



Grounds of Appeal Statement

**Site: Land to the rear of The Fairways,
Finchampstead Road, Wokingham, RG40
3HG**

For: Mr A Williams

**Re: Enforcement Notice RFS/2025/090818
Issued by Wokingham BC on 4th March 2026**

April 2026



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PLANNING APPEAL STATEMENT

Town and Country Planning Act 1990 (as amended)

Appellant: Mr A Williams

Local Planning Authority: Wokingham Borough Council

Site Address: Land to the rear of The Fairways, Finchampstead Road, Wokingham, RG40 3HG.

1.0 Introduction

1.1 This statement is submitted in support of an appeal against an Enforcement Notice (ref **RFS/2025/090818**) that was issued by Wokingham Borough Council ("the Council") in respect of the above site on 4th March 2026.

1.2 The Enforcement Notice alleges a breach of planning control comprising:

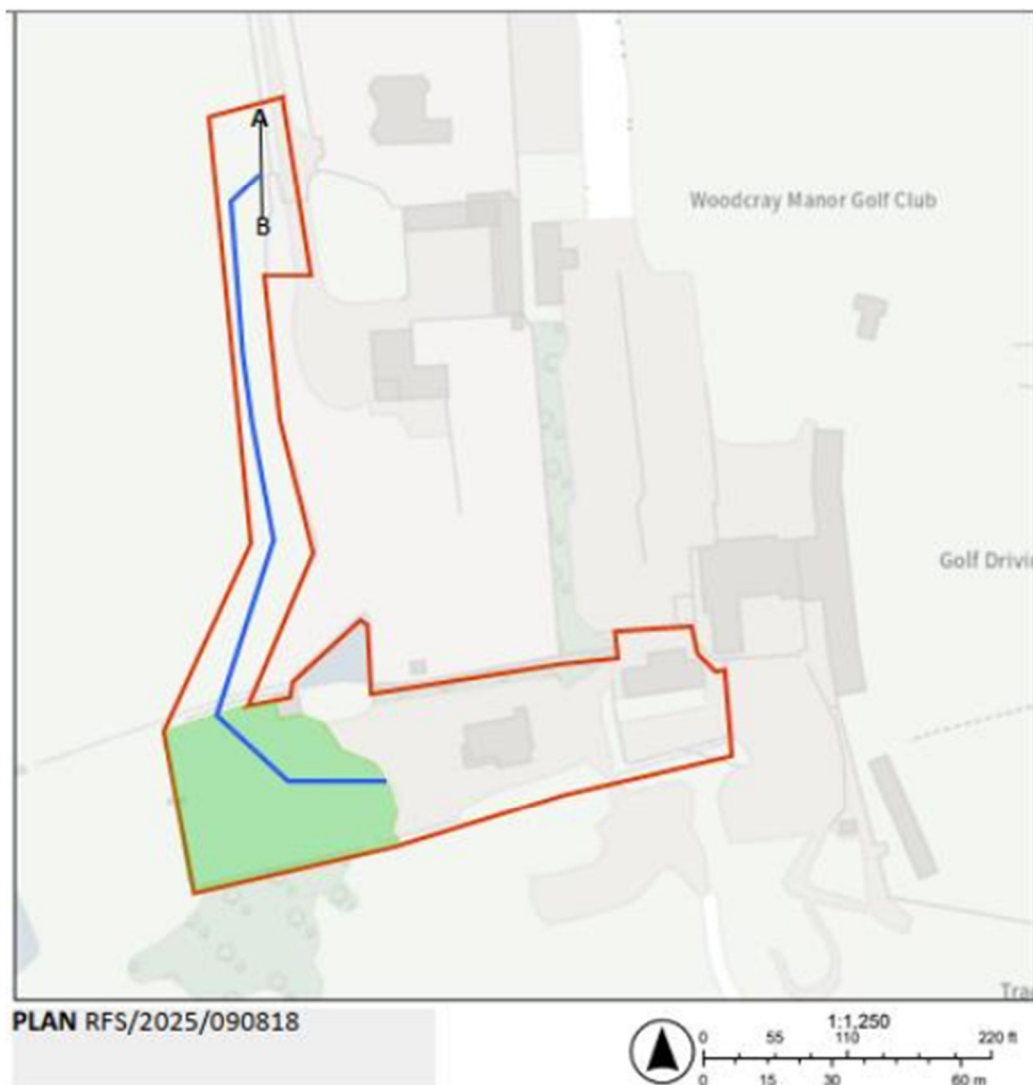
- The material change of use of the land to residential use; and
- The formation of a gravelled access road with associated concrete edging, including the installation of electronic gates, side fencing panels, posts, and underground cabling.

1.3 The Enforcement Notice comes into effect on 10th April 2026 and has a compliance period of three months. The requirements of the Notice area as follows:

- i. Cease use of the electronic entrance gates and gravelled access road for residential purposes;
- ii. Cease the use of the Land outlined in the approximate position in green on the plan attached to the Notice for residential purposes;
- iii. Remove from the Land the electronic entrance gates, side fencing panels, corresponding posts and underground cabling (marked A-B in the approximate location on the plan attached to the Notice);
- iv. Remove from the Land the gravelled access road and its associated concrete edging (shown in the approximate location marked in blue on the plan attached to the Notice);

- v. Permanently remove all resultant materials associated with steps iii and iv from The Land; and
 - vi. Restore the Land to its former condition prior to the breach of planning control taking place.
- 1.4 For ease of reference, a snipped extract showing the Plan attached to the Enforcement Notice is attached below.

PLAN:



- 1.5 The appeal is made under **Grounds (a), (c), and (g)** of Section 174 of the Town and Country Planning Act 1990.

- 1.6 The appellant, Mr A Williams, and his wife, Mrs H Williams, are the freehold owner of the dwellinghouse known as 'The Fairways' and they are also the leaseholders of the surrounding land that is comprised within their commercial business known as 'Wokingham Family Golf' (WFG).
- 1.7 This statement will set out why planning permission should be granted in respect of the alleged breaches of planning control but, in addition, will identify that certain elements of the alleged breaches of planning control do not, in fact, require the benefit of planning permission. Finally, it will explain why a 3-months compliance period is too short should the Notice otherwise be upheld by the Inspector.
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2.0 Site context and relevant background information

- 2.1 The Land subject of the Enforcement Notice is located to the south west of Wokingham Town Centre and to the north-east of Finchampstead North on land that lies approximately 225m to the east of the A321 Finchampstead Road (from where vehicular access is taken). There are no public rights of way between the A321 and the Enforcement Notice Land.
- 2.2 The Land, as red-edged on the Enforcement Notice Plan, incorporates the approved residential curtilage of The Fairways and, in addition, includes land to the west and north-west of The Fairways which is partially freehold, but mostly leasehold land (subject of a 100-year lease agreement). The Enforcement Notice Land does not lie within a National Landscape Area (or other nationally designated landscape area) or a Conservation Area and contains no trees that are subject of TPO protection.
- 2.3 The land that is in the appellant's freehold ownership is hatched red and that which is in his leasehold control is hatched blue on the drawing attached as **Appendix 1** (drawing 300326-PP0010 refers). For ease of understanding, this drawing also

denotes the approximate extent of the Enforcement Notice Land with a black-dashed line.

- 2.4 In addition, a site survey drawing (drawing reference 300326-PP0013) showing the wider context surrounding the Enforcement Notice Land is attached as **Appendix 2**.
- 2.5 Mr and Mrs Williams secured the leasehold of what had previously been operated as Woodcray Manor Golf Course (WMGC) in December 2010 and commenced their WFG operations in April 2015.
- 2.6 As far as the leasehold land is concerned, it is relevant to note that its change of use from agricultural use to use for outdoor recreational purposes as a golf course for WMGC commenced following the granting of planning permission under application **42764** in January 1995.
- 2.7 Planning permission was subsequently granted under application **F/1997/64983** in November 1999 for earthworks, mounding and remodelling to amend or re-orientate a number of holes at WMGC (including on the land immediately to the east of the A321).
- 2.8 Although it is understood that WMGC ceased operating as a golf course some years prior to the leasehold being purchased by Mr and Mrs Williams, an aerial photograph dating from 2010 – see overleaf - still clearly shows the golf course layout of the leasehold land, including the contouring of the land to the east of the Finchampstead Road where two holes were located.
- 2.9 The appellant engaged in pre-application discussions with Officers subsequent to securing the leasehold interest of the former WMGC land and, during the course of these interactions (with Jeni Jackson and Emy Circuit), he was advised that Officers accepted that the lawful use of the wider site was still for outdoor recreational purposes (which, at that time, fell within Use Class D2 'Assembly and Leisure' but is now a Class F2(c) use) and, as such, that restarting such use for WFG would not require the benefit of planning permission.

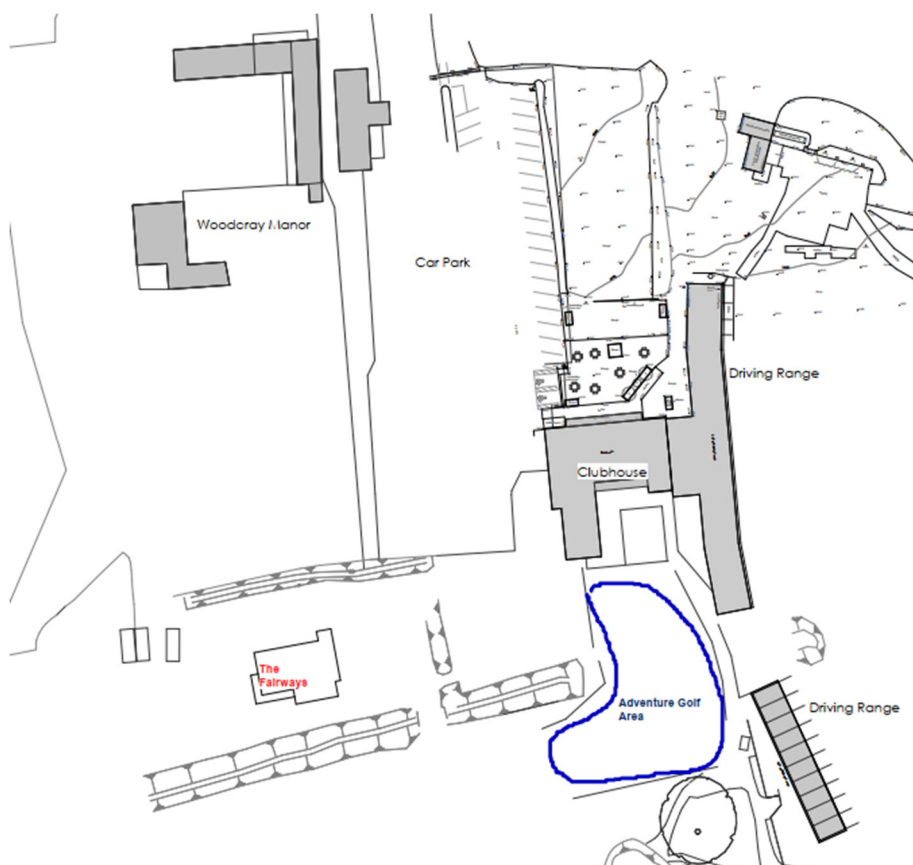


Google Earth image from 2010 showing golf course layout created by WMGC

- 2.10 WFG was duly granted planning permission to erect a 20-bay driving range in September 2013 under application **F/2013/1273** and following its construction, WFG commenced its commercial operations which, aside from the driving range, also involved a pitch and putt course, a 12-hole adventure golf course and a footgolf course.
- 2.11 In the 'Principle of Development' section of the delegated report for F/2013/1273, the Case Officer again acknowledged that the wider site still had a lawful use for outdoor recreational purposes as a golf course (a copy of the delegated report is attached as **Appendix 3**).
- 2.12 Subsequently, WFG has been granted planning permission, inter alia, for a clubhouse extension to the driving range building (application **172979**, approved November 2017, as amended by application **200475** approved in May 2020), an additional detached 10-bay driving range structure (application **213310**, approved Nov 2021), and a new and

enlarged 18-hole adventure golf course (application **220472**, approved March 2022) on the leasehold land.

- 2.13 An annotated site plan extract showing the location of the permitted WFG structures (as well as the location of The Fairways) is attached below.



Annotated existing site plan extract showing WFG structures and relationship with The Fairways

- 2.14 It is fair to say that WFG has become a very popular and valuable community and recreational facility in the 11 years it has been operational and offers a wide-range of outreach coaching activities to local schools and charities and runs numerous summer camps for local children. During peak periods, WFG now receives in the region 2500-3000 visitors per week and well in excess of 100,000 visitors in total per annum.
- 2.15 Turning attention to The Fairways, this is a contemporary two storey timber clad dwellinghouse that was granted planning permission, on appeal, under application **211134** in September 2022, as a replacement of an existing single storey

dwellinghouse. Subsequently, a range of minor alterations to the external appearance and internal layout of the approved dwellinghouse were permitted as part of a s.73 application (application **232821**) in January 2024.

- 2.16 Work commenced on the construction of the new dwelling shortly after the s.73 application was granted and it has been occupied by the appellant and his wife as their permanent home since October 2025. As will be appreciated, the new house allows for ready access to, and surveillance of, the WFG buildings. As with the pre-existing dwelling (which was located around 20m to the north-east), vehicular access to The Fairways is via the main WFG car park (see photo below).



Entrance to The Fairways from WFG car park

- 2.17 It is, however, important to note that there is no condition restricting occupancy of The Fairways to persons employed at WFG and, therefore, the house, in the future, could legitimately be occupied by the appellant and his wife (or any other persons for that matter) even if they had ceased being involved in the operation of WFG.
- 2.18 A copy of the decision notices and approved location plan for applications 211134 and 232821 (drawing 20082-L001), together with a copy of the approved Site Plan drawing for application 232821 (drawing 20082-PP0010C) are attached as **Appendix 4**.

- 2.19 It is reasonably asserted that the residential curtilage approved for The Fairways incorporates the land contained within the red-lined area shown on the approved Location Plan drawing for applications 211134 and 232821 (minus the area that comprises the means of access to the plot).
- 2.20 That being the case, it is also evident that the land that is shaded green on the Enforcement Notice Plan (as shown on page 2 above) incorporates a portion of land that lies within the approved residential curtilage area of The Fairways. This can be seen with reference to the drawing attached as **Appendix 5** (drawing 300326-PP0011 refers). This is a matter which will be considered further in the ground c) commentary below.
- 2.21 For the avoidance of doubt, although the remainder of the green-shaded land shown on the Enforcement Notice Plan land immediately to the west of the approved curtilage area is within the appellant's freehold ownership (as shown hatched in red on the Appendix 1 drawing, and as referenced on pp.3-4 above), this land does not, at this point, form part of the approved residential curtilage for The Fairways. Therefore, it is acknowledged that a material change of use from its lawful use for outdoor recreation purposes (a Class F2 (c) use) to use for C3 residential garden purposes has occurred.
- 2.22 This extended garden area (i.e. the residual green-shaded land) contains a paved patio area, an area of undulating artificial grass containing a private putting and pitching area (with bunker), pathways, trackways, together with a number of mature trees.
- 2.23 Photos of this extended garden area are attached overleaf and, as can be seen, the entirety of this area is surrounded by existing mature trees and hedgerow planting. In this context, and given the separation distances involved, it is evident that none of the land comprised within the extended garden area can reasonably be seen from public vantage points outside of the appellant's freehold or leasehold land.



Photos of extended garden area, including the private putting and pitching area.

2.24 Within the freehold land subject of the Enforcement Notice, aside from The Fairways, there is also an electricity sub-station (operated by SSE) which the appellant is obliged to facilitate 24-hour access, should need arise. A photo of the sub-station - which lies to the north-west of the house - is attached below and its position relative to The Fairways can be seen with reference to the site survey attached as Appendix 1.



Photo of SSE substation (viewed from west) with The Fairways behind

2.25 It is relevant to note that the new trackway that is referenced in the Enforcement Notice (within the red-edged land shown to the north of the green-shaded land) runs to the sub-station from the new entrance gate to the north but also provides access to the leasehold land immediately to the east of the A321. Prior to the new house being erected, the means of access to the land immediately to the east of the A321 and to the sub-station

was from the east, via the main car park, but this is clearly less desirable now that the new house (in its repositioned and more centralised location) has been constructed.

2.26 Consequently, the appellant's principal rationale for creating the new access and trackway subject of the Enforcement Notice is to allow for WFG vehicles to access the land adjacent to the A321 and for SSE vehicles access to the sub-station without necessitating vehicles entering from the main entrance to The Fairways. The entrance gates subject of the Enforcement Notice are electronically operated on the basis that, aside from providing better security from unauthorised access, this allows the appellant to provide remote access to his WFG staff and to SSE workers alike, even when he is away from home.

2.27 In addition, if at any point in the future the ownership and occupation of The Fairways ceases to be connected with the running of WFG, it would clearly be desirable from a practical and security perspective to have an access that does not go through the main WFG site. It should be stressed, however, that the appellant and his family only use the principal entrance to and from The Fairways, through the WFG car park, at the present time.

2.28 As will be demonstrated below, and as will be seen when the Inspector undertakes the appeal site visit, **none** of the operational development referenced in the Enforcement Notice on the leasehold land (i.e. the erection of the gates and fencing and the surfaced trackway) are visible from public vantage points beyond the leasehold land.

2.29 The lack of visibility is due to the distance involved, the strength and extent of mature tree and hedgerow planting along the A321 and, in turn, is due to the contouring of the land between the A321 and the Enforcement Notice Land.

2.30 Photos are attached overleaf showing the planting along the roadside boundary and the strength of screening provided, even at this time of year, when trees and hedgerows are not fully in leaf.



March 26 - Photos showing strength of boundary planting along A321 looking towards the Enforcement Notice Land

- 2.31 Even when entering into the WFG site from the A321(a private road in the leasehold control of the appellant), the operational works subject of the Enforcement Notice are still entirely screened from view by existing ground contouring and planting. Indeed, it is only from about half-way down the private spur road (also in the leasehold area), which is used to access the dwellings known as Woodcray House and Woodcray Manor and the WFG land to the east of the A321, that the gates, fencing and any of the trackway surfacing can even be glimpsed.
- 2.32 Photos taken along the access road to the main WFG buildings and from the private spur road looking towards the Enforcement Notice Land are attached overleaf.



Views from entrance and along WFG private driveway towards the Enforcement Notice Land



View from top of spur road looking down towards the gates and fencing (on RHS) subject of the Enforcement Notice

- 2.33 It is only when within a few metres that the entrance gates and fencing can be readily seen from the spur road but, even then, these works are not seen in isolation but in the context of the residential boundary walls and gates that that serve Woodcray House and Woodcray Manor. Photos showing the entrance gates and fencing subject of the Notice and the adjoining houses are attached below.



Gates and fencing subject of Enforcement Notice



Gates and walls/fencing to adjoining houses

- 2.34 It is, therefore, evident that it is only the residents or visitors to Woodcray House and Woodcray Manor that would see the gates and fencing on a regular basis, when going to and from these respective properties. In this regard, when the appellant was discussing the provision of the new gates and fencing with his neighbours, he agreed to reposition the entrance from a historical access point (that was further to the south) so that it was no longer directly opposite to Woodcray House.
- 2.35 A partial site plan drawing of the entrance gates and fencing (with elevations) is attached as **Appendix 6** (drawing 300326-PP0012) and shows that the gates and adjoining fencing are both less than 2m in height and the significance of this is discussed more fully in the Ground c) comments below. The drawing also shows the position of the historic access into this part of the WFG freehold land.
- 2.36 As noted above, the gravel surfaced access trackway that has been created behind the gates provides access to the WFG leasehold land to the east of the A321 and leads southwards and down towards the western end of the appellant's freehold land where the SSE sub-station is located. Photos showing the trackway are attached below and, as previously mentioned, none of the trackway is visible from public vantage points beyond the WFG leasehold land. It is, in any event, a form of surfacing that is very much in keeping with the site's semi-rural context.



Photos looking southwards along the trackway towards the western end of the freehold land and SSE substation

3.0 Ground (a) – Planning permission should be granted

- 3.1 In light of the foregoing, it is reasonably assessed that the degree of planning harm caused by the matters alleged in the Enforcement Notice has been significantly overstated by the Council.
- 3.2 Although the WFG leasehold land has, in the main, an undeveloped character and appearance, it is not truly 'in the countryside' given that it is bordered to the north, south and east by a continuum of built development along the A321 Finchampstead Road and, to the west, by the railway line. Nor for that matter is the land within the leasehold area a 'natural' landscape. It is, instead an artificial landscape that was created at the time that the land started to be used as a golf course by WMGC, following the implementation of applications 42764 and F/1997/64983 (as referenced at paras 2.6-2.7 above).
- 3.3 In addition, the physical works that have been undertaken are not out of keeping or incongruous with the surrounding context given that, as noted above, the access gates and fencing are not seen in isolation but in the context of the boundary treatments and entrances to the adjoining houses.
- 3.4 The gravelled trackway – which has been constructed to be porous-surfaced (with a permeable membrane, a sub-base of crushed stone and a loose-gravel finish) so as to have no detrimental impact upon surface water drainage – is also a form of development that is sympathetic to the semi-rural character of the site and its surroundings and does not, therefore, result in a harmful urbanising effect.
- 3.5 In any event, none of the works are visible from public vantage points beyond the WFG leasehold area and, therefore, the lack of perceptible visual harm must weigh heavily in favour of planning permission being granted in this instance.

- 3.6 The suggestion in the Enforcement Notice is that the gravelled trackway involves a material change of use of part of the leasehold land for residential purposes. This is not accepted. The trackway is not a use of land but, instead, is a means of access to the leasehold land to the west, up to the A321, which has to be maintained periodically by WFG to avoid becoming too overgrown as well as to the western end of the appellant's freehold land, where the SSE sub-station is located.
- 3.7 As noted above, the freehold land that is shaded green on the Enforcement Notice Plan (beyond the approved residential curtilage area as denoted on drawing attached as Appendix 5), is being used as garden land in connection with The Fairways. This is, therefore, a material change of use from its lawful use for F2 (c) purposes to a residential C3 use.
- 3.8 However, the use of this land as an extension to the garden is also not visible from any public vantage points beyond the freehold or leasehold area, given the strength of surrounding planting, and, as such, its domestic use does not in any material sense result in a harmful encroachment in landscape character terms. The Inspector is urged to note, in the event that the ground a) appeal is allowed, that the appellant has no objection to a condition being imposed requiring the undertaking of additional new planting throughout The Fairways residential garden land should this be considered reasonable and necessary.
- 3.9 The Council cites conflict with the National Planning Policy Framework (NPPF) and local development plan policies by way of justification for the issuing of the Enforcement Notice.
- 3.10 With reference to the NPPF, the Council references that the development conflicts with advice contained at paragraphs 11-12, 135, 161, 170, 173-178 and 187. Collectively, these parts of the NPPF seek to ensure that all development is sustainable and appropriate and sympathetic to the surrounding context. In addition, that new

development does not result in increased flood risk and seeks to protect and enhance 'valued landscapes'.

3.11 For the reasons set out in section 2.0 above, it is not accepted that the matters alleged in the Enforcement Notice would conflict with any of these stated NPPF objectives. Similarly, there is no substantive conflict with policies CP1, CP3, and CP11 of the Core Strategy or policies CC01, CC02, CC03, CC09, CC10 and TB21 of the Managing Development Delivery Local Plan.

3.12 This is on the basis that the physical works that have been undertaken and the extension of the garden land serving The Fairways are not incongruous relative to their landscape context, do not result in a harmful or discernible encroachment into the countryside and do not result in any tangible detriment from a flood risk perspective.

3.13 Consequently, given the absence of visual or flood-related harm, the contained nature of the development and its compatibility with the use of adjoining residential properties, the development is considered to be acceptable in planning terms. The Inspector is, therefore, respectfully requested to allow the ground a) appeal and grant planning permission for the development subject of the Enforcement Notice subject to the imposition of any conditions that are considered necessary or reasonable.

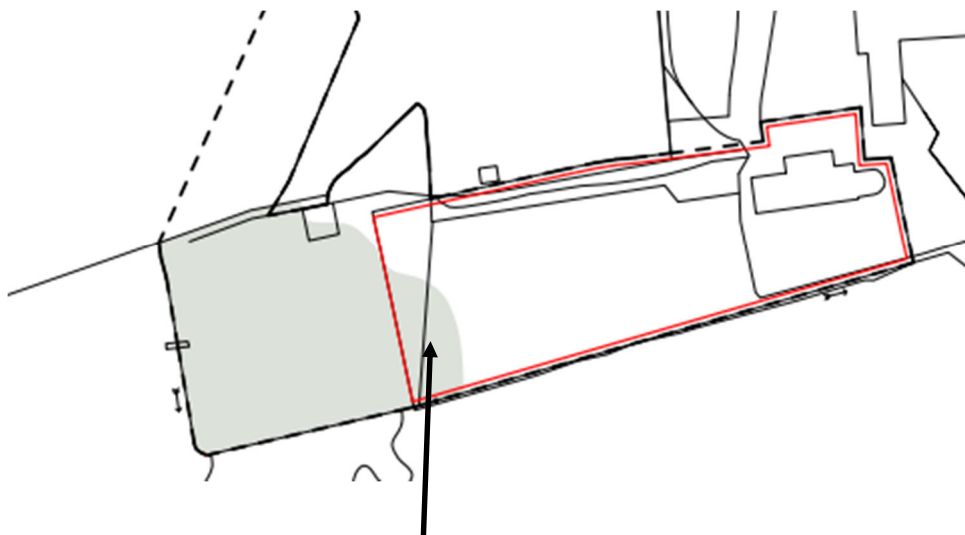
4.0 Ground (c) – Matters alleged not in breach of planning control

4.1 The appeal under Ground (c) relates specifically to the gates and fencing identified in the Enforcement Notice on the leasehold land and, in part, to the land shaded in green on the Enforcement Notice Plan.

4.2 As shown on the drawing attached as Appendix 6, the gates and fencing are less than 2m in height and do not adjoin a highway over which the public have the right to pass or repass. Accordingly, these works fall within the scope of permitted development rights

under Schedule 2, Part 2, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

- 4.3 As such, the erection of the gates and fencing does not require the express grant of planning permission and does not involve a material breach of planning control.
- 4.4 With reference to the green-hatched land shown on the Enforcement Notice Plan, it has already been demonstrated, at paragraph 2.20 (and with reference to the drawing attached as Appendix 5), that this includes some land that is within the approved residential curtilage of The Fairways.
- 4.5 The use of this portion of the green-hatched land – see snipped plan extract below – for residential garden purposes is not, therefore, in breach of planning control.



Area of green-shaded land as shown on the Enforcement Notice Plan which overlaps the approved residential curtilage of The Fairways (edged red)

5.0 **Ground (g) – Compliance period is unreasonable**

- 5.1 The Enforcement Notice requires compliance within a period of 3 months of the Notice taking Effect
- 5.2 It is considered that the works required to comply with the notice (including the removal of operational works and the restoration of the land to its former condition) are

substantial in nature and would require appropriate contractors to be appointed and for the work to be programmed.

- 5.3 A longer timeframe is considered necessary to ensure that any works are carried out safely, responsibly, and without unintended environmental harm and, as such, a compliance period of at least 6 months would be more reasonable and proportionate in the circumstances.

6.0 **Conclusion**

- 6.1 This appeal should be allowed for the following reasons:

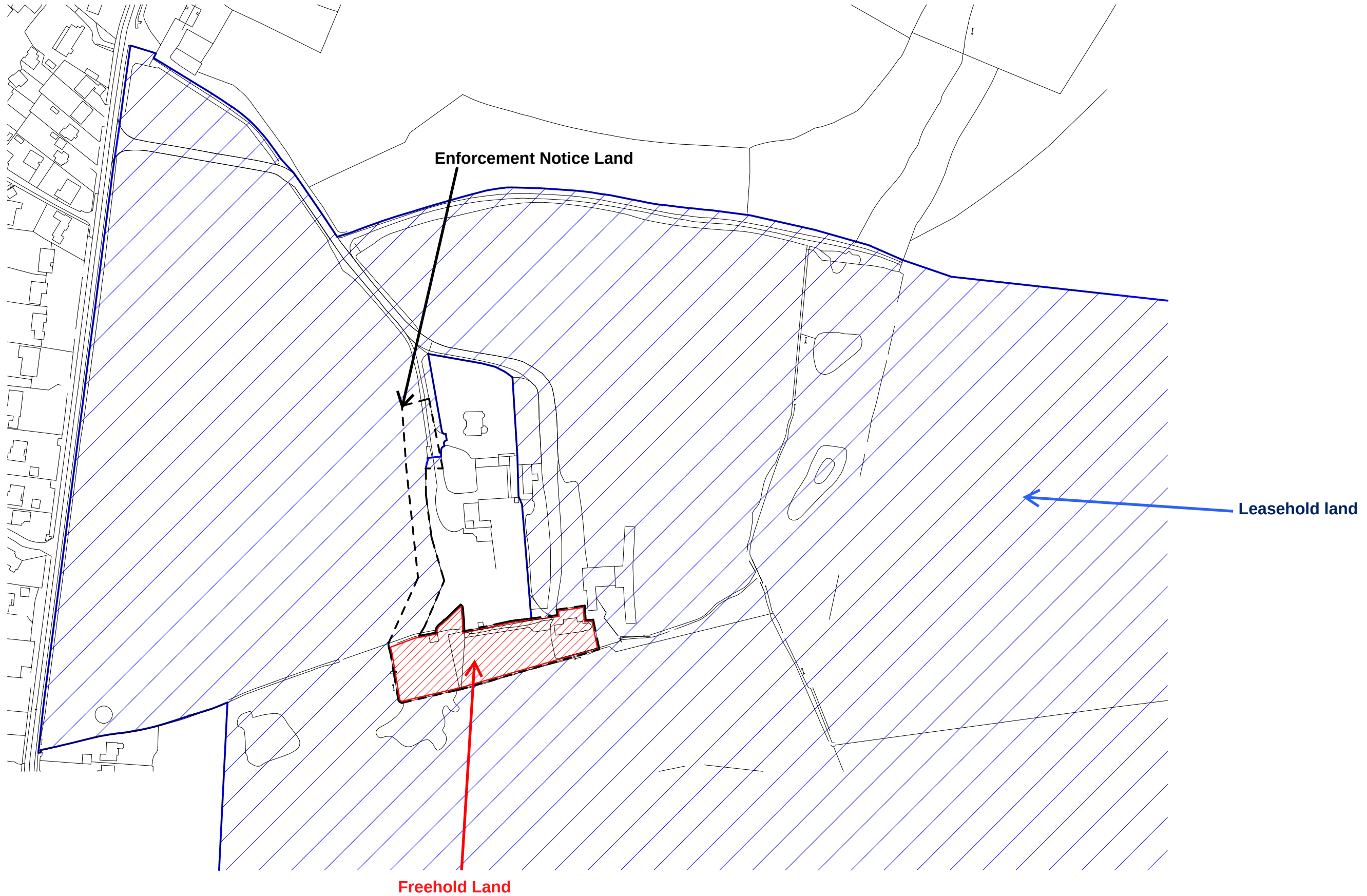
- Under **Ground (a)**, the development causes no material harm to interests of acknowledged importance and is acceptable in planning terms.
- Under **Ground (c)**, the gates and fencing constitute permitted development and part of the green-shaded land is lawful residential garden land and, as such, these specific elements do not represent a breach of planning control.
- Under **Ground (g)**, the compliance period of 3 months is unreasonable and should be extended.

- 6.2 The Appellant respectfully requests that the Inspector:

1. Quashes the Enforcement Notice and grants planning permission for the retention of the physical works and the use of the garden extension land; or
2. In the alternative, amends the Enforcement Notice to remove elements that are not in breach of planning control and, in addition, extends the compliance period to a reasonable timeframe.

APPENDIX 1 to Grounds of Appeal Statement

**Drawing 300326-PP0010 – showing Appellant's
freehold and leasehold land in relation to
Enforcement Notice Land**



REVISION	DESCRIPTION	DATE	SCALE	STATUS	PLANNING	DRAWING NO	300326-PP0010-
0255075100125 VISUAL SCALE (M) 1:2500			SCALE (A3)	1:2500	TITLE	PLAN ONE	
			DATE	03/30/26	PROJECT TITLE	FAIRWAYS, WOKINGHAM FAMILY GOLF	
GENERAL NOTE ALL DIMENSIONS MUST BE CHECKED ON SITE AND NOT SCALED FROM THIS DRAWING							

APPENDIX 2 to Grounds of Appeal Statement

Drawing 300326-PP0013 – Site Survey drawing of Enforcement Notice Land and surrounding area.

APPENDIX 3 to Grounds of Appeal Statement

Delegated Report for application F/2013/1273

Application Number: F/2013/1273

Site: Woodcray Manor Golf Club, Finchampstead Road,

Expiry Date: 26/08/2013

Proposal: Proposed erection of Golf Driving Range Structure with Roof Mounted Flood Lighting. Provision of Security Gate on Access Driveway.

Property Description: Golf course site south of Wokingham. The site was previously utilised as a golf course however -

Planning History: The site has a significant planning and enforcement history which is contained on the planning files.

The most relevant history to this case is:

O/2003/0081 - Outline application for the proposed construction of a clubhouse pro shop (480m) and greenkeeping facility (144m). Construction of a Driving Range football pitch and running track. Construction of a Tennis Centre outdoor court and car parking. Construction of 3 detached dwellings and 28 flats (including 20 affordable key worker units). (refused, 13/11/2003 - due to inappropriate nature of housing, and lack of justification on some of the leisure facilities)

F/1999/70590 - Proposed Erection Of Clubhouse – Approved, 07/12/1999.

F/1997/64983 - Proposed Engineering And Other Applications on Land Landscaping And Mounding – Approved - 09/07/1997

RM/1996/63815 - Application For Approval Of Reserved Matters on Approval 42764 For Golf Course Clubhouse And Green keeping facility – Approved 06/08/1996.

42764 – Hybrid application for full and outline permission for change of use of land from agricultural land to golf course with an array of ancillary features (Approved January 1995)

37738 – Change of use of land to Golf Course, Club house, residential flat, storage buildings, pro shop, car park and vehicular access. (Approved but not implemented)

Enforcement – The enforcement team has confirmed that they do not consider that there are currently any active enforcement cases running on the site.

PLANNING STATUS

- Outside of Settlement Limits (Countryside)
- Mineral Consultation Zone
- 5-7km Thames Basin Heath SPA

RELEVANT PLANNING POLICY

National policies:

National Planning Policy Framework

Wokingham Borough Local Development Framework – Core Strategy:

CP1 – Sustainable development
CP2 – Inclusive communities
CP3 – General Principles for Development
CP6 – Managing Travel Demand
CP7 – Biodiversity
CP11 – Proposals outside of Development Limits (including countryside)
CP15 – Employment Development

Wokingham District Local Plan (Saved) Policies:

WBE4 – Landscape and Planting
WBE5 – Trees and New Development

Main Modification - Managing Development Delivery DPD:

Cross Cutting Policies:

CC01 – Development Limits
CC02 – Settlement Separation Areas
CC03 – Green Infrastructure, Trees and Landscaping
CC04 – Sustainable Design and construction
CC05 – Renewable energy and decentralised energy networks
CC06 – Noise
CC07 – Parking
CC09 – Development and Flood Risk
CC10 – Sustainable Drainage

Topic Based Policies:

TB08 – Open space, sport and leisure
TB21 – Landscape Character
TB23 – Biodiversity and development

Other guidance:

- Borough Design Guide SPD
- Sustainable Design and Construction SPD

CONSULTATION RESPONSES

Highways Authority	No objection subject to conditions
Trees and Landscape	No objection
Environmental Health	No objection subject to conditions
Drainage Officer	No objection subject to conditions
Planning Enforcement	No outstanding enforcement matter on the site
English Nature	Did not raise any concerns
Environment Agency	Standing advice
Thames Water	No objection

REPRESENTATIONS

Wokingham Town Council	No comment
Member Comments	Cllr Ross (adjacent Ward), offered advice, historical background on the site and indicated that he considered that the LPA should ensure that the site should have no greater flood risk than when originally first approved.
Neighbour Comments	21 Letters of comment received. 8 letters of support listing the following issues: • Good community recreation facility. • Pleased to see focus on teaching and young players • Developer has undertaken good consultation and is providing a good use • Plans are sympathetic to setting • Improves character of the area • Potential impact upon ecology • Golf noise will be no worse than background road noise 13 Letters of objection citing the following issues: • Unsuitable development in the countryside • Could add to cumulative traffic impact in area (officer note, golf course use is lawful) • Already enough golf courses and driving ranges in the area

	• Lighting will cause harm to the countryside, ecology and residential amenity • Potential for noise from driving golf balls (likely to be a different and more intense type of noise than general golfing) • Significant risk of flooding/surface water drainage problems. • Previous resolution of enforcement issues at the site was unsatisfactory (mainly due to levels, landfill and dumping of spoil). [officer note this application does not relate to this part of the site and the enforcement team have confirmed that all enforcement issues are resolved on site] • Could cause loss of employment at other golf courses • Not in keeping with rural setting • Could cause light pollution • Gate could cause waste collection issues (officer note this is on a private access and would be a civil issue) • Shorter games will mean more comings and goings (officer note there is no limitation on how the golf course is used) • Erodes gap and character of the countryside
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APPRAISAL

Principle of development:

The site is located outside Settlement Limits (as defined by Policy CP9 of the Core Strategy). The site is within designated countryside and therefore the proposal must be assessed against Policy CP11 of the Core Strategy and also the NPPF which all seek to strictly control development in the countryside. Paragraph 4.57 of the Core Strategy clearly indicates that restricting development outside of development limits also helps protect the separate identity of settlements and maintains the quality of the Borough's environment.

Policies CP1 and CP9 require development to be located in sustainable locations and policy CP9 establishes settlement boundaries for the Borough.

Policy CP3 of the Core Strategy states that development must be appropriate in scale and character to the area in which it is located and must be integrated into its local context without detriment to the amenities of adjoining land uses and occupiers.

The land currently enjoys a lawful use as a golf course, and although the site has not been used as a golf course in a number of years due to redevelopment and enforcement issues, its use as a golf course remains lawful and extant.

The site is located within the designated countryside, Core Strategy Policy CP11 outlines the types of development that can be appropriate in rural locations. Development which contributes and or promotes recreation, or that contributes to diverse and rural enterprises can be acceptable in principle, provided that they do not

lead to excessive encroachment or expansion of development.

The use is also an employment generating use, and in line with the guidance of the NPPF and CP15 of the Core Strategy should be actively encouraged where otherwise acceptable in principle.

The applicant has provided a rationale for the golf centre, the centre is to be family focused and will focus on intensive teaching and inexpensive golf, the site will generally focus on teaching the basics of the game and also focus on the shorter form of the game. The applicant has stated that the philosophy of Wokingham Family Golf Centre is to make the game more accessible to a wider range of people and to provide a community facility which encourages participation on golf and promotes sporting opportunities particular for younger players.

The use of the area as an open range would not require planning permission as the land benefits from lawful use as a golf course, and as such only the operational development of the formalised car park, access and the actual range structure would require planning permission.

The provision of enhanced facilities which enhance an existing lawful rural enterprise and promote recreation is therefore considered acceptable in principle.

Impact of the development upon the countryside and rural character:

Design & impact upon the countryside:

The site is located outside of settlement limits and therefore within the remit of Policy CP11 of the Wokingham District Core Strategy, which states that development outside defined settlement boundaries will be strictly controlled. Where acceptable in principle the countryside can accommodate some forms of development without detriment provided that the development type, form and design are sensitive to the location. The NPPF indicates that Local Authorities should seek to protect the intrinsic beauty of countryside locations.

Policy CP3 of the Core Strategy states that development must be appropriate in scale and character to the area in which it is located and must be integrated into its local context without detriment to the amenities of adjoining land uses and occupiers.

The driving range structure proposed is of typical scale and form compared to those found at many golf courses. The use of the area as an open range would not require planning permission as the land benefits from lawful use as a golf course, and as such only the operational development of the formalised car park, access and the actual range structure would require planning permission.

The covered range incorporates 20 bays (reduced from 28 in pre-application discussions). The number of bays in the range is considered to be appropriate, as the number could not be significantly reduced as this would affect the potential financial viability of the proposals and would not meet the needs of the centre, and in any case is not considered excessive.

The height of the building ranges from 4m with a monopitch roof, sloping down to 3m in height at the rear. The total width of the bays will be approximately 62m and will have a

depth of approximately 6.2m including walkways. This length and depth is considered reasonable and of minimal form bearing in mind the need to accommodate the swing of golfers, and is similar in scale and form of ranges at other sites.

The site is generally well screened from all directions and public viewpoints and is set well within the boundaries of the golf course land. It is considered that the scale and form of the range building is acceptable for this established rural recreational enterprise. The building incorporates floodlighting to allow later range use in the winter months. Although the impact of flight lighting may have a slight urbanising effect on the rural locality, this can be limited by a condition controlling the hours of operation. Whilst it is recognised that this would have a slight urbanising effect of the rural locality, this is significantly outweighed by the provision of rural recreational facilities and employment at an established rural site.

No fencing is proposed as part of this application and the range is intended to be of the 'open' variety. It is not considered reasonable to remove permitted development rights for fencing as this could be provided at an open range without enclosed bays. Although some concerns have been raised about the potential for alterations to levels at the site this would require a separate planning application. A gate is proposed on the access road which is considered acceptable and would not ordinarily require planning permission due to its low scale, in any case it's rural five bar appearance is considered acceptable and so there are no objections to it's inclusion.

The formalisation of the car park, utilises an existing area which is already used as the car park on site and as such will not have any significant impact upon the openness of the rural locality or the character of the area.

Amenity:

In addition to the overarching requirement for good design Core Strategy Policy CP3 requires that development should not harm the amenity of adjacent sites.

The proposals are set some 90m from the nearest residential properties (Woodcray Manor and Woodcray House) and these are separated by mature vegetation. Due to the limited height of the proposal and the significant separation distances involved no loss of light, overlooking or overbearing will occur.

Noise and Disturbance, light pollution and other Environmental Health matters

The proposals are unlikely to have any significant impact on the existing residential properties with regards noise and disturbance. The Environmental Health team have considered the application and have specifically considered the issues of light and noise pollution.

The site has lawful permission to be used as a golf course and an open range could be established in this position without the need for planning permission. The Environmental Health team consider that there are not any potential noise sources from this proposal that will give rise to nuisance or that will have an impact on amenity due to the distances involved to residential dwellings.

The floodlights have been angled away from nearby residential dwellings and the light should fall away naturally across the range itself. The Environmental Health Officer

considers that the proposals are acceptable subject to hours of use being imposed on the use of the lights and details of the angle of orientation and degree of illumination being secured by condition.

Additionally, these aspects could also separately be controlled by the Environmental Health Legislation if a Statutory Nuisance is found to result.

Access and Movement

The parking on site and the existing turning and access arrangements are considered by the Highway Authority to be acceptable. The use of the site as a golf course is lawful and as such there should be no significant increase in movements above what would be reasonably expected at a fully operational golf course site. Although there is a net loss of parking at the site due to the formalisation of the car park, the level of car parking remains satisfactory for the less intensive use of the site (compared to the original golf course). As such there are no concerns with regards highway conflicts or parking provision resulting from the proposal and compliance with policy CP6 of the Core Strategy is achieved.

Flood risk, Drainage and Water:

The NPPF carries forward the sequential approach to flood risk, establishing the development should be directed away from the areas at highest risk and, where development is necessary in areas at risk of flooding, it should be made safe without increasing flood risk elsewhere. Core Strategy Policy CP1 and MDD submission policy CC09 are consistent with this approach, requiring that new development should avoid increasing and where possible reduce flood risk.

The Core Strategy, which was subject to a strategic Flood Risk Assessment, identifies the site as being situated in Flood Zone 1 and a Ground Water Protection Zone, where the risk of flooding is low and as such all forms of development - including 'more vulnerable' uses - are acceptable. Therefore, the proposal complies with the sequential test with regards flooding. The development site is just under 1 one hectare in area, and the physical development of the driving range bays is circa 400m². In line with the guidance from the Environment Agency the use of Sustainable Urban Drainage systems is the most appropriate form of mitigation for a site of this nature and this can be secured by condition.

A number of residents have written to the Local Planning Authority objecting to the scheme on flooding grounds citing existing flooding problems in the area (some alleged to be caused by the historic use of the Woodcray Manor Golf Course site). There are currently no on-going enforcement cases at the site. Planning applications can only be decided on their own merits and any conditions imposed can only mitigate for harm caused by the development proposed (this development cannot be expected to solve existing problems). The quantity of development proposed on site is relatively limited and due to its low increase in floor space will not significantly affect flood risk.

The Borough Drainage Officer, Environment Agency and Thames Water have been consulted on this application, none of these parties have raised objections to the proposals subject to conditions requiring Sustainable Urban Drainage Systems to be used at the site. In the absence of any objection from these consultees and in light of the Environment Agency's standing advice it is considered that compliance with the NPPF and relevant local policies can be achieved with regards flood risk and drainage

at the site.

Ecology:

The site is being kept as an open range and is not within any designated wildlife areas (with the exception of the Thames Basin Heath SPA 5km and 7km zones), the site has a lawful use as a golf course and as such it is considered that the proposal is unlikely to have any significant impact upon ecology and compliance with the NPPF and Core Strategy Policy CP7 is achieved.

Sustainable design and construction:

Core Strategy Policy CP1 and the Managing Development Delivery DPD submission document policy CC05 requires new development to contribute towards the goal of achieving zero carbon development by including on-site renewable energy features and minimising energy and water consumption. This application proposes the use of photovoltaics to provide a proportion of the energy required for the running of the range building which is considered acceptable. These proposed measures can be secured by condition, and as such the proposal is considered compliant with the NPPF, Core Strategy Policy CP1 and submission MDD policy CC04 & CC05.

Mineral extraction consultation zone

The proposed development is located in an area of the Borough where extraction of minerals could be possible. The Replacement Minerals Local Plan for Berkshire sets out the approach to planning for minerals which states that Local Planning Authorities will oppose development that would cause the sterilisation of minerals deposits, unless:-

- the mineral deposit is of no commercial interest
- it can be demonstrated that there is an overriding need for development
- there is likely to such strong environmental or other objection that extraction of minerals would be unlikely to be permitted

There is evidence of historic mineral working in the area but there are no operational mineral workings in or adjacent to the site at present and there are no dormant mineral permissions or allocated preferred areas for future minerals working at this site.

The site is a golf course, and the level of development proposed is fairly minimal, if required the site could still be used for mineral extraction in the future however this is considered relatively unlikely given its close proximity to residential dwellings and Wokingham Town itself. The proposal could slightly affect access to potential mineral reserve if any were on site, however this could be relatively easily reversed if required. Given the above constraints and the unlikely prospect of mineral extraction at the site it is considered that the proposal is not unacceptable in terms of impact on mineral extraction.

APPENDIX 4 to Grounds of Appeal Statement

The Fairways - Decision Notices for Applications 211134 & 232821, approved Location Plan drawing 20082-L001 and approved Site Plan drawing 20082-PP0010C.

Appeal Decision

Site visit made on 20 July 2022

by Hannah Guest BSc (Hons) MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 6 September 2022

Appeal Ref: APP/X0360/W/21/3286979

The Fairways, Wokingham Family Golf, Finchampstead Road, Wokingham, RG40 3HG

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr and Mrs A & H Williams against the decision of Wokingham Borough Council.
 - The application Ref 211134, dated 30 March 2021, was refused by notice dated 21 May 2021.
 - The development proposed is demolition of existing single storey dwellinghouse and erection of a re-sited replacement part single storey/part two storey dwellinghouse with associated parking and amenity space provision and extensive new landscaping and biodiversity enhancements.
-

Decision

1. The appeal is allowed and planning permission is granted for demolition of existing single storey dwellinghouse and erection of a re-sited replacement part single storey/part two storey dwellinghouse with associated parking and amenity space provision and extensive new landscaping and biodiversity enhancements at The Fairways, Wokingham Family Golf, Wokingham RG40 3HG in accordance with the terms of the application, Ref 211134, dated 30 March 2021, subject to the conditions in the attached schedule.

Main Issues

2. The main issues are the effect of the proposal on the integrity of the open countryside and the character and appearance of the area.

Reasons

3. The appeal site is located within the grounds of Wokingham Family Golf, a golf leisure facility. The facility forms part of an area designated as open countryside, which provides an important green gap between Wokingham and Finchampstead. The site's wider setting is strongly influenced by the golf course, which has an open but verdant character created by structured landscape features, such as tree belts. The site is positioned next to the buildings associated with the golf facilities operation. Together, these buildings, the appellants' existing house, along with two other nearby residential properties, form a cluster of development within the facility thus within the countryside.
4. The two other residential properties are located a moderate distance from the appeal site and golf facility buildings. They occupy large plots mostly screened by boundary trees and fencing, which separates them from the public realm

and commercial use of the golf facility. Even though both properties can be seen from parts of the golf facility through and above the existing boundary treatments, their presence does not harm the integrity of the open setting.

5. There are two distinct parts to the appeal site. In the east, adjacent to the golf facility buildings and car park, is the appellant's existing house. It has no formal curtilage and is in a prominent position, seen from the car park by visitors to the golf facility. Notwithstanding this, the house itself is understated given its modest one storey scale and is partially screened by metal fencing depicting the boundary of the car park. However, its dark timber walls and red roof do not fully reflect the materials used in the golf facility buildings. It also appeared to me to be in a relatively poor condition.
6. The remaining, larger part of the site to the west is an open parcel of land. Within the wider context it is relatively small and is largely surrounded by trees, which makes it feel less open than the wider golf course setting. Positioned adjacent to the appellant's existing house and the boundary of one of the other residential properties, its contribution to the openness of the wider setting is limited. There is currently a single storage shed located in one corner.
7. Policy CP11 of the Wokingham Borough Local Development Framework Adopted Core Strategy (2010) (Core Strategy) sets out where proposals outside of development limits will be permitted. Criterion 5 relates to replacement dwellings and states that they must either (i) bring about environmental improvements or (ii) not result in inappropriate increases in the scale, form, or footprint of the original building.
8. The replacement dwelling would be sited between 20 and 24 metres from the existing house on the western part of the site. Although further from the golf facility buildings, within the wider context this distance is not excessive. It would maintain a relationship with other buildings within the cluster and would still be closer to the golf facility buildings than the other two residential properties. While the Borough Design Guide SPD (2012) (Design Guide) advises at paragraph 8.5.3 that, generally, replacement dwellings will be expected to be sited in the same location as the original building, it also recognises that there may be circumstances where it is preferable to site them in another location and provides examples of this.
9. The proposed location would allow the dwelling to have a much more comfortable and appropriate relationship with the golf facility buildings. Also, despite having less of an active frontage, the increased distance between the golf facility buildings and replacement dwelling would better define the public and private spaces associated with these uses. Furthermore, the resulting separation would be more in keeping with the existing pattern of development. Accordingly, the proposal would conform to the terms of the Design Guide.
10. Given this part of the site is currently open the proposal would affect its undeveloped character. However, the proposed plot is relatively generous and the resulting space around the replacement dwelling would limit the harm to the character of the site. In addition, the replacement dwelling would only be seen from within the golf course and these views would be limited due to the existing trees and the additional planting proposed. Views of the dwelling from the car park would be comparable to views of the other residential properties from similar points within the golf facility. Given this, the effect of any minor

encroachment into the open countryside resulting from the proposal would be limited and would not result in any harm to its character or integrity.

11. Notwithstanding the percentage increase in the curtilage of the replacement dwelling, the existing trees and new planting proposed would ensure the scale of development would appear moderate and well related to the existing structure of landscape. The resulting plot, although smaller than the plots of the other two residential properties within the cluster, would be more in keeping and any spreading of residential paraphernalia would be contained within the landscaped boundary of the site.
12. The replacement dwelling is larger than the existing house, although not disproportionately large. The increase in size is amplified by the modest size of the existing dwelling and, while the increase in scale is not insignificant, it doesn't automatically follow that it would be inappropriate or that its impact would be greater. Although it would be taller than the golf course buildings it would be shorter than the other two residential properties. The increase in volume would accord with the 50% increase identified to be appropriate at figure 8.19 of the Design Guide.
13. Also, in accordance with the Design Guide, the proposal would relate well to its context because the 2-storey height would be minimised by the flat roof design and the proposed timber cladding would allow it to integrate well with its surroundings. Its materials would also be in keeping with the materials used in the golf facility buildings and its flat roofed form would reflect the contemporary form of the new clubhouse. Given its design and position, surrounded by existing and proposed trees, it would not be prominent, nor would it become a dominant feature that would harm the openness of the wider setting. It may be that the large amount of glazing could result in light spill. However, this would be limited by the existing and proposed landscaping which would screen most of the site.
14. For the reasons set out above, I conclude that the proposal would not result in inappropriate increases in the scale, form, or footprint of the original building and thus would accord with criterion 5(ii) of policy CP11 of the Core Strategy, thereby complying with the policy as a whole.
15. Accordingly, I find the proposal would neither harm the integrity of the open countryside nor the character and appearance of the area. As such it would accord with the aims of policies CP1, CP3 and CP11 of the Core Strategy that seek, amongst other things, to deliver developments of a high-quality design that are appropriate to and integrate with their surroundings and maintain the high quality of the environment. It would also accord with paragraph 174 of the National Planning Policy Framework, which supports decisions that contribute to and enhance the natural and local environment by, amongst other things, recognising the intrinsic character and beauty of the countryside.

Other Matters

16. The proposal would also bring about environmental improvements in line with criterion 5(i) of policy CP11 of the Core Strategy. It would have a high thermal performing envelope constructed from a sustainable timber frame, which would achieve a minimum U-value of 0.16. It would also incorporate triple glazing. In addition, air source heat pumps and solar PV panels would be utilised to provide any required space heating. Given the poor condition of the existing

house, even if the heat pumps and PV panels were not proposed, the proposals efficient fabric would deliver an environmental improvement. Although the Council may consider these measures anecdotal and would prefer the existing house to be retrofitted, it appeared to me that any retrofit would likely involve a substantial rebuild. In any case there is no policy requirement for a single dwelling to secure a reduction in carbon emissions. This factor therefore weighs in favour of the proposal.

17. The proposal would also deliver a significant amount of new high-quality landscaping. This would be a consequence of granting permission and unlikely to come forward in the absence of the proposal. The integrity of the historic landscape features in the east of the site, where most of the new planting is proposed, have already been affected by the expansion of the golf facility buildings and changes associated with the original clubhouse becoming a dwelling. Therefore, any harm to the existing structure of landscape would be limited. While the Council consider these benefits to carry little weight, the improvements would nevertheless weigh in favour of the development and meet the requirement of criterion 5(i) of policy CP11 of the Core Strategy.
18. The Council considers that the proposal would not comply with criterion 1 of policy CP11 of the Core Strategy because it would be an open market dwelling with no ties to the golf facility. Even if I were to agree that criterion 1 applied to replacement dwellings, the existing house does not have any restrictions on its occupancy. Therefore, as a direct replacement, there would be no harm resulting from the development in this regard.
19. A number of appeal decisions¹ and an officer's report regarding an application at Riverwood Bungalow have been referred to by the Council. It appears from the evidence before me, however, that the context and circumstances of these schemes are quite different from the appeal proposal. Even the decision relating to land at the former Woodcray Manor Golf Course involves a significantly different scale of development. As such, I can attach only very limited weight to the Inspectors' findings. In any event, I have judged the proposal on the basis of evidence and my own observations and concluded it to neither harm the integrity of the open countryside nor the character and appearance of the area.
20. I note the Council's comments regarding unauthorised development and the fragmentary nature of previous development at the golf facility. I also understand that there may be concern that storage facilities and maintenance activities that have previously taken place on the appeal site could be displaced to other parts of the golf facility. When I visited the site there was only a single storage shed that would require relocation. While I have determined this appeal on the basis of the proposal for a replacement dwelling, taking account of the purpose of the shed it is likely that if relocated it would be positioned reasonably close to the golf facility buildings. Given this, and its moderate scale, any harm resulting from its relocation would likely be limited.
21. Concerns are also raised regarding access to local facilities and services and a reliance on the private car. However, given the proposal is for a replacement dwelling, the effects would be neutral and thus do not weigh against the development.

¹ APP/X0360/A/04/1150159; APP/X0360/W/21/3270871; App/X0360/W/20/3255314; APP/X0360/C/20/3263904; APP/X0360/W/16/31584672

22. There is a dispute regarding whether recently introduced permitted development rights could result in the existing house being extended upwards to create an additional floor of accommodation. However, given that I am allowing the appeal on the main issues set out above, I have not pursued this matter further.
23. It has been suggested that demolition of the existing house cannot be secured in the absence of a S106 Planning Obligations Agreement. However, a planning condition is also an appropriate mechanism for securing this. There is no substantive evidence before me to justify demolition of the existing house prior to development commencing. Therefore, to allow the proprietor to remain on site during the construction process, it would be reasonable to require demolition within a month of first occupation of the replacement dwelling. This would still protect the integrity of the open countryside.

Conditions

24. In imposing conditions, I have had regard to the approach in the National Planning Policy Framework and the Planning Practice Guidance. I have, accordingly, modified the wording or form of certain conditions without altering their fundamental aims.
25. In addition to the statutory time limit condition, a condition specifying the plans that are approved and that the development shall be undertaken in accordance with them is required in the interests of certainty.
26. To protect the character and appearance of the area, a condition is necessary to clarify the external materials used in the construction of the building as well as full details of the hard and soft landscaping, including its establishment and maintenance. For the same reason as well as to ensure adequate living conditions for neighbouring and future occupants, a condition is required to clarify the details of boundary treatments. These can be included with the details of the hard and soft landscaping, so I have therefore combined these requirements into a single condition.
27. National Planning Practice Guidance makes it clear that pre-commencement conditions should only be used where there is a clear justification and where their requirements are so fundamental to the development permitted that it would otherwise be necessary to refuse the whole permission. I do not consider the landscaping details fall into this category. As such, it would be sufficient for these matters to be agreed, including timescale for implementation, before the development proceeds beyond a certain point. I have therefore amended the Council's suggested condition accordingly.
28. To ensure biodiversity improvements are delivered it is necessary to clarify the details of these and the bird and bat boxes to be provided. Taking account of the ecology officer's comments and the evidence before me, there is no justification for these details to be provided within a month of this decision and it would be unreasonable to require this. I have therefore also added these requirements to the landscaping condition.
29. While the hard and soft landscaping condition will ensure the environmental improvements are delivered, a condition is necessary to ensure that the proposed energy efficiency measures are also delivered. I have added a requirement for specific details relating to the performance of the windows,

sedum roof and timber frame to be included in the external materials condition. I have also imposed conditions to clarify the details of the solar PV array and air source heat pumps and ensure they are provided prior to first occupation.

30. To ensure adequate on-site parking provision, a condition is required to ensure that from occupation the development provides an appropriate level of on plot car parking and that these facilities are permanently retained for such use. A condition is also necessary to ensure the provision of cycle parking facilities from occupation and their retention in order to encourage sustainable modes of transport. I have amended the Council's suggested condition to require details of the storage facilities for bicycles as there is no plan before me setting these details out.
31. To protect the integrity of the open countryside, a condition is necessary to ensure demolition of the existing house within a month of first occupation of the replacement dwelling. As noted above, I have amended the Council's suggested condition. Also, for this reason, a condition is required to remove permitted development rights relating to alterations, extensions, and outbuildings. I have removed reference to the specific use classes as these could be subject to change in the future.

Conclusion

32. For the foregoing reasons, having considered the development plan as a whole along with all other relevant material considerations, I conclude that the appeal should be allowed subject to the conditions below.

Hannah Guest

INSPECTOR

SCHEDULE OF CONDITIONS

- 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
- 2) The development hereby permitted shall be carried out in accordance with the following approved plans: Nos 20082-L001; 20082-SU001; 12076-C-SU01; 20082-PP0010-A; 20082-PP0030-A; 20082-PP0031-A; 20082-PP0032-A; 20082-PE0010-A; 20082-PV0010A.
- 3) Prior to any above ground works details and samples of the materials to be used in the construction of the external surfaces of the development hereby permitted, including specifications of the tripled glazed windows, sedum roof, and insulated timber panel frame and external insulation to achieve a minimum U value for the walls of 0.16 shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details and samples, completed prior to the first occupation of the dwelling hereby permitted and retained thereafter.
- 4) Within one month of the first occupation of the dwelling hereby permitted, the existing dwelling shown on the approved plans shall be demolished.
- 5) Prior to any above ground works details of both hard and soft landscaping as set out in the Landscape Statement ISSUE 1681 / R / 1 dated 26th January 2021 by Portus and Whitton and biodiversity enhancement measures shall be submitted to and approved in writing by the local planning authority. These details shall include:
 - a full planting schedule and plan noting species, sizes and number or density;
 - the position, design, materials and type of boundary treatments; and
 - a specification of the bird or bat box, tile, or brick.

The landscaping and biodiversity enhancement works shall be carried out in accordance with the approved details before any part of the development is first occupied or in accordance with an implementation programme agreed with the local planning authority. If, within a period of 5 years from the date of planting, any tree or plant (or any tree or plant planted in replacement of them) is removed, uprooted, destroyed or dies or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or plant of similar size and species as that originally planted shall be planted at the same place within the first planting season following the removal, uprooting, destruction or death of the original tree or plant. The approved hard and soft landscaping and biodiversity enhancement measures must thereafter be managed and maintained in accordance with the approved scheme.

- 6) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no buildings, enlargements or alterations permitted shall be carried out other than those expressly authorised by this permission.

- 7) Prior to the first occupation of the dwelling hereby permitted, the car parking spaces shown on drawing 20082-PP0010-A shall be laid out on site in accordance with the approved details and retained thereafter, available at all times for the parking of vehicles.
- 8) Prior to the first occupation of the dwelling hereby permitted, details of storage facilities for bicycles shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details, prior to the first occupation of the first dwelling hereby permitted and retained thereafter.
- 9) Prior to any above ground works details of the proposed solar PV array, including the number of solar panels, the total area of the proposed solar array and the specification of each panel, shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details, completed prior to the first occupation of the dwelling hereby permitted and retained thereafter.
- 10) Prior to any above ground works details of the proposed air source heat pump(s), including size, location, and specification, shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details, completed prior to the first occupation of the dwelling hereby permitted and retained thereafter.



**WOKINGHAM
BOROUGH COUNCIL**

TOWN AND COUNTRY PLANNING ACTS

**TOWN AND COUNTRY
PLANNING (ENGLAND) 1990**

Mr Adrian Gould
JPPC
Bagley Croft
Hinksey Hill
Oxford
OX1 5BD

NOTIFICATION OF APPROVAL OF PLANNING PERMISSION

Application Number: 232821

Applicant Name: Mr and Mrs Anthiny and Helen Williams

Site Address: The Fairways, Finchampstead Road,
Finchampstead, Wokingham, RG40 3HG

Proposal: Application to vary conditions 2,3,7,8,9 and 10 of planning consent 211134 for the proposed erection of 1no. two storey, 3 bedroom dwelling, following demolition of existing single storey dwelling, with associated parking, amenity space provision and extensive new landscaping and biodiversity enhancements. Condition 2 refers to approved details and the variation is to update the plans. Condition 3 refers to materials, Condition 7 refers to car parking, Condition 8 refers to bicycle storage, Condition 9 refers to solar panels and Condition 10 refers to heat pump documentation. The variations are to update drawing plans and submit any necessary documentation.

Date of Decision: 11 January 2024

Wokingham Borough Council in pursuance of its powers under the above Acts and Regulations hereby **grants permission** for the above development to be carried out as stated in the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Conditions and Reasons

Conditions 2, 3, 7, 8, 9 and 10 now reads:

2. The development hereby permitted shall be carried out in accordance with the following approved plans: Nos 20082-L001, 20082- SU001, 12076-C-SU01; 20082-

PV0010A, 22-051-PP0010C, 22-051-PP0030C, 22-051-PP0031C, 22-051-PP0032C, 22-051-PE0010C and 22051-PD-001.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the application form and associated details hereby approved.

3. The external surfaces of the proposed dwelling and its floor, wall and roof insulation shall be undertaken in accordance with the details contained within the submitted Schedule of External Materials and the U-Value Calculator Reports for walls, floors and roofs and shall be completed prior to the first occupation of the dwelling hereby permitted and retained thereafter.

Reason: To ensure that the external appearance of the building is satisfactory and ensure developments contribute to sustainable development. Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC05

7. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space has been provided in accordance with the approved plans. The vehicle parking and turning space shall be retained and maintained in accordance with the approved details and the parking space shall remain available for the parking of vehicles at all times and the turning space shall not be used for any other purpose other than vehicle turning.

Reason: To provide adequate off-street vehicle parking and turning space and to allow vehicles to enter and leave the site in a forward gear in the interests of road safety and convenience and providing a functional, accessible and safe development and in the interests of amenity. Relevant policy: Core Strategy policies CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

8. No building shall be occupied until secure and covered parking for cycles has been provided in accordance with the approved drawing (s)/details. The cycle parking/ storage shall be permanently so- retained for the parking of bicycles and used for no other purpose.

In order to ensure that secure weather-proof bicycle parking facilities are provided so as to encourage the use of sustainable modes of travel. Relevant policy: NPPF Section 9 (Sustainable Transport) and Core Strategy policies CP1, CP3 & CP6 and Managing Development Delivery Local Plan policy CC07

9. The proposed PV array shall be carried out in accordance with the details contained in the Photovoltaic Array – Specification information document and as shown on drawings 22-051-PP0010C and 22- 052-PP0032C and shall be completed prior to the first occupation of the dwelling hereby permitted and retained thereafter.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the associated details hereby approved

10. The proposed ASHP shall be carried out in accordance with the details contained in the Air Source Heat Pump – Specification information document and the Predicted

Energy Assessment and BRE Part L Compliance report and as shown on drawings 22-051-PP0010C, 22-051- PP0030C and 22-052-PP0032C. The ASHP shall be provided prior to the first occupation of the dwelling hereby permitted and retained thereafter.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the associated details hereby approved and to ensure developments contribute to sustainable development. Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC05.

All other conditions of planning permission 211134 apply to this planning permission, viz:

1. The development hereby permitted shall begin not later than 3 years from the date of this decision.

Reason: In pursuance of s.91 of the Town and Country Planning Act 1990 (as amended by s.51 of the Planning and Compulsory Purchase Act 2004).

2. See above.

Reason: See above.

3. See above.

Reason: See above.

4. Within one month of the first occupation of the dwelling hereby permitted, the existing dwelling shown on the approved plans shall be demolished.

Reason: To safeguard the Countryside and neighbouring amenities. Relevant policy: Core Strategy policies CP1 and CP3 and CP11, CP12 – delete as appropriate], and Managing Development Delivery Local Plan policy TB21

5. Prior to any above ground works details of both hard and soft landscaping as set out in the Landscape Statement ISSUE 1681 / R / 1 dated 26th January 2021 by Portus and Whitton and biodiversity enhancement measures shall be submitted to and approved in writing by the local planning authority. These details shall include:

- a full planting schedule and plan noting species, sizes and number or density;
- the position, design, materials and type of boundary treatments; and
- a specification of the bird or bat box, tile, or brick.

The landscaping and biodiversity enhancement works shall be carried out in accordance with the approved details before any part of the development is first occupied or in accordance with an implementation programme agreed with the local planning authority. If, within a period of 5 years from the date of planting, any tree or plant (or any tree or plant planted in replacement of them) is removed, uprooted, destroyed or dies or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or plant of similar size and species as that originally planted shall be planted at the same place within the first planting season following the removal, uprooting, destruction or death of the original tree or plant.

The approved hard and soft landscaping and biodiversity enhancement measures must thereafter be managed and maintained in accordance with the approved scheme.

Reason: To ensure adequate planting in the interests of visual amenity and ensure biodiversity improvements. Relevant policy: Core Strategy policy CP3 and CP7 and Managing Development Delivery Local Plan policies CC03

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no buildings, enlargements or alterations permitted shall be carried out other than those expressly authorised by this permission.

Reason: To safeguard the Countryside and neighbouring amenities. Relevant policy: Core Strategy policies CP1 and CP3 and CP11, CP12 – delete as appropriate], and Managing Development Delivery Local Plan policy TB21.

7. See above.

Reason: See above.

8. See above.

Reason: See above.

9. See above.

Reason: See above.

10. See above.

Reason: See above.

Signed

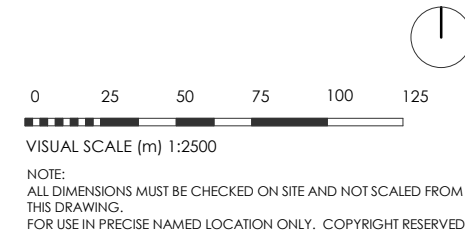
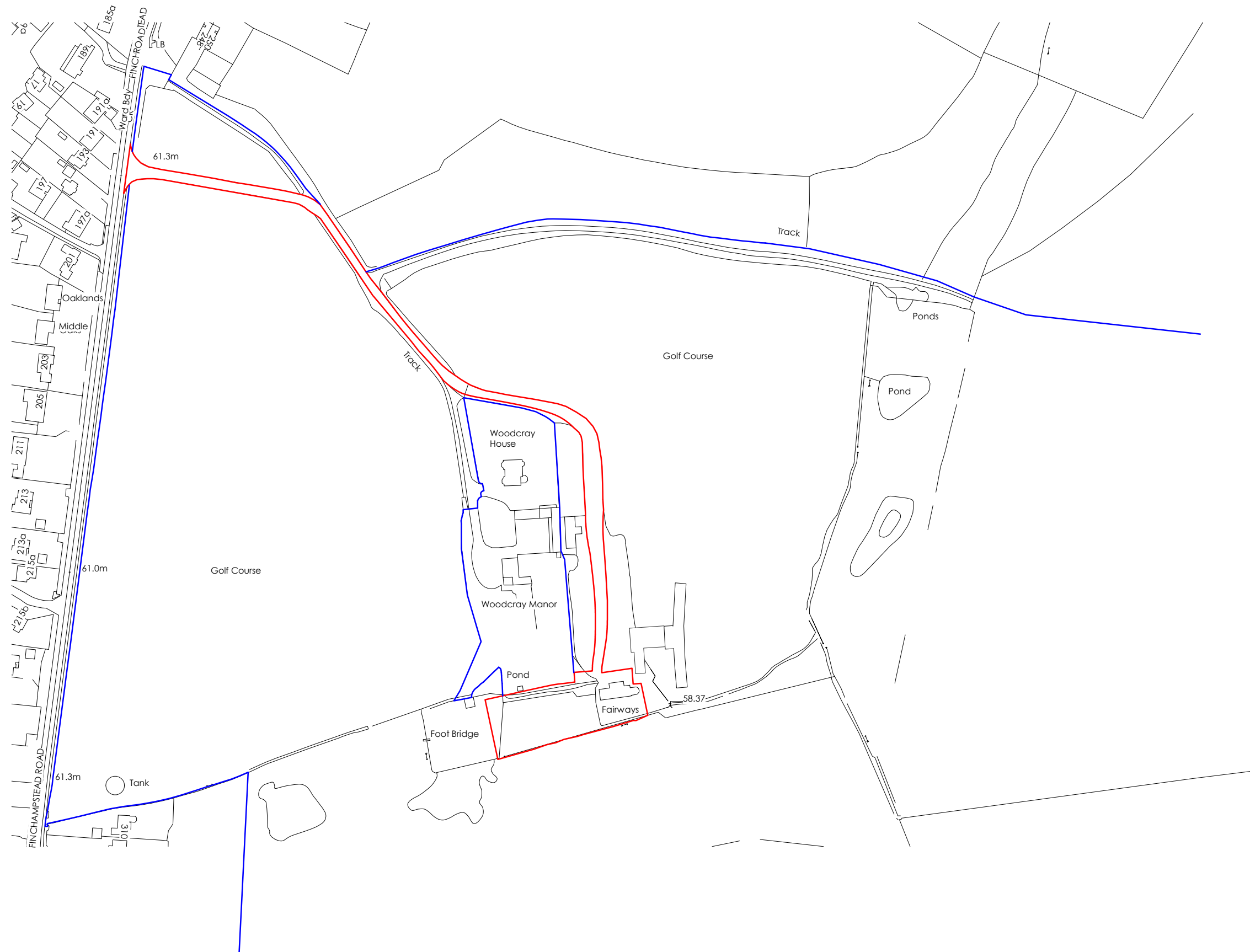
MHead

Marcia Head

Head of Development Management - Place & Growth

Date: 11 January 2024

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE BELOW



revision date	description	
status		
PLANNING		
project title		
FAIRWAYS, WOKINGHAM FAMILY GOLF		
drawing title		
LOCATION PLAN		
first issued	drawn	scale @ A3
dd/mm/yy	LH	1:2500
job/drawing no./revision		
20082 - L001 -		
The Studio, 70 Church Road, Wheatley, Oxford, OX33 1LZ 01865 873936 info@andersonorr.com www.andersonorr.com		

Anderson Orr
Architects

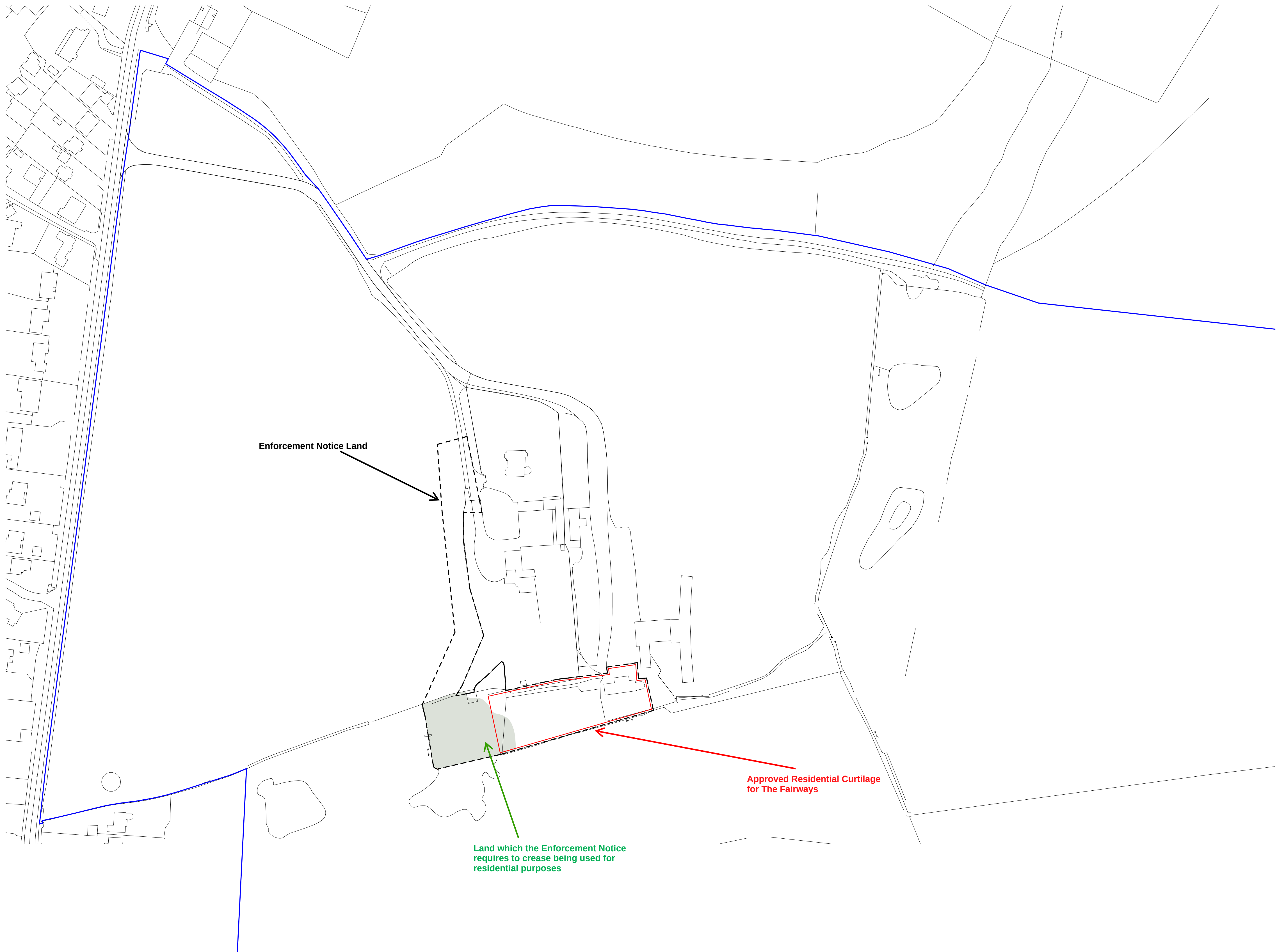


Key Plan

	Proposed new trees
	Existing trees
	Buildings to be demolished
	Root protection zone
	Bat Box
	Bird Box

APPENDIX 5 to Grounds of Appeal Statement

Drawing 300326-PP0011 – showing overlap of green-shaded area of land as denoted on Enforcement Notice Plan with approved residential curtilage for The Fairways.



Enforcement Notice Land

Approved Residential Curtilage
for The Fairways

Land which the Enforcement Notice
requires to cease being used for
residential purposes

APPENDIX 6 to Grounds of Appeal Statement

**Drawing 300326-PP0012 – Site Plan and Elevations of
Entrance Gates and Fencing.**

