SOUTHPORT U.K.
LONDON OFFICE
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APPLICATION NO. 8263

Name of appellant:
Mr & Mrs S Pines

Site address:
45 Nine Mile Ride, Finchampstead

Proposal:Proposed erection of 2 storey side extension to dwelling. Demolition of existing garage & swimming pool

Case Officer:DSH

Allowed
13/01/04

Appeal Decision

Site visit made on 15 December 2003

by R D Hiscox MA(Oxon) DipTP MRICS 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
13 JAN 2004

Appeal Ref: APP/X0360/A/03/1127199
45 Nine Mile Ride, Finchampstead, Berkshire, RG40 4ND

- 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 & Mrs Simeon Pines against the decision of Wokingham District Council.
- The application (Ref.F/2002/8263), dated 23 December 2002, was refused by notice dated 19 March 2003.
- The development proposed is demolition of existing single-storey garage and swimming pool enclosure and erection of two-storey side extension and internal alterations to existing house.

Summary of Decision: The appeal is allowed and planning permission granted subject to conditions set out in the Formal Decision below.

Procedural matters

1. The application form describes the development as including the demolition of the existing single-storey garage and swimming pool enclosure. However, from the drawings, from the representations made for the appellants, and from what I saw at my visit to the site, it is evident that the intention is for these existing buildings not to be removed, but to be altered and constructed over.

2. It was agreed at my visit to the site that the drawings upon which the Council took its decision, and relevant for the purposes of this appeal, are nos. PS213:01B, 07A, 10, 12, 13, 14 and 15.

Main Issues

3. The main issues in this case are the effect of the proposal upon the character of the area, firstly in respect of the scale of the proposal, and secondly in respect of its design and impact upon the street scene.

Planning Policy

4. The development plan for this area includes the Berkshire Structure Plan, 1991-2006, and the South East Area Local Plan 1994.

5. Policy C2 in the structure plan states that development outside built-up areas and settlement boundaries as defined in local plans will be strictly controlled. The adaptation or redevelopment of existing buildings will be permitted provided that it is appropriate in scale, form, impact, character and siting to its location in the countryside. Policy EN1 aims

generally to protect the character and quality of the environment in towns, villages or other built-up areas.

6. In the local plan Policy SC19 deals with extensions to existing dwellings in rural areas, stating that minor extensions will normally be acceptable but aiming to resist major extensions that have an adverse impact on the rural environment. The cumulative effect of all extensions to the original building will be taken into account. Policy SC1 aims to maintain a clear separation of settlements and resist development that would intensify existing sporadic development. Policies SBE1 and SBE2 seek a high standard of design in new development and aim to resist development that would adversely affect the character of an area.

7. The Council also refers to policies in the deposit draft Wokingham District Local Plan. This has been the subject of a public inquiry and proposed further modifications have been published following the Inspector's report. This plan is at an advanced stage of preparation, and is a material consideration of substantial weight. Policy WCC1 aims to strictly control development outside settlement boundaries, and Policy WCC7 is generally permissive towards extensions to dwellings in the countryside, providing there is no adverse impact on the character of the surrounding countryside and no significant alteration to the scale of the dwelling. Policies WOS3 ands WBE1 set out general development control and design considerations.

8. The Council's Supplementary Planning Guidance, (SPG), 'Guidelines for Extending Your Home', has been adopted by the Council after public consultation, and is also a material consideration in determining this appeal.

Reasons

9. The appeal property is a detached house situated in an area that is characterised by dwellings set in mainly generous and mature grounds. The original house has been extended to the side and rear, and then again to one side to include a garage with a flat roof and a swimming pool enclosure with a pitched roof to the rear of that.

10. The Council calculates that the existing extensions represent a 145% increase in floorspace from the original dwelling. The recently adopted SPG changes the main consideration from an increase in floorspace to increase in volume, but reflects the aim in existing and emerging policies that extensions to dwellings in the countryside should not have a detrimental effect upon rural character. The Council considers that this first floor would enclose the gap to the west boundary and increase the bulk and massing of the dwelling, to the detriment of the rural character of the area. It also considers that it would cumulatively result in a disproportionate amount of development, again detrimental to the open character of the rural area.

11. For the appellant it is argued that the location is not open or rural, the site being bounded on both sides and to the rear by dwellings, and a highway to the front. Most dwellings, including the appeal property, are set well back from the road and heavily screened, and it is considered that this extension would not be in any way significantly visible from the street.

12. I saw at my visit to the site that, although it is outside any settlement boundary, it is situated in a part of Nine Mile Ride that is largely developed with frontage houses, together with some development to the rear in places. This is not an area that is typically rural or open

countryside in nature. It seems to me that the main consideration in terms of the size of the proposal should be whether or not the plot is of sufficient size, and whether or not the extended dwelling would be of a scale out of keeping with its neighbours. To my mind, this is a generous sized plot quite able to accommodate a further expanded dwelling as proposed, and this would not be particularly out of keeping with neighbouring development, where a number of sizeable dwellings are to be found. Overall, therefore, I find no reason why this proposal should have an unacceptable impact in respect of its scale in this particular location.

13. The reasons for refusal also state that the proposal would be out of character with the design of the dwelling and detrimental to the visual amenity of the street scene. The first floor element to the side of the existing house would be set back from the main frontage, and separated from it by a small distinct link element. It would have a low mono-pitch roof, entirely separate from the roof structure of the existing house. It would be finished in timber cladding above a rendered ground floor, with the roof finished in red pantile tiles. There would be glass doors to the front, set back behind a balcony, small high level windows and rooflights along the flank elevations, and more extensive glazing to the rear elevation.

14. The Council considers that the design and materials proposed are incongruous to the host dwelling and would have an urbanising impact. I saw at my visit to the site that the location of the proposal is well-screened, even in mid-winter, in the only public views from the front by a mix of deciduous and evergreen vegetation. Regardless, insofar as it can be seen across the two access points to the property, I take the view that it is a carefully designed extension that would remain clearly subsidiary to the existing building. It is a contemporary design, but this enables it to remain completely distinct from the traditional and balanced form of the existing building. It also, in my view, offers some improvement from the sizeable flat-roofed element of the existing garage. Overall, I see no reason why either the design or the materials proposed for this extension would be of particular harm to the character or appearance of the locality.

Conditions

15. The Council has suggested a number of conditions to be imposed upon any permission granted if this appeal is allowed. I have considered these conditions in the light of the guidance in Circular 11/95, "The Use of Conditions in Planning Permissions", and borne in mind the model conditions in the annex to that Circular.

16. The first proposed condition is the statutory time limitation. The second would require external finishing materials to match those of the existing building. As not all of the proposed materials are to be found on the existing building, I consider that is too imprecise, and propose to use a condition requiring approval of external finishing materials. The third proposed condition would remove permitted development rights for any additional windows in the side elevations of the extension. This is to protect neighbouring occupiers from potential overlooking, and I am satisfied that this condition is necessary for that reason.

Conclusions

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

Formal Decision

18. In exercise of the powers transferred to me, I allow the appeal and grant planning permission for the erection of two-storey side extension and internal alterations to the existing house at 45 Nine Mile Ride, Finchampstead, Berkshire, RG40 4ND in accordance with the terms of the application Ref.F/2002/8263, dated 23 December 2002, and the plans identified above, subject to the following conditions:

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

    2) No development shall take place until details of the materials to be used in the construction of the external surfaces of the extension hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

    3) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no windows, other than those expressly authorised by this permission, shall be constructed on the side elevations of the extension hereby permitted.

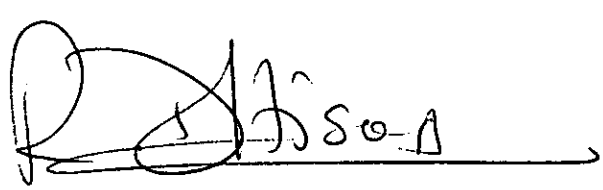
Information

19. 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.

20. This decision does not convey any approval or consent that may be required under any enactment, by-law, order or regulation other than section 57 of the Town and Country Planning Act 1990.

21. An applicant for any approval required by a condition attached to this permission has a statutory right of appeal to the Secretary of State if that approval is refused or granted conditionally or if the authority fails to give notice of its decision within the prescribed period.

22. Attention is drawn to the enclosed note relating to the requirements of the Chronically Sick and Disabled Persons Act 1970, as amended.



Inspector

The Planning Inspectorate

3/03 Kite Wing
Temple Quay House
2 The Square
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Bristol BS1 6PN
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GTN 1371-6079

FAX 76030 DG

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

Your Ref: F/2002/8263

Our Ref: APP/X0360/A/03/1127199

Date: 13 January 2004

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR AND MRS S PINES
SITE AT 45 NINE MILE ROAD, FINCHAMPSTEAD, BERKSHIRE, RG40 4ND

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

pp Mrs Margaret Pocock

COVERDL1

WRITTEN REPRESENTATION APPEAL

CASE OFFICER: DSH

APPLICATION NUMBER: 8263

APPELLANT: Mr & Mrs S Pines

SITE: 45 Nine Mile Ride, Finchampstead

APPEAL REF: APP/X0360/A/03/1127199 ALLOWED

START DATE: 26/09/2003 13/01/04

DATE OF SITE VISIT 15/12/03

Progress Record	Date Actioned	Initials
Appeal Logged:	29/09/03	
Entered on Access:	02/10/03	DG
Notification Letters Due:	**10/10/2003**	
Notification Letters Sent:	02/10/03	DG
Questionnaire Due:	**10/10/2003**	
Questionnaire Sent:	02/10/03	DG
Statement Due:	**07/11/2003**	
Statement Sent:	06/11/03	DG
Comments on Statement Due	28/11/03	
Comments on Statement Sent		
Decision letter circulated:	14/01/04	DG
Decision entered on Access:	14/01/04	DG

The Planning Inspectorate

74453

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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/2002/8263

Our Ref: APP/X0360/A/03/1127199

Date: 10 November 2003

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR AND MRS S PINES
SITE AT 45 NINE MILE ROAD, FINCHAMPSTEAD, BERKSHIRE, RG40 4ND

Please see letter from the appellant's agent.

Yours faithfully

pp Mrs Margaret Pocock

211B(BPR)

7/11

AED

THE AED PRACTICE

2 The Courtyard, Denmark St,
Wokingham, Berks RG40 2AZ
T 0870 777 0292 F 0870 777 0293
mail@aedpractice.co.uk
www.aedpractice.co.uk

PS213

RECEIVED
06 NOV 2003
PINS AA PEP

5th November 2003

Mrs Margaret Pocock
The Planning Inspectorate
3/03 Kite Wing
Customer Support Unit
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN

Dear Madam

Planning Appeal
Extension 45 Nine Mile Ride, Finchampstead, Berkshire RG40 4ND
Planning Inspectorate reference APP/X0360/A/03/1127199
Wokingham District Council reference F/2002/8263

Further to Wokingham District Council's submission dated 2nd October 2003, I confirm I have no further information to add to our submission.

Yours faithfully

Derek Hampshire

cc: Mrs Denise Gumbrell, Appeals Assistant, Wokingham District Council

Managing Director Derek Hampshire BA(Hons) DipArch RIBA
Associate Katherine Phillips BA(Hons) DipArch RIBA
Consultants: Peter J Hitchcock FRICS MCI Arb · Christopher R Yates CEng MIStructE · Adam D G Hampshire BA(Hons)
Co Reg No 3738957 · Reg Office 73a High St, Egham TW20 9HE

INVESTOR IN PEOPLE

Tel. (0118) 974 6448 (Direct Line)
Date: November 6, 2003
My ref: F/2002/8263
Your ref: APP/X0360/A/03/1127199

WOKINGHAM UNITARY
Aiming for Excellence

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 & Mrs S Pines
SITE: 45 Nine Mile Ride, Finchampstead

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 2, 2003
My ref: F/2002/8263
Your ref: APP/X0360/A/03/1127199

Mrs M Pocock
The Planning Inspectorate
Room 3/03 Kite Wing
Temple Quay House
2 The Square
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P.O. Box 157
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Tel: (0118) 974 6000
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DX: 33506 – Wokingham

Dear Mrs Pocock

APPEAL BY: Mr & Mrs S Pines
SITE: 45 Nine Mile Ride, Finchampstead

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 2, 2003
My ref: F/2002/8263
Your ref: PS213

The AED Practice Ltd
No. 2 The Courtyard
Denmark St
Wokingham
RG 2AZ

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

Dear Sirs

APPEAL BY: Mr & Mrs S Pines
SITE: 45 Nine Mile Ride, Finchampstead

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

I have also sent copies to The Planning Inspectorate.

Yours faithfully

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

The Planning Inspectorate

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GTN 1371-6079

73294
POL
DC
BG

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

Your Ref: F/2002/8263

Our Ref: APP/X0360/A/03/1127199

Date: 26 September 2003

10/10 · (H) 054

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR AND MRS S PINES
SITE AT 45 NINE MILE ROAD, FINCHAMPSTEAD, BERKSHIRE, RG40 4ND

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

p.p. Mrs Margaret Pocock

102(BPR)

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 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 & MRS SIMEON PINES		
Address	45 NINE MILE RIDE	Daytime phone no	0189 737550
	FINCHAMPSTEAD, BERKSHIRE	Fax no	-
Postcode	RG40 4ND	E-mail address	-

B. AGENT DETAILS FOR THE APPEAL (if any)

Name	THE AED PRACTICE LTD		
Address	No 2, THE COURTYARD	Your reference	PS213
	DENMARK ST,	Daytime phone no	0870 777 0292
	WOKINGHAM, BERKSHIRE	Fax no	0870 777 0293
Postcode	RG40 2AZ	E-mail address	mail@aedpractice.co.uk.

C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the LPA	WOKINGHAM DISTRICT COUNCIL	LPA's application reference no.	F/2002/8263
Date of the planning application	23.12.02		
Date of LPA's decision notice (if issued)	19.03.03		

D. APPEAL SITE ADDRESS

D

Address: 45, NINE MILE RIDE
FINCHAMPSTEAD
BERKSHIRE

Postcode: RG40 4ND

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): 0.132

Area of floor space of proposed development (in square metres): EXISTING HOUSE – 356 sq m. ADDITIONAL PROPOSED – 120 sq.m.

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.

N/A

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. ☐

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 —

—

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.

TWO REASONS FOR REFUSAL ARE GIVEN BY THE LPA.

1/. INAPPROPRIATE SCALE OF DEVELOPMENT TO THE OPEN CHARACTER OF THE RURAL SITE.

THE SITE DOES NOT HAVE AN OPEN CHARACTER FROM THE HIGHWAY (NINE MILE ROAD); THE EXTENSION IS BOTH WELL SET BACK AND HEAVILY SCREENED BY MATURE SHRUBS AND TREES; IT IS BARELY VISIBLE WITHOUT ENTERING THE PROPERTY.

FROM THE REAR, THE EXTENSION IS A GOOD DISTANCE FROM THE REAR BOUNDARY, AND AGAIN HEAVILY SCREENED BY MATURE SHRUBS AND TREES. THE REAR BACKS ONTO LAND OWNED BY 43 NINE MILE RIDE, WHICH IS NOT PUBLICALLY ACCESSIBLE COUNTRYSIDE.

THE WEST FLANK OF THE EXTENSION ABUTS THE PRIVATE DRIVEWAY TO NO. 43 NINE MILE RIDE. BRICK AND TIMBER HAVE BEEN USED TO THIS ELEVATION TO MINIMISE IMPACT & PROVIDE A NATURAL RURAL "FEEL".

THE EAST ELEVATION FACES INTO THE APPELLANTS OWN GARDEN. CARE HAS BEEN TAKEN TO AVOID 1ST FLOOR WINDOWS TO OBVIATE OVERLOOKING OF No 45b.

THE FOOTPRINT OF THE EXTENSION SUBSTANTIALLY FOLLOWS THE FOOTPRINT OF EXISTING PARTS OF THE HOUSE, (GARAGE, POOL, AND ANCILLARY ROOMS). A FIRST FLOOR IS ADDED BY THE PROPOSALS, BUT IS DELIBERATELY SET BACK FROM THE FRONT AND WEST FLANK ELEVATIONS, AND PART ACCOMMODATED WITHIN THE ROOF STRUCTURE TO MINIMISE IMPACT.

THE NATURE OF THE SITE IS NOT OPEN OR RURAL; BEING BOUNDED BY DWELLINGS TO BOTH SIDES AND THE REAR, AND A HIGHWAY TO THE FRONT (REFER TO O.S. MAP).

2/. DESIGN OUT OF CHARACTER AND DETRIMENTAL TO STREET SCENE.

AS NOTED ABOVE, THE HOUSE AND EXTENSION ARE WELL SET BACK AND HEAVILY SCREENED, AND SO IS NOT PART OF A STREET SCENE.

THE DESIGN APPROACH IS TO USE NATURAL SUSTAINABLE MATERIALS AND WITH A CONTEMPORARY LOW ENERGY DESIGN. MATERIALS ARE APPROPRIATE; BRICKWORK AND TIMBER CLADDING TO THE WALLS; RED TILES TO THE ROOF. THE ROOF INCORPORATES SOLAR PANELS AND PHOTO-VOLTAICS TO REDUCE CO_2 EMMISSIONS. THE CONTEMPORARY DESIGN ENABLES THE FIRST FLOOR HEIGHT TO BE KEPT BELOW EXISTING RIDGE HEIGHT AND MINIMISE VISUAL BULK AND IMPACT.
THE DESIGN OF THE EXISTING HOUSE IS NOT OF SUFFICIENT QUALITY TO REQUIRE ANY EXTENSION TO COPY ITS DESIGN OR FEATURES.

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). ☒ NONE SENT DURING APPLICATION

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 Derek Hampshire BA DipArch RIBA THE ARCHITECTURAL PRACTICE LTD (on behalf of) MR+MRS S. PINES

Name (in capitals) DEREK HAMPSHIRE Date 8. SEPT. 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.

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

4.03 The original property had a two storey front elevation and a catslide roof to the rear elevation of bungalow character. The dwelling has been extended by a two storey side extension, first floor rear extension, double garage and indoor swimming pool extension. The original floor space of the dwelling was approximately 148m^2, the previous extensions increased this figure by 213.9m^2, representing a 145% increase to the floor space of the original dwelling. The proposal, including the removal of the existing garage and swimming pool represents an increase of 136% from the original floor space.

4.04 Since the decision was made on F/2002/8263, SPG B5 has been adopted by the Council. This changed the emphasis from increase in floor space to increase in volume, which is used as a useful indicator of the potential impact of proposals. Proposals are also judged on whether a material and detrimental impact on countryside character, or other unneighbourly effects would occur. The design and visual impact of proposals should not result in an urbanising effect on the character and appearance of the countryside. It is clear that the extensions on site already exceed 50% of the volume of the original dwelling and that the current proposal would increase this volume increase further, thereby demonstrating that the proposal would significantly increase the size of the original dwelling.

4.05 The original dwellinghouse has been previously extended at two storey level to the eastern site boundary and at single storey level to the western boundary. The difference between the existing and proposed dwelling would, in effect, be a first floor above the garage and swimming pool, which were considered unacceptable by previous applications. However, the first floor would enclose the gap to the west boundary and increase the bulk and massing of the dwelling, which would be detrimental to the rural character of the area. The proposed development would spread development further across the plot thereby urbanising this rural site. Furthermore, when considering the original form and character of the dwelling, the proposed extension would cumulatively result in a disproportionate amount of development, detrimental to the open character of the rural area. The depth and massing created by the proposed extension at first floor level would be especially harmful. Whilst both the percentage increase in floor space

and volume from the original dwelling are considerations in the assessment of the proposal it is the overall effect of the increase in the scale of the built environment and the effect that this has upon the rural area which is considered to be unacceptable in this case.

4.06 There is considerable screening on site to prevent clear unobstructed views of the proposal from the front of the property, however, PPG7 makes it clear that being unobtrusive is not by itself a valid argument for a building in the countryside and such development could have a long-term detrimental effect to the countryside's open character.

4.07 The proposed development has been reduced in scale from the previous refused extension, yet it is still considered to exert an adverse impact. Policy WOS3 promotes a high standard of design, ensuring that proposals are appropriate in the local context by virtue of siting, layout, massing, materials, colour and texture making an acceptable and positive contribution to the built environment. Policies SBE1 and SBE2 further support Policy WOS3 in design terms. The roof form of the proposed extension has been designed to reduce the massing of the proposal, however, the design and materials are considered incongruous to the host dwelling and would have an urbanising impact upon the character of the dwelling.

5.00 CONCLUSION.

5.01 In conclusion, when considered alongside previous extensions, the proposed development would result in an inappropriate scale of development on site detrimental to the open character of the rural area. The proposal is therefore considered to conflict with Policy C2 of the Berkshire Structure Plan, Policies SC19 and SC1 of the South East Area Local Plan, Policies WCC1 and WCC7 of the Wokingham District Local Plan (as proposed to be further modified) and the Council's Supplementary Planning Guidance 'Planning Guideline B5'.

5.02 The proposed extension is also considered to be out of character with the design of the dwelling and detrimental to the visual amenity of the street scene. The proposal is therefore considered to conflict with

Policy EN1 of the Berkshire Structure Plan, Policies SBE1 and SBE2 of the South East Area Local Plan, Policy WOS3 of the Wokingham District Local Plan (as proposed to be further modified) and the Councils Supplementary Planning Guidance 'Planning Guideline B2' and 'Planning Guideline B5'.

5.03 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 7.

Dawn Hancocks
Planning Officer
Wokingham District Council

APPENDICES.

1. Location plan 1:1250.

2. Policies C2 and EN1 of the Berkshire Structure Plan.

3. Policies WCC1, WCC7, WOS3 and WBE1 of the Wokingham District Local Plan (as proposed to be further modified).

4. Policies SC19, SC1, SBE1 and SBE2 of the South East Area Local Plan.

5. Supplementary Planning Guidance – Guidance for new, replacement or the extension of dwellings in the countryside within the Wokingham District.

6. Supplementary Planning Guidance – Guidelines for extending your home.

7. Proposed conditions in the event of the appeal being allowed without prejudice to the council's case.

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

APPEAL BY: Mr & Mrs S Pines
SITE: 45 Nine Mile Ride, Finchampstead
APPLICATION NO.: 8263
PROPOSAL: Proposed erection of 2 storey side extension to dwelling. Demolition of existing garage & swimming pool

LIST OF PERSONS CIRCULATED WITH NOTICE OF APPEAL

District Councillor(s) for Finchampstead South

Mrs Long

Mr Cockroft

Clerk(s) of Parish / Town Council of Finchampstead

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

Organisation_Name	Building_Name	address1	Postcode
		44NINE MILE RIDEWOKINGHAM	RG40 4HZ
		46NINE MILE RIDEWOKINGHAM	RG40 4HZ
		48NINE MILE RIDEWOKINGHAM	RG40 4HZ
		43NINE MILE RIDEWOKINGHAM	RG40 4ND
		45NINE MILE RIDEWOKINGHAM	RG40 4ND
		47NINE MILE RIDEWOKINGHAM	RG40 4ND
	41B	41BNINE MILE RIDEWOKINGHAM	RG40 4ND

DELEGATED

FROM: Louise Smith

DATE: 07 January 2003

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2002/8263

Proposal: Proposed erection of two storey side extension to dwelling. Demolition of existing garage and swimming pool..

Site Address: 45, Nine Mile Ride, Finchampstead, .

Applicant: Mr & Mrs S Pines C/O The AED Practice Ltd.

Your observations are required in respect of this application **by 31/01/2003** .

Objection on the grounds that the proposed two storey side extension is out of keeping with the remainder of the existing dwelling.

SIGNED: C.S. DATE: 29 JAN 2003

Clerk To Finchampstead Parish Council Parish/Town Council.

Tel: (0118) 974 6448 (Direct Line)
Email: Denise.Gumbrell@wokingham.gov.uk
Date: 02 October 2003
My ref: **F/2002/8263**

THE OWNER/OCCUPIER
43
NINE MILE RIDE
FINCHAMPSTEAD
BERKSHIRE

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/2002/8263
APPEAL BY: Mr & Mrs S Pines
SITE: 45 Nine Mile Ride Finchampstead
PROPOSAL: Proposed erection of two storey side extension to dwelling. Demolition of existing garage and swimming pool.

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/03/1127199**. Comments received after **07/11/2003** 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

The Planning Inspectorate

75031

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

PLANNING SECTION
POL
DC DG
APP
CS
02 DEC
COPIES TO:

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

Your Ref: F/2002/8263

Our Ref: APP/X0360/A/03/1127199

Date: 28 November 2003

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR AND MRS S PINES
SITE AT 45 NINE MILE ROAD, FINCHAMPSTEAD, BERKSHIRE, RG40 4ND

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

Mr Ray Hiscox MA(Oxon) DipTP ARICS MRTPI

The Inspector will visit the appeal site at 10:15 on Monday 15 December 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.

Yours faithfully

L. M. Hutton

Miss Linda Hutton

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

209D

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

75071

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

Your Ref: F/2002/8263

Our Ref: APP/X0360/A/03/1127199

Date: 2 December 2003

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR AND MRS S PINES
SITE AT 45 NINE MILE ROAD, FINCHAMPSTEAD, BERKSHIRE, RG40 4ND

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

Yours faithfully

Mrs Margaret Pocock

217L(BPR)

28/11

THE AED PRACTICE
2 The Courtyard, Denmark St,
Wokingham, Berks RG40 2AZ
T 0870 777 0292 F 0870 777 0293
mail@aedpractice.co.uk
www.aedpractice.co.uk

PS213

17th November 2003

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

Dear Mrs Pocock

Town and Country Planning Act 1990
Appeal by Mr and Mrs S Pines
Site at 45 Nine Mile Ride, Finchampstead, Berkshire, RG40 4ND
Your ref APP/X0360/A/03/1127199
Reponse to Local Planning Authority's Statement (undated) received 12.11.03

I have noted below our comments on the representations by the Local Planning Authority attached to your letter of 10th November 2003.

1. The LPA make numerous references to the 'open character' of a rural environment. It is our contention, that as evidenced by an ordnance survey plan or site visit, the area does not have a rural open character.

2. The LPA refer to the proposals being detrimental to the 'street scene'. A visit to the site will demonstrate that there is no 'street scene' as such, with all the dwellings set well back from the road and heavily screened; and indeed that this extension will not be in any way significantly visible from the street.

3. The LPA make reference to their requirements for extensions to be in character with the design of the original dwelling. The original dwelling has no significant merit in its design, and it therefore does not seem appropriate to insist that any extension mimics the details or materials of the original. I consider the assessment on whether the extension is 'out of character with the design of dwelling' is a subjective aesthetic consideration. The reasons for the design and materials of the extension are clearly set out in our original application.

Continued ..../

Managing Director Derek Hampshire BA(Hons) DipArch RIBA
Associate Katherine Phillips BA(Hons) DipArch RIBA
Consultants: Peter J Hitchcock FRICS MCI Arb · Christopher R Yates CEng MiStructE · Adam D G Hampshire BA(Hons)
Co Reg No 3738957 · Reg Office 73a High St Egham TW20 9HE
INVESTOR IN PEOPLE

4. To correct an item of fact, I would point out that under Item 4.03 the LPA refers to the removal of the existing garage and swimming pool. The existing garage and swimming pool are not being removed under this proposal; they are being altered and constructed over.

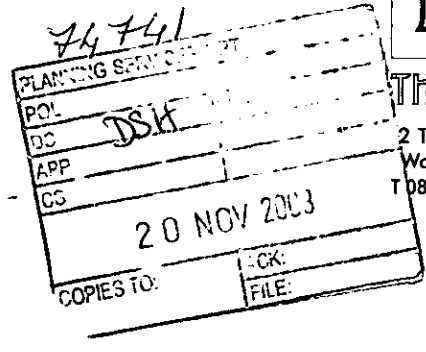
Yours sincerely

Derek Hampshire

cc: Ms Dawn Hancocks, Planning Officer, Wokingham District Council
Mr and Mrs S Pines + encs

With Compliments...

Dawn Hancocks



AED
THE AED PRACTICE
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Wokingham, Berks RG40 2AZ
T 0870 777 0292 F 0870 777 0293
mail@aedpractice.co.uk
www.aedpractice.co.uk

Managing Director Derek Hampshire BA(Hons) DipArch RIBA
Associate Katherine Phillips BA(Hons) DipArch RIBA
Consultants: Peter J Hitchcock FRICS MCI Arb · Christopher R Yates CEng MIStructE · Adam D G Hampshire BA(Hons)

Architecture • Structural Engineering • Quantity Surveying • Educational Design • Surveying • Interiors • Project Management

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www.aedpractice.co.uk

PS213

17th November 2003

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

COPY

Dear Mrs Pocock

Town and Country Planning Act 1990
Appeal by Mr and Mrs S Pines
Site at 45 Nine Mile Ride, Finchampstead, Berkshire, RG40 4ND
Your ref APP/X0360/A/03/1127199
Reponse to Local Planning Authority's Statement (undated) received 12.11.03

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Continued ..../

4. To correct an item of fact, I would point out that under Item 4.03 the LPA refers to the removal of the existing garage and swimming pool. The existing garage and swimming pool are not being removed under this proposal; they are being altered and constructed over.

Yours sincerely

Derek Hampshire

cc: Ms Dawn Hancocks, Planning Officer, Wokingham District Council
Mr and Mrs S Pines + encs

THE AED PRACTICE
2 The Courtyard, Denmark St,
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FILE

PS213

5th November 2003

Mrs Margaret Pocock
The Planning Inspectorate
3/03 Kite Wing
Customer Support Unit
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN

COPY

Dear Madam

Planning Appeal
Extension 45 Nine Mile Ride, Finchampstead, Berkshire RG40 4ND
Planning Inspectorate reference APP/X0360/A/03/1127199
Wokingham District Council reference F/2002/8263

Further to Wokingham District Council's submission dated 2nd October 2003, I confirm I have no further information to add to our submission.

Yours faithfully

Derek Hampshire

cc: Mrs Denise Gumbrell, Appeals Assistant, Wokingham District Council

APPENDICES.

1. Location plan 1:1250.

2. Policies C2 and EN1 of the Berkshire Structure Plan.

3. Policies WCC1, WCC7, WOS3 and WBE1 of the Wokingham District Local Plan (as proposed to be further modified).

4. Policies SC19, SC1, SBE1 and SBE2 of the South East Area Local Plan.

5. Supplementary Planning Guidance – Guidance for new, replacement or the extension of dwellings in the countryside within the Wokingham District.

6. Supplementary Planning Guidance – Guidelines for extending your home.

7. Proposed conditions in the event of the appeal being allowed without prejudice to the council's case.

Appendix 1

Appendix 2



BERKSHIRE STRUCTURE PLAN 1991-2006

Incorporating Alterations adopted in August 1997





Babtie
Public Services Division

LIMITING THE SPREAD OF DEVELOPMENT

Controlling Development in the Countryside

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

Development Outside Built-Up Areas and Settlements

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

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

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

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

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

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

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

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

ENVIRONMENT AND CONSERVATION

MAINTAINING ENVIRONMENTAL QUALITY

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

The Environment of the Built-up Areas

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

Protection and Enhancement of the Environment of Built-Up Areas

Policy EN1 **The character and quality of the environment in the towns, villages and other built-up areas will be protected and enhanced. Within these areas development must be appropriate in scale, form, impact, character and siting to its location. In particular :**

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

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

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

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

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

6.3 In order to secure improvements in the environment of built-up areas, local plans will need to include guidelines on a wide range of matters raised in the policy. Particular public concerns have been raised about the quality of design in new development and about increased densities in the built-up areas. While the latter may help reduce the need for travel and minimise the loss of open countryside, it may also lead to problems of congestion, loss of tree cover and open land, and deterioration in environmental quality in established neighbourhoods.

6.4 Policy EN1 is intended positively to encourage appropriate regeneration in line with Government guidance. It is not proposed that appropriate changes of use of buildings should be restricted whether they are currently vacant or not. Derelict land which has been the subject of contamination may be appropriate for redevelopment, but only if there is no danger created for the new use of the site or through the transport and re-deposit of contaminated matter on a site elsewhere.

Environmental Nuisance

6.5 Certain kinds of development can give rise to nuisance which can affect occupiers of buildings, passers-by or those using outdoor space. There is a need to prevent new problems from arising, and to limit or reduce the nuisance from existing sources. The impact of nuisance may in some circumstances be limited by curbing development in areas affected, and this is appropriate where (as is the case for aircraft noise) little can be done to reduce the nuisance in the short term.

Protection from Environmental Nuisance

Policy EN2 **Development should not give rise to unacceptable levels of noise, smell, dust, fumes, light or noxious emissions affecting areas beyond the site boundary, or to unacceptable levels of air or water pollution. In addition, uses sensitive to disturbance such as new houses, schools and hospitals, should not be located in areas already subject to unacceptable levels of these environmental nuisances.**

6.6 In areas affected by high levels of noise, development should be designed to minimise the nuisance caused to future occupants. Unacceptable levels of environmental nuisance will be defined through the local plan process and by building upon studies such as the County Council's State of the Environment Report. The County Council has also recently published environmental noise planning guidelines to assist with the implementation of Policy EN2 and to help co-ordinate a standardised approach across the County.

Flooding

6.7 Most of Berkshire's rivers have an associated floodplain which is essential for both flood flow and storage. Development within the floodplain would reduce the storage capacity and impede the flow of water, thereby increasing the risk of flooding elsewhere. Therefore in areas at risk from flooding new development or the intensification of existing development will be resisted. It is also necessary to ensure that the surface water run-off from any new development does not exacerbate flooding or drainage problems elsewhere.

Appendix 3



WOKINGHAM UNITARY
Aiming for Excellence

WOKINGHAM DISTRICT LOCAL PLAN

DEPOSIT DRAFT

WITH PROPOSED FURTHER MODIFICATIONS

HIGHLIGHTED

August 2003

Supplementary Planning Guidance

2.20 Future supplementary guidance will be produced by the Council in respect of a District-wide Landscape Assessment based on the character approach outlined in PPG 7, which in turn will be used to produce a Countryside Design Summary. Village Design Statements will be produced by Parish Councils in consultation with the District Council and, provided they are acceptable, will be adopted as supplementary planning guidance. Methodology will be in accordance with Countryside Agency guidance and the advice in PPG7.

THE COUNTRYSIDE

Development in the Countryside

2.23 The guiding principle in the countryside is that development should both benefit economic activity and maintain or enhance the environment. It can accommodate some forms of development without detriment, if the type, form and design are sensitive to the location. New development should be carefully located having regard to existing settlement patterns and to historic, wildlife and landscape resources. Certain categories of agricultural and telecommunications development are classed as permitted development under the Town and Country Planning (General Permitted Development) Order 1995; in some cases there is a requirement to give advance notification to the Council of the intention to exercise these rights. Development in the open countryside, away from existing settlements or areas allocated for development in this local plan will be strictly controlled. **Policy WCC1 is a general policy that establishes the basic principles of countryside development. There may be existing built sites in rural areas that offer the opportunity for redevelopment without compromising countryside objectives. These could include contaminated or derelict sites and may offer the opportunity for environmental improvement. The Council will adopt a cautious approach to such sites as they are likely to be in locations away from existing services and facilities and poorly served by transport options other than the private car. Each case will need to be judged on its merits as an exception to the Plan. Other** ~~Some~~ categories of development that may be appropriate, are set out in Policy WCC1 below. (FM/2/1)

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

POLICY WCC1: DEVELOPMENT IN THE COUNTRYSIDE

DEVELOPMENT OUTSIDE DEFINED SETTLEMENT BOUNDARIES WILL BE STRICTLY CONTROLLED THROUGH THE APPLICATION OF THE DETAILED POLICIES AND PROVISIONS OF THIS PLAN. SUCH DEVELOPMENT WILL

2.40 Detailed guidance on this is set out in Annex I (paras. I17 - I21) of PPG7. DoE Circular 11/95 *The Use of Conditions in Planning Permissions* gives further advice on agricultural occupancy conditions.

POLICY WCC6: NEW DWELLINGS REQUIRED FOR AGRICULTURAL AND FORESTRY WORKERS

NEW DWELLINGS REQUIRED FOR AGRICULTURAL AND FORESTRY WORKERS WILL NOT BE PERMITTED UNLESS EVIDENCE DEMONSTRATES THAT THERE IS:

A) AN ESTABLISHED EXISTING FUNCTIONAL NEED FOR A FULL TIME WORKER AND NOT A PART-TIME REQUIREMENT

B) A UNIT AND AGRICULTURAL ACTIVITY CONCERNED, THAT HAVE BEEN ESTABLISHED FOR AT LEAST THREE YEARS, HAVE BEEN PROFITABLE FOR AT LEAST ONE OF THEM, ARE CURRENTLY FINANCIALLY SOUND AND HAVE A CLEAR PROSPECT OF REMAINING SO

C) NO OTHER EXISTING ACCOMMODATION IN THE AREA THAT IS SUITABLE AND AVAILABLE FOR OCCUPATION BY THE WORKER(S) CONCERNED.

WHERE SUCH A 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

II. ANY NEW DWELLING IS WELL SITED, DESIGNED AND INTEGRATED INTO ITS SURROUNDINGS SO AS TO HAVE NO ADVERSE VISUAL, PHYSICAL OR ECOLOGICAL IMPACT UPON THE COUNTRYSIDE.

III. THAT AN OCCUPANCY CONDITION IS IMPOSED TO ENSURE THAT THE DWELLING REMAINS IN AGRICULTURAL OR FORESTRY USE.

Implementation: The development control process.

Monitoring: Planning applications determined within each category.

Extensions to Existing Dwellings in the Countryside

2.41 Extensions to existing dwellings in rural areas need to be considered on a site-specific basis. Generally the aim will be to ensure that any extension does not impact on the surrounding countryside or significantly increase the scale of built development on the site. In assessing extensions and the alteration of the scale of a dwelling and scale of development on site, the Council will take account of the cumulative effect of all the extensions to the original building. "Original" means, in relation to a building existing on 1st July 1948, as existing on that date and, in relation to a building built on or after 1st July 1948, as so built. The Council shall seek to avoid a more urbanised appearance to the countryside character and/or the reduction of the mix of house types available in the countryside areas, taking account of the factors set out in paragraph 2.15 of this Chapter.

2.42 It will be expected that the design will have regard to its wider context, in relation to both the immediate setting and the defining characteristics of the wider local area.

This will include local or regional traditions or materials. Good design will be required as it helps maintain or even enhance local distinctiveness, and can help to make the new extension more acceptable to local people. Such an approach complies with detailed guidance set out in PPG7.

POLICY WCC7: EXTENSIONS TO DWELLINGS IN THE COUNTRYSIDE (OUTSIDE THE METROPOLITAN GREEN BELT)

EXTENSIONS TO DWELLINGS IN AREAS OUTSIDE BUILT-UP AREAS AND SETTLEMENT BOUNDARIES SHOULD BE ACCEPTABLE IF:

A) THERE ARE NO ADVERSE VISUAL, PHYSICAL OR ECOLOGICAL IMPACTS ON THE UNDEVELOPED CHARACTER OF THE SURROUNDING COUNTRYSIDE

B) THERE IS NO SIGNIFICANT ALTERATION TO THE SCALE OF THE DWELLING AND THE SCALE OF DEVELOPMENT ON SITE

C) THE DESIGN RESPECTS THE CONTEXT OF THE DEVELOPMENT, INCLUDING LOCAL OR REGIONAL BUILDING TRADITIONS AND MATERIALS.

Implementation: The development control process.

Monitoring: Planning applications determined.

PROTECTING AND MANAGING THE LANDSCAPE

INTRODUCTION

2.43 The policies that form part of the landscape section of this chapter will apply throughout the local plan area irrespective of whether it is within or outside the Metropolitan Green Belt. The retention of natural beauty and landscape diversity requires that any development should be carried out in harmony and sympathy with its surroundings. The aim of the landscape policies is not only to screen development but to maintain and enhance the natural beauty and diversity of the landscape appropriate to its location.

2.44 Landscape is important because it is:

a) an essential part of our natural resource base
b) a reservoir of archaeological and historical evidence
c) an environment for plant and animal communities
d) a human habitat, evoking sensual, cultural and spiritual responses.

2.45 The term 'landscape' refers to the visual appearance of the land including its shape, form and colours. It reflects the way in which various components combine that are often distinctive in particular localities. The influence of geology, topography, soils, archaeology, landscape history, land use, ecology, architecture and cultural associations give a landscape value, experience and character.

POLICY WOS2: HOUSING DEVELOPMENT PRINCIPLES

WHEN DETERMINING NEW HOUSING DEVELOPMENT PROPOSALS A SEQUENTIAL APPROACH WILL BE APPLIED WHEREBY:

A) PREVIOUSLY DEVELOPED LAND AND BUILDINGS WITHIN THE BOUNDARIES OF CATEGORY A SETTLEMENTS WILL BE DEVELOPED FIRST;

B) SECONDLY, LAND AND BUILDINGS ON THE EDGE OF CATEGORY A SETTLEMENTS THAT ARE SERVED BY GOOD PUBLIC TRANSPORT CORRIDORS WILL BE CONSIDERED;

C) LASTLY, DEVELOPMENT PROPOSALS FOR LAND AND BUILDINGS IN CATEGORY B SETTLEMENTS WILL ONLY CONSIST OF VERY LIMITED INFILLING AND SMALL WINDFALL DEVELOPMENT.

Implementation: Through the development control process.

Monitoring: Planning applications determined.

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

1.12 The Council is particularly concerned to promote a high standard of design in new buildings, to ensure that new buildings are responsive to their location and to their potential occupants' and/or users' needs. New development needs to be appropriate in terms of function, siting, scale, form, massing, materials, colour and texture in its relationship with adjoining buildings and sites. Accordingly, new development will be expected to make an acceptable and positive contribution to the built environment. In addition new development should be appropriately located so as to reduce the need to travel and to encourage alternative modes of transport to the car.

1.12A Landscaping schemes should be comprised predominantly, if not wholly, of locally native species.

1.12B People with disabilities are a diverse population and may include individuals with visual, hearing or cognitive impairments, ambulant disabled, the elderly, or wheelchair users. Many of these groups may be denied access to development by ill-considered design solutions.

1.12C PPG1 states that "When a new building is proposed, or when planning permission is required for the alteration or change of use of an existing building, the developer and local planning authority should consider the needs of people with disabilities at an early stage in the design process. They should be flexible and imaginative in seeking solutions, taking account of the particular circumstances of each case."

1.12D Policy WOS3 seeks to ensure appropriate facilities are provided for disabled people in all developments to ensure equal access for everybody.

POLICY WOS3: DEVELOPMENT CONTROL PRINCIPLES

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

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

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

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

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

E) PROVIDE BUILDINGS, FACILITIES AND SPACES THAT ARE SUITABLE FOR USE BY PEOPLE WHO HAVE MOBILITY OR SENSORY IMPAIRMENT (M/1/20)

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

Implementation: Through the development control process.

Monitoring: Planning applications determined.

Services, Amenities and Infrastructure

1.13 It is a principle of good planning that new development should provide the necessary infrastructure, including services and amenities, needed to support the development. This could include infrastructure required to provide necessary statutory services. This is a material consideration in considering planning applications (as set out in Circular 1/97, *Planning Obligations* and PPG12 paragraph 6.16). An explicit assessment must be made of infrastructure requirements arising from the development and how these should be met. Such provision is a key element in the quality of life or new and existing residents. Supplementary planning guidance has been produced setting out the implementation of Policy WOS4 below.

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

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

4.6 Comprehensive guidance on heritage issues is given in Planning Policy Guidance Note 15 (PPG15) *Planning and the Historic Environment.* Planning Policy Guidance Note 16 (PPG16) *Archaeology and Planning* gives advice on archaeology and planning.

Strategic Policy

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

Supplementary Planning Guidance

4.8 The policies in this chapter are augmented by additional guidance in the form of development briefs, conservation area studies and several new Supplementary Planning Guidance Notes. These relate to specific aspects of this chapter that the Council will prepare during the Local Plan period. Applications in Conservation Areas, Areas of Special Character and other sensitive areas will be expected to be accompanied by a Design Statement to demonstrate how the development will take account of the character of the area.

THE BUILT ENVIRONMENT

DESIGN PRINCIPLES

4.9 Policy WBE1 seeks to achieve better quality in the design of individual developments and this should reinforce local identity and result in improvement of the wider built environment. The emphasis of Policy WBE1 is on good design.

4.9A This policy should ensure that local distinctiveness is not diluted and internationalisation of style is avoided within the district. The provision of safe and secure environments which deter crime in both public and private spaces are a prime objective of the Council. This issue will be addressed through good layout and building design as well as a mixture of land uses, which together will promote good natural surveillance.

POLICY WBE1: DESIGN AND NEW DEVELOPMENT

NEW DEVELOPMENT WILL BE EXPECTED TO ACHIEVE HIGH STANDARDS OF DESIGN AND LAYOUT, WHICH MAKES EFFICIENT USE OF LAND AND BUILDINGS. A SCHEME SHOULD CREATE ITS OWN IDENTITY, WHILST TAKING ACCOUNT OF THE WIDER LOCALITY, INCLUDING THE SURROUNDING TOWNSCAPE AND LANDSCAPE. IN ADDITION, DEVELOPMENT PROPOSALS WILL BE EXPECTED TO HAVE REGARD TO THE FOLLOWING PRINCIPLES:

A) A REDUCTION IN THE LEVEL OF CAR PARKING BELOW MAXIMUM STANDARDS WHEREVER POSSIBLE IN ORDER TO PROMOTE SUSTAINABLE TRANSPORT CHOICES;

B) ENCOURAGEMENT OF MEASURES THAT PROMOTE ACCESSIBILITY TO SERVICES AND FACILITIES BY PUBLIC TRANSPORT, CYCLING AND WALKING;
C) INCORPORATION OF FEATURES THAT MAXIMISE THE SAFETY AND SECURITY OF PEOPLE LIVING IN OR USING THE DEVELOPMENT;
D) CREATION OF EASILY ACCESSIBLE AND ATTRACTIVE OPEN SPACES.

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

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

THE PUBLIC REALM

4.16 The provision of a policy enabling the Council to secure public art, where appropriate, through negotiated legal agreements will help to make the local environment more attractive and distinctive.

POLICY WBE7: PUBLIC ART

IN THE CONSIDERATION OF DEVELOPMENT PROPOSALS, THE COUNCIL WILL SEEK TO SECURE PUBLIC ART THROUGH NEGOTIATED LEGAL AGREEMENTS WHERE IT CONSIDERS THAT IT WOULD IMPROVE THE PHYSICAL ENVIRONMENT OF PUBLIC PLACES WITHIN THE DEVELOPMENT.

Implementation: Through contributions from the development process.

Monitoring: Projects achieved on the ground.

4.18 Ensuring good accessibility to new developments assists in the creation of a more vital environment, and assists in the promotion of safety and security through good surveillance.

POLICY WBE9: ACCESSIBILITY

DEVELOPMENT PROPOSALS WILL BE REQUIRED TO DEMONSTRATE GOOD ACCESSIBILITY WITH EASY AND SAFE INTERNAL ACCESS ALONG A NETWORK OF INTERLINKED FOOTPATHS. THE LOSS OF A PUBIC RIGHT OF WAY WILL NOT BE PERMITTED UNLESS APPROPRIATE ALTERNATIVE PROVISION CAN BE MADE.

Implementation: Through the development control process.

Monitoring: Check quality of development on the ground.

4.19 Landscaping and planting can be used to enhance and integrate new development into the wider environment.

POLICY WBE10: LANDSCAPE AND PLANTING

NEW DEVELOPMENT WILL BE ENHANCED THROUGH THE USE OF APPROPRIATE LANDSCAPING. THIS WILL BE SECURED BY IMPOSING SUITABLE CONDITIONS ON THE GRANT OF PLANNING PERMISSION.

Appendix 4

SOUTH EAST AREA LOCAL PLAN

Adopted 15 April 1994

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1.3.52 Within the rural areas only minor extensions to existing dwellings will normally be permitted, consistent with Policy EN1 of the Replacement Structure Plan for Berkshire. The cumulative effect of large extensions to existing dwellings would lead to an increasingly urbanised appearance of the countryside, and reduce the range of house types available in the rural areas. Extensions to buildings in other uses will be treated on their merits, but generally the District Council will adopt a similar approach, and will be particularly concerned to see that the requirements of policy SC15 are observed.

❖ SC19 EXTENSIONS TO EXISTING DWELLINGS IN RURAL AREAS

APPROPRIATELY DESIGNED AND SITED MINOR EXTENSIONS TO EXISTING DWELLINGS IN RURAL AREAS WILL NORMALLY BE ACCEPTABLE. MAJOR EXTENSIONS OR ANY PROPOSAL WHICH HAS AN ADVERSE IMPACT ON THE RURAL ENVIRONMENT WILL GENERALLY NOT BE APPROVED. WHERE A DWELLING HAS ALREADY BEEN EXTENDED THE CUMULATIVE EFFECT OF ALL OF THE EXTENSIONS TO THE ORIGINAL BUILDING WILL BE TAKEN INTO ACCOUNT.

NEW USES FOR EXISTING BUILDINGS IN RURAL AREAS

1.3.53 With changing agricultural patterns and practices and other changes in the rural economy, a number of farm buildings are now surplus to requirements. Many of these buildings are of considerable merit using traditional materials and vernacular styles. The retention of these buildings can be ensured by allowing conversion to residential or other appropriate use. Such conversions need to protect and retain the essential character of the building. In addition, the conversion should not detract from the amenities of the rural area by inappropriate fencing, large extensions and garages or the incorporation of extensive agricultural areas within the curtilage for amenity purposes. Where the existing buildings are unattractive or have an adverse impact on the rural environment their perpetuation by conversion would not be appropriate.

1.3.54 Evidence that a building is not redundant for its present use is not by itself sufficient grounds for refusing permission for a new proposed use. However, in circumstances where the District Council has reasonable cause to believe that an applicant has attempted to abuse the system by constructing a new farm building with the benefit of permitted development rights, with the intention of early conversion to another use, it will be appropriate to investigate the history of the building to establish whether it was ever used for the purpose for which it was claimed to have been built.

❖ SC20 CONVERSION OF BUILDINGS IN RURAL AREAS TO DWELLINGS

IN RURAL AREAS, PROPOSALS FOR THE USE OR CONVERSION OF BUILDINGS TO DWELLINGS WILL GENERALLY BE APPROPRIATE PROVIDED THAT ALL OF THE FOLLOWING CRITERIA APPLY:

A) THERE IS NO SIGNIFICANT CONFLICT WITH ANY OTHER LOCAL OR STRUCTURE PLAN POLICY;

B) THE BUILDINGS ARE STRUCTURALLY SUITABLE FOR CONVERSION OR ADAPTION. EVIDENCE THAT THIS IS SO WILL BE REQUIRED BEFORE PLANNING PERMISSION IS GRANTED. NORMALLY THIS WILL BE IN THE FORM OF A DETAILED REPORT PREPARED BY A SUITABLY EXPERIENCED AND QUALIFIED SURVEYOR OR ARCHITECT;

C) THE CONVERSION DOES NOT DETRACT FROM THE SCALE AND CHARACTER OF THE BUILDINGS;

D) THE BUILDINGS ARE NOT UNSIGHTLY OR OBTRUSIVE ELEMENTS IN THE LANDSCAPE;

E) THERE WILL BE NO ADVERSE EFFECT ON THE APPEARANCE, CHARACTER OR AMENITY OF THE COUNTRYSIDE OR NEARBY PROPERTIES;

1.3.05 The countryside policies and proposals of this plan are therefore primarily concerned with the needs for and the effects of non- agricultural development in the rural parts of the plan area. There have often been competing claims for the use of land besides agriculture in this part of Berkshire in the past, and they will be strengthened by the reduced role of agricultural production. The plan has a central role to play in achieving a rational balance between those claims.

1.3.06 Many of the policies are protective of the countryside and restrict new built development in accordance with the overall policy STV1 and Policy EN1 of the Replacement Structure Plan. The policies also seek to enhance the countryside in those areas where a land use plan is able to do so.

EXPANSION OF EXISTING SETTLEMENTS

1.3.07 Some of the Housing and Employment policies allow for limited development of sites outside the identified settlements shown on the Proposals Maps. It is important that where these are otherwise acceptable they should not prejudice the maintenance of the rural areas and the countryside in general terms. In addition to the general restriction of development in rural areas embodied in Policy STV2 there are, therefore, policies which apply to land on or close to the boundaries of the identified settlements and to land between settlements. The aims of these policies are:

a) to maintain, and where possible reinforce, a clear distinction between built-up areas and rural areas,

b) to ensure that new development either within or on the boundaries of built-up areas does not detract from the surrounding countryside,

c) to ensure that a physical and visual separation is maintained between distinct settlements.

1.3.08 The policies are based upon and complementary to Policies EN4, EN5 and EN6 of the Replacement Structure Plan and do not seek to repeat them. Particular consideration will be given to Policy EN4 which deals with the need to prevent development impinging unsatisfactorily on the surrounding countryside regardless of whether or not it is within one of the special categories outlined below.

1.3.09 Where there are distinct settlements, development on their boundaries or between them could, either visually or physically, damage their individual identities. Policy SC1 identifies the areas which are essential to the maintenance of physical and visual separation and makes it clear that development will not be permitted which would detract from that essential function. In some cases this will not include all of the intervening land between settlements but there may be other policies in the plan, in addition to STV2, which make development equally unacceptable. In some areas the gap which already exists between settlements falls below that ideally required to maintain physical and visual separation. It is particularly important that what remains is fully protected and, where possible, made more effective.

1.3.10 In considering what areas should be included in Policy SC1 only gaps between identified settlements or between identified settlements and areas of dispersed settlement have been identified. At the smaller scale, development between areas of dispersed settlement would be equally unacceptable and on the larger scale, major developments in the wider tracts of open countryside between settlements such as between Wokingham and Crowthorne could create new pressures for coalescence and be objectionable on that basis. The criteria used to identify these areas are contained in Working Paper Two which is available separately from this Plan.

❖ SC1 SEPARATION OF SETTLEMENTS

IN SEEKING TO MAINTAIN A CLEAR SEPARATION OF SETTLEMENTS WITHIN THE PLAN AREA, DEVELOPMENT WILL NOT BE PERMITTED IN THE AREAS DEFINED ON THE PROPOSALS MAPS WHICH WOULD EITHER DETRACT FROM THE UNDEVELOPED APPEARANCE OR INTENSIFY EXISTING SPORADIC DEVELOPMENT. THESE 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 woodlands or enclosed fields and paddocks which are an inherent part of the character of some of the settlements in the plan area.

❖ SC2 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 Blackwater Valley in the southern part of the Plan area is an extensive open area which is bounded on the north by ridges of higher land which allow extensive views over much of North Hampshire. Further northward the landscape becomes increasingly wooded with a characteristic criss cross of lanes and rides.



1.3.13 A landscape study of the whole of the Blackwater Valley was published in 1976 and this provided a detailed assessment of the landscape and character of the area. The whole of the area of that study which lies within Wokingham District is therefore included within the Area of Special Landscape Importance shown on the Proposals Map. The area on the Proposals Map also includes additional land to the north of the B3348 since it is important that the crest of the ridge above Finchampstead Village and land a little way to the north of the crest along the whole of its length should be protected from disfiguring development which could be visible from a long distance across the Blackwater Valley.

1.3.14 The wooded areas between Woosehill and the Bearwood Road are part of

1.4 QUALITY & CONSERVATION OF THE BUILT ENVIRONMENT



NEW DEVELOPMENT REDEVELOPMENT AND REFURBISHMENT

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

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

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

❖ *SBE1 DESIGN OF NEW DEVELOPMENT*

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

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

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

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

❖ *SBE2 INAPPROPRIATE DESIGN*

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

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

ENVIRONMENTAL IMPROVEMENT

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

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

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



❖ SBE3 REFURBISHMENT AND REDEVELOPMENT

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

❖ SBE4 ENVIRONMENTAL ENHANCEMENT SCHEMES

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

SUNLIGHT, DAYLIGHT AND NOISE

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

❖ SBE5 SUNLIGHT AND DAYLIGHT

IN CONSIDERING PROPOSALS FOR NEW DEVELOPMENT, REDEVELOPMENT AND

Appendix 5

Planning Guideline B5

Adopted Supplementary Planning Guidance note

WOKINGHAM UNITARY
Aiming for Excellence

GUIDANCE FOR NEW, REPLACEMENT OR THE EXTENSION OF DWELLINGS IN THE COUNTRYSIDE WITHIN THE WOKINGHAM DISTRICT.

Introduction & Planning Policy Context

1.01 This Supplementary Planning Guidance (SPG) has been prepared for prospective applicants and their agents considering replacing, extending or altering existing dwellings in the countryside. It does not form part of the Local Plan but does supplement specific policies within it. The guidance is consistent with national and regional planning policies, as well as policies in the Development Plans. The document has been through the consultation procedures set out in national planning policy guidance note 12 "*Development Plans*" (PPG12), paragraph 3.16. It is a material consideration in the determination of applications for planning permission.

1.02 The Government is committed to the plan-led system, given statutory force by section 54A of the Town and Country Planning Act 1990 ('the 1990 Act'). This requires that an application for planning permission or an appeal shall be determined in accordance with the plan, unless material considerations indicate otherwise. This provides a framework for rational and consistent decision making.

1.03 PPG1 *General Policy and Principles* (1997) sets out the purposes of the planning system and the role of development plans. It says (paragraph 39):

'The planning system regulates the development and use of land in the public interest. .. Thus it has a key role to play in contributing to the Government's strategy for sustainable development by helping to provide for necessary development in locations which do not compromise the ability of future generations to meet their needs'.

1.04 Local planning authorities are required, in formulating the policies in their development plans, to have regard to any regional and strategic planning guidance and to current national policies. The Government issues national guidance in the form of Planning Policy Guidance notes (PPGs). Whilst National Guidance on replacing, extending or altering existing dwellings in the countryside is contained in a variety of guidance, the Council will take account of the latest guidance and advice.

1.05 Regional Planning Guidance (RPG), sets out broad strategic policies for land use and development where there are issues which, though not of national scope, apply across regions or parts of regions and need to be considered on a scale wider than the area of a single authority. Regional Planning Guidance for the South East is contained in RPG9 (2001).

1.06 This SPG document has followed the consultation procedures set out in national planning policy guidance note 12 "*Development Plans*". The public consultation period was from 20th November 2002 until 10th January 2003 with the general public, businesses, and other interested parties. The Council's Executive considered all the comments received, on 27th March 2003, with a resolution to adopt it as supplementary guidance. A statement of the consultation undertaken, the representations received and the local authority response to those representations will be made available in a separate document to be published shortly. It will assist the Council in making planning decisions that are open, fair, justifiable and in accordance with planning policies and guidance.

1.07 The guiding principle in the countryside is that development should both benefit economic activity and maintain or enhance the environment. Countryside should be protected for its own sake. Within our District countryside should accommodate necessary development without sacrificing local character. Yet, there are economic, environmental and social needs of those who live and work in the countryside to be carefully considered. This can lead to conflicting demands on the countryside. The character of the countryside is under threat from increasing mobility, the pressures of leisure and recreation, the decline of jobs in countryside industries and the demands for new jobs in businesses once only found in towns. The Council's policies aim to encourage a living and working countryside whilst retaining its qualities that are valued by local people and visitors.

A.02 Berkshire Structure Plan Policy C2 states that development in the countryside will be strictly controlled. All development has to be appropriate in scale, form, impact, character and siting to its location in the countryside. Criterion (ii) of that Policy does allow the principle of redevelopment that could include replacement residential dwellings.

A planning statement would usefully accompany any proposal for development to justify it in the policy context including the environmental aspects.

Policy C6 deals with Gaps and Green Wedges and the supporting text of the *Adopted Berkshire Structure Plan* recognises there is:
"*.. a need to afford these kinds of land especially rigorous protection from development which would threaten their role as important open land... Proposals which might be acceptable in countryside away from settlements may not be acceptable in these sensitive locations.*"

The designation is a planning tool to prevent coalescence of settlements. The policy thereby aims to maintain the distinct settlement identity and is not a landscape protection policy tool per se.

A.03 Wokingham District Local Plan Policy (Deposit Draft, As Proposed To Be Modified) policy WCC1 reiterates the other planning policies that development in the countryside will be strictly controlled and only allowed in principle if it falls within a list of categories. Policy WCC1 then explains that where development is acceptable in principle, it will only be permitted if it is appropriate in scale, form, materials, design and character to its location in the countryside.

A.04 Policy WCC7 deals with extensions to dwellings in the countryside and requires that there is no significant adverse alteration to the scale of the dwelling and the scale of development on the site. It also refers to impact and design issues covered in other supplementary planning guidance and development plan policies.

A.05 Policy WCC2 deals with development in gaps/green wedges. The Local Plan recognises the need to maintain the variety of settlements that characterise the District and it is essential that the separate identity of these settlements be maintained. The land identified and defined in the Local Plan contribute to:

-the character of the area;
-separating settlements and maintaining their distinct identity;
-providing a "Green Lung";
-breaking up continuous areas of development;
-providing a desirable contrast between built up areas and the countryside; and
-keeping open "Green Corridors" of land within and between built up areas and providing access into the countryside

Gaps comprise open land, which provides physical or visual separation between distinct identified settlements. Green wedges are areas of open space penetrating, partly enclosed by or separating identified settlements. These areas often contribute to the character and sense of place of the identified settlements. Replacement dwellings and extensions in the countryside areas which are designated as gaps/green wedges in the Wokingham District Local Plan will be viewed particularly critically in terms of their effects on gap or wedge function including the maintenance of both local and strategic gaps and wedges between settlements. The physical, visual and landscape consequences of any increases in floorspace, footprint or volume of the development on their function will require careful consideration.

A.06 Berkshire Structure Plan Policy C4 states that development in the Green Belt will be strictly controlled. Local Plan Policy WGB1 reiterates that development in the countryside will be strictly controlled but there is in addition a general presumption against inappropriate development within the Green Belt. Development will only be allowed in broad principle if it falls within a list of appropriate development categories. Policy WGB3 covers residential extensions and ancillary buildings in the Green Belt. Replacement dwellings and extensions in the Green Belt, will be viewed particularly critically in terms of their effects on Green Belt intent and purpose set out in Planning Policy Guidance note 2 *Green Belts* (Paragraphs 1.4 and 1.5). The physical, visual and landscape consequences of any increases in floorspace, footprint or volume of building or other built elements will be important in the Green Belt where openness is a key consideration.

A.07 In all cases special consideration will be given to listed buildings that are important for their historic interest and integrity. Development affecting their setting or curtilage must be sensitively handled in design terms and materials as well as according with relevant planning policies, constraints and guidance.

A.08 Prior to the demolition of any buildings or structures, it will be necessary to investigate and survey whether any protected species are present. Further information on the Council's survey requirements can be obtained from its ecologist. If protected species such as bats or barn owls for example, are present in roosts, then the applicant will need to consult and seek advice from English Nature also. The Council will assess any application against the criteria and requirements in Policy WNC3.

B. REPLACEMENT DWELLINGS IN THE COUNTRYSIDE

◦ Introduction

B.01 The key consideration is the impact on the character and appearance of the countryside. The essential elements to be assessed are siting, relative increase in size and height, design and materials of the proposed dwelling. Features within the curtilage such as garages, existing trees and vegetation, landscaping and boundary treatment also affect the overall impact. However, whilst the extent to which development can be seen is important, it is not the only or most important consideration, (as the countryside should be protected for its own sake). A new dwelling or dwellings should not have a materially larger impact than that dwelling it replaces and the impact will be assessed by using for example, floor space, scale, bulk, size of plot, topography, tree cover, activity and public views. This could allow the creation of smaller dwellings where a need can be justified and there is no adverse impact on the character and appearance of the countryside.

◦ Siting of dwelling

B.02 Any replacement dwelling will be expected to be located on the site of the existing dwelling it is to replace. However, there will be circumstances where it would be preferable to re-site the dwelling on the plot to reduce its impact on the countryside. This would, for example, apply where the replacement dwelling would be sited:

(i) closer to existing dwellings or other buildings

(ii) nearer to existing trees or other natural screening features where it does not adversely affect them or threaten their longevity, or

(iii) in a dip in the land or on lower ground, where the levels would provide a landscape backdrop to the dwelling and reduce its visual intrusiveness into the open sky.

B.03 A condition requiring the demolition of the entire existing dwelling and removal of all materials from the site could be imposed where the proposed replacement dwelling is not sited either wholly or partially on the site of the existing dwelling. The condition is likely to require demolition of the former dwelling within one month of the occupation and/or substantial completion of the new dwelling (whichever is the sooner). Any departure from this approach would require special justification from the applicant and/or their agent. This will be carefully monitored by the Council to ensure that any potential adverse impact of development on the countryside is minimised.

- ***Size of Dwelling***

B.04 The essential issue here is the effect, or impact, on the character and appearance of the countryside in comparison with that of the existing dwelling. The key elements of this are external volume and height compared with the existing dwelling. The bulk, scale, massing and design of the replacement dwelling will also be critical in terms of its impact. The assessment of impact should include from long views, where appropriate, i.e. where the dwelling is sited in a more open and exposed position, particularly in the Green Belt, Gaps/Green Wedges and Areas of Special Landscape Importance (ASLI's).

- ***Height***

B.05 The height of the replacement dwelling should not significantly exceed that of the existing. This is particularly important if any increase in the length of the ridge of the roof is proposed (increase in massing). There must be no significant adverse impact visually or upon amenity within the countryside.

- ***Size increase***

B.06 A more than 50% increase in volume when compared with the volume of the "original" dwelling is a useful indicator of potential impact. . However this is only one aspect of impact on countryside character. Each case must be considered on its own merits. This may result in development below this indicative threshold being considered unacceptable. This will be if the

proposal is judged to have a material and detrimental impact on countryside character, or other unneighbourly effects due to bulk, scale, massing or design for example. An applicant should provide a statement to justify the need for the proposed development that will include the planning policy context, site survey and design concept (to address mass, form, colour, materials and landscape). This will usefully show how the development will complement the wider countryside character, but will not be a justification for unacceptable development.

- ***Small and large original dwellings***

B.07 Exceptions to the size increase will be where the "original" dwelling is:

(i) relatively small (i.e. less than 250 cu.m.): a larger percentage increase may be allowed, but to a maximum of 450 cu.m., as it may be necessary to bring the dwelling up to modern living standards, such as internal bathrooms/toilets and dedicated kitchen areas.

(ii) relatively large (i.e. more than 750 cu.m.): a lesser percentage increase will normally be allowed, and the larger the original building the lesser the percentage increase.

(iii) where one of a pair of semi-detached dwellings has already been extended more than 50% in volume and the proposal would result in re-balancing the built form.

Within the countryside areas, the Council considers it important that a range of types of housing are maintained in accordance with national housing guidance. Not only extensions to dwellings, but also the replacement of small dwellings with substantially larger dwellings have, in some instances, led to a significant reduction in the variety of housing available in the countryside. Some large extensions to relatively small dwellings have altered their character. This can have a detrimental urbanising effect upon the rural character of the surrounding area. The Council will take account of housing needs in the District and the requirements of Planning Policy Guidance note 3.

- ***Definitions***

B.08 In assessing height, size etc. the Council will use the following:

- All measurements to be external.

- The volume of the "original" dwelling will be taken to be the dwelling as it was originally built, and excludes any subsequent extensions or any outbuildings. Where the dwelling was built before 1st July 1948 (ie before the implementation of the modern planning system) the original volume (excluding outbuildings) will be taken to be the volume as at 1 July 1948. A limited allowance may be made for a permanent and substantial outbuildings within the residential curtilage, where they are proposed to be removed as a result of the proposed development. This volume exchange to a new dwelling may be less than the outbuildings existing volume, if the resulting development would be unacceptable for reasons indicated elsewhere in this guidance.

- 'External volume' will include dormers, bay windows, any chimneys that protrude from the outer wall or any areas covered by a permanent roof, i.e. porches or verandas (as these can be infilled without planning permission, unless this has already been excluded by a condition).

- ***Cumulative increase in volume***

B.09 If a property has been extended in the past, the amount that it can further extended, is likely to be small as the volume of previous extensions will be taken into account. Where the original dwelling has already been extended by more than 50%, the volume of the replacement dwelling should be no larger than the existing dwelling it is to replace.

B.10 However, where any existing extensions are relatively old, i.e. pre 1970, a larger percentage increase in volume may be considered where the proposed increase in volume compared with the existing dwelling (as extended) would be small (not more than10-15%). Exceptions may also be made to existing dwellings within otherwise built-up frontages (see section F below). As explained earlier these figures should be used as a useful indicator of potential impact and each case will be considered on its own merits.

- ***Design in relation to size increase***

B.11 Where the design of the proposed replacement dwelling is particularly compact compared with the design of the existing dwelling, a larger increase in volume may be allowed.

- ***Permitted development rights***

B.12 The Council will consider that where an existing dwelling (to be replaced) has been extended by more than 70 cu.m., permitted development rights for extensions under Classes A, B and C of Part 1, Schedule 2 of the General Permitted Development Order (1995) may be withdrawn (to protect such matters as the countryside character and/or amenity).

- ***Design and visual impact***

B.13 Proposals for replacement dwellings will be expected to be of high quality, and where appropriate innovative, design. A key factor is whether the appearance of the proposed dwelling would have an urbanising effect on the character and appearance of the countryside. Proposals should take account of local and traditional elements of design, including advice in any relevant village design statement. Proposals must be sensitively handled and take account of the existing wider landscape character required under Policy WLL7. Windows should not be over large in size, and excessive ornamentation should be avoided. Roof forms that are massive and/or incorporate projecting materials would only be appropriate if they reflect their local context. Breaking up the roof form and shape can help to reduce the perceived or actual bulk of the building. Please take account of other advice in this section that may have a bearing such as paragraphs B.06 and B.08.

B.14 The countryside is characterised by a variety of dwelling designs and the aim should be to continue this variety, improve design quality and avoid standard dwelling types that are 'out of a book'. A brief design statement will be expected with the planning application, explaining how the proposed dwelling will fit into its context and how it complies with this SPG in full.

- ***Levels***

B.15 Where a site is sloping it may be possible to accommodate increased volume without increasing the height or footprint, by 'digging out' land within the slope. However, this device should be treated with caution as significant gouging out of land can result in change in landform character and a formalisation of the existing landscape that would be unacceptable. The sensitivity of the landscape character will be taken into account.

- ***Metropolitan Green Belt***

B.16 Policy WGB1 criterion (D) in principle allows limited extension, alteration and replacement of existing dwellings in the Green Belt. Due to the more restrictive policies that apply to the Green Belt and the need to maintain 'openness' a more restrictive 35% in volume compared with the volume of the "original" dwelling is a useful indicator of potential impact. Each case will be considered on its own merits. This may result in development below this indicative threshold being considered unacceptable. This will be if the proposal is judged to have a material and detrimental adverse impact on countryside character, or other unneighbourly effects due to bulk, scale, massing or design for example. An applicant should provide a statement to justify the need for the proposed development that will include the planning policy background, site survey and design concept (to address mass, form, colour, materials and landscape). This will usefully show how the development will compliment the wider countryside character and how the Green Belt intent and purpose has been taken account of. The information provided will not be a justification for unacceptable development. The impact on openness is a particularly critical issue in this location. Unneighbourly development, due to bulk, scale, massing or design for example will be resisted. Wherever possible gaps between structures or boundaries should be retained.

- ***Removal of outbuildings***

B.17 Additional volume for extensions and/or replacement to existing dwellings in exchange for the removal of existing outbuildings will not usually be allowed. However a limited allowance may be made for a permanent and substantial outbuildings that form part of the residential curtilage, where they are proposed to be removed as a result of the development. This volume exchange to a new dwelling may be less than the outbuilding's existing volume. The age of the outbuildings will also be a factor to take into account. Each case will be considered on its own merits. The key considerations are the impact upon the countryside character or other unneighbourly effects due to bulk, scale, massing or design for example. The Council will carefully consider whether development could offer an opportunity to strengthen the open countryside character. The Council will take account of any relevant planning appeal cases. Non-habitable outbuildings (e.g. garden sheds and log stores) may also be considered differently to habitable outbuildings (e.g. annexes). The Council will carefully consider distance of the outbuildings to the dwelling and whether the outbuildings form part of the curtilage of the dwelling. In such cases an

applicant should provide a statement to justify the proposed development. The information will not be a justification for unacceptable development.

C. EXTENSIONS TO EXISTING DWELLINGS

C.01 The same guidance will be applied as for proposals for replacement dwellings above on size, design and impact (paragraphs in section B of this guidance).

In addition, any extension(s) should be subordinate to the existing dwelling and be designed to blend in with it.

◦ Existing Barn and other Outbuilding conversions

C.02 Where the existing dwelling is an established conversion from a former agricultural barn, or other out building, a far more restrictive approach will be applied. This is because of the sensitivity of the design to retain an agricultural use appearance appropriate to the countryside. Furthermore the dwelling is likely to have been allowed in an otherwise unsustainable location away from a basic range of services and is therefore more likely to be dependant on the use of the private car. Each case will be considered on its own merits. PPG 7 advice on the re-use of buildings in the countryside includes that any building should be permanent, of substantial construction and capable of conversion without major or complete construction. An extension to a converted barn or outbuilding could materially change the original principle of allowing such development as an exception to the usual strict controls in the countryside. An applicant should provide a statement to justify the need for the proposed development. Exceptions to this may be made only where there is special justification in terms of national guidance and local planning advice to alter the building as originally converted. The principle issues are to maintain the agricultural character, appearance and setting of the barn or other countryside outbuilding. Extensions should not give the impression of, or involve major reconstruction of the existing building. Any extension should not lead to greater intensity of use on site. The proposal must respect local building features, styles and materials.

D. GARAGES, CONSERVATORIES AND CURTILAGES

- ***Detached garages***

D.01 A single or double detached garage can be allowed of minimal functional dimensions and height. This will include hipped roofs on all sides to reduce massing, except where this would obviously be visually out of keeping with the dwelling on the site or adversely impact the amenities of neighbouring dwellings or be intrusive upon the wider locality. Any such garage should be sited as unobtrusively as possible, to the side or rear of the dwelling.

- ***Integral garages***

D.02 Proposed integral garages will be treated as extensions to the dwelling, except where they are within the original built footprint of the house or the volume has been taken account of in past extensions to the dwelling. However, a judgement will be made as to whether this would be preferable to a separate, detached garage within the curtilage of a dwellinghouse. In such cases and/or where permission has been given to convert an integral garage to living accommodation, permission may not be given at a later date for further additional garages. This would also apply where the dwelling to be replaced has an integral garage (or garage within 5m. of the dwelling) that has been counted as part of the volume of the "original" dwelling.

- ***Conservatories***

D.03 In the countryside a small conservatory as a light structural addition could be acceptable. It must be unobtrusively designed and so sited that it does not detract from the character of the dwelling and its countryside setting. In this context, up to 30 cu.m. is considered small. The Council will seek to ensure that a light structure occurs, without a significant built framework. A cautious approach will be taken, as the use of the conservatory with internal blinds, lighting and furniture can, in some circumstances, give the appearance of a more substantial built addition. Where the dwelling is a former barn or other countryside outbuilding conversion, it is unlikely that such a structure could be designed and the building extended, without adversely affecting the character of that building and its integrity. Nor could it respect local building traditions and materials.

- ***New driveways and additional hardstandings***

D.04 The General Permitted Development Order (1995) in many instances allows for these to be installed without requiring planning permission. However, such features should not result in urbanising effects upon the character and appearance of the countryside. The Council acknowledge the need for safe access and sufficient parking and (if necessary) turning within the site. Surfacing needs to be appropriate to the building character and setting within the countryside.

- ***Boundary treatments***

D.05 Native hedges, bushes and trees are strongly preferred as they are natural landscape features and generally in keeping with the countryside character. The Council is in the process of producing a District wide Landscape Character Assessment. This document will assist in identifying appropriate boundary treatments for a location. Where timber fencing is proposed, this should be dark stained to reduce its impact. Ornamental gates with pillars, etc. should be avoided as these tend to be obtrusive and out of scale with a built form character. This could be repeated too often, particularly where there is ribbon development to the detriment of countryside character. In the Green Belt, where natural landscape features could not be used, fencing such as ranch or post and rail fencing would be more likely to be acceptable to retain openness, where need is justified and it is appropriate development in policy terms.

E. NEW DWELLINGS FOR AGRICULTURAL AND FORESTRY WORKERS

E.01 The consideration of whether a new dwelling for agricultural and forestry workers could be acceptable in principle is set out in national Planning Policy Guidance note 7 Annex I (and for equestrian enterprises and staff in annex F). The principle of such development is reflected within WDLP Policies WCC6 and WGB2 and the supporting text. These policies cover the issues of size, siting, etc. The following guidance is therefore supplementary only to these policies.

E.02 Agricultural Consultant research has indicated that an average size for an agricultural dwelling is 148sq.m. and with a farm office is 154sq.m. They are an exception to the strict controls on new development in the countryside

(where the location is generally not sustainable) and there is a need to protect the countryside for its own sake. Advice in Annex I11 of PPG 7 makes clear that cases will have to be determined on a case by case basis with a full justification of the space required and could result in development below this indicative threshold being considered unacceptable. It is the requirements of the enterprise, rather than the owner or occupier, which are relevant to determining the size of the dwelling that is appropriate to a particular holding. Therefore an applicant should provide a statement to justify the need for the proposed development that will include the planning policy context, site survey and design concept (to address mass, form, colour, materials and landscape) and enterprise requirements. This will usefully show the special need and how the development will complement the wider countryside character.

- ***Extensions to dwellings for agricultural and forestry workers***

E.03 Where a dwelling was granted planning permission for occupation by an agricultural or forestry worker only and restricted by condition, the normal volume allowance increase will not apply because it was allowed only as an exception to countryside policies. Any proposal for extension would be considered against PPG7, Annex I11 where the requirements of the enterprise, rather than the owner or occupier. which are relevant to determining the size of the dwelling that is appropriate to a particular holding.

F. NEW DWELLINGS WITHIN AN OTHERWISE BUILT-UP FRONTAGE IN THE COUNTRYSIDE.

F.01 The following points apply where a new dwelling is considered acceptable in principle under Policy WCC1(G) in the Wokingham Local Plan (Deposit Draft as Proposed to be Modified). This policy states that any such dwelling is to be appropriate in scale, form, materials, design and character to its countryside location. Policy WCC1 and Policy WGB1 both apply in the identified Metropolitan Green Belt. In principle, no infill development on greenfield sites is permitted where openness and other purposes of Green Belt are key policy considerations (set out in PPG 2 "Green Belts" (1995)). An applicant should provide a statement to justify the proposed development that will include the planning policy context, site survey and design concept (to address mass, form, colour, materials and landscape). This will usefully show how the development will complement the wider countryside character outside the Metropolitan Green Belt.

F.02 The size, scale, height and design of such dwellings should be similar to other dwellings in the particular built-up frontage, especially to existing dwellings adjacent and nearby. However, there is often a variety in these elements in such built-up frontages, and any such variety should be maintained in the design of the new dwelling. Where there is such variety, this will not be interpreted to allow the dwelling to be the same size/height as the largest/highest existing dwelling in the frontage, but rather to generally reflect the average size/height with particular attention to that of the dwellings adjacent and nearby. The design, materials, etc. should blend in so the new dwelling appears as part of the whole frontage, rather than standing out. It will be important to leave gaps between the proposed and existing dwellings, particularly where this is the existing pattern and rhythm of development in the built-up frontage, to avoid a cramped, overdeveloped appearance.

- ***Replacement dwellings and extensions to existing dwellings within otherwise built-up frontages***

F.03 In order to maintain consistency with Policy WCC1(G) a more flexible approach to volume and height increases may be appropriate when considering replacement dwellings and extensions to dwellings within otherwise built-up frontages, as opposed to isolated dwellings in the countryside. In some cases, larger increases in height and volume may have relatively little adverse impact on the character and appearance of the area and adjoining countryside. However, the above guidance in paragraph F.02 will still apply regarding the maintenance of gaps between dwellings, and resulting size, height, etc. compared to other dwellings in the built-up frontage, particularly those adjacent and nearby. Generally, any proposal that would result in the "original" dwelling doubling or more in volume is unlikely to be allowed. Where the dwelling is on the end of the frontage, a relatively large outer side extension (or equivalent for a replacement dwelling) is unlikely to be allowed, as this would extend the built development intrusively into the countryside. To maintain control and consistency, General Permitted Development Order rights for extensions under Classes A, B and C may be removed so that specific planning permission is required for development, (which in other circumstances would not be required).

G. OTHER CONSIDERATIONS

G.01 Applications will also be assessed for their compliance with other policies. Principal considerations will be the effect on neighbouring properties, access, parking, trees and the wider landscape character. Applicants should follow any other relevant Supplementary Planning Guidance on these issues. For example in the adopted guidance in the 'B2 Extensions to Dwellings Supplementary Planning Guidance'.

In line with PPG 7 and Rural White Paper requirements, the Council needs to address how a farm diversification development within existing former agricultural buildings could support the rural economy and management of the remaining farm enterprise/unit (and landscape). Farm plans would usefully support a planning application for development. They can demonstrate how a proposal fits into the wider farming picture and set out its environmental consequences. See paragraph C24 and Paragraph 3.4 (as amended) of PPG 7. The Council should be satisfied that the husbandry of land would be retained in the longer term.

G.02 In accordance with PPG25 'Development and Flood Risk', a flood risk assessment should accompany applications for new dwellings, and may be required for applications for replacement dwellings, within the floodplain. The Environment Agency requires that replacement dwellings within the floodplain be built with floors raised above the 1 in 100 year flood level, and with underfloor voids. They should also not exceed the footprint of the existing dwelling. Developers should contact the Environment Agency for pre-application information. It is likely that the Environment Agency would sustain an objection to applications for new dwellings within the latest indicative floodplain.

Development should not be in close proximity to any watercourse including ditches/drains (8m for main rivers, 5m for non-main rivers). Development within 8m of a main river requires Environment Agency consent under the Water Resources Act 1991. Where an existing dwelling is within this buffer zone, it may be preferable to site any replacement dwelling further from the watercourse. The Council will consider this with advice set out in paragraphs B.02 – B.03 of this guidance.

The Council will favourably consider energy efficient construction methods. Developers should be prepared to use such methods where possible, in terms of siting, form, orientation and design. Similarly consideration of water conservation/efficiency measures will be supported. Developers should be prepared to incorporate measures such as greywater and rainwater recycling. If the site has been subject to previous contaminative uses, a site investigation and subsequent remediation will be required. Applicants for development with potential pollution and water related environmental implications are advised to contact the Environment Agency for pre-development advice. In addition all applicants can also consult the relevant Pollution Prevention Guidance Notes which can be viewed on the Environment Agency's website www.environment-agency.gov.uk, under the 'Business and Industry' section.

There may be many considerations, such as highway safety, traffic generation, archaeology, ecology and residential amenity for example that need to be taken into account when dealing with a development proposal. However, it is **not** the intention of the Council that if a policy is not referred to specifically here, that it implies that unidentified policies are not relevant. The Development Plan needs to be considered as a whole.

H. APPLICATION ADVICE

H.01 All planning applications should include accurate plans. "Full" applications will be expected to include elevations of the existing building as well as the proposed dwelling/extension. This is to enable comparisons to be made between the proposed and existing development. The applicant (or agent) should also include calculations of the external volume of the existing and the proposed dwelling/extension. As explained elsewhere a statement to justify the need for the proposed development that includes the planning policy context, site survey and design concept will be required (to address mass, form, colour, materials and landscape). This will usefully show how the development will complement the wider countryside character, but will not be a justification for unacceptable development.

APPENDIX 1:

RELEVANT PLANS, POLICY REFERENCES, AND THEIR STATUS.

Wokingham District Council publishes a number of plans and policies that underpin its decisions on planning matters.

Status of Wokingham District Development Plans:

DEVELOPMENT PLAN INDEX:
In accordance with Regulation 39 of The Town and Country Planning (Development Plan)(England) Regulations 1999:

Adopted Plans:-
South East Area Local Plan (adopted 15 April 1994)
Loddon Area Local Plan (adopted 5 May 1995)
Berkshire Structure Plan (approved 4 November 1995 - incorporating alterations adopted in August 1997)
Green Belt Local Plan for Berkshire (adopted 23 April 1985)
Berkshire Waste Local Plan (adopted 9 December 1998)
Replacement Minerals Local Plan for Berkshire (adopted 4 November 1995 - incorporating alterations adopted in December 1997 and May 2001)

Emerging Plans:-
Berkshire Structure Plan Deposit Draft 2001 - 2016 (deposited 13 March 2002)
Wokingham District Local Plan (Deposit Draft, As Proposed to be Modified)

What is the Wokingham District Local Plan?
The District Local Plan sets out planning policies and allocations of land for development up to 2006. The Plan is part of the of the policy framework within which all planning decisions must be made. There are older adopted development plans relevant for the area. These are the listed above. However, a number of pieces of Government guidance have been produced since the adoption of these Plans, particularly PPG3, PPG13 and PPG25.

The emerging development plans are the Wokingham District Local Plan (Modifications published for consultation on 5 February 2003) and the Deposit Draft Berkshire Structure Plan 2001-2016 (Deposited 13 March 2002). The Executive Committee on 4 December 2002 resolved that the Wokingham District Local Plan (as Modified) (MWDLP) provided the Council's planning policies for development control purposes.

The Wokingham District Local Plan was deposited for public consultation from 21 October until 2 December 1997. Objections submitted during this consultation period were considered at two public local inquiries.

The first inquiry (Mr Machin's) lasted from 6 October 1998 until 8 October 1999 and dealt with objections to Chapter 6 of the Local Plan. This related to the proposed major development south of the M4 at Reading. The Council received the Inspector's Report for this part of the Inquiry in July 2000.

The second inquiry (Mr Hollis') ran from 2 February 2000 to 29 November 2000 and dealt with objections to the remainder of the Plan. The Council received the Inspector's Report for this part of the Inquiry in October 2001.

On 4 December 2002, the Executive Committee agreed the Council's response to both Inspectors' Reports. The Proposed Modifications resulting from this decision were published for public consultation form 5 February until 19 March 2003. As noted in paragraph 2.06, the Council has implemented the Modified Wokingham District Local Plan (MWDLP) for development control purposes.

Therefore, the Council has taken a pragmatic approach to assist clarity of Supplementary Planning Guidance and used the MWDLP policies as the latest upto date information that has reached an advanced stage in the Plan process. The MWDLP is now used for the determination of planning applications, and the policies are based upon the latest national and regional planning guidance.

The Council's needs to have considered any representations submitted during the consultation period on the Proposed Modifications and have made a commitment to review the guidance in the light of any agreed policy changes. However the Council considers that as the MWDLP accords with the latest Government guidance, and should hold significant weight in the determination of any planning appeal. Furthermore, the Council has now fully assessed the Inspector's Reports on the Local Plan and has published Modifications that generally reflect their recommendations.

Relevant Policy References

- **Modified Wokingham District Local Plan (MWDLP) (Deposit Draft)**

WCC1	Development in the Countryside WCC2 Gaps and Green Wedges
WCC4	New Buildings outside Settlement Boundaries (outside the Metropolitan Green Belt)
WCC5	Re-use and Adaptation of Buildings for residential purposes (outside the Metropolitan Green Belt)
WCC6	New Dwellings for Agricultural and Forestry Workers
WCC7	Extensions to Dwellings in the Countryside (outside the Metropolitan Green Belt)
WLL7	Landscape and New Development
WNC3	Protected Species Conservation
WNC5	Nature Conservation in the wider Countryside
WGB1	Development in the Metropolitan Green Belt
WGB1A	Development adjoining the Green Belt
WGB2	New Dwellings in the Metropolitan Green Belt
WGB3	Residential Extensions & Ancillary Buildings in the Metropolitan Green Belt
WGB4	Re-use and Adaptation of Existing Buildings in the Metropolitan Green Belt
WBE1	Design and New Development
WH6	Variety of housing
WH6A	Design Guidance – Residential Development

Appendix 6

Planning Guideline B2

WOKINGHAM UNITARY
Aiming for Excellence

GUIDELINES FOR EXTENDING YOUR HOME

1.0 Introduction

1.1 This Guide explains how the Council will consider the design of your extension when you submit your planning application. Its purpose is to guide you, the applicant or your agent and architect, as to what is likely to be acceptable to the Council in the vast majority of cases. It will also help your neighbours, and other interested parties, who may be affected by your planning application. This guidance applies to houses, flats, maisonettes and houses in multiple occupation.

1.2 Although some extensions may be "permitted development", as defined by The Town & Country Planning General Permitted Development Order and therefore would not require planning permission, it is worth remembering that, even if this is the case, that unsympathetic alterations which are not in keeping with your neighbourhood can devalue your property.

1.3 Whilst the guidelines are an aid to good design you should understand that individual cases do not always fit easily into a particular category. The advice in this leaflet does not apply to Listed Buildings or to buildings in Conservation Areas, where more strict criteria may apply. Other criteria also apply in rural areas and areas liable to flooding. In such cases further advice should be sought from the Council's Development Control Service. If your proposal does not meet these guidelines please submit a brief statement with your planning application to justify the reason.

1.4 The policies contained in existing adopted development plans (Structure Plan policy EN1, Green Belt Plan policy 6, Loddon Area Local Plan policies LBE1 and LBE2; and South East Area Local Plan policies SBE1 and SBE2) and the emerging Wokingham District Local Plan, policies WOS3 and WBE1, relating to design of extensions to existing dwellings are very general and do not give specific advice.

1.5 This guideline was adopted by the Council, on 30th September 2002, as supplementary planning guidance (SPG) and as such is a material consideration in the determination of planning applications.

2.0 General Issues

2.1 Whether or not your application is approved will depend upon:

(i) Its effect on the general street scene and

(ii) Its effect on the amenity of the occupiers of nearby properties.

2.2 You should design your extension so that it is in character with the original building and with the general neighbourhood in which it is

located. The scale and proportions of the extension should respect the form of the original building (see Fig. 1) and not dominate or unreasonably overshadow adjoining buildings or garden areas or result in undue loss of privacy.

2.3 You may not be able to extend your property as much as you want if it would result in loss of light to your neighbours. In considering whether a proposal would result in an unacceptable loss of light to an adjoining property the Council will take into account the general advice contained within BRE report BR209 entitled "Site layout planning for daylight and sunlight: a good practice guide". This recommends a 45° angle if the extension is at an angle to a window (see Fig. 2) and 25° angle if direct facing. These provide a useful guide and if either are breached, the Council may refuse planning permission. However, the determining factor will be the overall impact of the extension on your neighbour's use and enjoyment of his/her property. Even if there is no technical daylighting issue, it maybe that the extensions still could be considered to be overbearing.

2.4 In most cases, your extension should appear to be an integral part of the original building. Extensions should not be detrimental to the character of a street eg. by converting regular semi-detached pairs of houses into apparent terraces.

2.5 Extensions should generally have pitched roofs and where practicable, the pitch of the new roof should match the pitch of the existing main roof. This is especially important on corner properties where side and rear extensions can be seen from the street, and with first floor or two storey extensions. In addition, side extensions on corner properties should not project further than the rest of the dwellings in the street to the rear. This helps to preserve the spaciousness and the character of junctions.

2.6 Flat roofs are generally discouraged due to their appearance and increased risk of crime by giving easier access to first floor windows. They may, however, be acceptable on rear extensions where they can avoid unacceptable impact on a neighbouring property and where they are not visible from the street or areas of public open space. On certain designs of house they may be quite in keeping with the original.

2.7 In the case of a side to rear relationship, between the application site and the neighbouring house, or vice versa, a minimum distance of 12 metres should be maintained between houses at first floor level in order to allow for sufficient distances between dwellings and to avoid loss of privacy (refer to Fig. 3).

2.8 The materials you choose for your extension should as far as possible match those of the existing buildings. Where a new roof joins an existing roof it is good practice to use saved tiles ie. those taken off part of the old roof and reused on the parts of the roof visible from the street to help the extension to blend in.

2.9 The windows of your extension should relate to those of the existing building in terms of size, proportion, positioning and detailing to help ensure the extension blends in well.

3.0 Neighbours

3.1 It is a good idea to discuss your proposal informally with any neighbour who may be affected before making your planning application. Once the application is received by the Council, your immediate neighbours will be consulted for their formal views.

3.2 If the foundations encroach onto a neighbour's property, or if the extension overhangs or is attached to a neighbouring property, permission will have to be given by the owner of the adjoining property affected by the proposal. These are matters of civil law, and not planning matters, and therefore cannot be taken into account in dealing with a planning application or a reason to refuse the application. However, a deed between the two owners may have to drawn up to cover these issues.

3.3 If the proposal involves work to a joint party wall, a wall crossing a boundary or excavation near a neighbouring building, The Party Wall etc Act 1996 may apply. Separate leaflets on this are available from the Council's Building Control Section. In addition a neighbour's consent may be required if access to their property is necessary during construction or for maintenance. Finally, there may also be covenants (restrictions set out in the deeds relating to the property) which may restrict the type of development on a property. Again these are not planning matters which affect the consideration of a planning application. Therefore you will need to check this out first.

4.0 Front extensions and porches

4.1 The impact on the street is of paramount importance when determining applications for extensions to the front of properties, due to their prominence in the street and their relationship with neighbouring properties, the depth of front gardens and amount of trees and shrubs. Generally two storey front extensions are not acceptable and single storey extensions, other than porches, should not project significantly from the main front wall of your home.

4.2 You may construct a porch to a greater depth (maximum of 2 metres) provided it does not result in an unreasonable affect on neighbours, the neighbourhood or 'streetscene'.

4.3 Larger front extensions may however be acceptable where one or more of the following applies:

(i) your home is detached and is set well back from a road in a good sized plot

(ii) there are a number of similar extensions in the immediate area

(iii) an adjoining dwelling or garage already projects to the front.

5.0 Rear extensions

5.1 The main considerations for the Council in determining proposals for rear extensions will be to protect your immediate neighbours and the enjoyment of their property and to safeguard the overall appearance of the area. Particular attention will be given to protecting their privacy, daylight and sunlight, and that the extension is not unduly overbearing. In addition your extension should not affect your neighbour's opportunity to extend their property in the future.

Single storey rear extensions:

5.2 In normal circumstances, rear extensions on or close to a side boundary should not project more than 3 metres from the main rear wall (see Fig. 4). Any greater depth required will be judged on its merits ensuring that there is no adverse impact on neighbours in terms of loss of light and the extension being overbearing (refer to paragraph 2.3).

5.3 Generally you should avoid having windows and doors at the sides of your extension to prevent overlooking and therefore loss of privacy.

5.4 The eaves height (ie. the bottom of the roof) should normally not exceed 3m, whether a flat or pitched roof is proposed, and where possible it should be lower than this. Pitched roofs should be designed to minimise bulk and to avoid an overbearing appearance. Hipped roofs can therefore be preferable to gabled or lean-to roofs. Bigger extensions may be acceptable where there is an adjoining extension of a similar depth or height, or where it can be shown that there is no material loss to your neighbour's privacy, outlook or sunlight/daylight (refer also to paragraph 2.3).

Conservatories

5.5 The same guidelines for side and rear extensions apply to conservatories. However, as they are lightweight structures it is possible for these criteria to be relaxed in certain circumstances. Applicants should ensure that conservatories which are close to boundaries do not result in loss of privacy to an unacceptable degree.

Two storey rear extensions:

5.6 In addition to the above criteria for single storey extensions, two storey rear extensions need careful design so as not to be overbearing, cause overshadowing and loss of privacy.

5.7 *Terraced dwellings*: Two storey rear extensions are seldom acceptable on terraced properties as they nearly always adversely affect one or both of the neighbouring properties.

5.8 *Semi-detached and detached dwellings:* The first floor should be set in from the party boundary (a minimum of 2.5m is recommended) and should not project by more than 3m. In any event these should be within the 45° angle (drawn in a horizontal plane) from the nearest part of a window to a habitable room of a neighbouring window to ensure that there is no adverse impact on neighbours in terms of loss of light to habitable rooms (see Fig. 2). Utility rooms, bathrooms and garages do not count as habitable rooms. Kitchens may be considered to be habitable rooms depending on their size.

5.9 Windows in the side walls at first floor or above are unlikely to be acceptable (particularly where they form the prime light source to a habitable room). This is because of the loss of privacy they would cause for neighbouring properties. The use of obscure glazed windows and non-openable or with only a top fan light being openable can in some cases be acceptable eg. in the case of a bathroom/ensuite but are generally discouraged in other circumstances. Similarly, balconies or use of flat roofs for balconies are unlikely to be acceptable because of the potential for overlooking, although they may be appropriate for large houses on substantial plots where there is no loss of privacy.

6.0 Side Extensions

Single storey side extensions:

6.1 Single storey side extensions should follow the criteria for rear extensions where they join or are close to the boundary of your neighbour's property. They should be:

(i) no more than 3m high at eaves level

(ii) have a pitched roof and, if appropriate, a hipped roof

(iii) project no more than 3m from the rear of main wall of the house

(iv) project no more than 1m forward of the main wall of the property

Windows and other openings in the side elevations should be avoided.

Two storey or first floor side extensions:

6.2 In designing a two storey or first floor side extension you must consider the streetscene and ensure that your extension would not affect the possibility of the adjacent property being extended in a similar manner. You may also wish to consider whether a gap needs to maintained for access.

6.3 Side extensions to properties at road junctions or other features, such as an area of open space, should not project further out than the houses in the road to the rear of the property, so as to protect the spacing and character of the road (see Fig. 3).

6.4 *End of terrace properties*: Side extensions to end-of-terrace properties should fit in with the rest of the houses in the terrace.

6.5 *Semi-detached properties*: You should design your side extensions to your semi-detached house so that they do not create a terracing effect. Side extensions should therefore be set back at first floor level, by a minimum of 1m from the main front wall of the house, and should include a drop in the ridge line, thus creating a break in the roof line and ensuring that side extensions do not entirely fill the gap between neighbouring pairs of semi-detached houses (see Fig. 2). They should also not be so large as to upset the overall balance of the pair of semi-detached houses.

6.6 *Detached properties*: Side extensions to detached dwellings may be constructed to the full height of the existing building as long as the extension looks like an integral part of the whole building and does not result in an overly bulky building. Hence, it is often good practice to include a setback from the front and a drop in the ridge line, as for semi-detached properties. Detached dwellings should not normally be extended up to both side boundaries as this would lose the important characteristic gap between properties.

7.0 Roof Alterations, Loft Conversions and Dormer Windows

7.1 Inappropriate roof alterations can have an adverse effect on the appearance of whole streets. Any changes to your roof therefore needs to be designed with care. In order to create first floor accommodation in single storey properties, eaves and ridge heights should not normally be raised by more than 0.75m unless the dwelling is next to taller buildings or ground conditions make it reasonable. In raising the ridge height you must consider any habitable room windows in your neighbour's property which may be affected. You should avoid converting hipped roofs of two storey and higher dwellings to gabled roofs as they can close down the characteristic spaces between buildings. Partial gabling may be acceptable.

7.2 You should keep dormer windows contained well within the body of the main roof by being set well back from the eaves and their sides well in from gables or party walls. They are unlikely to be acceptable if they extend beyond the ridge line and should preferably be set well below it. All windows at roof level should relate to the windows of the original dwelling in proportion, design and position (see Fig. 5).

7.3 Dormer windows facing the highway should have pitched roofs at a similar angle to those of the main roof unless other windows (eg. flat roofed dormers) predominate the neighbourhood or would match the style of the dwelling. The total width of dormers and other rooflights facing the highway should not exceed half the width of the existing roof measured at its mid height to avoid a top heavy appearance.

7.4 Rear facing dormers can be flat roofed but should not extend across the full width of the property. The "cheeks" of the window should be set in from the gable or party walls by at least 0.3m.

8.0 Miscellaneous Issues

"Granny" Annexes or accommodation for elderly or disabled relatives

8.1 The principle of providing accommodation for elderly or disabled relatives in the form of an annexe is acceptable. However, it should not be a detached self-contained building capable of separate occupation from the dwelling and will need to be interconnected to the main dwelling. The annexe should be an integral part of the existing dwelling and would normally take the form of a single storey side or rear extension of fairly modest size.

Car Parking and Garage Conversions

8.2 If you are wanting to create an additional bedroom in a property of three bedrooms, you will, under the Council's parking standards, have to provide an additional parking space on-site. The need to provide alternative on-site parking can also apply if you are planning to convert your garage to residential accommodation. The minimum size of a space is 2.4m x 4.8m. In certain circumstances this requirement can be waived where the need to pave over the front garden would not be characteristic of the street and would detract from its appearance. As a general rule, no more than 70% of the front garden area should be paved over to create parking spaces and the use of porous materials are encouraged to reduce surface water run-off.

Garages in front gardens

8.3 Unless there are several examples in the immediate area, garages in front gardens are not acceptable as they can be intrusive in the street scene. Garages should normally be located to the side or rear of

dwellings. The interior of a single garage should be at least 2.5m x 5.0m and that of a double 5.0m x 5.0m.

Amenity Areas

8.4 Many "open plan" housing developments contain areas of land planted with grass or shrubs etc. which adjoin the highway but are owned by people in adjacent dwellings. These add to the openness and appearance of the street scene. Due to conditions put in place when the original development was given permission, planning permission is often required before fences at the side of dwellings can be moved. The enclosure of these spaces into private gardens by moving boundary walls, fences or hedges is seldom acceptable because of the impact on the openness of the street scene.

The boundaries to front gardens

8.5 Except for "open plan" estates where garden walls and fences are not permitted because this would ruin the integrity of the original design, planning permission is not normally required for walls and fences of one metre or lower where the site adjoins a highway. Any fence or wall in such a location higher than this would require planning permission. This will only be granted where the fence or wall does not have an adverse impact on the streetscene or obscure drivers' visibility at junctions.

9.0 Further Advice

9.1 If you need any further advice, please contact the Council's Development Control Service either by telephone on 0118 974 6249 or in person during office hours. Other guidelines include on Access for Disabled People, Designing Out Crime, Sustainable Development, Protection of Trees on Development Sites, Landscape Plans etc. In addition, advice on the security of buildings at the design stage can be obtained free of charge from the Thames Valley Police Crime Prevention Design Advisor for Berkshire, on 01635 295156 or by visiting the 'Secured by Design' website at www.securedbydesign.com.

Issued September 2002

Appendix 7

Appendix 7: Proposed conditions in the event of the appeal being allowed without prejudice to the council's case.

1. The development hereby permitted shall be begun before the expiration os 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 resemble in size, colour, texture and profile those of the existing building.

   Reason: To ensure that the external appearance of the building is satisfactory.

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

   Reason: To safeguard the residential amenities of the occupiers of neighbouring properties.

INFORMATIVES:

1. This approval is in respect of the Plan no. PS213:PL/10, PS213:PL/12, PS213:PL/13, PS213:PL/14 and PS213:PL/15, received by the LPA on 30.12.02.

TOWN AND COUNTRY PLANNING ACT 1990

SECTION 78 APPEAL

APPELLANT :	**Mr & Mrs S Pines**
APPEAL SITE :	**45 Nine Mile Ride, Finchampstead.**
REASON FOR APPEAL :	**Refusal of planning permission for a two storey side extension to dwelling. Demolition of existing garage and swimming pool.**

LOCAL PLANNING AUTHORITY REFERENCE: F/2002/8263

DEPARTMENT OF THE ENVIRONMENT TRANSPORT & THE REGIONS REFERENCE: APP/X0360/A/03/1127199

1.00 LOCATION AND SITE DESCRIPTION

1.01 The site is located within the rural area of Finchampstead and is designated as green gap and wedges within the local plan. The site contains a detached dwelling with attached garage and covered swimming pool.

1.02 See Appendix 1 for site location.

2.00 RELEVANT PLANNING HISTORY.

2.01 The site has been subject to several previous planning applications:

Application No.	Description	Decision	Date
03853	Two storey side extension, first floor rear extension	Approved	20.02.76
13543	Double garage	Approved	03.07.80
31364	Side extension for indoor swimming pool	Approved	29.09.88
F/2001/5065	Two storey side extension, rear extension to form swimming pool with gym over	Refused	18.01.02
F/2002/8263	Two storey side extension. Demolition of existing garage and swimming pool.	Refused	19.03.03

2.02 Planning application F/2001/5065 was refused planning permission for two reasons:

> *"By virtue of its size, the proposed first floor element of the extension would increase the bulk and massing of the original dwelling to the detriment of the rural character of the area."*
>
> *"The first floor windows in the side elevation of the gym/playroom would result in overlooking and loss of privacy to the neighbouring occupiers."*

2.03 In March 2003 planning permission F/2002/8263, the subject of this appeal, for a two storey side extension was refused planning permission for the following reasons:

> *"The proposed development, when considered alongside previous extensions, would result in an inappropriate scale of development on site detrimental to the open character of the rural area. As such it is contrary to policy C2 of the Berkshire Structure Plan, policies SC19 and SC1 of the South East Area Local Plan and policies WCC1 and WCC7 of the Wokingham District Local Plan (as proposed to be modified)."*

> *"The proposed extension would be out of character with the design of the dwelling and detrimental to the visual amenity of the street scene. As such it is contrary to policy EN1 of the Berkshire Structure Plan, policies SBE1 and SBE2 of the South East Area Local Plan and policies WBE1 and WOS3 of the Wokingham District Local Plan (as proposed to be modified)."*

3.00 RELEVANT PLANNING POLICY.

Berkshire Structure Plan 1991-2006

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

3.02 The relevant policies are (see Appendix 2):

> C2 – 'Development Outside Built-Up Areas and Settlements'
> EN1 – 'Protection and Enhancement of the Environment of Built-Up Areas'

Wokingham District Local Plan Deposit Draft (as modified)

3.03 Material Consideration must also be given to the emerging Wokingham District Local Plan. The Wokingham District Plan was placed on deposit on 21 October 1997 to 2 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. The Council has now considered the Inspector's reports and has agreed proposed modifications. These

modifications were placed on deposit from 5 February to 19 March 2003. The Council's Executive agreed on 4 December 2002 that the Deposit Plan, as agreed to be modified, be implemented as the policy of the District Council for development control purposes with immediate effect. The Council's Executive on 31 July 2003 considered responses to the proposed modifications and agreed Further Modifications.

3.04 The relevant policies are (see Appendix 3):

WCC1 – 'Development in the Countryside'
WCC7 – 'Extensions to Dwellings in the Countryside (Outside the Metropolitan Green Belt)'.
WOS3 – 'Development Control Principles'
WBE1 – 'Design and New Development'

Policy WCC1 remains similar, Policy WCC7 remains unchanged, minor changes were made to Policy WOS3 and Policy WBE1 has been significantly changed which has resulted in its use for this appeal being limited.

South East Area Local Plan

3.05 The relevant policies are contained within the South East Area Local Plan, which was adopted 15 April 1994. The South East Area Local Plan forms the statutory basis for the operation of planning policy in this part of the District.

3.06 The relevant policies are (see Appendix 4):

SC19 – 'Extensions to Existing Dwellings in Rural Areas'
SC1 – 'Separation of Settlements'
SBE1 – 'Design of New Development'
SBE2 – ' Inappropriate Design'

Supplementary Planning Guidance

3.07 The 'Guidance for New, Replacement or the Extension of Dwellings in the Countryside within the Wokingham District', was adopted by the Council on 27 March 2003 as supplementary planning guidance (SPG)

and as such is a material consideration in the determination of planning applications. In accordance with advice set out in paragraphs 3.15 and 3.16 of PPG12 'Development Plans', the SPG makes cross-references to relevant Development Plan Policies and has been subject to public consultation (See Appendix 5).

3.08 The 'Guidelines for Extending Your Home' was adopted after public consultation by the Council on 30 September 2002, as supplementary planning guidance (SPG) and as such is a material consideration in the determination of planning applications. In accordance with advice set out in paragraphs 3.15 and 3.16 of PPG12 'Development Plans', the SPG makes cross-references to relevant Development Plan Policies and has been subject to public consultation. (See Appendix 6).

4.00 THE CASE FOR THE LOCAL PLANNING AUTHORITY.

4.01 The proposed extension would be located approximately 13 metres from the side boundary of No.41b to the west of the site and at least 35 metres forward of the dwelling of No.43. As such there would be no significant impact in terms of overbearing or loss of light. The velux windows proposed in the west elevation would be located at a sufficient distance above the internal floor level to prevent significant overlooking.

4.02 Policies WCC1 and WCC7 of the Wokingham District Local Plan relate to development in the countryside. Policy WCC1 states that development, where acceptable in principle, would only be permitted if appropriate in scale, form, design and character of its location within the countryside. Policy WCC7 reiterates this point and refers specifically to dwellinghouse extensions. Policy SC19 of the South East Area Local Plan states that only minor extensions to existing dwellings would normally be acceptable and the cumulative impact of all extensions to the original dwelling will be taken in to consideration. SPG B5 cross-references with the Policies of the Local Plans and also considers that a more than 50% increase in volume when compared with the volume of the "original" dwelling is a useful indicator of potential impact upon the countryside.

LS (DH) | WR

72843

PLANNIN
POI
DC
DCK
15 SEP 2003
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FILE:

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PS213

8th September 2003

The Planning Inspectorate
Customer Support Unit
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN

COPY

Dear Sirs

Planning Appeal - extension to 45 Nine Mile Ride, Finchampstead, Berkshire RG40 4ND
Wokingham District Council reference F/2002/8263

Please find enclosed one copy of your Planning Appeal Form, together with related documentation as indicated on the form and the attached lists.

I can confirm a copy of this Appeal Form has been issued to Wokingham District Council under cover of a copy of this letter.

Yours faithfully

Derek Hampshire BA DipArch RIBA

Encs Planning Appeal Form
Documents as item J of Appeal Form

Cc Wokingham District Council – Environmental Services Department, Planning Services.

Planning Appeal for extension to 45 Nine Mile Road, Finchampstead RG40 4ND

Item J5 – list of attached documents and plans sent to LPA as part of application.

- Planning Application form dated 23.12.02
- Section 66 Certificate dated 23.12.02
- Covering letter to WDC dated 23.12.03
- Drawings PS213:
  - PL10 – Site plan;
  - PL12 – Existing floor plans;
  - PL13 – Existing elevations
  - PL14 – Proposed floor plans
  - PL15 – Proposed sections and elevations

Item J8 – relevant correspondence with the LPA (I have included prior to and during the application).

- Letter to WDC dated 25.09.02
- Drawings issued with letter to WDC dated 25.09.02; ref PS213:
  - 01B
  - 07A
- WDC response letter 27.09.02
- WDC response letter 31.10.02
- WDC acknowledgement of application dated 07.01.03
- AED email to WDC dated 10.03.03
- WDC email response 12.03.03
- WDC refusal notice dated 19.03.03

DRAWING ISSUE SHEET

PS213 Mr. + Mrs. S Pines
45 Nine Mile Ride FINCHAMPSTEAD
Proposed House Extension / Conversion

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mail@aedpractice.co.uk
www.aedpractice.co.uk

We enclose copies of the drawings listed below:

drawing title	size	drg. no.	issue												
Preliminary Drawings															
EXISTING PLANS	A1	00	/												
PROPOSED PLANS option 1	A1	01	/		A	B		B							
PROPOSED PLANS option 1	A1	02	/												
EXISTING ELEVATIONS	A1	03		/											
PROP ELEVATIONS OPTION 1	A1	04		/											
PROP ELEVATIONS OPTION 2	A1	05		/											
PROP ELEVATIONS OPTION 3	A1	06		/											
PROP ELEVATIONS OPTION 4	A1	07			/	A		A							
Planning Drawings															
Site Plan	A4	PL/10					/	/							
DRAWING NOT USED	-	PL/11													
Existing Floor Plans	A2	PL/12					/	/							
Existing Elevations	A2	PL/13					/	/							
Proposed Floor Plans	A2	PL/14					/	/							
Prop. Sections and Elevations	A1	PL/15					/	/							

date of issue													
Day	02	08	16	25	23	08							
Month	08	08	08	09	12	09							
Year	02	02	02	02	02	03							

distribution	number of copies (N = negative X = issue sheet only)												
Mr. + Mrs. S Pines	1	1	1	1	1								
Wokingham D.C Planning Department				2	6	1							
Planning Inpectorate						1							
Record Set	1	1	1	1	1	1							
Purpose of Issue	**D**	**D**	**D**	**I**	**PL**	**PI**							

De = Design
C = Construction
PI = Planning
A = For approval
BR = Building Regulations
I = Information only
T = Tender
AS = As built
Q = Quotation/Costing
M = Measurement

DRAWING ISSUE SHEET

PS213 Mr. + Mrs. S Pines
45 Nine Mile Ride FINCHAMPSTEAD
Proposed House Extension / Conversion

THE AED PRACTICE
2 The Courtyard, Denmark St,
Wokingham, Berks RG40 2AZ
T 0870 777 0292 F 0870 777 0293
mail@aedpractice.co.uk
www.aedpractice.co.uk

We enclose copies of the drawings listed below:

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Year	02	02	02	02	02								

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M = Measurement

PS213 - file copy

PS213

23.12.02

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

Dear Sir or Madam

Proposed extension and alterations to 45 Nine Mile Ride, Finchampstead
Full Planning Application

Please find enclosed the following;

1- Six copies of the Planning Application form
2- A Certificate of Ownership
3- Six copies of the Plannin Drawings as per attached Drawing Issue Sheet
4- A cheque to the value of £110.00 to cover the fee

Please do not hesitate to contact me direct on 0870 7770299 should you require further information or clarification on the above.

Yours sincerely

Sandra Orlando Payne

Encs.
cc Mr and Mrs S Pines

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

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

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

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

FOR OFFICE USE ONLY

1.	APPLICANT'S NAME	MR + MRS SIMEON PINES
	ADDRESS	45 NINE MILE RIDE, FINCHAMPSTEAD, BERKSHIRE
	POST CODE	RG40 4ND PHONE —
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	THE AED PRACTICE LIMITED
	ADDRESS	2 THE COURTYARD, DENMARK STREET WOKINGHAM, BERKSHIRE
	POST CODE	RG40 2AZ PHONE 0870 7770292
3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.	SITE LOCATION	45 NINE MILE RIDE, FINCHAMPSTEAD, BERKSHIRE, RG40 4ND
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		DEMOLITION OF EXISTING SINGLE STOREY GARAGE AND SWIMMING POOL ENCLOSURE AND ERECTION OF TWO-STOREY SIDE EXTENSION AND INTERNAL ALTER TO EXISTING HOUSE —
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.132 HA — SITE AREA
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	OWNER
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	DRAWINGS PS213:PL10; PS213:PL11; PS213:PL12; PS213:P PS213:PL14 AND PS213:PL15 —

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ? Tick the boxes(x)	CHANGE OF USE	☐	REDEVELOPMENT	☐
	ERECTION OF NEW BUILDING	☐	ALTERATION or EXTENSION	☑

9. WHAT TYPE OF APPLICATION IS THIS ? Tick one box only	OUTLINE PERMISSION	☐	See question 10
	FULL PERMISSION	☑	
	APPROVAL OF DETAILS/RESERVED MATTERS	☐	State relevant outline permission number Also complete Question 10
	TEMPORARY PERMISSION	☐	State period required
	RELAXATION OF CONDITIONS	☐	State relevant application number Conditions to be relaxed

10. IF THIS IS AN OUTLINE APPLICATION OR AN APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of this application ?	N/A		SITING	☐
	EXTERNAL APPEARANCE	☐	DESIGN	☐
	MEANS OF ACCESS	☐	LANDSCAPING	☐

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

RESIDENTIAL, SINGLE FAMILY DWELLING 1769b

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS? YES/NO — If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED? YES/NO — If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

NO TREES TO BE FELLED

14. STATE EXTERNAL MATERIALS TO BE USED.

BRICKWORK TO MATCH EXISTING PARTIALLY, TIMBER CLADDING PARTIALLY (AS SHOWN DWG PS213:07) RED DOUBLE ROMAN TILES. GUTTERS AND DOWNPIPES AS EXG. TIMBER DOORS/WINDOWS

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

N/A

16. HOW WILL SURFACE WATER BE DISPOSED OF?

TO EXISTING SYSTEM

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/NO

If no, please give details

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

AS EXISTING

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

NO.

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

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

* STATE No. OF HABITABLE ROOMS

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

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

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

£ 110.00 —

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

SIGNED S D Payne ON BEHALF OF MR + MRS PINEL DATE 23/12/02

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

1769c

PLANNING APPLICATION

PART 2

This part of the form need only be completed if the application involves non-residential development. Please answer all questions in print or block letters. If the answer is not applicable, write N/A in the space. You may wish to amplify your answers in a covering letter.

24. STATE THE GROSS FLOOR SPACE (by external measurement) OF ALL BUILDINGS TO WHICH THIS APPLICATION REFERS. Please give all floor areas in SQUARE METRES.

	USE CLASS	Existing floor space		Proposed additional floorspace created by	
		Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL				

25. IF C1 OR C2 USE IS PROPOSED, PLEASE STATE NUMBER OF BED SPACES

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing		
Proposed		

27. DESCRIBE THE ACTIVITY OR PROCESSES TO BE CARRIED ON
Please provide details of any equipment, plant or machinery to be installed and any end products. You may wish to amplify your answers in a covering letter.

28. WHO WILL OCCUPY THE PREMISES?
a) Give the name and current operating address of the proposed occupier
b) Will these premises be vacated?

29. IF KNOWN, HOW MANY PEOPLE ARE LIKELY TO BE EMPLOYED ON SITE AFTER COMPLETION OF THE DEVELOPMENT?

Existing Staff	Transferred Staff	New Staff	Total

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES?
If so, state this material, the quantity and method of storage.

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

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

New buildings, major alterations and enlargement of existing buildings, and many changes in the use of buildings and land need planning permission.
The Town and Country Planning Acts impose a duty on Local Authorities to control these changes, and this means that a balance has to be found between the need and pressure for change, and the desire to protect the character of settlements and the countryside.
The merits of each application are, therefore, carefully examined.

WHAT ELSE MAY YOU HAVE TO DO ?

Listed Building Consent:	for works to a Listed Building; or for demolition works on land within the curtilage of a Listed Building or within a Conservation Area.
Advertisement Consent:	for the display of advertisements or signs
Building Regulation Approval:	for most new building or construction work.

Special forms are available for these types of applications.

You should also check whether there are any other regulations with which you may need to comply.

WHAT HAPPENS TO THE APPLICATION ?

It will first be checked to see if it is complete and if it is, it will be registered.

Consultations will be carried out with public and other bodies, such as the Highway Authority, or Local Parish Councils.

Publicity may be given to allow local people the opportunity to comment on your proposals.

The application will be considered in relation to the Council's planning policies and guidelines, the past history of decisions on that site or in the locality, other standards (such as parking, or visibility at road junctions), and any other material considerations.

The site will be visited by a Planning Officer You may be asked to submit more information, or to amend your application.

The application will then be considered either by a Planning Committee or Sub Committee (made up of Councillors) or by the Chief Officer responsible for planning matters. Objections to an application will be taken into consideration by the Committee or the Chief Officer.

Shortly after the application has been determined, you will receive a Decision Notice.

HOW LONG WILL IT TAKE ?

An application will generally be determined within eight weeks although a longer period may sometimes be required for a complicated application.

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

Your application may be approved subject to certain conditions. These could impose restictions on the use of land or buildings, or require further details to be approved at a later stage, (e.g. materials or landscaping).
You may appeal against the conditions, but this opens the entire permission to review by the Secretary of State.

Your application may be refused. The reason will be listed on the Decision Notice.

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

You have the right to appeal against the refusal to the Secretary of State, but you have to do that within six months.
Appeals can be dealt with by written representations by both sides, or by a Public Inquiry.
You may ask the Planning Officer whether an amended application would be more likely to receive planning permission.

DATA PROTECTION ACT 1984

'Information contained in this form is likely to be personal data within the terms of the Data Protection Act 1984, and as such will be held by the Council on computer (such as the PLANAPS applications processing system) and may be used by the Council only for purposes registered under the terms of the Data Protection Act.'

1789/a

SECTION 66 CERTIFICATE

WOKINGHAM UNITAR
Aiming for Excellenc

Application No.

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

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

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

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

CERTIFICATE A

I certify that:

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

CERTIFICATE B

I certify that:

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

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

CERTIFICATE C

I certify that

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

● I have/The applicant has* given the required notice to the person specified below, being persons who at the beginning of the period of 2 days ending with the date of the application were owners (a) of any pa of the land to which the application relates.

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

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

(b) .....

● Notice of the application as attached to this Certificate has been published

the (c) .....

on (d) .....

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

● Notice of the application as attached to this Certificate, has been published i

the (c) . . . . . .

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

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

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

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

OR

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

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

Signed . . . . . .

On behalf of . . . . . .

Date 23/12/02

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

PS213

25.09.02

Ms Natalie Brown
Wokingham District Council
Planning Department
PO Box 157
Council Offices
Shute End
Wokingham
RG40 1WR

Dear Ms Brown

Proposed extensions and alterations to 45 Nine Mile Ride, Finchampstead
Per-Application Consultation

I am writing to you on behalf of our clients Mr and Mrs S Pines. We have been appointed to redesign and submit a Planning Application for the above-mentioned site. This site has been subject to a previous Planning Application, which has been refused – Appn No F/2001/5065. I understand that you are the Planning Officer who dealt with this.

At the moment we are looking into addressing the issues raised in the Notification of Refusal dated 18.01.02 as follows;

Reason 1 – Bulk
We are trying to address this by proposing a lower overall height to the proposed addition and by using lightweight materials rather than traditional brick construction.

Reason 2 – Overlooking
No windows are proposed at First Floor level to side elevations.

Please also note that our clients are very interested in energy conservation and our proposed design would try to maximise the use of renewable materials with low embodied energy as much as possible as well as the incorporation of photovoltaic technology.

I would be available to meet you to discuss the proposal should you consider a meeting usefull. Please do not hesitate to contact me direct on 0870 7770299 should you require further information or clarification on the above.

Yours sincerely

SP
Sandra Orlando Payne

Encs. As per attached Drawing Issue Sheet

Cc Mr and Mrs S Pines

DRAWING ISSUE SHEET

PS213 Mr. + Mrs. S Pines
45 Nine Mile Ride FINCHAMPSTEAD
Proposed House Extension / Conversion

THE AED PRACTICE
2 The Courtyard, Denmark St,
Wokingham, Berks RG40 2AZ
T 0870 777 0292 F 0870 777 0293
mail@aedpractice.co.uk
www.aedpractice.co.uk

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date of issue

Day	02	08	16	25									
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distribution	number of copies (N = negative X = issue sheet only)												
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M = Measurement

DH, PS123-F.

Tel. (0118) 974 6492 (Direct Line)
Fax. (0118) 974 6484
Email. Louise.smith@wokingham.gov.uk
Date September 27, 2002

My ref. LS/Preapp61524
Your ref.

WOKINGHAM UNITARY
Aiming for Excellence

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Switchboard Tel: (0118) 974 6000
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Sandra Orlando Payne
The AED Practice
2 The Courtyard
Denmark Street
WOKINGHAM.
Berkshire
RG40 2AZ

Dear Sir / Madam

Letter I.D Number: **61524**

Details of Proposal: **Proposed extensions and alterations.**

Address of Site: **45 Nine Mile Ride, Finchampstead.**

Your request for an informal officer opinion on the above proposal was received on September 27, 2002.

The Case Officer who will be dealing with your enquiry is Louise Smith.

In some cases it is necessary to seek to views of consultees (e.g. Highway Engineers) before an opinion can be formed on the acceptability of the proposal.

It is the Council's aim to seek to respond to requests for pre application advice within 1 month from the date of receipt. This may take longer though in the case of more complex proposals or where there is substantial input required from consultees.

A full response will be sent to you as soon as possible. If in the interim you would like to discuss this matter, then please contact the officer named above.

Yours faithfully

pp Principal Development Control Officer

RECEIVED	
JOB	PS213
30 SEP 2002	
SIG. WJC.	ACTION TAKEN Details added to project directory.

SoP Copied to Mr+Mrs Pines 30/9/02

DH 50 to discuss

Tel: (0118) 974 6463 (Direct Line)
E-Mail: Louise.Smith@wokingham.gov.uk
Date: 31st October 2002
My ref: LS/BP/Finchampstead/Post-App

WOKINGHAM UNITARY
Aiming for Excellence

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

Ms Orlando Payne
The AED Practice
2 The Courtyard
Denmark Street
Wokingham
Berkshire RG40 2AZ

Dear Ms Orlando Payne

RE: PROPOSED TWO STOREY SIDE AND REAR EXTENSION AT 45 NINE MILE RIDE, FINCHAMPSTEAD – PLANNING REFUSAL F/2001/5065

I refer to your letter received on the 26th September 2002 with reference to the above.

The site lies within a rural area, designated as Green Gap within the Local Plan, and is therefore sensitive to development. I refer you to policies C2 and C6 of the Berkshire Structure Plan, policies LC19 and LC1 of the Loddon Area Local Plan and to policies WCC7 and WCC2 of the Wokingham District Local Plan (Deposit Draft).

I am very concerned over the proposed extension. The depth of the development would add significant massing to the site and is considered a disproportionate addition to the host building. It would urbanise the site and spread development across the plot, enclosing the open gap to the west of the dwelling. It is considered to detract from the open character of the rural setting and the proposed design is out-of–keeping with the host building.

I trust this advice is of use to you. However, it is given without prejudice to any future decision that this Council may take. It is also given without the benefit of a site visit, which may give rise to further issues. Should you wish to discuss any matter further please do not hesitate to contact Louise Smith.

Yours sincerely

B. Polnik

Mrs B. Polnik
Senior Planning Officer

RECEIVED	
JOB	PS213.
SIG.	ACTION TAKEN
SBP	copied to Mr + Mrs Pinn 21/11/02

File: PA.45 Nine Mile Ride, Finchampstead
Page 1 of 1

Tel. **(0118) 974 6463**
Date: 07 January 2003
Your Ref:
My Ref: **Louise Smith - F/2002/8263**

WOKINGHAM UNITARY
Aiming for Excellence

Mr & Mrs S Pines
C/O The AED Practice Ltd
2 The Courtyard
Denmark Street
Wokingham
Berkshire
RG40 2AZ

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

ACKNOWLEDGEMENT OF RECEIPT OF PLANNING APPLICATION

Dear Sir/Madam
Application Number: F/2002/8263
Site Address: 45, Nine Mile Ride, Finchampstead, .
Proposal: Proposed erection of two storey side extension to dwelling. Demolition of existing garage and swimming pool.

Thank you for the above application, which has now been accepted along with the sum of £110 in fees.

The case officer who will be dealing with your application is **Louise Smith** who can be contacted on **(0118) 974 6463.** If you wish to discuss any aspect of your application proposals please contact the case officer quoting reference number **F/2002/8263.**

The Council will try to deal with your application within 8 weeks, however it is not always possible to do so, particularly in the case of complex schemes, and those, which require modification.

If the Council has not made a decision on your application within 8 weeks of the date of the application being registered as valid (i.e. by **27/03/2003**) then you have a statutory right to appeal to the Secretary of State on grounds of 'non – determination'. Appeals must be made within 6 months of this date on a form which is available from the Department of the Environment, Transport and the Regions, they can be contacted on (0117) 987 8000.

If you should wish to make such an appeal, this Council would no longer be able to determine your application, and you would have to wait for an Inspector appointed by the Secretary of State to make a decision. You may therefore wish to discuss matters with the case officer, prior to submitting any such appeal.

Please note that in addition to Planning Permission you may also require Building Regulation approval, for further advice contact the Building Control Section on (0118) 974 6375.

RECEIVED	
JOB	PS213
SIG.	ACTION TAKEN
SOP	Copied to Mr + Mrs Pines 10/01/03

Yours faithfully

Louise Smith

Development Control Officer

Sandra Orlando Payne

From: Sandra Orlando Payne [sandra@aedpractice.co.uk]
Sent: 10 March 2003 12:57
To: Louise. Smith@wokigham.gov.uk
Cc: Simeon Pines
Subject: 45 Nine Mile Ride - Planning Application

Importance: High

Your Reference F/2002/8263

Dear Louise

I have tried to contact you several times during the course of last week. I understand that a decision has not been reached yet. Could you please clarify the date when the application was registered. It was our understanding that this was 7th January 2002 as we received a letter with this date acknowledging the application. Could you please contact me to let me know the progress of the application and when the a decision is expected to be reached.

Many Thanks

Diff, PS 213, F—
So

Sandra Orlando Payne

From: Louise Smith [louise.smith@wokingham.gov.uk]
Sent: 12 March 2003 12:50
To: 'Sandra Orlando Payne'
Subject: RE: 45 Nine Mile Ride - Planning Application

Dear Ms Orlando Payne

I have just received you email, as I have been out of the office for the first half of the week - I can not find any telephone messages from you.

I can advise that the application has been refused and confirmation should follow in the post. If you want to call me to discuss the refusal then I would be more than happy to talk it through with you. From pre-application meetings with yourself I understand that it is likely that the applicant will want to appeal given their requirements.

Apologies that I have not been able to get back to you sooner. Any problems please call.

Kind Regards

Louise Smith
Planning Officer

RECEIVED	
JOB	PS213
12 MAR 2003	
SIG.	ACTION TAKEN

- When do we start with the appeal—
- Shall we organise to meet with the Pines

Yes, ring them to let them know please ✓

left message + emailed 17/3/03

—Original Message—
From: Sandra Orlando Payne [SMTP:sandra@aedpractice.co.uk]
Sent: 10 March 2003 13:14
To: Louise.Smith@wokingham.gov.uk
Cc: Simeon Pines
Subject: FW: 45 Nine Mile Ride - Planning Application
Importance: High

Your Reference F/2002/8263

Dear Louise

I have tried to contact you several times during the course of last week. I understand that a decision has not been reached yet. Could you please clarify the date when the application was registered. It was our understanding that this was 7th January 2002 as we received a letter with this date acknowledging the application. Could you please contact me to let me know the progress of the application and when the a decision is expected to be reached.

Many Thanks

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The AED Practice Limited
Co Reg No 3738957

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No contracts may be concluded on behalf of Wokingham District Council by means of email communications.

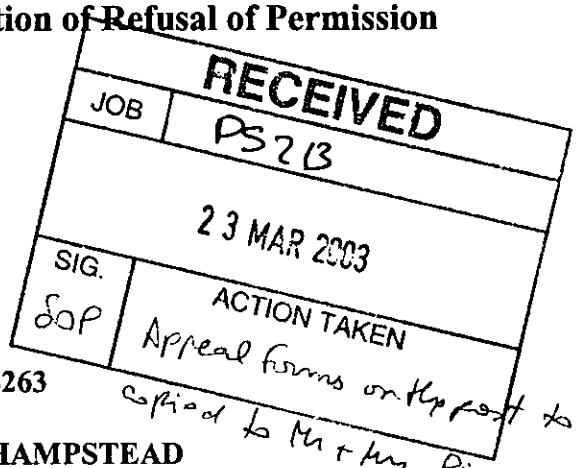
DA 50.

Application No: F/2002/8263 LS

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission



Mr & Mrs S Pines
C/O The AED Practice Ltd
2 The Courtyard
Denmark Street
Wokingham
Berkshire
RG40 2AZ

Application Number: F/2002/8263

Parish: **FINCHAMPSTEAD**

Location: **45, Nine Mile Ride, Finchampstead, .**

Proposal: **Proposed erection of two storey side extension to dwelling. Demolition of existing garage and swimming pool.**

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

Reasons

1. The proposed development, when considered alongside previous extensions, would result in an inappropriate scale of development on site detrimental to the open character of the rural area. As such it is contrary to policy C2 of the Berkshire Structure Plan, policies SC19 and SC1 of the South East Area Local Plan and policies WCC1 and WCC7 of the Wokingham District Local Plan (as proposed to be modified).

2. The proposed extension would be out of character with the design of the dwelling and detrimental to the visual amenity of the street scene. As such it is contrary to policy EN1 of the Berkshire Structure Plan, policies SBE1 and SBE2 of the South East Area Local Plan and policies WBE1 and WOS3 of the Wokingham District Local Plan (as proposed to be modified).

Informatives

1. This refusal is in respect of Plan numbers PS213:PL/10, PS213:PL/12, PS213:PL/13, PS213:PL/14 and PS213:PL/15, received by the Local Planning Authority on 30 December 2002.

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

Berkshire Structure Plan Policies C2 and C6.

South East Area Local Plan Policies SBE1, SBE2, SC19, SC1, ST3 and ST5.

Deposit Draft Wokingham District Local Plan Policies WBE1, WOS3, WCC1, WCC7, WCC2, WT7 and WT6.

T. G Watson

Trevor Watson
Development Control Manager
Date: 19/03/2003

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.

APPEALS TO THE SECRETARY OF STATE

PLANNING & ADVERTISEMENT APPEALS

1) If you disagree with the decision of the your local planning authority to refuse planning permission or you do not think that conditions placed on an approval are justified or reasonable, then you can appeal to the Secretary of State for the Environment, Transport and the Regions.

   If you want to appeal you must do so within **6 months** of the date of the decision notice for **planning applications** and within **8 weeks** in respect of **advertisement applications**, using a form you can get from The Planning Inspectorate. They can be contacted on (0117) 372 6372 or you can write to them at ; Temple Quay House, 2 The Square, Temple Quay, Bristol. BS1 6PN.

2) In some exceptional circumstances an appeal can be considered if more than 6 months or 8 weeks have elapsed since the date of your decision. If the 6 month/8 week time limit has expired and you wish to appeal please contact the Planning Inspectorate to find out if they are willing to accept it.

3) The Secretary of State does not have to consider an appeal if it appears that the local planning authority could not have granted planning permission for the proposed development or could not have approved permission without the conditions it imposed while having regard to the statutory requirement of the development order or any directions given under the order. In practice The Secretary of State does not normally refuse to consider appeals solely because the local planning authority based its decision on a direction given by him.

4) It is a statutory requirement for all appellants to copy their appeal forms direct to Wokingham District Council, Planning Services, P.O. Box 157, Civic Offices, Shute End, Wokingham, RG40 1WR, at the same time as the appeal is sent to the Planning Inspectorate. Details of this procedure will be included on the appeal forms.

PURCHASE NOTICES

1) If the local planning authority or the Secretary of State for the Environment, Transport and the Regions refuses permission to develop land or grants it subject to conditions, the owner may claim that the land cannot be put to a reasonably beneficial use in its existing state or cannot make the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

2) In these circumstances the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase an owners interest in the land in accordance with the provisions of Part XI of the Town and Country Planning Act 1971.

COMPENSATION

1) In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or is granted subject to certain conditions by the Secretary of State for the Environment, Transport and the Regions on appeal or on reference of the application to him. These circumstances are set out in Section 114 and related provision of the Town and Country Planning Act 1990.

ELSEWHERE IN THE PLAN AREA THE DISTRICT COUNCIL WILL SUPPORT ROAD AND JUNCTION IMPROVEMENTS WHERE CONSIDERED NECESSARY, AND WHERE LOCALISED OR RESULTANT ADVERSE ENVIRONMENTAL EFFECTS WILL NOT OCCUR

THE FOLLOWING MAY BE SUBJECT TO IMPROVEMENT WORKS:

- *LUCKLEY ROAD/FINCHAMPSTEAD ROAD*
- *HEATHLANDS ROAD ALIGNMENT AT HONEY HILL ROAD*
- *PEACOCK LANE REALIGNMENT*
- *A327/NEW MILL ROAD, VISIBILITY IMPROVEMENT*
- *EVERSLEY BY-PASS*
- *A321, CLOSURE OF JUNCTIONS WITH SOLDIERS RISE AND RANGE ROAD*
- *NINE MILE RIDE, CLOSURE OF JUNCTION WITH HEATH RIDE*
- *A329/FOREST ROAD*
- *A321 FINCHAMPSTEAD ROAD/ EVENDONS LANE*
- *EASTHAMPSTEAD ROAD/OLD WOKINGHAM ROAD*
- *NINE MILE RIDE/OLD WOKINGHAM ROAD*
- *LINK FROM READING ROAD TO WELLINGTON ROAD*
- *SHUTE END/BROAD STREET/RECTORY ROAD JUNCTION IMPROVEMENT*
- *JUNCTION IMPROVEMENT AT A329 READING ROAD/OXFORD ROAD*
- *OXFORD ROAD TRAFFIC CALMING*
- *RANCES LANE/PRIEST AVENUE TRAFFIC CALMING*
- *RANCES LANE/LONDON ROAD SIGNALISATION AND WIDENING*
- *NINE MILE RIDE/HEATHLANDS ROAD, JUNCTION IMPROVEMENT*

❖ ST3 ROAD SAFETY

THE DISTRICT COUNCIL WILL URGE THE HIGHWAY AUTHORITY TO TAKE APPROPRIATE MEASURES TO PROMOTE ROAD SAFETY FOR ALL ROAD USERS INCLUDING:

A) MONITORING OF ACCIDENT STATISTICS TO IDENTIFY BLACKSPOTS,

B) GIVING HIGH PRIORITY TO HIGHWAY IMPROVEMENTS THAT WILL REDUCE ACCIDENTS,

C) ENSURING THAT ALL HIGHWAY INVESTMENT CONFORMS TO BEST PRACTICE IN RESPECT OF ROAD SAFETY,

D) EXAMINING THE ROAD SAFETY IMPLICATIONS OF ALL PROPOSALS FOR DEVELOPMENT.

CAR AND MOTORCYCLE PARKING

1.8.15 The provision of car parking facilities forms an essential element of any balanced transport policy. This applies particularly to Wokingham town, the catchment area of which is partially rural and, in part, poorly served by public transport. A shortage of convenient parking spaces may discourage visits to the town centre, and encourage the use of other shopping and service centres. The number of parking spaces in the town effectively limits the capacity of the town centre to absorb car-borne visitors (for whatever purpose). The control over car parking spaces in the Plan area is limited by the relatively large number of spaces in private ownerships, particularly in association with office and commercial development. The total number of parking spaces in the town centre is about 3,220 of which some 840 are private non-residential (the remainder comprising about 700 on-street and 1,130 off-street parking spaces and about 550 customer parking spaces).



1.8.16 In order to ensure the more efficient use of parking space the District Council will seek the use of private office car parks for shoppers on Saturdays and after office hours. The District Council's own office car parks are already operated in this way.

❖ ST4 USE OF PRIVATE OFFICE PARKING BY THE PUBLIC

THE DISTRICT COUNCIL WILL SEEK TO ENSURE THE USE OF PRIVATE OFFICE CAR PARKING FOR THE GENERAL PUBLIC ON SATURDAYS AND AFTER OFFICE HOURS, WHERE THEY ARE WELL LOCATED FOR SUCH USE. THE DESIGN OF NEW DEVELOPMENT WILL BE ASSESSED AGAINST ITS SUITABILITY TO ENABLE EFFECTIVE PUBLIC USE.

1.8.17 The allocations in the local plan for retail use within Wokingham town centre will create a need for an additional 377 spaces. In addition there may be a need to replace some 310 parking spaces due to the development of the IDR. The District Council has provided 280 of the spaces required on the Paddocks car park and has identified sites for a further 430 public spaces.

1.8.18 It is expected that parking will generally be provided as an integral part of development, subject to design and environmental considerations. Commuted payments may also be acceptable provided that underprovision of space in the area will not result.

❖ ST5 CAR PARKING PROVISION

THE DISTRICT COUNCIL WILL SEEK THE PROVISION OF APPROPRIATELY LOCATED CAR PARKING AND CAR PARKS IN ACCORDANCE WITH THE DISTRICT COUNCIL'S ADOPTED STANDARDS, TO BE PROVIDED EITHER IN CONJUNCTION WITH NEW DEVELOPMENT, OR WHERE APPROPRIATE, BY OBTAINING A COMMUTED PAYMENT WHERE THE COUNCIL HAS AN INTENTION TO PROVIDE, OR HAS IDENTIFIED A NEED FOR, PUBLIC SPACES AND UNDERPROVISION WILL NOT RESULT.

NOTE 1:- The sum required per parking space by way of a commuted payment will be regularly reviewed.

NOTE 2:- The District Council's parking standards are attached as Appendix 1.

1.8.19 Motorcycles are often informally parked on parts of the highway not used by pedestrians or vehicles. It is recognised that motorcycles are a convenient and efficient form of travel, and that motorcycle owners generally prefer highly visible locations for the parking of their vehicles. As more of the carriageway and traffic islands are reclaimed for the pedestrian it will be necessary to ensure that adequate parking for motorcycles is retained.

❖ ST6 MOTORCYCLE PARKING

THE DISTRICT COUNCIL WILL SEEK APPROPRIATELY LOCATED MOTORCYCLE PARKING FACILITIES.

PEDESTRIANS

1.8.20 In general more vehicular traffic makes journeys by foot less pleasant in some cases more dangerous. In older villages and towns in the Plan area pavements are often narrow, can be uneven and are sometimes non- existent. The total exclusion of traffic is rarely achievable or desirable and the Council is constrained at all times by the existing layout of the built environment.

The Planning Inspectorate

QUESTIONNAIRE

PLANNING, LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT

For official use only
Date Received

APPEAL REF: APP/X0360/A/03/1127119 GRID REF:

APPEAL BY: Mr & Mrs S Pines

SITE: 45 Nine Mile Ride POSTCODE RG40 4ND

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? or — ☐ 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. Gumbrell

   Telephone no.: 01189746448

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? – 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	☐ YES ☑ NO
7. Is the appeal site within an approved Green Belt or AONB? Please specify which ☐	☐ YES ☑ NO
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;		✓
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;		✓
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
		✓

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.

    07/11/03

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

	Number of Documents Enclosed	N/A
i) representations received from interested parties about the original application;	1	
ii) the planning officer's report to committee;		✓
iii) any relevant committee minute.		✓

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? ☐ YES ☐ NO
    If YES, please attach a copy of that notification.

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

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

Signature [signature] on behalf of WOKINGHAM Council

Date sent to us and the appellant 02/10/03 OUR Ref: F/2002/8263

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

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Norwich NR3 1BQ

WOKINGHAM UNITARY
Aiming for Excellence

WOKINGHAM DISTRICT LOCAL PLAN
DEPOSIT DRAFT

WITH PROPOSED MODIFICATIONS HIGHLIGHTED

January 2003

2.23A **Infill development is defined as one or two dwellings in a small gap in an otherwise built-up frontage. For the purpose of this policy small is defined as no larger than necessary to accommodate two houses having regard to the widths of the existing residential frontages in the immediate vicinity. The new dwelling(s) should have a similar road frontage and similar curtilage to adjoining dwellings. It is essential that the development does not adversely affect the character of the area and in particular not lead to any urbanisation of the area. Such development should provide adequate garden or amenity open space for the private enjoyment of residents appropriate to the character and general layout of the area. The protection of trees in accordance with policy WBE11 will be another important consideration.** (M/2/11)

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

DEVELOPMENT OUTSIDE DEFINED SETTLEMENT BOUNDARIES WILL BE STRICTLY CONTROLLED THROUGH THE APPLICATION OF THE DETAILED POLICIES AND PROVISIONS OF THIS PLAN. SUCH DEVELOPMENT WILL ONLY BE ACCEPTABLE IN PRINCIPLE WHERE THE PROPOSAL FALLS WITHIN ONE OF THE FOLLOWING CATEGORIES: ~~DEVELOPMENT OUTSIDE SETTLEMENT BOUNDARIES DEFINED IN THIS PLAN (AND NOT WITHIN THE METROPOLITAN GREEN BELT) WILL ONLY BE ALLOWED IN EXCEPTIONAL CIRCUMSTANCES AND WILL BE STRICTLY CONTROLLED THROUGH THE APPLICATION OF DETAILED POLICIES AND PROVISIONS OF THIS PLAN.~~

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

A) DEVELOPMENT **REQUIRED** FOR AGRICULTURE~~/~~ **OR** FORESTRY

B) OUTDOOR SPORT~~/~~ **OR** COUNTRYSIDE RECREATION

C) LOCAL COMMUNITY FACILITIES WHICH CANNOT BE LOCATED ELSEWHERE

D) RE-USE AND ADAPTATION OF EXISTING BUILDINGS

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

F) ~~REDEVELOPMENT PROPOSAL IN THE COUNTRYSIDE~~ **PERMANENT AND TRANSIT GYPSY SITES**

G) ~~OTHER DEVELOPMENT APPROPRIATE TO THE COUNTRYSIDE WHICH CANNOT BE ACCOMMODATED WITHIN A SETTLEMENT.~~ **SENSITIVE INFILLING OF ONE OR TWO DWELLINGS IN A SMALL GAP IN AN OTHERWISE BUILT UP FRONTAGE**

H) **OTHER DEVELOPMENT SUITABLE TO THE COUNTRYSIDE, WHICH CANNOT BE ACCOMODATED WITHIN A SETTLEMENT.**

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

~~THE CLOSING OF GAPS OR~~ THE ENCLOSURE OF OPEN AREAS THAT ARE IMPORTANT COMPONENTS ~~IN THE~~ **OF COUNTRYSIDE** CHARACTER ~~OF AN AREA~~ WILL NOT BE PERMITTED. (M/2/12)

Implementation: The development control process.

Monitoring: Planning applications determined within each category.

Separation of Settlements by ~~Green~~ Gaps and Green Wedges (M/2/13)

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

2.25 For the avoidance of doubt, 'green wedges' are areas of open space penetrating, partly enclosed by, or separating identified settlements. **Existing permitted uses will continue in these areas, but intensification of these uses will not be allowed where the existing open and undeveloped character of the land is adversely affected.** 'Gaps' comprise open land which provides physical or visual separation between distinct identified settlements. (M/2/14)

2.26 ~~The areas included in the green wedges and gaps policy have been identified previously in the adopted local plans as areas important to the separation of settlements. These are retained except where specific proposals require a change, e.g. the new settlement identified at Grazeley, south of the M4.~~ **Areas previously identified in adopted Local Plans have mostly been retained and included in the gaps and green wedges policy, except where specific proposals require a change. However, a thorough review of all land included in these designations will be undertaken in connection with the next review of the Local Plan and the function and justification for each designation will be rigorously assessed.** (M/2/15)

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

2.28 **Areas previously shown with dual settings and separation of settlements function or separation of settings function only in the adopted Local Plans are**

2.40 Detailed guidance on this is set out in Annex I (paras. I17 - I21) of PPG7. DoE Circular 11/95 *The Use of Conditions in Planning Permissions* gives further advice on agricultural occupancy conditions.

POLICY WCC6: NEW DWELLINGS REQUIRED FOR ~~COUNTRYSIDE LAND USES (OUTSIDE THE METROPOLITAN GREEN BELT)~~ AGRICULTURAL AND FORESTRY WORKERS (M/2/31)

~~A—~~NEW DWELLINGS **REQUIRED** FOR ~~COUNTRYSIDE LAND USES~~ **AGRICULTURAL AND FORESTRY WORKERS** WILL NOT BE PERMITTED UNLESS **EVIDENCE DEMONSTRATES THAT** THERE IS: (M/2/32)

A) AN ESTABLISHED EXISTING FUNCTIONAL NEED FOR A FULL TIME WORKER AND NOT A PART-TIME REQUIREMENT

B) A UNIT AND AGRICULTURAL ACTIVITY CONCERNED, THAT HAVE BEEN ESTABLISHED FOR AT LEAST THREE YEARS, HAVE BEEN PROFITABLE FOR AT LEAST ONE OF THEM, ARE CURRENTLY FINANCIALLY SOUND AND HAVE A CLEAR PROSPECT OF REMAINING SO

C) NO OTHER EXISTING ACCOMMODATION IN THE AREA THAT IS SUITABLE AND AVAILABLE FOR OCCUPATION BY THE WORKER(S) CONCERNED.

WHERE SUCH A 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

II. ~~THAT THE OTHER REQUIREMENTS OF POLICY WCC4 (NEW BUILDINGS IN COUNTRYSIDE AREAS) ARE COMPLIED WITH~~ **ANY NEW DWELLING IS WELL SITED, DESIGNED AND INTEGRATED INTO ITS SURROUNDINGS SO AS TO HAVE NO ADVERSE VISUAL, PHYSICAL OR ECOLOGICAL IMPACT UPON THE COUNTRYSIDE.**

III. THAT ~~THE DWELLING REMAINS IN THAT USE AND IS NOT SEPARATED FROM THE ENTERPRISE HOLDING~~ **AN OCCUPANCY CONDITION IS IMPOSED TO ENSURE THAT THE DWELLING REMAINS IN AGRICULTURAL OR FORESTRY USE.** (M/2/33)

Implementation: The development control process.

Monitoring: Planning applications determined within each category.

Extensions to Existing Dwellings in the Countryside

2.41 Extensions to existing dwellings in rural areas need to be considered on a site-specific basis. Generally the aim will be to ensure that any extension does not impact on the surrounding countryside or significantly increase the scale of built development on the site. **In assessing extensions and the alteration of the scale of a dwelling and scale of development on site, the Council will take account of the cumulative effect of all the extensions to the original building. "Original" means, in relation to a building existing on 1st July 1948, as existing on that date and, in relation to a building built on or after 1st July 1948, as so**

built. The Council shall seek to avoid a more urbanised appearance to the countryside character and/or the reduction of the mix of house types available in the countryside areas, taking account of the factors set out in paragraph 2.15 of this Chapter. (M/2/34)

2.42 It will be expected that the design will have regard to its wider context, in relation to both the immediate setting and the defining characteristics of the wider local area. This will include local or regional traditions or materials. Good design will be required as it helps maintain or even enhance local distinctiveness, and can help to make the new extension more acceptable to local people. Such an approach complies with detailed guidance set out in PPG7.

POLICY WCC7: EXTENSIONS TO DWELLINGS IN THE COUNTRYSIDE (OUTSIDE THE METROPOLITAN GREEN BELT)

EXTENSIONS TO DWELLINGS IN AREAS OUTSIDE BUILT-UP AREAS AND SETTLEMENT BOUNDARIES SHOULD BE ACCEPTABLE IF:

A) THERE ARE NO ADVERSE VISUAL, PHYSICAL OR ECOLOGICAL IMPACTS ON THE UNDEVELOPED CHARACTER OF THE SURROUNDING COUNTRYSIDE

B) THERE IS NO SIGNIFICANT ALTERATION TO THE SCALE OF THE DWELLING AND THE SCALE OF DEVELOPMENT ON SITE

C) THE DESIGN RESPECTS THE CONTEXT OF THE DEVELOPMENT, INCLUDING LOCAL OR REGIONAL BUILDING TRADITIONS AND MATERIALS.

Implementation: The development control process.

Monitoring: Planning applications determined.

PROTECTING AND MANAGING THE LANDSCAPE

INTRODUCTION

2.43 The policies that form part of the landscape section of this chapter will apply throughout the local plan area irrespective of whether it is within or outside the Metropolitan Green Belt. The retention of natural beauty and landscape diversity requires that any development should be carried out in harmony and sympathy with its surroundings. The aim of the landscape policies is not only to screen development but to maintain and enhance the natural beauty and diversity of the landscape appropriate to its location.

2.44 Landscape is important because it is:

- **a)** an essential part of our natural resource base
- **b)** a reservoir of archaeological and historical evidence
- **c)** an environment for plant and animal communities
- **d)** a human habitat, evoking sensual, cultural and spiritual responses.

C) **LASTLY, DEVELOPMENT PROPOSALS FOR LAND AND BUILDINGS IN CATEGORY B SETTLEMENTS WILL ONLY CONSIST OF VERY LIMITED INFILLING AND SMALL WINDFALL DEVELOPMENT.**
~~SUBJECT TO THE DETAILED PROVISIONS OF OTHER POLICIES CONTAINED IN THIS PLAN, DEVELOPMENT WILL BE ALLOWED WITHIN THE BOUNDARIES OF THE IDENTIFIED SETTLEMENTS SHOWN ON THE PROPOSALS MAP AND LISTED IN THE TEXT.~~

~~OUTSIDE THESE SETTLEMENTS DEVELOPMENT WILL ONLY BE ALLOWED IN EXCEPTIONAL CIRCUMSTANCES AND WILL BE STRICTLY CONTROLLED THROUGH THE APPLICATION OF THE DETAILED POLICIES AND PROVISIONS OF THIS PLAN AND STRUCTURE PLAN POLICIES C2 (DEVELOPMENT OUTSIDE BUILT UP AREAS AND SETTLEMENTS) AND C4 (CONTROL OF DEVELOPMENT IN THE GREEN BELT).~~ (M/1/16)

Implementation: Through the development control process.

Monitoring: Planning applications determined.

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

1.12 The Council is particularly concerned to promote a high standard of design in new buildings, to ensure that new buildings are responsive to their location and to their potential occupants' and/or users' needs. New development needs to be appropriate in terms of function, siting, scale, form, massing, materials, colour and texture in its relationship with adjoining buildings and sites. Accordingly, new development will be expected to make an acceptable and positive contribution to the built environment. In addition new development should be appropriately located so as to reduce the need to travel and to encourage alternative modes of transport to the car.

1.12A Landscaping schemes should be comprised predominantly, if not wholly, of locally native species. (M/1/17)

1.12B People with disabilities are a diverse population and may include individuals with visual, hearing or cognitive impairments, ambulant disabled, the elderly, or wheelchair users. Many of these groups may be denied access to development by ill-considered design solutions.

1.12C PPG1 states that "When a new building is proposed, or when planning permission is required for the alteration or change of use of an existing building, the developer and local planning authority should consider the needs of people with disabilities at an early stage in the design process. They should be flexible and imaginative in seeking solutions, taking account of the particular circumstances of each case."

1.12D Policy WCS3 seeks to ensure appropriate facilities are provided for disabled people in all developments to ensure equal access for everybody. (M/1/18)

POLICY WOS3: DEVELOPMENT CONTROL PRINCIPLES

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

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

B) ~~RETAIN~~ **HAVE NO SIGNIFICANT DETRIMENTAL IMPACT UPON** IMPORTANT MAN-MADE, LANDSCAPE AND NATURE CONSERVATION FEATURES AND PROVIDE FOR FURTHER LANDSCAPE TREATMENT WHERE RELEVANT TO THE TYPE OF DEVELOPMENT AND/OR THE PROTECTION OF LOCAL VISUAL AMENITY (M/1/19)

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

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

E) PROVIDE BUILDINGS, FACILITIES AND SPACES THAT ARE **SUITABLE FOR**~~CAPABLE OF~~ USE BY PEOPLE WHO HAVE MOBILITY OR SENSORY IMPAIRMENT (M/1/20)

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

Implementation: Through the development control process.

Monitoring: Planning applications determined.

Services, Amenities and Infrastructure

1.13 It is a principle of good planning that new development should provide the necessary infrastructure, including services and amenities, needed to support the development. **This could include infrastructure required to provide necessary statutory services.** This is a material consideration in considering planning applications (as set out in Circular 1/97, *Planning Obligations* **and PPG12 paragraph 6.16**). An explicit assessment must be made of infrastructure requirements arising from the development and how these should be met. Such provision is a key element in the quality of life or new and existing residents. Supplementary planning guidance has been produced setting out the implementation of Policy WOS4 below. (M/1/21)

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

THE BUILT ENVIRONMENT

DESIGN PRINCIPLES

4.9 ~~Proposed development should be considered in the context of the surrounding area. This will allow vernacular style and any good features to be interpreted in the new development, helping to contribute to its sense of place.~~ Policy WBE1 seeks to achieve better quality in the design of individual developments and this should reinforce local identity and result in improvement of the wider built environment. The emphasis of Policy WBE1 is on good design.

4.9A This policy should ensure that local distinctiveness is not diluted and internationalisation of style is avoided within the district. The provision of safe and secure environments which deter crime in both public and private spaces are a prime objective of the Council. This issue will be addressed through good layout and building design as well as a mixture of land uses, which together will promote good natural surveillance. (M/4/6)

POLICY WBE1: ~~DEVELOPMENT IN ITS LOCAL CONTEXT~~

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

~~a)ITS ENVIRONMENTAL IMPACT~~

~~b)ITS VISUAL IMPACT~~

~~c)ACCESSIBILITY~~

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

~~e)THE LOCAL TOWNSCAPE~~

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

~~g)SAFETY AND SECURITY~~

~~h)THE PRIVACY AND AMENITY OF THE EXISTING ENVIRONMENT~~

~~i)SUPPLEMENTARY PLANNING DESIGN GUIDANCE ADOPTED BY THE COUNCIL.~~

DESIGN AND NEW DEVELOPMENT

NEW DEVELOPMENT WILL BE EXPECTED TO ACHIEVE HIGH STANDARDS OF DESIGN AND LAYOUT, WHICH MAKES EFFICIENT USE OF LAND AND BUILDINGS. A SCHEME SHOULD CREATE ITS OWN IDENTITY, WHILST TAKING ACCOUNT OF THE WIDER LOCALITY, INCLUDING THE SURROUNDING TOWNSCAPE AND LANDSCAPE. IN ADDITION,

DEVELOPMENT PROPOSALS WILL BE EXPECTED TO HAVE REGARD TO THE FOLLOWING PRINCIPLES:

A) A REDUCTION IN THE LEVEL OF CAR PARKING BELOW MAXIMUM STANDARDS WHEREVER POSSIBLE IN ORDER TO PROMOTE SUSTAINABLE TRANSPORT CHOICES;

B) ENCOURAGEMENT OF MEASURES THAT PROMOTE ACCESSIBILITY TO SERVICES AND FACILITIES BY PUBLIC TRANSPORT, CYCLING AND WALKING;

C) INCORPORATION OF FEATURES THAT MAXIMISE THE SAFETY AND SECURITY OF PEOPLE LIVING IN OR USING THE DEVELOPMENT;

D) CREATION OF EASILY ACCESSIBLE AND ATTRACTIVE OPEN SPACES. (M/4/7)

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

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

~~4.10 Not all of the plan area is of the same visual quality. Some parts of it could benefit from environmental improvement, and in some circumstances, this may be achievable through redevelopment opportunities.~~ (M/4/8)

~~**POLICY WBE2: IMPROVING ON THE LOCAL CONTEXT**~~

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

~~Implementation: Through the development control process.~~

~~Monitoring: Check quality of development on the ground.~~ (M/4/9)

~~4.11 Because of their extent, large developments are likely to have a greater impact on the environment than smaller scale ones. It is therefore particularly important to ensure a high quality of development within such proposals. Large development areas are probably best considered in terms of a series or pattern of smaller areas, each with its own layout and form of development, and hence its own distinctive character. This should lead to the avoidance of extensive areas of characterless development that bear no relationship to features on the ground.~~ (M/4/10)

~~**POLICY WBE3: CHARACTER OF LARGE SCALE DEVELOPMENT**~~

~~ANY PROPOSALS FOR LARGE SCALE DEVELOPMENT SHOULD PROVIDE A CLEAR AND COHERENT LAYOUT THAT CREATES AREAS OF IDENTIFIABLE CHARACTER WITHIN THE DEVELOPMENT. WHERE DEVELOPMENT IS TO BE CARRIED OUT IN PHASES, THE COUNCIL WILL REQUIRE THE SUBMISSION OF A INDICATIVE LAYOUT FOR THE ENTIRE SITE PRIOR TO THE APPROVAL OF ANY SINGLE PHASE. APPLICATIONS FOR SUBSEQUENT STAGES AND/OR REVISIONS TO STAGES THAT HAVE ALREADY RECEIVED PLANNING PERMISSION WILL ONLY BE CONSIDERED FAVOURABLY IF THEY ARE~~

Supplementary Planning Guidance

2.20 ~~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*. There will be the production of *Village Design Statements* in conjunction with the Parish Councils within this District. They will all be based on Countryside Commission methodology and advice set out in PPG 7.~~ **Future supplementary guidance will be produced by the Council in respect of a District-wide Landscape Assessment based on the character approach outlined in PPG 7, which in turn will be used to produce a Countryside Design Summary. Village Design Statements will be produced by Parish Councils in consultation with the District Council and, provided they are acceptable, will be adopted as supplementary planning guidance. Methodology will be in accordance with Countryside Agency guidance and the advice in PPG7.** (M/2/9)

THE COUNTRYSIDE

Development in the Countryside

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

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

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

2.23 The guiding principle in the countryside is that development should both benefit economic activity and maintain or enhance the environment. ~~Rural areas can accommodate some forms of development without detriment, if the type, form and design are sensitive to the location.~~ **It can accommodate some forms of development without detriment, if the type, form and design are sensitive to the location.** New development should be carefully located having regard to existing settlement patterns and to historic, wildlife and landscape resources. **Certain categories of agricultural and telecommunications development are classed as permitted development under the Town and Country Planning (General Permitted Development) Order 1995; in some cases there is a requirement to give advance notification to the Council of the intention to exercise these rights.** Development in the open countryside, away from existing settlements or areas allocated for development in this local plan will be strictly controlled. Some categories of development that may be appropriate, are set out in Policy WCC1 below. (M/2/10)

now covered by gaps and green wedges designations. ~~The green wedges and gaps designation is now shown on those areas that had either a dual settings and separation of settlements function, or the separation of settlements designation only, in the adopted local plans. Where an area was only important to the setting of settlements, these areas will remain subject to a separate policy found in the Landscape section of this chapter (Policy WLL6).~~ (M/2/16)

2.29 Major development in the wider tracts of open countryside could create further development pressures leading to the coalescence of settlements. The open land between Wokingham and Crowthorne to the east of the Reading/Guildford railway line is subject to particular pressures and is therefore identified in the Structure Plan supporting text (para. 5.28) to Policy C6. ~~The Council will continue to protect the wider tracts of open countryside between other settlements, such as between Wokingham, Hurst and Twyford.~~ (M/2/17) **The land between Wargrave and Twyford is green belt, but this does not preclude a Gap designation. The objectives of policy are different and proposals that may be acceptable in the Green Belt may not necessarily be acceptable in a Gap. The distance between the two villages is under 1.5 kilometres but also comprises relatively flat, open countryside with extensive long distance views. Gap designation is justified in order to maintain the effective separation of the two settlements.** (M/2/18)

~~POLICY WCC2: GREEN GAPS AND WEDGES (OUTSIDE THE METROPOLITAN GREEN BELT)~~ POLICY WCC2: GREEN WEDGES AND GAPS

~~IN SEEKING TO MAINTAIN A CLEAR SEPARATION OF SETTLEMENTS WITHIN THE PLAN AREA, DEVELOPMENT WILL NOT BE PERMITTED IN THE GREEN GAPS AND WEDGES THAT WOULD AFFECT OR DETRACT FROM THEIR OPEN OR COUNTRYSIDE APPEARANCE AND CHARACTER. THESE AREAS ARE OF SPECIAL SIGNIFICANCE BECAUSE THEY ARE ESSENTIAL TO THE MAINTENANCE OF A PHYSICAL AND VISUAL SEPARATION BETWEEN DISTINCT SETTLEMENTS AND THE COUNTRYSIDE SETTING THEY PROVIDE FOR THEM.~~

~~EXISTING SETTLEMENT BOUNDARY FEATURES SUCH AS WOODLANDS, COPSES AND HEDGEROWS SHOULD BE RETAINED AND, WHERE POSSIBLE, ENHANCED. POSITIVE MANAGEMENT OF LANDSCAPE FEATURES THAT CONTRIBUTE TO THE SEPARATION OF SETTLEMENTS WILL BE ENCOURAGED.~~

~~ANY DEVELOPMENT ADJOINING AREAS IMPORTANT TO THE SEPARATION OF SETTLEMENTS MUST NOT UNDERMINE THOSE BOUNDARY FEATURES IMPORTANT TO THE LANDSCAPE.~~

~~THE GREEN GAPS AND WEDGES ARE IDENTIFIED ON THE PROPOSALS MAP.~~ **DEVELOPMENT WILL NOT BE PERMITTED WITHIN IMPORTANT OPEN AREAS, DEFINED AS GREEN WEDGES AND GAPS ON THE PROPOSALS MAP, THAT WOULD THREATEN THEIR ESSENTIAL FUNCTION IN THE PHYSICAL AND VISUAL SEPARATION OF SETTLEMENTS THAT ARE CLOSE TOGETHER.** (M/2/19)

Implementation: The development control process, encouragement and advice to landowners.

Monitoring: Impact of planning consents and number of positive management actions achieved.

Central Berkshire Forest

2.30 This Council has been developing the principles of landscape enhancement on the edges of the built-up areas through its Community Woodland programme in the Loddon Valley. The Berkshire Structure Plan 1991 - 2006 includes a proposal for a 'new forest' in the central part of Berkshire. **This will involve increased tree cover and should also include a rich variety of other uses such as farmland, heath and meadows. The forest should afford opportunities for recreation, wildlife and the diversification of farming activities.** (M/2/20)

2.31 A study has been undertaken of how and where the Community Woodland concept can be expanded into other areas where there would be a positive benefit from an increase in tree cover and thereby contribute to the concept of the new forest. The study has established a search area, outside the Metropolitan Green Belt, which includes:

- **a)** the Earley sectors of the Community Woodland
- **b)** the critical gaps between Woodley, Earley and Winnersh
- **c)** the mineral degraded landscapes of the middle Loddon Valley
- **d)** the ~~Lower~~ **River** Loddon, between the A4 and the Thames (M/2/21)
- **e)** weak settlement edges and areas important to the setting and separation of settlements
- **f)** the A329(M) and M4 corridors.

2.32 The Council's aims and objectives will be to conserve and, where appropriate, to enhance the tree cover within this area generally, placing emphasis on creating new plantations **and forest environments** in association with any acceptable development or in agreement with landowners. **Forest environments have varied habitats and can include grassland, glades, thickets, ponds, coppice areas, dead wood, etc., and are maintained by many different management techniques including grazing, hay making and coppicing.** (M/2/22) Particular attention will be paid to strengthening weak settlement boundaries, transport corridors and strengthening the identified green wedges and gaps, **and existing isolated woodland, especially those of ecological value** as well as areas contributing to the character of settlements (M/2/23). Any planting must be in keeping with the established landscape features and character **with encouragement given to the use of broad-leaved native trees.** (M/2/24) Furthermore, there will be a need to ensure no detrimental impact upon wildlife species and habitats occurs.

POLICY WCC3: THE CENTRAL BERKSHIRE FOREST ~~(OUTSIDE THE METROPOLITAN GREEN BELT)~~

~~THE COUNCIL WILL SEEK THE CONSERVATION OF EXISTING TREES AND THE PROMOTION OF NEW TREE PLANTING, TO INCREASE COVER IN THE CENTRAL PART OF THE DISTRICT. THE CENTRAL BERKSHIRE FOREST AREA IS IDENTIFIED ON THE PROPOSALS MAP. TREE PLANTING WILL BE SECURED IN ASSOCIATION WITH NEW DEVELOPMENT.~~

~~WHEN NEW TREE PLANTING IS APPROPRIATE, IT SHOULD BE USED TO:~~

considerations, particularly pedestrian safety, be allowed access to areas where other traffic is banned or restricted including areas otherwise limited to pedestrians.

10.31A **The current levels of overall accessibility to town centres particularly by environmentally friendly modes of transport, will be enhanced in order to support the local economy and to maintain the viability and vitality of the centres.**

10.31B **Pedestrian access plans will be developed for the centres of Wokingham, Woodley, Earley and Twyford.** (M/10/16)

~~**POLICY WT 5: ACCESS TO TOWN CENTRES**~~

~~THE CURRENT LEVELS OF OVERALL ACCESSIBILITY TO TOWN CENTRES, PARTICULARLY BY ENVIRONMENTALLY FRIENDLY MODES OF TRANSPORT, WILL BE ENHANCED IN ORDER TO SUPPORT THE LOCAL ECONOMY AND TO MAINTAIN THE VIABILITY AND VITALITY OF THE CENTRES.~~

~~THE COUNCIL WILL SEEK TO ENSURE THAT THERE IS GOOD ACCESS TO TOWN CENTRES BY ALL MODES OF TRANSPORT.~~

~~PEDESTRIAN ACCESS PLANS WILL BE DEVELOPED FOR THE CENTRES OF WOKINGHAM, WOODLEY, EARLEY AND TWYFORD.~~

~~Implementation: Through the annual capital programme of transport investment.~~

~~Monitoring: Through *Travel in Berkshire*, other transport statistics and surveys.~~ (M/10/17)

Parking

10.32 ~~In applying~~ The parking standards, set out at Appendix 7, **take account of PPG3 (March 2000) and PPG13 (March 2001). The standards are maximum standards. The application of these standards will be based on the accessibility of the development site by public transport. For this purpose the District has been split into three zones based on an assessment of accessibility by public transport.** ~~the District Council will have regard to whether a public transport alternative is available, and if so, its quality in terms of frequency and range of destinations served. In some cases, rather than to make provision on site, e.g. where it would lead to a multiplicity of crossings over heavily used footways or where it could only be used for a single purpose such as staff parking in connection with offices, it would be better to make communal provision. Thus in the centres of Wokingham, Woodley, Earley and Twyford, as defined on the inset maps, parking will be provided in communal areas and on-site parking will be restricted to that required for operational purposes only.~~ (M/10/18)

10.33 ~~The provision of parking is seen as an important way to control the growth in the use of the private car. Therefore parking standards will treated as maxima and provision in excess of the standard will not be permitted.~~ (M/10/19)

10.34 ~~There is already concern about on-street parking, particularly as an impediment to the movement of emergency vehicles. Control of on-street parking is needed in congested areas and in particular in residential areas close to town centres. Also,~~

~~the space used for on-street parking could be used to increase the width of pavements and other pedestrian areas. However, the policies do not restrict the availability of on-street parking where this is appropriate, for example, for casual visitors to residential properties or for short-term parking in shopping areas.~~ (M/10/20)

10.35 In making suitable provision for parking, the needs of disabled people **are provided for in the standards** ~~require special consideration~~. (M/10/21)

10.36 The quality of car parking is as much a matter of concern as the quantity. If car parking is to be used and thus meet the purpose of the standard, the spaces must be appropriately located. Studies have shown that there is a lack of communal parking close to dwellings for visitors even when quantitative standards have been met. There is also an under use of garages and hardstandings due to poor layout and dwelling design. Within residential areas **as part of the overall provision consideration will be given to the needs of** ~~proper provision will be sought for~~ visitors. ~~Thus some of the parking to meet the standard can be provided by means of communal spaces rather than exclusively within the curtilage. This will be by means of designated spaces rather than simple on-street provision~~. (M/10/22)

10.37 As well as cars, it is essential that proper provision is made for cycles, motorcycles and lorries. Cycle parking facilities should be well related to cycle tracks. The provision of such facilities will prevent obstruction of footways and assist security. Such facilities should be provided in connection with all ~~retail, business, leisure and educational~~ development. (M/10/23)

POLICY WT6: PARKING PROVISION

~~IN THE CENTRES OF WOKINGHAM, WOODLEY, EARLEY AND TWYFORD ON-SITE PARKING WILL BE LIMITED TO THAT REQUIRED FOR OPERATIONAL NEEDS. ELSEWHERE~~ **WHERE ADDITIONAL DEVELOPMENT TAKES PLACE** THE COUNCIL WILL SEEK THE PROVISION IN APPROPRIATE LOCATIONS WITHIN THE DEVELOPMENT OF~~FOR~~ CAR, CYCLE, MOTORCYCLE AND LORRY PARKING IN ACCORDANCE WITH THE COUNCIL'S ~~ADOPTED~~ STANDARDS.

~~WITHIN CAR PARKS AND OTHER SUITABLE PUBLIC AREAS PROVISION WILL BE MADE FOR COVERED, WELL-LIT AND SECURE CYCLE PARKING~~

~~THE COUNCIL WILL REVIEW THE NUMBER AND LOCATION OF DISABLED PARKING SPACES AND SEEK TO MEET ANY SHORTFALL IN AVAILABILITY OR LOCATIONAL CONSIDERATIONS, AND INCREASE PROVISION WHERE APPROPRIATE.~~

~~WHERE APPROPRIATE, IN ORDER TO PROMOTE ROAD SAFETY, ON-STREET PARKING WILL BE RESTRICTED.~~

Implementation: Through development control and the annual capital programme of transport investment and environmental improvement **and the local transport plan programme.**

Monitoring: ~~Through surveys of need including problems caused by vehicles parked on-street, restricting access particularly by the emergency services, and problems of cycle parking on the pavement and obstruction~~. **Through the Local Transport Plan Process.** (M/10/24)

Safety

10.38 The Council considers it important to meet the government's targets in relation to safety and the reduction in accidents. ~~Measures to improve safety will have a high priority, particularly in the vicinity of schools. In recent years many improvements for road safety reasons have been implemented.~~ **The development control process gives the Council the opportunity to consider the road safety aspects of all new developments. All measures designed to improve safety must be carried out in an environmentally sensitive manner.**

10.39 ~~For safety and for environmental reasons a number of traffic calming schemes have been implemented in the District. Traffic calming measures aimed at reducing the speed and penetration of traffic, particularly in residential areas, combined with environmental improvements can improve road safety and make the streets a more pleasant place in which to be. There is, however, concern about the detail of some of the traffic calming schemes that have been implemented. Speed humps have been opposed by the emergency services who consider that they increase response times; they are a problem for patients in ambulances. The bus operators have also opposed speed humps for reasons of passenger comfort and safety. Concern has been expressed about the effect of traffic calming measures on roads that are used as an alternative to avoid such measures, particularly road humps, and the lack of alternative approaches to traffic calming. Offset parking areas, for example can reduce the speed of traffic. Other approaches include footway widening, width restrictions and variation in surface treatments. Traffic calming schemes, however modest, do incur a cost. In view of this, and the fact that schemes can arouse opposition, they will only be undertaken where clearly justified.~~ **The control and design of proper vehicular access to the public highway can have an important effect on safety. The Council wishes to ensure that all new accesses are designed to a good standard incorporating adequate visibility for vehicles and pedestrians, pedestrian facilities and signing where appropriate. On primary, secondary and other busy routes it is important to ensure that accesses are designed to permit vehicles to turn round on site, thereby avoiding the need for reversing on to the highway, which is a particularly dangerous activity. In considering the location of accesses for new development, decisions will be taken having regard to the proximity to other road junctions, traffic signals, pedestrian crossings, other highway features and the access arrangements for adjoining properties.**

10.40 ~~Although there has been opposition to traffic calming, the issue of excessive speed is a matter of great public concern, although generally resolution of the problem is outside the scope of land use planning. Speed is a major influence on the severity of accidents.~~ **The formation of certain vehicular cross-overs requires planning consent. In determining applications for cross-overs, the Council will pay particular attention to their implications for the safe flow of traffic and pedestrian safety. All schemes will be expected to provide adequate visibility.**

10.41A **The Council will seek to ensure that all new developments incorporating local or access roads are designed, in particular, to minimise speed and create safe conditions on the highway as well as an attractive environment. In the majority of cases this should be achieved by layouts and careful design, avoiding where possible the need to introduce superimposed features such as humps.** (M/10/25)

POLICY WT7: ROAD SAFETY

~~THE COUNCIL WILL TAKE APPROPRIATE MEASURES TO PROMOTE ROAD SAFETY FOR ALL ROAD USERS INCLUDING:~~

~~a)MONITORING OF ACCIDENT STATISTICS TO IDENTIFY BLACKSPOTS~~

~~b)GIVING HIGH PRIORITY TO IMPROVEMENTS THAT WILL REDUCE ACCIDENTS INCLUDING THOSE INVOLVING PEDESTRIANS AND CYCLISTS~~

~~c)ENSURING THAT ALL RELEVANT INVESTMENT CONFORMS TO BEST PRACTICE IN RESPECT OF ROAD SAFETY~~

~~d)EXAMINING THE ROAD SAFETY IMPLICATIONS OF ALL PROPOSALS FOR DEVELOPMENT, AND~~

~~e)~~**a)** ~~THE IMPLEMENTATION OF TRAFFIC CALMING SCHEMES WHERE JUSTIFIED.~~

IN ORDER TO PROMOTE ROAD SAFETY FOR ALL ROAD USERS, THE ROAD SAFETY IMPLICATIONS OF ALL PROPOSALS WILL BE EXAMINED AND SAFETY MEASURES IMPLEMENTED WHERE IT IS JUSTIFIED BY A NEW DEVELOPMENT PROPOSAL.

Implementation: Through ~~the annual capital programme of transport investment and environmental improvement.~~ **development control.** (M/10/26)

Monitoring: Through road safety and accident monitoring and the *Road Safety Plan.*

Street Lighting

10.41 The provision of street lighting is an important aid to safety at night and promotes security and a feeling of well being. It is, however, an extremely sensitive issue in rural areas. There can be strong opposition to the introduction of street lighting into presently unlit rural areas. In considering whether to introduce street lighting it is important to consult the local community and its representatives.

10.42 Any lighting scheme must be well designed taking into account the character of the location. This is particularly necessary in areas of environmental quality and conservation areas. In a number of places street lighting is not continuous leading to problems for motorists arising from the alternation of lit and unlit areas.

~~**POLICY WT8: STREET LIGHTING**~~

~~THE PROVISION OF STREET LIGHTING IN PRESENTLY UNLIT AREAS WILL BE SOUGHT WHERE JUSTIFIED FOR SAFETY AND SECURITY REASONS HAVING REGARD TO:~~

~~a)THE VOLUME OF PEDESTRIAN AND VEHICULAR FLOWS~~

~~b)THE EFFECT ON THE CHARACTER OF THE LOCATION, PARTICULARLY IN RURAL AREAS~~

26 The following policy is particularly concerned with the effect of development which is located on the edge of a settlement (but within its defined boundary) upon the adjacent countryside. Policy C2 deals with the nature of development that may be permitted in the countryside, and Policy EN1 with the effect of development on the environment within built-up areas.

Maintenance of the Rural Character of the Countryside Adjoining Built-Up Areas

olicy C5 **Development should not visually intrude into the adjoining countryside or prejudice the maintenance of the rural character of adjacent land. Proposals for development within settlements as defined in local plans, but on the edge of a built-up area should preserve and, where possible, enhance existing landscape features which help to define, soften or screen the edge of the built up area.**

.27 Development in settlements should be well related to the landscape and to features like hedgerows, trees and floodplains. It should be integrated with them by new tree planting. Although the intention of Policy C5 is to reduce the visibility of buildings in and from the countryside, some buildings (such as some farms and churches) are part of the character of the landscape, and more detailed local planning policies may provide for views of these to be maintained.

Settlement Separation

.28 Development can encroach into areas of open land which are of importance for a number of reasons, including their contribution to :

- the character of the area;
- separating settlements and maintaining their distinct identity;
- providing a "green lung";
- breaking up continuous areas of development;
- providing a desirable contrast between built areas and the countryside;
- keeping open "green corridors" of land within and between built up areas and providing access into the countryside.

.29 There is therefore a need to afford these kinds of land especially rigorous protection from development which would threaten their role as important open land. This is in addition to the provisions of Policies C2 and C4. Proposals which might be acceptable in countryside away from settlements may not be acceptable in these sensitive locations.

Green Wedges and Gaps

Policy C6 **The setting and separate identity of settlements and communities will be conserved and protected. Development will not be permitted where it would threaten important open areas which are of special significance as "green wedges" or "gaps" because they provide physical or visual separation of settlements or communities which are close together. "Green wedges" and "gaps" will be identified in local plans where there is a risk of:**

(i) coalescence, loss of community identity or increased urbanised character;

(ii) loss of access to open countryside or extensive open space with their associated environmental benefits.

5.30 The boundaries to "green wedges" and "gaps" will be defined in local plans and will relate to those areas which it is considered are essential to the separation of settlements and communities. "Green wedges" are areas of open space penetrating, partly enclosed by, or separating built-up areas or communities and "gaps" comprise open land which provides physical or visual separation of distinct settlements or communities. Although the size and character of "green wedges" and "gaps" will vary, they have a similar function. The existing land uses within these areas may range from agricultural to informal or formal recreation uses or uses like allotments, utilities or institutions. In order to protect the existing open character of the land it is important that development is not intensified so that the distinct communities maintain their identity and sense of separation.

5.31 Examples of such areas identified in the Replacement Structure Plan for Berkshire include land between :

Newbury, Thatcham and Cold Ash

Purley and Pangbourne

Theale and Tilehurst

Reading and settlements to the south of the M4 and land separating these settlements from one another

Sonning and Earley

Wokingham, Winnersh and Sindlesham

Wokingham and Finchampstead North

Wokingham and Crowthorne

Crowthorne and Bracknell

Sandhurst and Crowthorne

Sandhurst and Yateley

Wokingham and Bracknell

Binfield and Bracknell

Bracknell and Ascot

The County Council continues to support the principle of 'gaps' and 'green wedges' in the locations listed above. In addition, other important 'green wedges' and 'gaps' may be identified in local plans, and will be accorded equal weight. The County Council considers that the Lower Kennet Valley, to the south west of Reading, north of the M4 motorway, should be treated in this way. Together with other gaps and green wedges and land subject to the provisions of Policy C2, a cordon of open land should be established in local plans to prevent the outward expansion of the built-up area of Reading.

5.32 Policy C6 applies equally inside and outside the Green Belt. The protection of 'green wedges' and 'gaps' is as important in the Green Belt as anywhere else.

PROTECTING THE LANDSCAPE

5.33 The protection and enhancement of the County's landscape requires the protection of those features which make up its character, as well as positive measures by a range of bodies so as to guide change and deal with its consequences, particularly the major changes arising from development pressures and the modification of the financial basis for farming which has led to the abandonment of many traditional forms of landscape management.

Areas of Landscape Importance

5.34 Special care is needed to protect and conserve the character and natural beauty of the landscape in the North Wessex Downs Area of Outstanding Natural Beauty (AONB), designated for its national significance, and to protect the special landscape significance of certain areas of special landscape quality which are of particular value in the County context, known as Areas of Special Landscape Importance (ASLIs). In addition to the provisions of Policies C2 and C4, regard needs to be had to the natural beauty or special character of the AONB and ASLIs in considering proposals for development in these areas.

Development Within the North Wessex Downs Area of Outstanding Natural Beauty

Policy C7 **Within the North Wessex Downs Area of Outstanding Natural Beauty development will only be permitted which will conserve or enhance the natural beauty of the area.**