM, CROWTHORNE (PINEWOOD) AND WOODLEY. NEW DEVELOPMENT WILL BE EXPECTED TO COMPLY WITH THE COUNCIL'S SERVICE, AMENITY, AND INFRASTRUCTURE REQUIREMENT (S.A.I.R.).~~

h) *AN ELEMENT OF AFFORDABLE HOUSING IS PROVIDED IN RESIDENTIAL SCHEMES OF 15 OR MORE DWELLINGS OR OF 0.5 HECTARE OR MORE IN SETTLEMENTS OF 3,000 OR FEWER, AND OF 25 OR MORE DWELLINGS OR OF 1 HECTARE OR MORE ELSEWHERE. THE SETTLEMENTS WHERE THE 25 DWELLINGS REQUIREMENT APPLIES COMPRISE CROWTHORNE (PINEWOOD), EARLEY, NORTH FINCHAMPSTEAD, TWYFORD, WARGRAVE, WINNERSH, WOKINGHAM AND WOODLEY. NEW DEVELOPMENT WILL BE EXPECTED TO COMPLY WITH THE COUNCIL'S SERVICE, AMENITY, AND INFRASTRUCTURE REQUIREMENT (S.A.I.R.).*
(PA 5/4)

PROPOSALS FOR RESIDENTIAL DEVELOPMENT WILL BE JUDGED AGAINST THE COUNCIL'S PLANNING GUIDELINES FOR THEIR ACCEPTABILITY UNDER DESIGN AND PARKING CRITERIA.

Implementation: Planning permissions to private and public sector housebuilders, having regard to Planning Guidelines.

Monitoring: Planning applications.

~~***POLICY WH1A: HOUSING DEVELOPMENT - INFILLING GAPS WITHIN GROUPS AND MINOR EXTENSIONS TO GROUPS OUTSIDE SETTLEMENTS***~~

~~*SENSITIVE INFILLING OF SMALL GAPS WITHIN SMALL GROUPS OF HOUSES AND MINOR EXTENSIONS TO GROUPS OUTSIDE DESIGNATED GREEN GAPS (POLICY WCC 2) FOR RESIDENTIAL USE WILL BE ACCEPTABLE SUBJECT TO LOCAL ENVIRONMENTAL AND AMENITY CONSIDERATIONS AND ALL OTHER RELEVANT POLICIES AND PROVISIONS OF THIS PLAN.*~~

~~*IN PARTICULAR, THE COUNCIL WILL REQUIRE COMPLIANCE WITH THE FOLLOWING CRITERIA:*~~

~~a) *OPEN AND WOODED AREAS, AND GAPS AND GARDEN AREAS, THAT ARE IMPORTANT TO THE CHARACTER OF THE AREA, ARE PROTECTED FROM INAPPROPRIATE DEVELOPMENT*~~

~~b) *THERE IS NO ADVERSE EFFECT ON THE CHARACTER OF THE AREA, INCLUDING ON ANY CONSERVATION AREA OR AREA OF SPECIAL CHARACTER*~~

~~c) *THERE IS NO ADVERSE EFFECT ON ANY RESIDENTIAL PROPERTY OR LISTED BUILDING*~~

~~d) *THERE IS NO ADVERSE EFFECT ON THE ADJOINING COUNTRYSIDE*~~

~~e) *THERE IS NO ADVERSE EFFECT ON ANY INTEREST OF NATURE CONSERVATION IMPORTANCE*~~

~~f) *THERE IS NO LOSS OF RECREATIONAL FACILITIES OR PUBLIC OPEN SPACE*~~

Nicola Lake

From: Andy Glencross
Sent: 15 December 2000 12:07
To: Nicola Lake
Subject: Planning application No O/2000/2866

Hi Nicola

My comments on the above are as follows.

There appear to be no ecological grounds to object to this planning application.

However there are great crested newts recorded in nearby ponds and we should attach the following rider to the application "If Newts are encountered at any point during development then all works must stop immediately and local English Nature office must be informed."

I hope this is of help to you.

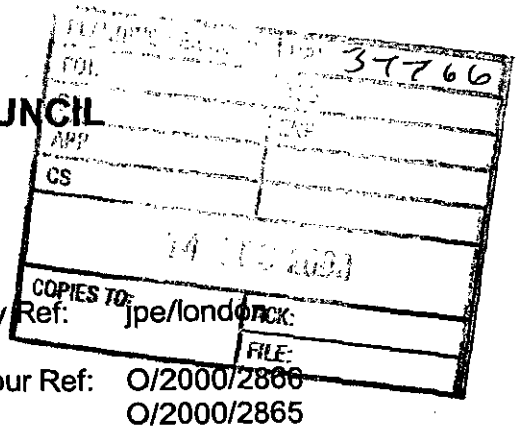
Cheers

Andy Glencross
Countryside Officer (Biodiversity)

126 London Road.

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM



From: Joanne Ellis, Environmental Health

My Ref: jpe/london

To: Nicola Lake, Development Control

Your Ref: O/2000/2866
O/2000/2865

Date: 12 December 2000

PROPOSAL: OUTLINE APPLICATION FOR THE PROPOSED ERECTION OF 2 DWELLINGS AND NEW ACCESS

ADDRESS: 124 & LAND REAR OF 126 LONDON ROAD, RUSCOMBE

I have no environmental health objections to this proposal with the imposition of the following conditions:-

1 Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8am and 7pm Monday to Friday and 8am to 1.30pm Saturdays and at no time on Sundays, Bank or National Holidays.
Reason - To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

TO: **DEVELOPMENT CONTROL**
Nicola Lake

FROM: Environmental Design

DATE: 19th December 2000

Location: 124 and rear of 126 London Road, Ruscombe.

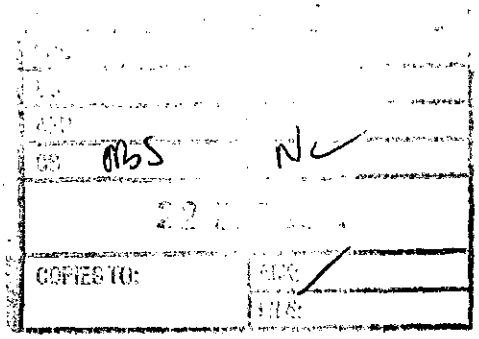
Proposal: Outline application for the erection of 2 dwellings and new access (Duplicate application).

Application Number: O/2000/2865

In response to your consultation dated 30th November 2000 for the above application, the arboricultural comments are as follows:

The site slopes steeply to the rear. There are a number of trees that will need to be removed although none of them are so significant as to warrant including in a TPO and refusing planning permission. Should the principle of this development and future development be acceptable I would recommend that a condition be attached requiring that a tree survey be submitted showing trees to be removed and those, which can be retained. By carefully designing the access road in relation to trees it should be possible to retain some of them to enhance the development. Further planting can be carried out if required.

Neil Etherington
Senior Arboriculturist



130, London Rd.,
Ruscombe,
Reading,
Berks., RG10 9HJ

18th December 2000

The District Planning Officer,
Wokingham District Council,
Planning Department,
PO Box 157
Council Offices, Shute End,
Wokingham, Berks., RG40 1WR

Dear Sir,

Planning Applications O2000/2865 & 2866

Planning Applications 2865 and 2866 propose the construction of two houses on land which is currently part of 124 and 126 London Road. It is proposed to demolish the house at 124 to make room for an access road onto London Road. I wish to object to the proposal on the following grounds:-

1. The new houses would add to the load on the foul drainage system. During the recent heavy rain the foul drainage system has been unable to cope. The contents were discharged onto my neighbour's ground at 128. There is very little difference between the levels of the manhole covers at 128 and at 130, and there was a small seepage here as well. We were unable to use the drains for several hours. It is evident that storm water is getting in, either by deliberate or accidental introduction somewhere else in the foul drainage system. To approve the proposal would be equivalent to inviting the occupants of the new houses to relieve themselves in our front gardens during similar rain events. There should be no new houses built until the problems with the foul drainage system have been removed.

2. The access road would emerge onto London Road directly opposite another access road which is used by several houses on the other side of the road. The junction would become a new cross roads. London Road is already subject to regular traffic accidents at T-junctions into Pennfields and Northbury Avenue. The position of the proposed access road is likely to increase the danger of accidents.

3. On a lesser point the proposal is clearly not correct. The site has many trees. It would be impossible to build as proposed without cutting some of them down. If this entry is wrong, I would doubt whether the rest of the proposal is correct.

Yours sincerely

R.A.Bromley.

R.A.Bromley

HIGHWAYS CONSULTATION SHEET

From: Nicola Lake **Date:** 30 November 2000

Application Number: O/2000/2865

Proposal: Outline application for the proposed erection of 2 dwellings and new access (Duplicate Application)

Parish: RUSCOMBE PARISH

Site Address:
124 & Land Rear Of 126, London Road, Ruscombe, Reading.

Applicant:
Infill Land Consultants Ltd C/O The Ely Planning Consultancy.

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

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☐ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☐ Recommend approval with **no** condition(s) or reason(s).

Comment.

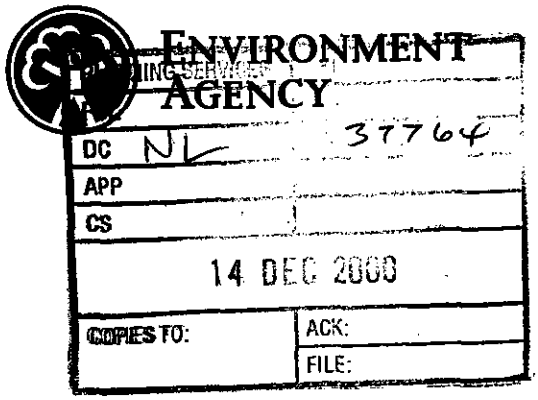
The access doesn't need to be built to this standard. For up to 5 dwellings a shared private drive would be acceptable, however if future development is to be considered then the land will need to be kept available to make the access up to an adoptable standard.

Signed: _____ **Print name:** Adam Coggins.

12/12/00

Our ref: SP\2000\002804\001
Your ref: O/2000/2866

Date: 11th December 2000



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

Attention: Nicola Lake

Dear Madam,

PROPOSED ERECTION OF 2 DWELLINGS & NEW ACCESS AT 124 & LAND REAR OF 126 LONDON RD, RUSCOMBE, READING

Thank you for your letter dated 28th November 2000 which was received on 4th December 2000. You are asked to quote the following reference in any correspondence: SU77NE/10/25.The Environment Agency has the following comments:

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

PLANNING CONDITIONS

CONDITION: No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3 metres in depth below existing ground level.
REASON: To prevent pollution of groundwater.

CONDITION: No soakaways shall be constructed in contaminated ground.
REASON: To prevent pollution of groundwater.

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

PLANNING INFORMATIVES

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

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

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 7SQ
Telephone : 01276 454300 Fax : 01276 454301

ADVICE TO PLANNING AUTHORITY

LAND DRAINAGE : CONTACT AMANDA REED ON 01276 454 331

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

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

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

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

ADVICE TO APPLICANT

ENVIRONMENT PROTECTION : CONTACT NICK WEDDELL ON 01276 454 405

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

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

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

The applicant should ensure that any increase in the volume of sewage effluent discharge is within the conditions of an existing discharge consent.

DECISION NOTICE

Would you please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent. If you have any further queries please do not hesitate to contact me on 01276 454 323, quoting the reference cited at the beginning of this letter.

Yours faithfully

Cont/d..

Sarah Paxman
Development Planning Officer

Cc. The Ely Planning Consultancy, 17A Southfields Road, Eastbourne, BN21 1BU

Proposed conditions in the event of the Appeal being allowed, without prejudice to the Council's case - 124 + 126 London Road, Ruscombe.

Conditions

1. a) Approval of the details of the siting, design and external appearance of the buildings, the landscaping of the site and internal planning of the dwellings (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.

b) Application for approval of the reserved matters referred to in a) above shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

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

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

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

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

5. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 7 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays.

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

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

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

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

10. No soakaways shall be constructed such that they penetrate the water table and they shall not in any event exceed 3 metres in depth below existing ground level.

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

12. The details to be submitted in pursuance of condition (01) above shall show details of land reserved for the parking, garaging and turning of motor vehicles. The approved details shall be implemented prior to the occupation of any of the approved development, and thereafter be retained. No development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) or not; shall be carried out on the land so shown or in such a position as to preclude vehicular access to the reserved spaces.

13. Before any other part of the development hereby permitted is commenced, the proposed vehicular access shall be formed and provided with visibility splays of 120m by 2.4m in both directions in accordance with details to be submitted to and approved by the Local Planning Authority. The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height and maintained clear of any obstruction exceeding 0.6 metres in height at all times.

Reasons

1. a) No such details have been submitted.

   b) & c) In pursuance of Section 92(2) of the Town and Country Planning Act 1990.

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

3. To safeguard the visual amenities of neighbouring properties and the locality.

4. To safeguard the character of the premises and the residential and visual amenities of the occupiers of adjoining properties.

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

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

7. In the interests of highway safety and convenience.

8. In the interests of visual amenity.

9. In the interests of visual amenity.

10. To prevent pollution of groundwater.

11. To prevent the increased risk of flooding and to improve water quality.

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

13. In the interests of highway safety and convenience.

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

APPEAL BY: Infill Land Consultants Ltd
SITE: 124 & Land R/O 126 London Rd, Ruscombe
APPLICATION NO.: 2865
PROPOSAL: Outline application for the proposed erection of 2 dwellings & new access(Duplicate application)

LIST OF PERSONS CIRCULATED WITH NOTICE OF APPEAL

District Councillor(s) for Twyford

Mr S R Conway

Mrs C A Ferris

Mrs D D Tomlin

Clerk(s) of Parish / Town Council of Ruscombe

Mr D J Couzens, 47, Hermitage Drive, Twyford RG10 9HT

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

Environmental Design, WDC
-Landscape & Trees

Environmental Health, WDC
FAO Joanne Ellis

Environment Agency, Swift House, Frimley Business Park, Camberley, Surrey GU16 7SQ

Andy Glencross, Countryside Ranger, Dinton Pastures, Davis St, Hurst, Berks

Applicationo	Name & Address
O/2000/2865	R A Bromley 130 London Road Ruscombe RG10 9HJ

App refused
Letter sent 19/01/01

16.a.	What is the date you told those you notified about the appeal that we must receive any further comments by?	11/04/01
b.	Copies of the following documents must, if appropriate, be enclosed with this questionnaire.	Number of Documents Enclosed / N/A
i)	representations received from interested parties about the original application	4
ii)	the planning officer's report to committee	✓
iii)	any relevant committee minute	✓
17.	FOR APPEALS DEALT WITH BY WRITTEN REPRESENTATIONS ONLY *Do you intend to send another statement about this appeal?* If NO, please send the following information:-	YES / ~~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 our Inspector to note at the site visit.	
18.	THE MAYOR OF LONDON CASES ONLY	
a.	Was it necessary to notify the Mayor of London about the application? If YES please attach a copy of that notification.	YES / NO
a.	Did the Mayor of London issue a direction to refuse planning permission If YES, please attach a copy of that direction.	YES / NO

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

Signature: Dymell on behalf of WOKINGHAM DISTRICT Council

Date sent to us and the appellant 14/03/01 OUR REF: 0/2000/2865

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The Copyright Unit
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The Planning Inspectorate

For official use only
Date received

QUESTIONNAIRE

To be used for all appeals made on or after August 2000

PLANNING, LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT

APPEAL REF: APP/X0360/A/01/1059799 **GRID REF:**

APPEAL BY: INFILL LAND CONSULTANTS LTD

SITE: 124 & Land R/O 126 London Rd, Ruscombe

You must ensure that a copy of a completed questionnaire, together with any enclosures, is received by us and the appellant, within 2 weeks of the 'starting date' given in our letter. Please send our copy to the case officer. Their address is shown on our letter.

If notification or consultation under an Act, Order or Departmental Circular would have been necessary before granting permission and has not yet taken place, please inform the appropriate bodies of the appeal now and ask for any comments to be sent direct to us within 6 weeks of the 'starting date'.

NB: PLEASE TELL US OF ANY CHANGES TO THE INFORMATION YOU HAVE GIVEN ON THIS FORM.

1.	Do you agree to the written representations procedure?	YES / ~~NO~~
OR	Do the you wish to be heard by an Inspector at: a. a local inquiry?	~~YES~~ / NO
	or b. a hearing?	~~YES~~ / NO
2. a.	If the written procedure is agreed, could the Inspector see the whole site clearly from a road or other public land?	~~YES~~ / NO
b.	From your knowledge of the issues, would our Inspector need to enter the site for any reason e.g. to view/measure any dimensions from within it?	YES / ~~NO~~
3.	Does the appeal relate to an application for approval of reserved matters?	~~YES~~ / NO
4.	Was an Article 7 (Regulation 6 for listed building or conservation area consent) certificate submitted with the application?	~~YES~~ / ~~NO~~ / NA
5.	Was it necessary to advertise the proposals under Article 8 of the GDPO 1995 *and/or Section 73 of the Planning* (Listed Buildings and Conservation Areas) Act 1990?	~~YES~~ / NO

6. Is the appeal site within an approved Green Belt or AONB?	
Please specify which	YES / NO
7. Is there a known surface or underground mineral interest at or within 400 metres of the appeal site which is likely to be a material consideration in determining the appeal? (If YES, please attach details.)	YES / NO
8. a. Are there any other appeals or matters relating to the same site or area still being considered by us or the Secretary of State? If YES, please attach details and, where necessary, give our reference numbers.	YES / NO
b. Would the development require the stopping up or diverting of a public right of way? If YES, please provide an extract from the Definitive Map and Statement for the area, and any other details.	YES / NO
9. Is the site within a Conservation Area? If YES, please attach a plan of the Conservation Area. (If NO, go to Q11.)	YES / NO
10. Does the appeal relate to an application for conservation area consent?	YES / NO
11.a. Does the proposed development involve the demolition, alteration or extension of 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 11a or b is YES, please attach a copy of the relevant listing description from the List of Buildings of Special Architectural or Historic Interest. (If NO, go to Q13.)	
12. Has a grant been made under Sections 3A or 4 of the Historic Buildings and Ancient Monuments Act 1953?	YES / NO
13.a. Would the proposals affect an Ancient Monument (whether scheduled or not)?	YES / NO
b. If YES, was English Heritage consulted ? Please attach a copy of any comments	YES / NO
14.a. Is the appeal site in or adjacent to or likely to affect an SSSI? If YES, please attach the comments of English Nature.	YES / NO
b. Are any protected species likely to be affected by the proposals? If YES, please give details.	YES / NO

15. Copies of the following documents must, if appropriate, be enclosed with this questionnaire:		
a Is the development in Schedule 1 or column one of Schedule2 of the Town & Country Planning (Environmental Impact Assessment)(England & Wales)	YES / NO	
Regulations 1999? If YES, please indicate which Schedule.	Sch 1	Sch 2 col 1
b. Is the development within a 'sensitive area' as defined by regulation 2 of the Town & Country Planning (Environmental Impact Assessment)(England & Wales) Regulations 1999?	YES / NO	
c. Has a screening opinion been placed on Part 1of the planning register? If YES, please send a copy to us.	YES / NO	
	Number of Documents Enclosed	N/A
d. Any comments or directions received from the Secretary of State, other Government Departments or statutory agencies / undertakers whether or not as a result of consultations under the GDPO;	2	
e. Any representations received as a result of an Article 7 (or Regulation 6) notice;		✓
f. A copy of any notice published under Article 8 of the GDPO 1995; and/or Section 73 of the Planning (Listed Buildings and Conservation Areas)Act 1990; and/or Regulation 5 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990;		✓
g. Any representations received as a result of a notice published under Article 8 and/or Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (or Regulation 5);		✓
h. Details of any other applications or matters you are currently considering relating to the same site;		✓
i. For all appeals, including those against non determination, you must provide details of all relevant development plan policies. *Each extract must include the front page, the title and date of approval or adoption. Where plans & policies have not been approved or adopted, please give the stage or status of the plan.*	3	
j. Any supplementary planning guidance, together with its status, that you consider necessary.		✓
k. A list of any conditions or limitations you would agree to if the appeal were to be allowed;	1	
l. Any other relevant information or correspondence you consider we should be aware of.		✓

Proposed conditions in the event of the Appeal being allowed, without prejudice to the Council's case - 124 + 126 London Road, Ruscombe.

Conditions

1. a) Approval of the details of the siting, design and external appearance of the buildings, the landscaping of the site and internal planning of the dwellings (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.

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Reasons

1. a) No such details have been submitted.

   b) & c) In pursuance of Section 92(2) of the Town and Country Planning Act 1990.

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

3. To safeguard the visual amenities of neighbouring properties and the locality.

4. To safeguard the character of the premises and the residential and visual amenities of the occupiers of adjoining properties.

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

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

7. In the interests of highway safety and convenience.

8. In the interests of visual amenity.

9. In the interests of visual amenity.

10. To prevent pollution of groundwater.

11. To prevent the increased risk of flooding and to improve water quality.

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

13. In the interests of highway safety and convenience.

Tel. (0118) 974 6448 (Direct Line)
Date: April 10, 2001
My ref: O/2000/2865
Your ref: APP/X0360/A/01/1059799

Miss A Groves
The Planning Inspectorate
Room 1004
Tollgate House
Houlton Street
BRISTOL
BS2 9DJ

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

Dear Miss Groves

APPEAL BY: Infill Land Consultants Ltd

SITE: 124 & Land to the Rear of 126 London Road, Ruscombe.

With reference to this appeal, I enclose a copy of the Council's statement of case.

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date: March 14, 2001
My ref: O/2000/2865
Your ref: APP/X0360/A/01/1059799

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

Miss A Groves
The Planning Inspectorate
Room 1004
Tollgate House
Houlton Street
BRISTOL
BS2 9DJ

Dear Miss Groves

APPEAL BY: Infill Land Consultants Ltd
SITE: 124 & Land R/O 126 London Rd, Ruscombe

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

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date. March 14, 2001
My ref: O/2000/2865
Your ref: BKS/330

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

DLP Consultants Ltd
Ritz Plaza House
10 Denton Rd
Wokingham
Berks
RG40 2DX

Dear Sirs

APPEAL BY: **Infill Land Consultants Ltd**
SITE: **124 & land r/o 126 London Rd, Ruscombe**

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

I have also sent copies to The Planning Inspectorate.

Yours faithfully

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date. March 2, 2001
My ref. O/2000/2865
Your ref.

R A Bromley
130 London Road
Ruscombe
RG10 9HJ

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,

TOWN AND COUNTRY PLANNING ACT 1990
APPEAL BY: Infill Land Consultants Ltd
SITE: 124 & Land to the rear of 126 London Rd, Ruscombe
PROPOSAL: Outline application for the proposed erection of 2 dwellings & new access (Duplicate application)

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

Comments already made, following the original application for planning permission, will be forwarded to The Planning Inspectorate and copied to the appellant

As your interests may be affected, you can give your views on the appeal in writing to Miss A Groves The Planning Inspectorate, Room 1004, Tollgate House, Houlton Street, Bristol, BS2 9DJ. You should, if possible, send three copies quoting reference APP/X0360/A/01/1059799. Comments received after 11/04/01 will not normally be seen by the Inspector & will be returned.

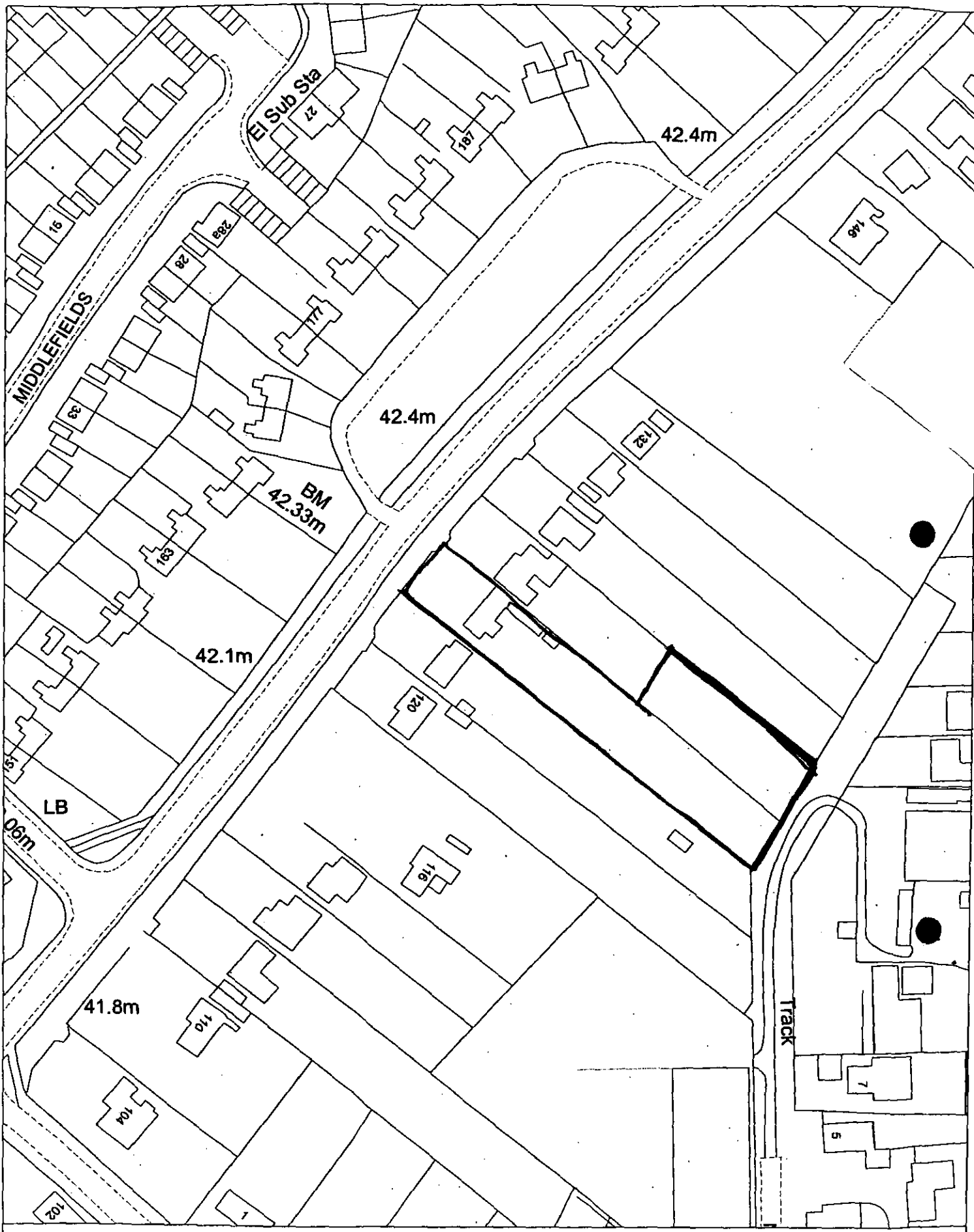
The application, decision notice, and the appellant's grounds of appeal may be inspected in the Environmental Services Department (Planning) at the Civic Offices, Shute End, Wokingham, Berkshire during normal office hours (08.30 to 17.00 on Mondays to Thursdays, 16.00 on Fridays).

A free booklet, Guide to taking part in Planning Appeals, is available from this office.

If you wish to be notified of the result of the appeal, you should write to Miss Groves at the Planning Inspectorate requesting a copy of the decision. Please quote reference APP/X0360/A/01/1059799.

Yours faithfully

Denise Gumbrell
Appeals Assistant



Site Plan, Scale: 1 to 1250

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Date: 2 March 2001

N
W E
S

The Planning Inspectorate

Room 1004
Tollgate House
Houlton Street
Bristol BS2 9DJ
http://www.planning-inspectorate.gov.uk

Direct Line 0117-9876079
Switchboard 0117-9878000
Fax No 0117-9878443
GTN 1374-6079

DG

COPIES TO: ACK: FILE:

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

Your Ref: 0/2000/2865

Our Ref: APP/X0360/A/01/1059799

Date: 28 February 2001

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY INFILL LAND CONSULTANTS LTD
SITE AT 124 & LAND REAR OF 126 LONDON ROAD, RUSCOMBE, READING

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

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

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

You must **submit** the following documents within this timetable:

Within 2 weeks from the starting date -

You must notify any statutory parties and interested persons who were consulted at application stage and those who made comments that the appeal has been made. You should tell them that: -

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

You must submit a copy of a completed appeal questionnaire and supporting documents to the appellant and me (including relevant development plan policies when appeals are against non-determination).

Within 6 weeks from the starting date -

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

Within 9 weeks from the starting date -

You and the appellant must submit 2 copies of any final comments on each other's statement and any comments on any representations from interested parties to me. Your final comments must not be submitted in place of, or to add to, your 6 week statement. I will forward the appellant's final comments to you at the appropriate time.

Site visit arrangements

We will arrange for our Inspector to visit the appeal site and we will send you the details. In most cases the visit will be arranged within 12 weeks of the **starting date**.

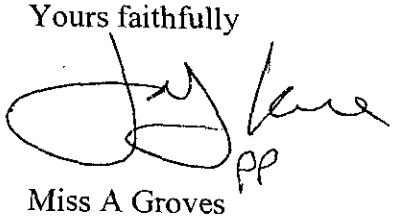
You **must keep to the timetable** set out above and ensure your representations are submitted within the deadlines. If not, your representations will not normally be seen by the Inspector and they will be returned to you. Inspectors will not accept representations at the site visit, nor will they delay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

Planning obligations - Section 106 agreements

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

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

Yours faithfully



Miss A Groves

102(BPR)

The Planning Inspectorate

For official use only
Date received

PLANNING APPEAL FORM

Please send each appeal on a separate form

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

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

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

A. APPELLANT DETAILS

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

Name: Infill Land Consultants Ltd

Address: c/o Agent

Your reference:

Daytime phone no:

Fax no:

Postcode:

E-mail address:

B. AGENT DETAILS (if any)

Name: DLP Consultants Ltd

Address: Ritz Plaza House
10 Denton Road
Wokingham, Berkshire

Postcode: RG40 2DX

Your reference: BKS/330

Daytime phone no: 0118 978 9595

Fax no: 0118 978 6551

E-mail address: wokingham@dlpconsultants.co.uk

C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the LPA: Wokingham District

LPA's application reference no: O/2000/2865

Date of the planning application: 16.11.00

Date of LPA's decision notice (if issued): 17.1.01

D. APPEAL SITE ADDRESS

Address: 124 and land rear of 126 London Road, Ruscombe, Reading

Postcode: RG10 9HJ

National grid reference:

(Please see the key on an Ordnance Survey map for instructions; this should be 2 letters and 6 numbers, eg TQ 298407)

E. DESCRIPTION OF THE DEVELOPMENT

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

Erection of 2 dwellings and new access.

Size of the whole appeal site *(in hectares)*

0.2

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

F. REASON FOR THE APPEAL

This appeal is against the decision of the LPA to:

*Please tick **one** box only* ✔

1. Refuse planning permission for the development described in Section E. ☑
2. Grant planning permission for the development subject to conditions which you do not like. ☐
3. Refuse approval of details listed under a previous outline planning permission. ☐
4. Grant approval of details listed under a previous outline planning permission subject to conditions which you do not like. ☐
5. Refuse to approve any matter required by a condition on a previous planning permission (other than those in 3 or 4 above). ☐

   or 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. GROUNDS OF APPEAL

If you want your appeal dealt with by the written procedure, your **FULL STATEMENT MUST** be made, otherwise we will return the appeal form. You should give a clear explanation of why you disagree with each of the LPA's reasons for not granting permission, if appropriate. Please continue on a separate sheet(s) if you need to and attach them to this form. If you have requested a hearing or an inquiry, please provide a brief outline of your case.

The proposed 2 dwellings are to be built on rear garden land, in accordance with PPG3 advice, which encourages best use of under-used urban land. The dwellings will not harm the character of the area or prejudice comprehensive development at some time in the future. The proposal complies with relevant development plan policies and the appeal should be allowed.

G. GROUNDS OF APPEAL (continued)

H. CHOICE OF PROCEDURE

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

*Please tick **one** box only* ✔

1. WRITTEN REPRESENTATIONS ☑

Can the whole site be seen from a road or other public land and there is no need for the Inspector to enter the site (eg to take measurements or to enter a building)? If yes, please tick the box. If so, we will arrange an unaccompanied site visit. ☐

2. HEARING ☐

Although you may prefer a hearing, we will decide whether a hearing is suitable for your appeal after consulting the LPA.

3. INQUIRY ☐

Please give reasons why you think an inquiry is necessary.

I. APPEAL SITE OWNERSHIP DETAILS

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

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

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 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 notice served	Date the notice was served
Mr & Mrs Davis	124 London Road, Ruscombe	21.2.01
Mr & Mrs Poulter	126 London Road, Ruscombe	21.2.01

CERTIFICATES C and D ☐

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

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

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

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

OR

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

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

PLEASE SIGN BELOW

I confirm that this section has been fully completed and the details of the ownership of the appeal site are correct, to the best of my knowledge.

Signed J Bailey (on behalf of) Infill Land Consultants Ltd

Name (in capitals) J BAILEY Date 21.2.01

Please turn over

J. ESSENTIAL SUPPORTING DOCUMENTS

The documents listed in 1–6 below, must be sent with your appeal form; 7–10 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 Ordnance Survey map).	☑
5.	Copies of **plans, drawings and documents** sent to the LPA as part of the application.	☑
6.	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. 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). ☐

11. 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. ☐

_____

_____

K. PLEASE SIGN BELOW

(Unsigned forms will be returned. Signed forms 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 documents to the LPA – ***N.B.*** *if you do not, your appeal will not normally be accepted.*
2. I confirm that section J has been fully completed.
3. I will send 2 copies of any further documents relating to this appeal to the Inspectorate.

Signed J Bailey (on behalf of) Infill Land Consultants

Name (in capitals) J BAILEY Date 21.2.01

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

NOW SEND:

- **1 COPY to us at:**
  The Planning Inspectorate
  Appeals Registry
  Tollgate House
  Houlton Street
  BRISTOL
  BS2 9DJ
  Fax no: 0117 987 8769

- **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 as they will have everything which you sent them at application stage, but send them any supporting documents not previously sent to them 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.

2) Write to you and the LPA and tell you the procedure for your appeal.

3) Tell you the timetable for us receiving further information or representations.
If your representations are received after the deadline, they will not normally be seen by our Inspector and will be returned to you.

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

5) Tell you our Inspector's decision.

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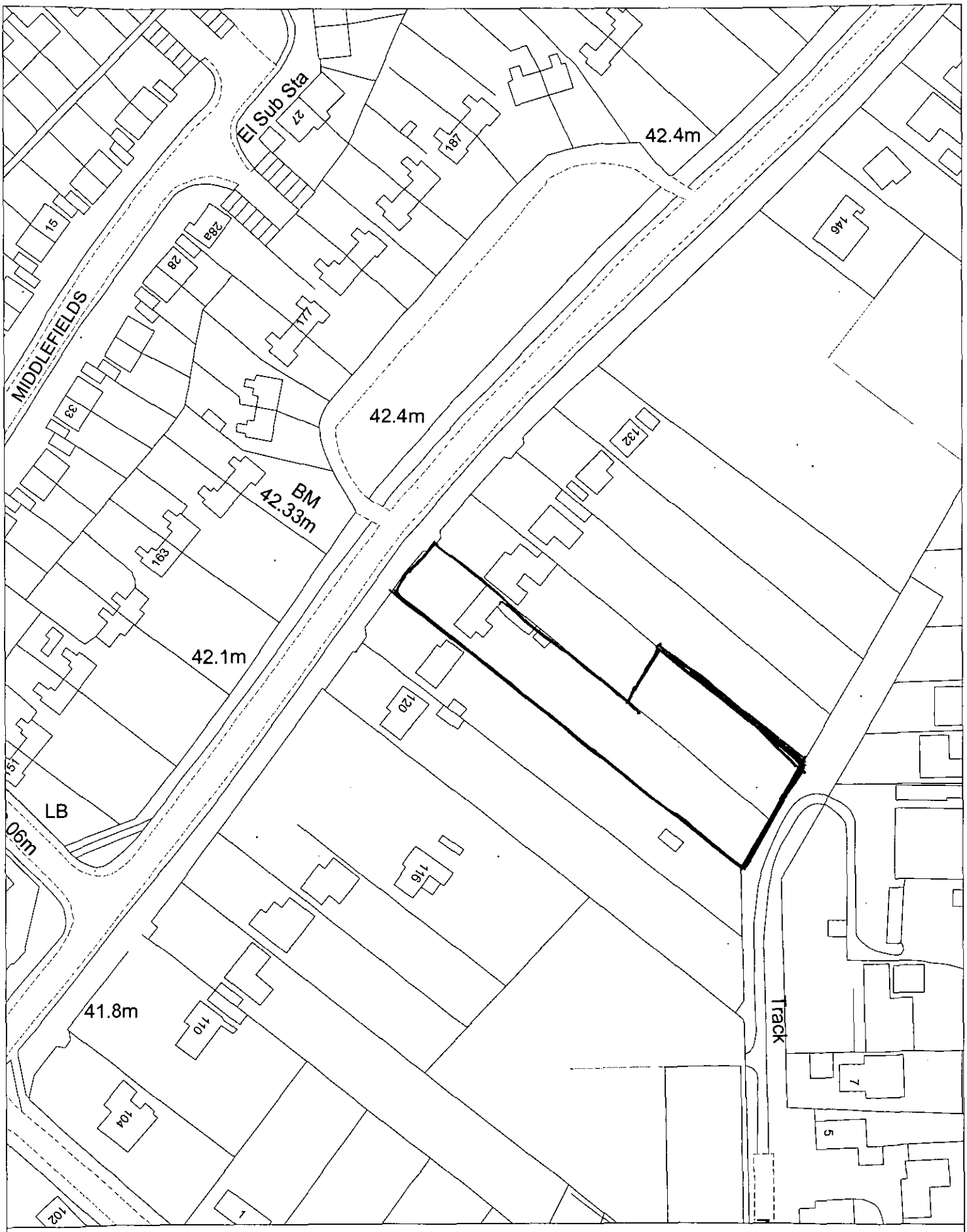

Site Plan, Scale: 1 to 1250

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Date: 2 March 2001

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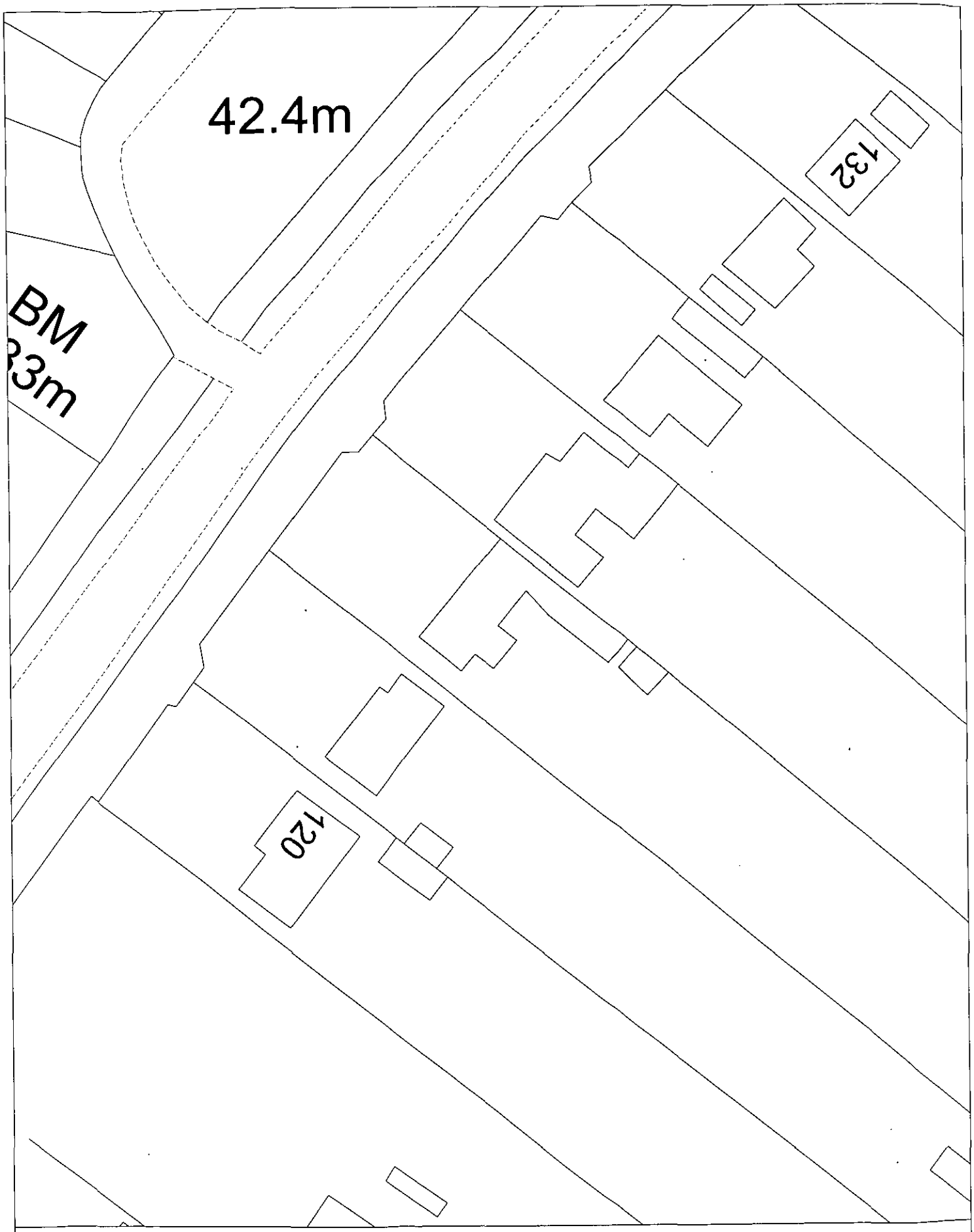

Site Plan, Scale: 1 to 500

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