BAILEY SYSTEMS LTD SOUTHPORT U.K. Tel.01704-226866 Fax.01704-225814

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APPLICATION NO:
F/2002/6231

LOCATION:
Whitewoods Church Lane, Remenham Henley-On-Thames.

APPLICANT:
Mr B McLaughlin C/O Mr A Burr

PROPOSAL:
Proposed single storey extension to dwelling and new roof to existing extension.

EARLIEST DATE FOR DECISION: **02/05/2002**

APPLICATION WILL HAVE EXPIRED ON:
21/05/2002

CASE OFFICER: **Louise Smith**

REFUSED

181

D1

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr B McLaughlin
C/O Mr A Burr
4 Hall Close
Pyrton
Watlington
Oxon
OX49 5BE

Application Number: F/2002/6231

Parish: **REMENHAM**

Location: **Whitewoods, Church Lane, Remenham, Henley-on-Thames.**

Proposal: **Proposed single storey extension to dwelling and new roof to existing extension.**

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

Reason

1. The proposed development, by virtue of its bulk, mass and siting would detract from the open character of the Green Belt. As such it is contrary to policies WGB1 and WGB3 of the Wokingham District Local Plan (Deposit Draft).

Informative

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

Loddon Area Local Plan Policies LC2, LC3, LC4 and LC9.
Deposit Draft Wokingham District Local Plan Policies WNC4, WGB1, WGB3, WLL2, WLL3 and WNC3.

Anna Cronin
Head of Planning & Transportation
Date: 20/05/2002

Notice checked by: _____

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

Appeal Decision

Site visit made on 17 February 2003

by Roger Dean BSc DipTP MRTPI

an Inspector appointed by the First Secretary of State

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

Date

12 MAR 2003

Appeal Ref: APP/X0360/A/02/1101617
Whitewoods, Remenham Church Lane, Henley-on-Thames

- 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 B McLaughlin against the decision of Wokingham District Council.
- The application ref: F/2002/6231, dated 22 March 2002, was refused by notice dated 20 May 2002.
- The development proposed is a single storey extension and new roof to existing single storey element.

Summary of Decision: The appeal is dismissed.

Site and surroundings

1. Whitewoods is one of a group of three dwellings of modern appearance. The local planning authority indicates that these were converted from a single large house. The appeal property has spacious grounds, extending into woodland which is the main characteristic of this side of Remenham Church Lane. The adjacent land is categorised as Ancient Woodland and a Wildlife Heritage Site. On the opposite side of the Lane, there is mostly open agricultural land.

2. The site and surroundings lie within the Metropolitan Green Belt and within an Area of Special Landscape Importance.

Planning Policy

The Development Plan

3. The Development Plan for the area for the purposes of Section 54A of the Town and Country Planning Act 1990 includes the Berkshire Structure Plan 1991-2006, the Green Belt Local Plan for Berkshire and the Lodden Area Local Plan.

4. Policy C4 of the Structure Plan says that there is a presumption against inappropriate development in the Green Belt. Except in very special circumstances, approval will not be given for development other than certain categories. One of these is the limited extension, alteration and replacement of existing dwellings.

5. Policy 9 of the Green Belt Local Plan says that outside of settlements there will be a presumption against allowing the extension of dwellings which, amongst other factors, would cause or contribute to a change in the scale and character of the dwelling concerned.

6. The local planning authority has referred to several policies of the Lodden Area Local Plan (LC2, LC3 and LC4) concerning the setting of settlements and areas of special

landscape importance as well as LC9 concerning wildlife heritage sites.

7. My attention is also drawn to the Deposit Draft version of the Wokingham District Local Plan, as amended. The relevant policies are Policy WGB1, which reflects Structure Plan Policy C4, and Policy WGB3. This says that extensions to dwellings in the Green Belt must not result in disproportionate additions to an original building. Although this version of the Plan is at an early stage in the progress towards adoption, I consider that these policies carry significant weight since they accord with prevailing national planning guidance.

National Planning Guidance

8. Government Policy relating to Green Belts is contained in Planning Policy Guidance Note 2, revised in 1995. This explains that the most important attribute of Green Belts is their openness and one of the purposes of including land within Green Belts is to safeguard the countryside from encroachment.

9. In the Green Belt, development is held to be either appropriate or inappropriate in terms of policy. Paragraph 3.4 of PPG2 lists categories of built development that are not inappropriate. These are reflected in Structure Plan Policy C4 mentioned above.

10. Paragraphs 3.1 and 3.2 explain that there is a general presumption against inappropriate development, which is by definition harmful. Such development should not be approved except in very special circumstances. It is for the applicant to show why permission should be granted and very special circumstances to justify inappropriate development will not exist unless the harm by reason of appropriateness and any other harm is clearly outweighed by other considerations.

Main issue

11. Having regard to these policies and guidance, I consider that the main issue in this appeal is whether the proposal amounts to inappropriate development in the Green Belt and, if it does, whether there are any special circumstances sufficient to overcome the presumption against such development.

Reasoning

Appropriateness

12. The appeal property is at the end of the group of three dwellings and stands forward of the other two. On the northern side there is a single-storey flat roofed element, referred to by both parties as an extension, and also a conservatory. The proposal is to build a single storey extension projecting beyond the front of the house. It would have a pitched roof which would be continued to the rear to cover the present flat roofed extension.

13. The local planning authority refers to the previous extension and conservatory and calculates that, when added to these, the proposed development would represent a cumulative increase of 55% to the floorspace of the original dwelling at Whitewoods. This figure is not disputed and I have no reason to doubt its accuracy.

14. The supporting text to Policy 9 in the Green Belt Local Plan says that a rigid percentage based criterion should not be applied to determine the appropriateness of extensions. Each should be considered on its individual merits in terms of its effects on the original

dwelling together with the site and area in general. Similarly, Policy WGB3 in the emerging Local Plan does not specify any level at which an extension or series of extensions might become disproportionate to the size of the original building. Nevertheless the supporting text to this policy says that any extension proposal should not conflict with the openness of the Green Belt and the purposes of including land within it as set out in PPG2. Moreover it states that an extension should not significantly increase the scale of built development on the site.

15. Policy WGB3 also states that the term "original building" relates to as it was first built or in 1948 (before the introduction of relevant planning legislation). In this case, I consider that the concept must relate to Whitewoods following its conversion from the former large single dwelling.

16. Although the proposed extension would replace a present car port structure, there is no indication that this element was part of the original dwelling or indeed included within the calculation of additional floorspace referred to above.

17. The proposal is significantly more substantial than the car port and I agree with the Council that it would increase the depth of the dwelling and the spread of development across the plot. In my view, the proposed development would result in a significant change in the scale of development on the site, when taking into account the existing single storey extension and conservatory. This would result in disproportionate additions over and above the size of the original building. It must therefore be regarded as inappropriate development in the Green Belt.

Harm

18. As stated in PPG2, inappropriate development is by definition harmful to the Green Belt. I recognise that the proposal would hardly be seen from public viewpoints since the premises are set back from Remenham Church Lane and well screened by trees and other vegetation. Nonetheless, I consider that it would alter the character of the property and the group of three dwellings of which it forms part. The extension would be seen from within the site, for example by visitors to the premises, and although this visual impact may be limited, the proposed development would nevertheless erode the openness of the Green Belt.

Very special circumstances

19. There have been no very special circumstances advanced in support of the appellants' case. I acknowledge that the proposed replacement of the flat roof over the existing extension with a pitched roof would be more in keeping with the property. However, the present flat roof is not a particularly obtrusive feature and I do not regard this as a matter of overriding importance. I also recognise that there is neighbour support for the scheme but this is not a sufficient reason to overturn my findings on the matter of established planning policy.

Conclusion

20. I find therefore that there are no very special circumstances that would clearly outweigh the harm that would be caused to the Green Belt by way of inappropriate development. This harm constitutes a clear cut planning objection that cannot be overcome by the imposition of conditions.

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

Formal Decision

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

Information

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

R Ludean

INSPECTOR

F/2002/6231
Whitewoods
Church Lane
Remenham.

"Foxhaven"
Remenham Church Lane
Remenham
Henley-on-Thames
Oxon RG9 3EX
29.4.02

PLANNING SERVICES	HPT
POL	TLS
DC LS	ENF
GS	
01 MAY 2002	
COPIES TO	

Dear Sir/Madam,

Reference your letter of 9th April 2002, I am writing to advise that as the immediate neighbours to Mr + Mrs McLaughlin we have been kept fully informed of the proposed extension to "Whitewoods" and have no objection to the planning application.

Yours Sincerely

F Boyd Thorpe

Phone: See below for details

Date: 14 May 2002

Your Ref:

My Ref: F/2002/6231

WOKINGHAM UNITARY
Aiming for Excellence

F BOYD THORPE
FOXHAVEN
REMENHAM CHURCH LANE
REMENHAM
HENLEY ON THAMES
OXON
RG9 3EX

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

Dear Sir/Madam

Application No: F/2002/6231

Site Address: Whitewoods, Church Lane, Remenham Henley-On-Thames

Proposal: Proposed single storey extension to dwelling and new roof to existing extension.

Thank you for your comments on the above mentioned planning application.

You can contact the Central Support Team on (0118) 974 6429 if you require additional information about the proposal, but please note that only written comments can be taken into consideration when determining the application. You are also reminded that all comments received are open for the public to view, this includes the applicant or their appointed agent.

We will inform you in writing of the decision when this application is determined.

Yours faithfully,

Anna Cronin

Head of Planning and Transportation

Tel: (0118) 974 6463 (Direct Line)
E-Mail: Louise.Smith@wokingham.gov.uk
Date: 21st June 2002
My ref: LS/F/2002/6231

Mr A Burr
4 Hall Close
Pyrton
Watlington
Oxon
OX49 5BE

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

Dear Mr Burr

RE: PLANNING APPLICATION F/2002/6231 – WHITEWOODS, CHURCH LANE, REMENHAM.

I refer to your fax received on the 14th June 2002 with reference to the above.

I apologise for omitting to inform you when we spoke on the 16th May 2002, that I would be away on annual leave the following week. I advised you on this date that I had not reached a decision and you proposed to make a follow up call.

I now understand from your fax that had you of known that it was to be refused then you would have withdrawn the application. Obviously had we of spoken further to the 16th May I could have informed you of this, however, this did not occur due to my absence, and not advising you of this.

I hope this clarifies the matter and should you wish to discuss any matter further please do not hesitate to contact Louise Smith.

Yours sincerely

Louise Smith
Planning Officer

01491 612924

Alan Burr

4 Hall Close · Pyrton · Watlington · Oxon · OX49 5BE Tel: 01491-612924 · E-Mail: alanburr123@aol.com

Fax Transmission

DATE: 28th May 2002

ATTENTION OF: Louise Smith- Planning Department, Wokingham DC

FROM: Alan Burr

SUBJECT: F/2002/6231 Whitewoods, Remenham Church Lane, Henley

TOTAL PAGES: 1 Including header

Dear Ms Smith:

I have been trying to get in touch with you for some time- you were out of the office yesterday and are in but not available today.

What I am trying to establish is what went wrong on the above planning application; when I spoke to you on May 16th, you had not formed a recommendation and I said that I would call you back in 7 day's time to check progress then. You did not mention that you would be on leave during the following week.

Accordingly, when I attempted to call you on Thursday 23rd I was informed that you were away for the week. On Saturday morning 25th I received a refusal notice, which was most annoying as my client would have withdrawn the application rather than have a refusal on the planning history of the house.

If you could explain how this situation arose I would be grateful, as my client is blaming me for this; I feel rather let down as had I known the application would be refused out of hand I would have withdrawn it on the first occasion we spoke.

Yours sincerely

Alan Burr

write a written letter response.

WORK SHEET FOR : Louise Smith

Application Number : F/2002/6231

Applicant : Mr B McLaughlin C/O Mr A Burr.

Location : Whitewoods, Church Lane, Remenham, Henley-On-Thames.

Proposal : Proposed single storey extension to dwelling and new roof to existing extension.

Site Notice Displayed ? :	YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : ..15/4.....

Date Registered : 26/03/2002

Earliest Date for Decision : 02/05/2002

Latest Consultation Date/Site Notice Expiry Date : 02/05/2002

This application <u>will have expired on</u>: <u>21/05/2002.</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 :
English Nature - no comment
Countryside Officer - no objection
Policy - information

National Trust -
Environmental Design. - suggests ~~[illegible]~~ tree protective fencing details.
Tree officer -

Planning Issues :
Green Belt.
AONB
Nature Conservation

(*) The side extension would occupy the location of the smaller existing open car port structure.

Application Number: F/2002/6231

Appraisal :

The site is an end terrace dwelling situated within a large plot in the Green Belt. The three terrace dwellings were originally one house, however, in 1993 it was subdivided to its present state.
This application proposes a single storey side extension and new pitched roof to the existing single storey rear extension. The former would project 7m to the side of the dwelling and 5.4m to the rear (in line with the existing extension) with pitched roof + gable end (2.5m to the eaves, 5.1m to the ridge). The pitched roof to the existing extension would follow the outline of the proposed side extension. (*)

Impact on open character of the Greenbelt :-
The proposed extension combined with previous S/S rear developments represents a 55% cumulative increase in floorspace to the original dwelling. It is considered that the increase in bulk and mass presented by the present proposal would both visually and physically detract from the open character of the greenbelt. The said proposal is visable from all elevations of the dwelling.
If we consider the original dwelling as the ~~[illegible]~~ one building before it was subdivided, it would present a similar outcome. The bulk and mass of the extension would again be visable from all elevation and detract from the open character of the greenbelt, contrary to national and local policy.

Impact on ASLI.
The site lies within a designated area of special landscape importance. Environmental Design comment that the proposed extension and new roof will not directly affect any significant landscape features within the site. However, in order to retain planting within the site protective

Recomendation : Approval: ☐ **Refusal:** ☑

(tick appropriate box)

fencing strategies will be required.

Impact on Ancient Woodlands
The proposed development does not bridge over into the Ancient Woodlands boundary and therefore English Nature make no comment on the application.
Furthermore, the Countryside officer sees no ecological grounds on which to object to the said application.

Application Number F/2002/6231
~~Conditions~~/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.			The proposed development, by virtue of its bulk ~~and~~, mass and siting would detract from the open character of the Green Belt. As such it is contrary to WGB1 and WGB3 of the Wokingham District Local Plan (Deposit Draft).

Informative for approvals

N16

LODDON AREA LOCAL PLAN POLICIES: ~~[illegible]~~ LC2 LC3 LC4 LC9

SOUTH-EAST AREA LOCAL PLAN POLICIES:

WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WNC4 ~~[illegible]~~ WGB1 WGB3 WLL2 WLL3 WNC4 WNC3

GREEN BELT LOCAL PLAN POLICIES:

BERKSHIRE STRUCTURE PLAN POLICIES:

MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: B. McThorp
(Development Control Manager)

Date: 20.5.02

GREEN BELT / ASLI / WILDLIFE HERITAGE SITE

NATIONAL TRUST COVENANT LAND

RECORD OF SITE VISIT

SITE ADDRESS: Whitewoods Church Lane Remenham Henley-On-Thames.

APPLICATION NUMBER: F/2002/6231

OFFICER: Louise Smith

DATE OF SITE VISIT: 15/4

1 SITE/STATUTORY NOTICE DISPLAYED ? N

2. DESCRIPTION OF SURROUNDINGS

Woodland Country Rd - house set down driveway from road.
Land levels slope down c. > 2m.

3. DESCRIPTION OF SITE/BUILDING

Large terrace property - orgionally 1 house → Subdivided
End terrace (North Wing) previous S/S rear ext + conservatory

4. RELATIONSHIP TO ADJOINING PROPERTIES

projects forward of foxhaven lies at right angles.

5. SITE CONSTRAINTS

TREES - some may need trimming back

ACCESS/PARKING 6 or more. N/A to application

LEVELS garden slopes down beyond proposed extension

BOUNDARY TREATMENT front 1.5m boundary fence along roads → mostly natural boundaries.

OTHERS

Existing car port structure in location of proposed extension.
Trees to rear of property + side =

Memo

To: Louise Smith

From: Conrad Moore

Date: 24/04/02

Re: **Policy Comments upon F/2002/6231**

Proposed single storey extension to dwelling and new roof to existing extension at Whitewoods, Church Lane, Remenham.

Metropolitan Green Belt

Policy WGB1, criterion (d) can allow the principle of "limited extension of residential dwellings or replacement of dwellings" where development is appropriate in terms of scale, form, siting, design, materials, character etc.

Note that consideration of extensions in the Green belt is different to the general countryside, as there is a presumption against inappropriate development. Note the cumulative additions are taken into account in the Green Belt. You will need to investigate the planning history on this site carefully.

Note that the aim of Green Belt Policy is the permanence of an open character that does not occur in general countryside policies. Note the requirements of PPG 2 paragraphs 1.4, 1.5 and 1.6. Particularly note paragraphs 3.4 and 3.6 where materially larger than existing is a key question. You will need to assess the "openness" question.

This proposal should be considered against Policy WGB3. Criterion A will need to be carefully assessed in conjunction with policies WNC3 and WNC4 (These are discussed below). The key issues under the second criterion B are the potential loss of openness and urbanising impacts from siting, bulk, scale and massing of cumulative additions in the ~~Green Belt~~.

Nature Conservation Policies

The reference of the Wildlife Heritage Site is SU78 R04 whose habitat is Deciduous Woodland and is 38.48 Ha in area. The proposal will need to be considered against the requirements of Policy WNC4. Please note that the Local Plan Inspector recommends the policy wording for alteration and that the two versions will need to be taken account of. The direction of the policy remains the same with nature conservation interests that have to be protected and enhanced. Detailed comments from Andy Glencross should be sought to assess this. (

It will be necessary to investigate whether any bats (protected species) are present in the roof space, or that badgers use the garden area, under the latest English Nature advice. Detailed comments from Andy Glencross should be sought to assess this. If bats are present in roosts, then advice should also be sought from English Nature and the criteria and requirements in Policy WNC3 closely followed. The Local Plan Inspector has recommended no alteration to this policy.

Given the proximity of trees, Neil Etherington should be consulted also. Policy WBE 11 should be considered in this context. Please note that the Local Plan Inspector recommends the policy wording for alteration and that the two versions will need to be taken account of. The Inspector has recommended re-formatting the Policy, but the factors to take into account remain the same. Impacts on trees are not solely from house and extension siting, and can be as a result of changes to underground / overground services to the house affecting canopies or root structures. Ground compaction with associated car parking, patios etc may also threaten the longevity and stability of trees. The location of the extension, close to trees of any size, may result in the trees future growth affecting light to the dwelling (that results in pressure for their removal). Linked to the preceding paragraph is that mature trees may also be the home of protected species such as owls and bats and the advice of Andy Glencross should be sought if any development could be close to mature trees that could act as roosts. Although owls and bats may not be killed, it is still an offence to affect the habitat that supports them.

Landscape Policies

The site is within the Cookham/Wargrave ASLI and subject to policy WLL2 – a landscape important in the County context that is subject to policy WLL2. Detailed comments from Catherine Brimble should assist in assessing any potential impact on the character of the ASLI. She will have the working paper produced for this ASLI that identifies key characteristics of this area that should be protected. Berkshire Structure Plan Policy C8 should also be considered in this context.

Appropriate landscape and planting schemes need also to be demonstrated in accordance with Policy WLL7. Berkshire Structure Plan Policy C9 should also be considered in this context. Landscaping should not be an afterthought to any consent, especially as the site is within the ASLI.

Transport

This development in the countryside will need to take account of Highway Safety (Policy WT7) and Parking Provision (Policy WT6). These issues are also reflected in the Berkshire Structure Plan policies T1, T4, T7 and LD5. The Highways Team will comment on these aspects.

Other Comments

The site is within an area covered by a National Trust Covenant. You will need to consult the National Trust. Paragraphs 3.4 to 3.7 inclusive should assist you in the Local Plan on this issue.

Conclusions

Policies WGB1 and WGB3: You will have to assess whether the alterations and extension alter the impression of scale, bulk, massing and character of the existing property detrimentally. A comparison will need to be made with the original building as it was first built or as it stood on 1st July 1948. You will need to assess from different viewpoints to see if the house (including increase in floorspace) affects the open character or increase the impression of scale, bulk, and massing of the property materially and unacceptably when compared with the *original house*. Note that cumulative impact assessment requirement over time in policy terms.

Policies WLL2, WNC3, WNC4, WBE11 and WLL7. You will have to satisfy yourself with advice from relevant consultees that the proposed development complies with policy. The same applies to transport policies.

Conrad Moore
Senior Planner.
Policy & Plans Team.

TO: DEVELOPMENT CONTROL FROM: Environmental Design

Louise Smith DATE: 9th May 2002

Location:	Whitewoods, Church Lane, Remenham, Henley-on-Thames
Proposal:	Proposed single storey extension to dwelling and new roof to existing extension
Application Number:	F/2002/6231

In response to your consultation dated 9th April 2002 for the above application, the tree and landscape comments are as follows:

Whist the proposed extension and new roof will not directly affect any significant landscape features within the site. The site does contain substantially more planting than shown on the applicants drawing 928602.

In particular a belt of planting exists to the north of the property which continues up to the boundary with Remenham Church Lane.

In order to ensure the successful retention of all the planting within the site, the applicant should be required to amend and re-issue the above drawing to show the full extent of all planting. Once this has been approved the applicant should be required to produce for approval tree protective fencing details in accordance with BS 5837 : 1991 - Trees in Relation to Construction to ensure the successful retention of all planting within the site.

Provided that the planting can be successfully retained I do not wish to raise an objection to the granting of planning consent.



ROBERT PETROW
Consultant Landscape Architect

Please see Part I from plans.

To:
Neil Etherington
Senior Arboricultural Officer
Landscape and Trees

From: Louise Smith

Date: 09 April 2002 10 APR 2002

Application Number: F/2002/6231

Re: Area of special landscape importance.
Proposal: Proposed single storey extension to dwelling and new roof to existing extension..

Site Address:
Whitewoods, Church Lane, Remenham, Henley-On-Thames. 10

Applicant:
Mr B McLaughlin C/O Mr A Burr.

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

---

no impact
not affect significant L/s feature on
site although many more trees on
site than show
show all on plan - remarks
& protection [illegible]

Environmental Services

For office use only.
Application number: 26.MAR.2002 * 6231

Householder planning application form

Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

WOKINGHAM UNITARY
Aiming for Excellence

1	Your name	MR B. McLAUGHLIN
	Address and postcode	WHITE WOODS REMENHAM CHURCH LANE HENLEY, OXON RG9 3EX
	Phone number	01491-572550
2	Agent's Name	ALAN BURR
	Address and postcode	4 HALL CLOSE PYRTON WATLINGTON, OXON OX49 5BE
	Phone number	01491-612924
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	AS IN (1) ABOVE
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE-STOREY EXTENSION & NEW ROOF TO EXISTING SINGLE-STOREY ELEMENT

5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☑	No ☐
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	PLAIN TILES, BRICKWORK & WHITE FINISH JOINERY ALL TO MATCH EXISTING	
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐	No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐	No ☑

3544 Crystal Mark
Clarity approved by

Please turn over

9	How many bedrooms does the property have?	Existing: 7	Proposed: 6
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following. a Six copies of this form signed and dated. b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	REVISED APPLICATION		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

Certificate B

I certify that

- I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.

Owner's name	Address at which the notice was served	Date on which the notice was served

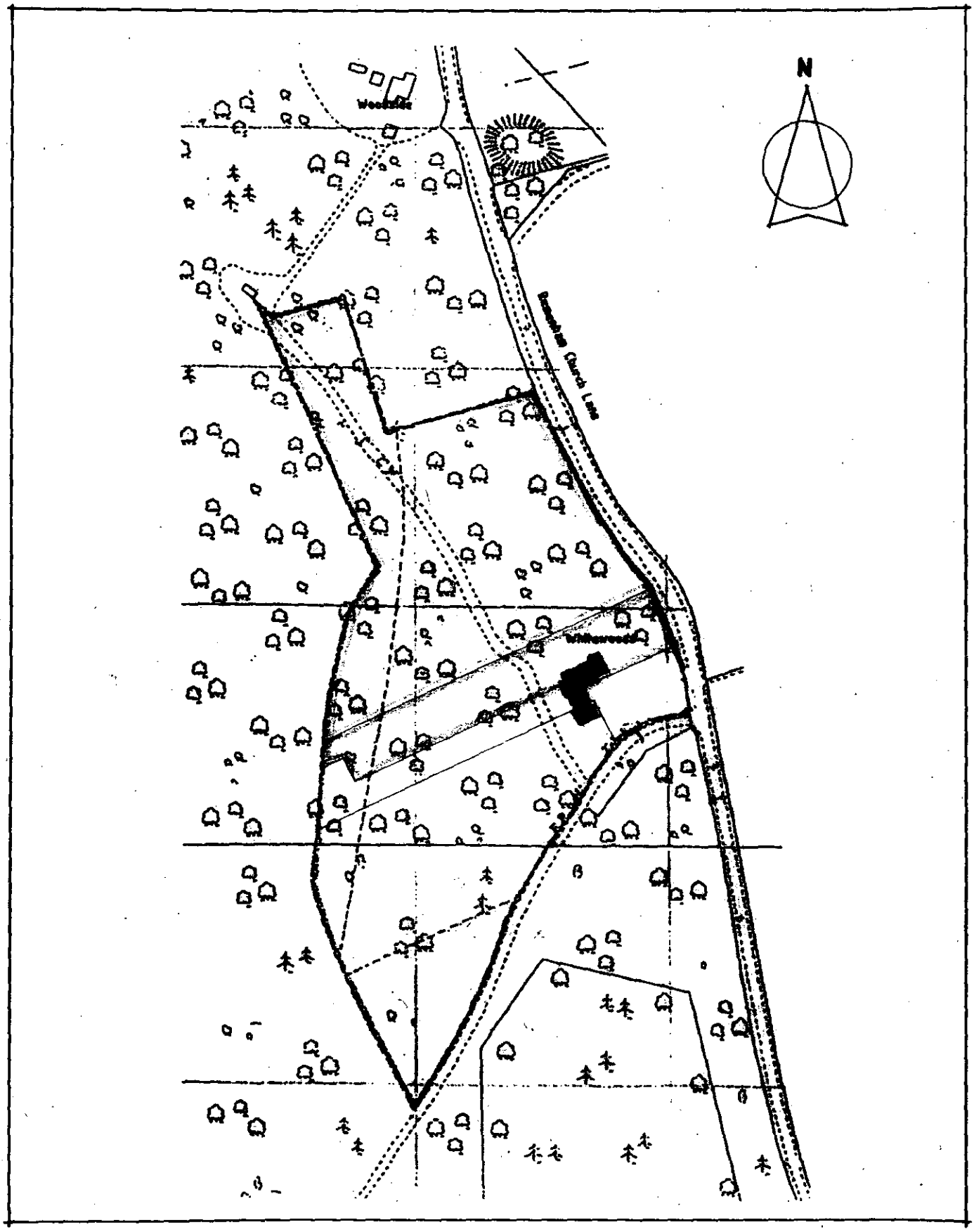
None of the land forms part of an agricultural holding.

Your signature: C. Burr

on behalf of MR B. McLAUGHLIN

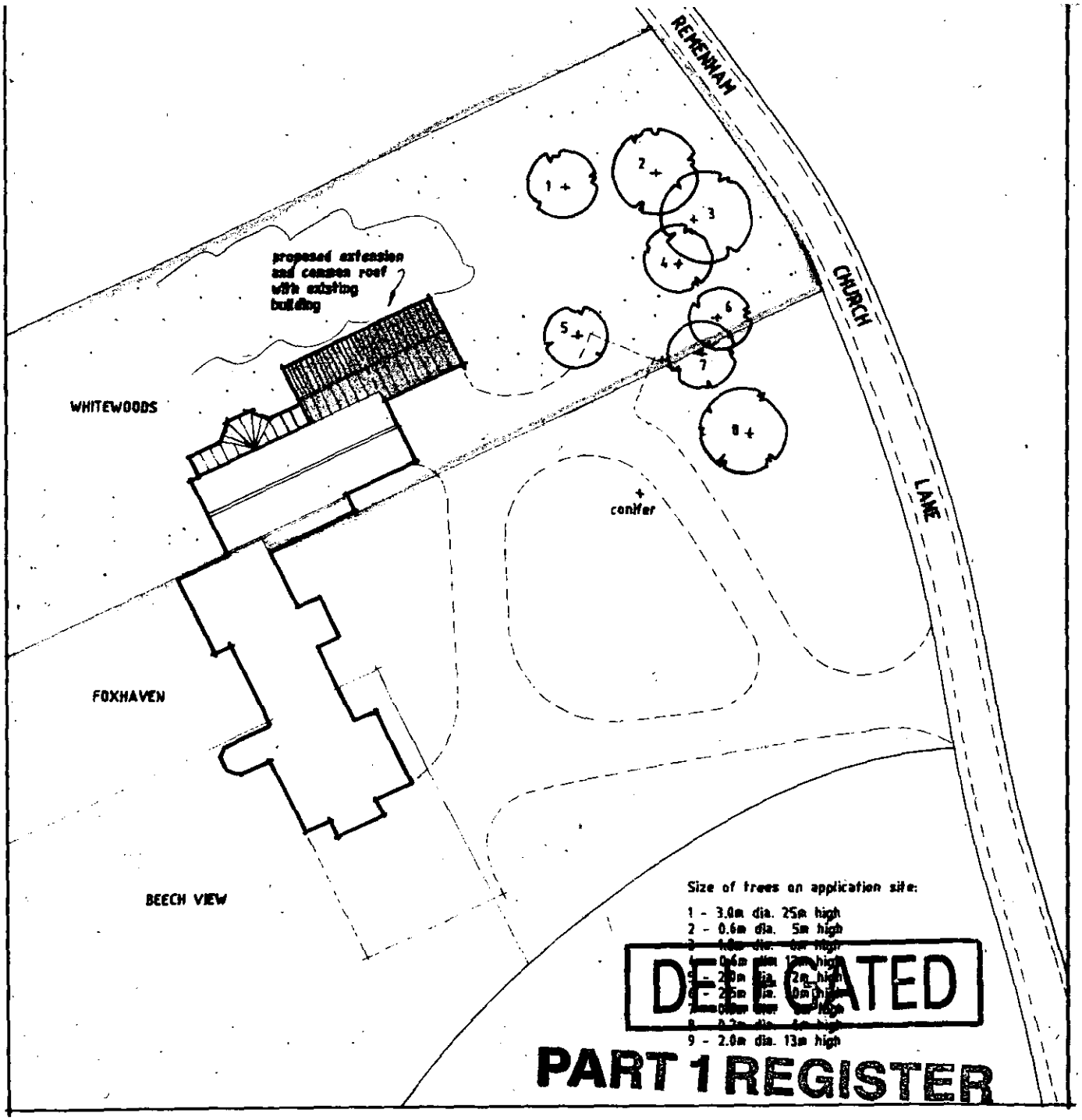
Date 22.3.02

Please tick this box if you or your husband, wife or partner are employed by Wokingham District Council ☐



LOCATION PLAN

1:2500



BLOCK PLAN (PART)

1:500

26.MAR2002* 6231

Alan Burr

4 Hall Close · Pyrton · Watlington · Oxon · OX49 5BE

* Tel: 01491-612924

Project: Extension at Whitewoods, Remenham Church Lane, Henley for Mr & Mrs B McLaughlin

Title: Plans & elevations

Drawn: AB Scales: 1:100 1:50 1:1250 1:500 Date: 22.3.02 Drawing No: 020602

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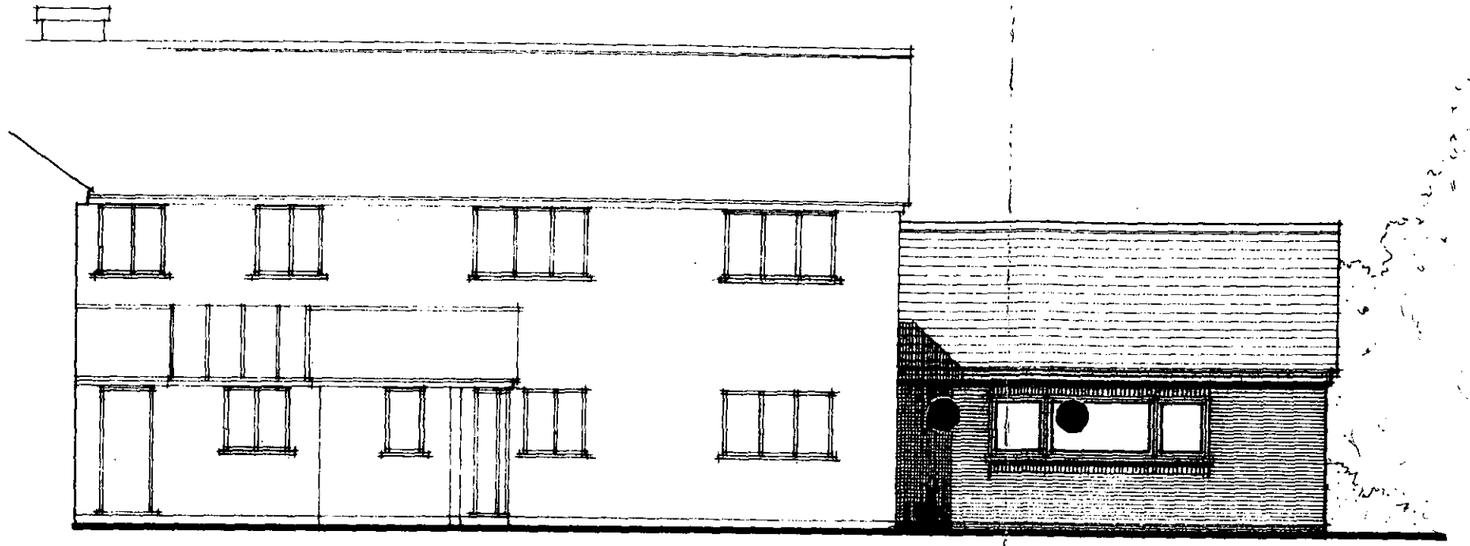
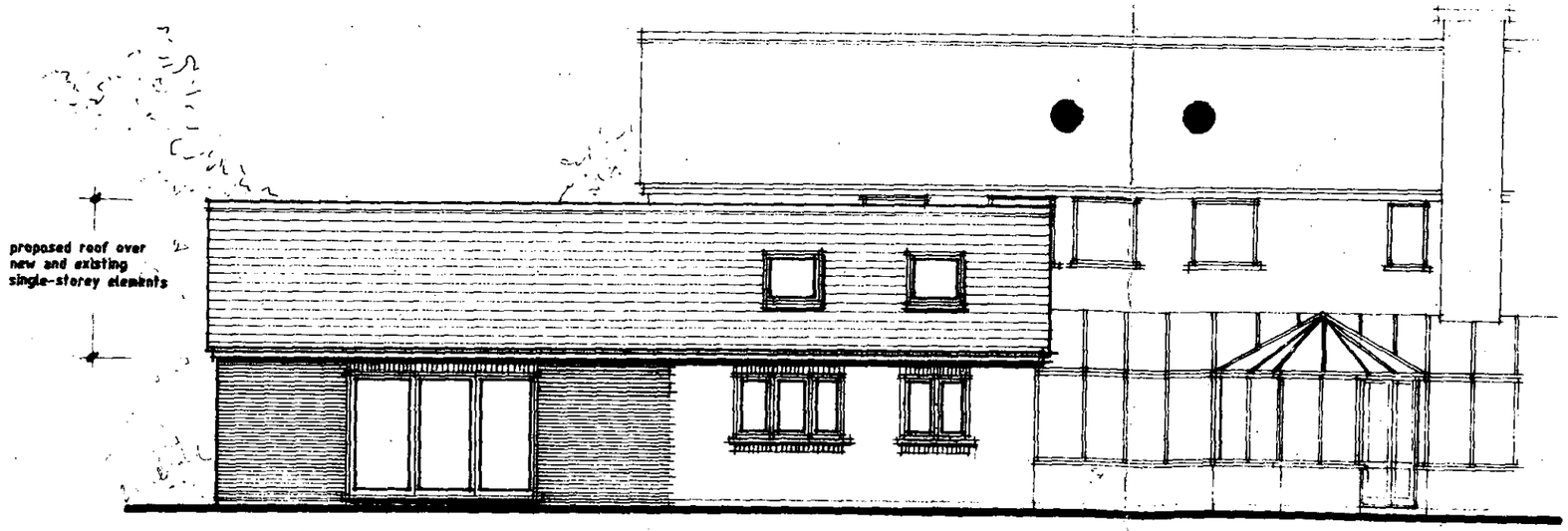


FRONT ELEVATION



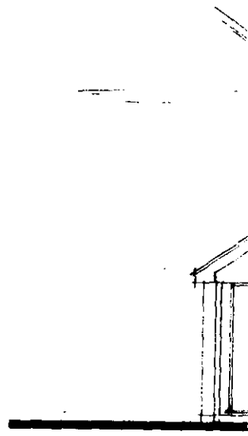
proposed roof over new and existing single-storey elements

REAR ELEVATION

proposed single-storey extension

existing single-storey element

All materials to match existing.



SIDE ELEVATION



SIDE ELEV

window replaced

window inserted

Tel. (0118) 974 6463

Date: 09 April 2002

Your Ref:

My Ref: Louise Smith / F/2002/6231

PLANNING SERVICES	HPT
POL	TLS
DC	FNF
APP	
CS	

19 APR 2002

SU78

WOKINGHAM UNITARY

Aiming for Excellence

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

English Nature
Foxhold House
Thornford Road
Crookham Common
Newbury
Berks

ENGLISH NATURE THAMES & CHILTERNS TEAM RECEIVED 12 APR 2002

PLEASE QUOTE APPLICATION NUMBER WHEN REPLYING

Re: Ancient Woodland

Dear Sir/Madam

Application Number: F/2002/6231

Site Address: Whitewoods, Church Lane, Remenham, Henley-On-Thames.

Proposal: Proposed single storey extension to dwelling and new roof to existing extension..

I enclose details of the above application and would be grateful to receive your observation within **21 days** of the date of this letter. I cannot guarantee that comments received after this date will be taken into account in determining the application.

Please quote reference number **F/2002/6231** in all communications and any response should be addressed to **Louise Smith** the case officer dealing with this application at the above address.

I look forward to hearing from you.

Yours faithfully,

Louise Smith

Development Control Officer

ENGLISH NATURE

PLANNING SERVICES	HPT
FOL	TLS
DC	ENF
APP	
CS	
19 APR 2002	
COPIES TO:	APK FILE

Thames & Chilterns Team
Foxhold House, Crookham Common
Thatcham, Berks RG19 8EL
Tel: 01635 268881 Fax: 01635 268940

To: LOUISE SMITH

Our ref:

Thank you for the attached letter. English Nature does not wish to comment on this consultation.

Signed: Paul Losse Conservation Officer: P. LOSSE

Date: 15/4/02

Louise Smith

From: Andy Glencross
Sent: 18 April 2002 15:01
To: Louise Smith
Subject: PA F/2002/6231 Whitewoods Church lane Remenham

Hi Louise

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

I have not visited the site.

Cheers

Andy Glencross
Countryside Officer (Biodiversity)
Wokingham District Council Countryside Service
Dinton Pastures Country Park
Davis Street
Hurst
Berkshire RG10 0TH
Tel: 0118 9342016

THE NATIONAL TRUST
for Places of Historic Interest or Natural Beauty
THAMES & SOLENT REGIONAL OFFICE · HUGHENDEN MANOR
HIGH WYCOMBE · BUCKS HP14 4LA
Telephone +44 (0)1494 528051 · Facsimile +44 (0)1494 463310 · Website www.nationaltrust.org.uk

PLANNING SERVICES	HPT 55280
POL	TLS
DC 18	ENF
AEP	
CS	
15 APR 2002	
COPIES TO	ACK:
	FILE:

Mr B McLaughlin
Whitewoods
Remenham Church Lane
Henley on Thames
Oxon RG9 3EX

Direct tel 01494 755532
Direct fax 01494 463310
E-mail thbsdb@smtp.ntrust.org.uk
Your ref
Our ref SDB Covenants

12 April 2002

Dear Mr McLaughlin

Whitewoods Church Lane, Remenham
Proposed single storey extension to dwelling and new roof to existing extension

We have received from Wokingham Unitary, details of your above proposals.

I enclose a copy of The National Trust's Restrictive Covenant information leaflet, which you will need to follow in order to establish whether The National Trust will grant its consent under the terms of the restrictive covenants.

Please allow four to six weeks for preliminary consideration of your application.

I have today forwarded the file on Whitewoods, Remenham Church Lane, to our Covenant Inspector Mr Rory Cullen. Mr Cullen will contact you to arrange a mutually convenient date and time for a site visit in order to discuss your proposed single story extension and new roof.

When I have received Mr. Cullen's report I will contact you again at which time we can discuss, should your proposals need to be presented to The National Trust's Architectural Panel, the number of architectural plans required and the timing of receipt of same.

Please do not hesitate to contact me if I can be of further assistance. Whilst writing I would like to assure you of our continued attention to your enquiry.

Yours sincerely

Sandie Brown
Historic Buildings Department

cc: Wokingham Unitary, Environmental Services Department (F/2002/6231) L Smith
File

REGIONAL CHAIRMAN: JOHN TOWNSEND
DIRECTOR FOR THAMES & SOLENT : KEITH HALSTEAD
Registered Charity Number 205846

Application Number : F/2002/6231	Map No : 5
Case Officer : LS	Site Area : 1.61
Valid Date : 26/03/02	Received Date: 26/03/2002

Level : Delegated Application

Description : Proposed single storey extension to dwelling and new roof to existing extension.

Location : Whitewoods, Church Lane, Remenham, Henley-On-Thames.

Parish : RE Ward : REM

Applicant : Mr B McLaughlin C/O Mr A Burr.

Fee Required: £0 Fee Received: £0 resubmission 2001/3282

Additional: ..... or Refund: ..... w/drawn

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

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

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

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape ✓ - AREA OF SPECIAL LANDSCAPE IMPORTANCE

Trees ✓

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans ✓ - WILDLIFE HERITAGE SITE

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

FORESTRY COMMISSION ✓ + WILDLIFE HERITAGE SITE

DINTON PASTURES ✓ - ANCIENT WOODLAND

ENGLISH NATURE ✓

WOODLAND TRUST ✓

NEIGHBOURS

S/N + see map

.....

.....

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

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

OTHERS

NATIONAL TRUST ✓ - NATIONAL TRUST OWNED OR COVENANTED LAND ✓

Green Belt

.....

No pre-app

.....

.....

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

Tel: (0118) 974 6463

Date: 09 April 2002

My ref: F/2002/6231

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Browne
The Old Coach House
Remenham Hill
Remenham
Berks
RG9 3EP

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/2002/6231
Whitewoods, Church Lane, Remenham, Henley-On-Thames.
Proposed single storey extension to dwelling and new roof to existing extension.

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

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

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Louise Smith** on **(0118) 974 6463** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Louise Smith** Application Number: **F/2002/6231**
Whitewoods, Church Lane, Remenham, Henley-On-Thames.
Proposed single storey extension to dwelling and new roof to existing extension.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

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

Signed: _____ Date: _____

Councillor Browne

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

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

Tel: (0118) 974 6463

Date: 09 April 2002

My ref: F/2002/6231

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Etheridge
41a Bearwood Road
Barkham
Berks
RG41 4SX

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/2002/6231
Whitewoods, Church Lane, Remenham, Henley-On-Thames.
Proposed single storey extension to dwelling and new roof to existing extension.

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Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM

Case officer: **Louise Smith** Application Number: **F/2002/6231**
Whitewoods, Church Lane, Remenham, Henley-On-Thames.
Proposed single storey extension to dwelling and new roof to existing extension.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

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

Signed: _____ Date: _____

Councillor Etheridge

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

Received by Wokingham District Council

Application No: F/2002/6231

Proposal:
Proposed single storey extension to dwelling and new roof to existing extension.

Location:
Whitewoods, Church Lane, Remenham, Henley-On-Thames.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/6231 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Louise Smith P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 02/05/2002. Written comments submitted will become available for public inspection.

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

Trevor Watson
Development Control Manager

09 April 2002

6231

Alan Burr Design

4 Hall Close · Pyrton · Watlington · Oxon · OX49 5BE Tel: 01491-612924 · E-Mail: alanburr123@aol.com

Dear Sir/madam:

Please fond enclosed amended application for extension at Whitewoods, Remenham Church Lane, Henley, RG9 3EX. Unfortunately the applicant omitted to give me the original planning application number before going abroad and leaving me to submit the revised plans. Should there be any query please contact me on the above number.

2001/3282 - withdrawn 11/9/01

Yours sincerely

22.3.02

With Compliments

Environmental Services

For office use only. 26.MAR2002* 6231
Application number:

Householder planning application form

Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

WOKINGHAM UNITARY
Aiming for Excellence

1	Your name	MR B. MCLAUGHLIN
	Address and postcode	WHITEWOODS REMENHAM CHURCH LANE HENLEY, OXON RG9 3EX
	Phone number	01491-572550
	Agent's Name	ALAN BURR
	Address and postcode	4 HALL CLOSE PYRTON WATLINGTON, OXON OX49 5BE
	Phone number	01491-612924
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	AS IN (1) ABOVE
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE-STOREY EXTENSION & NEW ROOF TO EXISTING SINGLE-STOREY ELEMENT
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☑ No ☐
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	PLAIN TILES, BRICKWORK & WHITE FINISH JOINERY ALL TO MATCH EXISTING
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 7	Proposed: 0
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following:		
a	Six copies of this form signed and dated.		
b	The fee (We have attached a current scale of fees) If you do not have to pay a fee, please say why below.		
	REVISED APPLICATION		
c	Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

Certificate B

I certify that

- I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.

Owner's name	Address at which the notice was served	Date on which the notice was served

None of the land forms part of an agricultural holding.

Your signature: C. Burr

on behalf of MR B. McLAUCHLIN

Date 22.3.02

Please tick this box if you or your husband, wife or partner are employed by Wokingham District Council ☐

1933

ADDRESS WHITE WOODS PARISH REMENHAM

PLOT No. REMENHAM CHURCH LANE ORD.SHEET No. SU 7783 (S)

Planning No.	Building No.	Applicant	Description of Development	Date	Decision	
					Building	Planning
39898		B McLAUGHLIN	Conversion to 3 RES. Dwellings	7.4.93		C/A
F/2001/3282		"	Subs. Dir to form 2 dwell & 2/St/R. Ext.	11.9.01		W/D

MINISTRY DECISION:

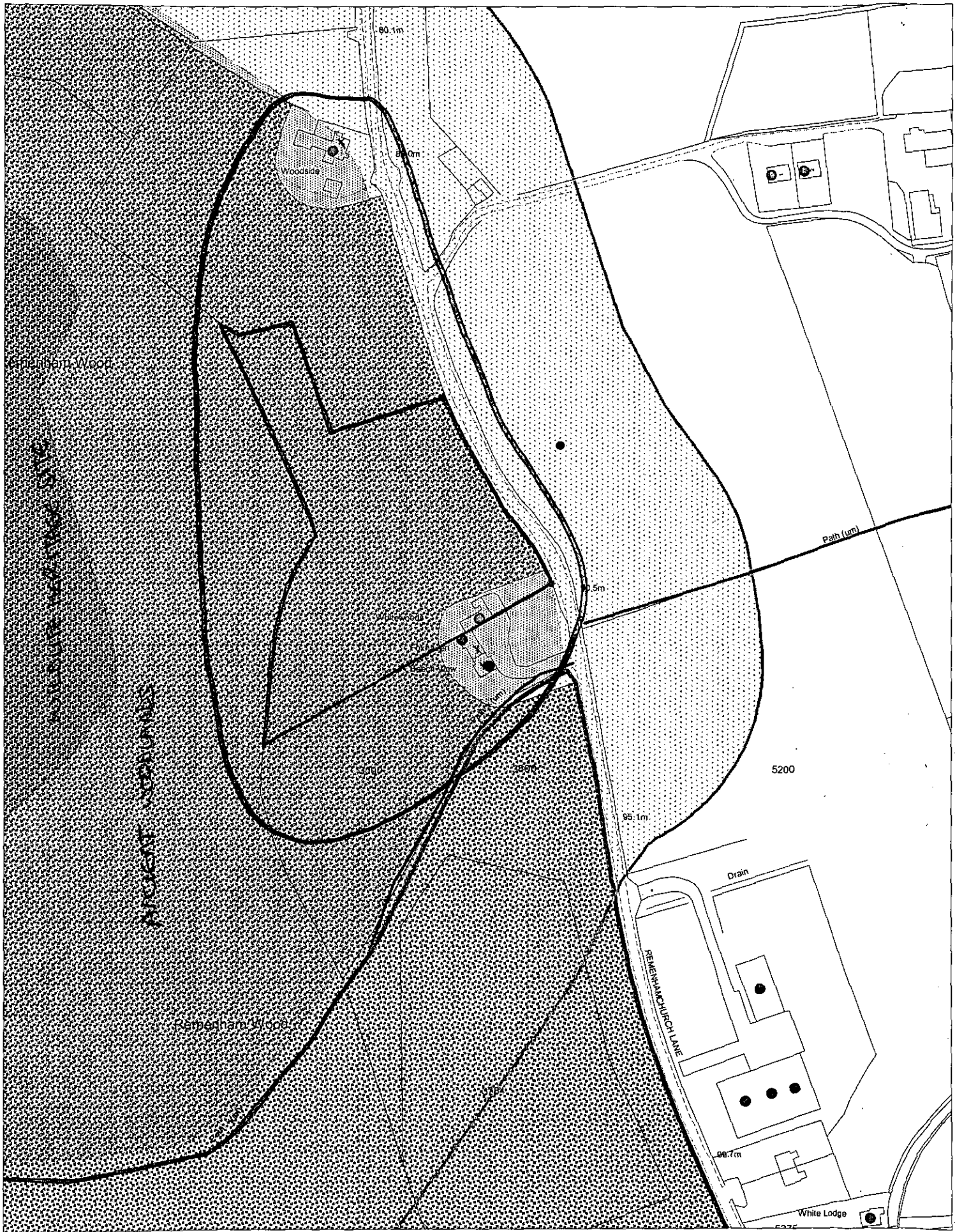
SPECIAL ORDERS: PD Enq - Conservatory - Mr McLaughlin NOV. 01. PPreq.

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2002/6231**
CASE OFFICER: **Louise Smith**
SECTION 106 AGREEMENT Yes ☐ No ☐

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

26.MAR2002* 6231



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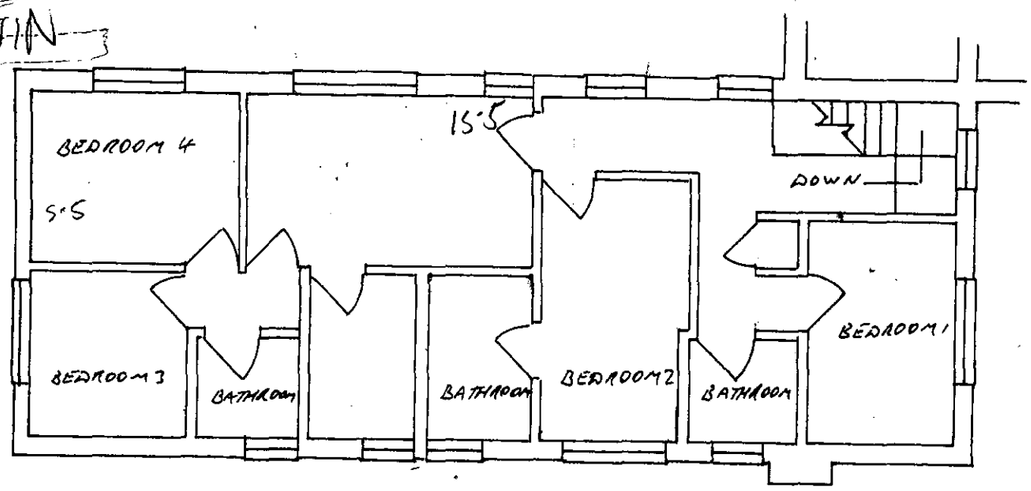
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.
3 April 2002 Scale: 1 : 2500

N
W E
S

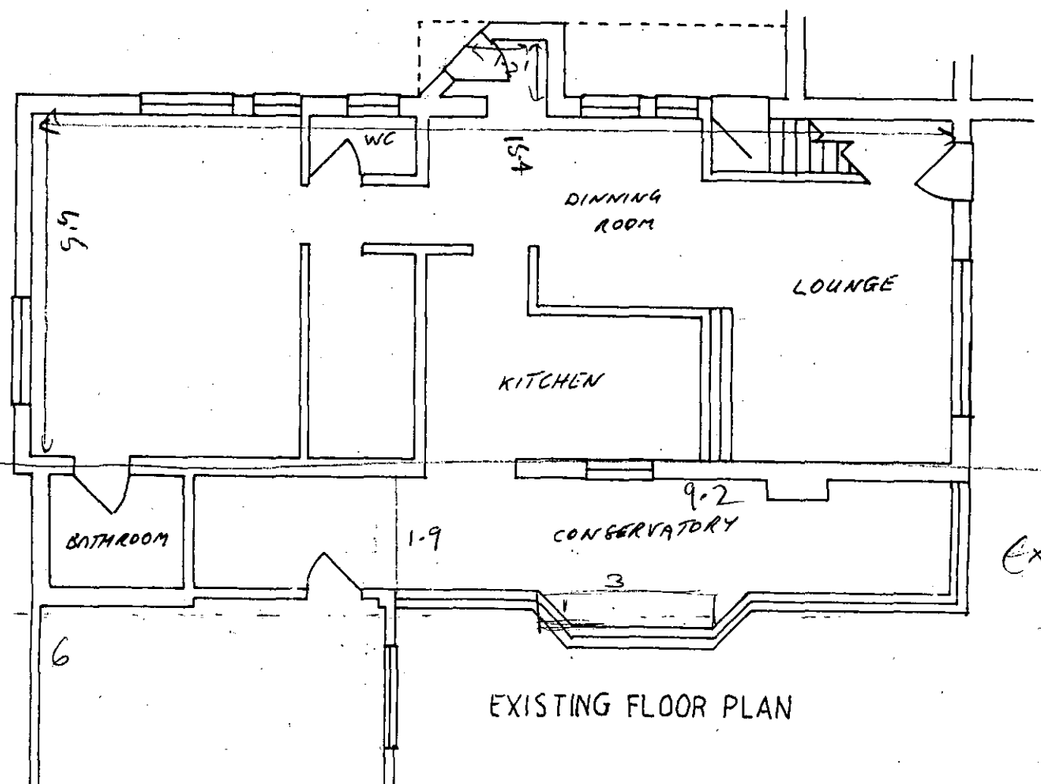
OLD PLAN USED TO ASSERTAIN FLOOR SPACE CALCULATIONS:



EXISTING FIRST FLOOR PLAN

PLANNING CONSENT GRANTED

29. JAN. 2001 * 5282



EXISTING FLOOR PLAN

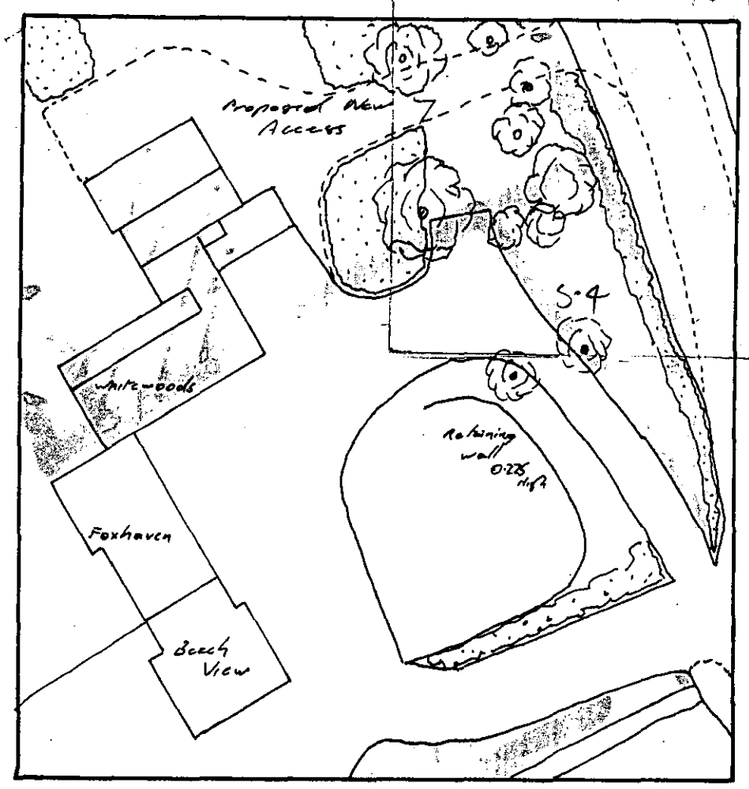
EXTENSIONS

Proposed extension F/2002/6231
= 7 x 5·4
= 37·8m²

+ previous extensions
= 37·8 + 56·18
= 94·28

= 94·28 / 169·95 x 100% = 55% cumulative increase in floorspace.

EXTENSION UNDER APPLICATION F/2002/6231



LOCATION MAP

GROUND FLOOR Original floorspace = 15·9 x 5·5 = 84·7
= 1·2 x 1 = 1·2
= 85·9m²

FIRST FLOOR Original floorspace = 15·5 x 5·5 = 85·25m²

ORIGINAL F/S = 169·95m²

PREVIOUS GROUND FLOOR EXTENSIONS
6 x 6 = 36
= 1·9 x 9·2 = 17·48
= 3 x 1 = 3
= 56·48m²

56·48 / 169·95 x 100% = 33% CUMULATIVE INCREASE IN FLOORSPACE

Paul Douglas Ltd	**Client: Mr & Mrs Maclaughlan**	Address: Whitewoods, Remenham Church Lane, Remenham, Berks.
24th January 2001	**Two Storey Extension**	Dwg 1.1
Scale 1: 100, 1: 500	Existing Ground & First Floor Plans	

EDM

Leaders in Electronic
Document Management

WRITTEN
REPRESENTATION
APPEAL

FILE 2

EDM

Leaders in Electronic
Document Management

FILE 2

APPEAL

REPRESENTATION

WRITTEN

WRITTEN REPRESENTATION APPEAL

CASE OFFICER: LS

APPLICATION NUMBER: 6231

APPELLANT: Mr B Mclaughlin

SITE: Whitewoods, Church Lane, Remenham

APPEAL REF: APP/X0360/A/02/1101617

START DATE: 22/10/02

DATE OF SITE VISIT 17/02/03

Dismissed 12/03/03

Progress Record	Date Actioned	Initials
Appeal Logged:	23/10/02	
Entered on Access:	23/10/02	DG
Notification Letters Due:	**05/11/02**	
Notification Letters Sent:	25/10/02	DC
Questionnaire Due:	**05/11/02**	
Questionnaire Sent:	25/10/02	DC
Statement Due:	**03/12/02**	
Statement Sent:	26.11.02	DC
Comments on Statement Due	24/12/02	
Comments on Statement Sent	—	
Decision letter circulated:	19/03/03	DC
Decision entered on Access:	13/03/03	DC

Appeal Decision

Site visit made on 17 February 2003

by Roger Dean BSc DipTP MRTPI

an Inspector appointed by the First Secretary of State

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

Date

12 MAR 2003

Appeal Ref: APP/X0360/A/02/1101617
Whitewoods, Remenham Church Lane, Henley-on-Thames

- 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 B McLaughlin against the decision of Wokingham District Council.
- The application ref: F/2002/6231, dated 22 March 2002, was refused by notice dated 20 May 2002.
- The development proposed is a single storey extension and new roof to existing single storey element.

Summary of Decision: The appeal is dismissed.

Site and surroundings

1. Whitewoods is one of a group of three dwellings of modern appearance. The local planning authority indicates that these were converted from a single large house. The appeal property has spacious grounds, extending into woodland which is the main characteristic of this side of Remenham Church Lane. The adjacent land is categorised as Ancient Woodland and a Wildlife Heritage Site. On the opposite side of the Lane, there is mostly open agricultural land.

2. The site and surroundings lie within the Metropolitan Green Belt and within an Area of Special Landscape Importance.

Planning Policy

The Development Plan

3. The Development Plan for the area for the purposes of Section 54A of the Town and Country Planning Act 1990 includes the Berkshire Structure Plan 1991-2006, the Green Belt Local Plan for Berkshire and the Lodden Area Local Plan.

4. Policy C4 of the Structure Plan says that there is a presumption against inappropriate development in the Green Belt. Except in very special circumstances, approval will not be given for development other than certain categories. One of these is the limited extension, alteration and replacement of existing dwellings.

5. Policy 9 of the Green Belt Local Plan says that outside of settlements there will be a presumption against allowing the extension of dwellings which, amongst other factors, would cause or contribute to a change in the scale and character of the dwelling concerned.

6. The local planning authority has referred to several policies of the Lodden Area Local Plan (LC2, LC3 and LC4) concerning the setting of settlements and areas of special

landscape importance as well as LC9 concerning wildlife heritage sites.

7. My attention is also drawn to the Deposit Draft version of the Wokingham District Local Plan, as amended. The relevant policies are Policy WGB1, which reflects Structure Plan Policy C4, and Policy WGB3. This says that extensions to dwellings in the Green Belt must not result in disproportionate additions to an original building. Although this version of the Plan is at an early stage in the progress towards adoption, I consider that these policies carry significant weight since they accord with prevailing national planning guidance.

National Planning Guidance

8. Government Policy relating to Green Belts is contained in Planning Policy Guidance Note 2, revised in 1995. This explains that the most important attribute of Green Belts is their openness and one of the purposes of including land within Green Belts is to safeguard the countryside from encroachment.

9. In the Green Belt, development is held to be either appropriate or inappropriate in terms of policy. Paragraph 3.4 of PPG2 lists categories of built development that are not inappropriate. These are reflected in Structure Plan Policy C4 mentioned above.

10. Paragraphs 3.1 and 3.2 explain that there is a general presumption against inappropriate development, which is by definition harmful. Such development should not be approved except in very special circumstances. It is for the applicant to show why permission should be granted and very special circumstances to justify inappropriate development will not exist unless the harm by reason of appropriateness and any other harm is clearly outweighed by other considerations.

Main issue

11. Having regard to these policies and guidance, I consider that the main issue in this appeal is whether the proposal amounts to inappropriate development in the Green Belt and, if it does, whether there are any special circumstances sufficient to overcome the presumption against such development.

Reasoning

Appropriateness

12. The appeal property is at the end of the group of three dwellings and stands forward of the other two. On the northern side there is a single-storey flat roofed element, referred to by both parties as an extension, and also a conservatory. The proposal is to build a single storey extension projecting beyond the front of the house. It would have a pitched roof which would be continued to the rear to cover the present flat roofed extension.

13. The local planning authority refers to the previous extension and conservatory and calculates that, when added to these, the proposed development would represent a cumulative increase of 55% to the floorspace of the original dwelling at Whitewoods. This figure is not disputed and I have no reason to doubt its accuracy.

14. The supporting text to Policy 9 in the Green Belt Local Plan says that a rigid percentage based criterion should not be applied to determine the appropriateness of extensions. Each should be considered on its individual merits in terms of its effects on the original

dwelling together with the site and area in general. Similarly, Policy WGB3 in the emerging Local Plan does not specify any level at which an extension or series of extensions might become disproportionate to the size of the original building. Nevertheless the supporting text to this policy says that any extension proposal should not conflict with the openness of the Green Belt and the purposes of including land within it as set out in PPG2. Moreover it states that an extension should not significantly increase the scale of built development on the site.

15. Policy WGB3 also states that the term "original building" relates to as it was first built or in 1948 (before the introduction of relevant planning legislation). In this case, I consider that the concept must relate to Whitewoods following its conversion from the former large single dwelling.

16. Although the proposed extension would replace a present car port structure, there is no indication that this element was part of the original dwelling or indeed included within the calculation of additional floorspace referred to above.

17. The proposal is significantly more substantial than the car port and I agree with the Council that it would increase the depth of the dwelling and the spread of development across the plot. In my view, the proposed development would result in a significant change in the scale of development on the site, when taking into account the existing single storey extension and conservatory. This would result in disproportionate additions over and above the size of the original building. It must therefore be regarded as inappropriate development in the Green Belt.

Harm

18. As stated in PPG2, inappropriate development is by definition harmful to the Green Belt. I recognise that the proposal would hardly be seen from public viewpoints since the premises are set back from Remenham Church Lane and well screened by trees and other vegetation. Nonetheless, I consider that it would alter the character of the property and the group of three dwellings of which it forms part. The extension would be seen from within the site, for example by visitors to the premises, and although this visual impact may be limited, the proposed development would nevertheless erode the openness of the Green Belt.

Very special circumstances

19. There have been no very special circumstances advanced in support of the appellants' case. I acknowledge that the proposed replacement of the flat roof over the existing extension with a pitched roof would be more in keeping with the property. However, the present flat roof is not a particularly obtrusive feature and I do not regard this as a matter of overriding importance. I also recognise that there is neighbour support for the scheme but this is not a sufficient reason to overturn my findings on the matter of established planning policy.

Conclusion

20. I find therefore that there are no very special circumstances that would clearly outweigh the harm that would be caused to the Green Belt by way of inappropriate development. This harm constitutes a clear cut planning objection that cannot be overcome by the imposition of conditions.

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

Formal Decision

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

Information

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

R Ludean

INSPECTOR

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

APPEAL BY: Mr B Mclaughlin
SITE: Whitewoods, Church Lane, Remenham
APPLICATION NO.: 6231
PROPOSAL: Proposed single storey extension to dwelling & new roof to existing extension

LIST OF PERSONS CIRCULATED WITH NOTICE OF APPEAL

District Councillor(s) for Remenham & Wargrave

Mr F D Browne

Mr R Haacke

Clerk(s) of Parish / Town Council of Remenham

Mr F Burley, Stablehouse Barn, Remenham Hill, Henley- on Thames RG9 3HN

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

Environmental Design, WDC

Policy & Plans, WDC

The National Trust, Thames & Solent Regional Office, Hughenden Manor, High Wycombe HP14 4LA

The Owner/Occupiers of the following addresses in Church Lane, Remenham:-

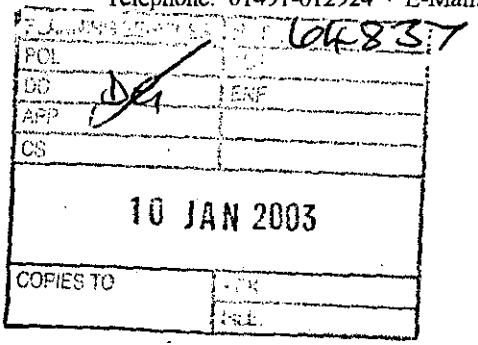
Foxhaven
Beech View
Whitewood House
Woodside

6231 filing

Alan Burr

4 Hall Close · Pyrton · Watlington · Oxon · OX49 5BE

Telephone: 01491-612924 · E-Mail: alanburr123@aol.com



6231

With Compliments

Alan Burr

4 Hall Close · Pyrton · Watlington · Oxon · OX49 5BE Telephone: 01491-612924

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

COPY

7th January 2003

Attn of Mrs M Pocock

Dear Mrs Pocock

APP/X0360/A/02/1101617 Whitewoods, Remenham Church Lane, Henley, Oxon RG9 3EX

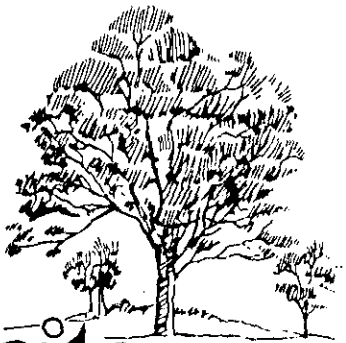
I enclose a copy of the appellant's letter regarding discrepancies in the Local Authority's information on the planning history of Whitewoods.

It is appreciated that the 9 week period for submission of additional information or comment has elapsed, however as only the correction of some detail of the planning history is involved, hopefully the letter can be considered.

Yours sincerely

A Burr

Encl



Whitewoods

Church Lane
Remenham
Henley-on-Thames
Oxon RG9 3EX

Telephone: 572550

Mr. Alan Burr,
Architect,
4 Hall Close,
Pyrton,
Watlington,
Oxon OX49 5BE.

3 January, 2003

Dear Alan,

Thank you for your information on the Whitewoods Planning Appeal. There seem to be some major discrepancies in the information submitted by Wokingham District Council's Planning Office.

I originally purchased the building from the Royal Borough of Kensington and Chelsea in 1988 in a poor state of repair after it had been used as a children's home for many years.

On 7th April 1993 planning permission was granted for a sub-division into three dwelling houses. The original plans which were approved are enclosed for your reference. You will note that the three double garages were not built and I presume the approval for these has lapsed. The only extension to Whitewoods was an entry porch, clearly shown on the plans and measuring less than 4 square metres. This is far less than the Planning Department figure of 56.48 square metres.

The side extension they refer to has been in use as a garage come garden store for at least 20 years, as you can see by its construction. The conservatory was a new replacement to an already existing one.

I hope this information is of use to you. Should you have any additional queries please do not hesitate to call me.

I would like to wish you and your family a very happy and healthy new year.

Yours sincerely,

Brian W. McLaughlin

filing 6231

The Planning Inspectorate

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

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

GTN 1371-6079

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15 JAN 2003
ACK FILE

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

Your Ref: F/2002/6231

Our Ref: APP/X0360/A/02/1101617

Date: 14 January 2003

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR B MCLAUGHLIN
SITE AT WHITEWOODS, REMENHAM CHURCH LANE, HENLEY-ON-THAMES, OXON, RG9 3EX

I refer to the above appeal and enclose, for your information, a copy of my letter to the agent.

Yours faithfully

M Pocock

Mrs M Pocock

211B(BPR)

The Planning Inspectorate

3/03 Kite Wing
Temple Quay House
2 The Square
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GTN 1371-6079

Mr A Burr
4 Hall Close
Pyrton
Watlington
Oxon
OX49 5BE

Your Ref: 928602

Our Ref: APP/X0360/A/02/1101617

Date: 14 January 2003

Dear Sir

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR B MCLAUGHLIN
SITE AT WHITEWOODS, REMENHAM CHURCH LANE, HENLEY-ON-THAMES, OXON, RG9 3EX

Thank you for your correspondence dated 7 January about the above appeal.

As you are aware your client's final comment was submitted after the deadline, which was 24 December 2002. All the parties involved in an appeal have a responsibility to meet the deadlines set. Letters sent after the due dates are normally disregarded except in extraordinary circumstances.

I am therefore returning your letter.

A copy of this letter has been sent to the LPA.

Yours faithfully

Mrs M Pocock

218(BPR)

filing

PLANNING SERVICES	HPT 64559
POL	BS
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APP	
CS	
30 DEC 2002	
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THE NATIONAL TRUST

for Places of Historic Interest or Natural Beauty

REGIONAL OFFICE · HUGHENDEN MANOR
HIGH WYCOMBE · BUCKS HP14 4LA

Telephone High Wycombe (01494) 528051 Fax No. (01494) 463310

Copy to Denise Gumbrell ✓

WITH COMPLIMENTS

REGISTERED CHARITY NO. 205846

THE NATIONAL TRUST
for Places of Historic Interest or Natural Beauty
· HUGHENDEN MANOR
HIGH WYCOMBE · BUCKS HP14 4LA
Telephone +44 (0)1494 528051 · Facsimile +44 (0)1494 463310 · Website www.nationaltrust.org.uk

Mrs. M. Pocock
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Temple Quay House
2 The Square
Temple Quay
Bristol BS1 69N

Direct tel 01494 755530
Direct fax
E-mail helen.vigors@nationaltrust.org.uk
Your ref
Our ref HV/LTW

23 December 2002

6231

Dear Mrs. Pocock,

Town and Country Planning Act 1990
Appeal by Mr. B. McLaughlin
Site: Whitewoods, Church Lane, Remenham, Henley on Thames
Proposal: Proposed single storey extension to dwelling & New roof to existing extension
Wokingham Unitary Application reference APP/X0360/A/02/1101617

I am writing in response to proposals made for the above property.

The National Trust has been consistent in its resistance to this application and has consistently maintained that the building has been greatly extended in the past and has reached the capacity by which it can be increased. The Trust considers the proposed extension to be poorly designed and unsympathetic to the existing form of the building. Any further extension to this building would compromise the visual character and appearance of the surrounding area.

Please contact me if you need any further information.

Yours sincerely,

Helen Vigors
Curator (Interiors)

(dictated by Miss Vigors and signed in her absence)

REGIONAL CHAIRMAN: JOHN TOWNSEND
DIRECTOR FOR THAMES & SOLENT : KEITH HALSTEAD
Registered Charity Number 205846

Tel. (0118) 974 6448 (Direct Line)
Date. October 25, 2002
My ref. F/2002/6231
Your ref.

WOKINGHAM UNITARY
Aiming for Excellence

Policy & Plans

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

TOWN AND COUNTRY PLANNING ACT 1990
APPEAL BY: Mr B McLaughlin
SITE: Whitewoods, Church Lane, Remenham, Henley on Thames
PROPOSAL: Proposed single storey extension to dwelling & new roof to existing extension

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

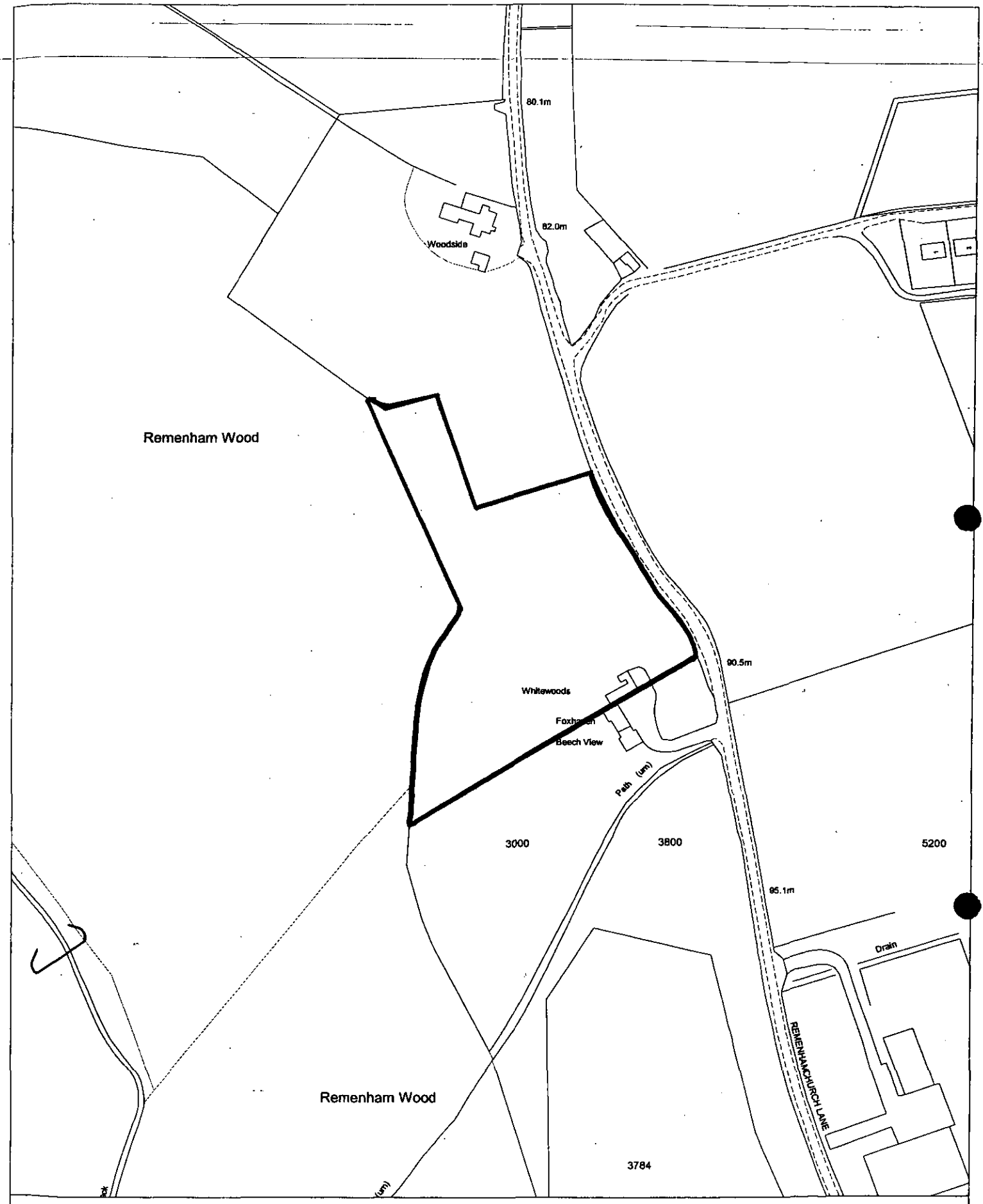
Comments already made, following the original application for planning permission, will be forwarded to The Planning Inspectorate and copied to the appellant.

If you wish to make further representations, you may do so in writing, to Mrs M Pocock, The Planning Inspectorate, Room 3 / 03, Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. You should, if possible, send three copies quoting reference APP/X0360/A/02/1101617. Comments received after 03/12/02 will not normally be seen by the Inspector & will be returned.

Den Gumbrell

Appeals Assistant

File on DC File
Thanks
Conrad



Site Plan, Scale: 1 to 2500

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Date: 25 October 2002

Reference: 63366 DG "Foxhaven"
APP/X0360/A/02/1101617 Remenham Church Lane
Whitewoods Church Lane Remenham Remenham
6231 Henley-on-Thames
Oxon RG9 3EX

PLANNING SERVICES DEPT
POL | TLS
DC DG | ENF
APP
CS
19 NOV 2002
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6/11/02

Dear Sir/Madam, Already listed as Obs DG 19/11/02

Reference the above appeal, I am writing as Mr McLaughlin's immediate neighbour to state that I have NO objection to his single storey extension to his house. I can not understand how it was refused first time round as neither myself or our other neighbour objected and it affects nobody else in the vacinity — unlike the Radio mast erected at White Hill farm up the road which was approved even though it is an eyesore and a potential health hazard.

Yours Sincerely

Fane Boyd Thorpe

filing

Tel. (0118) 974 6448 (Direct Line)
Date: November 19, 2002
My ref: F/2002/6231
Your ref: APP/X0360/A/02/1101617

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

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

Dear Mrs Pocock

APPEAL BY: Mr McLaughlin
SITE: Whitewoods, Church Lane, Remenham

With reference to this appeal, I enclose 2 copies of third party correspondence.

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc.

TOWN AND COUNTRY PLANNING ACT 1990

SECTION 78 APPEAL

APPELLANT : Mr B Mclaughlin

APPEAL SITE : Whitewoods, Church Lane, Remenham

REASON FOR APPEAL : Refusal of proposed single storey extension to dwelling and new roof to existing extension

---

LOCAL PLANNING AUTHORITY REFERENCE : F/2002/6231

DEPARTMENT OF THE ENVIRONMENT, TRANSPORT AND THE REGIONS REFERENCE : APP/X0360/A/02/1101617

1.00 LOCATION AND SITE DESCRIPTION

1.01 The site is an end terrace dwelling situated in large grounds within the Green Belt. The dwelling also lies within an Area of Special Landscape Importance and the adjacent land is categorised as Ancient Woodland and a Wildlife Heritage Site.

1.02 See Appendix 1 for site location.

2.00 RELEVANT PLANNING HISTORY

2.01 In April 1993 planning permission (39898) was granted for the original house to be converted into 3 separate residential dwellings, of which Whitewoods forms an end terrace property. A subsequent application in September 2001 to subdivide the original house into 2 dwellings (F/2001/3282) was withdrawn.

2.02 There has been a single storey rear extension and conservatory added to the dwelling previously, which stretches across the depth of the rear elevation. The conservatory did not require planning permission but at the time of writing this report it is unclear as to when the single storey rear extension was added to the property. Planning permission was not sought.

2.03 In May 2002, planning permission (F/2002/6231) for a single storey side extension and new roof to existing extension was refused planning permission for the following reason:

> *"The proposed development, by virtue of its bulk, mass and siting would detract from the open character of the Green Belt. As such it would be contrary to Policies WGB1 and WGB3 of the Wokingham District Local Plan (Deposit Draft)."*

3.00 POLICY BACKGROUND

Berkshire Structure Plan 1991-2006

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

3.02 The relevant policy is (see Appendix 2):

C4 - Control of Development within the Green Belt

Green Belt Local Plan for Berkshire

3.03 The relevant policy is contained within the Green Belt Local Plan for Berkshire, which was adopted in April 1985.

3.04 The relevant policy is (see Appendix 3):

Policy 9 - Residential Development outside Recognised Settlement

Wokingham District Local Plan (Deposit Draft)

3.05 There is an emerging plan, the Wokingham District Local Plan that will replace the Green Belt Local Plan for Berkshire. The Wokingham District Local Plan was placed on deposit on 21 October 1997 to December 1997 and has been used for development control purposes since 21 October 1997. The Local Plan Inquiry commenced in October 1998 and the Inspector's report was published in October 2001.

3.06 The relevant policies are (see Appendix 4):

WGB1 - Development in the Metropolitan Green Belt
WGB3 - Residential Extensions and Ancillary Buildings in the Metropolitan Green Belt

4.00 THE CASE FOR THE LOCAL AUTHORITY

4.01 As stated in Section 1.00, the appeal site lies within the Green Belt.

4.02 Policy C4 of the Berkshire Structure Plan states that development must be acceptable in terms of scale and Policy 9 of the Green Belt Local Plan for Berkshire asserts that when considering the impact of an extension, the cumulative effect of proposed and previous extensions will be taken into account. Policy WGB3 of the Wokingham District Local Plan (Deposit Draft) cites that extensions should not be disproportionate additions to the original dwelling.

4.03 Whitewoods has undergone previous extensions (see Section 2.02) amounting to 56.48m² increase in floorspace to the original dwelling (169.95m²). The proposed extension would add a further 37.8m² in floorspace, representing a cumulative increase of 55% to the original dwelling.

4.04 The proposed extension would form a dominant feature on site, projecting outside of the building lines and being visible from all elevations/aspects. The extension would project 7m to the east of the dwelling with bulky and overbearing roofing (2.7m to the eaves, 5.2m to the ridge with gable ends). Given the previous extensions on site, the proposed development is considered disproportionate to the host dwelling.

4.05 The proposed, bulky extension would spread development across the plot and represent an unacceptable change in the scale of development on site. The extension would increse the depth of the dwelling, forming a prominent projection toward the front of the curtilage. The scale, form and siting of the extension would form an obtrusive feature to the detriment of the open and undeveloped character of the Green Belt. The proposal would have an adverse physical and visual impact on the surrounding enviroment.

5.00 CONCLUSION

5.01 The proposed single storey extension and new roof to existing extension would cumulatively result in a disproportionate addition to the original dwelling, its scale, form and siting being detrimental to the open and undeveloped character of the Green Belt.

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

6.00 CONDITIONS IN THE EVENT OF PLANNING PERMISSION BEING GRANTED

6.01 See Appendix 5.

Louise Smith

APPENDICES

1. Site Location Plan

2. Policy C4 of the Berkshire Structure Plan

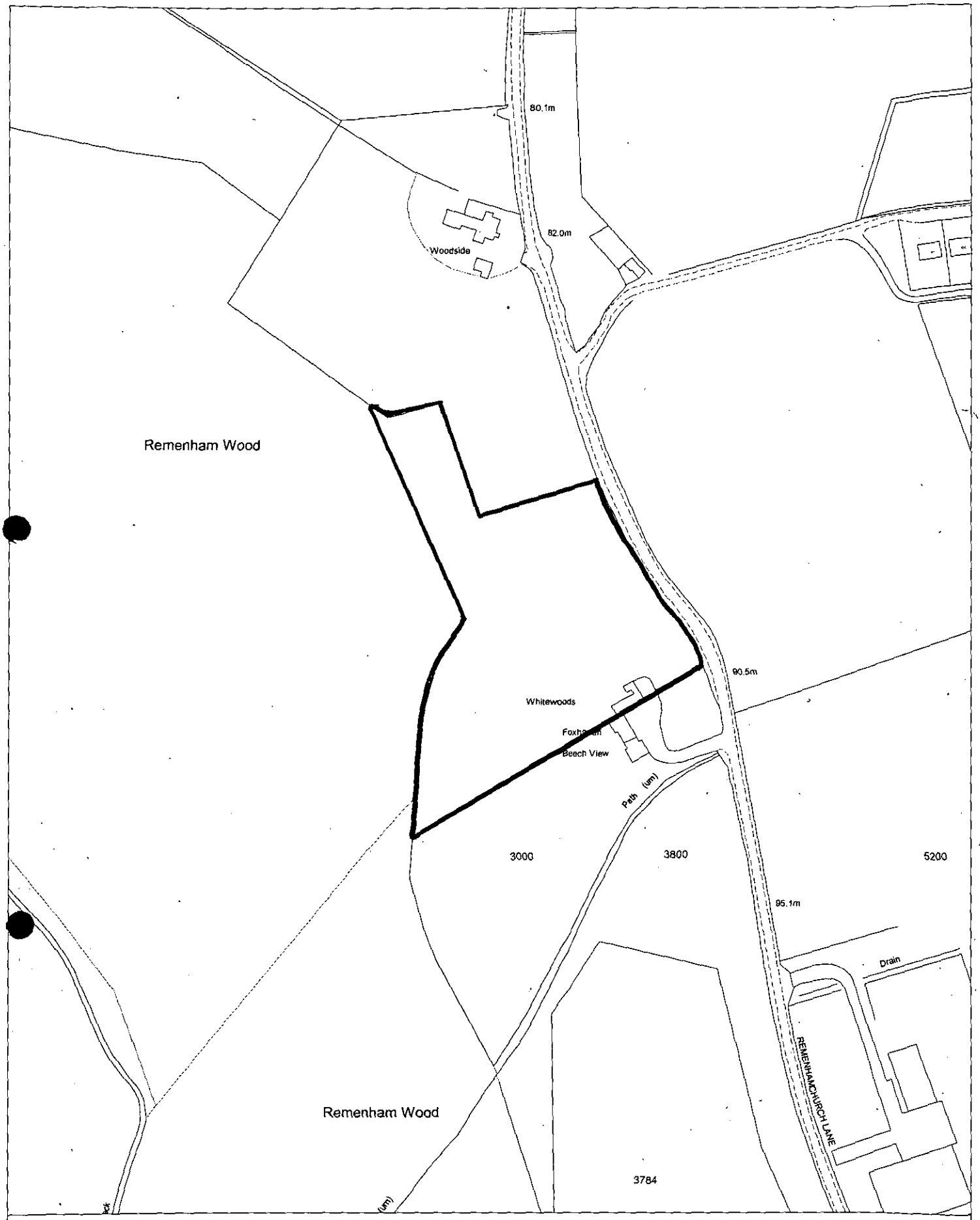
3. Policy 9 of Green Belt Local Plan for Berkshire

4. Policies WGB1 and WGB3 of the Wokingham District Local Plan (Deposit Draft)

5. Conditions in the event of Planning Permission being granted.

Appendices

Appendix 1



Site Plan, Scale: 1 to 2500

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Date: 25 October 2002

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Appendix 2



BERKSHIRE STRUCTURE PLAN 1991-2006

Incorporating Alterations adopted in August 1997





Babtie
Public Services Division

- *where possible, avoid taking the best and most versatile farmland (Policy C10);*

- *take account of environmental constraints referred to in Policies EN2 - EN10 and the Colne Valley Regional Park Strategy;*

- *seek an appropriate provision of low cost housing of various tenures to meet local housing needs (Policy H7) and a range of residential densities, dwelling types and sizes related to local needs (Policy H9);*

- *be satisfied that infrastructure, services and amenities made necessary by proposed development are provided or will be provided at the appropriate time (Policy LD6).*

Development in the Green Belt

5.20 The purpose of the Metropolitan Green Belt in Berkshire is to help to limit the spread of Greater London; to prevent neighbouring towns from merging; and to safeguard the countryside from further encroachment by buildings and other features associated with intensive activity. Restraints on development in the Green Belt may also encourage the recycling of derelict and other urban land excluded from the Green Belt. Planning Policy Guidance Note 2 (PPG2) states that "general policies controlling development in the countryside apply with equal force in Green Belts but there is, in addition, a general presumption against inappropriate development within them".

Control of Development in the Green Belt

Policy C4 **There will be a presumption against inappropriate development in the Metropolitan Green Belt. Development must be acceptable in scale, form, impact, character and siting to its location in the Green Belt and should not compromise the purposes of the Green Belt and the fundamental aim of keeping land permanently open.**

Approval will not be given, save in very special circumstances, for new buildings for any purpose, other than :

(i) agriculture and forestry;

(ii) essential facilities for outdoor sport and recreation, for cemeteries, and for other uses of land which preserve the openness of the Green Belt and which do not conflict with the purposes of including land in it;

(iii) limited extension, alteration and replacement of existing dwellings;

(iv) limited infill in Recognised Settlements defined in local plans;

(v) small-scale low-cost housing on other sites in Recognised Settlements to meet proven local needs in accordance with Policy H8;

(vi) limited infilling in, or redevelopment of, major existing developed sites identified in adopted local plans.

5.21 In implementing the provisions of Policy C4, it should be noted that development includes the change of use of land and existing buildings and the carrying out of engineering or other operations. The carrying out of such operations and the making of material changes in the use of land are inappropriate development unless they maintain openness and do not conflict with the purpose of including land in the Green Belt.

5.22 Within the Green Belt, the erection of new dwellings is normally restricted to infilling in Recognised Settlements (those villages and other locations within the Green Belt where, because of the local concentration of development, it is considered that the overall character of the Green Belt would not be harmed by permitting such development). The boundaries of these settlements are currently defined in the Green Belt Local Plan, which also indicates that "infilling" in the Green Belt should normally be limited to single plots. As local plans are prepared for areas in the Green Belt, their policies will supersede those in the Green Belt Local Plan. Until that time, policies in the Green Belt Local Plan will apply.

5.23 Planning Policy Guidance Note 2 'Green Belts' does not refer to park and ride sites as being appropriate development in the Green Belt. However, if such schemes are to be provided in the eastern part of the County in accordance with the integrated transport strategy, it is most likely that sites will have to be found in the Green Belt. Proposals for sites in the Green Belt would have to be treated as exceptional cases and as departures from the development plan which would have to be referred to the Secretary of State.

5.24 By maintaining the separation of settlements, the Green Belt plays an important role in protecting the rural character of much of the eastern part of Berkshire. However, in some areas, pressures for change and fragmentation of ownership are leading to degradation of the landscape. To help combat such changes (and thereby improve the effectiveness of Green Belt policy), the County Council will work in partnership with other agencies to develop appropriate landscape conservation and enhancement measures.

Settlements, Buildings and the Countryside

5.25 Areas on and near the edge of settlements, where built-up areas meet the countryside, are especially vulnerable to insensitive development within settlement boundaries which:

(i) increases the visual intrusion by buildings in the surrounding countryside;

(ii) causes the loss of tree and hedgerow cover which helps to soften and screen a settlement edge;

(iii) extends beyond a feature (like a ridge or tree belt) which forms a visual barrier to the edge of a settlement;

(iv) adds to, or fills gaps in, an area of dispersed settlement or sporadic development;

(v) prejudices the continued satisfactory conduct and management of a land-use wholly appropriate to a rural area, either on land adjoining a settlement or in an area of sporadic or dispersed development.

Appendix 3

GREEN BELT LOCAL PLAN FOR BERKSHIRE

Royal County of Berkshire

April 1985

ISBN 0 903321 94 7

or more dwellings and which may involve the construction of new means of access) as well as of infilling. To avoid doubt, it is here confirmed that such rounding-off on the edges of the main urban areas may only take place **within** the boundaries of the Excluded Settlements, and thus may **not** take place by means of the development of land which is included in the Green Belt by virtue of this Local Plan. To allow such rounding-off on Green Belt land would conflict with Structure Plan Policy H 7 (see paragraph 2.3.3 above). Similarly, the rounding-off of villages which are included in the Green Belt (whether they are Recognised Settlements or not) is not acceptable in terms of the policies either of the Structure Plans or of this Local Plan.

8.3 Extensions

8.3.1 Policy 9 OUTSIDE RECOGNISED SETTLEMENTS THERE WILL BE A PRESUMPTION AGAINST ALLOWING PROPOSALS FOR THE EXTENSION OF EXISTING DWELLINGS, UNLESS THE PLANNING AUTHORITIES ARE SATISFIED THAT THE EXTENSION PROPOSED

A WILL NOT CAUSE OR CONTRIBUTE TO A CHANGE IN THE SCALE OR CHARACTER OF THE DWELLING CONCERNED; AND

B WILL NOT CAUSE A MATERIAL ALTERATION TO THE SCALE OF DEVELOPMENT ON THE SITE; AND

C WILL HAVE NO ADVERSE EFFECT ON THE OPEN OR RURAL CHARACTER OF THE AREA IN GENERAL

Reason

8.3.2 Extensions other than those which are very modest in scale would normally contribute to an increase in the built character of the Green Belt in general, contrary to the aims of basic Green Belt policy.

Implementation

8.3.3 The erection of an extension which is large relative to the existing dwelling, or of a series of a small extensions which together would result in a large increase in the size of the original dwelling, will normally create a material intensification in the scale of development or a change in the character of the dwelling. Developments of these types will therefore normally be resisted.

8.3.4 In considering the effect of a proposed extension on the scale or character of the dwelling, the planning authorities will take into account the cumulative effect of the proposed extension taken together with past extensions to the property concerned, in order to prevent the scale or character of a dwelling being gradually changed by the construction of a series of small extensions.

8.3.5 Examples of cases in which criterion B of Policy 9 would fall for consideration would be proposals for extensions which would lead to the overdevelopment of a small site, or which would develop a site frontage in such a way as to change the site's character by giving it a fully built-up impression. Such proposals would not satisfy this criterion, since the increase of built character which they would create would conflict with the aim of maintaining the generally open character of the Green Belt.

8.3.6 The planning authorities will not operate a rigid policy of refusing all extensions which increase the volume of a dwelling by a certain fixed percentage; such a policy has proved impracticable in the past. On the other hand, neither will they operate a policy of automatically approving all extensions of less than a certain percentage volume increase, as this could result in the erection of unsatisfactorily designed extensions contrived merely to keep the overall volume down. Policy 9 requires a more flexible approach by the planning authorities to each proposal submitted, allowing each to be considered on its individual merits in terms of its overall effect on the existing dwelling, and on the site and area in general.

8.3.7 The general principle of not allowing extensions which are large relative to the existing dwelling may be relaxed in the case of very small cottages for which a relatively large extension is needed to allow the provision of basic amenities, or to bring room sizes up to a standard suitable for comfortable single-family occupation. Such proposals may still be resisted, however, if they would alter the character of the dwelling away from that of a small cottage.

8.3.8 Proposals to erect or extend small non-habitable buildings separate from a main house - eg a separate garage, or stables for private use - will in general be considered on their merits principally of siting, design and location in relation to the existing house and its surroundings rather than on specific Green Belt considerations.

8.4 Rebuildings and Replacements

8.4.1 Policy 10 OUTSIDE RECOGNISED SETTLEMENTS THERE WILL BE A PRESUMPTION AGAINST ALLOWING THE REBUILDING OR REPLACEMENT OF AN EXISTING DWELLING UNLESS THE PLANNING AUTHORITIES ARE SATISFIED THAT:

A THERE IS AN EXISTING HABITABLE DWELLING OF PERMANENT CONSTRUCTION ON THE SITE IN QUESTION, WHOSE RESIDENTIAL USE HAS NOT BEEN ABANDONED; AND

B THE EXISTING RESIDENTIAL USE OF THE SITE IS PERMANENT RATHER THAN SEASONAL OR OCCASIONAL; AND

C THE PROPOSAL WOULD NOT PERPETUATE THE RESIDENTIAL USE OF AN ISOLATED OR PROMINENT SITE; AND

D ANY PROPOSAL FOR THE REPLACEMENT OF AN EXISTING DWELLING IS ON A ONE-FOR-ONE BASIS ONLY; AND

E THE DETAILS OF THE PROPOSAL WOULD NOT HARM THE RURAL OR OPEN CHARACTER OF THE AREA.

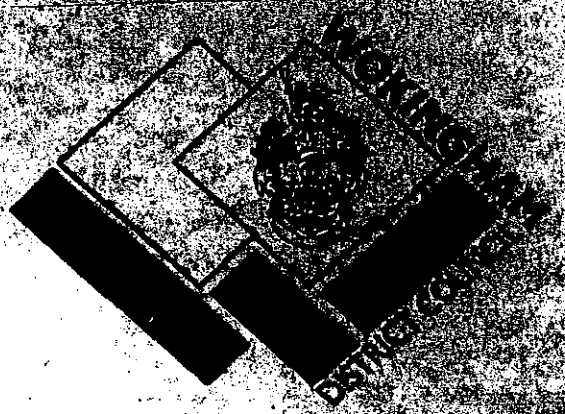
Reason

8.4.2 The stage-by-stage rebuilding of a dwelling which is of permanent construction and still in permanent occupation can in certain circumstances be carried out without planning permission, provided (amongst other things) that the structure remains a recognisable and habitable dwelling throughout the rebuilding process. On the other hand planning permission is always needed if the original building is to be wholly or largely demolished and replaced. (The question of whether or not a particular rebuilding proposal requires planning permission depends entirely on the facts of the particular case, and is a matter to be decided in the first instance by the planning authority guided by its legal advisers.) Rebuilding carried out on a piecemeal basis purely to allow it to be regarded as 'permitted development' can sometimes be a second-best alternative, both to the occupier who might prefer to rebuild on a slightly different site, or to carry out the operation as a comprehensive exercise rather than piecemeal; and to the planning authorities in their efforts to secure the most satisfactory appearance of the site concerned. To avoid such second-best solutions, the planning authorities will be prepared to allow those rebuildings or replacements which do require planning permission so long as all the criteria in Policy 10, together with any relevant detailed site considerations, are met.

Implementation

8.4.3 The criteria contained in Policy 10 have been drawn up to ensure so far as possible the safeguarding of the open, rural or quiet character of the Green Belt. It is for this reason that the planning authorities will normally resist proposals which would resurrect a residential use which has been abandoned; proposals which would involve the intensification of a site's residential use by turning an intermittent residential use into a permanent one; proposals which would perpetuate a site's residential use by replacing

Appendix 4



Wokingham District Local Plan
Deposit Draft

With Proposed Amendments Highlighted

February 2000

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

POLICY FRAMEWORK

National Policy

3.11 The Government's policy for the Green Belt is contained within PPG 2, which explains the fundamental aims and purposes of including land within the Metropolitan Green Belt.

Strategic Policy

3.12 The *Berkshire Structure Plan 1991 - 2006* states that the purpose of the Metropolitan Green Belt in Berkshire is to help limit the spread of Greater London; to prevent neighbouring towns from merging; and to safeguard the countryside from further encroachment by buildings and other features associated with intense activity. It states also that restraints on development in the Green Belt may encourage the recycling of derelict and other urban land excluded from the Green Belt.

3.13 The Structure Plan envisages that the Green Belt boundaries, as originally set out in the Green Belt Local Plan for Berkshire, will be retained except to correct very minor local inconsistencies. Further guidance on this is set out paragraph 5.12 of the Berkshire Structure Plan.

Supplementary Planning Guidance

3.14 Future supplementary guidance will be produced by this Council in respect of a District wide *Landscape Assessment*, which in turn will be used to produce a *Countryside Design Summary*. Also, there will be the production of *Village Design Statements* in conjunction with the parishes within this District. They will all be based on Countryside Commission methodology and advice set out in Planning Policy Guidance Note 7 (PPG 7) *The Countryside - Environmental Quality and Economic and Social Development*.

3.15 A background paper on recognised Major Existing Developed Sites in the Metropolitan Green Belt will be published concurrently with this Plan. It will provide an explanation of the selection criteria that form the basis of Policy WGB7. As supplementary planning guidance it defines the extent of the area within which the Council could accept possible future development (the defined development envelope). Further supplementary planning guidance in the form of a development brief could be necessary on these sites.

THE CONTROL OF DEVELOPMENT IN THE METROPOLITAN GREEN BELT

3.16 In the Metropolitan Green Belt there is a presumption against inappropriate development, which by definition, is harmful to the Green Belt, though there are some categories of development which may be appropriate and these are set out in Policy WGB1 below:

POLICY WGB1: DEVELOPMENT IN THE METROPOLITAN GREEN BELT

THERE WILL BE A PRESUMPTION AGAINST INAPPROPRIATE DEVELOPMENT IN THE METROPOLITAN GREEN BELT, ~~DEVELOPMENT MUST BE ACCEPTABLE TO ITS LOCATION WITHIN THE GREEN BELT~~, **(PA 3/1)** AS DEFINED ON THE PROPOSALS MAP. ~~APPROVAL WILL NOT BE GIVEN,~~ *DEVELOPMENT WILL NOT BE PERMITTED,* **(PA 3/1)** SAVE IN VERY SPECIAL CIRCUMSTANCES, ~~FOR THE CONSTRUCTION OF NEW BUILDINGS OR THE CHANGE OF USE OF LAND~~: FOR ANY PURPOSE OTHER THAN: **(PA 3/1)**

Cont.

~~A) DEVELOPMENT THAT DOES NOT CONFLICT WITH THE FUNDAMENTAL AIM OF KEEPING LAND PERMANENTLY OPEN AND ANY OTHER PURPOSE FOR WHICH GREEN BELTS ARE DEFINED~~ **(PA 3/1)**

~~B)~~ *A)* DEVELOPMENT FOR AGRICULTURE OR FORESTRY **(PA 3/1)**

~~C)~~ *B)* DIVERSIFICATION OF AN ESTABLISHED AGRICULTURAL BUSINESS WHERE IT DOES NOT CONFLICT WITH POLICIES IN THE GREEN BELT **(PA 3/1)**

~~D)~~ *C)* ESSENTIAL FACILITIES FOR OUTDOOR SPORT AND RECREATION, ~~AND~~ FOR CEMETERIES, *AND FOR OTHER USES OF LAND THAT PRESERVE THE OPENNESS OF THE GREEN BELT, AND WHICH DO NOT CONFLICT WITH THE PURPOSES OF INCLUDING LAND IN IT* **(PA 3/1)**

~~E)~~ *D)* LIMITED EXTENSION, ALTERATION AND REPLACEMENT OF EXISTING DWELLINGS **(PA 3/1)**

~~F)~~ *E)* LIMITED INFILLING OR REDEVELOPMENT OF *MAJOR* EXISTING DEVELOPED SITES IN ACCORDANCE WITH ~~POLICIES WGB5 OR~~ *POLICY* WGB7 **(PA 3/1)**

~~G)~~ *F)* THE RE-USE AND ADAPTATION OF EXISTING BUILDINGS IN ACCORDANCE WITH POLICY WGB4. **(PA 3/1)**

G) ESSENTIAL FACILITIES FOR PUBLIC UTILITIES WHICH IT HAS BEEN CONCLUSIVELY DEMONSTRATED CANNOT BE LOCATED ELSEWHERE **(PA 3/1)**

IN ALL CASES, DEVELOPMENT WILL NEED TO ~~RESPECT ITS CONTEXT~~ *RETAIN THE OPEN CHARACTER OF THE GREEN BELT,* **(PA 3/1)** AND NOT CAUSE DETRIMENT TO THE AMENITIES OF ADJOINING LAND USES AND OCCUPIERS. DEVELOPMENT MUST BE APPROPRIATE IN TERMS OF:

SCALE, FORM, SITING, DESIGN, MATERIALS, CHARACTER, TYPE AND LEVEL OF USE, AND OTHER VISUAL, PHYSICAL AND ECOLOGICAL ASPECTS.

Implementation: Through development control process.

Monitoring: Impact of planning applications determined.

Extensions to Existing Dwellings in the Metropolitan Green Belt

3.19 Extensions to existing dwellings in the Metropolitan Green Belt need to be considered on a site-specific basis. Generally any extension proposal will have to ensure that it does not conflict with the openness of the Green Belt and the purposes of including land in it set out in PPG 2, Green Belts. Furthermore it must not adversely impact the surrounding countryside or significantly increase the scale of built development on the site. It should also respect regional or local building designs, traditions and materials.

POLICY WGB3: RESIDENTIAL EXTENSIONS AND ANCILLARY BUILDINGS IN THE METROPOLITAN GREEN BELT

THERE WILL BE A PRESUMPTION AGAINST ALLOWING MORE THAN LIMITED EXTENSIONS TO EXISTING DWELLINGS OR THE ERECTION OF ANCILLARY BUILDINGS IN THE GREEN BELT.

IN ALL CASES THE EXTENSION OR ANCILLARY BUILDING PROPOSED MUST:

A) HAVE NO ADVERSE PHYSICAL, VISUAL OR ECOLOGICAL IMPACT UPON THE OPEN OR RURAL CHARACTER OF THE SURROUNDING COUNTRYSIDE

B) NOT RESULT IN DISPROPORTIONATE ADDITIONS TO THE ORIGINAL BUILDING* NOR CAUSE A DETRIMENTAL ALTERATION TO THE SCALE OF THE DWELLING AND TO THE SCALE OF THE DEVELOPMENT ON SITE

C) RESPECT REGIONAL OR LOCAL BUILDING DESIGNS AND MATERIALS.

** Original building means the building as it was first built or as it stood on 1st July 1948.*

Implementation: Through the development control process.

Monitoring: Planning applications determined.

Re-use and Adaptation of Existing Buildings in the Metropolitan Green Belt

3.20 The re-use and adaptation of existing buildings in the Green Belt recognises that changing agricultural trends are not limited to non-Green Belt countryside. The re-use of buildings should not prejudice the openness of the Metropolitan Green Belt because the buildings are already there. The policy does provide a number of safeguards to ensure that the 'openness' is retained. Notes are also given below on non-residential and residential re-uses and adaptations of existing buildings. Further guidance on the consideration of re-use and adaptation of existing building proposals in the Metropolitan Green Belt is given in PPG 2 Green Belts, paras. 3.7 to 3.10 and Annex D.

3.21 The Government's policy as set out in PPG 7 is that the re-use of rural buildings for new commercial, industrial and recreational uses can help to reduce the demand for new building and encourage a healthy rural economy. Generally re-use and adaptation should not prejudice the openness of Green Belts. It can help to secure the continuing stewardship of land, especially by assisting farmers in diversifying their enterprises, and may contribute to the objectives for the use of land in the Metropolitan Green Belt. The alternative to re-use may be a building that is left vacant and prone to vandalism. However, it is accepted that not all proposals will be acceptable as there may be legitimate objections, based on local circumstances, that may override these advantages of re-use and adaptation.

3.22 Residential conversions can often have a detrimental effect on the fabric and character of farm buildings. Further, the creation of a residential curtilage can undermine the rural nature of the area. The rural economy is not, usually, boosted by such conversions, whereas conversion to holiday use may be of benefit. For these reasons a generally more cautious approach is proposed than for non-residential uses.

APPENDIX 5 - CONDITIONS IN THE EVENT OF PLANNING PERMISSION BEING GRANTED

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

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

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

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

The Planning Inspectorate

For offical use only
Date received

QUESTIONNAIRE

PLANNING, LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT

APPEAL REF: APP/X0360/A/02/1101617 **GRID REF:** _____

APPEAL BY: B. McLaughlin

SITE: WHITEWOODS, CHURCH LANE, RINGWHAM.

You must ensure that a copy of a completed questionnaire, together with any enclosures, is received by us and the appellant within 2 weeks from the 'starting date' given in our letter. **You must include details of the statutory development plan, even if you intend to rely more heavily on some other emerging plan.** Please send our copy to the case officer. Their address is shown on our letter.

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

1.	Do you agree to the written representations procedure?			YES / ~~NO~~
OR	Do you wish to be heard by an Inspector at:	a.	a local inquiry?	~~YES~~ / NO
	or	b.	a hearing?	~~YES~~ / NO
2.	If the written procedure is agreed, could the Inspector make an unaccompanied site visit?			~~YES~~ / NO
	(It is our policy that Inspectors make an unaccompanied site visit whenever practicable e.g. the site can be seen clearly from a road or other public land. You must only indicate the need for an accompanied visit when it is necessary to enter the site e.g. to view or measure dimensions from within it.)			
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 . . . GREEN BELT	YES / ~~NO~~
7. Is there a known surface or underground mineral interest at or within 400 metres of the appeal site which is likely to be a material consideration in determining the appeal? (If YES, please attach details.)	~~YES~~ / NO
8. a. Are there any other appeals or matters relating to the same site or area still being considered by us or the Secretary of State? If YES, please attach details and, where necessary, give our reference numbers.	~~YES~~ / NO
b. Would the development require the stopping up or diverting of a public right of way? If YES, please provide an extract from the Definitive Map and Statement for the area, and any other details.	~~YES~~ / NO
9. Is the site within a Conservation Area? If YES, please attach a plan of the Conservation Area. (If NO, go to Q11.)	~~YES~~ / NO
10. Does the appeal relate to an application for conservation area consent?	YES / NO
11.a. Does the proposed development involve the demolition, alteration or extension of a Grade I / II* / II listed building?	~~YES~~ / NO Grade I / II* / II
b. Would the proposed development affect the setting of a listed building?	~~YES~~ / NO
If the answer to question 11a or b is YES, please attach a copy of the relevant listing description from the List of Buildings of Special Architectural or Historic Interest. (If NO, go to Q13.)	
12. Has a grant been made under Sections 3A or 4 of the Historic Buildings and Ancient Monuments Act 1953?	YES / NO
13.a. Would the proposals affect an Ancient Monument (whether scheduled or not)?	~~YES~~ / NO
b. If YES, was English Heritage consulted? Please attach a copy of any comments.	YES / NO
14.a. Is the appeal site in or adjacent to or likely to affect an SSSI? If YES, please attach the comments of English Nature.	~~YES~~ / NO
b. Are any protected species likely to be affected by the proposals? If YES, please give details.	~~YES~~ / NO

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

a	Is the development in Schedule 1 or column one of Schedule 2 of the Town & Country Planning (Environmental Impact Assessment)(England & Wales) Regulations 1999? If YES, please indicate which Schedule.	~~YES~~ / NO Sch1 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 1 of the planning register? If YES, please send a copy to us.	~~YES~~ / NO

		Number of Documents Enclosed	N/A
d.	Any comments or directions received from the Secretary of State, other Government Departments or statutory agencies / undertakers whether or not as a result of consultations under the GDPO;	2	
e.	Any representations received as a result of an Article 7 (or Regulation 6) notice;		✓
f.	A copy of any notice published under Article 8 of the GDPO 1995; and/or Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990; and/or Regulation 5 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990;		✓
g.	Any representations received as a result of a notice published under Article 8 and/or Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (or Regulation 5);		✓
h.	Details of any other applications or matters you are currently considering relating to the same site;		✓
i.	**For all appeals, including those against non determination, you must provide details of all relevant development plan policies.** ***Each extract must include the front page, the title and date of approval or adoption. Where plans & policies have not been approved or adopted, please give the stage or status of the plan.***	2	
j.	Any supplementary planning guidance, together with its status, that you consider necessary.		✓
k.	Any other relevant information or correspondence you consider we should be aware of.		✓

16. a. What is the date you told those you notified about the appeal that we must receive any further comments by?	03/12/02
b. Copies of the following documents must, if appropriate, be enclosed with this questionnaire.	Number of Documents Enclosed: N/A
i) representations received from interested parties about the original application	4
ii) the planning officer's report to committee	✓
iii) any relevant committee minute	✓
17. FOR APPEALS DEALT WITH BY WRITTEN REPRESENTATIONS ONLY Do you intend to send another statement about this appeal? If NO, please send the following information:-	YES / ~~NO~~
a. In non-determination cases:	
i) what the decision notice would have said;	
ii) how the relevant development plan policies relate to the issues of this appeal.	
b. In all cases:	
i) the relevant planning history;	
ii) any supplementary reasons for the decision on the application;	
iii) matters which you want our Inspector to note at the site visit.	
18. *THE MAYOR OF LONDON CASES ONLY*	
a. Was it necessary to notify the Mayor of London about the application? If YES, please attach a copy of that notification.	YES / NO
b. Did the Mayor of London issue a direction to refuse planning permission If YES, please attach a copy of that direction.	YES / NO

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

Signature: _____ on behalf of Wokingham Unitary ~~Council~~

Date sent to us and the appellant 25/10/02 Our Ref: F/2002/6231

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

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HIGH WYCOMBE · BUCKS HP14 4LA
Telephone +44 (0)1494 528051 · Facsimile +44 (0)1494 463310 · Website www.nationaltrust.org.uk

PLANNING SERVICES | HPT 55280
POL | TLS
DC 18 | ENF
ASP
CS
15 APR 2002
COPIES TO | ACK:
FILE:

Mr B McLaughlin
Whitewoods
Remenham Church Lane
Henley on Thames
Oxon RG9 3EX

Direct tel 01494 755532
Direct fax 01494 463310
E-mail thbsdb@smtp.ntrust.org.uk
Your ref
Our ref SDB Covenants

12 April 2002

Dear Mr McLaughlin

Whitewoods Church Lane, Remenham
Proposed single storey extension to dwelling and new roof to existing extension

We have received from Wokingham Unitary, details of your above proposals.

I enclose a copy of The National Trust's Restrictive Covenant information leaflet, which you will need to follow in order to establish whether The National Trust will grant its consent under the terms of the restrictive covenants.

Please allow four to six weeks for preliminary consideration of your application.

I have today forwarded the file on Whitewoods, Remenham Church Lane, to our Covenant Inspector Mr Rory Cullen. Mr Cullen will contact you to arrange a mutually convenient date and time for a site visit in order to discuss your proposed single story extension and new roof.

When I have received Mr. Cullen's report I will contact you again at which time we can discuss, should your proposals need to be presented to The National Trust's Architectural Panel, the number of architectural plans required and the timing of receipt of same.

Please do not hesitate to contact me if I can be of further assistance. Whilst writing I would like to assure you of our continued attention to your enquiry.

Yours sincerely

Sandie Brown
Historic Buildings Department

cc: Wokingham Unitary, Environmental Services Department (F/2002/6231) L Smith
File

REGIONAL CHAIRMAN: JOHN TOWNSEND
DIRECTOR FOR THAMES & SOLENT : KEITH HALSTEAD
Registered Charity Number 205846

2002/6231
Whitewoods
Church Lane
Remenham.

"Foxhaven"
Remenham Church Lane
Remenham
Henley-on-Thames
Oxon RG9 3EX
29.4.02

PLANNING SERVICES	HPT
PDL	TLS
DC LS	ENF
GS	

01 MAY 2002

COPIES TO

Dear Sir/Madam

Reference your letter of 9th April 2002, I am writing to advice that as the immediate neighbours to Mr + Mrs McLaughlin we have been kept fully informed of the proposed extension to "Whitewoods" and have no objection to the planning application.

Yours Sincerely

F Bayo Thorpe

Louise Smith

From: Andy Glencross
Sent: 18 April 2002 15:01
To: Louise Smith
Subject: PA F/2002/6231 Whitewoods Church lane Remenham

Hi Louise

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

I have not visited the site.

Cheers

Andy Glencross
Countryside Officer (Biodiversity)
Wokingham District Council Countryside Service
Dinton Pastures Country Park
Davis Street
Hurst
Berkshire RG10 0TH
Tel: 0118 9342016

Tel. (0118) 974 6463

Date: 09 April 2002

Your Ref:

My Ref: Louise Smith / F/2002/6231

PLANNING SERVICES	HPT
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DC	ENF
APP	
CS	

19 APR 2002

SU76

WOKINGHAM UNITARY

Aiming for Excellence

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

English Nature
Foxhold House
Thomford Road
Crookham Common
Newbury
Berks

ENGLISH NATURE RECEIVED 12 APR 2002 THAMES & CHILTERNS EAST TEAM

PLEASE QUOTE APPLICATION NUMBER WHEN REPLYING

Re: Ancient Woodland

Dear Sir/Madam

Application Number: F/2002/6231

Site Address: Whitewoods, Church Lane, Remenham, Henley-On-Thames.

Proposal: Proposed single storey extension to dwelling and new roof to existing extension..

I enclose details of the above application and would be grateful to receive your observation within **21 days** of the date of this letter. I cannot guarantee that comments received after this date will be taken into account in determining the application.

Please quote reference number **F/2002/6231** in all communications and any response should be addressed to **Louise Smith** the case officer dealing with this application at the above address.

I look forward to hearing from you.

Yours faithfully,

Louise Smith

Development Control Officer

ENGLISH NATURE

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APP	
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19 APR 2002

COPIES TO	ADK
	FILE

Thames & Chilterns Team
Foxhold House, Crookham Common
Thatcham, Berks RG19 8EL
Tel: 01635 268881 Fax: 01635 268940

Our ref:

To: LOUISE SMITH

Thank you for the attached letter. English Nature does not wish to comment on this consultation.

Signed: Paul Losse Conservation Officer: P. LOSSE Date: 15/4/02

TO: DEVELOPMENT CONTROL FROM: Environmental Design

Louise Smith DATE: 9th May 2002

Location:	Whitewoods, Church Lane, Remenham, Henley-on-Thames
Proposal:	Proposed single storey extension to dwelling and new roof to existing extension
Application Number:	F/2002/6231

In response to your consultation dated 9th April 2002 for the above application, the tree and landscape comments are as follows:

Whist the proposed extension and new roof will not directly affect any significant landscape features within the site. The site does contain substantially more planting than shown on the applicants drawing 928602.

In particular a belt of planting exists to the north of the property which continues up to the boundary with Remenham Church Lane.

In order to ensure the successful retention of all the planting within the site, the applicant should be required to amend and re-issue the above drawing to show the full extent of all planting. Once this has been approved the applicant should be required to produce for approval tree protective fencing details in accordance with BS 5837 : 1991 - Trees in Relation to Construction to ensure the successful retention of all planting within the site.

Provided that the planting can be successfully retained I do not wish to raise an objection to the granting of planning consent.

ROBERT PETROW
Consultant Landscape Architect

Memo

To: Louise Smith

From: Conrad Moore

Date: 24/04/02

Re: **Policy Comments upon F/2002/6231**

Proposed single storey extension to dwelling and new roof to existing extension at Whitewoods, Church Lane, Remenham.

Metropolitan Green Belt

Policy WGB1, criterion (d) can allow the principle of "limited extension of residential dwellings or replacement of dwellings" where development is appropriate in terms of scale, form, siting, design, materials, character etc.

Note that consideration of extensions in the Green belt is different to the general countryside, as there is a presumption against inappropriate development. Note the cumulative additions are taken into account in the Green Belt. You will need to investigate the planning history on this site carefully.

Note that the aim of Green Belt Policy is the permanence of an open character that does not occur in general countryside policies. Note the requirements of PPG 2 paragraphs 1.4, 1.5 and 1.6. Particularly note paragraphs 3.4 and 3.6 where materially larger than existing is a key question. You will need to assess the "openness" question.

This proposal should be considered against Policy WGB3. Criterion A will need to be carefully assessed in conjunction with policies WNC3 and WNC4 (These are discussed below). The key issues under the second criterion B are the potential loss of openness and urbanising impacts from siting, bulk, scale and massing of cumulative additions in the Green Belt.

Nature Conservation Policies

The reference of the Wildlife Heritage Site is SU78 R04 whose habitat is Deciduous Woodland and is 38.48 Ha in area. The proposal will need to be considered against the requirements of Policy WNC4. Please note that the Local Plan Inspector recommends the policy wording for alteration and that the two versions will need to be taken account of. The direction of the policy remains the same with nature conservation interests that have to be protected and enhanced. Detailed comments from Andy Glencross should be sought to assess this. (

It will be necessary to investigate whether any bats (protected species) are present in the roof space, or that badgers use the garden area, under the latest English Nature advice. Detailed comments from Andy Glencross should be sought to assess this. If bats are present in roosts, then advice should also be sought from English Nature and the criteria and requirements in Policy WNC3 closely followed. The Local Plan Inspector has recommended no alteration to this policy.

Given the proximity of trees, Neil Etherington should be consulted also. Policy WBE 11 should be considered in this context. Please note that the Local Plan Inspector recommends the policy wording for alteration and that the two versions will need to be taken account of. The Inspector has recommended re-formatting the Policy, but the factors to take into account remain the same. Impacts on trees are not solely from house and extension siting, and can be as a result of changes to underground / overground services to the house affecting canopies or root structures. Ground compaction with associated car parking, patios etc may also threaten the longevity and stability of trees. The location of the extension, close to trees of any size, may result in the trees future growth affecting light to the dwelling (that results in pressure for their removal). Linked to the preceding paragraph is that mature trees may also be the home of protected species such as owls and bats and the advice of Andy Glencross should be sought if any development could be close to mature trees that could act as roosts. Although owls and bats may not be killed, it is still an offence to affect the habitat that supports them.

Landscape Policies

The site is within the Cookham/Wargrave ASLI and subject to policy WLL2 – a landscape important in the County context that is subject to policy WLL2. Detailed comments from Catherine Brimble should assist in assessing any potential impact on the character of the ASLI. She will have the working paper produced for this ASLI that identifies key characteristics of this area that should be protected. Berkshire Structure Plan Policy C8 should also be considered in this context.

Appropriate landscape and planting schemes need also to be demonstrated in accordance with Policy WLL7. Berkshire Structure Plan Policy C9 should also be considered in this context. Landscaping should not be an afterthought to any consent, especially as the site is within the ASLI.

Transport

This development in the countryside will need to take account of Highway Safety (Policy WT7) and Parking Provision (Policy WT6). These issues are also reflected in the Berkshire Structure Plan policies T1, T4, T7 and LD5. The Highways Team will comment on these aspects.

Other Comments

The site is within an area covered by a National Trust Covenant. You will need to consult the National Trust. Paragraphs 3.4 to 3.7 inclusive should assist you in the Local Plan on this issue.

Conclusions

Policies WGB1 and WGB3: You will have to assess whether the alterations and extension alter the impression of scale, bulk, massing and character of the existing property detrimentally. A comparison will need to be made with the original building as it was first built or as it stood on 1st July 1948. You will need to assess from different viewpoints to see if the house (including increase in floorspace) affects the open character or increase the impression of scale, bulk and massing of the property materially and unacceptably when compared with the original house. Note that cumulative impact assessment requirement over time in policy terms.

Policies WLL2, WNC3, WNC4, WBE11 and WLL7. You will have to satisfy yourself with advice from relevant consultees that the proposed development complies with policy. The same applies to transport policies.

Conrad Moore
Senior Planner.
Policy & Plans Team.

Tel: (0118) 974 6448 (Direct Line)
Email: Denise.Gumbrell@wokingham.gov.uk
Date: 24 October 2002
My ref: **F/2002/6231**

WOKINGHAM UNITARY
Aiming for Excellence

The Owner / Occupier
WOODSIDE
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REMENHAM
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Dear Sir/Madam

APPLICATION No: F/2002/6231
APPEAL BY: Mr B McLaughlin
SITE: Whitewoods Church Lane Remenham Henley-On-Thames
PROPOSAL: Proposed single storey extension to dwelling and new roof to existing extension.

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

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

If you wish to make further representations, you should, if possible, send three copies to Mrs M Pocock, The Planning Inspectorate, Room 3/03, Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. Please quote reference **APP/X0360/A/02/1101617**. Comments received after **03/12/2002** will not normally be seen by the Inspector & will be returned.

The application, 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 office hours (08:30- 17:00 Monday to Thursday, & 08:30-16:00 Friday).

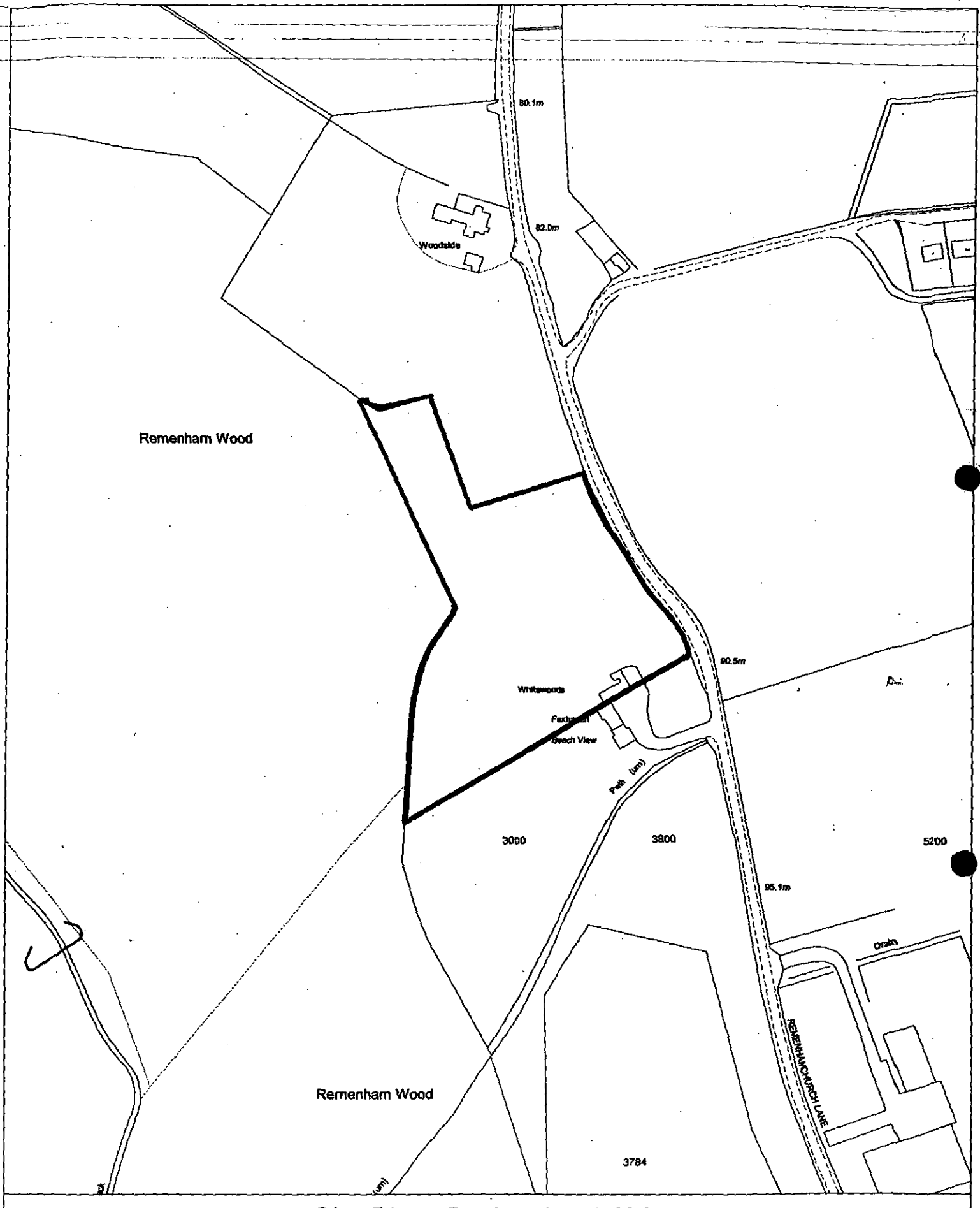
A free booklet, "Guide to taking part in planning appeals" is available from this office.

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

Yours faithfully

Denise Gumbrell

Appeals Assistant



Site Plan, Scale: 1 to 2500

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Date: 25 October 2002

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Wokingham District Local Plan
Deposit Draft

With Proposed Amendments Highlighted

February 2000

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

Wildlife Heritage Sites and Regionally Important Geological/Geomorphical Sites

2.109 These are sites of local importance for nature conservation, which have been identified against agreed criteria in conjunction with the County Council, English Nature and BBONT. Although these sites do not have the same status or protection as SSSI's or LNR's, the Council will take account of the nature conservation interest in determining any development proposals that may affect them and will also seek their appropriate management through advice and assistance to landowners.

2.110 WHS have been identified in the adopted local plans. There have been a number of detailed changes arising from further surveys and reviews of existing sites. WHS in the Green Belt are shown for the first time. The sites will be regularly monitored and their status reviewed to ensure that the nature conservation interest is sustained.

2.111 The Council working in conjunction with the Environment Agency, Berkshire County Council and English Nature have designated WHS on rivers. These river sites are judged against the same strict qualification criteria as other WHS. River ecology has an important influence on the history and character of this District.

2.112 Where a WHS follows the course of a river (or other watercourse) the site boundary will be up to and including the top of the bank. This is usually easily recognised on site. It will also include the water and the river bed substrate. This will take account of the dynamic nature of rivers and will protect flora and fauna in and on the river margins such as reeds, rushes and some nesting sites for birds such as kingfishers and sandmartins. This allows for the natural processes of bank erosion, silting and other changes in a watercourse over time.

2.113 The proposals map should be used as an indicator that there is an adjacent wildlife interest to be taken account of. Agreement of a site specific boundary may require agreement on site and further advice being sought from the Environment Agency Conservation Officer and the Council's Ecologist/Landscape Officer. The issue of flooding is separate to this designation, but there may be instances where both issues will apply.

2.114 Islands within the river can be important in terms of the flow regime and habitats to wildlife. They form part of the dynamic processes of rivers. Islands of approximately an acre or more have been excluded from the designation on the basis that they are likely to support there own distinct land based ecology, and not an integral part of the river environment. In those cases where an island has been excluded, the normal bank criteria will apply.

2.115 It should be borne in mind that (as is the case on other Wildlife Sites), a proposal can adversely affect these sites even though it is located some distance away. The Environment Agency will be consulted on these watercourse sites, in particular. Other bodies responsible for wildlife advice such as English Nature will be consulted also.

2.116 Other sites that meet the strict criteria may be identified as a result of new information arising during the plan period and will be given the same consideration in the event of any proposals coming forward that might affect them. It is advisable to check with this Council whether any new sites have been designated subsequent to the publication of this District Plan. Other rivers under consideration at present include the:

a) River Blackwater, Finchampstead and Swallowfield Parishes
b) St. Patrick's Stream and Borough Marsh Stream, Charvil and Wargrave Parishes.

POLICY WNC4: PROTECTION AND MANAGEMENT OF WILDLIFE HERITAGE SITES AND REGIONALLY IMPORTANT GEOLOGICAL AND GEOMORPHICAL SITES (EXISTING OR PROPOSED)

THE COUNCIL WILL TAKE ACCOUNT OF THE NATURE CONSERVATION INTEREST OF THE WILDLIFE HERITAGE SITES AND THE REGIONALLY IMPORTANT GEOLOGICAL AND GEOMORPHICAL SITES. EXISTING DESIGNATED SITES ARE SHOWN ON THE PROPOSALS MAP.

IN DETERMINING PROPOSALS FOR DEVELOPMENT THAT COULD ADVERSELY AFFECT EXISTING AND PROPOSED SITES, THE COUNCIL WILL, WHERE APPROPRIATE, REQUIRE THAT DEVELOPMENT PROPOSALS ARE ACCOMPANIED BY AN ENVIRONMENTAL STATEMENT.

THE COUNCIL WILL ENCOURAGE THE MANAGEMENT OF REGIONALLY IMPORTANT GEOLOGICAL AND GEOMORPHICAL SITES AND WILDLIFE HERITAGE SITES TO MAINTAIN AND ENHANCE THEIR CONSERVATION VALUE.

WHERE A SITE IS SHOWN TO HAVE A NATURE CONSERVATION VALUE (OUTLINED ABOVE) THEN ANY PROPOSAL THAT LEADS (DIRECTLY OR INDIRECTLY) TO DETERIORATION, SUFFICIENT TO REMOVE OR ADVERSELY AFFECT ITS VALUE, WILL NOT BE PERMITTED.

Implementation: The development control process and advice and assistance to landowners.

Monitoring: Planning applications determined with WHS/RIGS and management advice and assistance provided.

2.117 RIGS are recognised for their local importance. They represent the regional variation in geological and geomorphical features and processes. The protection afforded these sites will be similar to that of WHS. As of Autumn 1996 there have been no sites recognised in this District. Whilst the accurate assessment and selection of RIGS are currently at a preliminary stage of consideration, English Nature has confirmed that it is likely that proposed sites will emerge during the period of this District Local Plan. To avoid any doubt, it is advisable to discuss whether any sites have been confirmed with the Planning Department.

Nature Conservation in the Wider Countryside

2.118 Much of the scope for nature conservation lies in the farmed countryside, outside protected areas. Most farming and forestry operations fall outside planning control, so the maintenance of wildlife and their habitats ultimately depends upon fostering the goodwill and voluntary participation of the landowner. To encourage 'good' management the Council will offer initial advice to enable the landowner to develop their proposals, seeking further advice and grant aid from the existing environmental programmes run by English Nature, the Countryside Commission, the Environment Agency, ~~and the Forestry Authority~~ the Forestry Authority and MAFF **(PA 2/39)**. ~~The Council will also encourage other bodies such as BBONT and the Farming and Wildlife Group (FWAG) to participate wherever possible~~ **(PA 2/40)** *THE MAIN NATIONAL PROGRAMMES FOR SUPPORT OF GOOD ENVIRONMENTAL MANAGEMENT OF FARMLAND IS THE COUNTRYSIDE STEWARDSHIP SCHEME.* **(PA 2/39)** The impact of any development upon existing wildlife habitats will be assessed, and where necessary, the proposals may be modified to mitigate any adverse effects. Where opportunities arise to create new habitats, this will be encouraged.

POLICY FRAMEWORK

National Policy

3.11 The Government's policy for the Green Belt is contained within PPG 2, which explains the fundamental aims and purposes of including land within the Metropolitan Green Belt.

Strategic Policy

3.12 The *Berkshire Structure Plan 1991 - 2006* states that the purpose of the Metropolitan Green Belt in Berkshire is to help limit the spread of Greater London; to prevent neighbouring towns from merging; and to safeguard the countryside from further encroachment by buildings and other features associated with intense activity. It states also that restraints on development in the Green Belt may encourage the recycling of derelict and other urban land excluded from the Green Belt.

3.13 The Structure Plan envisages that the Green Belt boundaries, as originally set out in the Green Belt Local Plan for Berkshire, will be retained except to correct very minor local inconsistencies. Further guidance on this is set out paragraph 5.12 of the Berkshire Structure Plan.

Supplementary Planning Guidance

3.14 Future supplementary guidance will be produced by this Council in respect of a District wide *Landscape Assessment*, which in turn will be used to produce a *Countryside Design Summary*. Also, there will be the production of *Village Design Statements* in conjunction with the parishes within this District. They will all be based on Countryside Commission methodology and advice set out in Planning Policy Guidance Note 7 (PPG 7) *The Countryside - Environmental Quality and Economic and Social Development*.

3.15 A background paper on recognised Major Existing Developed Sites in the Metropolitan Green Belt will be published concurrently with this Plan. It will provide an explanation of the selection criteria that form the basis of Policy WGB7. As supplementary planning guidance it defines the extent of the area within which the Council could accept possible future development (the defined development envelope). Further supplementary planning guidance in the form of a development brief could be necessary on these sites.

THE CONTROL OF DEVELOPMENT IN THE METROPOLITAN GREEN BELT

3.16 In the Metropolitan Green Belt there is a presumption against inappropriate development, which by definition, is harmful to the Green Belt, though there are some categories of development which may be appropriate and these are set out in Policy WGB1 below:

POLICY WGB1: DEVELOPMENT IN THE METROPOLITAN GREEN BELT

THERE WILL BE A PRESUMPTION AGAINST INAPPROPRIATE DEVELOPMENT IN THE METROPOLITAN GREEN BELT, ~~DEVELOPMENT MUST BE ACCEPTABLE TO ITS LOCATION WITHIN THE GREEN BELT~~, **(PA 3/1)** AS DEFINED ON THE PROPOSALS MAP. ~~APPROVAL WILL NOT BE GIVEN,~~ *DEVELOPMENT WILL NOT BE PERMITTED,* **(PA 3/1)** SAVE IN VERY SPECIAL CIRCUMSTANCES, ~~FOR THE CONSTRUCTION OF NEW BUILDINGS OR THE CHANGE OF USE OF LAND~~: FOR ANY PURPOSE OTHER THAN: **(PA 3/1)**

Cont.

~~A) DEVELOPMENT THAT DOES NOT CONFLICT WITH THE FUNDAMENTAL AIM OF KEEPING LAND PERMANENTLY OPEN AND ANY OTHER PURPOSE FOR WHICH GREEN BELTS ARE DEFINED~~ **(PA 3/1)**

~~B)~~ *A)* DEVELOPMENT FOR AGRICULTURE OR FORESTRY **(PA 3/1)**

~~C)~~ *B)* DIVERSIFICATION OF AN ESTABLISHED AGRICULTURAL BUSINESS WHERE IT DOES NOT CONFLICT WITH POLICIES IN THE GREEN BELT **(PA 3/1)**

~~D)~~ *C)* ESSENTIAL FACILITIES FOR OUTDOOR SPORT AND RECREATION, ~~AND~~ FOR CEMETERIES, *AND FOR OTHER USES OF LAND THAT PRESERVE THE OPENNESS OF THE GREEN BELT, AND WHICH DO NOT CONFLICT WITH THE PURPOSES OF INCLUDING LAND IN IT* **(PA 3/1)**

~~E)~~ *D)* LIMITED EXTENSION, ALTERATION AND REPLACEMENT OF EXISTING DWELLINGS **(PA 3/1)**

~~F)~~ *E)* LIMITED INFILLING OR REDEVELOPMENT OF *MAJOR* EXISTING DEVELOPED SITES IN ACCORDANCE WITH ~~POLICIES WGB5 OR~~ *POLICY* WGB7 **(PA 3/1)**

~~G)~~ *F)* THE RE-USE AND ADAPTATION OF EXISTING BUILDINGS IN ACCORDANCE WITH POLICY WGB4. **(PA 3/1)**

G) ESSENTIAL FACILITIES FOR PUBLIC UTILITIES WHICH IT HAS BEEN CONCLUSIVELY DEMONSTRATED CANNOT BE LOCATED ELSEWHERE **(PA 3/1)**

IN ALL CASES, DEVELOPMENT WILL NEED TO ~~RESPECT ITS CONTEXT~~ *RETAIN THE OPEN CHARACTER OF THE GREEN BELT,* **(PA 3/1)** AND NOT CAUSE DETRIMENT TO THE AMENITIES OF ADJOINING LAND USES AND OCCUPIERS. DEVELOPMENT MUST BE APPROPRIATE IN TERMS OF:

SCALE, FORM, SITING, DESIGN, MATERIALS, CHARACTER, TYPE AND LEVEL OF USE, AND OTHER VISUAL, PHYSICAL AND ECOLOGICAL ASPECTS.

Implementation: Through development control process.

Monitoring: Impact of planning applications determined.

Extensions to Existing Dwellings in the Metropolitan Green Belt

3.19 Extensions to existing dwellings in the Metropolitan Green Belt need to be considered on a site-specific basis. Generally any extension proposal will have to ensure that it does not conflict with the openness of the Green Belt and the purposes of including land in it set out in PPG 2, Green Belts. Furthermore it must not adversely impact the surrounding countryside or significantly increase the scale of built development on the site. It should also respect regional or local building designs, traditions and materials.

POLICY WGB3: RESIDENTIAL EXTENSIONS AND ANCILLARY BUILDINGS IN THE METROPOLITAN GREEN BELT

THERE WILL BE A PRESUMPTION AGAINST ALLOWING MORE THAN LIMITED EXTENSIONS TO EXISTING DWELLINGS OR THE ERECTION OF ANCILLARY BUILDINGS IN THE GREEN BELT.

IN ALL CASES THE EXTENSION OR ANCILLARY BUILDING PROPOSED MUST:

A) HAVE NO ADVERSE PHYSICAL, VISUAL OR ECOLOGICAL IMPACT UPON THE OPEN OR RURAL CHARACTER OF THE SURROUNDING COUNTRYSIDE

B) NOT RESULT IN DISPROPORTIONATE ADDITIONS TO THE ORIGINAL BUILDING* NOR CAUSE A DETRIMENTAL ALTERATION TO THE SCALE OF THE DWELLING AND TO THE SCALE OF THE DEVELOPMENT ON SITE

C) RESPECT REGIONAL OR LOCAL BUILDING DESIGNS AND MATERIALS.

** Original building means the building as it was first built or as it stood on 1st July 1948.*

Implementation: Through the development control process.

Monitoring: Planning applications determined.

Re-use and Adaptation of Existing Buildings in the Metropolitan Green Belt

3.20 The re-use and adaptation of existing buildings in the Green Belt recognises that changing agricultural trends are not limited to non-Green Belt countryside. The re-use of buildings should not prejudice the openness of the Metropolitan Green Belt because the buildings are already there. The policy does provide a number of safeguards to ensure that the 'openness' is retained. Notes are also given below on non-residential and residential re-uses and adaptations of existing buildings. Further guidance on the consideration of re-use and adaptation of existing building proposals in the Metropolitan Green Belt is given in PPG 2 Green Belts, paras. 3.7 to 3.10 and Annex D.

3.21 The Government's policy as set out in PPG 7 is that the re-use of rural buildings for new commercial, industrial and recreational uses can help to reduce the demand for new building and encourage a healthy rural economy. Generally re-use and adaptation should not prejudice the openness of Green Belts. It can help to secure the continuing stewardship of land, especially by assisting farmers in diversifying their enterprises, and may contribute to the objectives for the use of land in the Metropolitan Green Belt. The alternative to re-use may be a building that is left vacant and prone to vandalism. However, it is accepted that not all proposals will be acceptable as there may be legitimate objections, based on local circumstances, that may override these advantages of re-use and adaptation.

3.22 Residential conversions can often have a detrimental effect on the fabric and character of farm buildings. Further, the creation of a residential curtilage can undermine the rural nature of the area. The rural economy is not, usually, boosted by such conversions, whereas conversion to holiday use may be of benefit. For these reasons a generally more cautious approach is proposed than for non-residential uses.

POLICY WLL1: HIGH QUALITY AGRICULTURAL LAND

DEVELOPMENT THAT WOULD RESULT IN THE IRREVERSIBLE LOSS OF THE BEST AND MOST VERSATILE AGRICULTURAL LAND (GRADES 1, 2 AND 3A OF THE MINISTRY OF AGRICULTURE, FISHERIES AND FOOD'S AGRICULTURAL LAND CLASSIFICATION) WILL ONLY BE PERMITTED WHERE THERE IS AN OVERRIDING NEED FOR THE DEVELOPMENT AND NO OTHER SUITABLE SITE IS AVAILABLE.

WHERE DEVELOPMENT IS NECESSARY ON THE BEST AND MOST VERSATILE LAND IT SHOULD USE, AS FAR AS POSSIBLE, THE LOWEST GRADE OF LAND SUITABLE FOR THE DEVELOPMENT.

Implementation: The development control process.

Monitoring: Planning applications determined.

Areas of Special Landscape Importance (ASLI)

2.59 Four ASLI's were identified in the adopted local plans and are referred to in the text of the Berkshire Structure Plan 1991 - 2006. Three of these - The Blackwater Valley, Farley Hill and Bearwood - were the subject of extensive study prior to their inclusion in the local plans. These areas remain unchanged. The two new ASLI's are in:

a) Swallowfield/Beech Hill area (which is an extension to and takes account of adjoining District/Borough landscape designations. It is based on the Loddon river valley characteristics and provides a contiguous landscape feature in all areas).

b) Wargrave to Cookham new ASLI (which takes account of adjoining District/Borough landscape designations).

2.60 Both have not been previously defined and landscape studies have been carried out on which the proposed boundaries are based. Both have been subject to consultation processes. The areas have been divided into character zones which were surveyed and management issues defined.

2.61 The objectives of the policy on ASLI's are to:

a) protect the ASLI from development that would detract from its rural character and special landscape qualities
b) enhance the rural character and landscape qualities by encouraging appropriate management
c) protect the ASLI from development on land around it that would adversely affect its character and setting

2.62 The criteria for identifying the ASLI's are based on those in the Berkshire Structure Plan 1991 - 2006 which, in turn, are derived from the Countryside Commission's Landscape Assessment Guidance 1993 where:

a) the landscape should be of County significance
b) the landscape should be of generally acknowledged scenic quality and of distinctive character

c) the area and its landscape features should have an impact beyond their physical boundaries with prominent features being visible from long distances
d) the area should be rural in character and free from visually intrusive development
e) the area should contain sites of architectural and historic significance and sites of wildlife importance
f) the area should contain a diversity of landscape types that results from a combination of landform, vegetation and land use, creating areas of identifiable character.

2.63 The new ASLI based on the Loddon river valley in the Parish of Swallowfield, resulted from the public consultation in 1995 on the District Local Plan. The adjoining local planning authorities of Hart, Newbury and Basingstoke and Deane considered that their ASLI, River Heritage and Areas of Special Landscape Quality (ASLQ) designations should be taken account of in adjoining plan designations. This recognised the fact that District and Borough boundaries do not necessarily indicate a change in landscape types, character and quality.

2.64 A detailed study established that the area has a distinct and varied character. It comprises of the river valley with small enclosed field patterns adjoining the river itself. There are willow stands and alluvial pastures. The influence of the river on Man's activities is illustrated by the listed buildings of the Water Mills at Stanford End and Sheepbridge. Further out from the river valley, arable plateaus with more extensive field patterns and wooded ridges predominate. There are extensive long views across the river valley and beyond to Beech Hill, Stratfield Saye, Swallowfield and Spencers Wood. The River Loddon provides an element of continuity between these different areas. Whilst the A33 does appear to be a scar on the landscape, it does not dominate visually being contained largely within a cutting which also acts to reduce noise intrusion. There will be positive opportunities for further enhancement of the ASLI for conservation purposes. These could be funded from grants available from various agencies. The boundaries shown on the proposals map underwent a process of consultation with the Parish Council and landowners in 1996 - 97 to establish its quality and need for protection.

2.65 The detailed boundaries of the Wargrave/Cookham area (which extends into the Royal Borough of Windsor and Maidenhead) have not been previously defined. A landscape study has been carried out upon which the proposed boundaries are based. The area was divided into six character zones and the management issues defined. An area adjoining Wargrave on its northern side has an important dual function of providing an important landscape setting to the settlement as well as having a landscape quality that qualifies it as an ASLI. For the sake of clarity only the ASLI is shown on the proposals map, but its dual role should be noted and taken account of in considering any development proposals.

2.66 The proposed ASLI from Wargrave to Cookham has a distinct and varied character and comprises a mixture of wooded ridges and hills, arable plateaus and rolling chalk land, alluvial pasture, parkland and golf courses. The character of the area is influenced by the broad sweep of the River Thames to the west and north; the Chilterns Area of Outstanding Natural Beauty (AONB) and ASLI to the north; wooded knolls of Bowsey Hill and Ashley Hill to the east and the Lower Loddon to the south. There are extensive long distance views throughout the area along the Thames Valley from Sonning to Bowsey and Ashley Hill from the A4; from Henley up to the wooded escarpment of Park Place; and from the A423 to the Chilterns AONB in the north and Bowsey Hill in the south.

POLICY WLL2: AREAS OF SPECIAL LANDSCAPE IMPORTANCE

WITHIN THE DESIGNATED AREAS OF SPECIAL LANDSCAPE IMPORTANCE, AS DEFINED ON THE PROPOSALS MAP; LAND USES OR BUILT DEVELOPMENT WILL NOT BE PERMITTED THAT WOULD HAVE A DETRIMENTAL IMPACT ON THE OPEN, COUNTRYSIDE CHARACTER, OR SPECIAL LANDSCAPE QUALITIES OF THE AREA.

THIS INCLUDES ANY DEVELOPMENT THAT RESULTS IN THE REMOVAL OR EROSION OF LANDSCAPE FEATURES SUCH AS PONDS, CHALK OUTCROPS, WOODLAND, COPSES AND HEDGEROWS.

Implementation: The development control process

Monitoring: Planning applications determined.

2.67 Within ASLI's, the District Council will seek the management of landscape features. This will be achieved through negotiation with landowners and liaison with other bodies such as English Nature, the Countryside Commission, the Environment Agency, the Forestry Authority and the Woodland Trust amongst others. Advice and guidance will also be available to the landowners. Planning conditions and agreements will be used where appropriate and necessary in the granting of a planning permission. These can provide safeguards and benefits in these special areas.

2.67A IT SHOULD BE NOTED THAT THE GENERAL COUNTRYSIDE POLICIES APPLY WITHIN AREAS OF SPECIAL LANDSCAPE IMPORTANCE. **(PA2/22)**

POLICY WLL3: SETTING OF AREAS OF SPECIAL LANDSCAPE IMPORTANCE

DEVELOPMENT WILL NOT BE ALLOWED ON LAND THAT IS EITHER:

A) PHYSICALLY ADJOINING THE DEFINED BOUNDARIES OF THE AREA OF SPECIAL LANDSCAPE IMPORTANCE (AS SHOWN ON THE PROPOSALS MAP) OR

B) VISUALLY PROMINENT FROM OR TO THE DEFINED AREAS OF SPECIAL LANDSCAPE IMPORTANCE (AS SHOWN ON THE PROPOSALS MAP)

AND WHICH BY REASON OF ITS SIZE, *LAYOUT*, **(PA 2/23)** DESIGN, MATERIALS, LOCATION OR TYPE OF USE WOULD ADVERSELY AFFECT THE SETTING, CHARACTER OR SPECIAL LANDSCAPE QUALITIES OF THE AREA.

Implementation: The development control process.

Monitoring: Planning applications determined.

River Valleys

2.68 Some of this District's best quality landscapes are associated with or based upon parts of river valleys. These are the Loddon ASLI, the Blackwater Valley ASLI and the Wargrave/Cookham ASLI (based on the Thames Valley).

Implementation: The management of the Council's own land, advice and assistance to landowners and the development control process.

Monitoring: Management agreements secured and new nature reserves established.

Protected Species Conservation

2.107 The protected species referred to in the policy are determined by domestic and international law. For example badgers are a protected species under the Badgers Act 1992. Other species are set out in the European Community's *Habitats and Species Directive 92/43 EEC* which requires the UK government to protect such species in accordance with Articles 12 - 16.

POLICY WNC3: PROTECTED SPECIES CONSERVATION

DEVELOPMENT AND LAND USES THAT MAY AFFECT PROTECTED SPECIES THAT ARE COVERED BY SPECIFIC LEGISLATION (SUCH AS SCHEDULES 1, 5 AND/OR 8 OF THE WILDLIFE AND COUNTRYSIDE ACT 1981, AS AMENDED) WILL ONLY BE PERMITTED WHERE HARM TO THE SPECIES CAN BE AVOIDED.

TO AVOID HARM TO THE SPECIES, THE COUNCIL WILL ENSURE THAT ANY DEVELOPMENT PROPOSAL WILL:

A) CONSIDER THE USE OF CONDITIONS AND PLANNING OBLIGATIONS THAT SEEK TO FACILITATE THE SURVIVAL OF INDIVIDUAL MEMBERS OF THE PROTECTED SPECIES

B) REDUCE DISTURBANCE TO A MINIMUM

C) PROVIDE ADEQUATE ALTERNATIVE HABITATS TO SUSTAIN OR IMPROVE THE CURRENT PROTECTED SPECIES POPULATION LEVELS.

Implementation: The development control process.

Monitoring: Planning applications determined and habitat conditions or planning obligations imposed. Review and monitor protected species populations in plan area.

2.108 The presence of a protected species is a material consideration when this Council is considering a development proposal. English Nature will need to be consulted prior to any decision being made if protected species are on or adjacent to the proposed site or use. PPG 9 sets out the principles and policies that apply to the integration of nature conservation priorities and land use planning. For the avoidance of any doubt on protected species, please consult:

English Nature,
Thames and Chilterns Team,
Foxhold House,
Crookham Common,
Newbury, Berkshire. RG15 8EL.

LODDON AREA LOCAL PLAN

Adopted 5 May 1995

Published by: Wokingham District Council
Planning Department
Shute End
Wokingham
Berkshire
RG40 1WR

AREAS ARE OF SPECIAL SIGNIFICANCE BECAUSE THEY ARE ESSENTIAL TO THE MAINTENANCE OF A PHYSICAL AND VISUAL SEPARATION BETWEEN DISTINCT SETTLEMENTS. WHERE THE VISUAL OR PHYSICAL SEPARATION BETWEEN SETTLEMENTS IS NOT FULLY EFFECTIVE AT THE PRESENT TIME THE DISTRICT COUNCIL WILL SEEK TO ENHANCE VISUAL SEPARATION BY THE ENCOURAGEMENT OF TREE PLANTING OR OTHER APPROPRIATE MEANS.

1.3.11 In addition to protecting land because of its significance in separating settlements from each other it is proposed that areas of importance because of their character and appearance in relationship to adjoining built-up areas should also be protected. These areas of land are either an important part of the landscape setting of the settlement concerned, such as an open area or sloping land around it, or are areas of land which have an intimate relationship with the settlement and which are thus important to the retention of its character and setting. Examples are enclosed fields and paddocks which are an inherent part of the character of some of the settlements in the plan area.

❖ *LC2 SETTING OF SETTLEMENTS*

DEVELOPMENT WILL NOT BE PERMITTED WHICH WOULD DETRACT FROM THE OPEN OR RURAL APPEARANCE OF THE AREAS OF LAND DEFINED ON THE PROPOSALS MAPS WHICH ARE OF SPECIAL SIGNIFICANCE IN MAINTAINING THE LANDSCAPE SETTING OR THE INDIVIDUAL CHARACTER OF THE SETTLEMENTS.

AREAS OF SPECIAL LANDSCAPE IMPORTANCE

1.3.12 The landscape character of the local plan area is influenced by the rivers and streams which flow northwards to the Thames. In the northern part of the plan area, near the confluence of the rivers Thames and Loddon is a valley bottom landscape in which the town of Woodley and village of Sonning to the west and villages of Twyford and Wargrave to the east occupy slightly elevated positions. The River Loddon flows from the south joined by the Blackwater north of Swallowfield, through a wide open valley landscape, wholly agricultural in the south, but increasingly gravel and water dominated in the north. The slopes which flank the valley and wooded hill tops which form their crests are prominent in views from within the valley and across it.



1.3.13 A plan-wide landscape survey has identified two tracts of countryside within the plan area, at Farley Hill and Bearwood, as being of special importance in landscape terms. Both are wooded, hilltop areas which feature in views from large parts of the plan area. The criteria used to identify these areas and the alternative boundaries considered are contained in Local Plan Working Paper Three which is available separately from this plan. The following policies are intended to:

a) protect the areas of special landscape importance from development which would detract from their rural character and special landscape qualities;

b) enhance their rural character and landscape qualities by encouraging appropriate management;

c) protect them from development on land around them which would adversely affect their character and setting.

1.3.14 The areas identified represent the 'Other Areas of Special Landscape Importance' within the plan area referred to in Policy EN9 of the Replacement Structure Plan for Berkshire.

❖ LC3 AREAS OF SPECIAL LANDSCAPE IMPORTANCE

WITHIN THE FARLEY HILL AND BEARWOOD AREAS AS DEFINED ON THE PROPOSALS MAP (SOUTH SHEET) LAND USES OR BUILT DEVELOPMENT WILL NOT BE ALLOWED WHICH WOULD CAUSE LONG-TERM DAMAGE TO THE RURAL CHARACTER OR SPECIAL LANDSCAPE QUALITIES OF THE AREA.

❖ LC4 SETTING OF AREAS OF SPECIAL LANDSCAPE IMPORTANCE

DEVELOPMENT WILL NOT BE ALLOWED ON LAND CLOSE TO THE FARLEY HILL AND BEARWOOD AREAS OF SPECIAL LANDSCAPE IMPORTANCE WHICH, BY REASON OF ITS SIZE, LOCATION OR TYPE, WOULD ADVERSELY AFFECT THE RURAL CHARACTER OR SPECIAL LANDSCAPE QUALITIES OF THE AREA.

❖ LC5 MANAGEMENT OF AREAS OF SPECIAL LANDSCAPE IMPORTANCE

THE DISTRICT COUNCIL WILL SEEK TO ENSURE THAT THE MANAGEMENT OF LAND WITHIN THE FARLEY HILL AND BEARWOOD AREAS OF SPECIAL LANDSCAPE IMPORTANCE IS UNDERTAKEN IN SUCH A WAY AS TO MAINTAIN AND ENHANCE THEIR RURAL CHARACTER AND SPECIAL LANDSCAPE QUALITIES.

LANDSCAPE MANAGEMENT

1.3.15 Within the landscape in recent years the rate of change appears to have increased. In agricultural parts of the plan area Dutch Elm disease and, more recently, storms have resulted in the loss of many hedgerow trees. In addition many modern farming practices and the demands of development including mineral extraction have led to the felling of woodland, grubbing out of hedgerows and drainage of wetland areas. More efficient drainage techniques have also resulted in the neglect or loss of important landscape features such as ponds and ditches.

1.3.16 Over recent years public awareness of changes in the countryside has increased. Modern farm production and management methods and the need for them are perhaps not readily understood by those not employed in agriculture. At the same time increased accessibility to the countryside for its recreational potential, and wide ecological awareness, have made many people question the changes that have taken place. Again the planning system has little scope to control or direct such changes. Nevertheless, planning policies provide a necessary degree of certainty for the future which enables investment in promoting the protection and enhancement of the rural landscape to take place.



1.3.17 Changes in agricultural priorities will mean that it may not be possible to rely on agriculture to maintain the countryside as we would wish to see it. New uses of rural land will involve change to the traditional landscape and in some cases offer significant opportunities. Landscape enhancement through forestry is one such opportunity, providing the mix of species and planting regime is appropriate. In some of the southern parts of the plan area sandy heathland soils make planting of certain types of conifers acceptable, but over most of the plan area broadleaved woodlands would be required.

1.3.18 In this context one of the areas in which the District Planning Authority is most active is in ensuring the continued visual effectiveness of tree cover, which is also the objective of Replacement Structure Plan Policy EN20. Besides ensuring appropriate landscaping schemes when planning permission is granted, in an attempt to resist the

other sites be identified through further surveys similar consideration will be given to them in the event of any proposals being put forward which might affect them. However much of the loss of ancient woodlands in recent years has been to agriculture or replanting and the District Council receives no notification of, or has any control over, these activities.

❖ LC9 WILDLIFE HERITAGE SITES

IN RESPECT OF THE WILDLIFE HERITAGE SITES SHOWN ON THE PROPOSALS MAP THE DISTRICT COUNCIL WILL TAKE ACCOUNT OF THE NATURE CONSERVATION INTEREST IN DETERMINING PROPOSALS FOR DEVELOPMENT WHICH COULD ADVERSELY AFFECT THEM. WHERE THE SITE IS SHOWN TO BE OF SUFFICIENT NATURE CONSERVATION IMPORTANCE ANY PROPOSAL WHICH WOULD LEAD TO DAMAGE SUFFICIENT TO REMOVE OR ADVERSELY AFFECT THAT IMPORTANCE WOULD BE NORMALLY REFUSED.



1.3.27 Maintaining the habitat value of the countryside in the plan area will not be achieved by only protecting the best and rarest habitats. The overall richness and diversity of the wildlife interest depends on the amount and variety of habitats available in the plan area as a whole and not merely the presence of sites which can be specifically identified. It is therefore important that the nature conservation implications of development in the countryside be considered in each case and the impacts be balanced with the need for the development and other considerations. Where proposals which are otherwise acceptable could be modified to reduce the impact on wildlife habitats, or where restoration or landscaping schemes could be introduced to create new habitats, this should be encouraged.

❖ LC10 NATURE CONSERVATION IN THE WIDER COUNTRYSIDE

IN CONSIDERING PROPOSALS FOR DEVELOPMENT WHICH WOULD AFFECT WILDLIFE HABITATS THE DISTRICT COUNCIL WILL TAKE INTO ACCOUNT THE IMPACT OF THE PROPOSALS AND, WHERE DEVELOPMENT IS OTHERWISE ACCEPTABLE, WILL SEEK TO AMELIORATE THAT IMPACT AND ENSURE, WHERE APPROPRIATE, THE CREATION AND FUTURE MANAGEMENT OF NEW HABITATS FOR WILDLIFE. IF THE SITE PROVES TO BE OF SUFFICIENT NATURE CONSERVATION IMPORTANCE ANY PROPOSAL WHICH WOULD LEAD TO DAMAGE SUFFICIENT TO REMOVE OR ADVERSELY AFFECT THAT IMPORTANCE WILL BE REFUSED.

1.3.28 New development also provides the opportunity of creative conservation and the District Council will seek the improvement of existing sites or creation of new sites in conjunction with developments. A specific example of this concept is the creation of a nature reserve in conjunction with a major business development proposal at North Earley/West Sonning (See Proposal PRV4).

The Planning Inspectorate

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

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

GTN 1371-6079

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

Your Ref: F/2002/6231

Our Ref: APP/X0360/A/02/1101617

Date: 12 March 2003

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR B MCLAUGHLIN
SITE AT WHITEWOODS, REMENHAM CHURCH LANE, HENLEY-ON-THAMES, OXON, RG9 3EX

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

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

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

Phone No. 0117 372 8252

Fax No. 0117 372 8139

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

Yours faithfully

Mrs Margaret Pocock

COVERDL1

67075

PLANNING SERVICES HRT
POL
DC
DG
13 MAR 2003
COPIES TO
ACK:
FILE:

SV - JAN

The Planning Inspectorate

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

Direct Line 0117-3728808
Switchboard 0117-3728000
Fax No 0117-3728804
GTN 1371-8808

65437

POL

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

APP DG Your Ref: F/2002/6231
CS
28 JAN 2003 Our Ref: APP/X0360/A/02/1101617
COPIES TO Date: 24 January 2003

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR B MCLAUGHLIN
SITE AT WHITEWOODS, REMENHAM CHURCH LANE, HENLEY-ON-THAMES, OXON, RG9 3EX

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

Mr Roger Dean BSc DipTP MRTPI

The Inspector will visit the appeal site at 10:00 on 17 February 2003. It is important that you make immediate arrangements for the Inspector to be met at the site to enable the inspection to be made. If you cannot attend, you should arrange for someone else to attend in your place. **If this is not possible, you must let me know immediately.**

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

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

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

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

Tel. (0118) 974 6448 (Direct Line)
Date: November 26, 2002
My ref: F/2002/6231
Your ref: APP/X0360/A/02/1101617

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

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

Dear Mrs Pocock

APPEAL BY: Mr B McLaughlin
SITE: Whitewoods, Church Lane, Remenham

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

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date: October 25, 2002
My ref: F/2002/6231
Your ref: APP/X0360/A/02/1101617

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

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

Dear Mrs Pocock

APPEAL BY: Mr B McLaughlin
SITE: Whitewoods, Church Lane, Remenham

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

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date. October 25, 2002
My ref: F/2001/6231
Your ref:

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

Mr A Burr
4 Hall Close
Pyrton
Watlington
OX49 5BE

Dear Sir

APPEAL BY: **Mr B McLaughlin**
SITE: **Whitewoods, Church Lane, Remenham**

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

I have also sent copies to The Planning Inspectorate.

Yours faithfully

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

The Planning Inspectorate

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

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Fax No 0117-3728624

GTN 1371-6079

62465

23 OCT 2002

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

Your Ref: F/2002/6231

Our Ref: APP/X0360/A/02/1101617

Date: 22 October 2002

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR B MCLAUGHLIN
SITE AT WHITEWOODS, CHURCH LANE, REMENHAM, HENLEY-ON-THAMES, OXON, RG9 3EX

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

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

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

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

Within 2 weeks from the starting date -

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

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

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

Within 6 weeks from the starting date -

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

Within 9 weeks from the starting date -

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

Site visit arrangements

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

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

Planning obligations - Section 106 agreements

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

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

Yours faithfully

G. Nell

pp Mrs Margaret Pocock

102(BPR)

Site visit arrangements

As stated in the enclosed letter, it is our aim to arrange the visit within 12 weeks of the starting date. However, a steep rise in the number of appeals submitted means that there is currently a backlog of some 6 weeks or so in arranging site visits. As a result most visits may not take place until 18 – 20 weeks after the date of this letter, but steps are being taken urgently to address the problem.

The Planning Inspectorate

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

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

PLAN HPT 62467
PO TLS
DC DG ENF
AFF
CS
23 OCT 2002
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Ms D Gumbrell (Planning Department)
Wokingham District Council
Po Box 157
Wokingham
Berkshire
RG41 1BN

Your Ref: F/2002/6231

Our Ref: APP/X0360/A/02/1101617

Date: 22 October 2002

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR B MCLAUGHLIN
SITE AT WHITEWOODS, CHURCH LANE, REMENHAM, HENLEY-ON-THAMES, OXON, RG9 3EX

Please see attached a copy of a letter I have sent to the appellants' agent.

Yours faithfully

Mrs Margaret Pocock

211B(BPR)

The Planning Inspectorate

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

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

GTN 1371-6079

Mr A Burr
4 Hall Close
Pyrton
Watlington
Oxon
OX49 5BE

Your Ref: 928602

Our Ref: APP/X0360/A/02/1101617

Date: 22 October 2002

Dear Sir

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR B MCLAUGHLIN
SITE AT WHITEWOODS, CHURCH LANE, REMENHAM, HENLEY-ON-THAMES, OXON, RG9 3EX

Thank you for your planning appeal.

Because the right of appeal is given only to the original applicant, the appeal will proceed in the name of Mr B McLaughlin.

A copy of this letter has been sent to the local planning authority.

Yours faithfully

Mrs Margaret Pocock

107(BPR)

The Planning Inspectorate

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

(LS)

For official use only
Date received
16 OCT 2002

PLANNING APPEAL FORM

If you need this document in large print, on audio tape, in Braille or in another language, please contact our helpline on 0117 372 6372.

Please use a separate form for each appeal

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

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

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

A. APPELLANT DETAILS

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

Name MR & MRS B. McLAUGHLIN

Address WHITEWOODS, REMENHAM
CHURCH LANE, HENLEY, OXON

Postcode RG9 3EX

Daytime phone no 01491-572550

Fax no —

E-mail address —

B. AGENT DETAILS FOR THE APPEAL (if any)

Name MR A. BURR

Address 4 HALL CLOSE, PYRTON
WATLINGTON, OXON

Postcode OX49 5BE

Your reference 928602

Daytime phone no 01491-612924

Fax no "

E-mail address glanburr1B@aol.com

C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the LPA WOKINGHAM DC

Date of the planning application 9.4.02

LPA's application reference no F/2002/6231

Date of LPA's decision notice (if issued) 20.5.02

D. APPEAL SITE ADDRESS

Address WHITEWOODS, REMENHAM CHURCH LANE,

HENLEY, OXON

Postcode RG9 3EX

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

E. DESCRIPTION OF THE DEVELOPMENT

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

SINGLE-STOREY EXTENSION & NEW ROOF TO EXISTING SINGLE-STOREY ELEMENT

Size of the whole appeal site (in hectares)

0.3520 HA.

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

38.77 SQ.M.

F. REASON FOR THE APPEAL

This appeal is against the decision of the LPA to:

*Please tick **one** box only* ✔

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

or

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

G. CHOICE OF PROCEDURE

CHOOSE ONE PROCEDURE ONLY

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

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

*Please tick **one** box only* ✔

1. WRITTEN REPRESENTATIONS ☑

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

2. HEARING ☐

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

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

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

3. INQUIRY ☐

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

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

. GROUNDS OF APPEAL

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

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

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

Please continue on a separate sheet if necessary.

APPEAL STATEMENT

A planning application for a modest single-storey side extension together with a tiled and pitched roof to a flat-roofed rear element was submitted to the planning authority on 9th April 2002, was refused consent on 20th May 2002 and is now the subject of this appeal.

Whitewoods, Remenham Church Lane, Henley is one element of three conjoined properties forming an 'L' shaped footprint with minor protrusions. The properties are set back from the lane, at a lower level and are well screened by existing trees and vegetation. The materials are multi red brickwork under a plain tiled roof, with white-painted joinery. The style of the buildings would suggest that they date from the 1970's. Ample space surrounds the properties and garden sizes are generous. A previous rear extension to Whitewoods has a flat-roofed element of poor design and materials and replacement with a pitched and tiled roof would be a huge improvement.

The proposals now the subject of this appeal are for the erection of a single-storey side extension which would break the uniform frontage of Whitewoods, adding interest by being set back in a different plane, and having a pitched roof which would be consistent with that planned for the rear extension. Materials would match those existing.

The fact that Whitewoods is situated within the Green Belt indicates that any extensions should be handled with care and attention to detail so that the resultant works enhance and maintain the character of the building and it's setting. We contend that the proposals are not of sufficient size or poor design to warrant a refusal; the extension and new roof are we suggest more sympathetic than the existing situation and would therefore preserve and enhance the Green Belt. Effect upon neighbouring properties is not considered an issue by any parties.

To summarize, the proposed extension and replacement roof would be in keeping with the original house, would not be out of scale or inappropriate to the Green Belt status of the property, and would not result in an unneighbourly or obtrusive form of development. For these reasons we request that the appeal be upheld.

H. GROUNDS OF APPEAL (continued)

Please turn over

I. APPEAL SITE OWNERSHIP DETAILS

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

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

CERTIFICATE A

☑

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

OR

CERTIFICATE B

☐

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

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

CERTIFICATES C and D

☐

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

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

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

✔

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

OR

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

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

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. A list and copies of all **plans, drawings and documents** sent to the LPA as part of the application. ☑
6. A list and copies of any **additional plans, drawings and documents** sent to the LPA but which did not form part of the original application (eg drawings for illustrative purposes). ☐

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

7. **Additional plans or drawings** relating to the application but not previously seen by the LPA. Please number them clearly and list the numbers here: ☐

_____

_____

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

_____

_____

_____

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

K. PLEASE SIGN BELOW

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

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

Signature A. Burr (on behalf of) MR & MRS B. MCLAUGHLIN

Name (in capitals) A. BURR Date 14. 10. 02

The gathering and subsequent processing of the personal data supplied by you in this form, is in accordance with the terms of our registration (Reg No: E311018) under the Data Protection Act 1998. Further information about our Data Protection policy can be found on our Website under "Privacy Statement" and in the booklet accompanying this appeal form.

NOW SEND:

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

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

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

- **1 COPY for you to keep**

When we receive your appeal form, we will:

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

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

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

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

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