APPLICATION NO:
F/2000/1637

LOCATION:
125 Reading Road, Finchampstead Wokingham.

APPLICANT:
Mrs S Ayres C/O Cooper Environmental Planning

PROPOSAL:
Proposed erection of 2 detached dwellings with fencing to frontage.

EARLIEST DATE FOR DECISION: **03/07/2000**

APPLICATION WILL HAVE EXPIRED ON:
28/07/2000

CASE OFFICER: **Angela Odell**

RAILEX
Marbleboard

EASIFILE EP7

Appeal Decision

Site visit made on 08 January 2001

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

by Michael Hill BSc MSc CEng MICE FGS

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

Date
18 JAN 2001

Appeal Ref: APP/X0360/A/00/1051857
125 Reading Road, Finchampstead, Near Wokingham, Berkshire RG40 4RD

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mrs S Ayres against the decision of Wokingham District Council.
- The application (ref:F/2000/1637), dated 1 June 2000, was refused by notice dated 21 July 2000.
- The development proposed is the erection of two four-bedroom detached houses and fencing to frontage.

Summary of Decision: The appeal is dismissed.

Main Issues

1. I consider that the main issues in this case are, firstly, the effect the scheme would have upon the character and appearance of the surrounding area and, secondly, the implications for neighbours' living conditions with particular reference to daylight and outlook.

Planning Policy

2. The Development Plan for the area includes the Berkshire Structure Plan 1991-2006 and the South East Area Local Plan adopted in 1994. Structure Plan Policy C2 seeks to restrict development outside built up areas and settlement boundaries to that which is required for agriculture or forestry, or to forms of development for which a rural location is essential. However, the Policy indicates that the redevelopment of existing buildings in such areas is permissible subject to the new development being appropriate in scale, form, impact, character and siting to its location in the countryside. Local Plan Policy STV2 points out that all land outside settlement boundaries is considered to be in a rural area and seeks to impose similar restrictions on development in such areas to that set out in the Structure Plan. Policy SBE2 requires that new development should not harm the character of its surroundings and Policy SBE5 seeks to ensure good daylighting conditions for both new and existing development.

3. The emerging Wokingham District Local Plan has reached an advanced stage in its progress towards formal adoption and therefore its policies carry some weight in my deliberations. The policies of the emerging Local Plan impose similar restrictions on development in the countryside. However, in such areas Policy WCC1 permits sensitive infilling of one or two dwellings in a small gap in an otherwise built-up frontage provided it does not harm the character and appearance of the area.

Reasons

4. With regard to the first issue, I am mindful that the site lies outside any settlement boundary

defined in the development plan, and in policy terms it is therefore considered to be part of a rural area. A bungalow originally stood on the site, although this has now been demolished. The site lies within a length of Reading Road where there is a substantial ribbon of development on both sides of the road. However, existing development in this ribbon consists of a wide variety of dwellings generally set well back from the road and sited on relatively large plots, allowing the area to retain a semi-rural character in its wider rural surroundings. Although the spacing between existing dwellings varies considerably, it seems to me that the presence of some relatively large gaps between dwellings contributes significantly to the semi-rural character and spacious appearance of the area.

5. In contrast, the appeal proposal provides for a gap of about 1.5 metres between one of the proposed dwellings and the existing chalet bungalow at No 123 Reading Road, and a gap of 2 metres between the two proposed new dwellings. Although there are examples of similar or even smaller gaps elsewhere in the ribbon of development in Reading Road, it seems to me that the proposal is not typical of the majority of development in the area. I understand that planning permission was granted in 1998 for a single dwelling on this site. However, that development would provide a gap of about 10 metres between the flank wall of No 123 Reading Road and the new dwelling.

6. In my judgement, the appeal proposal would contribute significantly to the urbanisation of this semi-rural area. It would consolidate existing built development to the detriment of the spacious appearance of the locality. In comparison with the majority of development in the area, it would appear as a cramped form of development resulting in the loss of important gaps between dwellings. I agree with the Council that the urbanising impact of the scheme is compounded by the fact that the proposal is for two full height two-storey dwellings in an area characterised by a mixture of dwelling types and building heights.

7. For the above reasons, I conclude that the scheme is contrary to the aim of Development Plan policies designed to protect the character of rural areas. I appreciate that Policy WCC1 of the emerging Local Plan allows for the infilling of small gaps in an otherwise built-up frontage. However, such development is only permitted where it would not adversely affect the character and appearance of an area. In this case, I consider that the development would have a significantly detrimental impact on the semi-rural character and spacious appearance of the area. In reaching this conclusion, I am mindful that an appeal against refusal of outline planning permission for two dwellings on this site was dismissed in 1996. In that case the illustrative layout indicated a potential gap of some 6 metres between the nearest proposed dwelling and No 123 Reading Road.

8. I accept that the appeal site is a particularly large plot, being approximately 27 metres in width. In most urban situations, there is no doubt that it would be reasonable to site two dwellings of similar dimensions to those proposed on a plot of this size. Such an approach would be in accord with the advice in Planning Policy Guidance 3 (PPG3) regarding making the best use of land and maximising the re-use of previously developed sites. However, as indicated by the Council, development plan policies and Government guidance seek to concentrate development within urban areas and identified settlements. Maximising the use of land should not be at the expense of harm to the environment, or the character and appearance of the countryside. In my opinion, the harm that would be caused to the character of the area outweighs the benefit of providing an additional dwelling unit at this location.

9. Turning to the second issue, I note that a window, on the ground floor of the existing dwelling at No 123 Reading Road would directly overlook the side elevation of one of the proposed dwellings. This window would be little more than 2m from the proposed chimney of the new dwelling. Given the height of the new dwelling, I have no doubt that there would be a loss of daylight and outlook from this window, which would be detrimental to the amenities of the occupiers of the existing dwelling. Although I consider that the harm would not be so great as to justify withholding planning permission for this reason alone, it does add some weight to my earlier conclusion regarding the unsuitability of the proposal at this location.

10. I have taken account of all other matters raised in the representations, including the appellant's submission that the design of the new dwellings is superior to the existing houses on either side of the site. I agree that they may be more desirable and attractive dwellings, but this does not overcome the harm that they would cause to the semi-rural character and spacious appearance of the area. I consider that this and the other matters raised do not outweigh the factors that have led to my conclusions on the main issues.

Conclusion

11. For the reasons given, I conclude that the appeal should be dismissed.

Formal Decision

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

M. P. Hill

INSPECTOR

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mrs S Ayres
C/O Cooper Environmental Planning
85 Victoria Street
Windsor
Berkshire
SL4 1EH

Application Number: F/2000/1637

Parish: **FINCHAMPSTEAD**

Location: **125, Reading Road, Finchampstead, Wokingham.**

Proposal: **Proposed erection of 2 detached dwellings with fencing to frontage.**

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 subject to compliance with the following conditions, the reasons for which are specified hereunder.

Reason
1. Due to the siting, massing and design, the proposed development would appear relatively cramped and urbanising in appearance and would have a harmful effect on the character and appearance of this area of sporadic development in the countryside. The proposal woud therefore be contrary to Berkshire Structure Plan Policy C2, South East Area Local Plan Policies STV2 and SBE2 and to Wokingham District Local Plan (Deposit Draft) Policies WCC1 and WBE1.

Reason
2. Due to its siting and massing the proposed dwelling in the south eastern plot would result in unacceptable loss of daylight and outlook to existing neighbouring residential property. The proposal would therefore be contrary to South East Area Local Plan Policies SBE2 and SBE5 and to Wokingham District Local Plan (Deposit Draft) Policy WBE1.

John Mitchell
Development Control Manager
Date: 21/07/2000

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.

1894

WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT

Record of Meeting: ☐
Present:

Record of Telephone Call: ☐
Conversation with:

Date:

Time:

Place:
(if applicable)

NOTES

Copies to:

Application/File No:

Action:

LISTING FORM

Case officer: **Angela Odell** Application Number: **F/2000/1637**

125, Reading Road, Finchampstead, Wokingham.

Proposed erection of 2 detached dwellings with fencing to frontage.

Transfer: Yes ☒ No ☐

Reason for Transfer:

Signed: _____ Date: 8.2.00.

Councillor M Long

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

LISTING FORM

Case officer: **Angela Odell** Application Number: **F/2000/1637**

125, Reading Road, Finchampstead, Wokingham.

Proposed erection of 2 detached dwellings with fencing to frontage.

Transfer: Yes ☐ No ☑

Reason for Transfer: N/A

Signed: _____ Date: 24/07/00

Councillor G Cockroft

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

PLANNING SERVICES
POL
DC
APP
CS
COPIES TO: ACK:

Tel: (0118) 974 6445

Date: 4. 7. 00

My ref: F/2000/1637

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 G Cockroft
113a Nine Mile Ride
Finchampstead
RG40 4HX

Dear Councillor

Application Number: F/2000/1637
125, Reading Road, Finchampstead, Wokingham.
Proposed erection of 2 detached dwellings with fencing to frontage.

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 **Angela Odell** on **(0118) 974 6445**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 14. 7. 00

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Angela Odell** Application Number: **F/2000/1637**
125, Reading Road, Finchampstead, Wokingham.
Proposed erection of 2 detached dwellings with fencing to frontage.

Transfer: Yes ☐ No ☐
Reason for Transfer:

Signed: _____ Date: _____

Councillor G Cockroft

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 6445

Date: 4. 7.00

My ref: F/2000/1637

CONFIDENTIAL

Councillor M Long
Foxfield
Wick Hill Lane
Finchampstead
RG40 3PY

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

Dear Councillor

Application Number: F/2000/1637
125, Reading Road, Finchampstead, Wokingham.
Proposed erection of 2 detached dwellings with fencing to frontage.

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Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Angela Odell** Application Number: **F/2000/1637**
125, Reading Road, Finchampstead, Wokingham.
Proposed erection of 2 detached dwellings with fencing to frontage.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor M Long

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

WORK SHEET FOR : Angela Odell

Application Number : F/2000/1637

Applicant : Mrs S Ayres C/O Cooper Environmental Planning.

Location : 125, Reading Road, Finchampstead, Wokingham.

Proposal : Proposed erection of 2 detached dwellings with fencing to frontage.

Site Notice Displayed ? :	YES	NO	DATE
	✓		23.6.00

Date of Neighbour Notifications : .....

Date of Site Visit : 12.6.00.

Date Registered : 02/06/2000

Earliest Date for Decision : 03/07/2000

Latest Consultation Date/Site Notice Expiry Date : 03/07/2000

This application <u>will have expired on</u>: <u>28/07/2000.</u> You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses : Parish Council. No objections

Letter obj. from No 123 R.R.: Refers to person dismissed appeal for 2 dwellings, including traffic objection.

Landscape Officer: No obj. subject to tree protection.

Planning Issues : 1. Effect on ch. & appearance of area.

2. Effect on neighbours

Application Number: F/2000/1637

Appraisal :

1/ Site is outside a settlement boundary, built in a ribbon of dwellings both sides of Reading Rd.
History: 46817 for replacement by 2 dwellings refused & dismissed on appeal. 98/67614/F for 1 replacement dwelling granted 8/10/98.
Current proposal: 2 houses. These 10.4m wide on both floors with integral garages. Will be wider than ~~eg~~ dismissed appeal 9.2m wide houses & therefore leave smaller gaps at sides. The Inspector considered there would be a reduction in space between by which would create more intensive development contributing to an increase in the built up character of the area and harming its appearance. Consider the same in current case, and even more so. Whilst WCC1(h) now in principle allows infilling in otherwise built up frontage, this is only where it would be appropriate in scale etc. to its location and would not adversely affect the character and appearance of the area. Consider the current proposal does not comply with this requirement and is therefore unacceptable on these grounds.

2/ In previous appeal decision, Inspector did not consider would have an unacceptable effect on No. 123, in relation to overbearing etc. of its front. ~~Consid~~ He said could have a greater effect on its side windows, but the proposed dwelling sufficiently distant away. (Plan dated plot 2 to be 3.4m ~~from~~ from side boundary) Current proposal is for this plot to be 1.5m. from side boundary & therefore significantly closer, and would infringe daylight to side window & be overbearing - unacceptable also on this ground. Consider effect on No. 123 acceptable.

Recomendation : Approval: ☐ **Refusal:** ☑
(tick appropriate box)

Application Number F/2000/1637
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.			Due to ~~the~~ siting, ~~and~~ massing and design, the proposed development would appear relatively cramped and urbanising in appearance and would have a ~~detrimental~~ harmful effect on the character and appearance ~~of the area~~ of this area of sporadic development in the countryside. The proposal would therefore be contrary to ~~the Structure Plan Policies~~ BFP Policy C2, ~~WDLP Policies~~ SEALP Policies SEV2 and SBE2 and to WDLP (~~Adopted~~ DD) Policies WCC1 and WBE1.
2			Due to its siting and massing the proposed dwelling on the south-western plot would result in unacceptable loss of daylight and outlook to existing neighbouring residential property. The proposal would therefore be contrary to SEALP Policies SBE2 & SBE5 and to WDLP (DD) Policy WBE1.

RECORD OF SITE VISIT

SITE ADDRESS: 125 Reading Road Finchampstead Wokingham.

APPLICATION NUMBER: F/2000/1637

OFFICER: Angela Odell

DATE OF SITE VISIT: 12.6.00.

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes 23.6.00

2. DESCRIPTION OF SURROUNDINGS Ribbon d dev. both sides of road in rural area.

3. DESCRIPTION OF SITE/BUILDING Vacant.

4. RELATIONSHIP TO ADJOINING PROPERTIES No. 127 is house with side landing? first floor window.

5. SITE CONSTRAINTS

TREES Front boundary (L→R) 1 oak N. side of S. entrance, then 3 conifers, then N. entrance + 1 tree on corner with 127.

ACCESS/PARKING at S. end + near N. end.

LEVELS Flat.

BOUNDARY TREATMENT 5'6" fence to No. 123. fence to 127.

OTHERS

HIGHWAYS CONSULTATION SHEET

From: Angela Odell **Date:** 09 June 2000

Application Number: F/2000/1637

Proposal: Proposed erection of 2 detached dwellings with fencing to frontage.

Parish: FINCHAMPSTEAD PARISH

Site Address:
125, Reading Road, Finchampstead, Wokingham.

Applicant:
Mrs S Ayres C/O Cooper Environmental Planning.

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).

IN VIEW OF THE HIGHWAY AUTHORITY'S COMMENTS PREVIOUSLY ON PA 44817 AND THE SUBSEQUENT APPEAL INSPECTORS DECISION NOTICE, I HAVE NO OBJECTION IN PRINCIPLE TO THE PROPOSAL SUBJECT TO THE FOLLOWING AMENDMENT:-

(1) THERE SHALL BE ONLY ONE POINT OF ACCESS / EXITS BETWEEN THE TWO NEW DWELLINGS WHICH SHALL HAVE A MINIMUM WIDTH OF 4.8 METRES.

(2) ADDITIONAL PLAN SHOWING THE VISIBILITY THAT CAN BE ACHIEVED FROM THE PROPOSED ACCESS ONTO THE A327 FROM A SET BACK DISTANCE OF 2.0 METRES.

R 19/7/00.

TO: **DEVELOPMENT CONTROL**
Angela Odell

FROM: Environmental Design

DATE: 11th July 2000

Location: 125 Reading Road, Finchampstead

Proposal: Proposed erection of two detached dwellings with fencing to frontage.

Application Number: F/2000/1637

In response to your consultation dated 9th June 2000 for the above application, the landscape comment is as follows:

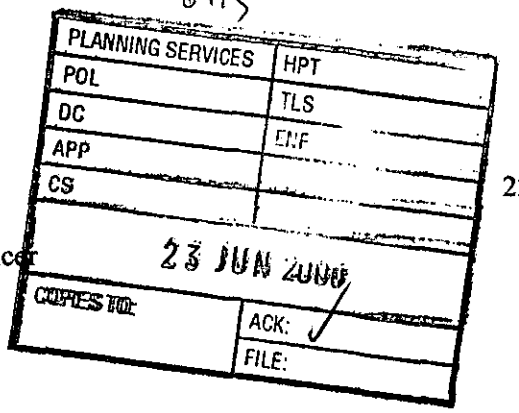
The application is acceptable and fits the amenity of the area. The applicant needs to take care to protect the two oaks at the front of the site and the large trees in the rear of the plot. His attention is drawn to the need to protect the trees, branches and roots during the time of the construction works. The applicant should be guided by the British Standard no. 5837: *Guiide for Trees in Relation to Construction*, which sets out methods of protecting trees. The BS is available from the Stationery Office and it can be consulted in main libraries.

Patricia Green

Patricia Green
Landscape Consultant

123 Reading Road,
Finchampstead,
Wokingham RG40 4RD

SMS



Environmental Services Department,
Planning Services,
PO Box 157,
Shute End,
Wokingham RG40 1WR

22 June, 2000

Attn: Ms Angela Odell, Planning Officer

Dear Ms Odell,

Planning Application Number: F/2000/1637

I am writing to comment on the above application and to register the objection of my family to the proposed development adjacent to my property.

A previous planning application in 1996 for the erection of two houses similar to those currently proposed on the site was refused by the council and dismissed on appeal by The Planning Inspectorate on the grounds that it would detract from the semi-rural character of the area and the access arrangements would be detrimental to road safety and interfere with the free flow of traffic. There has been no change to the surrounding area but road traffic has considerably increased.

Reading Road, Finchampstead, becomes busier by the day and a large number of traffic accidents have occurred within yards of the site. The planning application conveys the impression that the proposed development simply replaces a previous bungalow. Whilst this may be technically true, in terms of local road traffic that replacement has already taken place. The previous owners (the Keen family) erected a large bungalow approximately 20 yards WSW of the site in question and traffic from that bungalow eventually exits on to the Reading Road. The proposed development would add considerably to traffic on the road and contribute to increase risk of accident and associated danger for local residents.

The current application is similar to that which was refused and I therefore submit that the reasons given in the refusal are even more applicable now and the current application should be refused.

I understand that you have all the papers referring to the previous application and the refusal on file and that they will be given full consideration in this case.

Yours faithfully,

Brendan J McCartney (Mr)

FROM: Angela Odell

DATE: 09 June 2000

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2000/1637

Proposal: Proposed erection of 2 detached dwellings with fencing to frontage..

Site Address: 125, Reading Road, Finchampstead, Wokingham.

Applicant: Mrs S Ayres C/O Cooper Environmental Planning.

Your observations are required in respect of this application **by 03/07/2000** .

The Parish Council has no objections to this application.

26 JUN 2000

COPIES TO:

ACK:

FILE:

SIGNED: C.S. Cl

26 JUN 2000

DATE:

Clerk To Finchampstead Parish/Town Council.

Applicationo	Name & Address
F/2000/1637	Brendan J McCartney 123 Reading Road Finchampstead Wokingham RG40 4RD
App. Refused, Letter sent 24/07/00	

Received by Wokingham District Council

Application No: F/2000/1637

Proposal:
Proposed erection of 2 detached dwellings with fencing to frontage.

Location:
125, Reading Road, Finchampstead, Wokingham.

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

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Angela Odell P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 03/07/2000. 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

09 June 2000

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 02 JUN 2000	Map No. 113 Site ...012....
Officer: AO · Application No. F/2000/1637	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:
(F.) PROPOSED ERECTION OF 2 DETACHED DWELLINGS WITH FENCING TO FRONTAGE

Location: 125 READING ROAD

Parish: FINCHAMPSTEAD Ward: Finch. South.
9.6.2000.

Applicant: MRS AYRES
banked 1/6/00

Fee Received 380-00 CASH Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

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

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 9.6.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees O.K.
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 (BABTIE) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways O.K.

EXTERNAL CONSULTATIONS

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

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

HERITAGE BODIES

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

OTHERS:

.....
.....
.....

NEIGHBOURS:

Nos. 123, 127, 124, 126 & 128 Reading Rd.

CERTIFICATES UNDER SECTION 66[1] OR ARTICLE 29[2]

Town and Country Planning Act 1990[1]

Town and Country Planning General Development Order 1988[2]

ONE copy of the appropriate Certificate (A, B, C or D) and the Agricultural Holdings Certificate MUST BE COMPLETED AND SIGNED and accompany the Application
(see "NOTES FOR APPLICANTS")

NOTE Strike through Certificates which do not apply
* Delete as appropriate on completed Certificate
† Use separate sheet if insufficient space

OFFICE USE ONLY (Application No.)
02.JUN.2000* 1637

AGRICULTURAL HOLDING CERTIFICATE

Whichever is appropriate of the following alternatives must form part of Certificates A, B, C or D. 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.

*EITHER 1. None of the land to which the application relates is, or is part of, an agricultural holding.

*OR 2. I have/The applicant has given the required notice to every person other than my/him/her self 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: [signature] on behalf of Mrs S Ayres
(Insert Applicants name if signed by an agent)

Date: 1.6.00

CERTIFICATE A

For owner* (as defined below) or his agent

I HEREBY 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 any part of the land to which the application relates.

Signed: [signature] on behalf of Mrs S Ayres
(Insert Applicants name if signed by an agent)

Date: 1.6.00

CERTIFICATE B

For prospective purchaser, or tenant (or his agent) able to ascertain all the owners* (as defined below) of the land

I HEREBY 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* of any part of the land to which the application relates, as listed below:

Owner's* Name	Address at which notice was served	Date on which notice was served

Signed: _____ on behalf of _____
(Insert Applicants name if signed by an agent)

Date:

Certificates C and D overleaf

*OWNER means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than 7 years.

Rec'd 2.45pm 1.6.00 Receipt No. 63872 £380.00 CASH

Cooper Environmental Planning Planners, Surveyors and Development Consultants

Melvyn Cooper FRTPI, MBIM *Chartered Town Planner*

85 Victoria Street, Windsor, Berkshire SL4 1EH.

Telephone: Windsor (01753) 869577
Fax: Windsor (01753) 831714

MDC/vac

1st June 2000

02.JUN.2000* 1637

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

Dear Sir

FULL PLANNING APPLICATION –
ERECTION OF 2 DETACHED FOUR-BEDROOM HOUSES
125 READING ROAD, FINCHAMPSTEAD

Please find attached my client's planning application seeking the erection of two detached four-bedroom houses with integral garages and fencing to the frontage. Also attached is the appropriate plan fee.

I am aware that outline planning permission for two houses was refused by notice dated 22nd November 1995 and upheld on appeal by a decision letter dated 1st November 1996.

I do not concur with that Inspector's decision and in the light of changing factors, e.g. maximising 'brown field' sites, consider that it is the responsibility of planning authorities to revisit such decisions.

Since 1996 approval has been granted under reference 98/67614/F for a large detached house together with a separate garden store and double garage. The access arrangements approved for that new house are the same for the two houses now proposed; thus access is no longer a reason for refusal.

One is left only with the matter of visual amenity and the interpretation of Policy C2 of the Structure Plan and Policy STV2 of the South East Area Local Plan. The interpretation of these policies is largely subjective and I submit that a more pleasing visual character results with the two houses as opposed to the one that has approval.

The siting of the proposed dwellings allows for a greater penetration of space than the former bungalow and they would have no detrimental impact upon the neighbouring houses either side. It is further submitted that two houses are more in keeping with the neighbouring properties than the one house which has approval.

With the ever increasing demand for new households opportunities such as this instant application must be realised.

I should be grateful if the above points could be presented to your Planning Committee at the time of deciding this application.

Yours faithfully

M D S Cooper
Cooper Environmental Planning

1933

ADDRESS 125 READING ROAD **PARISH** FINCHAMPSTEAD

PLOT No. OLD PROPERTY **ORD. SHEET No.**

BUILDER SEE NEW MILL ROAD FOR NEW BUNGALOW & SMALL HOLDING AT REAR

Plan No.	Applicant	Description of Development	Date of Decision	Decision
64817	MR. R. KELLY	2 HOUSES & GARAGES ON SITE	22.11.95	REF.
APPEAL 98/67614/K	MRS. S. Symes	Replace Dwelling with Dble Garage, Garden Store & F. Bound. Fencing + Gates	8.10.98	C/A.

MINISTRY DECISION 64817 - APPEAL DISMISSED - 1.11.96

SPECIAL ORDERS TPO 934/1998 8.6.98

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

02. JUN. 2000 *

PART 1

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

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

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

FOR OFFICE USE ONLY

1.	APPLICANT'S NAME	Mrs S Ayres
	ADDRESS	c/o Cooper Environmental Planning 85 Victoria Street, Windsor, Berks
	POST CODE	Berks SL4 1EH PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	Cooper Environmental Planning
	ADDRESS	85 Victoria Street Windsor, Berks
	POST CODE	SL4 1EH PHONE 01753-869577
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	125 Reading Road Finchampstead, Nr Wokingham, Berks RG40 4RD
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		Erection of two four-bedroom detached houses and fencing to frontage
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.16 hectares
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	Owner
List all the plans and drawings submitted with the application	PLANS/DRAWINGS	WDC/00/32/1 WDC/00/32/2

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.

Grey concrete roof tiles
Red brick with contrasting string course, soldier and string courses
UPVC window frames, fascia & bargeboards

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.

Fence and gates (see application drawing)

16. HOW WILL SURFACE WATER BE DISPOSED OF?

Soakaways

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/NO

If no, please give details

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

As previously approved under reference 98/67614/F

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

No

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 / 12 *	/ *	/ *
BUNGALOW	/	/ *	already demolished
FLAT/MAISONETTE	/ *	/ *	/ *
OTHER	/ *	/ *	/ *

* STATE No. OF HABITABLE ROOMS

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

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

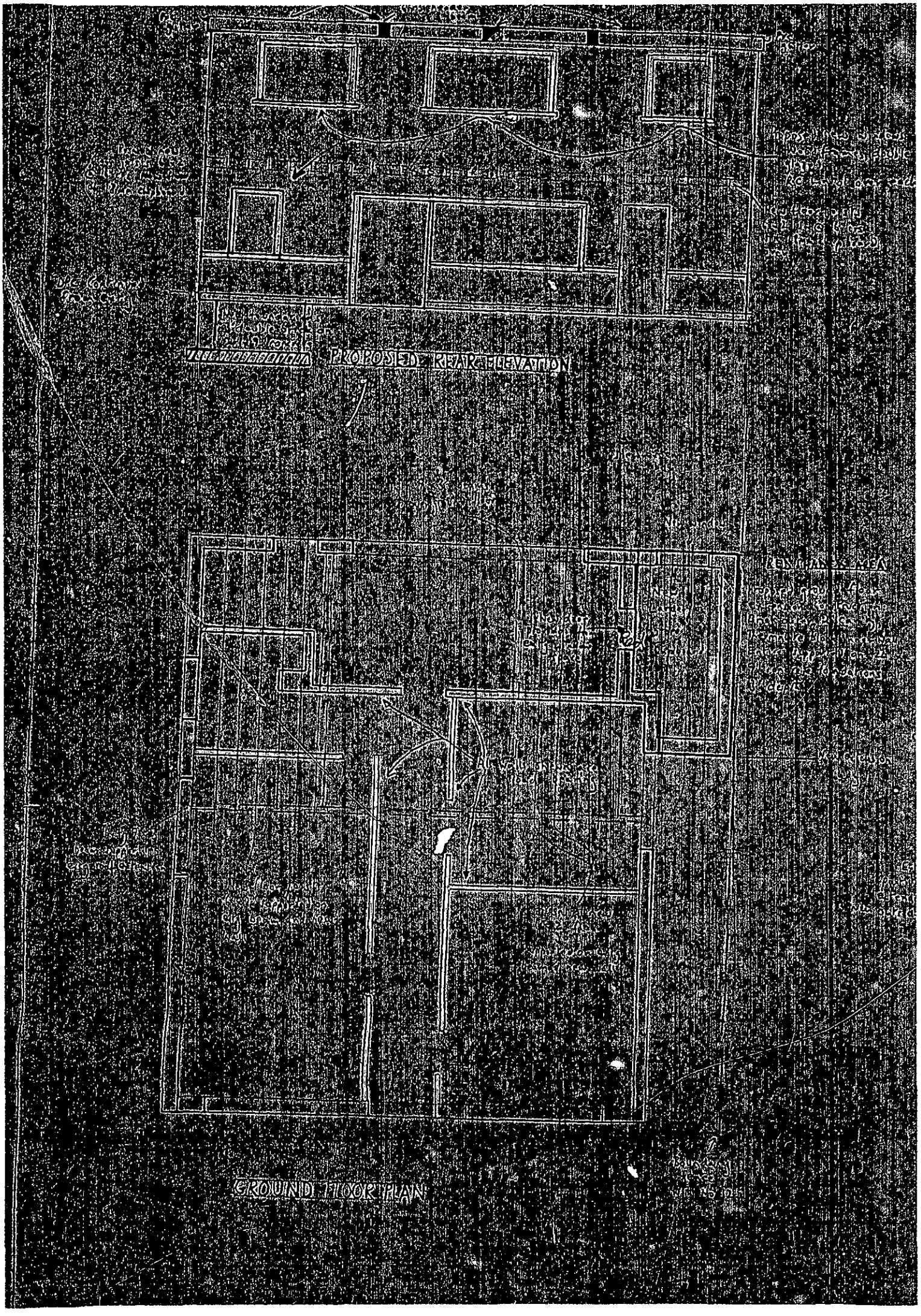
23. STATE THE FEE ENCLOSED WITH THIS APPLICATION The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.

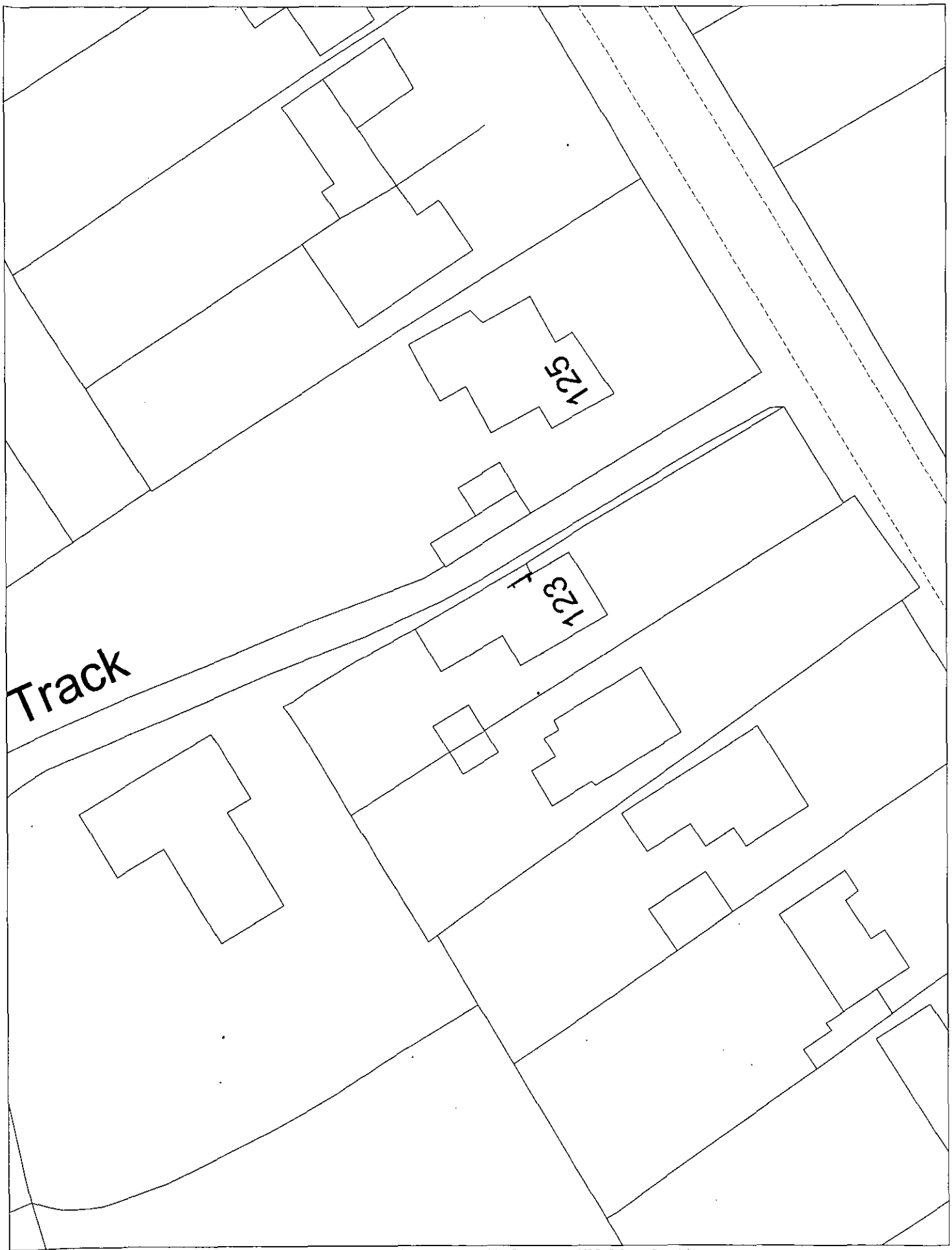
£380.00

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 [signature] ON BEHALF OF Mrs S Ayres DATE 1.6.00

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".


PROPOSED REAR ELEVATION
GROUND FLOOR PLAN



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Development Control Section, Environmental Services, Wokingham District Council.

26 June 2000

Scale: 1 : 500

N
W E
S



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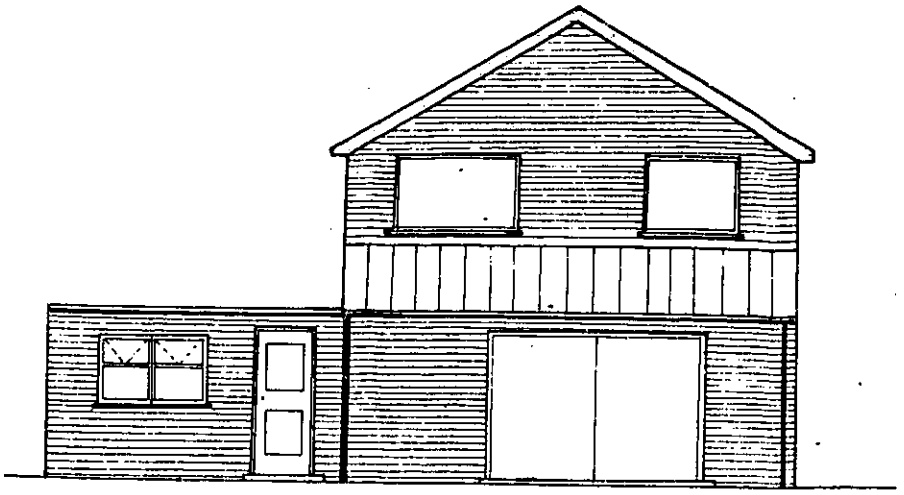
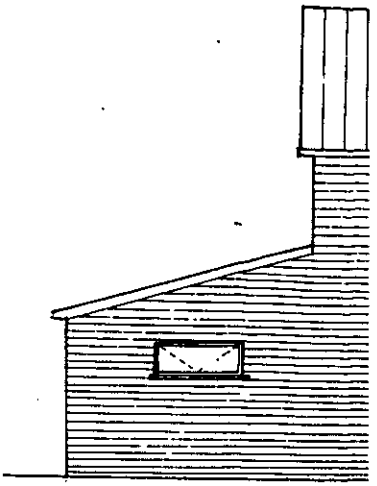
Development Control Section, Environmental Services, Wokingham District Council.

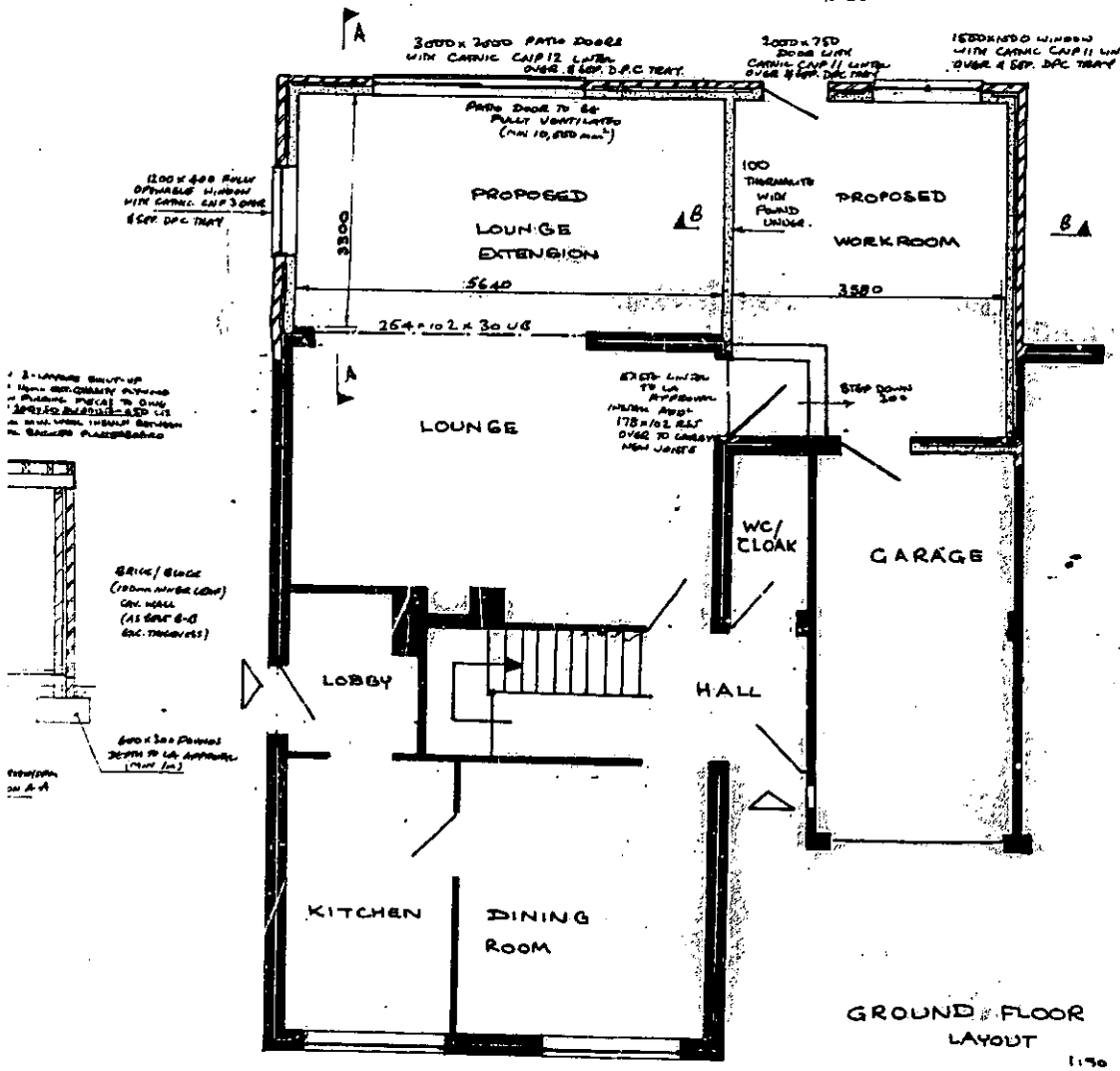
Scale: 1 : 1250



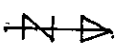
PROPOSED REAR ELEVATION 1:50



PROPOSED SIDE ELEVATION 1:



GROUND FLOOR LAYOUT 1:50

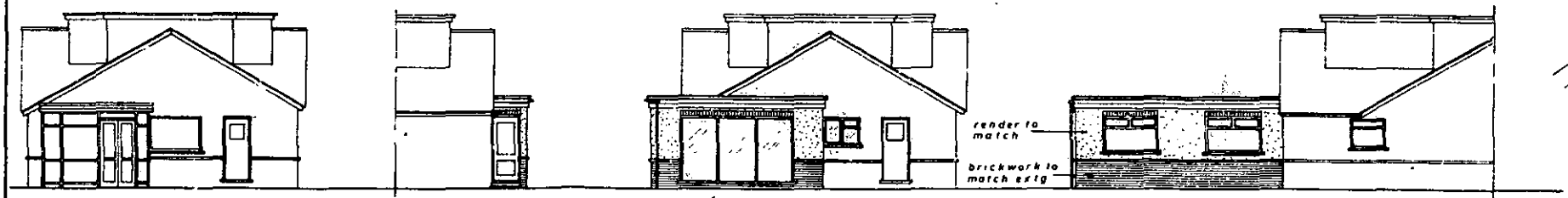


BLOCK PLAN 1:1250

DAPP'D	DATE

PROPOSED SINGLE STOREY REAR EXTENSION AT NO. 127 READING ROAD FINCHAMPSTEAD

13916

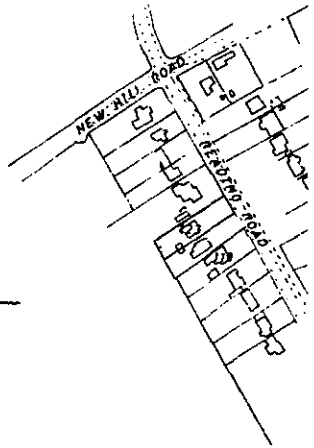


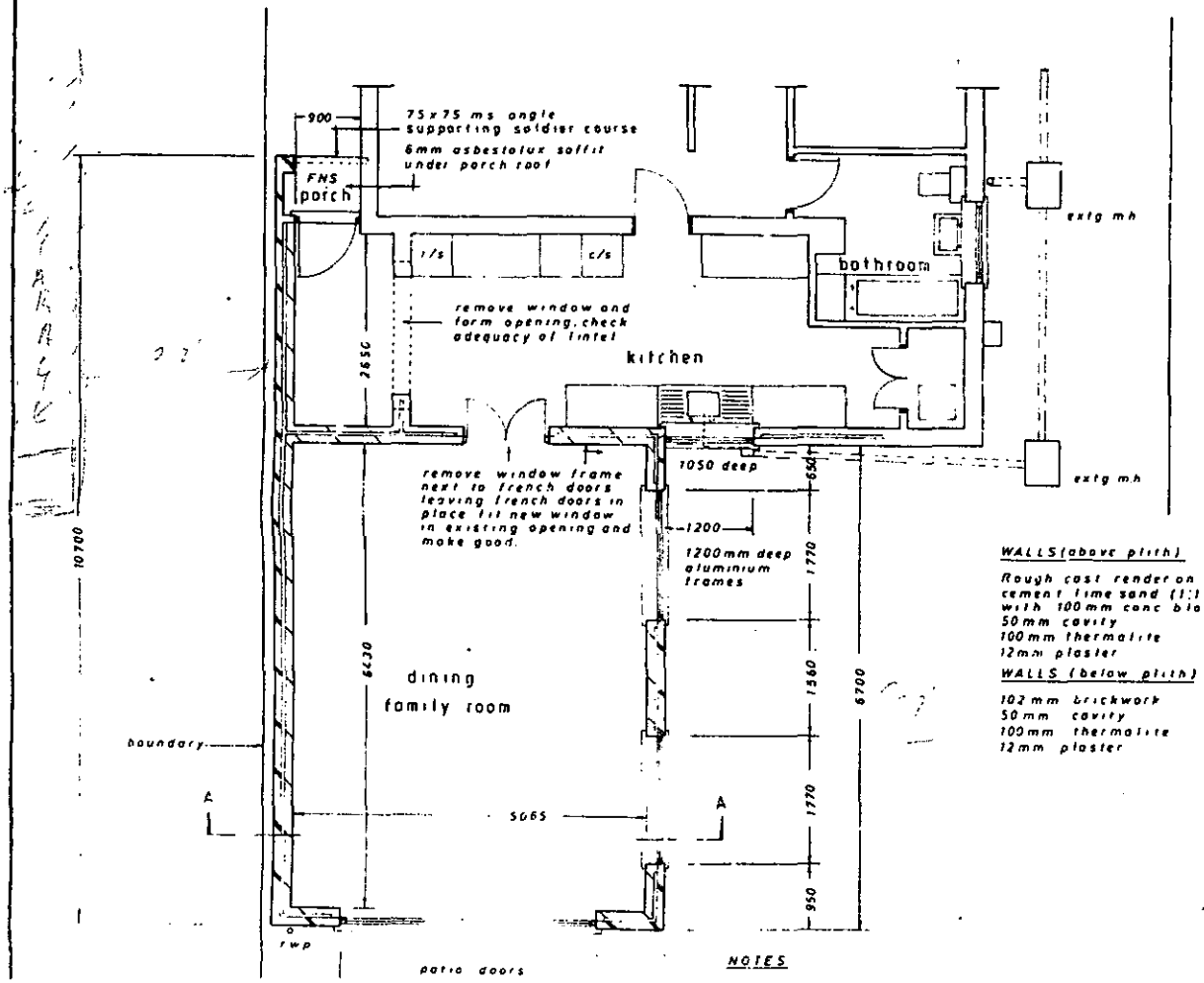
Rear elevation existing

Front elevation

Rear elevation proposed

Side elevation





NOTES

WALLS (above plinth)

Rough cast render on cement lime sand (1:1:6) base with 100mm conc blocks
50mm cavity
100mm thermalite
12mm plaster

WALLS (below plinth)

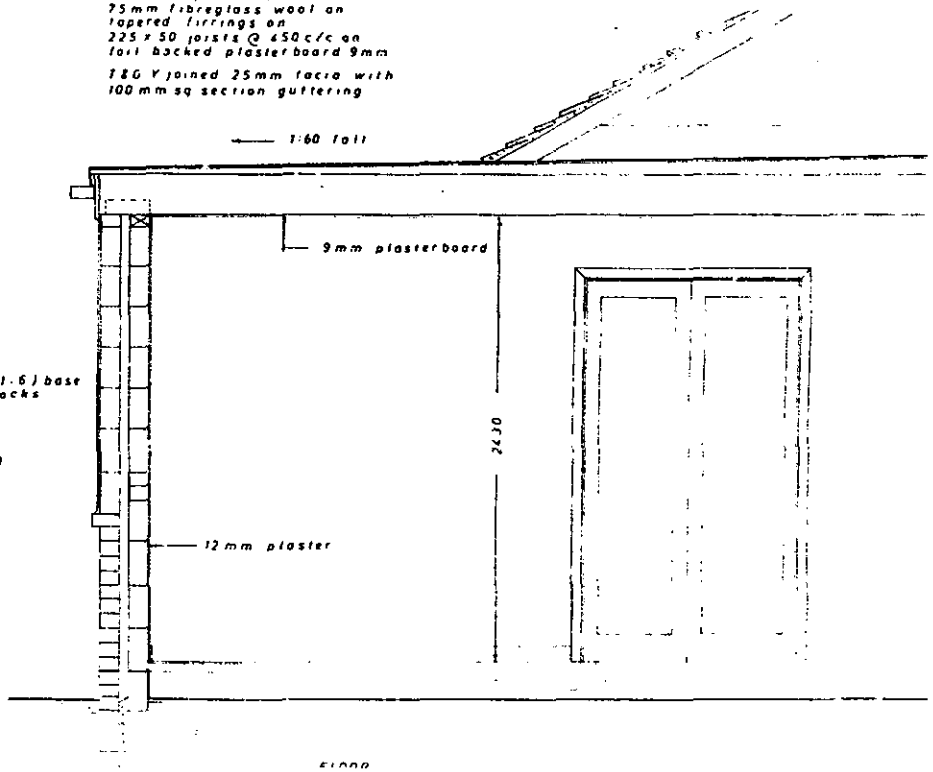
102mm brickwork
50mm cavity
100mm thermalite
12mm plaster

FLAT ROOF

12mm mineral chippings bedded in bitumen on
3 layers of asbestos based felt on
19mm chipboard on
75mm fibreglass wool on
tapered firrings on
225 x 50 joists @ 450 c/c on
foil backed plasterboard 9mm

T&G V joined 25mm facia with
100mm sq section guttering

1:60 fall



FLOOR

SOUTHPORT U.K.
LONDON OFFICE

SYSTEMS LTD

APPLICATION NO.1637

Name of appellant:
Mrs S Ayres

Site address:
125 Reading Rd

Proposal:Proposed erection of 2 detache dwellings with fencing to frontage

Case Officer:AO

5
Extended
EOT Agre
Decision
Date 11/1
Date Cr
D

WRITTEN REPRESENTATION APPEAL

CASE OFFICER: AO

APPLICATION NUMBER: 1637

APPELLANT: Mrs S Ayres

SITE: 125 Reading Rd, Finchampstead

APPEAL REF: APP/X0360/A/00/1051857

START DATE: 19/10/00

DATE OF SITE VISIT 08/01/01

Progress Record	Date Actioned	Initials	Time Hours : Mins.
Appeal Logged:	20/10/00		
Entered on Access:	20/10/00	DG	
Notification Letters Due:	**02/11/00**		
Notification Letters Sent:	25/10/00	DG	
Questionnaire Due:	**02/11/00**		
Questionnaire Sent:	25/10/00	DG	
File received by Officer:	20/10/00		
Statement Due:	**30/11/00**		
Checked by Team Leader:			
Statement Sent: X2	14/11/00	DG	
Comments on Statement Due	21/12/00		
Comments on Statement Sent			
Decision letter circulated:			
Decision entered on Access.			

Appeal Decision

Site visit made on 08 January 2001

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

by Michael Hill BSc MSc CEng MICE FGS

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

Date
18 JAN 2001

Appeal Ref: APP/X0360/A/00/1051857
125 Reading Road, Finchampstead, Near Wokingham, Berkshire RG40 4RD

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mrs S Ayres against the decision of Wokingham District Council.
- The application (ref:F/2000/1637), dated 1 June 2000, was refused by notice dated 21 July 2000.
- The development proposed is the erection of two four-bedroom detached houses and fencing to frontage.

Summary of Decision: The appeal is dismissed.

Main Issues

1. I consider that the main issues in this case are, firstly, the effect the scheme would have upon the character and appearance of the surrounding area and, secondly, the implications for neighbours' living conditions with particular reference to daylight and outlook.

Planning Policy

2. The Development Plan for the area includes the Berkshire Structure Plan 1991-2006 and the South East Area Local Plan adopted in 1994. Structure Plan Policy C2 seeks to restrict development outside built up areas and settlement boundaries to that which is required for agriculture or forestry, or to forms of development for which a rural location is essential. However, the Policy indicates that the redevelopment of existing buildings in such areas is permissible subject to the new development being appropriate in scale, form, impact, character and siting to its location in the countryside. Local Plan Policy STV2 points out that all land outside settlement boundaries is considered to be in a rural area and seeks to impose similar restrictions on development in such areas to that set out in the Structure Plan. Policy SBE2 requires that new development should not harm the character of its surroundings and Policy SBE5 seeks to ensure good daylighting conditions for both new and existing development.

3. The emerging Wokingham District Local Plan has reached an advanced stage in its progress towards formal adoption and therefore its policies carry some weight in my deliberations. The policies of the emerging Local Plan impose similar restrictions on development in the countryside. However, in such areas Policy WCC1 permits sensitive infilling of one or two dwellings in a small gap in an otherwise built-up frontage provided it does not harm the character and appearance of the area.

Reasons

4. With regard to the first issue, I am mindful that the site lies outside any settlement boundary

defined in the development plan, and in policy terms it is therefore considered to be part of a rural area. A bungalow originally stood on the site, although this has now been demolished. The site lies within a length of Reading Road where there is a substantial ribbon of development on both sides of the road. However, existing development in this ribbon consists of a wide variety of dwellings generally set well back from the road and sited on relatively large plots, allowing the area to retain a semi-rural character in its wider rural surroundings. Although the spacing between existing dwellings varies considerably, it seems to me that the presence of some relatively large gaps between dwellings contributes significantly to the semi-rural character and spacious appearance of the area.

5. In contrast, the appeal proposal provides for a gap of about 1.5 metres between one of the proposed dwellings and the existing chalet bungalow at No 123 Reading Road, and a gap of 2 metres between the two proposed new dwellings. Although there are examples of similar or even smaller gaps elsewhere in the ribbon of development in Reading Road, it seems to me that the proposal is not typical of the majority of development in the area. I understand that planning permission was granted in 1998 for a single dwelling on this site. However, that development would provide a gap of about 10 metres between the flank wall of No 123 Reading Road and the new dwelling.

6. In my judgement, the appeal proposal would contribute significantly to the urbanisation of this semi-rural area. It would consolidate existing built development to the detriment of the spacious appearance of the locality. In comparison with the majority of development in the area, it would appear as a cramped form of development resulting in the loss of important gaps between dwellings. I agree with the Council that the urbanising impact of the scheme is compounded by the fact that the proposal is for two full height two-storey dwellings in an area characterised by a mixture of dwelling types and building heights.

7. For the above reasons, I conclude that the scheme is contrary to the aim of Development Plan policies designed to protect the character of rural areas. I appreciate that Policy WCC1 of the emerging Local Plan allows for the infilling of small gaps in an otherwise built-up frontage. However, such development is only permitted where it would not adversely affect the character and appearance of an area. In this case, I consider that the development would have a significantly detrimental impact on the semi-rural character and spacious appearance of the area. In reaching this conclusion, I am mindful that an appeal against refusal of outline planning permission for two dwellings on this site was dismissed in 1996. In that case the illustrative layout indicated a potential gap of some 6 metres between the nearest proposed dwelling and No 123 Reading Road.

8. I accept that the appeal site is a particularly large plot, being approximately 27 metres in width. In most urban situations, there is no doubt that it would be reasonable to site two dwellings of similar dimensions to those proposed on a plot of this size. Such an approach would be in accord with the advice in Planning Policy Guidance 3 (PPG3) regarding making the best use of land and maximising the re-use of previously developed sites. However, as indicated by the Council, development plan policies and Government guidance seek to concentrate development within urban areas and identified settlements. Maximising the use of land should not be at the expense of harm to the environment, or the character and appearance of the countryside. In my opinion, the harm that would be caused to the character of the area outweighs the benefit of providing an additional dwelling unit at this location.

9. Turning to the second issue, I note that a window, on the ground floor of the existing dwelling at No 123 Reading Road would directly overlook the side elevation of one of the proposed dwellings. This window would be little more than 2m from the proposed chimney of the new dwelling. Given the height of the new dwelling, I have no doubt that there would be a loss of daylight and outlook from this window, which would be detrimental to the amenities of the occupiers of the existing dwelling. Although I consider that the harm would not be so great as to justify withholding planning permission for this reason alone, it does add some weight to my earlier conclusion regarding the unsuitability of the proposal at this location.

10. I have taken account of all other matters raised in the representations, including the appellant's submission that the design of the new dwellings is superior to the existing houses on either side of the site. I agree that they may be more desirable and attractive dwellings, but this does not overcome the harm that they would cause to the semi-rural character and spacious appearance of the area. I consider that this and the other matters raised do not outweigh the factors that have led to my conclusions on the main issues.

Conclusion

11. For the reasons given, I conclude that the appeal should be dismissed.

Formal Decision

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

M. P. Hill

INSPECTOR

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

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

Your Ref: F/2000/1637

Our Ref: APP/X0360/A/00/1051857

Date: 18 January 2001

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MRS S AYRES
SITE AT 125 READING ROAD, FINCHAMPSTEAD, WOKINGHAM

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
Room 14/04
Tollgate House
Houlton Street
Bristol
BS2 9DJ

Phone No. 0117 987 8927 Fax No. 0117 987 6219

Yours faithfully

Miss A Groves

COVERDL1

Cooper Environmental Planning **Planners, Surveyors and Development Consultants**

Melvyn Cooper FRTPI, MIMgt *Chartered Town Planner*

12 Homers Road, Windsor, Berkshire SL4 5RG.

Telephone: Windsor (01753)-869577
Fax: Windsor (01753) 831714

copy: Wokingham D.C.

ACK:
FILE:

1637
or 44817

With Compliments

Cooper Environmental Planning Planners, Surveyors and Development Consultants

Melvyn Cooper FRTPI. MIMgt *Chartered Town Planner*

12 Homers Road, Windsor, Berkshire SL4 5RG
Telephone: Windsor (01753) 869577
Fax: Windsor (01753) 831714

Your ref: APP/XO360/A/00/1051857
Our ref : MDC/vac

4th December 2000

The Planning Inspectorate
Room 1004
Tollgate House
Houlton Street
Bristol BS2 9DJ

For the attention of Miss A Groves

Deawr Sir

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MRS S AYRES
SITE AT 125 READING ROAD, FINCHAMPSTEAD, WOKINGHAM

I refer to your letter to me dated 30th November 2000 enclosing a copy of the Wokingham Borough Council's statement concerning the above appeal. On behalf of my client, the appellant, I have the following comments regarding the statement.

Paragraph 1.01:
The bungalow has been demolished together with the outbuildings.

Paragraph 1.02:
123 Reading Road is a chalet style two storey dwelling which has been significantly extended.

Location Plan at Appendix 1:
The appeal site, edged in black, is comparable in frontage terms with both 127 and 129 Reading Road and 121 and 123 Reading Road, thus capable of accepting two dwellings.

Paragraphs 2.01 & 2.02:
Whilst the planning history is a material factor one must not lose sight of the fact that some 4 years have lapsed and there is incrased pressure to maximise the use of brown field sites especially, as in the case of this appeal, no demonstrable harm results.

Paragraph 2.03:
Members often take a contrary view to officers as there is pressure in this area to release more land for housing.

Paragraph 3.01:
One only needs to view the OS extract submitted with the Council's statement to see that the appeal site is not an isolated countryside site, it is within a built up area, albeit primarily a built up frontage.

Paragraph 3.02:
It is not accepted that the appeal proposal is contrary to the three policies quoted.

Paragraphs 3.03 to 3.07:
No comment.

Paragraph 4.01:
The proposed development of the site by two detached houses is neither 'cramped' or results in loss of daylight and outlook. Notwithstanding the Council's insistence that the site lies within the countryside it must be acknowledged that the development on both sides of Reading Road has an 'urbanising appearance'. The introduction of one additional dwelling will not substantially change that appearance.

Paragraph 4.02:
The development of the appeal site as proposed would have 'a similar road frontage and curtilage' as neighbouring properties; this can be seen by an examination of the OS extract.

Paragraph 4.03:
It should be noted that there are a number of dwellings that occupy virtually their total plot width, No 127 for example, is right up against its north western boundary with No 129. Similarly 107 and 109 appear to be joined together.

Paragraph 4.04:
The increased plot size is as a result of the inclusion within the site of the track that served the property and buildings to the rear of 121 and 123 Reading Road; an alternative access to this property has been found, thus this appeal proposal is different from the previous scheme. The staggering of the proposed house does allow for a penetration of space and it is not accepted that a 'more cramped form of development' results. As highlighted in the response to paragraph 4.03 there are neighbouring properties built right up to their boundaries. The LPA have stated that gaps of 1.5m and 4.3m result with neighbouring properties, not insignificant.

Paragraph 4.05:
The view expressed is not accepted.

2nd Paragraph 4.05:
If it was considered that the roof height was unacceptable, i.e. being too high, why was the applicant not given the opportunity to amend his scheme. A lesser height could be achieved by a change to the angle of pitch. The fact remains that the site is capable of accepting two dwellings. Any dwellings upon the site would have to be 'substantial in construction'; this is a nonsense statement as the Building Regulations require a substantial standard of construction.

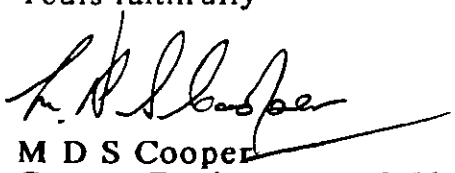
Paragraphs 4.06 & 4.07:
Each case must be examined on its merits and the site inspection by the appointed Inspector will illustrate that there will be no substantial loss of daylight to No 123 Reading Road, certainly not of a degree to prevent the proposed development. The outlook of neighbours will be changed by the proposed development but not to their detriment.

Section 5.00:
No further comments.

Section 6.00:
On behalf of my client I ask that this appeal be allowed. It is not considered that the Council have substantiated their reasons for refusal and all too often decisions such as this frustrate developers and result in pressures elsewhere; by allowing such appeals as this one will assist in reducing those further pressures.

A copy of this letter has been sent to Wokingham Borough Council.

Yours faithfully



M D S Cooper
Cooper Environmental Planning

Tel. (0118) 974 6448 (Direct Line)
Date: November 14, 2000
My ref: F/2000/1637
Your ref: APP/X0360/A/00/1051857

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 Bibi
The Planning Inspectorate
Room 1004
Tollgate House
Houlton Street
BRISTOL
BS2 9DJ

Dear Miss Bibi

APPEAL BY: Mrs S Ayres
SITE: 125 Reading Rd, Finchampstead

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

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date. October 25, 2000
My ref. F/2000/1637
Your ref.

file copy

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: Mrs S Ayres
SITE: 125 Reading Rd, Finchampstead

I am writing to inform you, that this appeal has been lodged with The Planning Inspectorate, and will be dealt with by means of an exchange of written statements between 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

Should you wish to make further representations, you may do so,in writing, to Miss A Bibi, The Planning Inspectorate, Room 1004, Tollgate House, Houlton Street, Bristol, BS2 9DJ. You should send three copies quoting reference APP/X0360/A/00/1051857. Comments received after 30/11/00 will not normally be seen by the Inspector & will be returned.

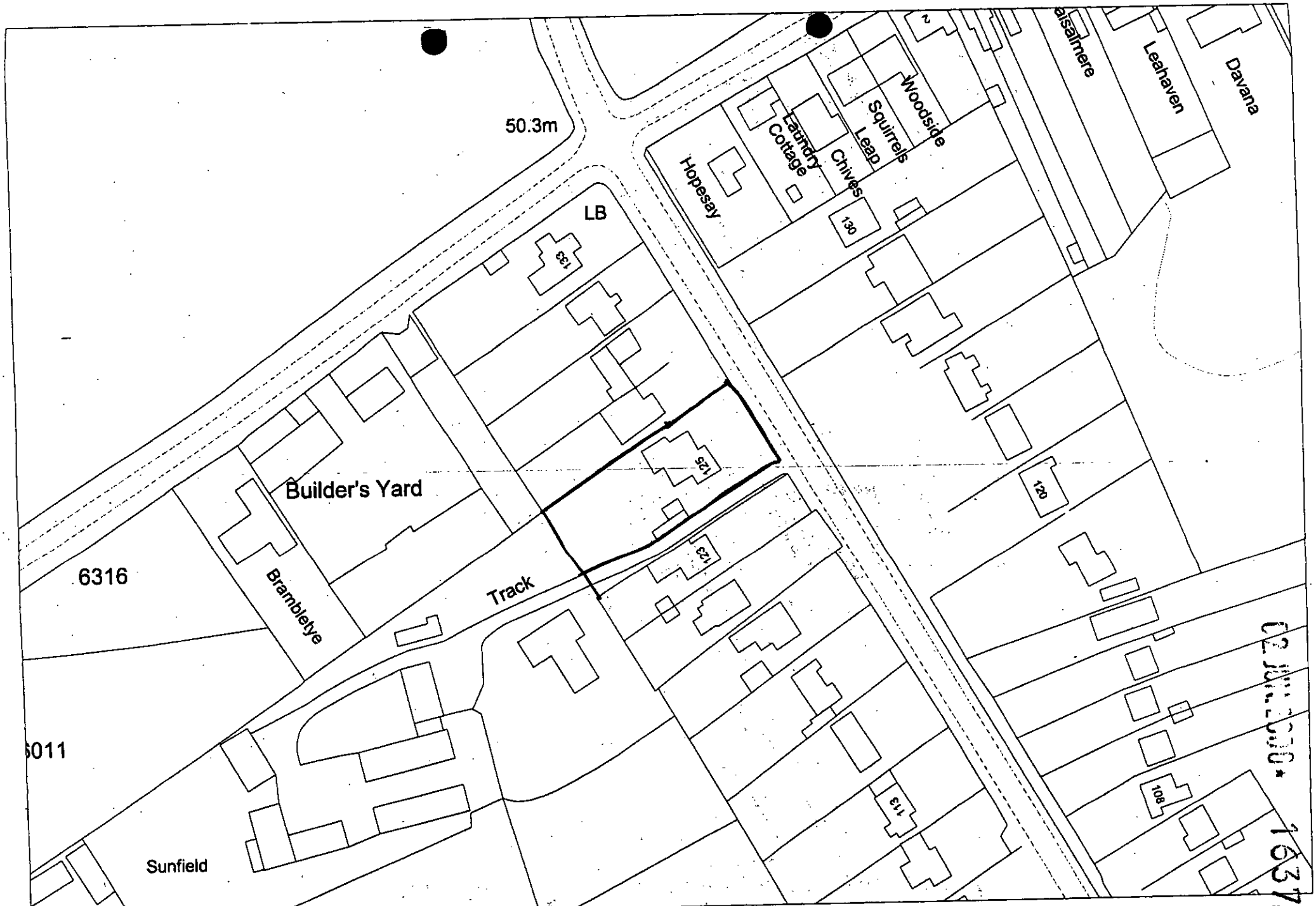
The application, decision notice, and the appellant's grounds of appeal may be inspected in the Environmental Services Department (Planning) at the Civic Offices, Shute End, Wokingham, Berkshire during normal office hours (08.30 to 17.00 on Mondays to Thursdays, 16.00 on Fridays).

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 the Planning Inspectorate requesting a copy of the decision.

Yours faithfully

Denise Gumbrell
Appeals Assistant



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Development Control Section, Environmental Services, Wokingham District Council.

Tel. (0118) 974 6448 (Direct Line)
Date: October 25, 2000
My ref: F/2000/1637
Your ref: APP/X0360/A/00/1051857

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 Bibi
The Planning Inspectorate
Room 1004
Tollgate House
Houlton Street
BRISTOL
BS2 9DJ

Dear Miss Bibi

APPEAL BY: Mrs S Ayres
SITE: 125 Redaing Rd, Finchampstead

With reference to this appeal, I enclose a copy of teh 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. October 25, 2000
My ref: F/2000/1637
Your ref:

Cooper Environmental Planning
85 Victoria St
Windsor
Berks
SL4 1EH

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 Sirs

APPEAL BY: **Mrs S Ayres**
SITE: **125 Reading Rd, Finchampstead**

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

I have also sent copies to The Planning Inspectorate.

Yours faithfully

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

The Planning Inspectorate

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

PLANNING SERVICES
NOL
DC
APP
CS
20 OCT 2000
COPIES TO:
ACK
INF

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

Your Ref: F/2000/1637

Our Ref: APP/X0360/A/00/1051857

Date: 19 October 2000

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MRS S AYRES
SITE AT 125 READING ROAD, FINCHAMPSTEAD, WOKINGHAM

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 to me, 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.

I must **receive** the following documents within this timetable:

Within the next 2 weeks

You must notify 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 I must receive 3 copies within **6 weeks of the starting date.** If we receive representations 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 make sure that the appellant and I receive a copy of a completed appeal questionnaire and supporting documents (including relevant development plan policies when appeals are against non-determination).

Within the next 6 weeks

You and the appellant must make sure that I receive 2 copies of any statement. 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.*

Within the next 9 weeks

You and the appellant must make sure that I receive 2 copies of any comments on each other's statement and any comments on any representations received from interested parties. I will forward the appellant's 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 that I receive your representations within the deadlines. If I do 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, we must receive 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 Bibi

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: Mrs S Ayres

Address: c/o Cooper Environmental Planning
85 Victoria Street
Windsor, Berks

Postcode: SL4 1EH

Your reference:

Daytime phone no:

Fax no:

E-mail address:

B. AGENT DETAILS (if any)

Name: Cooper Environmental Planning

Address: 85 Victoria Street
Windsor
Berks

Postcode: SL4 1EH

Your reference:

Daytime phone no: 01753-869577

Fax no: 01753-831714

E-mail address: --

C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the LPA: Wokingham District Council

Date of the planning application: 1st June 2000

LPA's application reference no: F/2000/1637

Date of LPA's decision notice (if issued): 21st July 2000

D. APPEAL SITE ADDRESS

Address: 125 Reading Road
Finchampstead, Berks

Postcode: RG40 4RD

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 two four-bedroom detached houses and fencing to frontage

Size of the whole appeal site (*in hectares*)
0.16

Area of floor space of proposed development (*in square metres*)
473.2m²

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.

Please see attached

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

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 M D S Cooper (on behalf of) Mrs S Ayres

Name (in capitals) Cooper Environmental Planning Date 11.10.00

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 M D S Cooper (on behalf of) Mrs S Ayres

Name (in capitals) Cooper Environmental Planning Date 11.10.00

Please turn over

Grounds of Appeal

1. It is not accepted that the siting and massing would appear cramped. The site is comparable in terms of size with its neighbouring sites, namely 121/123 and 127/129 Reading Road; this can be readily seen on the 1/1250 site plan on application drawing No WDC/00/32/1. With regard to being 'urbanising in appearance' this is a nonsense as this part of Reading Road is urbanised both sides - it is ribbon development. By permitting two houses on this infill site maximises the use of a brown field site without detriment to visual amenity.

   As any planner knows it is easy to pluck out Structure and Local Plan Policies and say that a development is contrary to those policies. The key point is stated at paragraph 40 of PPG1 which states "Those deciding such planning applications or appeals should always take into account whether the proposed development would cause demonstrable harm to interests of acknowledged importance". I submit that no demonstrable harm will result in allowing this appeal.

   With regard to the design of the two dwellings the design is in keeping with houses in the locality. Indeed I submit that it is superior to the houses at 123 Reading Road and 127, the former being a late 1950s chalet bungalow, the latter a 1960s very flat fronted house.

2. The siting and massing of the proposed dwelling on the south eastern plot will not result in an 'unaccptable loss of daylight and outlook' to the existing neighbouring property. Due to the orientation of the sun there will be no loss of sunlight or daylight, this cannot be substantiated. With regard to outlook permission has been granted for a detached house by notice dated 8th October 1998 (ref: 98/67614/P) - Appendix 1. A copy of the approved drawing No WDC/98/33/4A is attached as Appendix 2 where it can be seen that the outlook and massing is not dissimilar to that the subject of this appeal. Again Local Plan Policies have been called upon which are inappropriate and do not justify refusing the application the subject of this appeal.

3. It is acknowledged that some 4 years ago an appeal for two houses at this site was dismissed. A copy of the decision notice is attached as Appendix 3. I do not agree with the Inspector's findings. Indeed since 1996 the Labour Government have been encouraging the maximum use of developed sites.

   In this area there is an insatiable demand for all forms of housing and it is the use of sites like the appeal site that will safeguard our green field sites and indeed the Green Belt . In the 1996 appeal the Inspector was most concerned about vehicular access, this has been overcome in this instant case.

   The Inspector got it wrong in 1996, a second wrong decision must not result.

M D S Cooper, FRTPI, MIMgt
Cooper Environmental Planning
October 2000

APPENDIX 1

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

NOTIFICATION OF CONSENT FOR PLANNING PERMISSION

Mrs S Ayres
C/O Cooper Environmental Planning
85 Victoria Street
Windsor
Berkshire
SL4 1HE

Application No : 98/67614/F

Parish : FINCHAMPSTEAD PARISH

Proposal : PROPOSED ERECTION OF REPLACEMENT DWELLING WITH DOUBLE GARAGE GARDEN STORE AND FRONT BOUNDARY FENCING AND GATES

Location : 125 Reading Road Finchampstead

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

CONDITION(S) :

01
The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

02
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.

03
The area shown on the permitted drawings for vehicle parking and garaging shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

04
The proposed vehicle access gates shall be set back a minimum distance of 5 metres from the highway and open into the site.

05
The oak tree along the Reading Road frontage shall be retained and protected during the course of construction works in accordance with BS5837.

06
The development shall not commence until details of all boundary treatment has 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.

07
Construction work of any sort shall only take place within the area covered by the application between the hours of 7.00am & 7.00pm Mondays to Fridays and 7.00am to

1.30pm Saturdays and no construction work shall take place on Sundays and Bank Holidays.

08

This permission relates to the application as amended by and shall be carried out in accordance with revised drawing nos. WDC/98/33/3 and WDC/98/33/4 submitted to the Local Planning Authority on 7 July 1998 showing provision of fence rather than wall along front boundary and revised design for the proposed house.

REASON(S) :

01

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

02

To ensure a satisfactory external appearance.

03

Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

04

To enable a vehicle to stand clear of the public highway when the gates are closed and in the interests of highway safety.

05

In the interest of the future health and amenity value of the trees.

06

To safeguard the amenities of neighbouring residents and the locality.

07

To safeguard the amenities of neighbouring residents and the locality.

08

For the avoidance of doubt.

C.E. Kinmer

Development Control Manager

Date 08 October 1998

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 applicant should contact the Building Control Section of the District Council's Environmental Services for further information.

Note Would you please ensure that the Red Public Notice relating to this planning application which the Council sent to you to put on display is now removed, if this has not already been done. This will avoid any confusion by local residents as to whether further applications have been made, and will assist in keeping the country side and townscapes tidy.

TOWN AND COUNTRY PLANNING ACT 1990

SECTION 78 APPEAL

APPENDICES

APPELLANT : Mrs. S. Ayres

APPEAL SITE : 125 Reading Road, Finchampstead

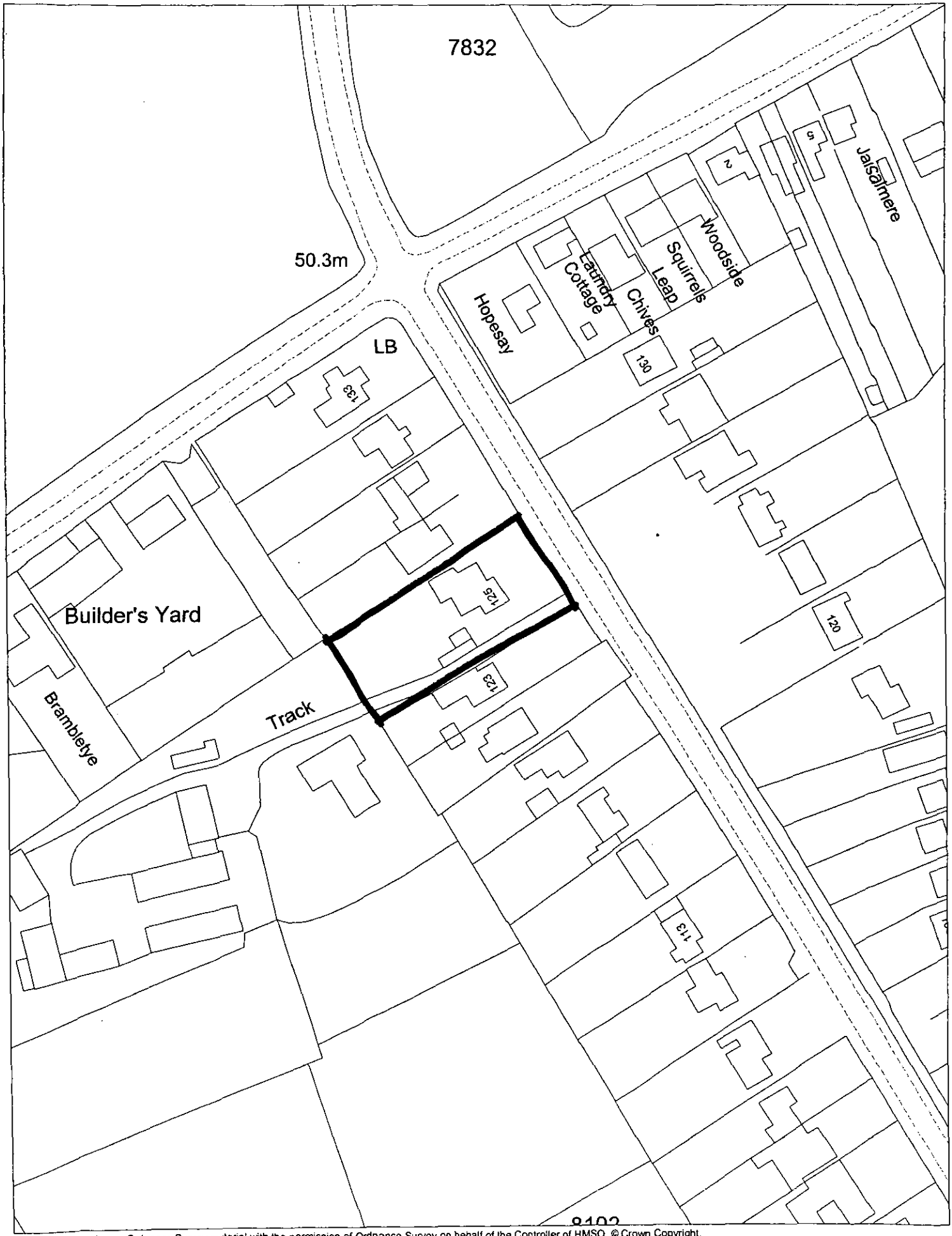
REASON FOR APPEAL : Refusal of planning permission for the erection of two detached dwellings with fencing to frontage

---

LOCAL PLANNING AUTHORITY REFERENCE : F/2000/1637

DEPARTMENT OF THE ENVIRONMENT TRANSPORT & THE REGIONS REFERENCE :APP/H0330/A/00/1051857

APPENDIX 1



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Development Control Section, Environmental Services, Wokingham District Council.
10 November 2000
Scale: 1 : 1250

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APPENDIX 2

REFUSAL OF PLANNING
PERMISSION

FW

WOKINGHAM DISTRICT COUNCIL

LOCAL GOVERNMENT ACT, 1972

TOWN AND COUNTRY PLANNING ACT, 1990

To: MRS M M KEEN
C/O ANDREWS KALIK ASSOCIATES
2 ALEXANDRA ROAD
READING
BERKSHIRE RG1 5PD

WOKINGHAM DISTRICT COUNCI
COUNCIL OFFICES
SHUTE END
WOKINGHAM, BERKS., RG11 1

Application No. 44817 (F)

Proposal:
DEMOLITION OF EXISTING HOUSE AND OUT-BUILDINGS AND ERECTION OF 2 NEW HOUSES WITH GARAGES AND ACCESS SUNFIELD 125 READING ROAD FINCHAMPSTEAD

The Wokingham District Council in pursuance of their powers under the above Act hereby REFUSE to grant planning permission in respect of the above development as described in the application and the accompanying plans submitted by you to the Council, for the following reasons:

01 The proposal would result in an unacceptable intensification of urban development within the rural area to the detriment of its character and visual amenities of the locality. The proposal would consequently be contrary to Policy C2 Strucure Plan and Policy STV2 of the South East Area Local Plan.

02 The proposed development would generate additional vehicle turning movements at an access which is substandard in respect of visibility and the safety and flow of traffic on the A327, Reading Road, Finchampstead would be adversely affected.

Date 22 NOV 1995

Head of Development Control

N.B. A statement of the applicant's rights is attached

Would you please ensure that the Red Public Notice relating to this planning application which the Council sent to you to put on display is now removed, if this has not already been done. This will avoid any confusion by local residents as to whether further applications have been made, and will assist in keeping the countryside and townscapes tidy.

APPENDIX 3

Val / Helen

The Planning Inspectorate

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

Room 1404
Tollgate House
Houlton Street
Bristol BS2 9DJ

Direct Line 0117-987-8927
Switchboard 0117-987-8000
Fax No 0117-987-8769
GTN 1374-

Andrews Kalik Associates
2 Alexandra Road
READING
Berkshire
RG1 5PD

Your Ref:
AMA/JAG/1112
Our Ref:
T/APP/H0330/A/96/264830/P7
Date:
- 1 NOV 1996

Dear Sirs

TOWN AND COUNTRY PLANNING ACT 1990, SECTION 78 AND SCHEDULE 6
APPEAL BY MRS M M KEEN
APPLICATION NO: 44817(F)

1. I have been appointed by the Secretary of State for the Environment to determine this appeal against the decision of Wokingham District Council to refuse outline planning permission for the "demolition of existing house and outbuildings and erection of two new houses and garages and drives", at Sunfield, 125 Reading Road, Finchampstead. I have considered the written representations made by you and by the Council, together with those made by the Finchampstead Parish Council and interested persons. I have also considered those representations made directly to the Council at application stage which have been forwarded to me. I inspected the site on 16 September 1996.

2. The application form submitted to the Council indicated that you were seeking approval of siting and means of access at this stage. The Council, even though it erroneously suffixed 'F' to its reference, considered your application in outline, "with only the siting and means of access being material at this stage". Amended Drawing 1112/2, however, is clearly marked "Illustrative Layout" and was submitted to the Council before it considered the application. I shall therefore determine the appeal on the basis that detailed approval is not being sought at this outline stage for any matters, but that all are reserved for later approval.

3. From my inspection of the site and its surroundings, and from the written representations made, I consider the main issues in this appeal to be, firstly, the effect of the proposed development on the character and appearance of the area and, secondly, the adequacy of the proposed access arrangements in terms of road safety and the free flow of traffic.

4. The development plan for this locality includes the Berkshire Structure Plan 1991 - 2006 and the South East Area Local Plan (SEALP), adopted in November 1995 and April 1994 respectively. Structure Plan Policy C2 permits development outside built up areas and settlement boundaries only in limited circumstances, which include the redevelopment of existing buildings, to assist in diversifying the rural economy or to maintain or enhance the rural environment, but only if appropriate in scale, form, impact, character and siting. SEALP

Policies STV1 and STV2 indicate that the appeal site falls outside an identified settlement and provide that development will not be allowed outside such areas save for certain exceptions, none of which, in my opinion, are relevant to this appeal. SEALP Policy SC18 deals specifically with replacement dwellings in rural areas and states that such development may be permitted provided the existing building is not of architectural or historical interest, the new development has minimal impact and its size does not exceed that of the existing property in height, floor area, or numbers of separate units.

5. Dealing with the first issue, I saw that the appeal site forms part of a ribbon development of mainly detached dwellings along both sides of Reading Road. It is currently occupied by a bungalow, the proposed demolition of which is part of the subject of this appeal. The building line in the immediate vicinity of the site is not well defined.

6. You argue that it would be logical to accommodate two dwellings on the plot because of its width, and that it would be in scale and compatible with adjoining property sizes. There would, however, be a reduction in the space between buildings and, in my opinion, the development would create a more intensive development, contributing to an increase in the built character of the area and harming its appearance. In addition, although you contend that the floor area proposed would not be dissimilar to that of the present bungalow, there would be an increase in the number of units, and the associated extra activity would further detract from the semi-rural character of the area.

7. You assess the proposal against the criteria of SEALP Policy SH1. However, this particular policy clearly relates to developments within identified settlements and is not in my view applicable to the different setting of the appeal site.

8. I conclude on this issue that the proposed development would have a significant harmful effect on the character and appearance of the area, contrary to development plan objectives.

9. Turning to the second issue, Berkshire County Council, the Highway Authority, argues that the layout would not provide the 2.5m by 120m visibility splay required by its standards for this section of Reading Road, which is a primary distributor road subject to a 40mph speed limit. No evidence has been put before me as to why 2.5m should be the local minimum requirement rather than the 2.0m recommended in Annex D to Planning Policy Guidance: Transport (PPG13). It is, however, apparent that the trees and street furniture along the verge, which are not shown on the drawings, preclude either standard being achieved with the access positions detailed on Drawing 1112/2. In my opinion, therefore, those proposed access arrangements would be inadequate, in that by not providing satisfactory visibility splays they would be detrimental to road safety and interfere with the free flow of traffic.

10. You suggest in your representations, however, that a splay 4.5m deep could be achieved from the mid point of the appeal site's frontage and produce a letter to show that the Highway Authority would be unlikely to object to such a shared access if the present route through to the rear of the site is closed. Whilst, in practice, a 4.5m deep splay could not be achieved due to the trees and street furniture referred to in the previous paragraph, I saw that a satisfactory splay of at least 2.0m depth could be realised by this means. I find, therefore, that it would be possible to construct an adequate shared access. This could be made a requirement of the development by means of an appropriate condition, were the appeal to be allowed.

11. Other concerns raised in the representations include precedents and the effect of the proposals on the living conditions of the occupiers of 123 Reading Road. I saw the two nearby precedents cited during my visit but, whilst at first sight the permissions might appear somewhat similar to this application, the individual characteristics of each site vary. The other precedent is, in my opinion, too distant to be relevant even if not situated in another local planning authority area and therefore subject to different development plan policies. In any event I have to consider this case on its own merits.

12. The illustrative layout supplied demonstrates that a gap of some 6m could be achieved between the nearest dwelling on the site and 123 Reading Road. Although any new dwelling might be forward from it, I do not consider it would be likely to cause unacceptable overshadowing of the front facade of that house. There could be a greater effect on its side windows, but in my opinion any proposed dwelling would still be sufficiently distant so as not to cause any significant harm to the living conditions of the occupiers of 123 Reading Road. I have not, therefore, found this to be a reason for withholding permission.

13. Nonetheless, and even though in my opinion it would be possible to construct a shared access that would not be detrimental to road safety and the free flow of traffic, I consider the adverse effect of the development on the character and appearance of the area to be the determining factor in this appeal.

14. I have taken into account all of the other matters raised, but have found no evidence that would outweigh the main considerations that have led me to my decision.

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

Yours faithfully

David Jenkins

D W Jenkins BA DipTE CEng MICE MIHT
Inspector

APPENDIX 4

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mrs S Ayres
C/O Cooper Environmental Planning
85 Victoria Street
Windsor
Berkshire
SL4 1EH

Application Number: F/2000/1637

Parish:	**FINCHAMPSTEAD**
Location:	**125, Reading Road, Finchampstead, Wokingham.**
Proposal:	**Proposed erection of 2 detached dwellings with fencing to frontage.**

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 subject to compliance with the following conditions, the reasons for which are specified hereunder.

Reason
1. Due to the siting, massing and design, the proposed development would appear relatively cramped and urbanising in appearance and would have a harmful effect on the character and appearance of this area of sporadic development in the countryside. The proposal woud therefore be contrary to Berkshire Structure Plan Policy C2, South East Area Local Plan Policies STV2 and SBE2 and to Wokingham District Local Plan (Deposit Draft) Policies WCC1 and WBE1.

Reason
2. Due to its siting and massing the proposed dwelling in the south eastern plot would result in unacceptable loss of daylight and outlook to existing neighbouring residential property. The proposal would therefore be contrary to South East Area Local Plan Policies SBE2 and SBE5 and to Wokingham District Local Plan (Deposit Draft) Policy WBE1.

John Mitchell
Development Control Manager
Date: 21/07/2000

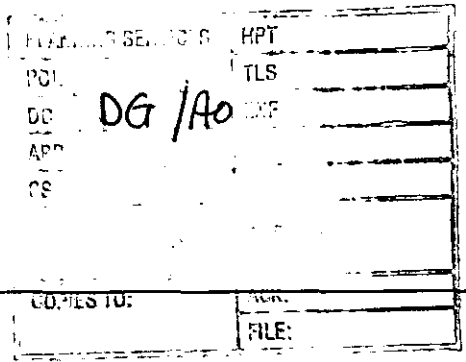
If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

Cooper Environmental Planning **Planners, Surveyors and Development Consultants**

Melvyn Cooper FRTPI, MBIM *Chartered Town Planner*

85 Victoria Street, Windsor, Berkshire SL4 1EH.

Telephone: Windsor (01753) 869577
Fax: Windsor (01753) 831714



With compliments

Valt Heten APPENDIX 3

.e Planning Inspectorate

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

Room 1404
Tollgate House
Houlton Street
Bristol BS2 9DJ

Direct Line 0117-987-8927
Switchboard 0117-987-8000
Fax No 0117-987-8769
GTN 1374-

.rews Kalik Associates
Alexandra Road
READING
Berkshire
RG1 5PD

Your Ref:
AMA/JAG/1112
Our Ref.
T/APP/H0330/A/96/264830/P7
Date:
- 1 NOV 1996

Dear Sirs

TOWN AND CO'INTRY PLANNING ACT 1990, SECTION 78 AND SCHEDULE 6
APPEAL BY MRS M M KEEN
APPLICATION NO: 44817(F)

1. I have been appointed by the Secretary of State for the Environment to determine this appeal against the decision of Wokingham District Council to refuse outline planning permission for the "demolition of existing house and outbuildings and erection of two new houses and garages and drives", at Sunfield, 125 Reading Road, Finchampstead. I have nsidered the written representations made by you and by the Council, together with those made by the Finchampstead Parish Council and interested persons. I have also considered those representations made directly to the Council at application stage which have been for... to me. I inspected the site on 16 September 1996.

2. The application form submitted to the Council indicated that you were s... ng approval of siting and means of access at this stage. The Council, even though it e... sly suffixed 'F' to its refe ence, considered your application in outline, "with only the siting and means of access being material at this stage". Amended Drawing 1112/2, however, is clearly marked "Illustrative Layout" and was submitted to the Council before it considered the application. I shall therefore determine the appeal on the basis that detailed approval is not being sought at this outline stage for any matters, but that all are reserved for later approval.

3. From my inspection of the site and its surroundings, and from the written representations made, I consider the main issues in this appeal to be, firstly, the effect of the proposed development on the character and appearance of the area and, secondly, the adequacy of the proposed access arrangements in terms of road safety and the free flow of traffic.

4. The development plan for this locality includes the Berkshire Structure Plan 1991 - 2006 and the South East Area Local Plan (SEALP), adopted in November 1995 and April 1994 respectively. Structure Plan Policy C2 permits development outside built up areas and settlement boundaries ... in limited circumstances, which include the redevelopment of existing buildings, to ... in diversifying the rural economy or to maintain or enhance ... rural environment, but only if appropriate in scale, form, impact, character and siting. SEALP

Policies STV1 and STV2 indicate that the appeal site falls outside an identified settlement and provide that development will not be allowed outside such areas save for certain exceptions, none of which, in my opinion, are relevant to this appeal. SEALP Policy SC18 deals specifically with replacement dwellings in rural areas and states that such development may be permitted provided the existing building is not of architectural or historical interest, the new development has minimal impact and its size does not exceed that of the existing property in height, floor area, or numbers of separate units.

5. Dealing with the first issue, I saw that the appeal site forms part of a ribbon development of mainly detached dwellings along both sides of Reading Road. It is currently occupied by a bungalow, the proposed demolition of which is part of the subject of this appeal. The building line in the immediate vicinity of the site is not well defined.

6. You argue that it would be logical to accommodate two dwellings on the plot because of its width, and that it would be in scale and compatible with adjoining property sizes. There would, however, be a reduction in the space between buildings and, in my opinion, the development would create a more intensive development, contributing to an increase in the built character of the area and harming its appearance. In addition, although you contend that the floor area proposed would not be dissimilar to that of the present bungalow, there would be an increase in the number of units, and the associated extra activity would further detract from the semi-rural character of the area.

7. You assess the proposal against the criteria of SEALP Policy SH1. However, this particular policy clearly relates to developments within identified settlements and is not in my view applicable to the different setting of the appeal site.

8. I [illegible] on this issue that the proposed development would have a significant harmful effect on the character and appearance of the area, contrary to development plan objectives.

9. [illegible] to the second issue, Berkshire County Council, the Highway Authority, argues that [illegible] would not provide the 2.5m by 120m visibility splay required by its standards for this section of Reading Road, which is a primary distributor road subject to a 40mph speed limit. No evidence has been put before me as to why 2.5m should be the local minimum requirement rather than the 2.0m recommended in Annex D to Planning Policy Guidance: Transport (PPG13). It is, however, apparent that the trees and street furniture along the verge, which are not shown on the drawings, preclude either standard being achieved with the access positions detailed on Drawing 1112/2. In my opinion, therefore, those proposed access arrangements would be inadequate, in that by not providing satisfactory visibility splays they would be detrimental to road safety and interfere with the free flow of traffic.

10. You suggest in your representations, however, that a splay 4.5m deep could be achieved from the mid point of the appeal site's frontage and produce a letter to show that the Highway Authority would be unlikely to object to such a shared access if the present access through to the rear of the site is closed. Whilst, in practice, a 4.5m deep splay could not be achieved due to the trees and street furniture referred to in the previous paragraph, I saw that a satisfactory splay of at least 2.0m depth could be realised by this means. I find, therefore, that it would be possible to construct an adequate shared access. This could be made a requirement of the development by means of an appropriate condition, were the appeal to be allowed.

11. Other concerns raised in the representations include precedents and the effect of the proposals on the living conditions of the occupiers of 123 Reading Road. I saw the two nearby precedents cited during my visit but, whilst at first sight the permissions might appear somewhat similar to this application, the individual characteristics of each site vary. The other precedent is, in my opinion, too distant to be relevant even if not situated in another local planning authority area and therefore subject to different development plan policies. In any event I have to consider this case on its own merits.

12. The illustrative layout supplied demonstrates that a gap of some 6m could be achieved between the nearest dwelling on the site and 123 Reading Road. Although any new dwelling might be forward from it, I do not consider it would be likely to cause unacceptable overshadowing of the front facade of that house. There could be a greater effect on its side windows, but in my opinion any proposed dwelling would still be sufficiently distant so as not to cause any significant harm to the living conditions of the occupiers of 123 Reading Road. I have not, therefore, found this to be a reason for withholding permission.

13. Nonetheless, and even though in my opinion it would be possible to co[illegible] ured access that would not be detrimental to [illegible] safety and the free flow of traffi[illegible] the adverse effect of the development on the character and appearance of the [illegible] the determining factor in this appeal.

14. I have taken into account all of the other matters raised, but have found no[illegible] that would outweigh the main considerations that have led me to my decision.

15. For the above reasons, and in exercise of the powers transferred to me, I he[illegible] this appeal.

Yours faithfully

David Jenkins

D W Jenkins BA DipTE CEng MICE MIHT
Inspector

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/00/1051857 **GRID REF:** E:476732 N: 163194

APPEAL BY: MRS S AYRES

SITE: 125 READING RD. FINCHAMPSTEAD

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	~~YES~~ / NO
a Grade I / II* / II listed building?	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;	1	
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.		✓

16.a. What is the date you told those you notified about the appeal that we must receive any further comments by?	30/11/00	
b. Copies of the following documents must, if appropriate, be enclosed with this questionnaire.	Number of Documents Enclosed	N/A
i) representations received from interested parties about the original application	3	
ii) the planning officer's report to committee		✓
iii) any relevant committee minute		✓
17. FOR APPEALS DEALT WITH BY WRITTEN REPRESENTATIONS ONLY		
Do you intend to send another statement about this appeal? If NO, please send the following information:-	YES / [redacted]	
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: [signature] on behalf of WOKINGHAM DISTRICT Council

Date sent to us and the appellant 25/10/00 OUR REF: F12000/1637

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St Clements House
2-16 Colegate
Norwich NR3 1BQ

HIGHWAYS CONSULTATION SHEET

From: Angela Odell **Date:** 09 June 2000

Application Number: F/2000/1637

Proposal: Proposed erection of 2 detached dwellings with fencing to frontage.

Parish: FINCHAMPSTEAD PARISH

Site Address:
125, Reading Road, Finchampstead, Wokingham.

Applicant:
Mrs S Ayres C/O Cooper Environmental Planning.

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).

IN VIEW OF THE HIGHWAY AUTHORITY'S COMMENTS PREVIOUSLY ON PA 44817 AND THE SUBSEQUENT APPEAL INSPECTORS DECISION NOTICE, I HAVE NO OBJECTION IN PRINCIPLE TO THE PROPOSAL SUBJECT TO THE FOLLOWING AMENDMENT:-

(1) THERE SHALL BE ONLY ONE POINT OF ACCESS CHANGED BETWEEN THE TWO NEW DEVELOPMENTS WHICH SHALL HAVE A MINIMUM WIDTH OF 4.8 METRES.

(2) ADDITIONAL PLAN SHOWING THE VISIBILITY THAT CAN BE ACHIEVED FROM THE PROPOSED ACCESS ONTO THE A327 FROM A SET BACK DISTANCE OF 2.0 METRES.

R 4/7/00.

TO: **DEVELOPMENT CONTROL**
Angela Odell

FROM: Environmental Design

DATE: 11th July 2000

Location: 125 Reading Road, Finchampstead

Proposal: Proposed erection of two detached dwellings with fencing to frontage.

Application Number: F/2000/1637

In response to your consultation dated 9th June 2000 for the above application, the landscape comment is as follows:

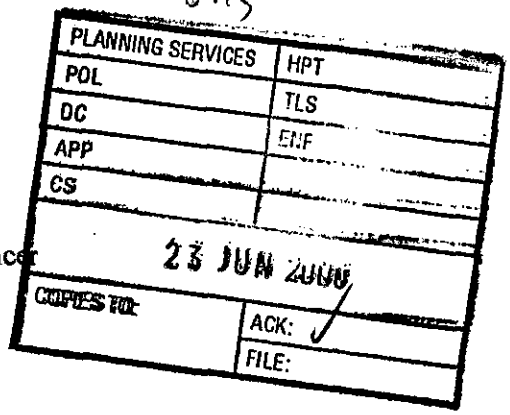
The application is acceptable and fits the amenity of the area. The applicant needs to take care to protect the two oaks at the front of the site and the large trees in the rear of the plot. His attention is drawn to the need to protect the trees, branches and roots during the time of the construction works. The applicant should be guided by the British Standard no. 5837: *Guiide for Trees in Relation to Construction*, which sets out methods of protecting trees. The BS is available from the Stationery Office and it can be consulted in main libraries.

Patricia Green

Patricia Green
Landscape Consultant

123 Reading Road,
Finchampstead,
Wokingham RG40 4RD

SMS



Environmental Services Department,
Planning Services,
PO Box 157,
Shute End,
Wokingham RG40 1WR

22 June, 2000

Attn: Ms Angela Odell, Planning Officer

Dear Ms Odell,

Planning Application Number: F/2000/1637

I am writing to comment on the above application and to register the objection of my family to the proposed development adjacent to my property.

A previous planning application in 1996 for the erection of two houses similar to those currently proposed on the site was refused by the council and dismissed on appeal by The Planning Inspectorate on the grounds that it would detract from the semi-rural character of the area and the access arrangements would be detrimental to road safety and interfere with the free flow of traffic. There has been no change to the surrounding area but road traffic has considerably increased.

Reading Road, Finchampstead, becomes busier by the day and a large number of traffic accidents have occurred within yards of the site. The planning application conveys the impression that the proposed development simply replaces a previous bungalow. Whilst this may be technically true, in terms of local road traffic that replacement has already taken place. The previous owners (the Keen family) erected a large bungalow approximately 20 yards WSW of the site in question and traffic from that bungalow eventually exits on to the Reading Road. The proposed development would add considerably to traffic on the road and contribute to increase risk of accident and associated danger for local residents.

The current application is similar to that which was refused and I therefore submit that the reasons given in the refusal are even more applicable now and the current application should be refused.

I understand that you have all the papers referring to the previous application and the refusal on file and that they will be given full consideration in this case.

Yours faithfully,

Brendan J McCartney (Mr)

FROM: Angela Odell

DATE: 09 June 2000

DELEGATED

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2000/1637

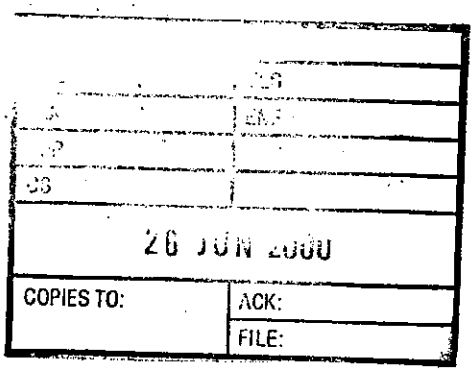
Proposal: Proposed erection of 2 detached dwellings with fencing to frontage..

Site Address: 125, Reading Road, Finchampstead, Wokingham.

Applicant: Mrs S Ayres C/O Cooper Environmental Planning.

Your observations are required in respect of this application **by 03/07/2000** .

The Parish Council has no objections to this application.



SIGNED: C.S. Cl

DATE: 26 JUN 2000

Clerk To Finchampstead Parish/Town Council.



BERKSHIRE STRUCTURE PLAN 1991-2006





Babtie

LIMITING THE SPREAD OF DEVELOPMENT

Controlling Development in the Countryside

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

Development Outside Built-Up Areas and Settlements

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

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

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

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

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

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

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

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

The Green Belt Boundaries

5.12 The Metropolitan Green Belt remains an essential element in planning policy for the eastern part of the County. The County Council considers that the boundaries of the Green Belt as set out in the Green Belt Local Plan should be retained except for minor adjustments to correct local inconsistencies. These should be determined through the local plan process. The County Council considers that in making any such adjustments particular regard should be had to the need to ensure settlement separation and the future permanency of the Green Belt boundary.

5.13 As a result of local government boundary changes on 1 April 1991, the parts of Sunningdale previously in Surrey have been transferred to Berkshire. The areas concerned have been designated Green Belt in local plans prepared by the Boroughs of Runnymede and Surrey Heath. However, the part of Sunningdale that was already in Berkshire is surrounded by, but excluded from, the Green Belt. Accordingly, consideration will need to be given to ensuring that the designation of Sunningdale is treated consistently.

Composition of the Metropolitan Green Belt

Policy C3 **The Metropolitan Green Belt in Berkshire will comprise:**

(i) The Boroughs of Slough and Windsor and Maidenhead, apart from: the towns of Slough, Windsor and Maidenhead, and the settlements of:

Ascot	**North Ascot**
Cookham Rise	**Old Windsor**
Cookham Village	**South Ascot**
Datchet	**Sunningdale**
Eton (with Eton Wick Road)	**Sunninghill**
Eton Wick	**Wraysbury**

(ii) the part of Wokingham District north and east of Twyford but excluding Wargrave; and

(iii) the part of Bracknell Forest Borough north of Binfield and Warfield and east of Bracknell.

Adjustments to the existing Green Belt boundaries may be made only through local plans to correct minor local inconsistencies.

5.14 In its Deposit Draft Structure Plan the County Council proposed that the outer limit of the Metropolitan Green Belt should be extended to cover land to the north and east of Bracknell to ensure the long term protection of the countryside and the separation of settlements in the area. This proposal was deleted following the Secretary of State's direction letter issued on 29 June 1995. However, the County Council considers that the Borough Council should include in its Local Plan policies for strictly controlling development in the area following a consideration of the sites needed in the Borough as a whole to meet the housing provision in Policy H2.



THE COUNTRYSIDE

Development in the Countryside

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

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

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

2.23 The guiding principle in the countryside is that development should both benefit economic activity and maintain or enhance the environment. Rural areas can accommodate some forms of development without detriment, if the type, form and design are sensitive to the location. New development should be carefully located having regard to existing settlement patterns and to historic, wildlife and landscape resources. Certain categories of development, e.g. agriculture and telecommunications, are classed as permitted development under the General Development Order 1995 and prior notification to the council of the exercise of these rights is required. Development in the open countryside, away from existing settlements or areas allocated for development in this local plan will be strictly controlled. Some categories of development that may be appropriate, are set out in Policy WCC1 below.

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

2.23B The development will be subject to the provisions of policy WCC4 on new buildings outside settlement boundaries. Where applicable, proposals for development will be considered against policy WCC2 and policies WLL2 to WLL8 of this plan and the relevant policies of the Structure Plan.

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

DEVELOPMENT OUTSIDE SETTLEMENT BOUNDARIES DEFINED IN THIS PLAN (AND NOT WITHIN THE METROPOLITAN GREEN BELT) WILL ONLY BE ALLOWED IN EXCEPTIONAL CIRCUMSTANCES AND WILL BE STRICTLY CONTROLLED THROUGH THE APPLICATION OF DETAILED POLICIES AND PROVISIONS OF THIS PLAN.

CONT.

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

A) DEVELOPMENT FOR AGRICULTURE/FORESTRY

B) OUTDOOR SPORT/COUNTRYSIDE RECREATION

C) LOCAL COMMUNITY FACILITIES WHICH CANNOT BE LOCATED ELSEWHERE

D) RE-USE AND ADAPTATION OF EXISTING BUILDINGS

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

Cont.

F) REDEVELOPMENT PROPOSAL IN THE COUNTRYSIDE

G) OTHER DEVELOPMENT APPROPRIATE TO THE COUNTRYSIDE WHICH CANNOT BE ACCOMMODATED WITHIN A SETTLEMENT

H) SENSITIVE INFILLING OF ONE OR TWO DWELLINGS IN A SMALL GAP IN AN OTHERWISE BUILT-UP FRONTAGE WHERE THE DEVELOPMENT WOULD NOT ADVERSELY AFFECT THE CHARACTER AND APPEARANCE OF THE AREA.

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

THE CLOSING OF GAPS OR THE ENCLOSURE OF OPEN AREAS THAT ARE IMPORTANT COMPONENTS IN THE CHARACTER OF AN AREA WILL NOT BE PERMITTED.

Implementation: The development control process.

Monitoring: Planning applications determined within each category.

Separation of Settlements by Green Gaps and Wedges

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

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

2.26 The areas included in the green wedges and gaps policy have been identified previously in the adopted local plans as areas important to the separation of settlements. These are retained except where specific proposals require a change, e.g. the new settlement identified at Grazeley, south of the M4.

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

2.28 The green wedges and gaps designation is now shown on those areas that had either a dual settings and separation of settlements function, or the separation of settlements designation only, in the adopted local plans. Where an area was only important to the setting of settlements, these areas will remain subject to a separate policy found in the Landscape section of this chapter (Policy WLL6).

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.

SOUTH EAST AREA LOCAL PLAN

Adopted 15 April 1994

Published by: Wokingham District Council
Planning Department
Shute End
Wokingham
Berkshire
RG11 1WR
Telephone: (0734) 786833
Fax: (0734) 778735

❖ STV1 'IDENTIFIED SETTLEMENTS'

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

WOKINGHAM
FINCHAMPSTEAD NORTH
PINEWOOD
FINCHAMPSTEAD
BARKHAM HILL

LIMITING THE SPREAD OF DEVELOPMENT

1.1.06 The District Council recognises the need to maintain an acceptable level of environmental quality and considers that the maintenance of a clear distinction between built-up areas and the countryside is fundamental to achieving this aim. Such an approach helps to ensure that individual settlements retain their identity and that the open and rural character of land outside the boundaries of identified settlements is retained. Accordingly it is intended to limit development outside identified settlements to that which is appropriate to the countryside or has a special reason to locate there. Although these uses are acceptable in principle, they must also be acceptable in practice. This is particularly important in the case of small scale housing and employment development on the edge of settlements which is dealt with in more detail in policies SH1 and SE2 of this plan.

❖ STV2 DEVELOPMENT IN RURAL AREAS

ALL LAND OUTSIDE THE IDENTIFIED SETTLEMENTS, AS SHOWN ON THE PROPOSALS MAP IS CONSIDERED TO BE RURAL AREA WITHIN WHICH DEVELOPMENT WILL NOT NORMALLY BE ALLOWED. IN ACCORDANCE WITH THE REPLACEMENT STRUCTURE PLAN EXCEPTIONS MAY BE MADE FOR DEVELOPMENT IN THE FOLLOWING CATEGORIES WHICH ARE NOT SPECIFICALLY DEALT WITH BY OTHER POLICIES IN THIS LOCAL PLAN.

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

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

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

(D) MINERAL EXTRACTION,

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

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

(G) PUBLIC UTILITIES THAT CANNOT BE LOCATED ELSEWHERE,

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

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

1.4 QUALITY & 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 buildings, 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. 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 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 involving 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/required to establish the wider context within which applications will be considered.

❖ *SBE1 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.

❖ *SBE2 INAPPROPRIATE DESIGN*

PROPOSALS FOR DEVELOPMENT THAT IS INAPPROPRIATE IN TERMS OF ITS RELATIONSHIP WITH ADJOINING SITES AND BUILDINGS, OR WHICH WOULD ADVERSELY AFFECT THE CHARACTER OF AN AREA, BY

VIRTUE OF ITS SITING, SCALE, FORM, MASSING, MATERIALS, COLOUR OR TEXTURE, WILL NOT NORMALLY BE PERMITTED.

ENVIRONMENTAL IMPROVEMENT

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

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

1.4.06 In some areas, local shopping centres in particular, where comprehensive development 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.



❖ SBE3 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.

❖ SBE4 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.

❖ SBE5 SUNLIGHT AND DAYLIGHT

IN CONSIDERING PROPOSALS FOR NEW DEVELOPMENT, REDEVELOPMENT AND

REFURBISHMENT THE DISTRICT COUNCIL WILL SEEK TO ENSURE GOOD DAYLIGHTING CONDITIONS AND ADEQUATE SUNLIGHT PENETRATION TO BOTH NEW AND EXISTING DEVELOPMENT.

1.4.08 The effects of noise nuisance is an important consideration. In the case of residential development the location and siting of new dwellings should normally be such as to ensure that the facade noise level to any dwelling does not exceed 65dB(A) on the L10 18 hour index from traffic noise and 60dB(A) (24 hour Leq) from railways. This may not always be achievable, particularly in central locations and, therefore, in the case of any new dwelling likely to be affected by higher noise ratings, it is essential that the building is designed so that the internal noise level with windows closed does not exceed 40dB(A) on the L10 18 hour index. In the case of new buildings whose occupiers might create noise adequate soundproofing measures will be required. Specific policies concerning noise pollution are contained in the Replacement Structure Plan for Berkshire (Policies EN15 and EN16). There are also relevant powers under the Building Regulations. For these reasons there is no additional policy in this plan.

1.4.09 There is provision under the Noise Insulation Regulations 1975 for sound insulation to be provided by the Department of Environment and Transport, in certain circumstances, to existing residential properties which are subjected to road traffic noise level increases. Where a new road or other development is to be constructed which will give rise to an increase in road traffic noise in excess of the levels in the Regulations, the costs of sound insulation to existing properties, and the provision of appropriate noise-absorbing barriers, should be borne by the developer.

ACCESS FOR DISABLED PERSONS

1.4.10 The arrangement of the built environment is of crucial importance for those sections of the community who are physically disabled and who wish to conduct as independent a life as possible. Although our towns and cities have not been built with regard to the needs of disabled people about one person in twenty has some form of permanent or temporary disability which makes mobility difficult and reduces their opportunities to use the built environment as fully as possible.

1.4.11 Current legislation requires that all public buildings make provision for adequate means of access for the disabled. Developers' attention is drawn to two publications:

(i) the British Standards Institution "Code of Practice for Access of the Disabled to Buildings" (BS5810:1979) and

(ii) Design Note 18 "Access for Disabled People to Educational Buildings" (1984)

These specify the requirements for providing means of access for disabled people to buildings which are open to the public. Together with the internal layout and immediate access to buildings, the layout of parking and pedestrian facilities and their surfaces should be considered as an integral part of the design required for enabling ease of access by the disabled.

❖ SBE6 ACCESS FOR DISABLED PERSONS IN NEW DEVELOPMENT

PLANNING APPLICATIONS WILL BE ASSESSED AGAINST THE REQUIREMENT TO PROVIDE ADEQUATE MEANS OF ACCESS FOR DISABLED PERSONS.

STREET FURNITURE

1.4.12 Many elements of the built-form have an important effect upon the quality and

Conditions for Appeal by Mrs S Ayres at 125 Reading Road, Finchampstead

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

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

2. 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.

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

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

   REASON To safeguard the residential amenities of the occupiers of neighbouring properties.

4. The development shall not commence until details of all boundary treatment(s) has 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.

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

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

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

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

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

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

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

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

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

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

REASON In the interests of visual amenity.

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

REASON In the interests of visual amenity.

11. No other development shall be commenced until visibility splays of 2.0 metres by 120 metres have been provided at the access onto Reading Road. The visibility splay shall thereafter be kept free of all obstructions to visibility over a height of 0.6 metres above carriageway level.

REASON In the interests of highway safety and convenience.

12. A single point of access is to be provided.

REASON In the interests of highway safety and convenience.

TO: DEVELOPMENT CONTROL
Angela Odell

FROM: Environmental Design

DATE: 11th July 2000

Location: 125 Reading Road, Finchampstead

Proposal: Proposed erection of two detached dwellings with fencing to frontage.

Application Number: F/2000/1637

In response to your consultation dated 9th June 2000 for the above application, the landscape comment is as follows:

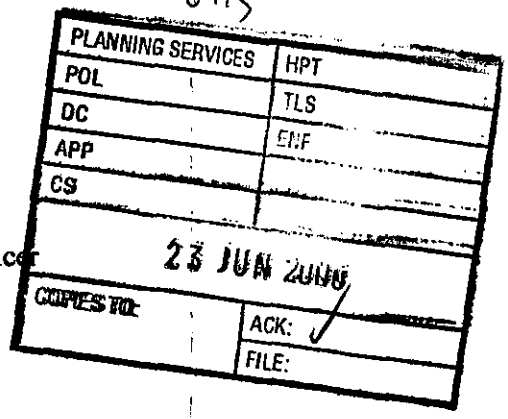
The application is acceptable and fits the amenity of the area. The applicant needs to take care to protect the two oaks at the front of the site and the large trees in the rear of the plot. His attention is drawn to the need to protect the trees, branches and roots during the time of the construction works. The applicant should be guided by the British Standard no. 5837: *Guiide for Trees in Relation to Construction*, which sets out methods of protecting trees. The BS is available from the Stationery Office and it can be consulted in main libraries.

Patricia Green

Patricia Green
Landscape Consultant

123 Reading Road,
Finchampstead,
Wokingham RG40 4RD

SMS



Environmental Services Department,
Planning Services,
PO Box 157,
Shute End,
Wokingham RG40 1WR

22 June, 2000

Attn: Ms Angela Odell, Planning Officer

Dear Ms Odell,

Planning Application Number: F/2000/1637

I am writing to comment on the above application and to register the objection of my family to the proposed development adjacent to my property.

A previous planning application in 1996 for the erection of two houses similar to those currently proposed on the site was refused by the council and dismissed on appeal by The Planning Inspectorate on the grounds that it would detract from the semi-rural character of the area and the access arrangements would be detrimental to road safety and interfere with the free flow of traffic. There has been no change to the surrounding area but road traffic has considerably increased.

Reading Road, Finchampstead, becomes busier by the day and a large number of traffic accidents have occurred within yards of the site. The planning application conveys the impression that the proposed development simply replaces a previous bungalow. Whilst this may be technically true, in terms of local road traffic that replacement has already taken place. The previous owners (the Keen family) erected a large bungalow approximately 20 yards WSW of the site in question and traffic from that bungalow eventually exits on to the Reading Road. The proposed development would add considerably to traffic on the road and contribute to increase risk of accident and associated danger for local residents.

The current application is similar to that which was refused and I therefore submit that the reasons given in the refusal are even more applicable now and the current application should be refused.

I understand that you have all the papers referring to the previous application and the refusal on file and that they will be given full consideration in this case.

Yours faithfully,

Brendan J McCartney (Mr)

FROM: Angela Odell

DATE: 09 June 2000

DELEGATED

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2000/1637

Proposal: Proposed erection of 2 detached dwellings with fencing to frontage..

Site Address: 125, Reading Road, Finchampstead, Wokingham.

Applicant: Mrs S Ayres C/O Cooper Environmental Planning.

Your observations are required in respect of this application **by 03/07/2000** .

The Parish Council has no objections to this application.

26 JUN 2000	
COPIES TO:	ACK:
	FILE:

SIGNED: C.S. Cl

Clerk To Finchampstead Parish/Town Council.

DATE: 27 JUN 2000

Applicationo	Name & Address
F/2000/1637	Brendan J McCartney 123 Reading Road Finchampstead Wokingham RG40 4RD

App. Refused,
Letter sent 24/07/00

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

APPEAL BY: Mrs S Ayres
SITE: 125 Reading Rd, Finchampstead
APPLICATION NO.: 1637
PROPOSAL: Proposed erection of 2 detached dwellings with fencing to frontage

LIST OF PERSONS CIRCULATED WITH NOTICE OF APPEAL

District Councillor(s) for Finchampstead South

Mr G A Cockroft

Mrs M Long

Clerk(s) of Parish / Town Council of Finchampstead

Mrs C S Cole, Memorial Hall, The Village, Finchampstead, RG40 4JU

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

CPRE, c/o Dr Wilford, 17 Copse Drive, WOKINGHAM, Berkshire, RG41 1NA

Environmental Design -Trees

Conditions for Appeal by Mrs S. Ayres at 125 Reading Rd, Finchampstead.

1. C001/R001
2. C012/R012
3. C044 ~~[illegible]~~ first floor level or above side elevation of the dwellings
4. ~~5~~. C017/R017.
5. C049/R049.
6. C070/R070
7. C100/R100.
8. C122/R122.
9. C150/R150
10. C151/R151.
11. C127/R127
    insert "2.0m", "120m", "the access onto Reading Road"
12. A single point of access is to be provided.
    R127

Please type
for Angi

Part 1
on Ctr
tel N/L etc
Sent

17 bardney.


WOKINGHAM
DISTRICT COUNCIL

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mrs S Ayres
C/O Cooper Environmental Planning
85 Victoria Street
Windsor
Berkshire
SL4 1EH

Application Number: F/2000/1637

Parish: **FINCHAMPSTEAD**

Location: **125, Reading Road, Finchampstead, Wokingham.**

Proposal: **Proposed erection of 2 detached dwellings with fencing to frontage.**

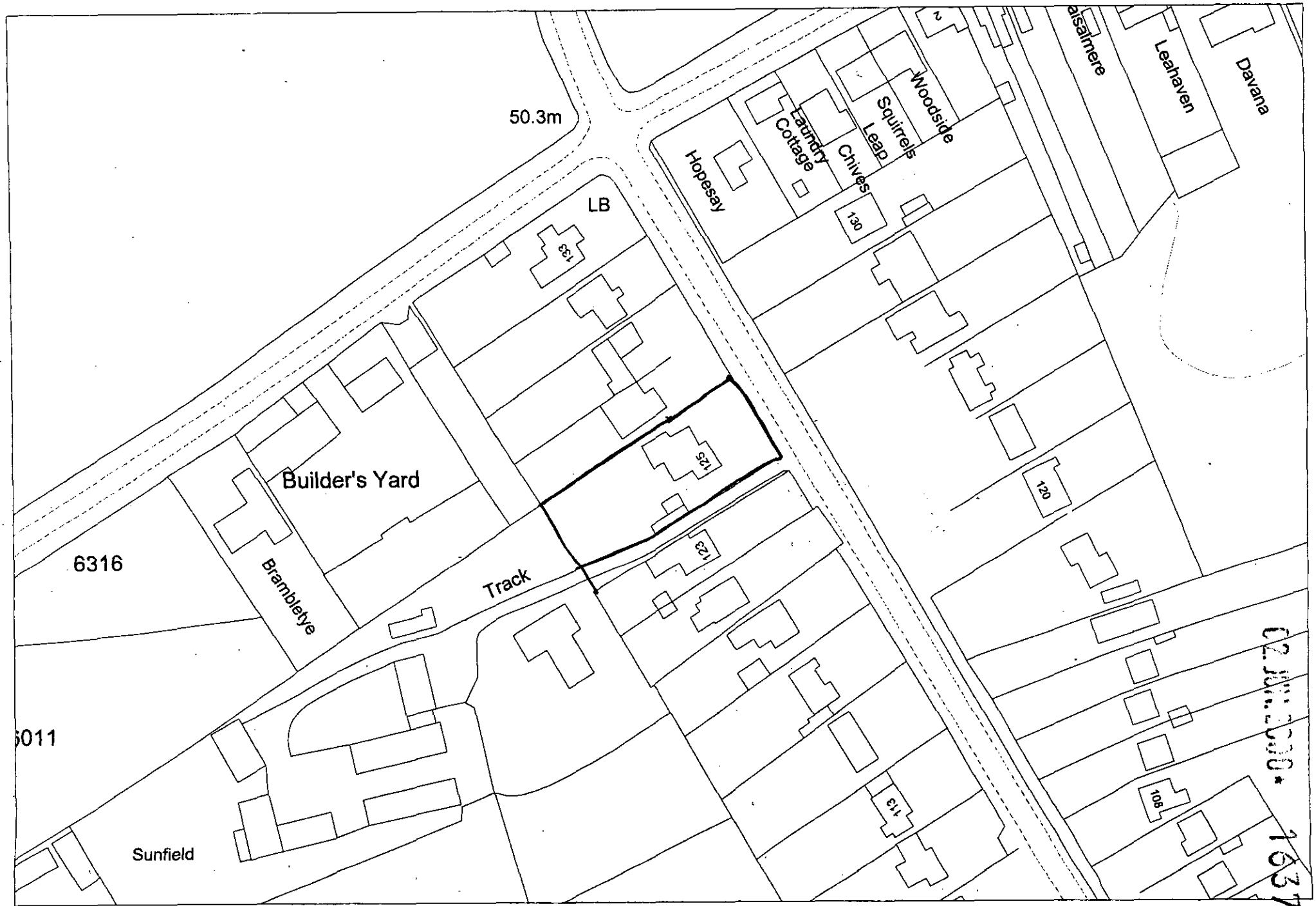
The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Refuse Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions,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

Reason
1. Due to the siting, massing and design, the proposed development would appear relatively cramped and urbanising in appearance and would have a harmful effect on the character and appearance of this area of sporadic development in the countryside. The proposal woud therefore be contrary to Berkshire Structure Plan Policy C2, South East Area Local Plan Policies STV2 and SBE2 and to Wokingham District Local Plan (Deposit Draft) Policies WCC1 and WBE1.

Reason
2. Due to its siting and massing the proposed dwelling in the south eastern plot would result in unacceptable loss of daylight and outlook to existing neighbouring residential property. The proposal would therefore be contrary to South East Area Local Plan Policies SBE2 and SBE5 and to Wokingham District Local Plan (Deposit Draft) Policy WBE1.

John Mitchell
Development Control Manager
Date: 21/07/2000

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.



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Development Control Section, Environmental Services, Wokingham District Council.

Scale: 1 : 1250

Conditions for Appeal by Mrs S Ayres at 125 Reading Road, Finchampstead

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

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

2. 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.

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

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

   REASON To safeguard the residential amenities of the occupiers of neighbouring properties.

4. The development shall not commence until details of all boundary treatment(s) has 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.

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

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

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

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

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

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

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

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

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

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

REASON In the interests of visual amenity.

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

REASON In the interests of visual amenity.

11. No other development shall be commenced until visibility splays of 2.0 metres by 120 metres have been provided at the access onto Reading Road. The visibility splay shall thereafter be kept free of all obstructions to visibility over a height of 0.6 metres above carriageway level.

REASON In the interests of highway safety and convenience.

12. A single point of access is to be provided.

REASON In the interests of highway safety and convenience.

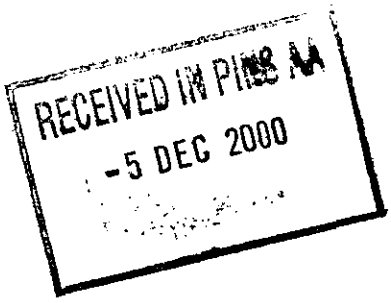
Cooper Environmental Planning Planners, Surveyors and Development Consultants

Melvyn Cooper FRTPI, MIMgt *Chartered Town Planner*

12 Homers Road, Windsor, Berkshire SL4 5RG.
Telephone: Windsor (01753) 869577
Fax: Windsor (01753) 831714

Your ref: APP/XO360/A/00/1051857
Our ref : MDC/vac

4th December 2000



The Planning Inspectorate
Room 1004
Tollgate House
Houlton Street
Bristol BS2 9DJ

For the attention of Miss A Groves

Deawr Sir

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MRS S AYRES
SITE AT 125 READING ROAD, FINCHAMPSTEAD, WOKINGHAM

I refer to your letter to me dated 30th November 2000 enclosing a copy of the Wokingham Borough Council's statement concerning the above appeal. On behalf of my client, the appellant, I have the following comments regarding the statement.

Paragraph 1.01:
The bungalow has been demolished together with the outbuildings.

Paragraph 1.02:
123 Reading Road is a chalet style two storey dwelling which has been significantly extended.

Location Plan at Appendix 1:
The appeal site, edged in black, is comparable in frontage terms with both 127 and 129 Reading Road and 121 and 123 Reading Road, thus capable of accepting two dwellings.

Paragraphs 2.01 & 2.02:
Whilst the planning history is a material factor one must not lose sight of the fact that some 4 years have lapsed and there is incrased pressure to maximise the use of brown field sites especially, as in the case of this appeal, no demonstrable harm results.

Paragraph 2.03:
Members often take a contrary view to officers as there is pressure in this area to release more land for housing.

Paragraph 3.01:
One only needs to view the OS extract submitted with the Council's statement to see that the appeal site is not an isolated countryside site, it is within a built up area, albeit primarily a built up frontage.

Paragraph 3.02:
It is not accepted that the appeal proposal is contrary to the three policies quoted.

Paragraphs 3.03 to 3.07:
No comment.

Paragraph 4.01:
The proposed development of the site by two detached houses is neither 'cramped' or results in loss of daylight and outlook. Notwithstanding the Council's insistence that the site lies within the countryside it must be acknowledged that the development on both sides of Reading Road has an 'urbanising appearance'. The introduction of one additional dwelling will not substantially change that appearance.

Paragraph 4.02:
The development of the appeal site as proposed would have 'a similar road frontage and curtilage' as neighbouring properties; this can be seen by an examination of the OS extract.

Paragraph 4.03:
It should be noted that there are a number of dwellings that occupy virtually their total plot width, No 127 for example, is right up against its north western boundary with No 129. Similarly 107 and 109 appear to be joined together.

Paragraph 4.04:
The increased plot size is as a result of the inclusion within the site of the track that served the property and buildings to the rear of 121 and 123 Reading Road; an alternative access to this property has been found, thus this appeal proposal is different from the previous scheme. The staggering of the proposed house does allow for a penetration of space and it is not accepted that a 'more cramped form of development' results. As highlighted in the response to paragraph 4.03 there are neighbouring properties built right up to their boundaries. The LPA have stated that gaps of 1.5m and 4.3m result with neighbouring properties, not insignificant.

Paragraph 4.05:
The view expressed is not accepted.

2nd Paragraph 4.05:
If it was considered that the roof height was unacceptable, i.e. being too high, why was the applicant not given the opportunity to amend his scheme. A lesser height could be achieved by a change to the angle of pitch. The fact remains that the site is capable of accepting two dwellings. Any dwellings upon the site would have to be 'substantial in construction'; this is a nonsense statement as the Building Regulations require a substantial standard of construction.

Paragraphs 4.06 & 4.07:
Each case must be examined on its merits and the site inspection by the appointed Inspector will illustrate that there will be no substantial loss of daylight to No 123 Reading Road, certainly not of a degree to prevent the proposed development. The outlook of neighbours will be changed by the proposed development but not to their detriment.

Section 5.00:
No further comments.

Section 6.00:
On behalf of my client I ask that this appeal be allowed. It is not considered that the Council have substantiated their reasons for refusal and all too often decisions such as this frustrate developers and result in pressures elsewhere; by allowing such appeals as this one will assist in reducing those further pressures.

A copy of this letter has been sent to Wokingham Borough Council.

Yours faithfully

M D S Cooper
Cooper Environmental Planning

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

APPEAL BY: Mrs S Ayres
SITE: 125 Reading Rd, Finchampstead
APPLICATION NO.: 1637
PROPOSAL: Proposed erection of 2 detached dwellings with fencing to frontage

LIST OF PERSONS CIRCULATED WITH NOTICE OF APPEAL

District Councillor(s) for Finchampstead South

Mr G A Cockroft

Mrs M Long

Clerk(s) of Parish / Town Council of Finchampstead

Mrs C S Cole, Memorial Hall, The Village, Finchampstead, RG40 4JU

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

CPRE, c/o Dr Wilford, 17 Copse Drive, WOKINGHAM, Berkshire, RG41 1NA

Environmental Design -Trees

Applicationo	Name & Address
F/2000/1637	Brendan J McCartney 123 Reading Road Finchampstead Wokingham RG40 4RD

App. Refused,
Letter sent 24/07/00

1637

The Planning Inspectorate

Room 1004
Tollgate House
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Ms D Gumbrell (Planning Department)
Wokingham District Council
Po Box 157
Wokingham
Berkshire
RG41 1BN

Your Ref: F/2000/1637

Our Ref: APP/X0360/A/00/1051857

Date: 22 December 2000

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MRS S AYRES
SITE AT 125 READING ROAD, FINCHAMPSTEAD, WOKINGHAM

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

AGroves

Miss A Groves

217L(BPR)

TOWN AND COUNTRY PLANNING ACT 1990

SECTION 78 APPEAL

APPELLANT : Mrs. S. Ayres

APPEAL SITE : 125 Reading Road, Finchampstead

REASON FOR APPEAL : Refusal of planning permission for the erection of two detached dwellings with fencing to frontage

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LOCAL PLANNING AUTHORITY REFERENCE : F/2000/1637

DEPARTMENT OF THE ENVIRONMENT
TRANSPORT & THE REGIONS REFERENCE :APP/H0330/A/00/1051857

1.00 LOCATION AND SITE DESCRIPTION

1.01 The appeal site currently comprises a bungalow known as 125 Reading Road, which is set in a reasonable sized plot. The track to the side of the appeal site no longer provides an access to the converted farm buildings to the rear. This forms part of the appeal site.

1.02 It forms part of a ribbon development of mainly detached dwellings along both sides of Reading Road. No 127 is a detached property, as is No 117. No119 is a bungalow, No 121 a chalet style two storey dwelling and No 123 is a bungalow which has been significantly altered by previous extensions. The appeal site lies outside the identified settlement, within the countryside.

1.02 A location plan is contained in Appendix 1.

2.00 RELEVANT PLANNING HISTORY

2.01 An outline application was submitted in 1996 for the demolition of the existing house and the erection of two new houses, plus garages and drives (Ref. 44817). This application was refused on 22 November 1996. A copy of the decision notice is contained in Appendix 2.

2.02 The application was dismissed at appeal on 1 November 1996 on the basis that the scheme would have resulted in a more intensive urban form of development, which would have had a significant harmful effect on the character and appearance of the area. A copy of the appeal decision is contained in Appendix 3.

2.03 The appeal application was refused under delegated powers on 21 July 2000. A copy of the refusal notice is attached at Appendix 4.

3.00 POLICY CONTEXT

Berkshire Structure Plan

3.01 The Berkshire Structure Plan 1991-2006 was approved by Berkshire County Council on 4th November 1995. The Structure Plan, Incorporating Alterations was adopted in August 1997. This

development plan therefore carries full statutory weight. The relevant policies are set out below:-

C2 – Development Outside Built Up Areas and Settlements

South East Area Local Plan

3.02 The SEALP was adopted on 15 April 1994. The Planning and Transportation Committee at their meeting on 21 November 1996 resolved to "re-affirm the decisions of this committee and the Council in relation to the current adopted Local Plans and to note that they will continue to carry weight as the most up to date adopted policies, except in relation to housing provision". The relevant policies are set out below:-

STV2 – Development in Rural Areas

SBE2 – Inappropriate Design

SBE5 – Sunlight and Daylight

Wokingham District Local Plan (Deposit Draft)

3.03 A new district-wide local plan is currently under preparation to run for a period 1996-2006. This plan was the subject of public consultation exercises during 1995 and 1996 and was formally placed on deposit from 21st October to 2nd December 1997. The plan has been used for development control purposes since 21st October 1997.

3.04 The deposit period has now ended and the Local Plan Inquiry is proceeding in two stages. The first related to a new settlement of up to 2,500 dwellings which began in October 1998 and finished in October 1999; the Inspector's Report was received in the summer of 2000 and is being considered. The second part, which will consider the remaining policies and proposals (with housing issues at the end) commenced in February 2000. The second part is due to finish Mid November 2000. The Inspectors Report is expected Summer 2001.

3.05 Proposed Amendments to the deposit draft were formally placed on deposit from 23rd April 1999 to 11th June 1999, and have been used for development control purposes since 23rd April 1999. The amendments incorporate changes formally agreed by the Planning and Transportation Committees on 9th November 1998, 15th February and 22nd March 1999.

3.06 In September 1999 the Council put a number of matters to the Planning and Transportation Committee regarding proposed amendments not to be proceeded with, and additional proposed amendments. These amendments have been used for development control purposes since that time. The relevant policies are set out below:-

WCC1 – Development in the Countryside

WBE1 – Development in its context

3.07 All the development plans have been formulated with regard to Strategic Planning Guidance issued by the Secretary of State at the time, and to national policy as expressed in White Papers, Circulars, Planning Policy Guidance Notes and other formal Government Statements. Copies of the relevant policies have been forwarded previously and will not be enclosed as appendices to this statement.

4.00 CASE FOR THE LOCAL PLANNING AUTHORITY

4.01 The main issues are considered to be :

(1) The cramped and urbanising appearance of the development.

(2) The unacceptable loss of daylight and outlook.

Cramped and urbanising appearance

4.02 The appeal site lies within the countryside, where there is no principle in favour of development. Policy WCC1 of the Wokingham District Local Plan (Deposit Draft) as modified states that development outside the identified settlement will only be allowed in exceptional circumstances. Sensitive infilling of one or two dwellings in a small gap in an otherwise built up frontage may be allowed where it would not adversely affect the character and appearance of the area (my underlining). The preceding supporting text indicates that the dwellings should have a similar road frontage and curtilage. It is also essential that the development does not lead to an urbanisation of the area or adversely affect the character of the area.

4.03 The appeal site lies within an area of ribbon development. The Loddon Area Local Plan defines this locality as an area of sporadic

development in a rural area. The site plan contained in Appendix 1 gives a clear indication of the degree of separation which currently exists between properties. The appeal building currently sits to one side of the plot, but still retains a reasonable gap on both sides.

4.04 The appeal application proposes the demolition of the bungalow and the erection of two full height dwellings with a frontage width of 10.4m on both floors with integral garages. The previous dwellings dismissed at appeal had frontage widths of 9.2m which were considered unacceptable. The current appeal proposal is seeking to gain permission for an even more cramped form of development than that previously dismissed. The result of these greater frontage widths is to further erode the gaps between plots. The distance to the flank wall would be a minimum of 1.5m to No 123, and 4.3m to No 127. The level of development across the vast majority of the site is such that the appeal proposal would clearly create a greater visual presence to the detriment of the visual amenity of the streetscene.

4.05 Whilst policy WCC1 allows for infilling it is clear from the details above that the proposed development would create a significantly more intensive development, resulting in a cramped form of development. It is considered that this would be harmful to, and detract from the semi rural appearance of this area.

4.05 The urbanising impact is compounded by the introduction of two full height two storey dwellings which are substantial both in construction and ridge height. This section of Reading Road is characterised by a mix of dwellings and heights. Within close proximity of the appeal site are bungalows, chalet style two storey and full height two storey houses. The introduction of two dwellings with ridges of 8.4m and eaves of 4.8m only serve to reinforce the cramped appearance of the development. As such, the appeal proposal fails to comply with policy C2 of the Berkshire Structure Plan, policies STV2 and Ssbe2 of rhe South East Area Local Plan and policies WCC1 and WBE1 of the Wokingham District Local Plan (Deposit Draft) as modified.

Unacceptable loss of daylight and outlook

4.06 In the previous appeal the Inspector considered that a distance of 3.4m between the boundaries of No 123 and the south eastern plot was sufficient to ensure that the proposal would not cause significant harm to the living conditions of the occupiers.

4.07 The current appeal proposal seeks permission for a plot which would have its flank wall a mere 1.5m from the flank wall of No 123 Reading Road. This property has been extended a number of times and has a ground floor side window approximately two thirds of the way down the length of the building. The height of the proposed dwelling with a full height flank wall would result in an unacceptable loss of daylight to an existing window. The orientation of the units is such that the outlook of the neighbours would be detrimentally affected. As such, the appeal proposal is contrary to policies SBE2 and SBE5 of the South East Area Local Plan and policy WBE1 of the Wokingham District Local Plan (Deposit Draft) as modified.

5.00 COMMENTS ON APPELLANTS CASE

5.01 The appellant has made reference to planning permission granted in 1998 for a single detached dwelling at the site. The site plan clearly indicates that the dwelling itself will be some 11m from the flank wall of No 123 Reading Road. This is some 8.5m further into the site than currently proposed and was considered acceptable in terms of impact upon residential amenity. In addition, the gap between the approved dwelling and the double garage was considered sufficient to ensure that no loss of daylight or outlook would occur.

5.02 Reference has also been made to recent government guidance and revised PPG3 'Housing'. Whilst it is accepted that this site falls within the category of previously developed land, the site lies outside the identified settlement, which is where the LPA and government guidance wish development to be directed. However, the guidance also makes it clear that developments should not compromise the quality of the environment. In the opinion of the LPA the appeal proposal clearly fails to ensure that the semi rural character and appearance of the area is not adversely affected.

6.00 CONCLUSIONS

6.01 The appeal represents an unacceptable form of development within an area of ribbon development within the countryside. It would represent a cramped form of development which would have an urbanising impact. This would be to the detriment of the semi rural character of the area.

6.02 The appeal proposal would result in loss of daylight and outlook to the residents of 123 Reading Road to their detriment.

6.03 No material or exceptional circumstances have been proven which imply that a decision contrary which imply that a decision contrary to the policies of the development plan and Government Guidance should be made. The Inspector id hereby respectfully requested to DISMISS this appeal.

6.04 Conditions have been forwarded separately.

The Planning Inspectorate

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

Your Ref: F/2000/1637
Our Ref: APP/X0360/A/00/1051857
Date: 12 December 2000

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MRS S AYRES
SITE AT 125 READING ROAD, FINCHAMPSTEAD, WOKINGHAM

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

Mr M P Hill BSc MSc CEng MICE FGS

With reference to the above appeal the Secretary of State has arranged for the inspector to visit the appeal site at 13:30 on Monday 8/1/2001 and you are requested to arrange for the inspector to be met at the site at 13:30 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, which could mean that he will conduct the visit unaccompanied. In other circumstances, the visit might have to be aborted.

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

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

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

Yours faithfully



Miss H Langridge

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

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