SOUTHPORT U.K.
LONDON OFFICE
SYSTEMS LTD

APPLICATION NO. 8163

Name of appellant:
Mr G Craig

Site address:
Hillcrest, Sandhills, Bath Rd, Knowl Hill

Proposal:Proposed erection of replacement dwelling & garage. Amendment to consent 99/70504/F

Case Officer:NAB

WRITTEN REPRESENTATION APPEAL

CASE OFFICER: NAB

APPLICATION NUMBER: 8163

APPELLANT: Mr G Craig

SITE: Hillcrest, Sandhills, Bath Rd, Knowl Hill, Wargrave

APPEAL REF: APP/X0360/A/03/1125442

START DATE: 12/09/2003

DATE OF SITE VISIT

WITHDRAWN 21/10/03

Progress Record	Date Actioned	Initials
Appeal Logged:	15/09/03	
Entered on Access:	17/09/03	DG
Notification Letters Due:	**26/09/2003**	
Notification Letters Sent:	18/09/03	DG
Questionnaire Due:	**26/09/2003**	
Questionnaire Sent:	18/09/03	DG
Statement Due:	~~23/10/2003~~ 24/10/03	
Statement Sent:	N/A	
Comments on Statement Due	13/11/03	
Comments on Statement Sent	N/A	
Decision letter circulated:	22/10/03	DG
Decision entered on Access:	22/10/03	DG

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

73938 DG

Head Of Development Control
Wokingham District Council
Po Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Your Ref: F/2002/8163

Our Ref: APP/X0360/A/03/1125442

Date: 21 October 2003

Dear Sir/Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR G CRAIG
SITE AT HILLCREST, SANDHILLS, BATH ROAD, WARGRAVE, KNOWL HILL, BERKSHIRE

I am writing to tell you that the appeal, reference number APP/X0360/A/03/1125442 has been withdrawn and we will be taking no further action on it.

Yours faithfully

Mrs Margaret Pocock

208B

Telephone Number: (0118) 9746448

Date: 23 October, 2003

APPLICATION NUMBER: F/2002/8163

WOKINGHAM UNITARY
Aiming for Excellence

THE OWNER/OCCUPIER
YEWCROFT
SANDHILLS
WARGRAVE
BERKSHIRE
RG10 9XX

Copy

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909

NOTICE OF WITHDRAWAL OF APPEAL

Dear Sir/Madam

Application No: F/2002/8163

APPEAL BY: Mr G Craig

Location: Hillcrest, Sandhills, Bath Road Wargrave

Proposal: Proposed erection of replacment dwelling and garage. Amendment to consent 99/70504/F.

The appellant has decided to withdraw this appeal prior to The Planning Inspectorate making a decision and the file has now been closed.

Yours faithfully,

Denise Gumbrell

Appeals Assistant

01189417347

PLANNING SERVICES RPT 7393
POL FILS
DC 29
21 OCT

Michael Whiteway Construction & Development Consultant
The Walled Garden, New Lane Hill, Tilehurst, Reading. RG30 4JJ Tel 01189 417347 Fax 01189 420057

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

20.10.03

Dear Sir,

Reference Appeal APP/X0360/A/03/1125442.

On behalf of my client Mr G. Craig I wish to withdraw the above appeal.

We apologise for any convenience caused.

Yours faithfully,

M.J.Whiteway.

Copy to Wokingham District Council.

Tel. (0118) 974 6448 (Direct Line)
Date: September 18, 2003
My ref: F/2002/8163
Your ref: APP/X0360/A/03/1125442

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 G Craig
SITE: Hillcrest Sandhills, Knowl Hill

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. September 18, 2003
My ref: F/2002/8163
Your ref:

Mr M Whiteway
The Walled Garden
New Lane Hill
Tilehurst
Reading
RG30 4JJ

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

Dear Sir

APPEAL BY: Mr G Craig
SITE: Hillcrest Sandhills, Knowl Hill

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

For official use only
Date Received

QUESTIONNAIRE

PLANNING, LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT

APPEAL REF: APP/X0360/A/03/112 5442 GRID REF:

APPEAL BY: Mr Craig

SITE: HILLCREST, SANDHILLS, BATH RD KNOWL HILL POSTCODE RG10 9XX

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

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

1. Do you agree to the written representations procedure? (An exchange of written statements, which will be studied by the Inspector, prior to visiting the site). ☑ YES ☐ NO

   if NO,

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

   (b) a hearing? ☐ YES ☑ NO

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

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

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

   If the answer to 2b is YES please explain:

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

   Name: D GUNNELL

   Telephone no.: 0118 974 6448

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

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

6. Did you give publicity to the application? ☐ YES ☑ NO

– Article 8 of the GDPO 1995

– Section 67/73 of the Planning (Listed Buildings & Conservation Areas) Act 1990

– Regulation 5 of the Planning (Listed Buildings & Conservation Areas) Regulations 1990

7. Is the appeal site within an approved Green Belt or AONB? ☐ YES [illegible]

Please specify which GREEN BELT

8. Is there a known surface or underground mineral interest at or within 400 metres of the appeal site which is likely to be a material consideration in determining the appeal? If YES, please attach details. ☐ YES ☑ NO

9. a. Are there any other appeals or matters relating to the same site or area still being considered by us or the Secretary of State? If YES, please attach details and, where necessary, give our reference numbers. ☐ YES ☑ NO

b. Would the development require the stopping up or diverting of a public right of way? If YES, please provide an extract from the Definitive Map and Statement for the area, and any other details. ☐ YES ☑ NO

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

11. Does the appeal relate to an application for conservation area consent? ☐ YES ☐ NO

12. a. Does the proposed development involve the demolition, alteration or extension of a Grade I / II* / II listed building? ☐ YES ☑ NO

Grade I / II* / II ☐☐☐

b. Would the proposed development affect the setting of a listed building? ☐ YES ☑ NO

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

Date of listing

13. Has a grant been made under Sections 3A or 4 of the Historic Buildings and Ancient Monuments Act 1953? ☐ YES ☐ NO

14. a. Would the proposals affect an Ancient Monument (whether scheduled or not)? ☐ YES ☑ NO

b. If YES, was English Heritage consulted? Please attach a copy of any comments. ☐ YES ☐ NO

15. Is any part of the site subject to a Tree Preservation Order? If YES, please enclose a plan showing the extent of the Order and any relevant details. ☐ YES ☑ NO

16. a. Is the appeal site in or adjacent to or likely to affect an SSSI? If YES, please attach the comments of English Nature. ☐ YES ☑ NO

b. Are any protected species likely to be affected by the proposals? If YES, please give details. ☐ YES ☑ NO

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

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

	Number of Documents Enclosed	N/A
d. Any comments or directions received from the Secretary of State, other Government Departments or statutory agencies / undertakers whether or not as a result of consultations under the GDPO;	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 67/73 of the Planning (Listed Buildings and Conservation Areas) Act 1990; and/or Regulation 5 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990;		✓
g. Any representations received as a result of a notice published under Article 8 and/or Section 67/73 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (or Regulation 5);		✓
h. Details of any other applications or matters you are currently considering relating to the same site; DVR Ref: F1/2003/0011 - plans & appa. form attached *	✓	
i. **For all appeals, including those against non determination, you must provide details of all relevant development plan policies. *Each extract must include the front page, the title and date of approval or adoption. Where plans & policies have not been approved or adopted, please give the stage or status of the plan;***	3	
j. Any supplementary planning guidance, together with its status, that you consider necessary;		✓
k. Any other relevant information or correspondence you consider we should be aware of;		✓
l. Please provide us with a list of conditions which you consider should be imposed if planning permission is granted. **You need not submit this with the other questionnaire papers, but it should reach us within 6 weeks from the starting date. Being a questionnaire paper, the list should be submitted separately from your appeal statement.**	~~Enclosed~~	To be sent within 6 weeks from start date ✓

* TO INSPECTORATE

18. a. Please include:
    i) a copy of the letter in which you notified people of the appeal;
    ii) a list of the people you notified; and
    iii) the deadline you gave for their comments to be sent to us.

    b. Copies of the following documents must, if appropriate, be enclosed with the questionnaire.

    i) representations received from interested parties about the original application;

    ii) the planning officer's report to committee;

    iii) any relevant committee minute.

4

23/10/03

Number of Documents Enclosed	N/A
4	
	✓
	✓

19. **For appeals dealt with by written representations only**

    Do you intend to send another statement about this appeal? If NO, please enclose the following information:- ☑ YES ☐ NO

    a. In non-determination cases:

    i) what the decision notice would have said;

    ii) how the relevant development plan policies relate to the issues of this appeal.

    b. In all cases:

    i) the relevant planning history;

    ii) any supplementary reasons for the decision on the application;

    iii) matters which you want the Inspector to note at the site visit.

20. The Mayor of London cases only

    a. Was it necessary to notify the Mayor of London about the application? If YES, please attach a copy of that notification. ☐ YES ☐ NO

    b. Did the Mayor of London issue a direction to refuse planning permission? If YES, please attach a copy of that direction. ☐ YES ☐ NO

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

Signature K Olgnell on behalf of WOKINGHAM Council

Date sent to us and the appellant 15/09/03 our ref: F/2002/8163

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

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

© Crown Copyright 1998. Copyright in the printed material and design is held by the Crown. You can use extracts of this publication in non-commercial in-house material, as long as you show that they came from this document. You should apply in writing if you need to make copies of this document (or any part of it) to:

The Copyright Unit
Her Majesty's Stationary Office
St Clements House
2-6 Colegate
Norwich NR3 1BQ

HIGHWAYS CONSULTATION SHEET

From: Natalie Brown **Date:** 16 January 2003

Application Number: F/2002/8163

Proposal: Proposed erection of replacment dwelling and garage. Amendment to consent 99/70504/F.

Parish: WARGRAVE PARISH

Site Address:
Hillcrest, Sandhills, Bath Road, Wargrave.

Applicant:
Mr G Craig C/O M J Whitway.

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

✓ below as applicable;

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

Site visit carried out: ☐ **No** ☐ **Yes - Date & Time:** _____

C04, R04 .
C122, R122

Signed: _____ **Print name:** AR 20/1/03 .

Our Ref. **16501**
Your Ref. F/2002/8163
Date. 28 January 2003

FAO Natalie Brown
Wokingham District Council
DX33506
WOKINGHAM

This matter is being dealt with by -
HPINDER

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
30 JAN 2003	
COPIES TO	

Dear Sir / Madam

TOWN AND COUNTRY PLANNING ACT 1990
Residential Development (1-20)

Hillcrest, Sandhills, Bath Road
Wargrave

I refer to your consultation received in this office on 16/01/2003

SEWERAGE

Thames Water Utilities Ltd., has no objection to the above planning application.

WATER

With regard to water supply, Thames Water Utilities Ltd., are unaffected by this development, and therefore have no comments to make.

Yours faithfully,

Admin
(For Technical Information Manager

RWE GROUP

To:
LANDSCAPE AND TREES
RE AREA OF SPECIAL LANDSCAPE IMPORTANCE

From: Natalie Brown

Date: 16 January 2003 20 JAN 2003

Application Number: F/2002/8163

Proposal: Proposed erection of replacment dwelling and garage. Amendment to consent 99/70504/F..

Site Address:
Hillcrest, Sandhills, Bath Road, Wargrave.

Applicant:
Mr G Craig C/O M J Whitway.

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

- THIS APPLICATION APPEARS TO BE FOR A NEW CONSERVATORY AND REPLACEMENT GARAGE AND UTILITY.
- THE GARAGE HAS A FLAT TOPPED ROOF, I GUESS TO REDUCE ITS HEIGHT AND IMPACT — THIS IS ACCEPTABLE TO ME.
- THE CONSERVATORY ALSO HAS A FLAT ROOF, AND ITS FORM AND CONSTRUCTION APPEARS TO BE A DINING AREA, AS THERE ARE NO DOORS TO SEPARATE IT FROM THE KITCHEN. THE PRINCIPLE IS ALSO ACCEPTABLE TO ME.
- THE APPLICATION FORM — PART 1. STATES THIS IS A RE-SUBMISSION OF A NEW HOUSE + GARAGE.

* PLEASE CLARIFY WHAT PERMISSION IS BEING SOUGHT?

Harold Sanders

22.01.03.

PLANNING APPLICATION COMMENTS SHEET
FOR F/2002/8163. (Case Officer:Natalie Brown)
PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT.**

WOKINGHAM UNITARY
Aiming for Excellence

THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
DESIGN, APPEARANCE AND LAYOUT.
HIGHWAY SAFETY.
RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).
LOSS OF LIGHT.
OVERSHADOWING/OVERLOOKING (loss of privacy).
NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).

PLANNING CONTROL
POL
DC
APP NB.
CS
22 JAN 2003
CONSTRUCTION
FILE

THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
PRIVATE PROPERTY ISSUES, FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.
LOSS OF VIEW OVER OTHER LAND.
EFFECT ON PROPERTY VALUES.
POTENTIAL INCONVENIENCE, NOISE AND DISTURBANCE CAUSED BY CONSTRUCTION WORKS.
MATTERS COVERED BY OTHER LAWS (e.g. alcohol, betting, restaurant, music licensing).
MATTERS SUBJECT TO MARKET COMPETITION (we can't refuse an application on the basis that its approval would harm other commercial activity of a similar nature in the area).
THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk
(Please remember to include your postal address in any comments made by E-mail)

COMMENTS ON APPLICATION: F/2002/8163

YOUR NAME: CHRISTOPHER R. KEELEY

YOUR ADDRESS: ***(Please check these details & amend if incorrect)***
LITTLE OAKS SANDHILLS
WARGRAVE
BERKSHIRE
RG10 9XX

PLEASE RETURN YOUR COMPLETED FORM TO:

Environmental Services Department,
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☐
SUPPORT THE APPLICATION ☑ COMMENT ON THE APPLICATION ☐

Comments:

Continue over the page if more room required

NG

FROM: Natalie Brown

DATE: 16 January 2003

DELEGATED

WARGRAVE PARISH CONSULTATION SHEET

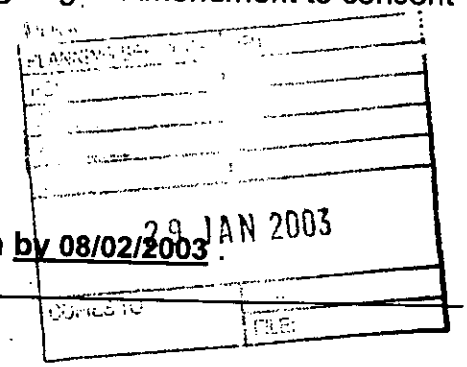
Application Number: F/2002/8163

Proposal: Proposed erection of replacment dwelling and garage. Amendment to consent 99/70504/F..

Site Address: Hillcrest, Sandhills, Bath Road, Wargrave.

Applicant: Mr G Craig C/O M J Whitway.

Your observations are required in respect of this application **by 08/02/2003**.



The Parish Council objects to the enlargement of the garage and the addition of the utility room, which represents a cumulative increase of development in the Green Belt.

SIGNED: Melanie Quinn DATE: 27-1-03

~~Clerk~~ To Wargrave Parish Council Parish/Town Council.

Finance and Administration Officer

Natalie Brown

From: John Mullaney
Sent: 27 January 2003 15:42
To: Natalie Brown
Subject: "Hillcrest", Bath Road, Knowl Hill READING, Berkshire F/2002/8163

I have no further comments to make.

John Mullaney
Senior Environmental Health Officer
Environmental Protection and Housing
Wokingham District Council
Tel. 0118 974 6766
Fax. 0118 974 6401
john.mullaney@wokingham.gov.uk
www.wokingham.gov.uk

Tel: (0118) 974 6448 (Direct Line)
Email: Denise.Gumbrell@wokingham.gov.uk
Date: 17 September 2003
My ref: **F/2002/8163**

THE OWNER/OCCUPIER
YEWCROFT
SANDHILLS
WARGRAVE
BERKSHIRE
RG10 9XX

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

Dear Sir/Madam

APPLICATION No: F/2002/8163
APPEAL BY: Mr G Craig
SITE: Hillcrest Sandhills Bath Road Wargrave
PROPOSAL: Proposed erection of replacment dwelling and garage. Amendment to consent 99/70504/F.

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

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

If you wish to make further representations, you should, if possible, **send three copies** to Mrs M Pocock, The Planning Inspectorate, Room 3/03, Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. Please quote reference **APP/X0360/A/03/1125442**. Comments received after **24/10/2003** will not normally be seen by the Inspector & will be returned.

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

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

APPEAL BY: Mr G Craig
SITE: Hillcrest, Sandhills, Bath Rd, Knowl Hill, Wargrave
APPLICATION NO.: 8163
PROPOSAL: Proposed erection of replacement dwelling & garage. Amendment to consent 99/70504/F

LIST OF PERSONS CIRCULATED WITH NOTICE OF APPEAL

District Councillor(s) for Wargrave

Mr Haacke

Mr Browne

Clerk(s) of Parish / Town Council of Wargrave

Mr S Hedges, 47 Halifax Rd, Pinkneys Green, Maidenhead SL6 5ES

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

Environmental Design, WDC
fao Harold Sanders

Organisation_Name	Building_Name	address1	Postcode
	FOUR GABLES	FOUR GABLESSANDHILLSREADING	RG10 9XX
	HILLCREST	HILLCRESTSANDHILLSREADING	RG10 9XX
	BRINSMEAD	BRINSMEADSANDHILLSREADING	RG10 9XX
	COBBLERS COTTAGE	COBBLERS COTTAGESANDHILLSREADING	RG10 9XX
	DORMERS	DORMERSSANDHILLSREADING	RG10 9XX
	HIGH VIEW	HIGH VIEWSANDHILLSREADING	RG10 9XX
	LITTLE OAKS	LITTLE OAKSSANDHILLSREADING	RG10 9XX
	OAKCROFT	OAKCROFTSANDHILLSREADING	RG10 9XX
	YEWCOTT	YEWCOTTSANDHILLSREADING	RG10 9XX

F/2002/8163

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

Head Of Development Control
Wokingham District Council
Po Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

72860
Your Ref: FI2002/8163
PCL
Our-Ref: APP/X0360/A/03/1125442
Date: 12 September 2003
CCP
28/8

28/9

Dear Sir/Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR G CRAIG
SITE AT HILLCREST, SANDHILLS, BATH ROAD, WARGRAVE, KNOWL HILL, BERKSHIRE

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

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

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

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

Within 2 weeks from the starting date -

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

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

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

Within 6 weeks from the starting date -

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

Within 9 weeks from the starting date -

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

Site visit arrangements

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

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

Planning obligations - Section 106 agreements

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

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

Yours faithfully

pp Mrs Margaret Pocock

102(BPR)

NAB\WR

The Planning Inspectorate

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

For official use only
Date Received

PLANNING SEC 72222
CS

PLANNING APPEAL FORM

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

Please use a separate form for each appeal

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

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

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

Please print clearly in capitals using black ink

A. APPELLANT DETAILS

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

Name: MR G CRAIG

Address: IN SOUTH AFRICA.

Daytime phone no:

Fax no:

Postcode:

E-mail address:

B. AGENT DETAILS FOR THE APPEAL (if any)

Name: MR M. J. WHITEWAY.

Address: THE WALLED GARDEN
NEW LANE HILL
TILEHURST, READING.

Your reference:

Daytime phone no: 01189417347

Fax no:

Postcode: RG30 4JJ

E-mail address:

C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the LPA: WOKINGHAM

LPA's application reference no.: F/2002/8163

Date of the planning application: 8th DEC 2002

Date of LPA's decision notice (if issued): 26.FEB 03

D. APPEAL SITE ADDRESS

D

Address: HILLCREST. SANDHILLS, BATH ROAD, WARGRAVE
IN THE VILLAGE OF KNOWL-HILL

Postcode:

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

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

E. DESCRIPTION OF THE DEVELOPMENT

Size of the whole appeal site (in hectares): 0.108 ha

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

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

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

THE WORDING ON THE REFUSAL DOCUMENT READS:

PROPOSED ERECTION OF REPLACEMENT DWELLING & GARAGE

AMENDMENT TO CONSENT 99/70504/F

F. REASON FOR THE APPEAL

This appeal is against the decision of the LPA to:

*Please tick **one** box only* ✔

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

or

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

Michael Whiteway Construction & Development Consultant
The Walled Garden, New Lane Hill, Tilehurst, Reading. RG30 4JJ Tel 01189 417347 Fax 01189 420057

18.08.03

Preliminary statement only, because of the late nature of this appeal a further statement dealing with planning issues will follow

The Planning application dated 8th of Dec 2002 was made following a letter from Mr Headley the enforcement officer for Wokingham District Council, relating to the built detail of planning approval 99/7050/F (see Item A) and in response to the concerns of an adjoining neighbour. There followed a letter from the appellant to the planning Authority, (see Item B) to which Mrs Odell the planning officer replied on behalf of the Authority, her suggestions are clear in the letter received (item C). Subsequently, I spoke with Mrs Odell and she agreed to visit the site to ascertain the whether there were planning concerns regarding the additional window and other issues raised. Following her site visit, I spoke with her and she agreed that the additional window at ground floor level did not cause harm to the adjoining neighbours, nor would the conservatory have an effect on the open space of the Green Belt. It was in this discussion that Mrs Odell and I concluded that an application in the form of that submitted in plan No F/2002/8163 should be made; bringing an end to the matter by giving the applicant cover for his motor vehicle and necessary garden tools and equipment and allowing the Authority to remove the permitted development rights controlling further development. The application was subsequently made and a letter (item D) formed part of the application.

The application F/2002/8163 was refused on the 26.02.03. I subsequently visited Mrs Odell at Wokingham, querying the refusal when the recommended approach had been taken. Mrs Odell kindly found the relevant file and discovered that the record of her work on this issue did not form part of the file, hence, it had been not taken into consideration at the time of the decision. She then recommended that another application be made.

It can be seen that the applicant had no appreciation of a planning precedant, that relates to occupation as the trigger to completion and that completion is necessary, before permitted development rights become active, hence the conservatory development to the rear became a victim of poor timing.

The refusal document for F/8163/2002 carries an informative indicating that the Authority has no concern over planning issues in respect of the conservatory and additional window, their concerns rest with the scale of the garage and the utility room to its rear.

The garage and utility room proposed would replace the existing single garage. The location of the existing garage to the new house does not configure well. The site is within a settlement of houses and commercial buildings, albeit, outside the defined settlement. The site is enclosed by development to both the east and west and sits to the rear of the site beneath an embankment on top of which is a 2m fence that is in the ownership of the adjoining owner to the rear. The only views into the site are from the front driveway where the existing garage can be seen side-on with its long elevation facing the road, effectively showing as much bulk as that that would be seen by the proposed garage.

It might be argued that the garage should be closer to the house, this would have the effect of bringing the new house to ground reducing the effect of the profiled rise of two storeys, if this is an accepted view the appellant would have no objection.

Michael Whiteway.

G. CHOICE OF PROCEDURE G

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

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

Please tick ✓

1. WRITTEN REPRESENTATIONS ☑

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

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

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

YES ☑

NO ☐

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

YES ☑

NO ☐

If the answer to 1b is 'yes' please explain WHEN SEEN FROM WITHIN THE SITE THE EFFECT THE DEVELOPMENT WOULD HAVE IS MINIMAL.

2(a). HEARINGS ☐

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

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

(b) INQUIRES ☐

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

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

H. GROUNDS OF APPEAL

H

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

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

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

Please continue on a seperate sheet if necessary.

H. GROUNDS OF APPEAL (continued)

H

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). We also need to be sure that any other owner knows that you have made an appeal. YOU MUST TICK WHICH OF THE CERTIFICATES APPLIES. Please read the enclosed *Guidance Notes* if in doubt.

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

CERTIFICATE A ☑

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

OR

CERTIFICATE B ☐

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

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

CERTIFICATES C and D ☐

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

AGRICULTURAL HOLDINGS CERTIFICATES (This has to be completed for all appeals)
We also need to know whether the appeal site forms part of an agricultural holding. Please tick either (a) or (b) **If the appellant is the sole agricultural tenant, (b) should be ticked and 'not applicable' should be written under 'Tenants name'.**

✓

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

OR

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

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

J. ESSENTIAL SUPPORTING DOCUMENTS J

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

✔

1. A copy of the original **planning application** sent to the LPA. ☑

2. A copy of the **site ownership certificate and ownership details** submitted to the LPA at application stage (this is usually part of the LPA's planning application form). ☑

3. A copy of the **LPA's decision notice** (if issued). ☑

4. A **plan showing the site outlined in red,** including two roads clearly named (preferably on a copy of a 1:10,000 Ordinance Survey map). ☑

5. A list (stating drawing numbers) and copies of all **plans, drawings and documents** sent to the LPA as part of the application. ☑

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

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

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

8. Any relevant **correspondence** with the LPA. ☑

9. If the appeal is against the LPA's refusal or failure to grant permission for 'details' imposed on a grant of outline permission, please enclose: ☒

   (a) the relevant outline application; ☒

   (b) all plans sent at outline application stage; ☒

   (c) the original outline planning permission. ☒

10. If the appeal is against the LPA's refusal or failure to decide an application which relates to a **condition**, we must have a copy of the original permission with the condition attached. ☒

11. A copy of any Environmental Statement plus certificates and notices relating to publicity (if one was sent with the application, or required by the LPA). ☒

12. If you have sent other appeals for this or nearby sites to us and these have not been decided, please give details and our reference numbers. ☒

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

K. PLEASE SIGN BELOW

K

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

1. I confirm that I have sent a copy of this appeal form and relevant documents to the LPA *(if you do not your appeal will not normally be accepted).*

2. I confirm that all sections have been fully completed and that the details of the ownership (section I) are correct to the best of my knowledge.

Signature M J Whiteway (on behalf of) MR CRAIG.

Name (in capitals) M. WHITEWAY. Date 19.08.03

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

NOW SEND

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

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

- **1 COPY for you to keep**

When we receive your appeal form, we will:

1) Tell you if it is valid and who is dealing with it.

2) Tell you and the LPA the procedure for your appeal.

3) Tell you the timetable for sending further information or representations.

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

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

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

Published by The Planning Inspectorate December 2002

Printed in the UK December 2002 on paper comprising 100% post-consumer waste.

© Crown Copyright 1998. Copyright in the printed material and design is held by the Crown. You can use extracts of this publication in non-commercial in-house material, as long as you show that they came from this document. You should apply in writing if you need to make copies of this document (or any part of it) to:

The Copyright Unit
Her Majesty's Stationary Office
St Clements House
2-6 Colegate
Norwich NR3 1BQ

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 fail 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.

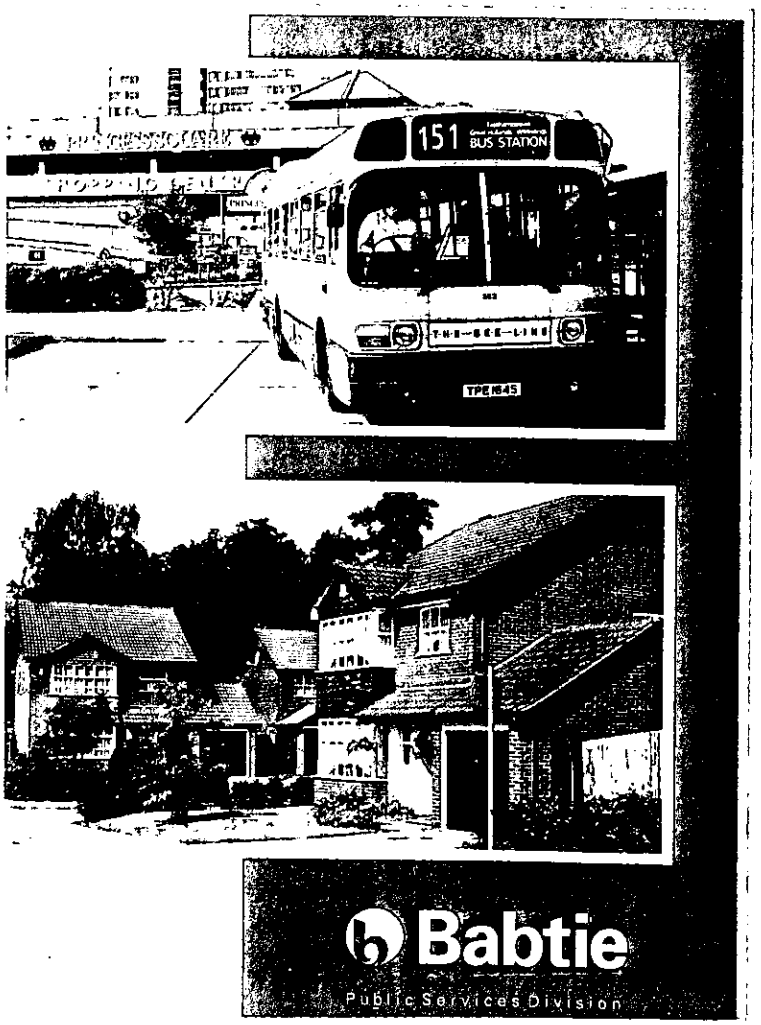
Implementation

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



BERKSHIRE STRUCTURE PLAN 1991-2006

Incorporating Alterations adopted in August 1997



- *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.

WOKINGHAM UNITARY
Aiming for Excellence

WOKINGHAM DISTRICT LOCAL PLAN

DEPOSIT DRAFT

WITH PROPOSED MODIFICATIONS HIGHLIGHTED

January 2003

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~~ **examples of best practice and any national advice at the time of the study, for example** set out in Planning Policy Guidance Note 7 (PPG7) *The Countryside - Environmental Quality and Economic and Social Development* **and any supporting documents.** (M/3/3)

~~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.~~ (M/3/4)

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 AS DEFINED ON THE PROPOSALS MAP. DEVELOPMENT SHOULD NOT COMPROMISE THE OPEN CHARACTER OF THE GREEN BELT AND WILL NOT BE PERMITTED FOR ANY PURPOSE OTHER THAN:

~~THERE WILL BE A PRESUMPTION AGAINST INAPPROPRIATE DEVELOPMENT IN THE METROPOLITAN GREEN BELT. DEVELOPMENT MUST BE ACCEPTABLE TO ITS LOCATION WITHIN THE GREEN BELT, AS DEFINED ON THE PROPOSALS MAP.~~

~~APPROVAL WILL NOT BE GIVEN, SAVE IN VERY SPECIAL CIRCUMSTANCES, FOR THE CONSTRUCTION OF NEW BUILDINGS OR THE CHANGE OF USE OF LAND FOR ANY PURPOSE OTHER THAN:~~

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~~ **DEVELOPMENT FOR AGRICULTURE OR FORESTRY UNLESS PERMITTED DEVELOPMENT RIGHTS HAVE BEEN WITHDRAWN**

B) ~~DEVELOPMENT FOR AGRICULTURE OR FORESTRY~~ **DIVERSIFICATION OF AN ESTABLISHED AGRICULTURAL BUSINESS WHERE IT DOES NOT CONFLICT WITH POLICIES IN THE GREEN BELT**

C) ~~DIVERSIFICATION OF AN ESTABLISHED AGRICULTURAL BUSINESS WHERE IT DOES NOT CONFLICT WITH POLICIES IN THE GREEN BELT~~ **ESSENTIAL FACILITIES FOR OUTDOOR SPORT AND RECREATION, FOR CEMETARIES AND FOR OTHER USES OF LAND THAT PRESERVE THE OPENESS OF THE GREEN BELT, AND WHICH DO NOT CONFLICT WITH THE PURPOSES OF INCLUDING LAND IN IT**

D) ~~ESSENTIAL FACILITIES FOR OUTDOOR SPORT AND RECREATION AND FOR CEMETERIES~~ **LIMITED EXTENSION, ALTERATION AND REPLACEMENT OF EXISTING DWELLINGS**

E) ~~LIMITED EXTENSION, ALTERATION AND REPLACEMENT OF EXISTING DWELLINGS~~ **LIMITED INFILLING OR REDEVELOPMENT OF MAJOR EXISTING DEVELOPED SITES IN ACCORDANCE WITH POLICY WGB7**

F) ~~LIMITED INFILLING OR REDEVELOPMENT OF EXISTING DEVELOPED SITES IN ACCORDANCE WITH POLICIES WGB5 OR WGB7~~ **THE RE-USE AND ADAPTATION OF EXISTING BUILDINGS IN ACCORDANCE WITH POLICY WGB4**

G) ~~THE RE-USE AND ADAPTATION OF EXISTING BUILDINGS IN ACCORDANCE WITH POLICY WGB4~~ **THE CARRYING OUT OF AN ENGINEERING OPERATION OR THE MAKING OF A MATERIAL CHANGE OF USE OF LAND, PROVIDED THEY MAINTAIN THE OPENNESS OF THE GREEN BELT AND DO NOT CONFLICT WITH ITS PURPOSES.**

~~DEVELOPMENT WILL NEED TO RESPECT ITS CONTEXT 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~~ **IN ALL CASES, DEVELOPMENT SHOULD NOT CAUSE DETRIMENT TO THE VISUAL AMENITIES OF THE GREEN BELT IN TERMS OF ITS CHARACTER, SCALE, FORM, SITING AND MATERIALS.** (M/3/5)

Implementation: Through development control process.

Monitoring: Impact of planning applications determined

DEVELOPMENT ADJOINING THE GREEN BELT

3.16A **Paragraph 3.15 of PPG2 makes it clear that visual amenities of the Metropolitan Green Belt should not be harmed by development proposals outside, but conspicuous from it. One of the identified land use objectives for Green Belts is to retain and enhance landscapes, near to where people live. This visual amenity could be adversely affected by development, which although outside the Green Belt, is nonetheless intrusive through inappropriate siting, design or materials. The Council will seek to ensure the protection of the visual amenity of the District's Green Belt. (M/3/6)**

POLICY WGB1A: DEVELOPMENT ADJOINING THE GREEN BELT

DEVELOPMENT OUTSIDE THE GREEN BELT, BUT CONSPICUOUS FROM IT, WILL NOT BE PERMITTED IF IT IS DETRIMENTAL TO VISUAL AMENITY OF THE GREEN BELT IN TERMS OF CHARACTER, SCALE, FORM, SITING AND MATERIALS. (M/3/7)

Implementation: Through the development control process.

Monitoring: Impact of planning applications determined.

Policy affecting Residential Development in the Metropolitan Green Belt

3.17 There are no recognised settlements within the Metropolitan Green Belt in the area covered by the District Local Plan. The primary aim of development control in the Metropolitan Green Belt is to maintain the appearance of an area as open countryside. For this reason the range of acceptable forms of residential development is considerably narrower than elsewhere in the plan area.

3.18 The principle of allowing new dwellings in the countryside where they are essential to a viable agricultural enterprise is established in the adopted local plans. Because of the trend towards diversification there may in future be other uses in rural areas that may require a continuous presence on the site, for operational or security reasons, e.g. equestrian establishments. In such instances, as for agricultural dwellings, the need for accommodation needs to be firmly proved by way of functional and financial tests set out in current notes for the countryside. Government Guidance on this issue at present is contained in Annex I of PPG7.

POLICY WGB2: NEW DWELLINGS IN THE METROPOLITAN GREEN BELT

~~FURTHER TO LOCAL PLAN POLICY WGB1 ANY PROPOSALS FOR THE ERECTION OF NEW DWELLINGS IN THE GREEN BELT MUST COMPLY WITH THE FOLLOWING REQUIREMENTS:~~

~~A)THERE IS A NEED FOR THE NEW DWELLING TO BE PROVIDED IN THE INTERESTS OF AN EXISTING, APPROPRIATE AND VIABLE ADJOINING LAND USE WHERE THERE IS A PROVEN NEED FOR A WORKER TO BE AVAILABLE ON THE SITE AT ALL TIMES AND WHERE IT CAN BE DEMONSTRATED THAT THE~~

~~DWELLING HAS TO BE LOCATED ON THE SITE, AND THAT NO SUITABLE EXISTING BUILDINGS COULD BE CONVERTED FOR THIS PURPOSE;~~
~~OR~~

~~B)THE PROPOSAL RELATES TO THE REBUILDING, ON A ONE FOR ONE REPLACEMENT BASIS, OF AN EXISTING HABITABLE DWELLING OF PERMANENT CONSTRUCTION, PROVIDED THAT THE REPLACEMENT DWELLING DOES NOT RESULT IN A MATERIAL ALTERATION IN THE SCALE OF DEVELOPMENT ON THE SITE.~~

~~WHERE THE PRINCIPLE OF A NEW DWELLING IS JUSTIFIED THE COUNCIL WILL ENSURE:~~

~~I.THAT THE SIZE OF THE DWELLING IS CONSISTENT WITH THE HOUSING NEEDS OF THE WORKER AND HIS/HER IMMEDIATE FAMILY OR THAT ANY REBUILDING IS ON A ONE FOR ONE REPLACEMENT BASIS SPECIFIED ABOVE~~

~~II.THAT THE OTHER REQUIREMENTS OF POLICY WGB 6 (NEW BUILDINGS WITHIN THE METROPOLITAN GREEN BELT) ARE COMPLIED WITH~~

~~III.THAT THE DWELLING REMAINS IN THAT USE AND IS NOT SEPARATED FROM THE ASSOCIATED ENTERPRISE~~

~~IV.THE FORM, SITING, DESIGN AND MATERIALS WILL NOT HARM THE OPEN, RURAL OR COUNTRYSIDE CHARACTER OF THE GREEN BELT.~~
ANY PROPOSAL FOR THE ERECTION OF A NEW DWELLING IN THE GREEN BELT WILL ONLY BE ACCEPTABLE WHERE THE FOLLOWING CONSIDERATIONS APPLY:
THE NEW DWELLING IS REQUIRED FOR AN AGRICULTURAL OR FORESTRY WORKER IN ACCORDANCE WITH THE PROVISIONS OF POLICY WCC6;
OR
THE NEW DWELLING RELATES TO THE REBUILDING, ON A ONE-FOR-ONE REPLACEMENT BASIS OF AN EXISTING HABITABLE DWELLING OF PERMANENT CONSTRUCTION, PROVIDED THAT IT DOES NOT RESULT IN A MATERIAL INCREASE IN THE SCALE OF DEVELOPMENT ON THE SITE. (M/3/8)

Implementation: Through the development control process.

Monitoring: 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 PPG2, 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, OR VISUAL ~~OR ECOLOGICAL~~ IMPACT UPON THE OPEN OR RURAL CHARACTER OF THE SURROUNDING COUNTRYSIDE (M/3/9)

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 PPG2 Green Belts, paras. 3.7 to 3.10 and Annex D.

3.21 The Government's policy as set out in PPG7 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.