APPLICATION NO:
F/2001/3521

LOCATION:
269a Finchampstead Road, Finchampstead Wokingham.

APPLICANT:
Mr J, Mr C, Mr M & Mrs S Belcher C/O Robin Bradbeer Ltd

PROPOSAL:
Proposed erection of replacement dwelling.

EARLIEST DATE FOR DECISION: **09/04/2001**

APPLICATION WILL HAVE EXPIRED ON: 02/05/2001

CASE OFFICER: **Martin Durkan**

REFUSED

RAILEX
Marbleboard

EASIFILE EP7

(MD)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr J, Mr C, Mr M & Mrs S Belcher
C/O Robin Bradbeer Ltd
Steepways Farm
Nether Lypiatt
Stroud
Gloucestershire GL6 7LS

Application Number: F/2001/3521

Parish: **FINCHAMPSTEAD**

Location: **269a, Finchampstead Road, Finchampstead, Wokingham.**

Proposal: **Proposed erection of replacement dwelling.**

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

Reason

1. The proposed development, by reason of its bulk, mass and height, would represent an unacceptable increase in the scale of development on the site to the detriment of the open, rural character and amenity of identified Separation of Settlements/Green Gap land. As such, it would be contrary to policies C2 and C6 of the Berkshire Structure Plan, policies STV2, SC1, SC15 and SC18 of the South East Area Local Plan and policies WOS2, WOS3, WCC1, WCC2, WCC4 and WBE1 of the Wokingham District Local Plan Deposit Draft (as amended).

John Mitchell

John Mitchell
Development Control Manager
Date: 23/05/2001

Notice checked by: _____

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

Appeal Decision

Hearing held on 9 October 2001

by E W Jones BSc CEng MICE MIMgt

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

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 22 OCT 2001

Appeal Ref: APP/X0360/A/01/1068693
269A Finchampstead Road, Wokingham

- 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 J Belcher, Mrs S Belcher, Mr C Belcher and Mr M Belcher against the decision of Wokingham District Council.
- The application (Ref. F/2001/3521), dated 5 March 2001, was refused by notice dated 23 May 2001.
- The development proposed is the demolition of the existing dwelling and the erection of a replacement dwelling.

Summary of Decision: The appeal is dismissed.

Main Issue

1. I consider the main issue in this case to be the effect of the proposal on the character and appearance of the surrounding countryside, having particular regard to its location within a 'Separation of Settlements Area' in the *South East Area Local Plan* and a 'Green Wedge /Gap' in the *Draft Wokingham District Local Plan.*

Planning Policy

2. The Development Plan includes the *Berkshire Structure Plan*, adopted in 1995, and the *South East Area Local Plan* (SEALP), adopted in 1994.

3. Structure Plan policy C2 seeks to strictly control development outside built-up areas and settlement boundaries defined in local plans, and requires development to be appropriate to its location in the countryside in scale, form, impact, character and siting. The re-use, adaptation or redevelopment of existing buildings, is one of three categories where development may be permitted. Policy C6 states that 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. Paragraph 5.3.1 provides continued support to 'gaps' and 'green wedges' at a number of locations, including land between Wokingham and Finchampstead North.

4. SEALP policy SC1 states that in seeking to maintain a clear separation of settlements, development will not be permitted in the areas defined on the proposals map which would either detract from the undeveloped appearance or intensify existing sporadic development. The supporting text states that areas of importance because of their character and appearance in relationship to adjoining built-up areas should also be protected. Woodlands or enclosed fields and paddocks which are an inherent part of the character of a settlement are cited as being examples of such areas. Policy SC18 refers specifically to replacement

dwellings in rural areas and lists three criteria applicable to such proposals. These are that the existing building is not of architectural or historic interest, that the siting and design of the new development has the minimum impact on the rural environment and that its size will not significantly exceed that of the existing property both in height and floor area.

5. The *Draft Wokingham District Local Plan* (WDLP) also contains relevant policies. Although the plan is at an advanced stage, objections to a number of these policies, which relate specifically to the designation of the site and the surrounding area, have been drawn to my attention. The Local Plan Inspector's Report on these objections is not expected for some time and I can, therefore, only give these policies moderate weight. Policy WOS3 lists a number of development control principles, including, amongst others, having no significant detrimental impact upon important man-made, landscape and nature conservation features. Policy WCC1 states that development outside settlement boundaries will be strictly controlled and only allowed in exceptional circumstances. Redevelopment proposals are listed as being one of a number of categories where development is acceptable in principle, subject to being appropriate to its countryside location in scale, form, materials, design and character. Policy WCC2 states that development will not be permitted in green gaps and wedges if it would affect or detract from their open or countryside appearance and character.

6. The WDLP contains no specific policy on replacement dwellings in the countryside, but the Council intends to prepare Supplementary Planning Guidance on this topic. The Council has also adopted *Planning Guideline B1- Housing Development: General Principles* as Supplementary Planning Guidance. As it was subject to a consultation process prior to its adoption, I am able to give it substantial weight.

Reasons

7. The site comprises a backland plot on the western side of Finchampstead Road, accessed along a relatively narrow track located between Nos 269 and 271. Whilst the access is located within the designated settlement boundary of both the SEALP and the WDLP, the plot is located in an area designated as a 'separation of settlements area' in the former and a 'green wedge/gap' in the later. All the other dwellings in this part of Finchampstead Road are frontage developments located within the settlement boundary.

8. At the Hearing the Council raised no objections to the principle of residential redevelopment on a one for one basis, but it remains concerned as to the effect of the increased bulk, mass and height of the proposal compared to the existing property. The proposal represents an increase in footprint of some 61% with the total floor area (including a garage) being around 189% greater. The maximum ridge height of the existing single storey bungalow is approximately, 4m whilst that of the proposed 2-storey chalet style dwelling would be in the region of 6.5m. The Appellants accept that these represent a substantial increase but express the opinion that the increase would not be harmful to the character and appearance of the area.

9. The area between the settlement boundary and the Sandmartins Golf Course, further to the west, is included within the curtilages of some of the residential properties in Finchampstead Road. When seen from the public footpath running along the golf course boundary, this area, in my view, has the characteristics of a mature, predominantly deciduous, mixed woodland with little sign of domestic occupation or use. Although the trees were still in leaf on the day of the Hearing, the existing property was clearly visible

from the public footpath. In my opinion, the increased scale of the proposal, particularly its height, would be even more prominent, especially during the winter months, and would appear as an intrusive feature in this woodland setting. Given the height of the proposal and the fact that much of the intervening land lies outside the Appellants ownership or control, I also consider that additional tree planting, secured through an appropriate planning condition, would not provide an adequate level of screening within a reasonable period of time.

10. I accept that the existing bungalow is of no architectural or historic interest, but, as noted above, I am of the opinion that the scale of the proposal significantly exceeds that of the existing property. I also consider that the increased scale would have a substantial impact on the rural environment and detract from the undeveloped countryside appearance of this woodland area, which is an important and inherent part of the area's character. In my opinion, this would not only conflict with those policies that aim to protect the countryside for its own sake, but also with those policies that aim to protect 'separation of settlements areas' and 'green wedges/gaps' from development which would threaten their role as important open land.

11. A few sheds, outbuildings and greenhouses are located within the wooded area between the footpath and the settlement boundary. Nonetheless, they are few in number, single storey in nature, with most being constructed of timber and are generally of a smaller scale than the appeal proposal. I am also mindful that various structures could be erected in this area under permitted development rights, but they would be restricted in height and this is not, in my view, sufficient reason to outweigh my concern in relation to the impact of the proposal. The Appellants also indicate that the scale of the proposal is comparable to that of the other dwellings on Finchampstead Road, but those dwellings are located within the settlement boundary, not in a designated 'separation of settlements area' and 'green wedge/gap'.

12. *Planning Policy Guidance Note 3: Housing* (PPG3) encourages the redevelopment of previously developed land as part of a more sustainable approach to future housing needs, and I accept that redeveloping the site would satisfy this aim. However, the emphasis in PPG3 on making more efficient use of land is primarily related to residential density and I note that the planning system does not seek to control the way an individual property is occupied. I cannot, therefore, accept that replacing a 3-bedroom property with a larger 4-bedroom property on the same plot, necessarily, represents a more efficient use of land. PPG3, at paragraph 54, also encourages designs and layouts which make more efficient use of land without compromising the quality of the environment.

13. For the above reasons, I conclude that the proposal would have a harmful effect on the character and appearance of the surrounding countryside and would conflict with Structure Plan policies C2 & C6, SEALP policies SC1 & SC18, and WDLP policies WOS3, WCC1 & WCC2.

Other considerations

14. The Appellants drew my attention to appeal decisions ref: T/APP/X0360/A/98/299923/P5 and ref: APP/X0360/A/00/1053362. Both relate to replacement dwellings on sites in the countryside which front on to a road, although neither are in a 'separation of settlements area' or a 'green wedge/gap' and the former is located between other dwellings. I do not, therefore, consider that the circumstances of either of these appeals are directly comparable with this case.

15. The Council drew attention to an appeal decision, ref: APP/1848/A/73/9763, relating to an area which encompasses the appeal site. Although this decision significantly predates current Development Plan policies and national guidance, I consider that the Inspector's view, that the tree belt forms part of an effective break between settlements which it is important to conserve, remains valid.

16. The Appellants also noted that the Council had granted planning permission for a change of use of agricultural land to car parking on a site some 100m to the north. However, it appears that there were other material considerations in the determination of that proposal, relating to the relinquishing of a previous planning permission and tidying up of the site, and, in any event, I have determined the appeal on its individual planning merits.

17. Interested persons are concerned that the narrow access would encourage parking on Finchampstead Road, thereby impeding visibility when emerging from their entrances. Nonetheless, I note that there are no parking restrictions on Finchampstead Road and the situation would, in my opinion, be no worse than if the existing vacant property were refurbished and occupied.

Conclusions

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

Formal Decision

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

Information

20. 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 within 6 weeks from the date of this decision.

Inspector

APPEARANCES

FOR THE APPELLANT:

Mr R Bradbeer BA(Hons) MRTPI	Robin Bradbeer Limited, Steepways Farm, Nether Lypiatt, Stroud GL6 7LS
Mr J F Belcher	Grange Farm, Nelson Lane, Hurst, Berks RG10 0RR

FOR THE LOCAL PLANNING AUTHORITY:

Mr R Madell MRTPI DMS	Wokingham District Council

INTERESTED PERSONS:

Mrs A Prentice	271 Finchampstead Road, Wokingham RG40 3JT

DOCUMENTS

Document	1	List of persons present at the Hearing
Document	2	Council's notification of Hearing
Document	3	Appendices to Mr Bradbeer's Statement
Document	4	Appendices to the Council's Statement
Document	5	SEALP Policy SH3

PLANS

Plan	A1 to A4	Application Plans

WORK SHEET FOR : Martin Durkan

Application Number : F/2001/3521

Applicant : Mr J, Mr C, Mr M & Mrs S Belcher C/O Robin Bradbeer Ltd.

Location : 269a, Finchampstead Road, Finchampstead, Wokingham.

Proposal : Proposed erection of replacement dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		02/05/01

Date of Neighbour Notifications : .....

Date of Site Visit : 02/05/01

Date Registered : 07/03/2001

Earliest Date for Decision : 09/04/2001

Latest Consultation Date/Site Notice Expiry Date : 09/04/2001

This application will have expired on: 02/05/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

1) FINCHAMPSTEAD PARISH - NO OBJECTIONS.
2) LANDSCAPE ARCHITECT - TREE SURVEY REQUIRED.
3) HIGHWAYS - APPROVAL SUBJECT TO CONDITIONS.
4) ENVIRONMENTAL HEALTH - NO OBJECTIONS.
5) ONE NEIGHBOUR RESPONSE - ACCESS TOO SMALL FOR VEHICLES, CONCERN ABOUT BOUNDARY ENCROACHMENT, DRAINAGE.

Planning Issues :

SITE DESIGNATION
SEPARATION OF SETTLEMENTS (SEALP & SC1)
GREEN GAP/WEDGE (WDLP - WCC2)

MAIN ISSUES

1. IMPACT ON THE SEPARATION OF SETTLEMENTS/ GREEN GAP
2. ACCESS

Application Number: F/2001/3521

Appraisal:

1. Impact on the character and amenity of the Separation of Settlements/Green Gap
The application site is set back from the other dwellings in Finchampstead Road and it is accessed via a narrow footpath situated between nos.269 and 271. There is currently a vacant, single-storey dwelling on the site. The proposal is to demolish this dwelling and erect a substantially larger, two-storey, replacement dwelling.

Whilst the adjacent dwellings in Finchampstead Road are within an identified settlement, this site falls within Separation of Settlements/Green Gap land. The South East Area Local Plan states that development within these areas which would detract from the undeveloped appearance or intensify existing sporadic development will not be permitted (policy SC1). It also states that replacement dwellings in rural areas may be permitted provided that the size of the new development will not significantly exceed that of the existing property both in height and in floor area (policy SC18).

The Wokingham District Local Plan Deposit Draft (as amended) states that development within the Green Gaps that would affect or detract from their open or countryside appearance and character will not be permitted (policy WCC2).

The proposed dwelling would be significantly higher and bulkier than the existing building and it would have a much larger footprint. There would also be a considerable increase in the total floor area:

	Footprint	**Total Floor Area**	**Height**
Existing	78 sq m	78 sq m	4m
Proposed	126 sq m	226 sq m	6.5m
Increase	48 sq m	148 sq m	2.5m
Percentage Increase	61%	189%	62%

These figures represent a significant increase in the scale of development on the site and, as such, it would be contrary to policy SC18 on replacement dwellings in rural area as set out in the SEALP. It is also considered that the scale of the proposed development is such that it would detract from the rural appearance and character of the Separation of Settlements/Green Gap land and would thereby be contrary to policy SC1 of the South East Area Local Plan and policy WCC2 of the Wokingham District Local Plan Deposit Draft.

2. Access
Although the access to the site is not wide enough to accommodate a car, it is proposed to incorporate a garage in the new dwelling. This is intended to accommodate bicycles, motor cycles or three-wheel vehicles. Such vehicles can

gain access to the site at present and there would therefore be no loss of amenity to neighbours resulting from additional vehicular movements.

3. Conclusion

It is concluded that the proposed development would be harmful to the open, rural character and amenity of the Separation of Settlements/Green Gap and, consequently, it is recommended that planning permission should be refused.

Recommendation: ~~Approval~~ **Refusal** ✓

Application Number F/2001/3521

Reasons for Refusal

No	Non Std Reason for Refusal
1	The proposed development, by reason of its bulk, mass and height, would represent an unacceptable increase in the scale of development on the site to the detriment of the open, rural character and amenity of identified Separation of Settlements/Green Gap land. As such, it would be contrary to policies C2 and C6 of the Berkshire Structure Plan, policies STV2, SC1, SC15 and SC18 of the South East Area Local Plan and policies WOS2, WOS3, WCC1, WCC2, WCC4 and WBE1 of the Wokingham District Local Plan Deposit Draft (as amended).

RECOMMENDATION AND REASONS FOR REFUSAL AGREED: .....
(Development Control Manager)

Date.....

RECORD OF SITE VISIT

SITE ADDRESS: 269a Finchampstead Road Finchampstead Wokingham.

APPLICATION NUMBER: F/2001/3521

OFFICER: Martin Durkan

DATE OF SITE VISIT: 02/05/01

1 SITE/STATUTORY NOTICE DISPLAYED ? YES

2. DESCRIPTION OF SURROUNDINGS
DETACHED HOUSES TO NORTH AND SOUTH. GREEN GAP TO WEST AND EAST.

3. DESCRIPTION OF SITE/BUILDING
SINGLE-STOREY, TIMBER-CLAD DWELLING OF POOR DESIGN AND MATERIALS. CURRENTLY VACANT.

4. RELATIONSHIP TO ADJOINING PROPERTIES
NO IMMEDIATELY ADJOINING PROPERTIES SITE IS SCREENED BY VEGETATION FROM OTHER DWELLINGS IN FINCHAMPSTEAD ROAD.

5. SITE CONSTRAINTS

TREES ALONG SITE BOUNDARY

ACCESS/PARKING 1.85M - 1.95M WIDE ACCESS

LEVELS EVEN

BOUNDARY TREATMENT C/B TIMBER FENCE ALONG SOME OF ACCESS PATH.

OTHERS VEGETATION AROUND REAR BOUNDARY OF SITE.

Tel: (0118) 974 6446

Date: 10/05/01

My ref: F/2001/3521

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

CONFIDENTIAL

Councillor T Charlesworth
3 Rowan Drive
Crowthorne
RG45 6RY

Dear Councillor

Application Number: F/2001/3521
269a, Finchampstead Road, Finchampstead, Wokingham.
Proposed erection of replacement dwelling.

I write to let you know that the above mentioned application has been recommended for ~~APPROVAL: ☐~~ REFUSAL: ☑ under delegated powers.

If you have any questions please do not hesitate to contact **Martin Durkan** on **(0118) 974 6446.** If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 21/05/01

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Martin Durkan** Application Number: **F/2001/3521**
269a, Finchampstead Road, Finchampstead, Wokingham.
Proposed erection of replacement dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

Signed: _____ Date: _____

Councillor T Charlesworth

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

Tel: (0118) 974 6446

Date: 10/05/01

My ref: F/2001/3521

CONFIDENTIAL

Councillor R Cundy
Bumbles
Longwater Lane
Finchampstead
RG40 4NX

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

Dear Councillor

Application Number: F/2001/3521
269a, Finchampstead Road, Finchampstead, Wokingham.
Proposed erection of replacement dwelling.

I write to let you know that the above mentioned application has been recommended for ~~APPROVAL:~~ ☐ REFUSAL: ☑ under delegated powers.

If you have any questions please do not hesitate to contact **Martin Durkan** on **(0118) 974 6446**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 21/05/01

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Martin Durkan** Application Number: **F/2001/3521**
269a, Finchampstead Road, Finchampstead, Wokingham.
Proposed erection of replacement dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor R Cundy

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

Applicationo	Name & Address
F/2001/3521	Mr & Mrs A Prentice 271 Finchampstead Road WOKINGHAM Berkshire RG40 3JT

App REFUSED
LETTER SENT
31/05/01

TO: DEVELOPMENT CONTROL FROM: Environmental Design

Martin Durkan DATE: 27th March 2001

Location:	269a, Finchampstead Road, Finchampstead Road, Wokingham
Proposal:	Proposed erection of replacement dwelling
Application Number:	F/2001/3521

In response to your consultation dated 16th March 2001 for the above application, the tree and landscape comments are as follows:

I have a number of concerns in respect of the above application:

The proposed and existing site plan (Drawing No. 346/01/1) accurately identifies the existing site boundaries and vegetation. However, during my site visit on the 27th March 2001 existing planting within the "rear garden" area had been cleared and the hedges pruned. However, the boundary planting had been retained. I am therefore unable to comment on any potential landscape features that have been removed.

Of particular concern is that the development proposals illustrate that the proposed development is completely contained on all sides by existing landscape features (an existing hedge and fence) with the existing narrow pedestrian access from Finchampstead Road being retained. Therefore under the current proposals the development cannot be constructed.

I presume that it is intended to utilise the existing access road to the north adjacent to No. 269 Finchampstead Road as a construction route and then as a driveway to the new property. I also note that the front elevation of the proposed development shows what appears to be a garage but no information has been shown on the drawing as to how this is to be accessed, extent of driveway, turning circles etc.

The existing access road referred to above contains a number of important and mature trees which are an important local feature and must be successfully retained under the development proposals.

Before I can comment further the applicant should be requested to provide the full development proposals, a tree survey of all trees to accord with BS 5837, which should include all trees to be retained and those to be removed as well as tree protection details.

ROBERT PETROW
Consultant Landscape Architect

To:
Landscape & Trees

DELEGATED

(2)

From: Martin Durkan

Date: 16 March 2001 20 MAR 2001

Application Number: F/2001/3521

Proposal: Proposed erection of replacement dwelling..

Site Address:
269a, Finchampstead Road, Finchampstead, Wokingham.

Applicant:
Mr J, Mr C, Mr M & Mrs S Belcher C/O Robin Bradbeer Ltd.

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

Problems.
Site cleared but trees retained
Details of access & construction
alongside 269 impact on veg?

WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL PROTECTION AND HOUSING

MEMORANDUM

From: John Mullaney
Environmental Health

My Ref:

To: Martin Durkan
Development Control

Your Ref: F/2001/3521

Date. March 21, 2001

PROPOSED: ERECTION OF REPLACEMENT DWELLING

LOCATION: 269A FINCHAMPSTEAD ROAD, WOKINGHAM

These proposals have been evaluated and I have no environmental health objections to the application.

John Mullaney

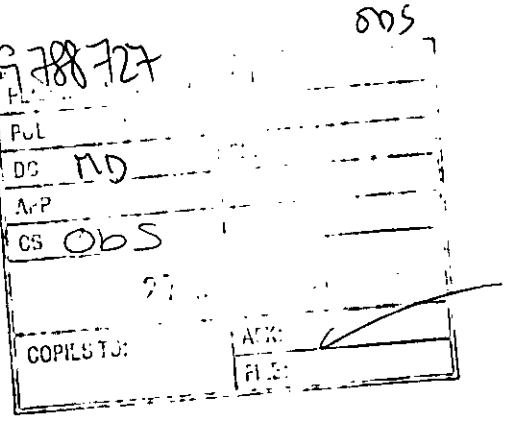
JOHN MULLANEY
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION AND HOUSING

By hand 26.3.01

Tel 01189788727

ODS

PL
PUL
DC MD
APP
CS ODS
COPIES TO:
ACK:
FILE:



MR + MRS A PRENTICE
271 FINCHAMPSTEAD ROAD
WOKINGHAM
BERKSHIRE
RG40 3JT.

26-3-2001

ATTENTION OF MARTIN DURKAN APPLICATION NO:- F/2001/3521

I have viewed the application for this project. The following observations need to be looked into.

1) The application is incorrect in the address of access being nine mile ride and not the Finchampstead Road.

2) Vehicle access is not big enough to allow for a vehicle being too close through the gap between the two neighbouring properties.

3) Mains drainage is a question mark to me as this would require the digging up of the access lane by large machinery.

4) I have moved the fences back into my property by 6-6 inches to allow for the hedging to remain by request of the previous owner and I do not want this land to be handed over.

5) I believe that a full site survey is a must.

A. Prentice

FROM: Martin Durkan

DATE: 16 March 2001

DELEGATED

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2001/3521

Proposal: Proposed erection of replacement dwelling..

Site Address: 269a, Finchampstead Road, Finchampstead, Wokingham.

Applicant: Mr J, Mr C, Mr M & Mrs S Belcher C/O Robin Bradbeer Ltd.

Your observations are required in respect of this application **by 09/04/2001** .

The Parish Council has no objections to this application.

SIGNED: C.S.Cl

DATE: 30 - 3 - 01

Clerk To Finchampstead Parish/Town Council.

DELEGATED

HIGHWAYS CONSULTATION SHEET

From: Martin Durkan **Date:** 16 March 2001

Application Number: F/2001/3521

Proposal: Proposed erection of replacement dwelling.

Parish: FINCHAMPSTEAD PARISH

Site Address:
269a, Finchampstead Road, Finchampstead, Wokingham.

Applicant:
Mr J, Mr C, Mr M & Mrs S Belcher C/O Robin Bradbeer Ltd.

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

✓ below as applicable;

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

C049, R049.
C122 (INSERT: '... vehicle parking and turning space for 3 vehicles herein approved...'), R122.
C137 (INSERT: dwelling), R137.

Signed: _____ **Print name:** Adam Coggins 23/03/01

Robin Bradbeer Limited
Planning & Development Consultancy

PO Box 168
Cheltenham
GL53 0XX

Telephone
01242 577151

Fax
01242 527151

E-Mail
planning@bradbeer.co.uk

Wokingham District Council
Environmental Services
Planning Services
PO Box 157
Shute End
Wokingham Berkshire RG40 1WR

17 APR 2001

Our ref. RWB/346
Your ref. no. F/2001/3521
11 April 2001

For the attention of Mr Martin Durkan
Development Control

Dear Mr Durkan

SITE : 269A FINCHAMPSTEAD ROAD WOKINGHAM
DEVELOPMENT : DEMOLITION OF EXISTING DWELLING AND ERECTION OF REPLACEMENT DWELLING

I inspected your case file on 10 April and noted the comments raised by Mr and Mrs Prentice of 271 Finchampstead Road in their letter of 26 March. My response to those comments is set out below:

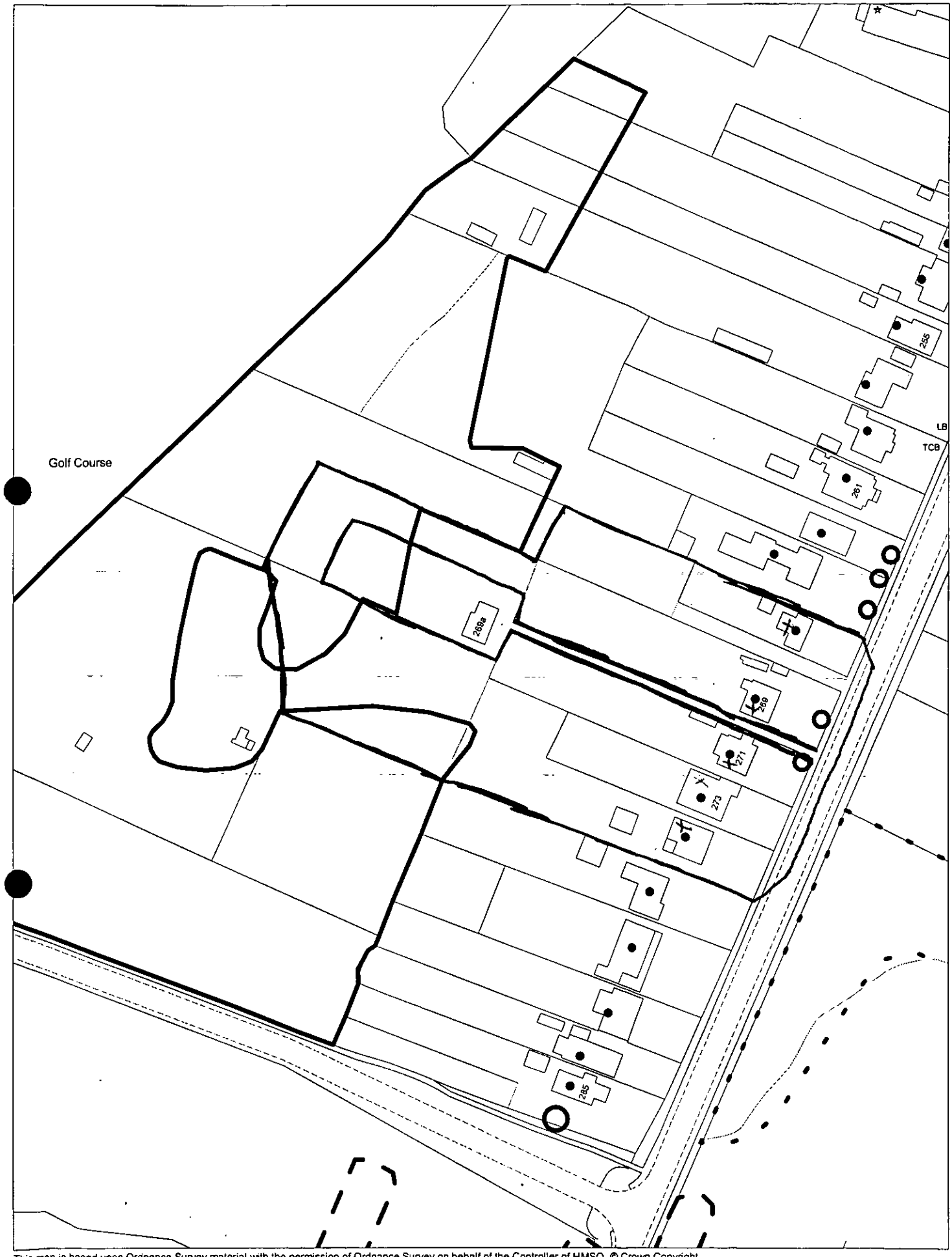
1. The erroneous reference to Nine Mile Ride at box 18 on the application form is corrected by the attached revised Part 1 application form (6 no. copies) . My apologies if this error has caused any confusion.
2. The proposal will be served by the same access which has served the property for many years.
3. Sewer construction would require use of machinery of an appropriate size having regard to the limited width.
4. The precise position of ownership boundaries is a civil matter between the landowners. It is understood that the applicants have title to a 5'0" access width.
5. A laser survey has been provided.

If you wish to discuss these comments or any other matters relating to this application please do not hesitate to contact me directly.

Yours sincerely

ROBIN BRADBEER BA (Hons) MRTPI Chartered Town Planner

Enc.



This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.

8 March 2001 Scale: 1 : 1250

N
W E
S

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/3521
CASE OFFICER: Martin Durkan

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)

Received by Wokingham District Council

Application No: F/2001/3521

Proposal:
Proposed erection of replacement dwelling.

Location:
269a, Finchampstead Road, Finchampstead, Wokingham.

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

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Martin Durkan P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 09/04/2001. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

16 March 2001

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	07 MAR 2001
Officer: MD	Application No. F/2001/3521

Map No. 99 Site 0.11
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State
☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED ERECTION OF REPLACEMENT DWELLING

Location: 26A FINCHAMPSTEAD ROAD

Parish: FINCHAMPSTEAD Ward: Finchampstead north

Applicant: Mr & Mrs J Belcher

Fee Received 190.00 Required ..... Additional ..... Refund .....

(H)
Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	no existing elevations or floor plans		
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 19/3/01 Parish Council Informed - YES / ~~NO~~

INTERNAL CONSULTATIONS

Building Control : .....
Landscape ✓ .....
Trees ✓ .....
Conservation Officer .....
Environmental Health ✓ .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways ✓ .....

EXTERNAL CONSULTATIONS

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

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

HERITAGE BODIES

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

OTHERS:

no pre-apps

NEIGHBOURS:

site notice a sec map for ~~pre~~ neighbour notice

Robin Bradbeer Limited
Planning & Development Consultancy

PO Box 168
Cheltenham
GL53 0XX

Telephone
01242 577151

Fax
01242 527151

E-Mail
planning@bradbeer.co.uk

Wokingham District Council
Environmental Services
Planning Services
PO Box 157
Shute End
Wokingham Berkshire RG40 1WR

Ref. No. RWB/346
5 March 2001

07.MAR2001* 3521

For the attention of Mr A Odell
Development Control

Dear Mrs Odell

SITE : 269A FINCHAMPSTEAD ROAD WOKINGHAM
DEVELOPMENT : DEMOLITION OF EXISTING DWELLING AND ERECTION OF REPLACEMENT DWELLING

I attach a completed planning application in respect of the above development which comprises the following documentation:

- Completed Certificate of Ownership and Agricultural Holdings Certificate.
- Six copies of the completed Part 1 application form.
- Six copies of each of the following drawings:
  346/01/1 location plan/site plan as existing/site plan as proposed
  346/01/2 proposed floor plans
  346/01/3 proposed elevations
- Copy of appeal decision 98/67207/F dated 07/12/98 with photographs.
- Cheque no. 000657 in the sum of £190 in payment of the statutory application fee.

The existing dwelling on the site comprises an inter-war bungalow which has reached the end of its useful life and is no longer occupied. The property has a footprint of 78m² and a ridge height of 4m. There is presently no garaging. You may recall that I discussed with you last year the principle of a one for one replacement dwelling on this site.

The proposed replacement comprises a low eaves dormer style dwelling having a footprint of 126m² and a ridge height of 6.5m. The design incorporates a single garage (the existing access is of sufficient width to provide access for bicycles, motorcycles or city cars/three wheelers). The dwelling is proposed to be sited slightly deeper into the plot than the existing in

order to provide enhanced amenity for the occupiers. The following table sets out the comparative data relating to the existing and proposed dwelling:

	EXISTING DWELLING	PROPOSED DWELLING*
Footprint	78m²	126m²*
Floorspace	78m²	203m²
Garage	--	22m²

* includes garage

The proposed scale of increase (+62% footprint, + 161% - floorspace excluding garage) is appropriate having regard to the underdeveloped character of the existing dwelling, the size of the plot, its high degree of containment, the normal size of dwellings in the locality and the scale of replacement dwellings which have been permitted elsewhere in the district. With regard to the latter it is relevant to point out that the proposed design is identical to the replacement dwelling granted permission on appeal in Davis Way Hurst under reference 98/67207/F. In that case existing the dwelling to be replaced was almost identical in size to the dwelling at 269A Finchampstead Road.

COUNTRYSIDE

This proposal is compatible in scale and character with nearby housing development and will not harm the character and appearance of the surrounding area. The proposal is in accordance with the following relevant development plan policies:

Berkshire Structure Plan	:	Policy C2
WDC South East Area Local Plan	:	Policy SC18
WDC District Local Plan (deposit draft	:	Policies WCC1, WCC7

Furthermore, this proposal will make more effective and efficient use of this previously developed site consistent with national planning guidance set out in PPG3 Housing.

Should you wish to discuss any aspect of this application please do not hesitate to contact me directly.

Yours sincerely

ROBIN BRADBEER BA (Hons) MRTPI Chartered Town Planner

Enc.

346fr.10

The Planning Inspectorate

Room 1404
Tollgate House
Houlton Street
Bristol BS2 9DJ

Direct Line 0117 - 987 8927
Switchboard 0117 - 987 8000
Fax No 0117 - 987 8139
GTN 1374 - 8927
E-mail ENQUIRIES.PINS@GTNET.GOV.UK

Robin Bradbeer BA(Hons) MRTPI
Planning & Development Consultancy
20 Lansdown Parade
CHELTENHAM
Glos
GL50 2LH

Your Ref:
158
Our Ref:
T/APP/X0360/A/98/299923/P5

Date: 07 DEC 1998

Dear Sir

TOWN AND COUNTRY PLANNING ACT 1990, SECTION 78 & SCHEDULE 6
APPEAL BY BELCHER FARMS
APPLICATION NO: 98/67207/F

1. The Secretary of State for the Environment, Transport and the Regions has appointed me to determine your client's appeal against the decision of the Wokingham District Council to refuse planning permission for demolition of existing dwelling and garage and erection of replacement dwelling and garage at The Pightle, Dunt Lane, Hurst. I conducted a hearing on 24 November 1998. At the hearing, an application was made on behalf of Belcher Farms for an award of costs against the Council. This is the subject of a separate letter.

2. For the purposes of clarification I confirm that the four drawings which formed part of the application are numbered 158/98/01B, 02A, 03A, & 04, and that the replacement garage would be integral with the dwelling.

3. From the evidence given at the hearing, my reading of the written representations and inspection of the site and its surroundings, I consider that the main issue in this appeal is the effect of the proposed development on the character and appearance of the surrounding rural area.

4. There is an emerging local plan, the Wokingham District Local Plan (Deposit Draft) (DDLP) which is presently the subject of public inquiry and which is used for development control purposes. The DDLP derives from the development plan (DP) which consists of the Berkshire Structure Plan 1991-2006 (1995) (SP) and the Loddon Area Local Plan (1995) (LP). I am required to decide the appeal having regard to the DP and to make my determination in accordance with it unless material considerations indicate otherwise.

5. SP Policy C2 allows for the redevelopment of existing buildings in areas outside settlement boundaries, particularly to assist the economy or to maintain or enhance the rural environment, provided that they are appropriate in scale, form, impact and character. Policy

100%
led Paper

LBE1 of the LP states that new development shall be of a high standard of design appropriate to the character of the area, and LP Policy LBE2 says that development which is inappropriate in terms of its relationship with adjoining sites by virtue of siting, scale, form, mass or materials will not normally be permitted. LP Policy LC18 allows replacement of existing dwellings of no architectural or historic interest in rural areas provided that their siting and design has minimum impact on the rural environment.

6. The site is in the countryside, outside of any settlement boundaries, and is presently occupied by a plain 1960s dwelling of no architectural interest which is the middle one of three bungalows. It is within a row of dwellings and farm buildings on the east side of Dunt Lane. The row incorporates single and two storey buildings of varying sizes, styles and ages, in brick and tile finish. There are fields to the west of Dunt Lane and to the south of the row. Buildings to the north of, and including, Dunt Cottage are generally of two storeys height and are of greater mass than the three bungalows south of this point. These bungalows are set further back from the road and there is a more open, rural feel to this southerly end of the row.

7. The new dwelling would be of similar width to the existing bungalow and garage on the site, and would be positioned with its front face approximately in line with the neighbouring buildings. Its roof would be steeper than, and some 2.1m higher than, the present dwelling on the site and it would have a central protruding gable and two dormers. The form and design would be similar to that of a number of the properties further north in the row. The proposed materials would be similar to those of nearby houses, and appropriateness could be ensured by the imposition of a condition. The height of the dwelling would be greater than that of its immediate neighbours but not sufficient to make it appear out of scale. The increase in height would reduce the openness of the area but this would have marginal impact when seen from the public highway because of the set-back from the road and the screening effect of front and side hedges. Screening would be increased in time by the growth to maturity of the additional plantings shown on the drawings which formed part of the application.

8. I note that the Planning Officer's recommendation to Committee was to grant planning permission. The present rural environment of the locality already incorporates an element of redeveloped properties, and the proposal would exhibit some similarity in style to these redevelopments and would, in my view, enhance appearances in comparison to the existing bungalow. I conclude on the main issue that the proposed development would not harm the character and appearance of the surrounding rural area. It would comply with SP Policy SP2. It would meet the aims of LP Polices LBE1 and LC18 and it would not conflict with LP Policy LBE2. I shall allow the appeal.

9. Both you and the Council have suggested conditions to be considered in the event that planning permission were to be granted. I shall impose a condition for approval of materials, to ensure a satisfactory appearance, and one for the restriction of side windows to prevent direct overlooking of neighbours' properties, which would be close to the new house. I shall include cable and landscape conditions to maintain rural appearances and improve screening, together with restrictions on hours of construction work in the interests of the living conditions of neighbours. No exceptional or specific reasons have been put forward for a general restriction of permitted development rights. With regard to highway matters, I do

not consider that the development would precipitate an increase in traffic and so there is no requirement for a condition related to access arrangements, but I shall impose one for the approval of the details of the site parking and turning space, in the interests of highway safety.

10. I have taken into account all other matters raised in evidence at the hearing and in the written representations, but none is sufficient to override the considerations which have led to my decision.

11. For the above reasons and in exercise of powers transferred to me, I hereby allow this appeal and grant planning permission for demolition of existing dwelling and garage and erection of replacement dwelling and integral garage at The Pightle, Dunt Lane, Hurst in accordance with the terms of the application (No 98/67207/F) dated 27 February 1998 and the plans submitted therewith, subject to the following conditions:

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

2. no development shall take place until samples of the materials to be used in construction of the external surfaces of the building 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 & Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order) (with or without modification), no windows or similar openings shall be constructed at first floor level in either of the side elevations of the development hereby permitted;

4. no additional overhead wires or cables or other form of overhead servicing shall be placed over the site or used in the development hereby permitted;

5. no development shall take place until there has been submitted to and approved by the local planning authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development;

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

7. no operation of machinery in connection with construction of the development hereby permitted shall take place on Sundays or Bank Holidays, or before 0700 hours

or after 1900 hours on Mondays to Fridays, or before 0700 hours or after 1330 hours on Saturdays;

8. the development hereby permitted shall not be occupied until details of the parking and turning area have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

12. These conditions require further matters to be agreed by the local planning authority. There is a right of appeal to the Secretary of State if they refuse any such application, fail to give a decision within the prescribed period, or grant a conditional approval.

13. This letter only grants planning permission under Section 57 of the Town and Country Planning Act 1990. It does not give any other approval or consent that may be required.

Yours faithfully

Michael A. Hillyer.

Michael A Hillyer BSc MSc CEng MICE FCIWEM
Inspector

APPEARANCES

FOR THE APPELLANT

Mr Robin Bradbeer BA(Hons) MRTPI	Robin Bradbeer Planning & Development Consultancy, 20 Lansdown Parade, Cheltenham, Glos GL50 2LH

FOR THE LOCAL PLANNING AUTHORITY

Miss Heather Morgan BA(Hons) MPhil MRTPI	Senior Planning Officer

INTERESTED PERSONS

Mr Ian McMinn	Hurst St Nicholas Parish Council, c/o 195 Reading Road, Wokingham, Berks RG41 1LJ

DOCUMENTS

Document 1	List of persons present at the hearing.
Document 2	Council's letter of notification of the hearing and list of persons notified.

PLANS

Plans A1 - A4	Application plans.

PHOTOGRAPH SHOWING THE APPEAL SITE

PHOTOGRAPH TAKEN 08/10/98



ADDRESS 269A FINCHAMPSTEAD ROAD PARISH FINCHAMPSTEAD ~~[illegible]~~ 1.4

PLOT No. ORD. SHEET No. 99

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/33/70	Moss	Res Dev at rear	22/10/70	Ref
0/2/73	Diamond Redfern	Res Dev at rear	5/4/73	Ref
97/66002/0	T.A. FISHER & SONS	DEM. FOR RES. DEV		Ref

DATE OF COMPLETION

MINISTRY DECISION 0/2/73 Appeal dismissed 19/12/74

SPECIAL ORDERS TPO/941/98

DRAINAGE

091074

1789/a

SECTION 66 CERTIFICATE

Application No. 07.MAR2001* 3521

DELEGATED

WOKINGHAM DISTRICT COUNCIL

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 of (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 either paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the accompanying application.

- I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part 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* to find out the names and addresses of the other owners (a) of the land, or of a 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 in

  the (c) .....

  on (d) .....

1789/b

CERTIFICATE D

I certify that

● I/The applicant cannot issue a certificate in accordance with paragraph (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/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner (a) of any part of the land to which the application relates, but have/has 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 in

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 first alternative and insert "not applicable" as the information required by the second alternative.

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

OR

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

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

Signed . . . . . .

On behalf of . . MR J BELCHER MRS S BELCHER MR C BELCHER MR M BELCHER

Date . . . . . 5 March 2001

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

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

DELEGATED

07 MAR 2001 * 3521

1.	APPLICANT'S NAME	MR J BELCHER MRS S BELCHER
	ADDRESS	MR C BELCHER MR M BELCHER
		C/O AGENT
	POST CODE	PHONE
	AGENT'S NAME	
2. If the applicant has an agent, all correspondence will be sent to the agent	ADDRESS	**Robin Bradbeer Limited** Planning & Development Consultancy P.O. BOX CHELTENHAM
	POST CODE	GL53 0XX PHONE 01242 577151
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	269A FINCHAMPSTEAD ROAD WOKINGHAM
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 DWELLING AND ERECTION OF REPLACEMENT DWELLING
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.269
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	OWNER
List all the plans and drawings submitted with the application	PLANS/DRAWINGS	346/01/1 346/01/2 346/01/3

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?

Tick the boxes(x)

CHANGE OF USE ☐ REDEVELOPMENT ☑

ERECTION OF NEW BUILDING ☑ ALTERATION or EXTENSION ☐

9. WHAT TYPE OF APPLICATION IS THIS ? Tick one box only

OUTLINE PERMISSION ☐ See question 10

FULL PERMISSION ☑

APPROVAL OF DETAILS/RESERVED MATTERS ☐ State relevant outline permission number Also complete Question 10

TEMPORARY PERMISSION ☐ State period required

RELAXATION OF CONDITIONS ☐ State relevant application number Conditions to be relaxed

10. IF THIS IS AN OUTLINE APPLICATION OR AN APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of this application ?

SITING ☐

EXTERNAL APPEARANCE ☐ DESIGN ☐

MEANS OF ACCESS ☐ LANDSCAPING ☐

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S) e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.	RESIDENTIAL
12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS?	YES/NO — If yes, show existing route(s) and any proposed alternatives on the plans
13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED?	YES/NO — If yes, please show their positions, spread and species on the plans and which, if any, are to be felled. YES REFER TO PLANS
14. STATE EXTERNAL MATERIALS TO BE USED.	ROOF SLOPES : PLAIN TILES (SAMPLES TO BE AGREED) WALLS : FACING BRICKS/PLAIN TILES (SAMPLES TO BE AGREED)
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.	EXISTING FENCES & HEDGES
16. HOW WILL SURFACE WATER BE DISPOSED OF?	SOAKAWAYS
17. HOW WILL FOUL SEWAGE BE DISPOSED OF?	To existing system YES/NO If no, please give details NEW MAINS CONNECTION
18. WHAT ARE THE ACCESS ARRANGEMENTS? AS EXISTING AS PROPOSED Give details of pedestrian and vehicular access	PEDESTRIAN ACCESS : EXISTING ACCESS FROM NINE MILE RIDE TO REMAI VEHICULAR ACCESS : EXISTING ACCESS FROM NINE MILE RIDE TO REMAIN (LIMITED WIDTH)
19. HAS PROVISION BEEN MADE FOR THE DISABLED? See notes for applicants	N/A

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	/ *	/ *	/ *
CHALET BUNGALOW	1 / 6 *	/ *	1 / *
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.	£190

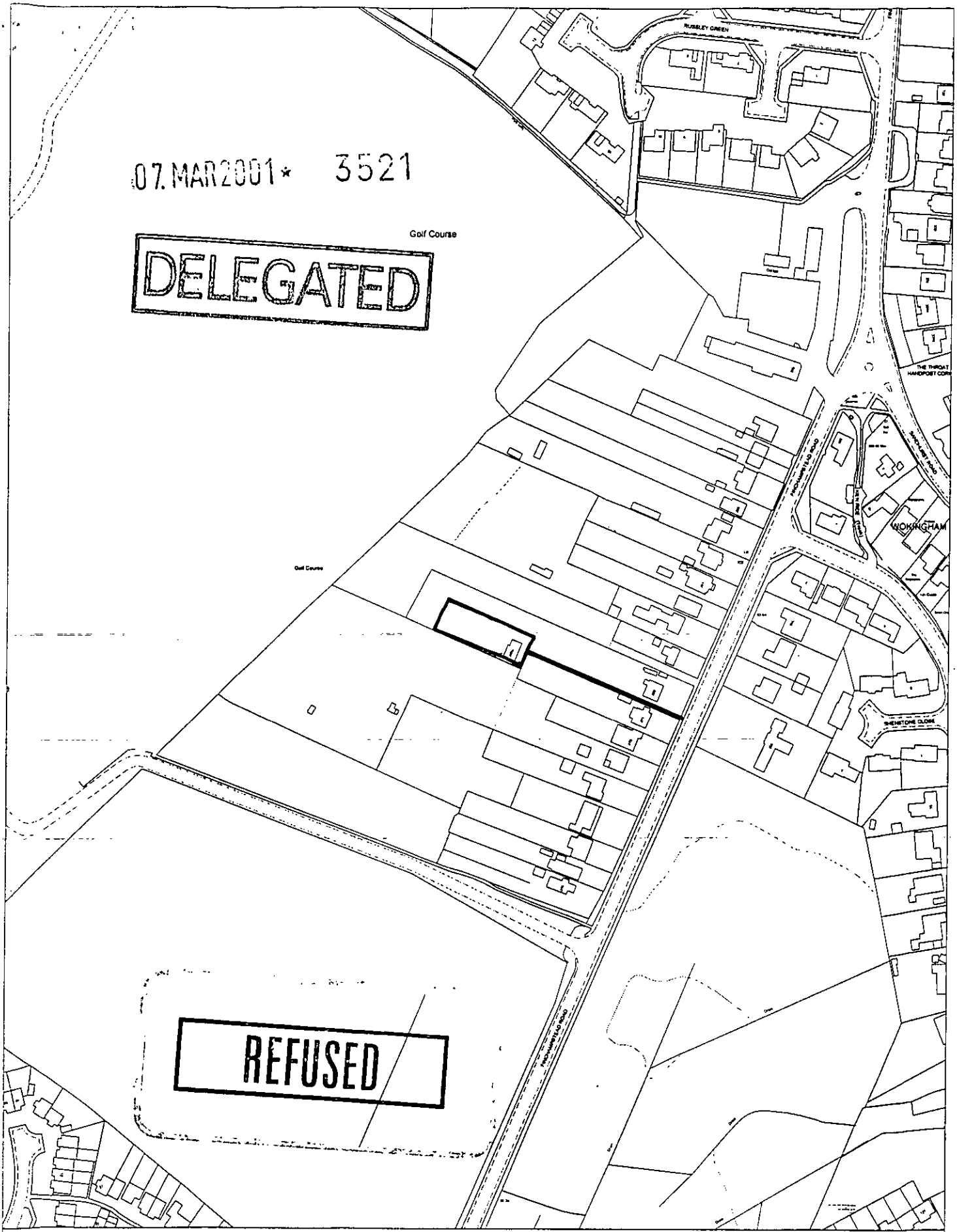
I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. If planning permission is granted, the development must be carried out strictly in accordance with the approved plans. Failure to do so could result in enforcement action being taken. Permission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

SIGNED [signature] ON BEHALF OF MR J BELCHER MRS S BELCHER MR C BELCHER MR M BELCHER DATE 5 March 2001

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".

07.MAR2001* 3521

DELEGATED



Site Plan, Scale: 1 to 2500

This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO Office. © Crown Copyright. Wokingham District Council, Licence No. LA086134

Date: 12 February 2001

N
W E
S

Martin Durkan

From: Sandra Bayden
Sent: 17 May 2001 14:26
To: ESPAT - Planning & Transportation
Subject: Robin Bradbeer - Change of Address

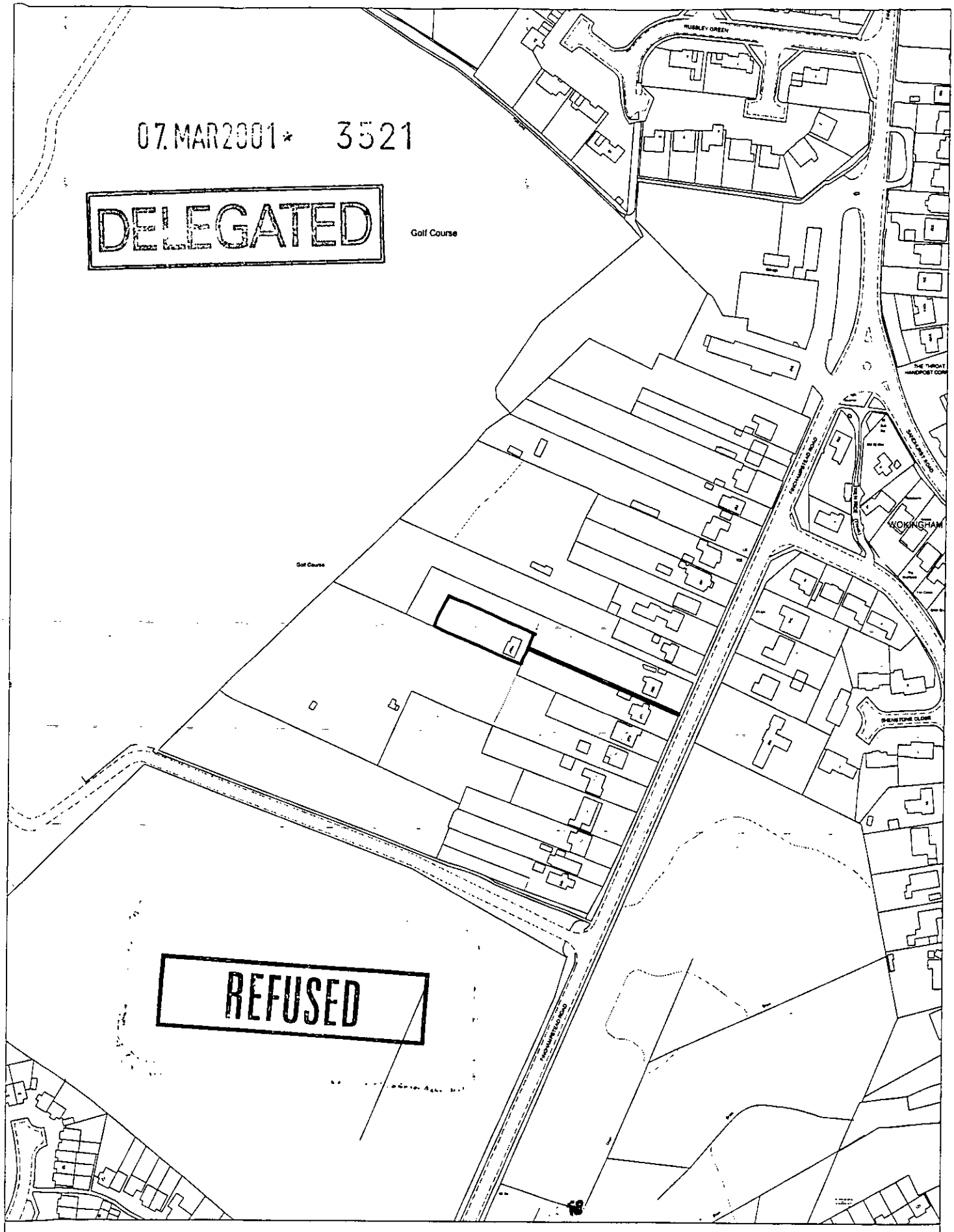
We have received a letter from Robin Bradbeer notifying us that with effect from Monday, 21st May the address for Robin Bradbeer Limited, Planning & Development Consultancy will be:

Steepways Farm
Nether Lypiatt
Stroud
Gloucestershire
GL6 7LS

Tel: (01453) 889102
Fax: (01453) 889103
Email: planning@bradbeer.co.uk

07.MAR2001* 3521

DELEGATED



Site Plan, Scale: 1 to 2500

This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO Office. © Crown Copyright. Wokingham District Council, Licence No. LA086134

Date: 12 February 2001

N
W E
S

SYSTEMS LTD
SOUTHPORT U.K.
LONDON OFFICE

APPLICATION NO.3521

Name of appellant:
J,S,C & M Belcher

Site address:
269a Finchampstead Rd

Proposal:Proposed erection of replacement dwelling

Case Officer:

Dismissed
22/10/01

Date [illegible]
J:ZL[illegible]

Appeal Decision

Hearing held on 9 October 2001

by E W Jones BSc CEng MICE MIMgt

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

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 22 OCT 2001

Appeal Ref: APP/X0360/A/01/1068693
269A Finchampstead Road, Wokingham

- 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 J Belcher, Mrs S Belcher, Mr C Belcher and Mr M Belcher against the decision of Wokingham District Council.
- The application (Ref. F/2001/3521), dated 5 March 2001, was refused by notice dated 23 May 2001.
- The development proposed is the demolition of the existing dwelling and the erection of a replacement dwelling.

Summary of Decision: The appeal is dismissed.

Main Issue

1. I consider the main issue in this case to be the effect of the proposal on the character and appearance of the surrounding countryside, having particular regard to its location within a 'Separation of Settlements Area' in the *South East Area Local Plan* and a 'Green Wedge /Gap' in the *Draft Wokingham District Local Plan.*

Planning Policy

2. The Development Plan includes the *Berkshire Structure Plan*, adopted in 1995, and the *South East Area Local Plan* (SEALP), adopted in 1994.

3. Structure Plan policy C2 seeks to strictly control development outside built-up areas and settlement boundaries defined in local plans, and requires development to be appropriate to its location in the countryside in scale, form, impact, character and siting. The re-use, adaptation or redevelopment of existing buildings, is one of three categories where development may be permitted. Policy C6 states that 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. Paragraph 5.3.1 provides continued support to 'gaps' and 'green wedges' at a number of locations, including land between Wokingham and Finchampstead North.

4. SEALP policy SC1 states that in seeking to maintain a clear separation of settlements, development will not be permitted in the areas defined on the proposals map which would either detract from the undeveloped appearance or intensify existing sporadic development. The supporting text states that areas of importance because of their character and appearance in relationship to adjoining built-up areas should also be protected. Woodlands or enclosed fields and paddocks which are an inherent part of the character of a settlement are cited as being examples of such areas. Policy SC18 refers specifically to replacement

dwellings in rural areas and lists three criteria applicable to such proposals. These are that the existing building is not of architectural or historic interest, that the siting and design of the new development has the minimum impact on the rural environment and that its size will not significantly exceed that of the existing property both in height and floor area.

5. The *Draft Wokingham District Local Plan* (WDLP) also contains relevant policies. Although the plan is at an advanced stage, objections to a number of these policies, which relate specifically to the designation of the site and the surrounding area, have been drawn to my attention. The Local Plan Inspector's Report on these objections is not expected for some time and I can, therefore, only give these policies moderate weight. Policy WOS3 lists a number of development control principles, including, amongst others, having no significant detrimental impact upon important man-made, landscape and nature conservation features. Policy WCC1 states that development outside settlement boundaries will be strictly controlled and only allowed in exceptional circumstances. Redevelopment proposals are listed as being one of a number of categories where development is acceptable in principle, subject to being appropriate to its countryside location in scale, form, materials, design and character. Policy WCC2 states that development will not be permitted in green gaps and wedges if it would affect or detract from their open or countryside appearance and character.

6. The WDLP contains no specific policy on replacement dwellings in the countryside, but the Council intends to prepare Supplementary Planning Guidance on this topic. The Council has also adopted *Planning Guideline B1- Housing Development: General Principles* as Supplementary Planning Guidance. As it was subject to a consultation process prior to its adoption, I am able to give it substantial weight.

Reasons

7. The site comprises a backland plot on the western side of Finchampstead Road, accessed along a relatively narrow track located between Nos 269 and 271. Whilst the access is located within the designated settlement boundary of both the SEALP and the WDLP, the plot is located in an area designated as a 'separation of settlements area' in the former and a 'green wedge/gap' in the later. All the other dwellings in this part of Finchampstead Road are frontage developments located within the settlement boundary.

8. At the Hearing the Council raised no objections to the principle of residential redevelopment on a one for one basis, but it remains concerned as to the effect of the increased bulk, mass and height of the proposal compared to the existing property. The proposal represents an increase in footprint of some 61% with the total floor area (including a garage) being around 189% greater. The maximum ridge height of the existing single storey bungalow is approximately, 4m whilst that of the proposed 2-storey chalet style dwelling would be in the region of 6.5m. The Appellants accept that these represent a substantial increase but express the opinion that the increase would not be harmful to the character and appearance of the area.

9. The area between the settlement boundary and the Sandmartins Golf Course, further to the west, is included within the curtilages of some of the residential properties in Finchampstead Road. When seen from the public footpath running along the golf course boundary, this area, in my view, has the characteristics of a mature, predominantly deciduous, mixed woodland with little sign of domestic occupation or use. Although the trees were still in leaf on the day of the Hearing, the existing property was clearly visible

from the public footpath. In my opinion, the increased scale of the proposal, particularly its height, would be even more prominent, especially during the winter months, and would appear as an intrusive feature in this woodland setting. Given the height of the proposal and the fact that much of the intervening land lies outside the Appellants ownership or control, I also consider that additional tree planting, secured through an appropriate planning condition, would not provide an adequate level of screening within a reasonable period of time.

10. I accept that the existing bungalow is of no architectural or historic interest, but, as noted above, I am of the opinion that the scale of the proposal significantly exceeds that of the existing property. I also consider that the increased scale would have a substantial impact on the rural environment and detract from the undeveloped countryside appearance of this woodland area, which is an important and inherent part of the area's character. In my opinion, this would not only conflict with those policies that aim to protect the countryside for its own sake, but also with those policies that aim to protect 'separation of settlements areas' and 'green wedges/gaps' from development which would threaten their role as important open land.

11. A few sheds, outbuildings and greenhouses are located within the wooded area between the footpath and the settlement boundary. Nonetheless, they are few in number, single storey in nature, with most being constructed of timber and are generally of a smaller scale than the appeal proposal. I am also mindful that various structures could be erected in this area under permitted development rights, but they would be restricted in height and this is not, in my view, sufficient reason to outweigh my concern in relation to the impact of the proposal. The Appellants also indicate that the scale of the proposal is comparable to that of the other dwellings on Finchampstead Road, but those dwellings are located within the settlement boundary, not in a designated 'separation of settlements area' and 'green wedge/gap'.

12. *Planning Policy Guidance Note 3: Housing* (PPG3) encourages the redevelopment of previously developed land as part of a more sustainable approach to future housing needs, and I accept that redeveloping the site would satisfy this aim. However, the emphasis in PPG3 on making more efficient use of land is primarily related to residential density and I note that the planning system does not seek to control the way an individual property is occupied. I cannot, therefore, accept that replacing a 3-bedroom property with a larger 4-bedroom property on the same plot, necessarily, represents a more efficient use of land. PPG3, at paragraph 54, also encourages designs and layouts which make more efficient use of land without compromising the quality of the environment.

13. For the above reasons, I conclude that the proposal would have a harmful effect on the character and appearance of the surrounding countryside and would conflict with Structure Plan policies C2 & C6, SEALP policies SC1 & SC18, and WDLP policies WOS3, WCC1 & WCC2.

Other considerations

14. The Appellants drew my attention to appeal decisions ref: T/APP/X0360/A/98/299923/P5 and ref: APP/X0360/A/00/1053362. Both relate to replacement dwellings on sites in the countryside which front on to a road, although neither are in a 'separation of settlements area' or a 'green wedge/gap' and the former is located between other dwellings. I do not, therefore, consider that the circumstances of either of these appeals are directly comparable with this case.

15. The Council drew attention to an appeal decision, ref: APP/1848/A/73/9763, relating to an area which encompasses the appeal site. Although this decision significantly predates current Development Plan policies and national guidance, I consider that the Inspector's view, that the tree belt forms part of an effective break between settlements which it is important to conserve, remains valid.

16. The Appellants also noted that the Council had granted planning permission for a change of use of agricultural land to car parking on a site some 100m to the north. However, it appears that there were other material considerations in the determination of that proposal, relating to the relinquishing of a previous planning permission and tidying up of the site, and, in any event, I have determined the appeal on its individual planning merits.

17. Interested persons are concerned that the narrow access would encourage parking on Finchampstead Road, thereby impeding visibility when emerging from their entrances. Nonetheless, I note that there are no parking restrictions on Finchampstead Road and the situation would, in my opinion, be no worse than if the existing vacant property were refurbished and occupied.

Conclusions

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

Formal Decision

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

Information

20. 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 within 6 weeks from the date of this decision.

Inspector

APPEARANCES

FOR THE APPELLANT:

Mr R Bradbeer BA(Hons) MRTPI	Robin Bradbeer Limited, Steepways Farm, Nether Lypiatt, Stroud GL6 7LS
Mr J F Belcher	Grange Farm, Nelson Lane, Hurst, Berks RG10 0RR

FOR THE LOCAL PLANNING AUTHORITY:

Mr R Madell MRTPI DMS	Wokingham District Council

INTERESTED PERSONS:

Mrs A Prentice	271 Finchampstead Road, Wokingham RG40 3JT

DOCUMENTS

Document	1	List of persons present at the Hearing
Document	2	Council's notification of Hearing
Document	3	Appendices to Mr Bradbeer's Statement
Document	4	Appendices to the Council's Statement
Document	5	SEALP Policy SH3

PLANS

Plan	A1 to A4	Application Plans

Conditions for Appeal - Application No. F/2001/3521

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

2. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

3. Immediately following the implementation of this permission, 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 buildings, extensions or alterations permitted by Classes A, B, C, D and E of Part 1 of the Second Schedule of the 1995 Order shall be carried out without the prior written permission of the Local Planning Authority.

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

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

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

7. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space for 3 vehicles herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

8. The dwelling shall not be occupied until space has been provided within the curtilage for vehicles to turn so that they may enter and leave the site in a forward gear and this space shall thereafter be maintained at all times for this purpose.

9. No trees, hedgerows or shrubs within the curtilage of the site, except those shown on the approved plan(s) or otherwise clearly indicated in the approved details as being removed, shall be felled, lopped or pruned, nor shall any roots be removed or pruned without the prior consent of the Local Planning Authority during development and for a period of five years after completion of the development hereby approved. The branch structure and trunks of the trees to be retained and their root systems shall be protected from any damage during site works, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Any trees, hedgerows or shrubs removed or which die or become dangerous, damaged or diseased before the end of a period of five years after completion of the development hereby approved shall be replaced with new trees, hedging or shrub species (of such size species and in such number and position as maybe agreed in writing), before the end of the first available planting season (1st November to 31st March) following their loss or removal.

Reasons

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

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

3. To safeguard the character of the premises and the residential and visual amenities of the occupiers of adjoining properties.

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

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

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

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

8. In the interests of highway safety and convenience.

9. The existing trees/hedgerows/shrubs represent an important public visual amenity in the area.

Angela Odell

49039

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

23 OCT 2001

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

Your Ref: F/2001/3521

Our Ref: APP/X0360/A/01/1068693

Date: 22 October 2001

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR J BELCHER, MRS S BELCHER, MR C BELCHER, MR M BELCHER
SITE AT 269A FINCHAMPSTEAD ROAD, FINCHAMPSTEAD, WOKINGHAM

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

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

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

Mr Simon Campbell

COVERDL1

Tel. (0118) 974 6448 (Direct Line)
Date: September 17, 2001
My ref: F/2001/3521
Your ref: APP/X0360/A/01/1068693

Miss A Groves
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 Miss Groves

APPEAL BY: J, S, C & M Belcher
SITE: 269a Finchampstead Rd, Finchampstead

With reference to this appeal, I enclose 2 copies of the appeal date notification letter.

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date. September 17, 2001
My ref: F/2001/3521
Your ref:

Mr & Mrs A Prentice
271 Finchampstead Road
WOKINGHAM
Berkshire
RG40 3JT

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

NOTICE OF INFORMAL HEARING
APPEAL BY: J, S C & M Belcher
SITE: 269a, Finchampstead Rd, Finchampstead
PROPOSAL: Proposed erection of replacement dwelling

Further to my letter of 16th July 2001, this is to inform you that an Inspector appointed by the Secretary of State for the Environment, Transport and the Regions, will hold an Informal Hearing into this Appeal at the Civic Offices, Shute End, Wokingham commencing at 10.00 on Tuesday 9th October 2001.

As your interests may be affected, this is to give you notice of the Hearing in order that you may, if you so desire, attend and at the Inspector's discretion take part in the discussion.

Documents relating to the appeal may be inspected in the Environmental Services Department (Planning) at the Civic Offices, Shute End, Wokingham, Berkshire during normal office hours (8:30 –17:00 Mondays to Thursdays & 8:30 – 16:00 on Fridays).

Anyone with a disability who wishes to attend the Hearing is advised to contact the Council to check that suitable provisions are available.

You are reminded that if you wish to be notified of the decision, you should write to Miss Groves , The Planning Inspectorate, Room 3/03 Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. Please quote reference number APP/X0360/A/01/1068693.

Yours faithfully

Denise Gumbrell (Mrs)
Appeals Assistant

Tel. (0118) 974 6448 (Direct Line)
Date: August 21, 2001
My ref: f/2001/3521
Your ref: APP/X0360/A/01/1068693

Miss A Groves
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 Miss Groves

APPEAL BY: J, S, C & M Belcher
SITE: Land at 269a Finchampstead Rd, Finchampstead

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

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel: (0118) 974 6448 (Direct Line)

Fax: (0118) 974 6484

Date: July 18, 2001

My ref: F/2001/3521

Your ref: APP/X0360/A/1068693

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

Miss A Groves
The Planning Inspectorate
Room 3/03
Temple Quay House
2 The Square
Temple Quay
BRISTOL
BS1 6PN

Dear Miss Groves

APPEAL BY: J, S, C & M Belcher

SITE: 269a, Finchampstead Rd, Finchampstead.

HEARING DATE:TUESDAY 9TH OCTOBER 2001

Enclosed with this letter is a leaflet showing the venue for the Hearing & the car park recommended for the Inspector's use. Both are circled in red.

Please forward this letter & the leaflet to the Inspector concerned.

I hope this is helpful, and that the Inspector finds a parking space without a problem.

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant
Enc.

The Planning Inspectorate

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

Direct Line 0117-3728460
Switchboard 0117-3728000
Fax No 0117-3728804

GTN 1371-8460

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

DG

45802

Your Ref: F/2001/3521

Our Ref: APP/X0360/A/01/1068693

Date: 17 July 2001

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR J BELCHER, MRS S BELCHER, MR C BELCHER, MR M BELCHER
SITE AT 269A FINCHAMPSTEAD ROAD, FINCHAMPSTEAD, WOKINGHAM

I am writing to confirm that the hearing into this appeal will start at 10:00 on Tuesday 9/10/2001 at The Council Offices, Shute End, Wokingham. Please arrange a car-parking space for the Inspector. Could you send the details, together with a location plan of the venue, to the case officer quoting our appeal reference number?

— done 18/07/01

We will confirm the Inspector to you at a later date.

Please write to those persons you consider appropriate, telling them about the hearing details at least 2 weeks before the hearing date. Your letter should cover:

— diaried

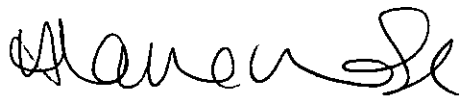
- An Inspector has been appointed by the Secretary of State for the Environment, Transport and the Regions to determine this appeal;
- the location of the site and a description of the appeal proposals;
- the hearing details;
- where your, and the appellant's statements, and future comments can be inspected;
- that they may attend the hearing, and at the Inspector's discretion, give their views;
- that we will send a copy of the decision letter only to those who ask for one in writing;
- what facilities are available for people with disabilities e.g. parking spaces, access, seating arrangements etc.

If you have not already done so, please send 2 copies of your written statement to the case officer and one copy to any statutory party. We must receive it within 6 weeks of the starting date.

If you consider it appropriate, please notify the press of the hearing. Please also note that people with disabilities who may be concerned about facilities at the hearing venue have been advised to write to, or contact your Council to confirm that proper provisions are in place.

We aim to issue decisions within 7 weeks of the close of the hearing. If there is likely to be significant delay, we will let you know.

Yours faithfully



Miss H Langridge

206J(BPR)

Tel. (0118) 974 6448 (Direct Line)
Date: July 17, 2001
My ref: F/2001/3521
Your ref: APP/X0360/A/01/ 1068693

Miss A Groves
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 Miss Groves

APPEAL BY: J S C & M Belcher
SITE: 269a Finchampstead Rd 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. July 17, 2001
My ref: F/2001/3521
Your ref: 346

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

Robin Bradbeer Ltd
Steepways Farm
Nether Lypiatt
Stroud
Glos
GL6 7LS

Dear Sirs

APPEAL BY: **J S C & M Belcher**
SITE: **269a Finchampstead Rd**

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

I have also sent copies to The Planning Inspectorate.

Yours faithfully

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

The Planning Inspectorate

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

Direct Line 0117-3728460
Switchboard 0117-3728000
Fax No 0117-3728804

GTN 1371-8460

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

Your Ref: F/2001/3521

Our Ref: APP/X0360/A/01/1068693

Date: 13 July 2001

PLANNING SERVICES HPT 45736
PGL TLB
DC ENF
APP
CS DG
16
COPIES TO:

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR J BELCHER, MRS S BELCHER, MR C BELCHER, MR M BELCHER
SITE AT 269A FINCHAMPSTEAD ROAD, FINCHAMPSTEAD, WOKINGHAM

I am writing to tell you that we propose to hold a hearing into this appeal at 10:00 on Tuesday 9 October 2001 at a venue to be arranged.

It is now our policy to allow only one refusal of a hearing date, before we fix a date, time and place for a hearing. If you refuse the date offered you should give a good reason for doing so.

If you cannot accept the date offered you may agree a reasonable alternative with the other party. The availability of the Inspector is a crucial factor in this process. We will let you know whether we can supply an Inspector for any date you agree between yourselves, but it must meet with our general aim of deciding appeals quickly.

You can reply to me by telephone or letter. If I do not hear from you by 24 July 2001, I will assume that the proposed hearing date is acceptable, and that you are not intending to negotiate an alternative hearing date with the other party. done 16/07/01

You should not assume that the hearing date offered here is the one that will eventually go ahead. We will write to you again to confirm final arrangements.

Yours faithfully

Miss H Langridge

NB: You should only send letters about the hearing date to the above room. You should send all other correspondence to the case officer mentioned in the initial letter.

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 0117-3728443

GTN 1371-6079

(4)

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

Your Ref: F/2001/3521

Our Ref: APP/X0360/A/01/1068693

Date: 11 July 2001

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR J BELCHER, MRS S BELCHER, MR C BELCHER, MR M BELCHER
SITE AT 269A FINCHAMPSTEAD ROAD, FINCHAMPSTEAD, WOKINGHAM

We have decided that a hearing will be held into this appeal and we will now arrange a date.

I am the case officer and, 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 date of this letter is the **starting date** for the appeal.

<u>You must **submit** the following documents within this timetable:</u>

Within 2 weeks from the starting date -

<u>**You**</u> must notify any statutory parties and interested persons who were consulted at application stage and those who made comments that the appeal has been made. You should tell them that:-

i) any comments they made at application stage will be sent to me and if they want to make any additional comments, 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.

<u>**You**</u> must submit a copy of a completed appeal questionnaire and supporting documents, including relevant development plan policies to the appellant and me.

Within 6 weeks from the starting date -

You and the appellant must submit 2 copies of your hearing statement to me. I will send a copy of your hearing statement to the appellant and send you a copy of their hearing statement. You and the appellant must send a copy of your hearing statements to any statutory parties. 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 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. I will forward the appellant's final comments to you at the appropriate time.

You **must keep to the timetable** set out above and ensure that 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. As I have given details of the timetable, I will not send you reminders.

Withdrawing the appeal

If you hear that the appeal is to be withdrawn, please telephone me immediately. If I receive written confirmation of this from the appellant, I will write to you.

Further information about the terms we use in this letter and appeal procedures is on the attached sheet.

Yours faithfully

Miss A Groves

H4B(BPR)

Questionnaire

The appeal questionnaire must be sent complete with copies of all necessary documents referred to in it. It is particularly essential to us that details of all relevant development plan policies are included with the questionnaire at this early stage.

Hearing Statement

In your hearing statement you will need to give full details of the case which you will put forward at the hearing. You must include any documents, including maps and plans, to which you intend to refer. Please also include a list of any conditions or limitations you would agree to, if the appeal were to be allowed. The format of a statement for hearing cases is in Annex 2(i) of DETR Circular 05/2000.

Statutory parties

'Statutory parties' are owners or tenants of the appeal site who made comments within the time limit on the application or appeal. You must give details of any statutory parties at application stage in reply to question 15e of the questionnaire. I will tell you about any statutory parties at appeal stage, before your hearing statement is due.

Late Representations

Comments or representations received after any of the time limits will normally be disregarded and we will send them back. Late representations will only be considered in extraordinary circumstances.

Costs

Costs can be awarded in hearing cases. If a hearing is subsequently adjourned because of the submission of late evidence, there is the possibility of a successful claim of costs. DOE Circular 8/93 gives more advice.

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, a final draft must be submitted at least 5 working days before the date of a hearing. Obligations should be completed by the close of a hearing. An Inspector will not normally delay the issue of a decision to wait for the completion of an obligation.

The Planning Inspectorate

For official use only
Date received

PLANNING APPEAL FORM

Please send each appeal on a separate form

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

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

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

A. APPELLANT DETAILS

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

Name MR J BELCHER MRS S BELCHER MR C BELCHER MR M BELCHER

Address C/O AGENT

Your reference

Daytime phone no

Fax no

Postcode

E-mail address

B. AGENT DETAILS (if any)

Name ROBIN BRADBEER LIMITED

Address STEEPWAYS FARM
NETHER LYPIATT
STROUD GLOS.

Postcode GL6 7LS

Your reference 346

Daytime phone no 01453 889102

Fax no 01453 889103

E-mail address planning@bradbeer.co.uk

C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the LPA WOKINGHAM DISTRICT COUNCIL

Date of the planning application 5 MARCH 2001

LPA's application reference no F/2001/3521

Date of LPA's decision notice (if issued) 23 MAY 2001

D. APPEAL SITE ADDRESS

Address 269A FINCHAMPSTEAD ROAD
WOKINGHAM
BERKSHIRE

Postcode

National grid reference SU 801659

(Please see the key on an Ordnance Survey map for instructions; this should be 2 letters and 6 numbers, eg TQ 298407)

E. DESCRIPTION OF THE DEVELOPMENT

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

PROPOSED ERECTION OF REPLACEMENT DWELLING

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

0.269

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

BUILDING FOOTPRINT 126 **GROSS FLOOR AREA (EXTERNAL) 203**

F. REASON FOR THE APPEAL

This appeal is against the decision of the LPA to:

*Please tick **one** box only* ✔

1. Refuse planning permission for the development described in Section E. ☑
2. Grant planning permission for the development subject to conditions which you do not like. ☐
3. Refuse approval of details listed under a previous outline planning permission. ☐
4. Grant approval of details listed under a previous outline planning permission subject to conditions which you do not like. ☐
5. Refuse to approve any matter required by a condition on a previous planning permission (other than those in 3 or 4 above). ☐

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

G. GROUNDS OF APPEAL

If you want your appeal dealt with by the written procedure, your **FULL STATEMENT MUST** be made, otherwise we will return the appeal form. You should give a clear explanation of why you disagree with each of the LPA's reasons for not granting permission, if appropriate. Please continue on a separate sheet(s) if you need to and attach them to this form. If you have requested a hearing or an inquiry, please provide a brief outline of your case.

SEE ATTACHED

G. GROUNDS OF APPEAL (continued)

H. CHOICE OF PROCEDURE

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

*Please tick **one** box only* ✔

1. WRITTEN REPRESENTATIONS ☐

Can the whole site be seen from a road or other public land and there is no need for the Inspector to enter the site (eg to take measurements or to enter a building)? If yes, please tick the box. If so, we will arrange an unaccompanied site visit. ☐

2. HEARING ☑

Although you may prefer a hearing, we will decide whether a hearing is suitable for your appeal after consulting the LPA.

3. INQUIRY ☐

Please give reasons why you think an inquiry is necessary.

I. APPEAL SITE OWNERSHIP DETAILS

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

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

CERTIFICATE A ☑

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

OR

CERTIFICATE B ☐

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

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

CERTIFICATES C and D ☐

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

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

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

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

OR

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

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

PLEASE SIGN BELOW

I confirm that this section has been fully completed and the details of the ownership of the appeal site are correct, to the best of my knowledge.

Signed _____ (on behalf of) MR J BELCHER MRS S BELCHER MR C BELCHER MR M BELCHER

Name (in capitals) ROBIN BRADBEER Date 2 JULY 2001

Please turn over

J. ESSENTIAL SUPPORTING DOCUMENTS

The documents listed in 1–6 below, must be sent with your appeal form; 7–10 must also be sent if appropriate. If we do not receive all your appeal documents by the end of the 6 month appeal period, we will not deal with it. Please tick the boxes to show which documents you are enclosing.

✔

1. A copy of the original **planning application** sent to the LPA. ☑
2. A copy of the **site ownership certificate and ownership details** submitted to the LPA at application stage (this is usually part of the LPA's planning application form). ☑
3. A copy of the **LPA's decision notice** (if issued). ☑
4. A **plan showing the site outlined in red**, including two roads clearly named (preferably on a copy of a 1:10,000 Ordnance Survey map). ☑
5. Copies of **plans, drawings and documents** sent to the LPA as part of the application. ☑
6. Any **additional plans, drawings and documents** sent to the LPA but which did not form part of the original application (eg drawings for illustrative purposes). ☐

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

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

_____

_____

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

_____

_____

K. PLEASE SIGN BELOW

(Unsigned forms will be returned. Signed forms must be received by us within the 6 month time limit)

1. I confirm that I have sent a copy of this appeal form and documents to the LPA – ***N.B.*** *if you do not, your appeal will not normally be accepted.*
2. I confirm that section J has been fully completed.
3. I will send 2 copies of any further documents relating to this appeal to the Inspectorate.

Signed _____ (on behalf of) MR J BELCHER MRS S BELCHER MR C BELCHER MR M BELCHER

Name (in capitals) ROBIN BRADBEER Date 2 JULY 2001

The Planning Inspectorate is registered under the Data Protection Act to hold personal data supplied by you.

NOW SEND:

- **1 COPY to us at:**
  The Planning Inspectorate
  Appeals Registry
  Tollgate House
  Houlton Street
  BRISTOL
  BS2 9DJ
  Fax no: 0117 987 8769

- **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 as they will have everything which you sent them at application stage, but send them any supporting documents not previously sent to them 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.

2) Write to you and the LPA and tell you the procedure for your appeal.

3) Tell you the timetable for us receiving further information or representations.
If your representations are received after the deadline, they will not normally be seen by our Inspector and will be returned to you.

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

5) Tell you our Inspector's decision.

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

The Copyright Unit
Her Majesty's Stationery Office
St Clements House
2-16 Colegate
Norwich NR3 1BQ

TOWN AND COUNTRY PLANNING ACT, 1990

SECTION 78 APPEAL

WOKINGHAM DISTRICT COUNCIL

APPELLANT:	**J, S, C, & M BELCHER**
APPEAL SITE:	**LAND AT 269A FINCHAMPSTEAD ROAD, FINCHAMPSTEAD, BERKSHIRE**
DEVELOPMENT:	**ERECTION OF A REPLACEMENT DWELLING**

LOCAL PLANNING AUTHORITY REFERENCE:
F/2001/3521

INSPECTORATE REFERENCE:
APP/X0360/A/01/1068693

TOWN AND COUNTRY PLANNING ACT, 1990

SECTION 78 APPEAL

WOKINGHAM DISTRICT COUNCIL

APPELLANT:	**J, S, C, & M BELCHER**
APPEAL SITE:	**LAND AT 269A FINCHAMPSTEAD ROAD, FINCHAMPSTEAD, BERKSHIRE**
DEVELOPMENT:	**ERECTION OF A REPLACEMENT DWELLING**

LOCAL PLANNING AUTHORITY REFERENCE:
F/2001/3521

INSPECTORATE REFERENCE:
APP/X0360/A/01/1068693

TOWN AND COUNTRY PLANNING ACT, 1990

SECTION 78 APPEAL

WOKINGHAM DISTRICT COUNCIL

APPELLANT:	**J, S, C, & M BELCHER**
APPEAL SITE:	**LAND AT 269A FINCHAMPSTEAD ROAD, FINCHAMPSTEAD, BERKSHIRE**
DEVELOPMENT:	**ERECTION OF A REPLACEMENT DWELLING**

LOCAL PLANNING AUTHORITY REFERENCE:
F/2001/3521

INSPECTORATE REFERENCE:
APP/X0360/A/01/1068693

1.00 INTRODUCTION

1.1 The Council considers that the main issues in this case are the impact of the development on the separation of settlements and the integrity of the Green Gap which maintains that separation.

2.00 DESCRIPTION OF SITE AND SURROUNDINGS

2.1 The appeal site lies on the western side of Finchampstead Road, around 2.5km south west of Wokingham town centre. Finchampstead Road (B3016) runs south from a roundabout with the A321 from Wokingham to the A30 near Hartley Wintney (Hants).

2.2 The site itself lies roughly midway in a group of low density houses and bungalows on the west side of Finchampstead Road, with rear gardens of between 60m and 200m in depth. Most of the dwellings have garden depths of between 60m and 70m, however, with a minority of plots running back to a common boundary line with the open golf course to the west. The appeal site is located in this rear 'zone', with a narrow (under 2m average width) access from Finchampstead Road. It is occupied by a vacant small single storey, rendered and timber clad bungalow near the access way to Finchampstead Road, with a rear garden of approximately 30m depth. A close - boarded timber fence encloses the garden, with mature trees and shrubs concentrated on the southern flank boundary and rear of the site. The total site area is 0.27ha.

2.3 Lying immediately to either side of the access way are two detached houses, Nos 269 and 271 Finchampstead Road. Each has an access to Finchampstead Road separate from the way through to the appeal site.

2.4 Much of the land around the site is wooded. The area to the south, as far as the access drive into the golf course is well screened by trees, but vegetation is less dense to the north and the golf course is open up to the boundary with the Finchampstead Road dwellings.

2.5 The area is part of Finchampstead North settlement, an area with a low density, well landscaped character set in attractive countryside. The core village of Finchampstead lies around 2km south of the southern edge of Finchampstead North.

2.6 A location plan of the site to 1:1250 scale is contained in Appendix 1.

3.00 PLANNING HISTORY

3.1 A number of applications for housing development at the site have been determined. An outline application for residential development was refused

permission in 1970 (LPA Ref: O/33/70) on grounds of spreading development into the rural area to the detriment of the character and amenity of the area.

3.2 A further outline application was refused in 1973 (Ref O/2/73) and an appeal dismissed (Inspectorate Ref APP/1978/A/73/9763). The Inspector concluded that, although dwellings would be hidden by the existing tree belts, the site formed '..part of an essential break between settlements which it is important to conserve'.

3.3 An outline application in respect of the whole open area to the rear of 247 - 285 Finchampstead Road was then refused in November 1998, on grounds of inappropriate development outside a settlement boundary, eroding the narrow gap and detracting from character and amenity; loss of trees of important amenity value; and lack of public open space on site.

3.3 Copies of these documents are attached at Appendix 2.

4.00 RELEVANT DEVELOPMENT PLAN POLICIES

4.1 The Development Plan which applies to the area in which the appeal site is located comprises: the Berkshire Structure Plan, adopted London Area Local Plan and deposited Wokingham District Local Plan. The latter Plan will replace the London Area Local Plan, but is already capable of being accorded some considerable weight, having been subject to a Local Inquiry into objections.

4.2 The Berkshire Structure Plan (1991 - 2006) was adopted in November 1995 and is the statutory Structure Plan for the area. The following policies are relevant to consideration of this appeal:

C2 Development outside built up areas and settlements;
C6 Green wedges and gaps.

Copies of these individual policies are set out at Appendix 3.

4.3 The South East Area Local Plan was adopted in April 1994, and is the statutory Local Plan for the area of the appeal site. The Council's Planning and Transportation Committee at its meeting on 21st November 1996 resolved to '..re-affirm the decisions of this Committee and the Council in relation to the current adopted Local Plans and to note that they will continue to carry weight as the most up-to-date adopted policies, except in relation to housing provision.'

The relevant policies in this Local Plan are:

STV2 Development in rural areas;
SC1 Separation of settlements;
SC15 New buildings in rural areas;
SC18 Replacement dwellings in rural areas.

Copies of these policies appear at Appendix 4.

4.4 The Draft Wokingham District Local Plan was placed on deposit from 21st October until 2nd December 1997, and has formed the basis for development control decisions since 21st October 1997. The County Council issued a Statement of general conformity with the Berkshire Structure Plan in May 1997. A Local Plan Inquiry was held in 1998/9, and the report of the Inspector appointed to consider objections was recently published.

The relevant policies in the Wokingham District Local Plan are:

WOS2 General Development principles;
WOS3 Development control principles;
WCC1 Development in the countryside;
WCC2 Green gaps and wedges;
WCC4 New buildings outside settlement boundaries;
WBE1 Development in its local context.

Copies of these policies are set out at Appendix 5.

The following national policy guidance is also relevant to this appeal:

PPG1 - General Policy and Principles
PPG3 - Housing
PPG13 - Transport

5.00 APPEAL PROPOSALS

5.1 The detailed appeal application was for demolition of the existing dwelling and erection of a replacement 4 bedroomed dwelling with integral garage. Illustrative drawings showed a two storey chalet bungalow , with a forward projecting front bay and rear projection of the lounge. Further details of the floor areas of the existing and replacement dwellings are set out below.

5.3 Permission was refused under officer delegated powers on 23rd May 2001, on the grounds of the unacceptable increase in mass, bulk and height of the replacement dwelling, in terms of its effects on the open rural character of the area, and the amenity of land identified as essential for the separation of settlements and maintenance of a Green Gap.

6.00 CONSULTATIONS AND NOTIFICATION

6.1 The Finchampstead Parish Council raised no objections.

6.2 Adjoining occupiers were notified of the application. One letter of objection were received from the occupier of No 271 Finchampstead Road, on grounds of the narrow vehicle access, too close to the abutting boundaries of the houses

to either side; inadequate drainage, requiring major excavation along the access route; and concerns that the boundary should not be consolidated in the present informal line, set to allow hedge trimming. A full site survey was also requested, presumed to be related to trees and boundary issues.

6.3 The Council's Environmental Health Officer raised no objection.

6.4 The Tree and Landscape Officer was concerned that a number of trees and other potentially interesting landscape features had already been removed, and sought a full tree survey. The planting along the access way was thought to be vulnerable to the easy passage of cars, resulting in major pruning or removal of a number of important mature trees which contribute to local amenity.

6.5 The Council's Highways Section raised no objections, subject to imposition of conditions to retain the garage for vehicle parking, prior laying out of parking and turning areas, and space within the site to turn off the highway.

7.00 THE COUNCIL'S CASE

7.1 The appeal site lies in a Green Gap/ Wedge, adjoining the boundary of the Finchampstead North settlement in the South East Area Local Plan and the Wokingham District Local Plan. Lying outside the settlement boundary, the site is not allocated for housing development in the Berkshire Structure Plan, South East Area Local Plan or Wokingham District Local Plan. As only one replacement dwelling is proposed, housing land supply is not a relevant issue.

7.2 The detailed floor plans and elevations submitted are not stated to be for formal approval, based on the accompanying application forms, but they do offer a clear illustration of the scheme for a replacement dwelling. The plan area, or 'footprint' of the existing bungalow totals 78 sq m, with an overall height to ridge level of the centre section of approximately 4m at most. There are lower wings to either side, however, that run to the southern flank boundary being only around 2.3m. The plans show that the new dwelling, in the form of a chalet bungalow, would have a footprint of 126 sq m, but a total floor area of 226 sq m, and an overall ridge height of 6.5m (for all but the gablet detail at either end of the ridge).

7.3 This proposed floorspace amounts to a 61% increase in the footprint of the building, and some 189% in actual floorspace. This is clearly a significant increase, rendering the proposal contrary to Policy SC18 of the South East Area Local Plan, which deals with replacement dwellings in rural areas. Policy SC1 in that Plan indicates that development will not be permitted in the areas defined as necessary to the separation of settlements, if it either detracts from their undeveloped appearance, or would intensify existing sporadic development. In this case, it is considered that the former applies, as a significantly larger and higher building would be sited in the area of larger open grounds beyond most rear gardens on the west side of Finchampstead Road, where no dwellings or other substantial buildings exist - an area that the

adopted and draft Local Plans indicate is an integral part of the Green Gap/ Wedge separation between settlements.

7.4 The Council's policies on development outside settlements, and on green gaps and wedges are based on the Berkshire Structure Plan, whose countryside policies are in turn set in the context of government advice in PPG7. That Guidance restates the established tenet that building in the open countryside, away from existing settlements or from areas allocated for development in Local Plans should be strictly controlled. Policy C2 of the Structure Plan sets out the limited criteria for normally acceptable rural development, extending to agriculture, forestry and other activities directly essential to the rural economy or needing a rural location. General purpose housing is not included within these criteria, and consequently and for conformity it is not included within the corresponding criteria in either Policy SC18 of the South East Area Local Plan, or Policy WCC1 of the draft Wokingham District Local Plan.

7.5 In principle, therefore, residential development is not acceptable in this countryside location as defined in the adopted and draft Local Plans for the area. This in principle objection is reinforced in this case by the location of the appeal site in a defined Green Gap/ Wedge area, needed to maintain The Structure Plan purposes of averting coalescence, loss of community identity or increased urban character, as well as loss of access to open countryside or extensive open space. Policy C6 states that, in order to preserve the setting and separate identity of settlements and communities, development will not be permitted which would threaten such Green Wedges or Gaps.

7.6 The Local Plans have identified that the area between Wokingham, Finchampstead North and Barkham Hill should remain open countryside, to achieve these Structure Plan aims. The particular area to the rear of 247 - 285 Finchampstead Road contributes to each of these aims, especially those of avoiding coalescence and increased urbanised character, given that there is a continuous extent of low density development running between the northern extremities of Wokingham and the southern edge of Finchampstead North, over 5km in total. The tongue of open land extending from Evendons Lane, southwards across the B3016 and beyond therefore has an essential role in bringing a tract of open countryside into the extensive area of Finchampstead North, and the undeveloped land to the rear of 247 - 285 Finchampstead Road is essential as the gap between the built up 'arms' narrows in this area from around 250m to 150m. This backland area also has a particularly useful role in screening of the frontage development from the open golf course.

7.7 As the appeal application is for a replacement dwelling which is materially larger and higher than the existing structure, and not connected with agriculture or other uses essential to the rural economy, there is no support within the Structure Plan and Local Plan policies or in the light of advice in PPG7 for the proposal.

7.8 The appellant has brought to the Council's attention an appeal decision relating to a replacement dwelling at The Pightle, Dunt Lane, Hurst

(INSPECTORATE Ref; APP/X0360/A/98/299923/P5). Whilst this decision is noted, it does relate to a plot fronting a road, between other dwellings and in a countryside area, rather than a defined Green Gap/ wedge.

7.9 Other matters to be considered relating to the development are access, landscaping and residential amenity. It is the case that the existing access way is clearly below the desired standard for the passage of cars, and presumably for this reason the letter accompanying the application stated that the garage was only required for '..bicycles, motor cycles or city cars/ three wheelers.' Any permission contemplated would need to address the question of effect of any widening on the established trees and shrubs to either side, which are of wider amenity value and must be regarded as an integral part of the screening of activity at the appeal plot, either for the existing bungalow or for replacement. Whether the proposal has a significant impact on neighbours at Nos 269 and 271 Finchampstead Road depends to a great extent on the intentions of the appellants, and an accurate landscape survey.

7.10 The detailed effects of the development on the rear plot itself is similarly dependent on a landscape survey.

8.00 CONCLUSION

8.1 The Local Planning Authority considers that the proposals in this appeal would have a harmful effect on the open rural character and amenity value of this part of an area essential to the achievement of the adopted Separation of Settlements and Green Gap/ Wedge policies, and therefore that the development is unacceptable.

8.2 Section 54A of the Town and Country Planning Act 1990 states that applications should be determined in accordance with the Development Plan unless material considerations indicate to the contrary. In this case, the proposal clearly conflicts with Development Plan policies in the Berkshire Structure Plan, South East Area Local Plan and draft Wokingham District Local Plan, for the reasons set out in this Statement. The Inspector is therefore requested to dismiss this appeal.

9.0 PLANNING CONDITIONS

9.1 Without prejudice to the case presented in this Statement, the Council suggests that a number of matters call for the imposition of conditions, in the event of the Inspector contemplating allowing the appeal and granting permission. These are set out at Appendix 6.

Insp ? Accom

Exg - Kitchen, Lounge, 3 Beds, Bathroom, Lounge

Insp ? C6 - Some or all GGW's ?

- All if designated. - Unresolved.

(4) Rm Closing - Before & After

Closing Bar

- Exg dumped site
- access within Settlement - line 28 drawn Somewhere
  - (Not taking issue)
- Replacement - In acc Plan + In acc PPG3 (more recent)
  - Prev Dumped - More effective (?) use
- Judging externally - Appearance OK - by sitting scale
  - No harm on rural character
  - or Settlement Separation
  - Design - in local context
  - Chalets nearby - to each side
  - LA - No design issue
- No Hwy or Tech objections
  - No Mat harm
  - Not prejudice aims of any important Plg policies.

LIST OF APPENDICES

1. Ordnance survey location plan - Scale 1:1250
2. Copy of appeal application report, forming basis of decision under officer delegated powers and dated 23rd May 2001
3. Extracts from Berkshire Structure Plan Policies
4. Extracts from South East Area Local Plan Policies
5. Extracts from draft Wokingham District Local Plan Policies
6. Decision notice – Ref: O/33/70 – residential development
7. Decision notice – Inspectorate Ref: APP/19?8/A/73/9763 – residential development
8. Decision notice Ref: 66002 – residential development

Ron Madell
for Wokingham District Council
August 2001

INSPECTORATE Ref: APP/A/X0360/A/01/1068693
LPA Ref: F/2001/3521

C001 C Mer
C012 M2 M

C 150 LS
C 151 LS

269A F'stead Rd

SEALP
I CC PP 13+14
SH3

Insp EMYr Jones
App Belcher x4

Insp Summary
R4R
open / undeveloped / rural - GG/W Role - Coalescence / Separation / Urb.
Eqn (Max use) Secluded - Not open / G Course = Sup / Well screened

Insp? How's a 1 for 1 replacement a more efficient use of land.
Character & Appearance
Rm case

Bradbeer
Quantum v. External test.
(→ A. Before & after)

"Yes ↓ Material Increase"
But Insp. - What's the effect?
- No harm - Inapp. Dwt.

BSP - Most up to date
Scale
Form
Impact → Before & after
Character
(1) Siting

- "Sunding" dwt
BSP / C6 - Important open areas / Coalescence - eg. Growings
Laudable objective - Preventing Coalescence

Tel. (0118) 974 6448 (Direct Line)
Date. October 24, 2001
My ref: F/2001/3521
Your ref:

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

Ms P Elsbury
352 Finchampstead Rd
Wokingham
Berks
RG40 3JY

Dear Ms Elsbury

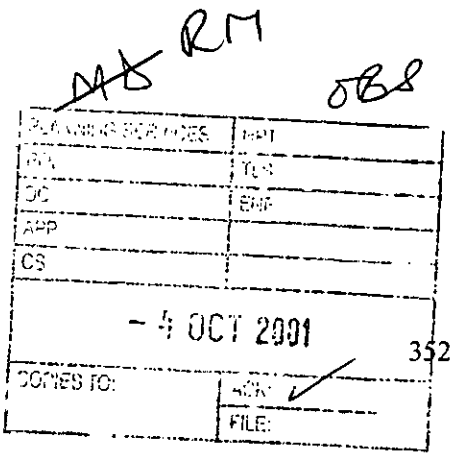
APPEAL BY: **Mr J, Mrs S & Mr C Belcher**
SITE: **269A Finchampstead Rd, Wokingham**

I am replying to your letter received October 4th 2001, about this appeal. Unfortunately it could not be taken into account at the Hearing as it arrived outside the timetable set out by the Planning Inspectorate for the receipt of comments.

However, the appeal was dismissed by the Inspector in his decision issued on October 22nd 2001.

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant



352 Finchampstead Road
Wokingham
Berks
RG40 3JY

2 October 2001

The Planning Department
Wokingham District Council
Shute End
Wokingham
Berks

Dear Sir

Re: Application no F/2001/3521
Informal Hearing re appeal on above application – 9th October 2001
269A Finchampstead Road

I was concerned when the original application for the above went in and contacted your development control office. After several telephone calls I was promised a return call which I did not receive.

On speaking to the development control office now I understand that the original application was refused but has gone to appeal, hence the informal hearing.

I would like to object to the development of this site on the grounds that there is no vehicular access to the property. In the past, when the property that exists has been occupied two cars were always parked over the road on the verge. The movement of the vehicles led to the mancover on the drains being pushed to one side leaving a hole and the drains open. It also meant the cars drove over the path to park and get back on the road. Unless there was an undertaking that parking for the property was in a nearby side road I would not wish to see this development take place and would like my views to be taken into account at the informal hearing.

Yours faithfully

Paula Elsbury

Paula Elsbury

The Planning Inspectorate

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

Direct Line 0117-3728753
Switchboard 0117-3728000
Fax No 0117-3728804
GTN 1371-8753

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

Your Ref: F/2001/3521

Our Ref: APP/X0360/A/01/1068693

Date: 20 September 2001

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR J BELCHER, MRS S BELCHER, MR C BELCHER, MR M BELCHER
SITE AT 269A FINCHAMPSTEAD ROAD, FINCHAMPSTEAD, WOKINGHAM

NOTIFICATION OF INSPECTOR

I am writing to inform you that the Inspector appointed to hold the hearing into the above appeal will now be:

Mr Emyr Jones BSc CEng MICE MIMgt.

You have already been given notice of the arrangements for this hearing.

Yours faithfully

M T Martin

Mrs Mary Martin

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

206C

The Planning Inspectorate

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

Direct Line 0117-3728768
Switchboard 0117-3728000
Fax No 0117-3728804
GTN 1371-8768

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

Your Ref: F/2001/3521

Our Ref: APP/X0360/A/01/1068693

Date: 19 September 2001

PLANNING SERVICES
47915
20 SEP 2001
REPLY TO:
FILE:

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR J BELCHER, MRS S BELCHER, MR C BELCHER, MR M BELCHER
SITE AT 269A FINCHAMPSTEAD ROAD, FINCHAMPSTEAD, WOKINGHAM

NOTIFICATION OF INSPECTOR

I am writing to inform you that the Inspector appointed to hold the hearing into the above appeal will now be:

Mr Emyr Jones BSc CEng MICE MIMgt.

You have already been given notice of the arrangements for this hearing.

Yours faithfully

Mr Mark Edwards

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

206C

The Planning Inspectorate

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

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

GTN 1371-6079

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

Your Ref: F/2001/3521

Our Ref: APP/X0360/A/01/1068693

Date: 14 September 2001

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR J BELCHER, MRS S BELCHER, MR C BELCHER, MR M BELCHER
SITE AT 269A FINCHAMPSTEAD ROAD, FINCHAMPSTEAD, WOKINGHAM

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

Yours faithfully

Mr S P Campbell

217L(BPR)

Robin Bradbeer Limited

Planning & Development Consultancy

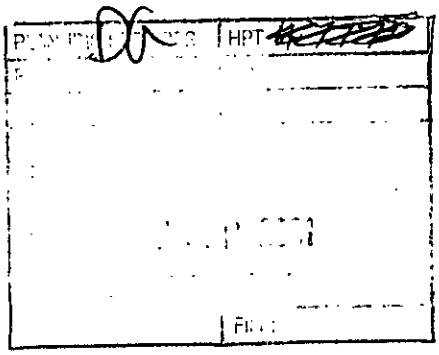
Steepways Farm
Nether Lypiatt
Stroud
Gloucestershire
GL6 7LS

Telephone
01453 889102

Fax
01453 889103

E-Mail
planning@bradbeer.co.uk

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



Our ref. RWB/346
Your ref. APP/X0360/A/01/1068693
5 September 2001

For the attention of Mr S P Campbell

Dear Mr Campbell

TOWN AND COUNTRY PLANNING ACT 1990 SECTION 78
APPEAL BY MR J BELCHER, MRS S BELCHER, MR C BELCHER, MR M BELCHER
269A FINCHAMPSTEAD ROAD WOKINGHAM BERKSHIRE

Thank you for your letter dated 24 August received on 28 August enclosing a copy of the LPA's statement.

My comments on the statement are set below. References to the LPA's statement appear in italic typeface.

Paragraph 2.2

1. The depth of the rear garden to the existing dwelling is in fact 39m not 30m as claimed by the LPA (source: 1:200 site survey, drawing no. 346/01/1). More significantly the plot dimensions are 49m x 18m.

Paragraph 2.2

2. The site is defined on all sides by trees and shrubs and not only on the southern and rear boundaries (source: plate 2 my supporting RWB 2).

Paragraph 2.4

3. It is not accepted that vegetation between the site and the edge of the golf course is "less dense". (source: plate 5 my supporting document RWB2).

Paragraphs 3.1 and 3.2

4. The 1970's decisions quoted by the LPA are not considered material since they significantly pre-date the current planning policy framework. Furthermore, those decisions were made before the golf course was granted planning permission and which, as accepted by the LPA, secures openness in this location as far as the boundary of the golf course (source: my statement paragraph 3.7 and supporting document RWB 4).

Paragraph 4.4

5. The LPA has omitted to acknowledge the fact that an objection was heard at the Local Plan Inquiry upon the proposed green gap in this location (Policy WCC2) which is as yet unresolved. Having regard to the advice set out in PPG1, paragraph 48, the weight to be given to that policy should acknowledge those circumstances.

Paragraph 5.1

6. For the avoidance of doubt the submitted drawings relate to the application for full permission and were not "illustrative".

Paragraph 7.2

7. For the avoidance of doubt the application sought full permission (source: Part 1 application form, question 9) and the submitted drawings are therefore under consideration and not illustrative.

Paragraph 7.3

8. The statistics quoted by the LPA depicting the scale of increase are not in themselves meaningful. The key issue is the impact of the proposal upon its setting. The LPA's claim that the proposal will be sited "in the area of larger open ground beyond most rear gardens" is contested. Firstly, the site is surrounded by residential curtilage land. Secondly this surrounding land is predominately wooded and not open, a fact acknowledged elsewhere by the LPA (paragraph 2.4 of LPA statement). Furthermore there are in fact substantial residential curtilage buildings within nearby garden land (for example at nos. 269 and 271).

Paragraphs 7.4 - 7.8

9. The LPA's synopsis of development plan policy is contested. The LPA has failed to acknowledge the fundamental distinction between this redevelopment proposal and a proposal for an additional new build dwelling in the countryside. Structure Plan Policy C2(ii) provides for "redevelopment" of existing buildings. This policy approach is reflected in WDLP policy WCC1. The South East Area Local Plan pre-dates the Structure Plan and was prepared in conformity with the earlier, time expired, Replacement Structure plan for Berkshire.

Paragraph 7.8

Because the site at Dunt Lane Hurst fronts a road it has greater prominence in the countryside than does the appeal site.

Paragraph 7.9

Widening of the existing access is not proposed. The width is adequate for a wide range of motor vehicles. The LPA decision did not rely upon a highway objection to the proposal.

Paragraph 7.10

12. The reason for this comment is unclear. A full site survey was supplied as part of the application. No further information was requested by the LPA at application stage.

Paragraph 8.00

13. The LPA's conclusions upon the effect of the proposal and its interpretation of development plan policy are contested.

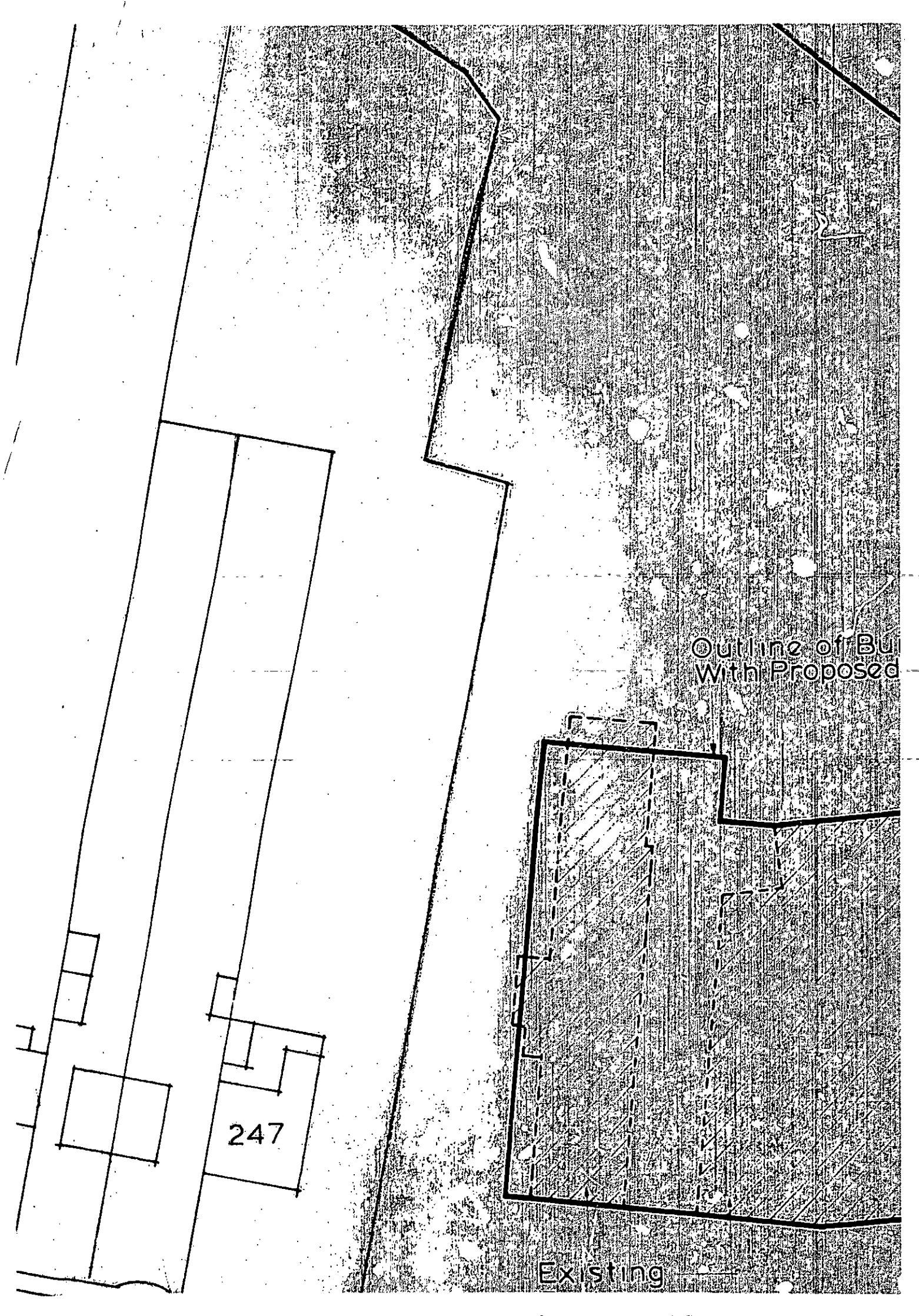
Section 9.00

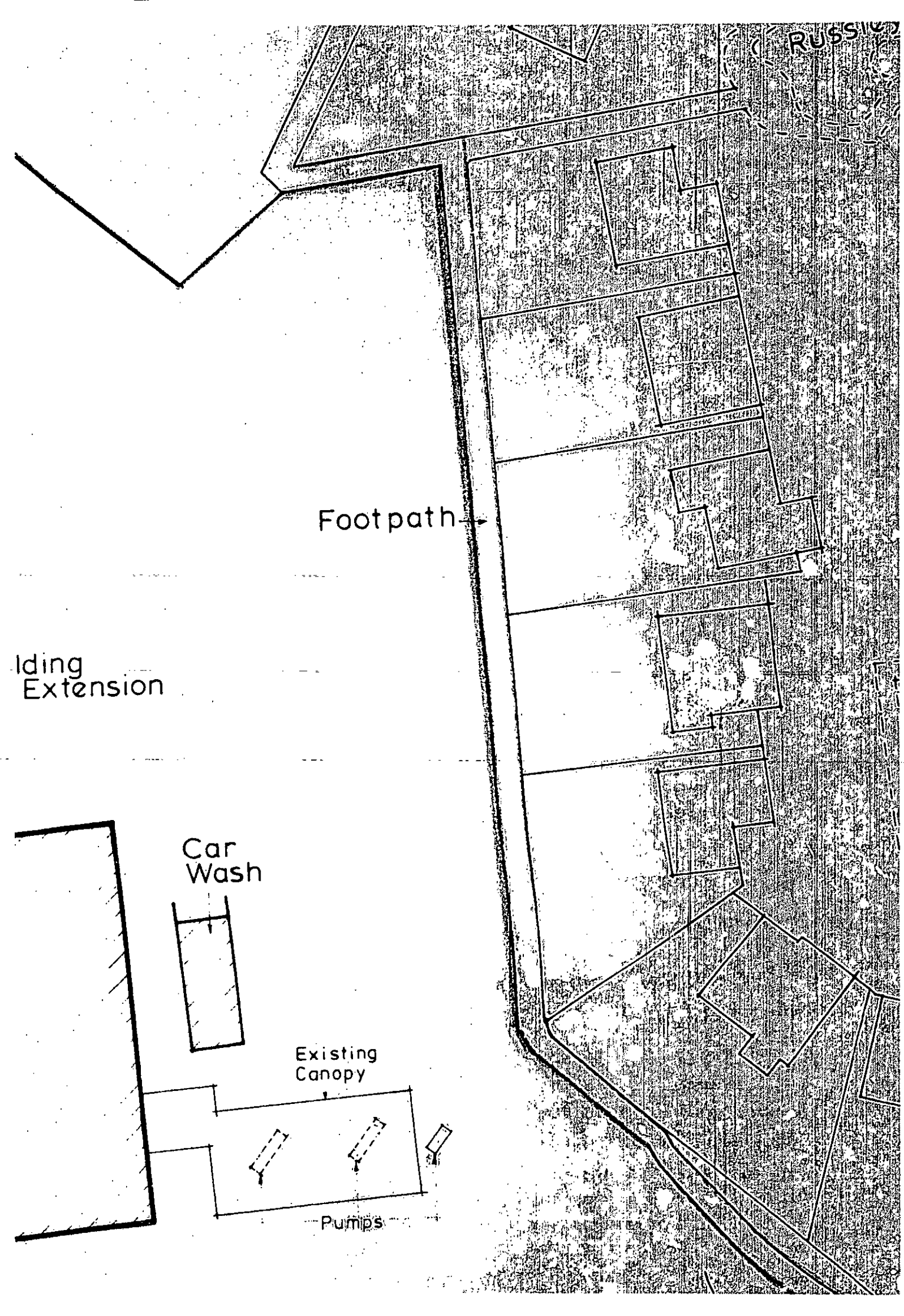
14. Appendix 6 does not refer to planning conditions. However suggested condition were attached to the appeal questionnaire. Comments upon those were set out in our statement (paragraphs 7.3-7.4).

A copy of this letter is attached.

Yours sincerely

ROBIN BRADBEER BA (Hons) MRTPI Chartered Town Planner Enc.


247
Outline of Bu
With Proposed
Existing


Footpath
lding
Extension
Car
Wash
Existing
Canopy
Pumps

PPG 3

DETR
ENVIRONMENT
TRANSPORT
REGIONS

Planning Policy Guidance Note 3: Housing

March 2000

London: The Stationery Office

Department of the Environment, Transport and the Regions
Eland House
Bressenden Place
London SW1E 5DU
Telephone 0171 890 3000
Internet service http://www.detr.gov.uk/

© Crown Copyright 2000

Copyright in the typographical arrangement and design vests in the Crown.

Extracts of this publication may be made for non-commercial in-house use, subject to the source being acknowledged.

Applications for reproduction should be made in writing to The Copyright Unit, Her Majesty's Stationery Office, St Clements House, 2-16 Colegate, Norwich NR3 1BQ.

First published March 2000

ISBN 0 11 753546 X

Printed in Great Britain for The Stationery Office.
Printed on material containing 75% post-consumer waste and 25% ECF pulp.
TJ000714 C30 03/00

CONTENTS

	Paragraph
The Government's Objectives	1
Widening Housing Opportunity and Choice	
Providing sufficient housing	5
Plan, monitor and manage	8
Creating mixed communities – influencing the type and size of housing	9
Assessing local housing needs	12
Delivering affordable housing	14
Providing for exception housing in rural areas	18
Monitoring of affordable housing	19
Maintaining a Supply of Housing	
Re-using urban land and buildings	22
Assessing urban housing capacity	24
Identifying areas and sites	28
Allocating and releasing land for development	32
Windfalls	35
Determining planning applications	37
Non-renewal of outstanding planning permissions	40
Re-using buildings/conversions	41
Reallocating employment and other land to housing	42
Using compulsory purchase powers for land assembly	43
Working in constructive partnership	45
Creating Sustainable Residential Environments	
Linking development with public transport	47
Promoting mixed-use development	49
Greening the residential environment	52
Designing for quality	54
Making the best use of land	57
Reviewing parking standards	59
Rejecting poor design	63
Developing outside urban areas	65
Creating urban extensions	67
Rural housing – village expansion and infill	69
New settlements	72
Monitoring and Review	76
London	Annex A
Exception housing in rural areas	Annex B
Definitions	Annex C
Bibliography	Annex D

Planning Policy Guidance Note 3: Housing

Planning Policy Guidance (PPG) notes set out the Government's policies on different aspects of planning. They should be taken into account by regional planning bodies and local planning authorities in preparing regional planning guidance and development plans and may also be material to decisions on individual planning applications and appeals. This guidance introduces a new approach to planning for housing which, for most authorities, will mean that their development plan will require early review and alteration in respect of housing.

This PPG provides guidance on a range of issues relating to the provision of housing. It replaces the 1992 version of PPG3. Circular 6/98 *Planning and Affordable Housing* will continue to apply, within the framework of policy set out in this guidance.

The Government's Objectives

1. The Government intends that everyone should have the opportunity of a decent home. They further intend that there should be greater choice of housing and that housing should not reinforce social distinctions. The housing needs of all in the community should be recognised, including those in need of affordable or special housing in both urban and rural areas. To promote more sustainable patterns of development and make better use of previously-developed land, the focus for additional housing should be existing towns and cities. New housing and residential environments should be well designed and should make a significant contribution to promoting urban renaissance and improving the quality of life.

2. Local planning authorities should:

(1) • plan to meet the housing requirements of the whole community, including those in need of affordable and special needs housing;

(2) • provide wider housing opportunity and choice and a better mix in the size, type and location of housing than is currently available, and seek to create mixed communities;

(3) • provide sufficient housing land but give priority to re-using previously-developed land within urban areas, bringing empty homes back into use and converting existing buildings, in preference to the development of greenfield sites;

(4) • create more sustainable patterns of development by building in ways which exploit and deliver accessibility by public transport to jobs, education and health facilities, shopping, leisure and local services;

(5) • make more efficient use of land by reviewing planning policies and standards;

(6) • place the needs of people before ease of traffic movement in designing the layout of residential developments;

(7) • seek to reduce car dependence by facilitating more walking and cycling, by improving linkages by public transport between housing, jobs, local services and local amenity, and by planning for mixed use; and

(8) • promote good design in new housing developments in order to create attractive, high-quality living environments in which people will choose to live.

Widening Housing Opportunity and Choice

PROVIDING SUFFICIENT HOUSING

3. One of the roles of the planning system is to ensure that new homes are provided in the right place and at the right time, whether through new development or the conversion of existing buildings. The aim is to provide a choice of sites which are both suitable and available for housebuilding. This is important not only to ensure that everyone has the opportunity of a decent home but also to maintain the momentum of economic growth. Economic growth should not be frustrated by a lack of homes for those wishing to take up new employment opportunities: but to promote sustainable development, the need for economic growth has to be reconciled with social and environmental considerations, particularly those of conserving and enhancing the quality of our environment in both town and country.

4. The Government expects regional planning bodies (working in co-operation with other stakeholders) to prepare draft regional planning guidance (RPG), and local planning authorities to prepare development plans, which aim to provide sufficient housing to meet the likely housing requirements of their areas. Regional planning bodies (RPBs) should take a realistic and responsible approach to future housing provision, assessing both the need for housing and the capacity of the area to accommodate it. Separate arrangements for London are set out in Annex A.

5. In arriving at proposals in draft RPG as to the amount and broad distribution of housing provision, the RPBs should take account of the policy priorities set out in this guidance. In planning the provision of new housing, factors to be taken into account should include the Government's latest published household projections, the needs of the regional economy, the capacity of urban areas to accommodate more housing, the environmental implications, and the capacity of the existing or planned infrastructure. RPBs should be prepared to justify their views fully in public at the examination of the draft RPG.

6. In some regions or sub-regions there may be concentrations of previously-developed land within one authority and a lack of it in neighbouring authorities. In such circumstances, the RPBs and structure planning/UDP authorities should work together to focus new housing development in areas where previously-developed land is available (or where there are existing dwellings suitable for re-use or buildings suitable for conversion) in preference to developing greenfield sites.

7. RPG, when issued in its final form by the Secretary of State, will set the overall level of provision to be made for housing in each region and a distribution to constituent structure plan and unitary development plan (UDP) authorities. In preparing structure plans and UDPs, authorities must have regard to this guidance and should avoid, wherever possible,

re-opening consideration of the level of housing provision for their areas which has been considered in full within the RPG process. Where circumstances have changed significantly since RPG was issued or where there is important new information to be taken into account, the presumption should be that RPG should be revised before development plans are reviewed. Where this is not practicable, revisions to the proposed level of housing provision in the structure plan or UDP should take place in the context of advice from the RPB, information from the RPBs' monitoring report (see paragraph 3), comments from other stakeholders and advice from the Government Office.

PLAN, MONITOR AND MANAGE

8. It is an essential feature of the plan, monitor and manage approach that housing requirements and the ways in which they are to be met, should be kept under regular review. The planned level of housing provision and its distribution should be based on a clear set of policy objectives, linked to measurable indicators of change. These indicators should be monitored and reported in the RPBs' annual monitoring report. Such monitoring should be the basis on which the RPB periodically reviews and rolls forward its housing strategy. Reviews should occur at least every five years and sooner, if there are signs of either under or over-provision of housing land. Advice on the indicators which can be used for monitoring is set out in paragraph 77 and in PPG11.

CREATING MIXED COMMUNITIES – INFLUENCING THE TYPE AND SIZE OF HOUSING

9. The Government's household projections indicate the projected increase in the number of new households over the longer term, a large part of which will be brought about by a change in the composition of households. The majority of the projected growth will be in one-person households. Local authorities should therefore adopt policies which take full account of changes in housing needs in their areas and which will widen the range of housing opportunities to allow these to be met.

10. The Government believes that it is important to help create mixed and inclusive communities, which offer a choice of housing and lifestyle. It does not accept that different types of housing and tenures make bad neighbours. Local planning authorities should encourage the development of mixed and balanced communities: they should ensure that new housing developments help to secure a better social mix by avoiding the creation of large areas of housing of similar characteristics.

11. Local authorities should take account of assessments of local housing need in determining the type and size of additional housing for which they should plan. They should assess the composition of current and future households in their area, and of the existing housing stock, and formulate plans which:

- secure an appropriate mix of dwelling size, type and affordability in both new developments and conversions to meet the changing composition of households in their area in the light of the likely assessed need;

- encourage the provision of housing to meet the needs of specific groups (see paragraph 13);

- avoid housing development which makes inefficient use of land and provide for more intensive housing development in and around existing centres and close to public transport nodes;

- promote improved quality of developments which in their design, layout and allocation of space create a sense of community; and

- introduce greater flexibility in the application of parking standards, which the Government expects to be significantly lower than at present.

ASSESSING LOCAL HOUSING NEEDS

12. In determining housing requirements for their regions in order to meet the full range of needs, RPG may need to estimate the future balance between market and affordable housing. In deriving such estimates, RPBs and strategic planning authorities should identify and assess regional and sub-regional trends and factors which are likely to influence local housing need. The aim of RPG and structure plans/UDPs should therefore be to provide advice and information on those factors which local authorities should take into account in preparing their plans, informed by local housing need assessments. This should reflect the particular needs and circumstances of different areas, such as those of low demand for housing and rural areas. Estimates for affordable housing set out in RPG should be regarded as indicative and should not be presented as targets or quotas for local planning authorities to achieve. RPG should also take into account links with Regional Housing Statements. These provide a regional context for local authorities in drawing up their housing strategies and support the development of more strategic approaches to tackling housing need.

13. Assessments of housing need which underpin local housing strategies and local plan policies, are matters for local authorities to undertake in the light of their local circumstances. Local planning authorities should work jointly with housing departments to assess the range of needs for different types and sizes of housing across all tenures in their area. This should include affordable housing and housing to help meet the needs of specific groups – the elderly, the disabled, students and young single people, rough sleepers, the homeless and those who need hostel accommodation, key workers, travellers and occupiers of mobile homes and houseboats. Local assessments should consider not only the need for new housing but ways in which the existing stock might be better utilised to meet the needs of the community. The Department will issue further advice to assist local authorities in preparing local housing need assessments.

DELIVERING AFFORDABLE HOUSING

14. A community's need for a mix of housing types, including affordable housing, is a material planning consideration which should be taken into account in formulating development plan policies and in deciding planning applications involving housing. Where there is a demonstrable lack of affordable housing to meet local needs – as assessed by up-to-date surveys and other information – local plans and UDPs should include a policy for seeking affordable housing in suitable housing developments.

15. Local plan policies for affordable housing should:

- define what the authority considers to be affordable in the local plan area in terms of the relationship between local income levels and house prices or rents for different types of households;
- indicate how many affordable homes need to be provided throughout the plan area, including the different types of affordable housing needed by households of different characteristics, taking account of rural as well as urban needs; and
- identify suitable areas and sites on which affordable housing is to be provided and the amount of provision which will be sought.

16. Decisions about the amount and types of affordable housing to be provided in individual proposals should reflect local housing need and individual site suitability and be a matter for agreement between the parties. Local planning authorities and developers should be reasonably flexible in deciding the types of affordable housing most appropriate to a particular site. The objective should be to ensure that the affordable housing secured will contribute to satisfying local housing needs as demonstrated by a rigorous assessment.

17. The policy in this guidance on planning and affordable housing is set out in more detail in DETR Circular 6/98 *Planning and Affordable Housing*. Where a local planning authority has decided, having regard to the criteria set out in paragraph 10 of Circular 6/98, that an element of affordable housing should be provided in development of a site, there is a presumption that such housing should be provided as part of the proposed development of the site. Failure to apply this policy could justify the refusal of planning permission.

PROVIDING FOR EXCEPTION HOUSING IN RURAL AREAS

18. Local planning authorities should seek to meet the needs of local people for affordable housing in rural areas by making effective use of the affordable housing policy set out above. Rural affordable housing provision may, however, be augmented by an 'exception' policy. This enables local planning authorities to grant planning permission for land within or adjoining existing villages which would not normally be released for housing, in order to provide affordable housing to meet local needs in perpetuity. Local plans and UDPs should make clear whether such a policy exists and how it will be applied. Details of the rural exception policy are contained in Annex B to this guidance.

MONITORING OF AFFORDABLE HOUSING

19. Local planning authorities should monitor the operation and outputs of local plan affordable housing policies, and housing delivered on rural exception sites. They should work closely with their housing departments to establish arrangements for keeping accurate and up-to-date information on the amount of such housing, or (where this is exceptionally the case) contributions towards the provision of such housing, secured by the authority. This information should be included in the material housing authorities are required to provide to Government Regional Offices in the annual Housing Investment Programme exercise to inform the assessment of their performance in their strategic housing role.

20. Decisions involving affordable housing contributions should be transparent and accountable: all parties should know the full basis for planning decisions, including planning obligations agreed in order to make housing proposals acceptable. Therefore, in addition to the requirements set out in Article 25 of the Town and Country Planning (General Development Procedure) Order 1995, local planning authorities should ensure that full information about planning obligations involving affordable housing contributions is placed on the statutory planning register.

Maintaining a Supply of Housing

21. The Government is committed to promoting more sustainable patterns of development, by:

- concentrating most additional housing development within urban areas;
- making more efficient use of land by maximising the re-use of previously-developed land and the conversion and re-use of existing buildings;
- assessing the capacity of urban areas to accommodate more housing;
- adopting a sequential approach to the allocation of land for housing development;
- managing the release of housing land; and
- reviewing existing allocations of housing land in plans, and planning permissions when they come up for renewal.

RE-USING URBAN LAND AND BUILDINGS

22. The Government is committed to maximising the re-use of previously-developed land and empty properties and the conversion of non-residential buildings for housing, in order both to promote regeneration and minimise the amount of greenfield land being taken for development.

23. The national target is that by 2008, 60% of additional housing should be provided on previously-developed land and through conversions of existing buildings. Each region will propose its own recycling target to be set in RPG, which should contribute to achieving the national target. Structure planning/UDP and local planning authorities should adopt their own land recycling targets in development plans which will contribute to attaining the regional target and which are consistent with data from their urban housing capacity studies (see below). The definition of previously-developed land is given at Annex C to this guidance.

ASSESSING URBAN HOUSING CAPACITY

24. Land is a finite resource. Urban land and buildings can often be significantly underused. In order to establish how much additional housing can be accommodated within urban areas and therefore how much greenfield land may be needed for development, all local planning authorities should undertake urban housing capacity studies. These should consider various

options in relation to density of development, levels of parking provision, different residential layouts and the mix of housing types. In conducting urban housing capacity studies, local planning authorities may wish to follow the principles laid down in the Department's good practice guidance (see Annex D).

25. Each local authority will be responsible for evaluating the capacity of its area. RPBs should coordinate the programme of capacity studies undertaken by constituent local authorities and maintain consistency of approach by agreeing the standards to be applied. In order that resources are used most effectively, local authorities may wish to cooperate in undertaking studies or agree that these should be conducted at structure plan/UDP level.

26. RPBs should draw on urban housing capacity studies in proposing the recycling target for their region which will be set in RPG. Planning authorities will also wish to draw on these studies in seeking to ensure that housing requirements are apportioned between local authorities in a way which maximises the use of previously-developed land and buildings (see paragraph 6) and minimises greenfield land take.

27. In compiling the base data for their capacity work, local planning authorities should draw on the National Land Use Database (NLUD), which will help identify and track available sites and their potential for housing development. The intention is that as NLUD is developed, it will increasingly provide a common data set which will underpin capacity studies. They should also draw upon empty home reduction strategies which local authorities have in place.

IDENTIFYING AREAS AND SITES

28. RPG and development plans should provide clear guidance as to the location of new development so that it meets housing requirements in the most sustainable way:

- at the regional level, RPG should identify the major areas of growth in the region, and determine where housing provision is to be sought by structure plan/UDP area, taking account of assessed capacity;

- at the strategic planning level, structure plans/UDPs should identify growth areas and a distribution of the additional housing likely to be required to district level; and

- at the local level, local plans and UDPs should identify sites for housing and buildings for conversion and re-use sufficient to meet housing requirements after making an allowance for windfalls (see paragraphs 33-36), and manage the release of land over the plan period.

29. Local planning authorities in preparing development plans should adopt a systematic approach to assessing the development potential of sites, and the redevelopment potential of existing buildings, deciding which are most suitable for housing development and the sequence in which development should take place.

30. In identifying sites to be allocated for housing in local plans and UDPs, local planning authorities should follow a search sequence starting with the re-use of previously-developed land and buildings within urban areas identified by the urban housing capacity study, then urban extensions, and finally new development around nodes in good public transport corridors. They should seek only to identify sufficient land to meet the housing requirement

set as a result of the RPG and strategic planning processes. In doing so they do not need to consider all the land in their area: they should not extend the search further than required to provide sufficient capacity to meet the agreed housing requirement.

31. In deciding which sites to allocate for housing in local plans and UDPs, local planning authorities should assess their potential and suitability for development against each of the following criteria:

- the availability of previously-developed sites and empty or under-used buildings and their suitability for housing use;
- the location and accessibility of potential development sites to jobs, shops and services by modes other than the car, and the potential for improving such accessibility;
- the capacity of existing and potential infrastructure, including public transport, water and sewerage, other utilities and social infrastructure (such as schools and hospitals) to absorb further development and the cost of adding further infrastructure;
- the ability to build communities to support new physical and social infrastructure and to provide sufficient demand to sustain appropriate local services and facilities; and
- the physical and environmental constraints on development of land, including, for example, the level of contamination, stability and flood risk, taking into account that such risk may increase as a result of climate change.

ALLOCATING AND RELEASING LAND FOR DEVELOPMENT

32. In determining the order in which sites identified in accordance with the criteria set out in paragraphs 30 and 31 should be developed, the presumption will be that previously-developed sites (or buildings for re-use or conversion) should be developed before greenfield sites. The exception to this principle will be where previously-developed sites perform so poorly in relation to the criteria listed in paragraph 31 as to preclude their use for housing (within the relevant plan period or phase) before a particular greenfield site.

33. Local plans and UDPs should include policies for the release of sites for housing development according to the order of priority set out in the first sentence of paragraph 32. This should take account of the likely supply of windfall sites. Local authorities should manage the release of sites over the plan period in order to control the pattern and speed of urban growth, ensure that the new infrastructure is coordinated with new housing development and deliver the local authority's recycling target. It is for each local planning authority to determine the form of such phasing policies but good practice guidance will be issued. One possible approach to managing the release of land for housing is to divide the plan into three phases, allocating sites for development in accordance with the presumption in paragraph 32.

34. Sufficient sites should be shown on the plan's proposals map to accommodate at least the first five years (or the first two phases) of housing development proposed in the plan. Site allocations should be reviewed and updated as the plan is reviewed and rolled forward at least every five years. Local planning authorities should monitor closely the uptake of both previously-developed and greenfield sites and should be prepared to alter or revise their

plan policies in the light of that monitoring. However, it is essential that the operation of the development process is not prejudiced by unreal expectations of the developability of particular sites nor by planning authorities seeking to prioritise development sites in an arbitrary manner.

WINDFALLS

35. Windfall sites are those which have not been specifically identified as available in the local plan process. They comprise previously-developed sites that have unexpectedly become available. These could include, for example, large sites such as might result from a factory closure or very small changes to the built environment, such as a residential conversion or a new flat over a shop.

36. Authorities should make specific allowances for all the different types of windfalls in their plans. Allowance should be made on the basis of examining past trends in windfalls coming forward for development and on the likely future windfall potential as assessed in a capacity study. No allowance should be made for greenfield windfalls (refer to Annex D for good practice advice on capacity studies).

DETERMINING PLANNING APPLICATIONS

37. Development plans form the framework within which decisions on proposals for development are taken. It is important that plans are kept up to date and properly reflect national policy guidance. Local planning authorities should revise their plans to take account of the guidance set out in this PPG: they should seek to do so as quickly as possible by incorporating revised policies and proposals either in replacement plans or by alteration of existing housing policies.

38. In considering planning applications for housing development in the interim, before development plans can be reviewed, local authorities should have regard to the policy contained in this PPG as material considerations which may supersede the policies in their plan (see paragraph 54 of PPG1). Where the planning application relates to development of a greenfield site allocated for housing in an adopted local plan or UDP, it should be assessed, and a decision made on the application, in the light of the policies set out in this guidance. Comparison with available previously-developed sites against the criteria in paragraph 31 and in the light of the presumption in paragraph 32 and the policies on design, layout and efficient use of land, including car parking, will be particularly relevant. Where a proposed housing development involves the use of a previously-developed site or the conversion of existing buildings, the proposal may need to be amended in accordance with this guidance, for example, in relation to design, layout, density and parking.

39. Proposals to develop any greenfield land for housing which, in themselves or as part of a wider but contiguous allocation for housing, relate to a site of 5 hectares or more, or comprise 150 dwellings or more regardless of size of site, and which the local planning authority resolves to approve, should be notified to the Secretary of State before permission is granted. The Secretary of State will be issuing a direction to this effect. Applications for permission which are departures from the development plan and which fall within the scope of the Town and Country Planning (Development Plans and Consultation) (Departures) Directions 1999 should be referred to the Secretary of State in the usual way.

NON-RENEWAL OF OUTSTANDING PLANNING PERMISSIONS

40. Planning permissions all have a time limit, usually five years, after which a new permission is needed. It has been common practice to renew permissions. Issues of sustainability mean that local planning authorities should review thoroughly all applications to renew permissions, particularly by comparison with available previously-developed sites against the criteria in paragraph 31 and in the light of the presumption in paragraph 32, as well as policies set out elsewhere in this guidance. They may, as a result, determine that some existing planning permissions no longer meet the requirements of current policy guidance and should not be renewed. Alternatively, where permissions for housing development are renewed, they should be revised to take account, for example of the need for higher quality development which makes more efficient use of the available land. Where appropriate, conditions should be imposed accordingly.

RE-USING BUILDINGS/CONVERSIONS

41. Conversions of housing, buildings formerly in other uses and the upper-floor space over shops, can provide an important source of additional housing, particularly in town centres. Local planning authorities should adopt positive policies to:

- identify and bring into housing use empty housing, vacant commercial buildings and upper floors above shops, in conjunction with the local authority's housing programme and empty property strategy and, where appropriate, acquire properties under compulsory purchase procedures; and
- promote such conversions, by taking a more flexible approach to development plan standards with regard to densities, car parking, amenity space and overlooking.

REALLOCATING EMPLOYMENT AND OTHER LAND TO HOUSING

42. Some local planning authorities have allocations of land for employment and other uses which cannot realistically be taken up in the quantities envisaged over the lifetime of the development plan. Equally, since planning policies may have changed since some of this land was designated for particular land uses, it is possible that the designation is no longer compatible with policy set out in current PPGs. The Government regards this as a wasted resource, especially where such sites include previously-developed land. Local planning authorities should therefore review all their non-housing allocations when reviewing their development plan and consider whether some of this land might better be used for housing or mixed use developments.

USING COMPULSORY PURCHASE POWERS FOR LAND ASSEMBLY

43. If the Government's objectives for the more efficient use of urban land and the re-use of previously-developed sites are to be achieved, local authorities will need to take a more proactive approach to facilitating site assembly. This may be particularly appropriate:

- in and around existing centres where there are vacant and under-used land, commercial property or housing;

- in suburban areas close to public transport nodes which might support more intensive use for housing; and

- to secure land for urban extensions.

44. Wherever possible, local authorities should work with landowners in order that suitable sites are brought forward for development and to secure a coherent approach to urban renewal. In some instances, the local authority may need to purchase land in order to facilitate redevelopment. Wherever possible this should be done by negotiated agreement but may involve the use of compulsory purchase powers.

WORKING IN CONSTRUCTIVE PARTNERSHIP

45. Local planning authorities and housebuilders are encouraged to work together constructively to identify land in the most appropriate locations for development taking account of this guidance. Housebuilders should equally take account of this guidance in bringing forward schemes for development. Applicants for planning permission to develop new housing should be able to expect expeditious and sympathetic handling of planning applications for development on recycled land in urban areas where the land has been allocated for development in the local plan, the proposed development is well designed and well planned, and it enhances the local community.

Creating Sustainable Residential Environments

46. To promote more sustainable residential environments, both within and outside existing urban areas, local planning authorities should promote:

- development that is linked to public transport;
- mixed use development;
- a greener residential environment;
- greater emphasis on quality and designing places for people; and
- the most efficient use of land.

LINKING DEVELOPMENT WITH PUBLIC TRANSPORT

47. The Government places particular emphasis on the importance of integrating decisions on planning and transport in order to reduce the need for travel by car. Local planning authorities should therefore seek to exploit opportunities to locate larger housing developments around major nodes along good quality public transport corridors (both existing and those with firm proposals for improvement in local transport plans) and seek to ensure that all housing developments are accessible by a range of non-car modes. This applies to development both within and outside existing urban areas. Development proposals should be supported by a transport assessment as set out in PPG13: *Transport*.

48. Just because a potential development site is well served by public transport does not of itself mean that it is an appropriate location for development and account should be taken of the criteria set out at paragraph 31 in determining its suitability for development. Public transport should be used positively to shape the pattern of development: equally, new housing development can be used to make public transport services more viable. Further guidance on identifying the potential of public transport is given in *Planning for Sustainable Development: Towards Better Practice* (see Annex D).

PROMOTING MIXED-USE DEVELOPMENT

49. Local authorities should promote developments which combine a mix of land uses, including housing, either on a site or within individual buildings such as flats over shops. This is important not only to accommodate new households but also to bring new life into our towns and cities. To increase housing opportunities in town centres, local authorities should identify sites or areas where housing or mixed-use development will be required,

including, where appropriate, specifying the proportion of floor space which should be residential within such developments.

50. Local planning authorities should facilitate mixed-use development by:

- encouraging more housing, including affordable housing, in town centres by, for example, converting space above shops and vacant commercial buildings;
- identifying appropriate sites in development plans;
- preparing development briefs for sites likely to become available for development;
- assembling sites for redevelopment; and
- adopting flexible planning standards for car parking and density which facilitate such developments.

51. Local authorities should promote additional housing in town centres within the context of their overall strategy for each centre, taking into account the existing balance of uses in the centre. Priority should be given to employment-generating uses such as shopping, offices and leisure especially at ground floor level but opportunities to add housing on upper storeys should be taken. Local planning authorities should allow housing developments with limited or no off-street car parking in areas with good public transport accessibility and where effective on-street parking control is present or can be secured.

GREENING THE RESIDENTIAL ENVIRONMENT

52. The Government attaches particular importance to the 'greening' of residential environments. Greening initiatives can enhance quality, assist the permeability of land for storm drainage and contribute to biodiversity. Well designed layouts can also contribute to the energy efficiency of new housing. Landscaping should be an integral part of new development and opportunities should be taken for the retention of existing trees and shrubs, and for new plantings.

53. Local planning authorities should have clear policies for the protection and creation of open space and playing fields, and new housing developments should incorporate sufficient provision where such spaces are not already adequately provided within easy access of the new housing. Developing more housing within urban areas should not mean building on urban green spaces. PPG17: *Sport and Recreation* gives further guidance on the provision of open space and playing fields.

DESIGNING FOR QUALITY

54. Good design and layout of new development can help to achieve the Government's objectives of making the best use of previously-developed land and improving the quality and attractiveness of residential areas. In seeking to achieve these objectives, local planning authorities and developers should think imaginatively about designs and layouts which make more efficient use of land without compromising the quality of the environment.

55. Local planning authorities should develop a shared vision with their local communities of the types of residential environments they wish to see in their area and articulate this through their development plan policies and supplementary planning guidance.

56. New housing development of whatever scale should not be viewed in isolation. Considerations of design and layout must be informed by the wider context, having regard not just to any immediate neighbouring buildings but the townscape and landscape of the wider locality. The local pattern of streets and spaces, building traditions, materials and ecology should all help to determine the character and identity of a development, recognising that new building technologies are capable of delivering acceptable built forms and may be more efficient. Local planning authorities should adopt policies which:

- create places and spaces with the needs of people in mind, which are attractive, have their own distinctive identity but respect and enhance local character;
- promote designs and layouts which are safe and take account of public health, crime prevention and community safety considerations;
- focus on the quality of the places and living environments being created and give priority to the needs of pedestrians rather than the movement and parking of vehicles;
- avoid inflexible planning standards and reduce road widths, traffic speeds and promote safer environments for pedestrians; and
- promote the energy efficiency of new housing where possible.

MAKING THE BEST USE OF LAND

57. Local planning authorities should avoid the inefficient use of land. New housing development in England is currently built at an average of 25 dwellings per hectare but more than half of all new housing is built at less than 20 dwellings per hectare. That represents a level of land take which is historically very high and which can no longer be sustained. Such development is also less likely to sustain local services or public transport, ultimately adding to social exclusion. Local planning authorities should therefore examine critically the standards they apply to new development, particularly with regard to roads, layouts and car parking, to avoid the profligate use of land. Policies which place unduly restrictive ceilings on the amount of housing that can be accommodated on a site, irrespective of its location and the type of housing envisaged or the types of households likely to occupy the housing, should be avoided.

58. Local planning authorities should therefore:

- avoid developments which make inefficient use of land (those of less than 30 dwellings per hectare net – see definitions at Annex C);
- encourage housing development which makes more efficient use of land (between 30 and 50 dwellings per hectare net); and
- seek greater intensity of development at places with good public transport accessibility such as city, town, district and local centres or around major nodes along good quality public transport corridors.

REVIEWING PARKING STANDARDS

59. Local authority requirements for car parking, especially off-street car parking, are also a significant determinant of the amount of land required for new housing.

60. Car parking standards for housing have become increasingly demanding and have been applied too rigidly, often as minimum standards. Developers should not be required to provide more car parking than they or potential occupiers might want, nor to provide off-street parking when there is no need, particularly in urban areas where public transport is available or where there is a demand for car-free housing. Parking policies should be framed with good design in mind, recognising that car ownership varies with income, age, household type, and the type of housing and its location. They should not be expressed as minimum standards.

61. Local authorities should revise their parking standards to allow for significantly lower levels of off-street parking provision, particularly for developments:

- in locations, such as town centres, where services are readily accessible by walking, cycling or public transport;
- which provide housing for elderly people, students and single people where the demand for car parking is likely to be less than for family housing; and
- involving the conversion of housing or non-residential buildings where off-street parking is less likely to be successfully designed into the scheme.

62. Car parking standards that result, on average, in development with more than 1.5 off-street car parking spaces per dwelling are unlikely to reflect the Government's emphasis on securing sustainable residential environments. Policies which would result in higher levels of off-street parking, especially in urban areas, should not be adopted.

REJECTING POOR DESIGN

63. In determining planning applications, local planning authorities should reject poor design particularly where their decisions are supported by clear plan policies and adopted supplementary planning guidance, including village design statements. Applicants for planning permission for housing development should be able to demonstrate how they have taken account of the need for good layout and design and how their proposals reflect the guidance set out in this PPG.

64. Annex D includes references to sources of good practice guidance on the layout and design of new development and on the positive role of development briefs.

DEVELOPING OUTSIDE URBAN AREAS

65. Not all development can take place within urban areas. How much development should take place outside existing areas will depend on the overall need for housing land, the capacity of existing urban areas to accommodate additional housing and the efficiency with which land is developed. Where development has to take place outside urban areas, the Government is looking to local planning authorities to utilise the most sustainable option.

66. Any substantial new development, whether a town extension, village expansion or new settlement should not consist exclusively of housing but must be planned as a community with a mix of land uses, including adequate shops, employment and services.

CREATING URBAN EXTENSIONS

67. Planned extensions to existing urban areas are likely to prove the next most sustainable option after building on appropriate sites within urban areas, especially where it is possible to utilise existing physical and social infrastructure, there is good access to public transport (or where new public transport provision can be planned into the development), and there is good access to jobs, schools, shopping and leisure facilities.

68. The Government is strongly in favour of maintaining the Green Belt. There may be occasions however, where Green Belt boundaries have been tightly drawn and there may be a case for reviewing these boundaries and planning for development where this would be the most sustainable of the available options. An extension of an urban area into the Green Belt may, for example, be preferable to new development taking place on a greenfield in a less sustainable location. Nonetheless, the Government regards this as an exceptional policy that should not compromise the objectives for which Green Belts were designated.

RURAL HOUSING – VILLAGE EXPANSION AND INFILL

69. In terms of overall housing provision, only a limited amount of housing can be expected to be accommodated in expanded villages. Whilst occasionally a village could be the basis for a new settlement where, for example, the development accords with the policy of developing around major nodes in transport corridors, most proposals for additional housing will involve infill development or peripheral expansion.

70. Villages will only be suitable locations for accommodating significant additional housing where:

- it can be demonstrated that additional housing will support local services, such as schools or shops, which could become unviable without some modest growth. This may particularly be the case where the village has been identified as a local service centre in the development plan;
- additional houses are needed to meet local needs, such as affordable housing, which will help secure a mixed and balanced community (see Annex B); and
- the development can be designed sympathetically and laid out in keeping with the character of the village using such techniques as village design statements.

71. The Government is concerned, however, that there should be adequate housing provision in rural areas to meet the needs of local people. Local planning authorities should therefore make sufficient land available either within or adjoining existing villages to enable these local requirements to be met. The needs of local people for affordable housing may often be best met by the exception policy (see paragraph 18 and Annex B).

NEW SETTLEMENTS

72. The Government believes that, in the right location and with the right concept, new settlements can make a contribution to meeting the need for housing. However, the cost of developing a new community from scratch, including the full range of new services and infrastructure, means that they will only infrequently be a viable option due to their scale and the time required to develop them. New settlements will not be acceptable if they will simply function as a dormitory of an existing larger settlement.

73. New settlements, whether large-scale additions to existing settlements or freestanding, may under certain circumstances prove to be a sustainable development option where:

- having undertaken a regional capacity study, there is a significant shortfall in the provision of housing that needs to be met in the region;
- they are large enough to support a range of local services, including schools, shops and employment;
- they can make use of previously-developed land;
- they exploit and improve existing or proposed public transport by locating around a major node along a good quality public transport corridor;
- use of public transport is encouraged through the design and layout of the new settlement; and
- there is no more sustainable alternative.

74. Proposals for new settlements which will have a significant impact on the sub-regional pattern of development and transport should be brought forward through regional or sub-regional planning guidance. Smaller schemes should be brought forward as structure, local plan or UDP proposals. Speculative proposals should be discouraged.

75. Detailed proposals should be brought forward through development plans. All new developments should be planned to high standards of layout and design, which should maximise opportunities for walking, cycling and using public transport and should follow guidance set out in paragraphs 57-58 in respect of efficiency in the use of land.

Monitoring and Review

76. Effective monitoring is essential to the strategy of maintaining an adequate supply of land and buildings for housing and to enable its managed release. Further advice on monitoring is contained in good practice guidance referenced at Annex D.

77. Monitoring should include the:

- numbers of dwellings provided in a plan area;
- proportion of dwellings provided on previously-developed land or by re-use of existing buildings;
- numbers of dwellings provided on windfall sites;
- numbers of affordable dwellings provided;
- the variety of types and mix of sizes of housing;
- density of new development; and
- car parking provision.

Information obtained from monitoring these indicators should be used to track progress in respect of local planning authorities' own policies and to contribute to the RPB's annual monitoring report.

ANNEX A

London

In London, new arrangements for a directly elected Mayor, who will prepare a Spatial Development Strategy, mean that the current arrangements for setting the overall level of housing provision in London and the distribution of provision between boroughs will change. As the new arrangements for strategic planning in the capital are unique to London, further guidance on these arrangements will be set out in a separate Circular. Guidance in this PPG must be read together with the guidance in the Circular.

ANNEX B

Providing for rural exception housing

1. Many rural areas face particular difficulties in securing an adequate supply of land for affordable housing for local needs. Local planning authorities should adopt the plan-led approach set out in this guidance to identify areas and sites for housing to meet their rural housing requirements, including that required to meet affordable housing needs in rural areas. Where there remains a lack of affordable housing to meet local needs (as demonstrated by up-to-date assessments of local housing need) which cannot otherwise be met by means of provision in the plan, local planning authorities in rural areas should consider including a 'rural exception policy' in their plans.

2. An exception policy enables the authority to grant planning permission for small sites, within and adjoining existing villages, which may be subject to policies of restraint, such as Green Belt, and which the local plan would not otherwise release for housing, in order to provide affordable housing to meet local needs in perpetuity. Local plan policies should make clear that such sites would be released as an exception to normal policies for general housing provision in rural areas. Policies should clearly set out the circumstances where sites may be released and criteria against which proposals will be considered, including:

   - what the local authority considers to be 'affordable' housing for the purpose of the policy; and
   - the area within which needs will be considered 'local', for example, in terms of groups of villages or parishes or even a single parish. In some areas it may be possible to name particular settlements where there is evidence of need and where opportunities for affordable housing on exception sites will be explored.

   General market housing, or mixed developments consisting of high-value housing used to cross-subsidise affordable housing on the same site, are inappropriate on exception sites.

3. The case for releasing exception sites in order to secure provision of affordable housing for local needs will be a matter for the judgement of the local planning authority. In preparing plan policies, local planning authorities should consider the benefits of preparing village appraisals, which encompass assessments of housing, economic and environmental profiles of parishes and villages. In doing so, they should work closely with their local communities, landowners, housing providers and enablers to prepare strategies for implementing exception schemes, including identifying possible sites.

4. The basis of the policy is essentially one of permitting very limited exceptions to established policies of restraint. It will be inappropriate for policies to identify particular sites and allocate them for affordable housing in the local plan or to reserve land allocated in the plan to meet general housing demand for local needs only. The amount of exception sites that will be released cannot be predicted at the start of the plan period and, therefore, housing provided on exception sites should be regarded as additional to the provision in the development plan.

5. The exceptional release of land for low-cost housing should take full account of environmental considerations. It is also of great importance that the style and character of such housing should be in keeping with its surroundings, and particularly with local

building styles. This guidance does not alter the general presumption against inappropriate development in the Green Belt. Green Belt policy remains as set out in Planning Policy Guidance note 2. The policy is not intended to apply in most Green Belt areas, which are by their nature close to the main conurbations where conditions are not typical of the generality of rural areas. However, exceptionally very limited development of affordable housing within or adjoining existing villages or other small settlements may be acceptable and consistent with the function of the Green Belt.

6. Where planning permission is granted for affordable housing on exception sites, the local planning authority should satisfy itself that adequate arrangements are in place to reserve the housing in question for local needs, both initially and in perpetuity. Both planning conditions and planning obligations may be used for this purpose. The inclusion of clauses in planning obligations which would enable lenders of private finance to dispose of property on the open market as a last resort if a borrower were to get into financial difficulties, are unacceptable in respect of housing schemes on exception sites. Such clauses should also be unnecessary in the case of loans to registered social landlords, in part, because of the safeguards to private lenders offered by the Housing Act 1996. See also paragraphs 27 to 29 of Circular 6/98.

ANNEX C

Definitions

Previously-developed land

There are various definitions of previously-developed land in use. For the purposes of this guidance, such land is defined as follows:

Previously-developed land is that which is or was occupied by a permanent structure (excluding agricultural or forestry buildings), and associated fixed surface infrastructure[1]*. The definition covers the curtilage of the development*[2]*. Previously-developed land may occur in both built-up and rural settings. The definition includes defence buildings and land used for mineral extraction and waste disposal*[3] *where provision for restoration has not been made through development control procedures*[4]

The definition excludes land and buildings that are currently in use for agricultural or forestry purposes, and land in built-up areas which has not been developed previously (e.g. parks, recreation grounds, and allotments – even though these areas may contain certain urban features such as paths, pavilions and other buildings). Also excluded is land that was previously developed but where the remains of any structure or activity have blended into the landscape in the process of time (to the extent that it can reasonably be considered as part of the natural surroundings), and where there is a clear reason that could outweigh the re-use of the site – such as its contribution to nature conservation – or it has subsequently been put to an amenity use and cannot be regarded as requiring redevelopment[5]

Footnotes

1. In other words, the urban land uses as defined by the DETR's Land-Use Change Statistics (excluding 'urban land not previously developed'). See Annex B of *Land Use Change in England No 14* which is available at www.detr.gov.uk.

2. The curtilage is defined as the area of land attached to a building. All of the land within the curtilage of the site (as defined above) will also be defined as previously-developed.

   However, this does not mean that the whole area of the curtilage should therefore be redeveloped. For example, where the footprint of a building only occupies a proportion of a site of which the remainder is open land (such as at an airfield or a hospital) the whole site should not normally be developed to the boundary of the curtilage. The local planning authority should make a judgement about site layout in this context, bearing in mind other planning considerations, such as policies for the protection of open space and playing fields or development in the countryside, how the site relates to the surrounding area, and requirements for on-site open space, buffer strips, landscaped areas, etc.

3. These land uses are in addition to the Land-Use Change Statistics 'urban' groups.

4. This relates to minerals and waste sites which are to remain unrestored after use because the planning permission allowing them did not include a restoration condition. All other such sites will be restored to 'greenfield' status, by virtue of the planning condition.

5. The definition does not supersede or in any way change the policy in respect of the redevelopment of major developed sites in the Green Belt set out in Annex C to Planning Policy Guidance note 2: *Green Belts*.

Net housing development

There is no commonly used definition of net housing density but advice is contained in *The Use of Density in Urban Planning* (see Annex D) paragraphs 8.19 – 8.27.

For the purposes of PPG3, local authorities should adopt the approach to "net site density" set out in that document. Paragraphs 8.19 – 8.22 states:

> 8.19 A "net site density" is a more refined estimate than a gross site density and includes only those areas which will be developed for housing and directly associated uses. This will include:
>
> - access roads within the site;
> - private garden space;
> - car parking areas;
> - incidental open space and landscaping; and
> - children's play areas where these are to be provided.
>
> 8.20 It therefore excludes:
>
> - major distributor roads;
> - primary schools;
> - open spaces serving a wider area; and
> - significant landscape buffer strips.
>
> 8.21 A net site density is the most commonly used approach in allocating housing land in development plans and is appropriate for development on infill sites where the boundaries of the site are clearly defined and where only residential uses are proposed. It is also appropriate where phased development is taking place in a major development area (perhaps spanning different plan periods) and individual housing sites have been identified.
>
> 8.22 Unlike gross, neighbourhood and town/district densities, the density assumption used does not need to reflect the inclusion of non-residential uses, but is solely based on the form of housing development envisaged.

ANNEX D

Bibliography

Further guidance and advice published by the Department of the Environment, Transport and the Regions which is relevant to implementing this guidance includes:

Sustainable Development

- *Planning for Sustainable Development: Towards Better Practice* (1998)

Layout and design of new development

- *Planning Policy Guidance note 1: General Policy and Principles*, especially Annex 1 on design
- *Design in the Planning System: a Companion Guide to Planning Policy Guidance note 1* (2000)
- *Places, Streets and Movement: a Companion Guide to Design Bulletin 32 (Residential Roads and Footpaths)* (1998);
- *Planning and Development Briefs: A Guide to Better Practice* (1998)

Density

- *The Use of Density in Urban Planning* (1998)
- *Sustainable Residential Quality: New Approaches to Urban Living* (1997)
- *Sustainable Residential Quality: An Approach and Method Statement* (1999)
- *Sustainable Residential Quality: Exploring the Housing Potential of Large Sites* (2000)

Urban Housing Capacity Studies

- *Tapping the Potential: Best Practice in Assessing Housing Capacity* (2000)

Phasing

- Good practice guidance in preparation

Monitoring

- *Monitoring the Delivery of Housing through the Planning System: A Good Practice Guide* (2000)

Revised PPG3 provides advice to local planning authorities, developers and others on planning to meet the housing needs of the whole community. Its main objectives are to produce an improvement in the quality of housing development, to produce more sustainable patterns of development, to make better use of previously developed land and existing buildings, and to limit greenfield land loss.

PPG3: Housing

The Stationery Office

Published by The Stationery Office Limited
and available from:

The Stationery Office
(Mail, telephone and fax orders only)
PO Box 29, Norwich NR3 1GN
General enquiries/Telephone orders 0870 600 5522
Fax orders 0870 600 5533

www.itsofficial.net

The Stationery Office Bookshops
123 Kingsway, London WC2B 6PQ
020 7242 6393 Fax 020 7242 6412
68-69 Bull Street, Birmingham B4 6AD
0121 236 9696 Fax 0121 236 9699
33 Wine Street, Bristol BS1 2BQ
0117 9264306 Fax 0117 9294515
9-21 Princess Street, Manchester M60 8AS
0161 834 7201 Fax 0161 833 0634
16 Arthur Street, Belfast BT1 4GD
028 9023 8451 Fax 028 9023 5401
The Stationery Office Oriel Bookshop
18-19 High Street, Cardiff CF1 2BZ
029 2039 5548 Fax 029 2038 4347
71 Lothian Road, Edinburgh EH3 9AZ
0870 606 5566 Fax 0870 606 5588

The Stationery Office's Accredited Agents
(see Yellow Pages)

and through good booksellers

£7.00

ISBN 0-11-753546-X

9 780117 535466 >

ISBN

Access

Historic / lawful.

Mini-digger - Hedge a N side trimmed

width = 6ft, upwards

- Some 4 Wheeled Vehicles can use.

Contract - Miniscopic loader.

Visibility

Footway = 3M +

Verge =

Appeal Ref: APP/X0360/A/01/1068693
The demolition of the existing dwelling and the erection of a replacement dwelling at 269A Finchampstead Road, Wokingham.

The Main Issue.

The effect of the proposal on the character and appearance of the surrounding countryside, ~~which is~~ designated as a 'Separation of Settlements Area' in the South East Area Local Plan and a 'Green Gap and Wedge' in the Deposit Draft Wokingham District Local Plan.

Topics for Discussion.

1. The Relevant Local and National Policy Framework:

- Berkshire Structure Plan, Policies **C2** & **C6**.
- South East Area Local Plan, Policies STV2, **SC1**, (SC15) & **SC18**.
- Wokingham District Local Plan, Policies *WOS2*, WOS3, *WCC1*, *WCC2*, WCC4, WBE1 & (WBE2).
- Planning Guideline B1, Housing development: General Principles.
- Planning Policy Guidance: General Policy and principles (PPG1).
- Planning Policy Guidance Note 3: Housing (PPG3).
- Planning Policy Guidance Note 13: Transport (PPG13).

2. Clarification and Reconciliation of Comparative Data.

3. Character and Appearance.

4. Other Relevant Planning Matters:

- Access, landscaping and residential amenity.
- Appeal Ref: APP/1848/A/73/9763.
- Appeal Ref: T/APP/X0360/A/98/299923/P5.
- Appeal Ref: APP/X0360/A/00/1053362.
- Other Matters.

5. Conditions.

6. Closing Statements.

47616

The Planning Inspectorate

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

Direct Line 0117-3728778
Switchboard 0117-3728000
Fax No 0117-3728804

GTN 1371-8778

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

DG

Your Ref: F/2001/3521

Our Ref: APP/X0360/A/01/1068693

Date: 10 September 2001

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR J BELCHER, MRS S BELCHER, MR C BELCHER, MR M BELCHER
SITE AT 269A FINCHAMPSTEAD ROAD, FINCHAMPSTEAD, WOKINGHAM

NOTIFICATION OF INSPECTOR

I am writing to inform you that the Inspector appointed to hold the hearing into the above appeal will now be:

Mr Terry Kemmann-Lane JP DipTP FRTPI MIMgt.

You have already been given notice of the arrangements for this hearing.

Yours faithfully

Miss Emily Pears

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

206C

Tel: (0118) 974 6229 (Direct Line)
E-mail: Ron.Madell@wokingham.gov.uk
Date: September 5, 2001
My ref: F/2001/3521
Your ref: APP/X0360/A/01/1068693

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

Attention: Mr SP Campbell, 3/03 Kite Wing
The Planning Inspectorate
Temple Quay House
2 The Square, Temple Quay
BRISTOL, BS1 6PN

Dear Sir

APPEAL: LAND AT 269A FINCHAMPSTEAD ROAD, WOKINGHAM

I refer to your letter enclosing a copy of the appellant's statement in this case.

The Council does not wish to raise any urgent observations at this stage, as those parts of the statement with which issue is taken will be addressed at the forthcoming Hearing, rather than by a counter – statement at this stage.

Yours faithfully,

Ron Madell
Senior Planner

Enclosure: [Click here and type enclosure detail or delete Enclosure:]

cc: [Click here and type name(s) or delete cc]

The Planning Inspectorate

DG

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

Direct Line — 0117-3728768
Switchboard 0117-3728000
Fax No 0117-3728804
GTN 1371-8768

47316

SEP 2001

COPIES TO:
FILE:

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

Your Ref: F/2001/3521

Our Ref: APP/X0360/A/01/1068693

Date: 31 August 2001

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR J BELCHER, MRS S BELCHER, MR C BELCHER, MR M BELCHER
SITE AT 269A FINCHAMPSTEAD ROAD, FINCHAMPSTEAD, WOKINGHAM

NOTIFICATION OF INSPECTOR

I am writing to inform you that the Inspector appointed to hold the hearing into the above appeal will now be:

Mr John Head BSc(Econ) DipTP MRTPI.

You have already been given notice of the arrangements for this hearing.

Yours faithfully

Mr Mark Edwards

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

206C

The Planning Inspectorate

D 9

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

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

GTN 1371-6079

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

Your Ref: F/2001/3521

Our Ref: APP/X0360/A/01/1068693

Date: 24 August 2001

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR J BELCHER, MRS S BELCHER, MR C BELCHER, MR M BELCHER
SITE AT 269A FINCHAMPSTEAD ROAD, FINCHAMPSTEAD, WOKINGHAM

I enclose a copy of the appellant's statement relating to the above appeal.

12/09 by

If you have any comments on the points raised, please send 2 copies to me no later than 9 weeks from the starting date. Comments submitted after that deadline may not be seen by the Inspector.

Yours faithfully

Simon Campbell

Mr S P Campbell

211AL(BPR)

PLANNING SERVICES 047099
POL
DC
ACP
CS
28 AUG 2001
COPIES TO:
Filed

The Planning Inspectorate

For official use only
Date received

QUESTIONNAIRE

To be used for all appeals made on or after August 2000

PLANNING, LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT

APPEAL REF: APP/X0360/A/01/1068693 **GRID REF:** _____

APPEAL BY: J, S, C & M BELCHER

SITE: 2699 FINCHAMPSTEAD RD, FINCHAMPSTEAD

You must ensure that a copy of a completed questionnaire, together with any enclosures, is received by us and the appellant, within 2 weeks of the 'starting date' given in our letter. Please send our copy to the case officer. Their address is shown on our letter.

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

NB: PLEASE TELL US OF ANY CHANGES TO THE INFORMATION YOU HAVE GIVEN ON THIS FORM.

1.	Do you agree to the written representations procedure?	~~YES~~ / NO
OR	Do the you wish to be heard by an Inspector at: a. a local inquiry?	~~YES~~ / NO
	or b. a hearing?	YES / ~~NO~~
2. a.	If the written procedure is agreed, could the Inspector see the whole site clearly from a road or other public land?	YES / NO
b.	From your knowledge of the issues, would our Inspector need to enter the site for any reason e.g. to view/measure any dimensions from within it?	YES / ~~NO~~
3.	Does the appeal relate to an application for approval of reserved matters?	~~YES~~ / NO
4.	Was an Article 7 (Regulation 6 for listed building or conservation area consent) certificate submitted with the application?	~~YES / NO~~ / NA
5.	Was it necessary to advertise the proposals under Article 8 of the GDPO 1995 and/or Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990?	~~YES~~ / NO

6. Is the appeal site within an approved Green Belt or AONB? Please specify which	~~YES~~ / NO
7. Is there a known surface or underground mineral interest at or within 400 metres of the appeal site which is likely to be a material consideration in determining the appeal? (If YES, please attach details.)	~~YES~~ / NO
8. a. Are there any other appeals or matters relating to the same site or area still being considered by us or the Secretary of State? If YES, please attach details and, where necessary, give our reference numbers.	~~YES~~ / NO
b. Would the development require the stopping up or diverting of a public right of way? If YES, please provide an extract from the Definitive Map and Statement for the area, and any other details.	~~YES~~ / NO
9. Is the site within a Conservation Area? If YES, please attach a plan of the Conservation Area. (If NO, go to Q11.)	~~YES~~ / NO
10. Does the appeal relate to an application for conservation area consent?	~~YES~~ / NO
11.a. Does the proposed development involve the demolition, alteration or extension of	~~YES~~ / NO
a Grade I / II* / II listed building?	Grade I/II*/II
b. Would the proposed development affect the setting of a listed building?	~~YES~~ / NO
If the answer to question 11a or b is YES, please attach a copy of the relevant listing description from the List of Buildings of Special Architectural or Historic Interest. (If NO, go to Q13.)	
12. Has a grant been made under Sections 3A or 4 of the Historic Buildings and Ancient Monuments Act 1953?	~~YES~~ / NO
13.a. Would the proposals affect an Ancient Monument (whether scheduled or not)?	~~YES~~ / NO
b. If YES, was English Heritage consulted ? Please attach a copy of any comments	YES / NO
14.a. Is the appeal site in or adjacent to or likely to affect an SSSI? If YES, please attach the comments of English Nature.	~~YES~~ / NO
b. Are any protected species likely to be affected by the proposals? If YES, please give details.	~~YES~~ NO

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

		Number of Documents Enclosed	N/A
a	Is the development in Schedule 1 or column one of Schedule2 of the Town & Country Planning (Environmental Impact Assessment)(England & Wales) Regulations 1999? If YES, please indicate which Schedule.	~~YES~~ / NO Sch 1 Sch 2 col 1	
b.	Is the development within a 'sensitive area' as defined by regulation 2 of the Town & Country Planning (Environmental Impact Assessment)(England & Wales) Regulations 1999?	~~YES~~ / NO	
c.	Has a screening opinion been placed on Part 1of the planning register? If YES, please send a copy to us.	~~YES~~ / NO	
d.	Any comments or directions received from the Secretary of State, other Government Departments or statutory agencies / undertakers whether or not as a result of consultations under the GDPO;	1	
e.	Any representations received as a result of an Article 7 (or Regulation 6) notice;		✓
f.	A copy of any notice published under Article 8 of the GDPO 1995; and/or Section 73 of the Planning (Listed Buildings and Conservation Areas)Act 1990; and/or Regulation 5 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990;		✓
g.	Any representations received as a result of a notice published under Article 8 and/or Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (or Regulation 5);		✓
h.	Details of any other applications or matters you are currently considering relating to the same site;		✓
i.	For all appeals, including those against non determination, you must provide details of all relevant development plan policies. *Each extract must include the front page, the title and date of approval or adoption. Where plans & policies have not been approved or adopted, please give the stage or status of the plan.*	3	
j.	Any supplementary planning guidance, together with its status, that you consider necessary.		✓
k.	A list of any conditions or limitations you would agree to if the appeal were to be allowed;	1	
l.	Any other relevant information or correspondence you consider we should be aware of.		✓

16.a. What is the date you told those you notified about the appeal that we must receive any further comments by?	22·08·01	
b. Copies of the following documents must, if appropriate, be enclosed with this questionnaire.	Number of Documents Enclosed	N/A
i) representations received from interested parties about the original application	4	
ii) the planning officer's report to committee		✓
iii) any relevant committee minute		✓
17. FOR APPEALS DEALT WITH BY WRITTEN REPRESENTATIONS ONLY Do you intend to send another statement about this appeal? If NO, please send the following information:-	YES / NO	
a. In non-determination cases:		
i) what the decision notice would have said;		
ii) how the relevant development plan policies relate to the issues of this appeal.		
b. In all cases:		
i) the relevant planning history;		
ii) any supplementary reasons for the decision on the application;		
iii) matters which you want our Inspector to note at the site visit.		
18. THE MAYOR OF LONDON CASES ONLY		
a. Was it necessary to notify the Mayor of London about the application? If YES please attach a copy of that notification.	YES / NO	
a. Did the Mayor of London issue a direction to refuse planning permission If YES, please attach a copy of that direction.	YES / NO	

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

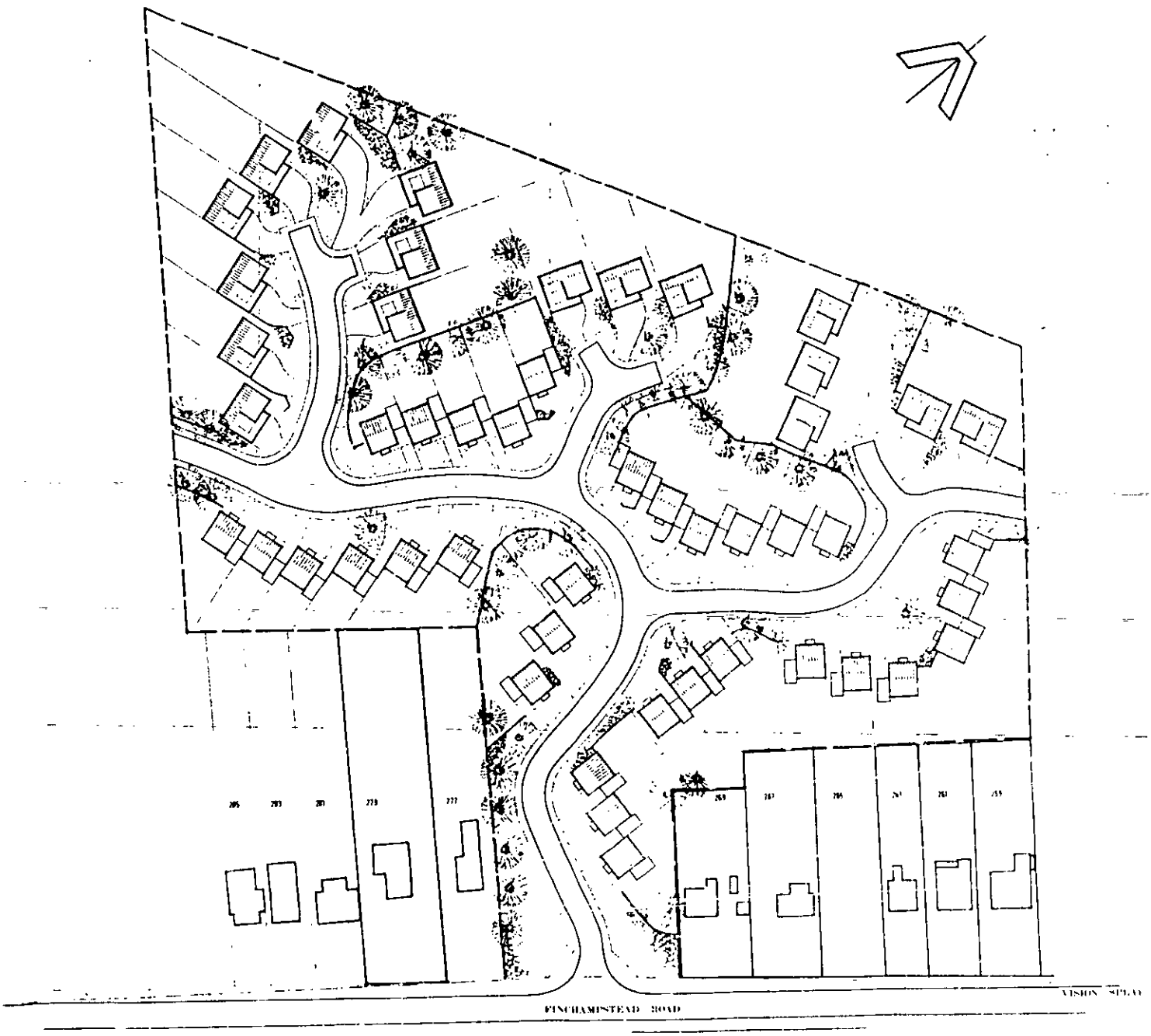
Signature: _____ on behalf of WOKINGHAM DISTRICT Council

Date sent to us and the appellant 17·07·01 OUR REF: F1/2001/3521

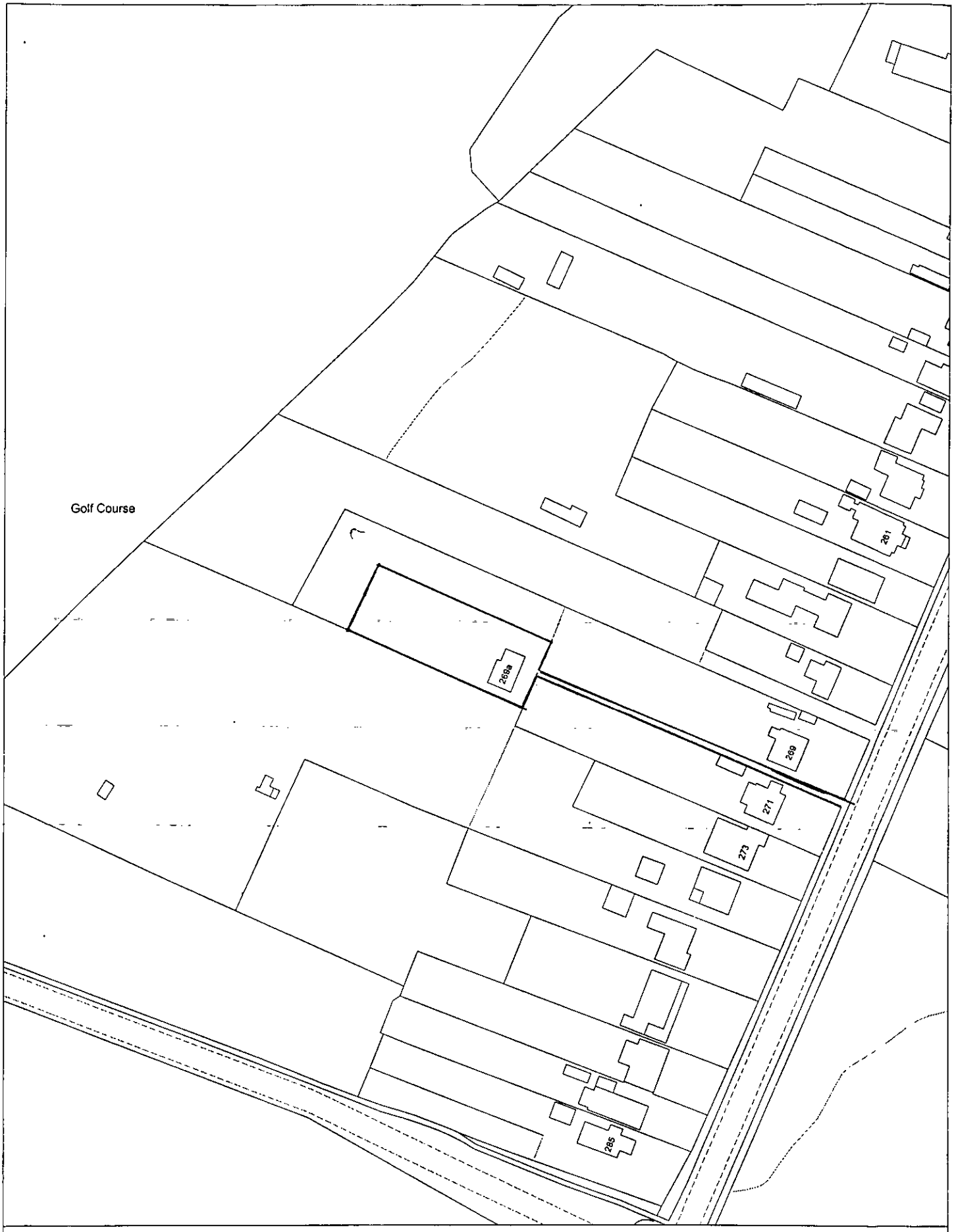
This document is printed on a recycled (UK) paper containing 100% post-consumer waste.

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

The Copyright Unit
Her Majesty's Stationery Office
St Clements House
2-16 Colegate
Norwich NR3 1BQ



SITE PLAN 1:500



Site Plan, Scale: 1 to 1250

This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO Office. © Crown Copyright. Wokingham District Council, Licence No. LA086134

Date: 16 July 2001

N
W E
S

SOUTH EAST AREA LOCAL PLAN

Adopted 15 April 1994

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

❖ STV1 'IDENTIFIED SETTLEMENTS'

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

WOKINGHAM
FINCHAMPSTEAD NORTH
PINEWOOD
FINCHAMPSTEAD
BARKHAM HILL

LIMITING THE SPREAD OF DEVELOPMENT

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

❖ STV2 DEVELOPMENT IN RURAL AREAS

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

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

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

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

(D) MINERAL EXTRACTION,

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

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

(G) PUBLIC UTILITIES THAT CANNOT BE LOCATED ELSEWHERE,

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

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

❖ 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

VILLAGE GREENS AND PONDS AND WATERCOURSES, OR WOULD ADVERSELY AFFECT THEIR SETTING.

❖ SC14 CREATION OF NEW GREENS AND PONDS

IN CONSIDERING NEW DEVELOPMENTS THE DISTRICT COUNCIL WILL SEEK THE CREATION OF NEW VILLAGE GREENS AND PONDS IN SUITABLE LOCATIONS AND WILL ENSURE THAT ARRANGEMENTS ARE MADE FOR THEIR FUTURE MAINTENANCE AND MANAGEMENT.

NEW BUILDINGS IN RURAL AREAS

1.3.40 Although there is a general presumption against new buildings in the rural areas (See Policy STV2) there are certain circumstances in which new buildings may be permitted in addition to the specific proposals in this local plan.

1.3.41 It is important that where new buildings may be considered appropriate in rural areas in the light of the policies of the Replacement Structure Plan and this Local Plan such buildings should be of such a size and so located, designed and integrated into its setting as to have the minimum impact on the rural landscape, nature conservation and rural amenities.

1.3.42 If the countryside is to remain largely undeveloped and attractive in appearance it is essential to limit all forms of sporadic and isolated building. The trend to fragment large farm units, and the increasing popularity of horticultural and intensive livestock smallholdings, as well as equestrian and other recreation activities, has increased the pressure to allow new dwellings in the countryside.

❖ SC15 NEW BUILDINGS IN RURAL AREAS

WHERE NEW BUILDING IS ACCEPTABLE IN PRINCIPLE IN A RURAL AREA, AND THE DISTRICT COUNCIL IS SATISFIED THAT THERE ARE NO SUITABLY LOCATED EXISTING BUILDINGS WHICH COULD BE USED OR ADAPTED TO BE USED TO MEET THE REQUIREMENT, THE DISTRICT COUNCIL WILL REQUIRE IT TO BE OF A SIZE NO LARGER THAN THAT NECESSARY FOR ITS INTENDED USE AND TO BE SO SITED, DESIGNED AND INTEGRATED INTO ITS SURROUNDINGS AS TO HAVE THE MINIMUM IMPACT ON THE RURAL ENVIRONMENT. PARTICULAR ATTENTION WILL BE PAID TO THE AVOIDANCE OF DAMAGE TO THE AREAS OF PARTICULAR IMPORTANCE INCLUDED IN POLICIES SC1, SC2, SC3, SC4, SC8, SC9, SC12, AND SC13 OF THIS PLAN.

AGRICULTURAL DWELLINGS

1.3.43 Approval of new agricultural dwellings will only be justified on established farm holdings, where there is a proven need for a worker to be available at all times and will not normally be permissible on new holdings prior to the establishment of a viable agricultural unit. Viability in this context can, for practical purposes, be defined as offering a competent farmer the prospect of a sufficient livelihood; this would imply a well stocked farm with an appropriate range of agricultural buildings. The expression of an intention to reorganise or expand an enterprise of doubtful viability will not in itself be sufficient; it should be supported by firm evidence. It is, therefore helpful if applicants state what they have done in providing new farm buildings or give evidence of any undertaking on the part of Ministry of Agriculture, Fisheries and Food to pay a grant in connection with any re-organisation scheme, or bring forward any evidence showing the firmness of their intentions. Proposals to erect dwellings on new farms where no farm buildings exist will be examined with particular caution, as will proposals involving very small areas of land.

1.3.44 Unless real need can be established, the normal planning considerations will prevail. Evidence in support of the application should be addressed to the following points, as well as to any

AGRICULTURAL BUILDINGS AND OTHER STRUCTURES IN RURAL AREAS

1.3.49 As has already been described, many agricultural operations and developments are outside of planning control. However, in certain circumstances planning permission is required, (e.g. for the erection of very large farm buildings or those close to main roads). Modern agricultural buildings are often starkly different from their historic predecessors, and can have a major impact upon the rural landscape. The District Council would urge that whether or not such development requires planning permission, care should be taken to ensure the scale, appearance and siting of such structures is sympathetic to the character and appearance of their surroundings in accordance with policy SC15 above. In considering such applications the District Council will consult, as necessary, with the Ministry of Agriculture, Fisheries and Food or agricultural consultants. Notice will also be taken of leaflets published by MAFF giving advice on the siting and planning of farm buildings.

REDEVELOPMENT AND EXTENSIONS IN RURAL AREAS

1.3.50 Within rural areas existing buildings will be the subject of proposals for redevelopment or extension. In some cases these will be large residential properties set in extensive grounds. There will be a presumption in favour of a continuation of residential use, in accordance with policy SH3, especially where the buildings are of architectural and historical importance. In some cases larger properties may be converted into smaller self-contained units in accordance with policy SH4. This will provide for the growing number of smaller households.

1.3.51 If continued use, refurbishment or conversion to smaller units are not feasible then the Council will consider favourably redevelopment for residential purposes, unless the buildings are of architectural importance. The replacement of dwellings that have reached the end of their useful life (generally by larger buildings) can have a significant impact on the open and/or rural character of an area, by increased visual presence or increases in ancillary features (such as fences, walls) etc. For this reason the District Council, in considering proposals for replacement dwellings, will have regard to visual impact, the need to maintain a range of house types and sizes in the rural area and the need to protect rural amenities. Any redevelopment should not normally provide for a larger number of separate units than that already existing on the site, occupy a larger area of the site, nor exceed the height of the existing buildings. The location of the new buildings should be decided having regard to the main features of the landscape and the need to minimise the impact of new development and integrate it with its surroundings. The amenity value of the site should be retained by preserving mature trees and keeping or laying out landscaped areas.

❖ SC18 REPLACEMENT DWELLINGS IN RURAL AREAS

THE REPLACEMENT OF EXISTING DWELLINGS IN RURAL AREAS MAY BE PERMITTED PROVIDED THAT:

A) THE EXISTING BUILDING IS NOT OF ARCHITECTURAL OR HISTORIC INTEREST.

B) THE SITING AND DESIGN OF THE NEW DEVELOPMENT HAS THE MINIMUM IMPACT ON THE RURAL ENVIRONMENT AS REQUIRED BY POLICY SC15.

C) THE SIZE OF THE NEW DEVELOPMENT WILL NOT SIGNIFICANTLY EXCEED THAT OF THE EXISTING PROPERTY BOTH IN HEIGHT AND FLOOR AREA AND, WHERE APPROPRIATE, IN NUMBERS OF SEPARATE UNITS.

Royal County of BERKSHIRE



BERKSHIRE STRUCTURE PLAN 1991-2006

Incorporating Alterations adopted in August 1997





Babtie

Planning 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.

5.26 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

Policy 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.**

5.27 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

5.28 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.

5.29 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.**



Wokingham District Local Plan
Deposit Draft

With Proposed Amendments Highlighted

February 2000

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

IS CONSERVED WHILST PROVIDING APPROPRIATE DEVELOPMENTS WHICH MEET LOCAL NEEDS

B) GIVE PRIORITY WITHIN a) TO MEETING THE DISTRICT'S ECONOMIC AND SOCIAL NEEDS, INCLUDING THE PROVISION OF LOW-COST HOUSING AND A WIDER RANGE OF EMPLOYMENT OPPORTUNITIES

C) CONSERVING AND ENHANCING THE PATTERN OF TOWN AND PARISH COMMUNITIES BY RETAINING AND EMPHASISING THE BALANCE BETWEEN TOWNS AND VILLAGES, COUNTRYSIDE AND SETTLEMENTS, OPEN RIVER VALLEYS AND ENCLOSED WOODLANDS

D) TO PROVIDE FOR EMPLOYMENT, HOUSING, SHOPPING AND SERVICES IN PLACES THAT MINIMISE THE NEED FOR TRAVEL BY PRIVATE CAR

E) THAT NEW DEVELOPMENT MAKES A POSITIVE CONTRIBUTION TO THE CHARACTER, ENVIRONMENT, LANDSCAPE, HERITAGE WITHIN THE PLAN AREA

F) ~~TO CONSERVE NATURAL RESOURCES TO MINIMISE POLLUTION~~ **(PA 1/3)**

F1) TO CONSERVE NATURAL RESOURCES **(PA 1/3)**

F2) TO MINIMISE POLLUTION (PA 1/3)

G) TO SEEK IMPROVEMENTS TO INFRASTRUCTURE, SERVICES AND AMENITIES.

H) TO ENCOURAGE AND SUSTAIN BALANCED RURAL COMMUNITIES **(PA 1/1)**

I) TO DEVELOP BROWNFIELD SITES IN PREFERENCE TO GREENFIELD SITES **(PA 1/2)**

Implementation: Through the development control process.

Monitoring: Planning applications determined.

Limiting the Spread of Development

1.6 The Council recognises the need to maintain an acceptable level of environmental quality and considers that the maintenance of a clear distinction between built-up areas and the countryside is fundamental to achieving this aim. Such an approach helps to ensure that individual settlements retain their identity and that the open and rural character of land outside the boundaries of identified settlements is retained. Accordingly it is intended to limit development outside identified settlements to that which is appropriate to the countryside ~~or has special reason to locate there~~ *OR FOR WHICH A RURAL LOCATION IS ESSENTIAL.* **(PA 1/4)** Although these uses are acceptable in principle, they must also be acceptable in practice.

1.7 In order to be consistent in the treatment of settlements having common characteristics, it has been necessary to draw up a definition of the classification of settlements as used in the policies and proposals contained in this plan and as shown on the proposals map.

1.8 An 'identified' settlement or built-up area must possess all the following characteristics:

(i) a sizeable amount of development in a compact form (if development is dominated by, or interspersed with, areas of land that are characteristically rural or open, it will not come within this criterion)

(ii) possess a range of basic services, such as a primary school, shop and community facilities, providing a forum for social contact

(iii) be physically and socially cohesive.

1.9 For the purposes of this plan the identified settlements are:

ARBORFIELD CROSS	SHINFIELD
BARKHAM HILL	SINDLESHAM
CHARVIL	SPENCERS WOOD
EARLEY/SONNING/WOODLEY	SWALLOWFIELD
FINCHAMPSTEAD	THREE MILE CROSS
FINCHAMPSTEAD NORTH	TWYFORD
HURST	WARGRAVE
PINEWOOD	WINNERSH
RISELEY	WOKINGHAM.

1.10 Areas of sporadic development exist within the plan area which involve very few properties and/ dominated by areas of undeveloped rural land either between, or to the rear and in front of prop causing them to be characterised by a loose settlement pattern, or to form a narrow str development in what is a distinctly rural area. These areas of development have not been inc within the identified settlements.

POLICY WOS2: GENERAL DEVELOPMENT PRINCIPLES

SUBJECT TO THE DETAILED PROVISIONS OF OTHER POLICIES CONTAINED IN PLAN, DEVELOPMENT WILL BE ALLOWED WITHIN THE BOUNDARIES OF IDENTIFIED SETTLEMENTS SHOWN ON THE PROPOSALS MAP AND LISTED IN TEXT.

OUTSIDE THESE SETTLEMENTS DEVELOPMENT WILL ONLY BE ALLOWEI EXCEPTIONAL CIRCUMSTANCES AND WILL BE STRICTLY CONTROLLED THRO THE APPLICATION OF THE DETAILED POLICIES AND PROVISIONS OF THIS PLAN STRUCTURE PLAN POLICIES C2 (DEVELOPMENT OUTSIDE BUILT UP AREAS SETTLEMENTS) AND C4 (CONTROL OF DEVELOPMENT IN THE GREEN BELT).

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 buildings, trees, roads, spaces, people, traffic) have been satisfactorily accommodated to interesting, lively and pleasant places. In order to maintain and enhance the character of the environment, the appropriateness of the use of existing buildings and the design of new buildin 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 e that new buildings are responsive to their location and to their potential occupants' and/or u needs. New development needs to be appropriate in terms of function, siting, scale, form, ma materials, colour and texture in its relationship with adjoining buildings and sites. Accordingly development will be expected to make an acceptable and positive contribution to the environment. In addition new development should be appropriately located so as to reduce the to travel and to encourage alternative modes of transport to the car.

1.12A LANDSCAPING SCHEMES SHOULD BE COMPRISED PREDOMINANTLY, IF NOT WHOLLY, LOCALLY NATIVE SPECIES. **(PA 1/5)**

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* **(PA 1/6)** 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 CAPABLE OF USE BY PEOPLE WHO HAVE MOBILITY OR SENSORY IMPAIRMENT

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 is a material consideration in considering planning applications (as set out in Circular 1/97, *Planning Obligations*). 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 TO HAVE

Cont.

THE COUNTRYSIDE

Development in the Countryside

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

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

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

2.23 The guiding principle in the countryside is that development should both benefit economic activity and maintain or enhance the environment. Rural areas can accommodate some forms of development without detriment, if the type, form and design are sensitive to the location. New development should be carefully located having regard to existing settlement patterns and to historic, wildlife and landscape resources. *CERTAIN CATEGORIES OF DEVELOPMENT, E.G. AGRICULTURE AND TELECOMMUNICATIONS, ARE CLASSED AS PERMITTED DEVELOPMENT UNDER THE GENERAL DEVELOPMENT ORDER 1995 AND PRIOR NOTIFICATION TO THE COUNCIL OF THE EXERCISE OF THESE RIGHTS IS REQUIRED.*(PA 2/7) Development in the open countryside, away from existing settlements or areas allocated for development in this local plan will be strictly controlled. Some categories of development that may be appropriate, are set out in Policy WCC1 below.

2.23A INFILL DEVELOPMENT IS DEFINED AS ONE OR TWO DWELLINGS IN A SMALL GAP IN AN OTHERWISE BUILT-UP FRONTAGE. FOR THE PURPOSE OF THIS POLICY SMALL IS DEFINED AS NO LARGER THAN NECESSARY TO ACCOMMODATE TWO HOUSES HAVING REGARD TO THE WIDTHS OF THE EXISTING RESIDENTIAL FRONTAGES IN THE IMMEDIATE VICINITY. THE NEW DWELLING(S) SHOULD HAVE A SIMILAR ROAD FRONTAGE AND SIMILAR CURTILAGE TO ADJOINING DWELLINGS. IT IS ESSENTIAL THAT THE DEVELOPMENT DOES NOT ADVERSELY AFFECT THE CHARACTER OF THE AREA AND IN PARTICULAR NOT LEAD TO ANY URBANISATION OF THE AREA. SUCH DEVELOPMENT SHOULD PROVIDE ADEQUATE GARDEN OR AMENITY OPEN SPACE FOR THE PRIVATE ENJOYMENT OF RESIDENTS APPROPRIATE TO THE CHARACTER AND GENERAL LAYOUT OF THE AREA. THE PROTECTION OF TREES IN ACCORDANCE WITH POLICY WBE11 WILL BE ANOTHER IMPORTANT CONSIDERATION. **[A1]**

2.23B THE DEVELOPMENT WILL BE SUBJECT TO THE PROVISIONS OF POLICY WCC4 ON NEW BUILDINGS OUTSIDE SETTLEMENT BOUNDARIES. WHERE APPLICABLE, PROPOSALS FOR DEVELOPMENT WILL BE CONSIDERED AGAINST POLICY WCC2 AND POLICIES WLL2 TO WLL8 OF THIS PLAN AND THE RELEVANT POLICIES OF THE STRUCTURE PLAN. **[A1]**

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

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

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

A) DEVELOPMENT FOR AGRICULTURE/FORESTRY

B) OUTDOOR SPORT/COUNTRYSIDE RECREATION

C) LOCAL COMMUNITY FACILITIES WHICH CANNOT BE LOCATED ELSEWHERE

D) RE-USE AND ADAPTATION OF EXISTING BUILDINGS

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

Cont.

F) REDEVELOPMENT PROPOSAL IN THE COUNTRYSIDE

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

~~*H) SENSITIVE INFILLING OF SMALL GAPS WITHIN SMALL GROUPS OF HOUSES AND MINOR EXTENSIONS TO GROUPS OUTSIDE DESIGNATED GREEN GAPS (POLICY WCC 2) FOR RESIDENTIAL USE WILL BE ACCEPTABLE SUBJECT TO THE PROVISIONS OF POLICY WH1A*~~ **(PA 2/8)**

H) SENSITIVE INFILLING OF ONE OR TWO DWELLINGS IN A SMALL GAP IN AN OTHERWISE BUILT-UP FRONTAGE WHERE THE DEVELOPMENT WOULD NOT ADVERSELY AFFECT THE CHARACTER AND APPEARANCE OF THE AREA. **[A1]**

WHERE DEVELOPMENT IS ACCEPTABLE IN PRINCIPLE, IT WILL ONLY BE PERMITTED IF IT IS APPROPRIATE IN SCALE, FORM, MATERIALS, DESIGN, CHARACTER, TO ITS LOCATION IN THE COUNTRYSIDE AND BE CONSISTENT WITH OTHER POLICIES IN THIS PLAN (SUCH AS *THOSE RELATING TO GREEN GAPS, LANDSCAPE AND* **[A1]** NATURE CONSERVATION) AND ANY SUPPLEMENTARY PLANNING GUIDANCE.

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

Implementation: The development control process.

Monitoring: Planning applications determined within each category.

Separation of Settlements by Green Gaps and Wedges

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

2.25 For the avoidance of doubt, 'green wedges' are areas of open space penetrating, partly enclosed by, or separating identified settlements. ~~*EXISTING PERMITTED USES WILL CONTINUE IN THESE AREAS BUT INTENSIFICATION OF THESE USES WILL NOT BE ALLOWED, IN ORDER TO PRESERVE THE EXISTING OPEN CHARACTER OF THE LAND.*~~ **(PA 2/9)** *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.* **[A2]** 'Gaps' comprise open land which provides physical or visual separation between distinct identified settlements.

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

2.27 The green wedges and gaps can also be important because of the character and sense of place that they can contribute to the settlements. In the adopted local plans the separation of, and setting of, settlements

issues were kept distinct in policy terms. This could lead to confusion arising from a multiplicity designations on areas shown on the current proposals map. As a result this has been reviewed and a ne to simplify the proposals map recognised.

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

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 *AND THE LODDON VALLEY BETWEEN ABORFIELD CROSS AND SHINFIELD.* **(PA 2/10)**

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

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.

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.* **[A3]**

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 Loddon, between the A4 and the Thames
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* **(PA 2/11)** in association with any acceptable development or in agreement with landowners. *TREE PLANTING WILL BE SECURED IN ASSOCIATION WITH NEW DEVELOPMENT, IN ACCORDANCE WITH POLICY WLL7.* **(PA 2/12)** *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* **(PA 2/11)** 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* **(PA 2/13)** as well as areas contributing to the character of settlements. Any planting must be in keeping with the established landscape features and character *WITH ENCOURAGEMENT GIVEN TO THE USE OF BROAD-LEAVED NATIVE TREES.* **(PA 2/14)** 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~~ **(PA 2/15)**

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

A) SECURE THE AIMS AND OBJECTIVES OF THE CENTRAL BERKSHIRE FOREST

B) STRENGTHEN WEAK SETTLEMENT BOUNDARIES

C) HELP CONTAIN THE IMPACT OF TRANSPORT CORRIDORS

D) CONTRIBUTE TO THE SEPARATION AND SETTING OF SETTLEMENTS.

THE COUNCIL WILL SEEK THE POSITIVE MANAGEMENT OF EXISTING WOODLANDS IN ASSOCIATION WITH PUBLIC AND PRIVATE LANDOWNERS THROUGH MANAGEMENT PLANS AND AGREEMENTS.

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

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

New Buildings in the Countryside

2.33 The protection of the countryside is vitally important, as explained in the supporting text to Policy WCC1. The policy recognises that there are occasions when development outside the boundaries of identified settlements is necessary or appropriate e.g. for agricultural purposes. Before such development is considered, other options should be examined, in particular, whether any existing buildings in the locality could be reasonably adapted to accommodate the proposed use.

2.34 In instances where development is necessary, care should be taken to ensure that it is sensitive to the countryside location in terms of visual, physical and ecological aspects. It is essential that new development recognises the need to maintain the environmental quality of the countryside, takes account of sustainable development objectives, and meets the economic needs of the countryside. These objectives are set out in the introduction to this section of the plan.

POLICY WCC4: NEW BUILDINGS OUTSIDE SETTLEMENT BOUNDARIES (AND OUTSIDE THE METROPOLITAN GREEN BELT)

WHERE NEW BUILDING IS ACCEPTABLE IN PRINCIPLE IN THE COUNTRYSIDE (UNDER POLICY C2 OF THE BERKSHIRE STRUCTURE PLAN AND POLICY WCC1 OF THIS PLAN), BEFORE GRANTING CONSENT THE COUNCIL MUST BE SATISFIED THAT:

A) THERE ARE NO SUITABLY LOCATED EXISTING BUILDINGS THAT COULD BE ADAPTED TO MEET THE REQUIREMENT

B) ANY NEW BUILDING IS OF A SIZE NO LARGER THAN THAT NECESSARY FOR ITS INTENDED USE

C) ANY NEW BUILDING IS WELL SITED , DESIGNED AND INTEGRATED INTO ITS SURROUNDINGS, ~~*AND WILL BE BUILT USING LOCAL MATERIALS, SO*~~ **(PA 2/16)** SO AS TO HAVE NO ADVERSE VISUAL, PHYSICAL OR ECOLOGICAL IMPACTS UPON THE COUNTRYSIDE.

Implementation: The development control process.

Monitoring: Planning applications determined.

Re-use of Rural Buildings for Residential Purposes

2.35 Residential conversions can often have a detrimental effect on the fabric and character of farm buildings, particularly where they have a historic importance. Further, the creation of a residential curtilage can undermine the countryside character of an area. Garden and house features such as patios, potted plants, car parking, sheds, post boxes and lamps are all small scale details that can erode the ~~farm character, which the original~~ *RURAL CHARACTER, WHICH THE* **[A4]** farm building conversions often sought to retain. These small scale details can formalise an area and have urbanising impacts. The rural economy is not, usually, boosted by such conversions, whereas conversion to a holiday use may be of benefit. The current national policy is set out in PPG 7 which makes it clear that residential conversions will not be permitted unless strict criteria are complied with (as set out in paras. 3.14 - 3.17 of the guidance). For these reasons a more cautious approach is proposed than for non-residential uses.

POLICY WCC5: RE-USE AND ADAPTATION OF BUILDINGS FOR RESIDENTIAL PURPOSES OUTSIDE SETTLEMENT BOUNDARIES (AND OUTSIDE THE METROPOLITAN GREEN BELT)

CONVERSION OF BUILDINGS FOR RESIDENTIAL USE IN THE COUNTRYSIDE WILL NOT BE PERMITTED UNLESS:

A) THE APPLICANT HAS MADE EVERY ATTEMPT TO SECURE SUITABLE BUSINESS RE-USE AND THE APPLICATION IS SUPPORTED BY A STATEMENT OF THE EFFORTS THAT HAVE BEEN MADE; OR

B) RESIDENTIAL CONVERSION IS A SUBORDINATE PART OF A SCHEME FOR BUSINESS RE-USE.

C) ~~THE BUILDING IS NOT IN EMPLOYMENT USE ALREADY, OR ITS CONVERSION WILL NOT LEAD TO A LOSS OF EMPLOYMENT~~. **(PA 2/17)**

Cont.

POLICY FRAMEWORK

National Policy

4.5 Advice on design at the national level is limited. There is no Planning Policy Guidance Note purely on design considerations. Paras 13 - 20 and Annex A (paras A1 - A7) of PPG1 refer specifically to the issue of design. Paras 4 - 7 of Planning Policy Guidance Note 3 (PPG 3) *Housing* look at good design in the context of housing development.

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

Strategic Policy

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

Supplementary Planning Guidance

4.8 The environmental policies in this plan are augmented by additional guidance in the form of Planning Guidelines, Development Briefs, Design Guides, and Conservation Area Studies. This additional guidance includes detailed advice that is not appropriate for inclusion in the plan. The policies of the plan take precedence over the supplementary planning guidance, and provide the main thrust for environmental policy in the plan area.

THE BUILT ENVIRONMENT

DESIGN PRINCIPLES

4.9 Proposed development should be considered in the context of the surrounding area. This will allow vernacular style and any good features to be interpreted in the new development, helping to contribute to its sense of place.

POLICY WBE1: DEVELOPMENT IN ITS LOCAL CONTEXT

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

a) ITS ENVIRONMENTAL IMPACT

b) ITS VISUAL IMPACT

c) ACCESSIBILITY

Cont.

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

e) THE LOCAL TOWNSCAPE

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

g) SAFETY AND SECURITY

h) THE PRIVACY AND AMENITY OF THE EXISTING ENVIRONMENT

i) SUPPLEMENTARY PLANNING DESIGN GUIDANCE ADOPTED BY THE COUNCIL.

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

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

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

POLICY WBE2: IMPROVING ON THE LOCAL CONTEXT

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

Implementation: Through the development control process.

Monitoring: Check quality of development on the ground.

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

POLICY WBE3: CHARACTER OF LARGE SCALE DEVELOPMENT

ANY PROPOSALS FOR LARGE SCALE DEVELOPMENT SHOULD PROVIDE A CLEAR AND COHERENT LAYOUT THAT CREATES AREAS OF IDENTIFIABLE CHARACTER WITHIN THE DEVELOPMENT. WHERE DEVELOPMENT IS TO BE CARRIED OUT IN PHASES, THE COUNCIL WILL REQUIRE THE SUBMISSION OF A INDICATIVE LAYOUT FOR THE ENTIRE SITE PRIOR TO THE APPROVAL OF ANY

Cont.

DELEGATED

HIGHWAYS CONSULTATION SHEET

From: Martin Durkan **Date:** 16 March 2001

Application Number: F/2001/3521

Proposal: Proposed erection of replacement dwelling.

Parish: FINCHAMPSTEAD PARISH

Site Address:
269a, Finchampstead Road, Finchampstead, Wokingham.

Applicant:
Mr J, Mr C, Mr M & Mrs S Belcher C/O Robin Bradbeer Ltd.

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

✓ below as applicable;

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

C049, R049.
C122 (INSERT: '... vehicle parking and turning space for 3 vehicles herein approved...'), R122.
C137 (INSERT: dwelling), R137.

Signed: _____ **Print name:** Adam Coggins 23/03/01

WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL PROTECTION AND HOUSING

MEMORANDUM

From:	John Mullaney Environmental Health	My Ref:	
To:	Martin Durkan Development Control	Your Ref:	F/2001/3521
		Date.	March 21, 2001

PROPOSED: ERECTION OF REPLACEMENT DWELLING

LOCATION: 269A FINCHAMPSTEAD ROAD, WOKINGHAM

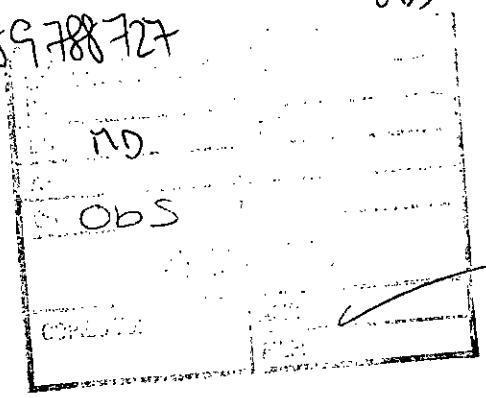
These proposals have been evaluated and I have no environmental health objections to the application.

John Mullaney

JOHN MULLANEY
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION AND HOUSING

by hand 26.3.01

To 01189788727



MR & MRS A PRENTICE
271 FINCHAMPSTEAD ROAD
WOKINGHAM
BERKSHIRE
RG40 3ST.

26-3-2001

ATTENTION OF MARTIN DURKAN APPLICATION NO:- F/2001/3581

I have viewed the application for this project. The following observations need to be looked into.

1) The application is incorrect in the address of access being sited into side road not that in Finchampstead Road.

2) Vehicular access is not big enough to allow for a vehicle being driven through the gap between the two neighbouring properties.

3) Mains drainage is a question mark to me as this would require the digging up of the access road by large machinery.

4) I have moved the fence back into my property by 6-9 inches to allow for the hedging to remain by request of the previous owner and I do not want this land to be handed over.

5) I believe that a full site Survey is a must.

A. Prentice

FROM: Martin Durkan

DATE: 16 March 2001

DELEGATED

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2001/3521

Proposal: Proposed erection of replacement dwelling..

Site Address: 269a, Finchampstead Road, Finchampstead, Wokingham.

Applicant: Mr J, Mr C, Mr M & Mrs S Belcher C/O Robin Bradbeer Ltd.

Your observations are required in respect of this application **by 09/04/2001** .

The Parish Council has no objections to this application.

SIGNED: C.S.C. DATE: 30 - 3 - 01

Clerk To Finchampstead Parish/Town Council.

TO: DEVELOPMENT CONTROL FROM: Environmental Design

Martin Durkan DATE: 27th March 2001

Location:	269a, Finchampstead Road, Finchampstead Road, Wokingham
Proposal:	Proposed erection of replacement dwelling
Application Number:	F/2001/3521

In response to your consultation dated 16th March 2001 for the above application, the tree and landscape comments are as follows:

I have a number of concerns in respect of the above application:

The proposed and existing site plan (Drawing No. 346/01/1) accurately identifies the existing site boundaries and vegetation. However, during my site visit on the 27th March 2001 existing planting within the "rear garden" area had been cleared and the hedges pruned. However, the boundary planting had been retained. I am therefore unable to comment on any potential landscape features that have been removed.

Of particular concern is that the development proposals illustrate that the proposed development is completely contained on all sides by existing landscape features (an existing hedge and fence) with the existing narrow pedestrian access from Finchampstead Road being retained. Therefore under the current proposals the development cannot be constructed.

I presume that it is intended to utilise the existing access road to the north adjacent to No. 269 Finchampstead Road as a construction route and then as a driveway to the new property. I also note that the front elevation of the proposed development shows what appears to be a garage but no information has been shown on the drawing as to how this is to be accessed, extent of driveway, turning circles etc.

The existing access road referred to above contains a number of important and mature trees which are an important local feature and must be successfully retained under the development proposals.

Before I can comment further the applicant should be requested to provide the full development proposals, a tree survey of all trees to accord with BS 5837, which should include all trees to be retained and those to be removed as well as tree protection details.

ROBERT PETROW
Consultant Landscape Architect

TOWN & COUNTRY PLANNING ACT 1990

APPELLANTS : MR J BELCHER MRS S BELCHER
MR C BELCHER MR M BELCHER

SITE : 269A FINCHAMPSTEAD ROAD WOKINGHAM
BERKSHIRE

STATEMENT ON BEHALF OF THE APPELLANTS

Hearing on Tuesday 9 October 2001
Council Offices Shute End Wokingham

Robin Bradbeer Limited
Planning & Development Consultancy
Steepways Farm
Nether Lypiatt
Stroud
Gloucestershire
GL6 7LS
Tel. 01453 889102
Fax. 01453 889103

PINS ref. APP/X0360/A/01/1068693
LPA ref. F/2001/3521
Our ref. RWB/346
August 2001

CONTENTS

		PAGE
Professional qualifications and experience of Robin Wyatt Bradbeer		2
1.0	INTRODUCTION	3
2.0	DESCRIPTION OF THE APPEAL SITE AND SURROUNDINGS	5
3.0	PLANNING HISTORY	7
4.0	THE APPLICATION AND ITS CONSIDERATION BY THE LPA	9
5.0	PLANNING POLICY FRAMEWORK	13
6.0	PLANNING CONSIDERATIONS AND MERITS OF THE PROPOSAL	18
7.0	COMMENTS ON THIRD PARTY REPRESENTATIONS AND SUGGESTED CONDITIONS	23
8.0	CONCLUSION	25

Professional qualifications and experience of ROBIN WYATT BRADBEER

I am a Member of the Royal Town Planning Institute and hold a Bachelor of Arts Degree with First Class Honours in Urban and Regional Planning.

My professional experience since graduating in 1978 has been in both the public and private sector. I have operated my own consultancy practice since January 1994 based in Gloucestershire. Prior to that time I was in private practice for 10 years with a firm of Chartered Surveyors in the Thames Valley latterly as partner in charge of planning consultancy. I advise both private and public sector clients upon a wide range of planning matters. I am familiar with the site and with the prevailing planning policy framework.

1.0 INTRODUCTION

1.1 This statement, together with the accompanying supporting documents, relates to an appeal under Section 78 of the 1990 Act in respect of development proposals at 269A Finchampstead Road, Wokingham, Berkshire.

1.2 Those development proposals were submitted to Wokingham District Council on 5 March 2001 and comprised an application for full permission for demolition of the existing dwelling and erection of a replacement dwelling.

1.3 The following plans were before the LPA:

Ordnance survey location plan 1:2500 scale

346/01/1	site plan as existing/site plan as proposed 1:200 scale
346/01/2	proposed floor plans 1:100 scale
346/01/3	proposed elevations 1:100 scale

1.4 The application was determined under delegated powers by notice F/2001/3521 dated 23 May 2001 which gave the following reason for refusal of permission:

> *"The proposed development, by reason of its bulk, mass and height, would represent an unacceptable increase in the scale of development on the site to the detriment of the open, rural character and amenity of identified Separation of Settlement/Green Gap land. As such, it would be contrary to policies C2 and C6 of the Berkshire Structure Plan, polices STV2, SC1, SC15 and SC18 of the South East Area Local Plan and polices WOS2, WOS3, WCC1, WCC2, WCC4 and WBE1 of the Wokingham District Local Plan Deposit Draft (as amended)".*
>
> **RWB** 1.

1.5 This appeal was lodged on 2 July 2001. The decision to pursue this appeal was taken following discussion with the LPA Case Officer to explore the scope for a revised proposal. The Case Officer gave a clear indication that the LPA would maintain resistance to a revised scheme unless it was limited to not more than approximately a 50% increase in existing floorspace and did not involve a significant increase in height.

1.6 This evidence will demonstrate that the proposal represents an acceptable development upon this comparatively large plot which will have no significant adverse impact upon the open, rural character of the area.

2.0 DESCRIPTION OF THE APPEAL SITE AND SURROUNDINGS

2.1 The site comprise a long established backland plot located on the west side of the A321 Finchampstead Road in a position 2 miles south of Wokingham town centre.

2.2 The residential curtilage extends to 0.269ha and comprises a rectangular plot approximately 18m wide and 49m long served by an accessway 85m long and 1.5m wide.

2.3 The ground is level and the site boundaries are defined on all sides by fences, trees and hedges.

2.4 The site is presently developed by an older style bungalow having no particular architectural or historical merit and finished externally with a variety of materials. The dwelling has a footprint of 78m² and ridge height of 4m. The dwelling is presently unoccupied.

2.5 The property is surrounded by residential curtilage land as evidenced by the Ordnance Survey location plan submitted as part of the application. Land to the NW, NE, SE abuts the curtilage of 269 Finchampstead Road; land to the SW abuts the curtilage of 275 Finchampstead Road. This surrounding land contains a significant number of substantial trees.

2.6 Adjacent development on the west side of Finchampstead Road (between 247-285) comprises a variety of detached housing which includes bungalows, chalet bungalow and houses. Following site inspection and reference to the Ordnance Survey plan it is apparent that the appeal dwelling is smaller than all those adjacent dwellings which tend to be either of more recent construction or otherwise older properties which have been extended.

2.7 The dwellings on either side of the accessway to the site comprise chalet style bungalows not dissimilar in height to the appeal proposal. This has been verified by inspection of plans for the extension of those properties approved by the LPA. The plans approved in 1981 to add dormer windows and to form first floor accommodation at no. 271 (15246) show a ridge height of 6.5m. The plans approved in 1984 to add a 2 storey extension to no. 269 show a ridge height of 6.1m.

N/A

2.8 The western boundary of the residential curtilage land of properties in Finchampstead Road abuts Sandmartins Golf Course and a public footpath runs along this boundary. The edge of the residential curtilage land is marked by its heavily wooded character which contrasts with the openness of the golf course. As the footpath reaches the rear of 266 Finchampstead Road it diverts west then north around an area of open car storage/parking relating to the adjacent garage premises.

2.9 Due to the location of the site and the wooded character of the adjacent residential curtilage land the site is not visible either from Finchampstead Road or from the public footpath.

2.10 Visual aspects of the site and surroundings to which reference has been made are shown on the photographs supplied at **RWB 2**.

3.0 PLANNING HISTORY

3.1 The LPA register reveals no planning application history specific to the appeal site.

3.2 The existing dwelling is believed to have been built approximately 70 years ago in the early 1930's.

3.3 The site has been included, together with adjoining property, in comprehensive development proposals for residential development between the frontage development in this part of Finchampstead Road and the land now comprising the golf course (land rear of numbers 247-285 Finchampstead Road).

3.4 The most recent of those development proposals was put forward in (97/66002/0) and proposed the erection of 29 dwellings following the demolition of no. 269 Finchampstead Road to provide means of access. Planning permission was refused but the decision was not prosecuted by appeal.

3.5 The developer who promoted the 1997 planning application made representations to the Inquiry in to the emerging Wokingham District Local Plan (Respondent - 998). The appeal site was included within the representation land. The representations related to policies WH2, WOS2, WCC1, WCC2 and were to the effect that:

1. There is a shortfall in housing provision in the District, not least due to the problems with the proposed new settlement south of Reading.
2. The land is previously developed for the purpose of PPG3 and should be brought forward for development in advance of green field sites in the event of the Inspector finding a need for additional land. In any event the gap notation should be deleted and the land included in the settlement area.

3.6 The case put by respondent 998 to the Local Plan Inquiry suggested the following changes to the Deposit Draft Plan:

i. Suggested amendment to settlement and gap (Policy WCC2) boundaries insofar as they relate to the objection site to exclude the 2.8ha of primarily garden land lying to the rear of nos. 247-285 Finchampstead Road.

ii. Suggested housing allocation for the objection site to be included and listed in Policy WH2.

iii. The substitution of the works "physical or visual" in Policy WCC2 for the works "physical and visual" in line 6.

3.7 It is material to note that on a backland site 100m to the north of the appeal site the LPA granted planning permission retrospectively in 1992 for change of use of land from agricultural to car parking. The land was shown on the then prevailing deposit draft South East Area Local Plan as "*separation of settlements*". Notwithstanding this notation the decision to grant permanent planning permission was rationalised by,

i) the contribution made by the golf course to securing openness in this location, and,

ii) the proposed planting along the boundary of the golf course which would make a significant boundary **RWB 4**.

4.0 THE APPLICATION AND ITS CONSIDERATION BY THE LPA

4.1 The application proposed demolition of the existing dwelling located at the eastern end of the site.

4.2 The proposed replacement dwelling is also to be located at the eastern end of the site but slightly further northwards to provide improved light, aspect and amenity.

4.3 Access to the site will be from the existing accessway. The appellants intend to arrange for the service pole (electricity/telephone) located at the eastern end of the accessway to be resited and also to arrange for a dropped kerb to be installed. The relatively narrow width of the access will necessitate the use of small scale plant and equipment. The appellants are nonetheless satisfied that the proposal can be constructed in practical terms using the existing accessway.

4.4 The proposal comprises a dormer style dwelling having a low eaves line and limited to a ridge height of 6.5m. The design incorporates an integral garage together with living room, dining room and kitchen on the ground floor with 4 bedrooms at-first floor level. Proposed external finishes comprise secondhand bricks, plain tiles and dark brown frames, all subject to approval of samples. Dormer windows to front and rear are of traditional scale and appearance.

4.5 The proposal will not prejudice the integrity of existing boundary hedges and trees all of which are intended to remain.

4.6 The following table sets out comparative data relating to the existing and proposed dwelling:

	EXISTING DWELLING	PROPOSED DWELLING	% DIFFERENCE
Footprint	78m²	126m²	+ 48m² (62%)
Floorspace	78m²	203m²	+125m² (160%)
Ridge height	4.0m²	6.5m²	
Garage	N/A	22m²	

should be → 225

If the garage element was omitted from the above figures the footprint increase would reduce to +26m² (+33%) and the floorspace increase would reduce to +105m² (+135%).

? Relate to 203 m² fig if garage included

4.7 The covering letter submitted to the LPA dated 5 March 2001 drew attention to the fact that the proposal was the same design as the replacement dwelling allowed following appeal elsewhere in the district upon a site also located in the countryside outside of any settlement boundaries. Whereas that site did not lie within a "gap" the surroundings are more open and the site is visible from the adjacent highway. In that case the Inspector considered that the increase in height would reduce openness but nonetheless would not harm the character and appearance of the surrounding rural area. By comparison with the present appeal the site in Hurst was significantly smaller (0.07ha) although the dwelling to be replaced was of similar size (80m²) **RWB 5**.

4.8 Following consultation upon the proposal by the LPA the following responses were received.

Consultees

• Highway Authority	recommend approval subject to conditions
• EHO	no objections
• Environmental design (Consultant Landscape Architect)	various concerns raised: - assertion that the development "cannot be constructed" - comments upon a presumed access route which

does not form part of the proposal
- no detail of access to garage
- because of the presumed access route suggested submission of a tree survey

- Finchampstead Parish Council - no objection

Third Party

- Mr & Mrs Prentice 271 Finchampstead Road raised the following "observations":
  - address error on form
  - access too narrow for vehicles
  - mains drainage connection would require excavation of access by large machinery
  - comments about boundary position
  - suggest full site survey

4.9 The consultation response from Environmental Design (Consultant Landscape Architect) was based upon erroneous assumptions. Access will remain as existing and not from any route via land north of no. 269 involving potential loss of trees which appears to have been what was presumed by the author of the response. The proposal will thus not threaten any important trees. The practicalities of construction due to the narrowness of the accessway present a cost burden to the appellants but do not prevent the development being carried out. With the greatest of respect this is in any event properly a consideration for the appellants and not for the LPA in dealing with the land use planning issues. Details of surfacing and turning etc. can properly be dealt with by planning conditions.

4.10 The "observations" by Mr & Mrs Prentice were responded to by the agent's letter of 11 April **RWB 6**.

4.11 Following inspection of the LPA case file a copy of the Planning Case Officer's report has been obtained **RWB 7**. In reaching the conclusion that the proposal would be harmful to the open, rural character and amenity of the area it is to be noted that the

report contained no analysis to demonstrate how this alleged harm would be manifest in this particular case.

5.0 PLANNING POLICY FRAMEWORK

THE DEVELOPMENT PLAN

5.1 The prevailing development plan has two components:

(i) The statutorily approved Berkshire Structure Plan adopted on 4 November 1995 (policies C2, C6)

(ii) The statutorily approved South East Area Local Plan adopted on 15 April 1994 which is now time expired but continues in use for development control purposes (policies STV2, SC1, SC15, SC18).

5.2 The LPA has also prepared the Deposit Draft Wokingham District Local Plan published in October 1997 with subsequent amendments contained in the Consolidated Document published in November 1999 (policies WCC1, WCC2, WCC4 WBE1, WBE2, WOS2, WOS3).

Berkshire Structure Plan 1991-2000 (BSP)

5.3 This is the most up to date statutorily approved element of the development plan. The relevant extracts are produced at **RWB 8**.

5.4 **Policy C2** relates to Development Outside Built-Up Areas and Settlements. The objective of the policy is to limit development within the countryside "*...to that which is both appropriate (in type and form) and sensitive to its location*" (explanatory text paragraph 5.8). Category (ii) of the policy enables various forms of development to be permitted to include redevelopment of existing buildings. The text notes that the acceptability of a proposal will depend upon its suitability for the proposed site, the impact of any related activity and the adequacy of measures to integrate the proposal into the surroundings. In all cases development shall be appropriate in "*scale, form impact, character and siting*" to its location in the countryside.

5.5 **Policy C6** requires "*green wedges*" and " *gaps*" to be identified in local plans where there is a risk of either coalescence or loss of access to open countryside. The policy prohibits development in circumstances "*where it would threaten important open areas which are of special significance as "green gaps" or "wedges" because they provide physical or visual separation of settlements or communities which are close together*" (my emphasis).

South East Area Local Plan (SEALP)

5.6 This plan was prepared in the context of the Replacement Structure Plan for Berkshire which had an end date on 31 March 1996. The accessway is shown within the identified settlement and the main area of the site is shown within a *rural area* also classified as a *separation of settlement* area. The relevant extracts and provided at **RWB 9**.

5.7 **Policy STV2** limits the spread of development outside rural areas in order to maintain a clear distinction between built up areas and the countryside. Exceptions are recognised as listed in the policy and which are specifically dealt with by other polices (such as SC18 - see below).

5.8 **Policy SC1** relates to separation of settlement areas and operates in the same way as BSP Policy C6.

5.9 **Policy SC15** relates to new buildings in rural areas. It is considered that this policy has been inappropriately referred to by the LPA in its reason for refusal since the development is covered more particularly by Policy SC18.

5.10 **Policy SC18** deals specifically with replacement dwellings in rural areas, such proposals may be permitted provided that,

a) the existing building is not of architectural or historic interest,

b) the siting and design of the new development has the minimum impact on the rural environment, and

c) the size of the new dwelling will not significantly exceed that of the property both in height and floor area.

5.11 With reference to the last of these criteria the policy does not seek to define any specific threshold beyond which the increase in scale could be regarded as excessive. Therefore it is for the decision maker to interpret the proviso according to the circumstances of each particular case and having regard to the impact on the rural environment.

Wokingham District Local Plan (WDLP)

5.12 This emerging plan was placed on deposit on 21 October 1997 and has been used for development control purposes since that time. Proposed amendments to the deposit draft plan have been published and appear in the Consolidated Document of February 2000. A local Plan Inquiry has been held and the Inspector's report following the Inquiry is awaited. The site notation is similar to that shown on the South East Area Local Plan except that the *separation of settlement* notation has been replaced by *green gap/wedge* notation to align with the BSP. The relevant extracts are produced at **RWB 10**.

5.13 **Policy WCC1** relates to Development in the Countryside and restricts acceptable development to a range of exception categories. Category F relates to *redevelopment proposals in the countryside*. The policy requires that in all cases where development is acceptable in principle it will only be permitted if it is appropriate in scale, form, materials, design, character, to its location in the countryside.

5.14 **Policy WCC2** deals with green gaps and wedges and applies BSP Policy C6. Within such areas development will not be permitted *"that would affect or detract from their open or countryside appearance and character"*.

5.15 **Policy WCC4** relates to new buildings outside settlement boundaries permissible in principle under BSP Policy C2 and WDLP policy WCC1. Before granting permission the Council is to be satisfied that, b) the size of any new building is no larger than that necessary for its intended use, and c) any new building is well sited, designed and integrated into its surroundings, so as to have no adverse visual, physical or ecological impact on the countryside.

5.16 **Policy WBE1** relates to development in its local context to encourage good contemporary design which represents the local context.

5.17 **Policy WOS2** acknowledges that development may be allowed outside settlements through the application of the detailed policies and provisions of the plan and the BSP.

5.18 **Policy WOS3** sets out a range of development-control principles to be applied to all development proposals. Briefly these cover the following matters:

a) appropriate in scale, character and impact to the area

b) no significant detrimental landscape impact

c) located and designed to avoid the need to travel and to encourage non car modes of travel

d) no significant effect on road safety

e) provide buildings capable of use by people who have mobility or sensory impairments

f) high quality design that respects local context by virtue of siting, layout massing, materials, colour, texture.

SUPPLEMENTARY PLANNING GUIDANCE

5.19 The Council's Planning Guideline B1 "Housing Development : General Principles" outlines acceptable development solutions for housing within the District, **RWB 11**. This was adopted as supplementary planning guidance on 26 January 1999 and supersedes the 1987 Development Control Handbook. The Guideline promotes "*sustainability*" and "*quality*" as the cornerstones of good housing. The stated attributes of "*sustainability*" include "*effective use of land*" and "*building built to last*".

5.20 Effective use of land is promoted in the Guideline since land is in short supply and at a premium in the District (Page 2).

5.21 The Guideline promotes the expression of "*character and distinctiveness*" in new development (Page 4). Development offering individual housing which is characteristic of the local context "*will be looked on favourably*" (Page 11).

NATIONAL PLANNING GUIDANCE

5.22 Relevant national guidance appears in PPG3. With reference to Annex C the appeal site falls within the definition of *previously developed land* since it comprises a permanent structure and its curtilage. The encouragement given in this recently issued guidance to making better use of such land is therefore pertinent.

6.0 PLANNING CONSIDERATIONS AND MERITS OF THE PROPOSAL

6.1 The main issue in this appeal is considered to be the effect of the proposal on the character of the area which lies on the edge of the settlement but within the countryside and also within a separation of settlement area. The key policies are BSP polices C2 and C6 and SEALP polices SC18 and SC1.

6.2 The proposal is acceptable in principle under BSP policy C2 and SEALP policy SC18.

6.3 The LPA does not dispute that the existing dwelling is devoid of architectural or historic interest and therefore that SEALP Policy SC18 criterion (A) is met. The LPA Planning Case Officer's worksheet referred to the existing dwellings as having "*poor design and materials*" **RWB 7**.

6.4 The LPA does not dispute that the proposal will have no adverse impact upon the privacy and amenity of the occupants of nearby dwellings as confirmed by the LPA Planning Case Officer's report **RWB 7**.

6.5 The Highway Authority has raised no objection to the existing access arrangements subject to suggesting the imposition of conditions requiring the provision of vehicle parking and turning space.

6.6 In considering the main issue the following topics will be examined:

i. the scale and design of the proposal

ii. impact upon the open, rural character of the area and identified separation of settlement land.

i. ***The scale and design of the proposal***

6.7 It has been demonstrated that the proposed replacement dwelling is comparable in scale and design to existing dwellings in the locality. The chalet style design is characteristic of the local context and the bulk, mass and height of the proposal is similar to nearby dwellings. The LPA has raised no objection specific to the design of the proposal other than to its size.

6.8 The existing dwelling is disproportionately small in relation to its curtilage. The proposed replacement will maximise the use of this previously developed site, in accordance with PPG3 guidance, by providing a dwelling of a size suitable for family occupation and constructed to modern energy efficient standards.

6.9 In terms of development plan policy the most up to date guidance in relation to the scale of redevelopment proposals in the countryside is set out at BSP policy C2. This requires proposals to be appropriate in scale, form and impact to the location. The WDLP contains no policies specific to replacement dwellings although policies WOS3 (A) and WCC1 reflect BSP policy C2. The SEALP was prepared in conformity with the earlier Replacement Structure Plan for Berkshire, which is now a superseded document. Thus although it is necessary to have regard to Policy SC18 it's weight is diminished by the more up to date approach of BSP policy C2.

6.10 In dealing with SEALP policy SC18 criteria B and C remain to be considered. Criterion B requires the development to have a minimum impact on the rural environment. Criterion C requires the new development to not significantly exceed the existing both in height and floor area. It has been noted that neither the policy nor the supporting text seek to define any specific threshold beyond which the scale of increase could be regarded as excessive. Therefore the more appropriate of these criteria is considered to be that referred under B relating to the impact on the character and appearance of the area. The height and floorspace of the new dwelling are

subsidiary issues which have relevance only insofar as they affect the way in which the dwelling appears in the surroundings. In this case although the proposal will represent a substantial increase in scale, due principally to the disproportionately small size of the existing dwelling, the key test is the effect on the character and appearance of the area.

6.11 In dealing with the policy position surrounding replacement dwellings, and SEALP Policy SC18 in particular, it is material to note the approach which has been taken in some other cases both by the LPA and by a Planning Inspector as illustrated by the following two examples.

1. *Amen Cottage, Jubilee Road, Finchampstead*

This replacement dwelling proposal involved a 200% increase upon the floorspace of the original bungalow and a height increase of up to 2.75m[1]. In considering SEALP Policy SC18 the Inspector stated as follows:

"The height and floorspace of the new dwelling are not necessarily significant in themselves, except insofar as they have an effect on the character and appearance of the area" **RWB 12** (paragraph 8).

In that case the Inspector found that the proposal would not significantly adversely impact on the character of the surrounding area which lay within an Area of Special Landscape Importance. The appeal was allowed in March 2001.

2. *Broomfield, Lower Sandhurst Road, Finchampstead*

This proposal involved replacement of an existing bungalow with a substantial 2 storey dwelling having 261m² floorspace and a height of 7.1m. The LPA decision to grant planning permission in December 2000 followed the

1 Source : LPA Appeal Statement

Planning Officer's advice that the impact of the proposal was appropriate notwithstanding the substantial increase in scale of development on the site **RWB 13**.

ii. ***Impact upon the open, rural character of the area and identified separation of settlement land.***

6.12 It has been shown that although the site, in policy terms, lies within a rural area it is set within well wooded residential curtilage land.

6.13 It is material to note that both the site and the adjoining land is capable of being developed in a variety of ways without the need for planning permission by virtue of the provisions of the GPDO 1995 Schedule 2, Part 1, Class A. This includes the construction of curtilage buildings having a ridge height of up to 4.0m. This is of contextual relevance in considering the impact of the appeal proposal.

6.14 The boundary denoting the edge of the settlement and the separation of settlement land is drawn, somewhat arbitrarily, in a position which bisects the residential curtilages of adjacent plots. The purpose of the notation is to maintain effective separation between the settlements of Wokingham and Finchampstead North. The emerging WDLP defines the same land as a green gap. The validity of this notation was challenged at the Local Plan Inquiry.

6.15 Whereas this appeal is not the appropriate forum to debate the notation of the land as separation of settlements in the SEALP it is considered that settlement separation is effectively achieved in this location by the open land to the west comprising the golf course. This was acknowledged by the LPA in its decision on 38372 **RWB 4**.

6.16 In terms of BSP policy C6 the appeal site, by its secluded location, does not itself comprise an important open area.

6.17 This redevelopment proposal, located in a position adjacent to the identified settlement will be screened from public view and will not cause significant harm to the rural character of the area nor will it represent an encroachment upon an open area of land which is important to settlement separation.

6.18 In conclusion, the scale and design of the proposal is appropriate in all respects and the proposal will not adversely effect the rural character of the area nor will it present a threat to the maintenance of effective settlement separation in this location.

7.0 COMMENTS ON THIRD PARTY REPRESENTATIONS AND SUGGESTED CONDITIONS

i. Third party representations

7.1 At the time of preparing this statement no third party representations have been made upon this appeal. Should any such representations be made the right is reserved to make comments.

7.2 At application stage the only third party representation was from Mr & Mrs Prentice of 271 Finchampstead Road. This letter specifically raised "observations" and did not raise objections to the proposal either upon the principle or the detail. As noted at paragraph 4.8 above those observations were responded to in correspondence to the LPA.

ii. Suggested conditions

7.3 The LPA Appeal Questionnaire included a schedule of 9 suggested conditions should the appeal be allowed and planning permission granted.

7.4 On behalf of the appellants the following comments are put forward upon that schedule and having regard to Circular 11/95. The numbering corresponds to that used by the LPA.

1. No comment.

2. No comment.

3 & 4. The aim of these conditions is to bring under planning control matters which would normally be permitted by the Town and Country Planning (General Permitted Development) Order 1995. The Circular makes it clear that such conditions, removing a normal freedom from detailed control, should only be imposed in exceptional circumstances. This is a spacious site which presently enjoys unfettered GPDO rights. There are no exceptional land use

planning circumstances in this case to justify the removal or restriction of those rights. The suggested conditions represent an unwarranted attempt by the LPA to use the opportunity presented by this application to interfere unnecessarily with normal levels of freedom.

5. The purpose of the condition can be achieved through other legislation including nuisance laws. Accordingly the condition is considered unnecessary.

6. No comments.

7. The reasonableness of this requirement is doubtful having regard to PPG13 guidance and the fact that due to the narrowness of the accessway vehicles will be likely to be limited to 2 wheel, 3 wheel or "city" scale vehicles.

8. No comments.

9. The condition imposes an extensive level of control. It cannot be in the interests of the proper planning of the area to effectively control the pruning of all plant material within the curtilage of the site. A simplified landscaping condition preventing removal of structural plant material (such as boundary hedging and trees) may be more appropriate.

8.0 CONCLUSION

8.1 This replacement dwelling proposal is in accordance with development plan policy and with national planning guidance.

8.2 It has been demonstrated that the scale of the proposal is appropriate to the context and will not have a harmful impact upon either the rural character of the area or the maintenance of effective settlement separation.

8.3 It has been further demonstrated that the design is characteristic of the local context and will have no harmful amenity impact upon adjacent dwellings.

8.4 No technical or highways objections to the proposal have been raised.

8.5 The proposal will put this currently vacant brownfield site to more effective use for housing purposes consistent with the government's objectives for housing.

8.6 For these reasons it is respectfully requested that this appeal be **ALLOWED** and planning permission granted subject to the imposition of planning conditions as may be considered necessary.

1327

WOKINGHAM DISTRICT COUNCIL

To Den

[redacted] 13/07 Time 12.20.

WHILE YOU WERE OUT

Name Simon Campbell

Of Inspectorate

Phone No. _____ Ext. _____

Phoned	✓	Please call back	✓
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE Has found file their ref:

10 68 693.

Letter Sent 11/07. Wait til 16/07. If not recd, get Simon to fax it. Den 13/07. 2pm.

Signed Penny.

Robin Bradbeer Limited

Planning & Development Consultancy

Steepways Farm
Nether Lypiatt
Stroud
Gloucestershire
GL6 7LS

Telephone
01453 889102

Fax
01453 889103

E-Mail
planning@bradbeer.co.uk

Wokingham District Council
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Ref. No. RWB/346
2 July 2001

Dear Sirs

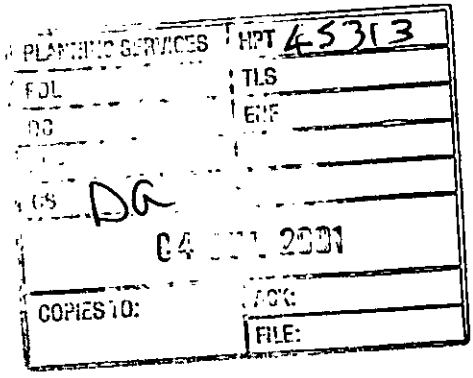
TOWN AND COUNTRY PLANNING ACT 1990 SECTION 78
APPEAL BY MR J BELCHER, MRS S BELCHER, MR C BELCHER, MR M BELCHER
269A FINCHAMPSTEAD ROAD WOKINGHAM BERKSHIRE

I attach a copy of the appeal which has been lodged with The Planning Inspectorate.

Yours faithfully

ROBIN BRADBEER BA (Hons) MRTPI Chartered Town Planner

Enc.



346fr.wdc1.

TOWN AND COUNTRY PLANNING ACT 1990 SECTION 78
APPELLANT : MR J BELCHER, MRS S BELCHER, MR C BELCHER, MR M BELCHER
SITE : 269A FINCHAMPSTEAD ROAD WOKINGHAM BERKSHIRE
PROPOSAL : PROPOSED ERECTION OF REPLACEMENT DWELLING

GROUNDS OF APPEAL

---

1 The site comprises an inter-war bungalow in poor condition upon a sizeable and well screened plot on the west side of Finchampstead Road. The property is contained on all sides by the residential curtilages of adjacent frontage dwellings. Those dwellings are generally larger and of more recent construction than the appeal dwelling.

2. The development plan comprises the Berkshire Structure Plan (SP) 1991-2006 and adopted in 1995 and the South East Area Local Plan (LP) adopted in 1994. The local plan proposals map shows the access situated within the *identified settlement* and the remainder of the site situated on the edge of the settlememt and within a *separation of settlements* area. The emerging deposit draft Wokingham District Local Plan applies a similar policy regime although the separation of settlement area is rebadged *green gap/wedge.*

3. There can be no objection to the principle of the appeal proposal having regard to national and local planning policies. This replacement dwelling proposal is permissible in principle under SP Policy C2 and LP Policy SC18. The latter policy provides criteria which seek to minimise the impact of such proposals on the rural environment.

4. The proposal is consistent with government guidance set out in PPG3, which post-dates the development plan, by making more efficient use of this previously developed site.

5. The main issue in this appeal is the effect of this proposed replacement dwelling upon the character and appearance of the area. In considering this issue it will be demonstrated that the proposal is acceptable having regard to factors which include:

- the compatible scale of the development in relation to adjacent dwellings

- the size of the plot and its physical characteristics
- the character and appearance of adjoining land
- the extent of any public view points of the proposed development

6. Following consideration of the matters set out above it will be respectfully requested that the appeal be allowed on the basis of the absence of any harmful impact upon the rural environment in the locality and the absence of any conflict therefore with relevant development plan policy.

7. The appellant reserves the right to add to our or amend these grounds of appeal.

Robin Bradbeer Limited
Planning & Development Consultancy
Steepways Farm
Nether Lypiatt
Stroud
Gloucestershire GL6 7LS
Tel: 01453 889102
Fax: 01453 889103

Our Ref. : RWB/346
2 July 2001

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

NOTIFICATION OF REFUSAL OF OUTLINE PLANNING PERMISSION

T A Fisher and Sons Ltd
C/O Andrews Kalik Associates
2 Alexandra Road
Reading
Berkshire
RG27 0NN

Application No : 97/66002/O

Parish : FINCHAMPSTEAD PARISH

Proposal : OUTLINE APPLICATION FOR PROPOSED ERECTION OF 29 DWELLINGS AND GARAGES

Location : Land rear of 247 - 285 Finchampstead Road Wokingham

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

REASONS(S) :

01
The proposal would be inappropriate development outside a settlement boundary which would significantly erode this narrow gap between settlements and would have a detrimental effect of the character and amenity of the area. The proposal is therefore contrary to Berkshire Structure Plan Policies C2 and C6; South East Area Local Plan Policies STV2 and SC1 and to Wokingham District Local Plan (Deposit Draft) Policies WCC1 and WCC2.

02
The proposal would result in the loss of trees on the site should be retained and which at present enhance the visual amenity of the area. The proposal is therefore contrary to Berkshire Structure Plan Policy EN1, South East Area Local Plan Policy SBE9 and Wokingham District Local Plan (Deposit Draft) Policy WBE11.

03
The proposal does not provide for any on site Public Open Space, which is particularly unacceptable as this part of Finchampstead North has a significant shortage of public amenity open space. The proposal is therefore contrary to Berkshire Structure Plan Policy R5; South East Area Local Plan Policy SR2 and Wokingham District Local Plan (Deposit Draft) Policy WR7.

INFORMATIVE

01
If the proposal had been considered acceptable in principle it would be subject to a satisfactory legal agreement covering the following : 20% dwellings to be affordable housing, contributions towards off-site public open space provision, education, highways (safe routes to school) and proposed on site woodland area for nature conservation.

02
The required visibility splays include land not in the ownership of the applicants but on which notice has been served.
03
The proposal in relation to the wildlife area is not considered acceptable until a satisfactory management agreement is completed.

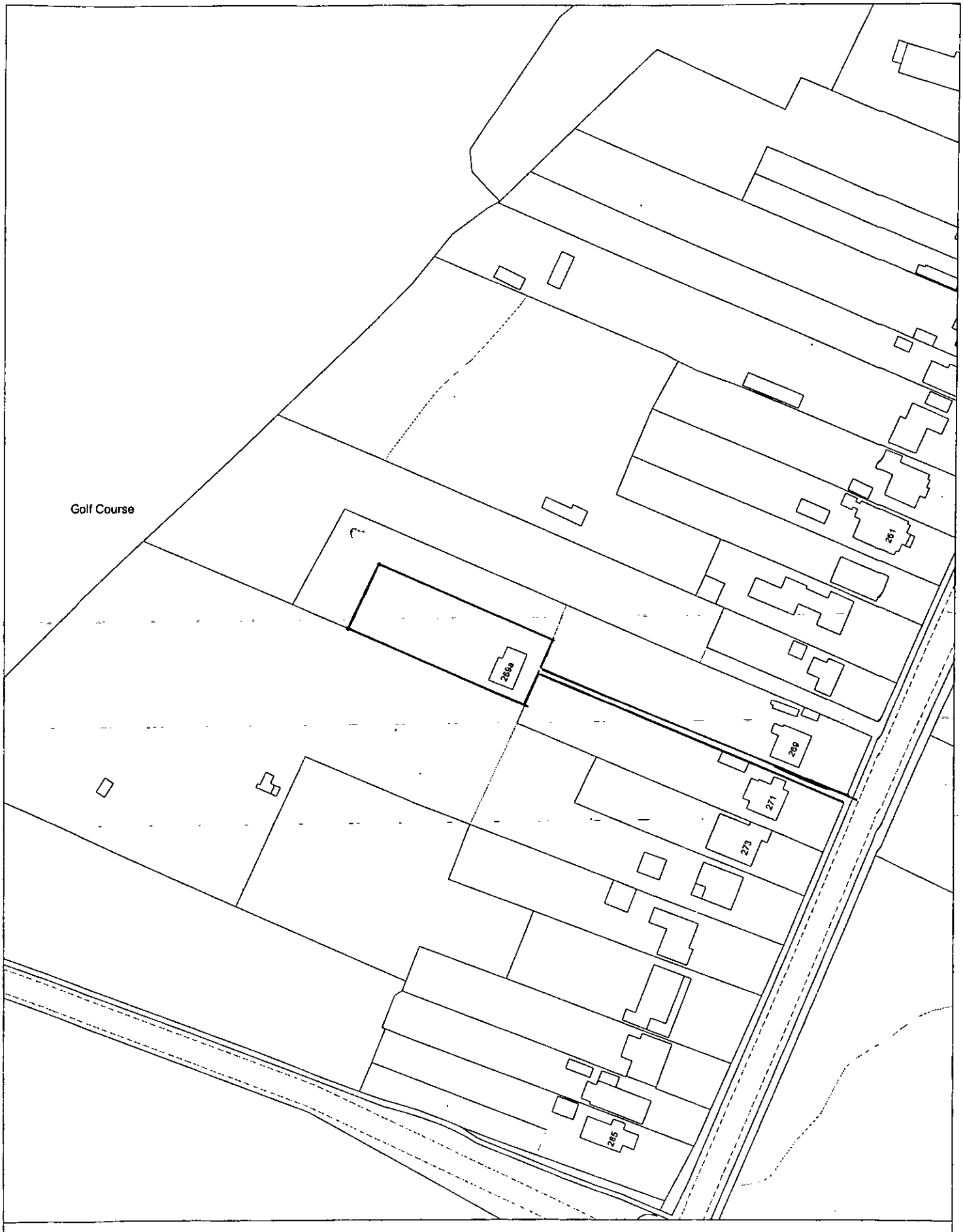
Date 26 November 1998

Development Control Manager

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations. The applicant should contact the Building Control Section of the District Council's Environmental Services for further information.

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

appendix 1



Site Plan, Scale: 1 to 1250

This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO Office. © Crown Copyright. Wokingham District Council, Licence No. LA086134

Date: 16 July 2001

N
W E
S

appendix 2

Application Number: F/2001/3521

Appraisal:

1. Impact on the character and amenity of the Separation of Settlements/Green Gap
The application site is set back from the other dwellings in Finchampstead Road and it is accessed via a narrow footpath situated between nos.269 and 271. There is currently a vacant, single-storey dwelling on the site. The proposal is to demolish this dwelling and erect a substantially larger, two-storey, replacement dwelling.

Whilst the adjacent dwellings in Finchampstead Road are within an identified settlement, this site falls within Separation of Settlements/Green Gap land. The South East Area Local Plan states that development within these areas which would detract from the undeveloped appearance or intensify existing sporadic development will not be permitted (policy SC1). It also states that replacement dwellings in rural areas may be permitted provided that the size of the new development will not significantly exceed that of the existing property both in height and in floor area (policy SC18).

The Wokingham District Local Plan Deposit Draft (as amended) states that development within the Green Gaps that would affect or detract from their open or countryside appearance and character will not be permitted (policy WCC2).

The proposed dwelling would be significantly higher and bulkier than the existing building and it would have a much larger footprint. There would also be a considerable increase in the total floor area:

	Footprint	**Total Floor Area**	**Height**
Existing	78 sq m	78 sq m	4m
Proposed	126 sq m	226 sq m	6.5m
Increase	48 sq m	148 sq m	2.5m
Percentage Increase	61%	189%	62%

These figures represent a significant increase in the scale of development on the site and, as such, it would be contrary to policy SC18 on replacement dwellings in rural area as set out in the SEALP. It is also considered that the scale of the proposed development is such that it would detract from the rural appearance and character of the Separation of Settlements/Green Gap land and would thereby be contrary to policy SC1 of the South East Area Local Plan and policy WCC2 of the Wokingham District Local Plan Deposit Draft.

2. Access
Although the access to the site is not wide enough to accommodate a car, it is proposed to incorporate a garage in the new dwelling. This is intended to accommodate bicycles, motor cycles or three-wheel vehicles. Such vehicles can

gain access to the site at present and there would therefore be no loss of amenity to neighbours resulting from additional vehicular movements.

3. Conclusion
It is concluded that the proposed development would be harmful to the open, rural character and amenity of the Separation of Settlements/Green Gap and, consequently, it is recommended that planning permission should be refused.

Recommendation: ~~Approval~~ **Refusal** ✓

(MD)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr J, Mr C, Mr M & Mrs S Belcher
C/O Robin Bradbeer Ltd
Steepways Farm
Nether Lypiatt
Stroud
Gloucestershire GL6 7LS

Application Number: F/2001/3521

Parish: **FINCHAMPSTEAD**

Location: **269a, Finchampstead Road, Finchampstead, Wokingham.**

Proposal: **Proposed erection of replacement dwelling.**

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

Reason

1. The proposed development, by reason of its bulk, mass and height, would represent an unacceptable increase in the scale of development on the site to the detriment of the open, rural character and amenity of identified Separation of Settlements/Green Gap land. As such, it would be contrary to policies C2 and C6 of the Berkshire Structure Plan, policies STV2, SC1, SC15 and SC18 of the South East Area Local Plan and policies WOS2, WOS3, WCC1, WCC2, WCC4 and WBE1 of the Wokingham District Local Plan Deposit Draft (as amended).

John Mitchell
Development Control Manager
Date: 23/05/2001

Notice checked by: _____

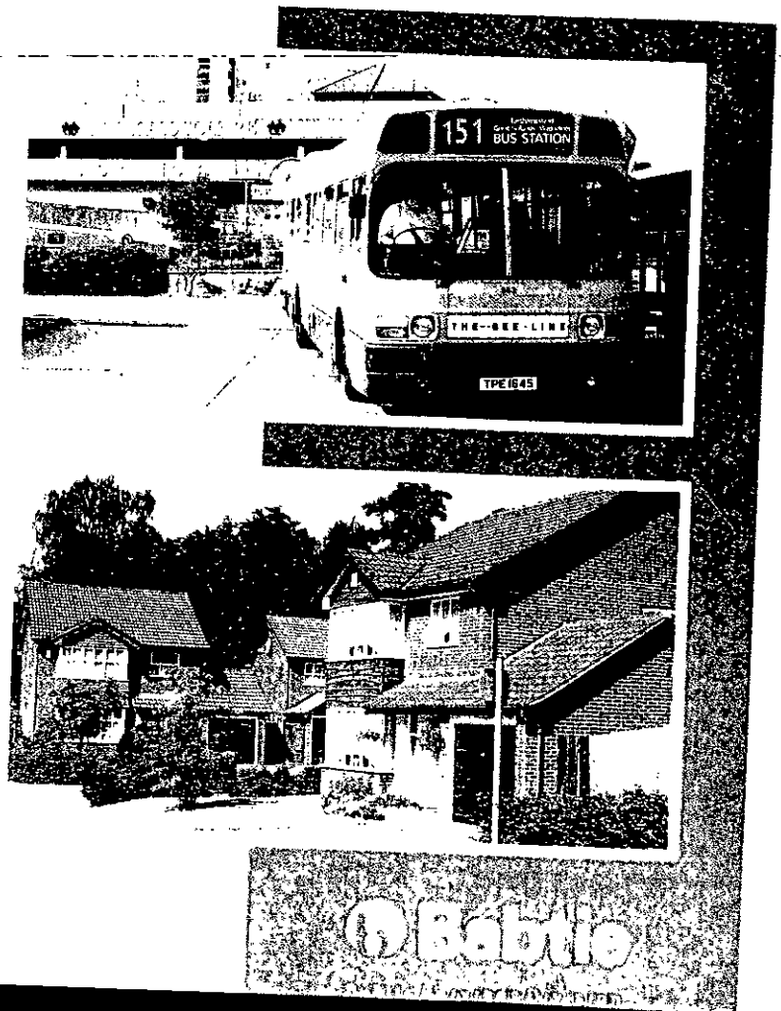
If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

appendix 3



BERKSHIRE STRUCTURE PLAN 1991-2006

Incorporating Alterations adopted in August 1997



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.

Consultation

5.26 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

Policy 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.**

5.27 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

5.28 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.

5.29 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

Countryside

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.**

appendix 4

SOUTH EAST AREA LOCAL PLAN

Adopted 15 April 1994



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

❖ STV1 'IDENTIFIED SETTLEMENTS'

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

WOKINGHAM
FINCHAMPSTEAD NORTH
PINEWOOD
FINCHAMPSTEAD
BARKHAM HILL

LIMITING THE SPREAD OF DEVELOPMENT

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

❖ STV2 DEVELOPMENT IN RURAL AREAS

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

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

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

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

(D) MINERAL EXTRACTION,

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

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

(G) PUBLIC UTILITIES THAT CANNOT BE LOCATED ELSEWHERE,

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

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

❖ 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

VILLAGE GREENS AND PONDS AND WATERCOURSES, OR WOULD ADVERSELY AFFECT THEIR SETTING.

❖ SC14 CREATION OF NEW GREENS AND PONDS

IN CONSIDERING NEW DEVELOPMENTS THE DISTRICT COUNCIL WILL SEEK THE CREATION OF NEW VILLAGE GREENS AND PONDS IN SUITABLE LOCATIONS AND WILL ENSURE THAT ARRANGEMENTS ARE MADE FOR THEIR FUTURE MAINTENANCE AND MANAGEMENT.

NEW BUILDINGS IN RURAL AREAS

1.3.40 Although there is a general presumption against new buildings in the rural areas (See Policy STV2) there are certain circumstances in which new buildings may be permitted in addition to the specific proposals in this local plan.

1.3.41 It is important that where new buildings may be considered appropriate in rural areas in the light of the policies of the Replacement Structure Plan and this Local Plan such buildings should be of such a size and so located, designed and integrated into its setting as to have the minimum impact on the rural landscape, nature conservation and rural amenities.

1.3.42 If the countryside is to remain largely undeveloped and attractive in appearance it is essential to limit all forms of sporadic and isolated building. The trend to fragment large farm units, and the increasing popularity of horticultural and intensive livestock smallholdings, as well as equestrian and other recreation activities, has increased the pressure to allow new dwellings in the countryside.

❖ SC15 NEW BUILDINGS IN RURAL AREAS

WHERE NEW BUILDING IS ACCEPTABLE IN PRINCIPLE IN A RURAL AREA, AND THE DISTRICT COUNCIL IS SATISFIED THAT THERE ARE NO SUITABLY LOCATED EXISTING BUILDINGS WHICH COULD BE USED OR ADAPTED TO BE USED TO MEET THE REQUIREMENT, THE DISTRICT COUNCIL WILL REQUIRE IT TO BE OF A SIZE NO LARGER THAN THAT NECESSARY FOR ITS INTENDED USE AND TO BE SO SITED, DESIGNED AND INTEGRATED INTO ITS SURROUNDINGS AS TO HAVE THE MINIMUM IMPACT ON THE RURAL ENVIRONMENT. PARTICULAR ATTENTION WILL BE PAID TO THE AVOIDANCE OF DAMAGE TO THE AREAS OF PARTICULAR IMPORTANCE INCLUDED IN POLICIES SC1, SC2, SC3, SC4, SC8, SC9, SC12, AND SC13 OF THIS PLAN.

AGRICULTURAL DWELLINGS

1.3.43 Approval of new agricultural dwellings will only be justified on established farm holdings, where there is a proven need for a worker to be available at all times and will not normally be permissible on new holdings prior to the establishment of a viable agricultural unit. Viability in this context can, for practical purposes, be defined as offering a competent farmer the prospect of a sufficient livelihood; this would imply a well stocked farm with an appropriate range of agricultural buildings. The expression of an intention to reorganise or expand an enterprise of doubtful viability will not in itself be sufficient; it should be supported by firm evidence. It is, therefore helpful if applicants state what they have done in providing new farm buildings or give evidence of any undertaking on the part of Ministry of Agriculture, Fisheries and Food to pay a grant in connection with any re-organisation scheme, or bring forward any evidence showing the firmness of their intentions. Proposals to erect dwellings on new farms where no farm buildings exist will be examined with particular caution, as will proposals involving very small areas of land.

1.3.44 Unless real need can be established, the normal planning considerations will prevail. Evidence in support of the application should be addressed to the following points, as well as to any

AGRICULTURAL BUILDINGS AND OTHER STRUCTURES IN RURAL AREAS

1.3.49 As has already been described, many agricultural operations and developments are outside of planning control. However, in certain circumstances planning permission is required, (e.g. for the erection of very large farm buildings or those close to main roads). Modern agricultural buildings are often starkly different from their historic predecessors, and can have a major impact upon the rural landscape. The District Council would urge that whether or not such development requires planning permission, care should be taken to ensure the scale, appearance and siting of such structures is sympathetic to the character and appearance of their surroundings in accordance with policy SC15 above. In considering such applications the District Council will consult, as necessary, with the Ministry of Agriculture, Fisheries and Food or agricultural consultants. Notice will also be taken of leaflets published by MAFF giving advice on the siting and planning of farm buildings.

REDEVELOPMENT AND EXTENSIONS IN RURAL AREAS

1.3.50 Within rural areas existing buildings will be the subject of proposals for redevelopment or extension. In some cases these will be large residential properties set in extensive grounds. There will be a presumption in favour of a continuation of residential use, in accordance with policy SH3, especially where the buildings are of architectural and historical importance. In some cases larger properties may be converted into smaller self-contained units in accordance with policy SH4. This will provide for the growing number of smaller households.

1.3.51 If continued use, refurbishment or conversion to smaller units are not feasible then the Council will consider favourably redevelopment for residential purposes, unless the buildings are of architectural importance. The replacement of dwellings that have reached the end of their useful life (generally by larger buildings) can have a significant impact on the open and/or rural character of an area, by increased visual presence or increases in ancillary features (such as fences, walls) etc. For this reason the District Council, in considering proposals for replacement dwellings, will have regard to visual impact, the need to maintain a range of house types and sizes in the rural area and the need to protect rural amenities. Any redevelopment should not normally provide for a larger number of separate units than that already existing on the site, occupy a larger area of the site, nor exceed the height of the existing buildings. The location of the new buildings should be decided having regard to the main features of the landscape and the need to minimise the impact of new development and integrate it with its surroundings. The amenity value of the site should be retained by preserving mature trees and keeping or laying out landscaped areas.

❖ *SC18 REPLACEMENT DWELLINGS IN RURAL AREAS*

THE REPLACEMENT OF EXISTING DWELLINGS IN RURAL AREAS MAY BE PERMITTED PROVIDED THAT:

A) THE EXISTING BUILDING IS NOT OF ARCHITECTURAL OR HISTORIC INTEREST.

B) THE SITING AND DESIGN OF THE NEW DEVELOPMENT HAS THE MINIMUM IMPACT ON THE RURAL ENVIRONMENT AS REQUIRED BY POLICY SC15.

C) THE SIZE OF THE NEW DEVELOPMENT WILL NOT SIGNIFICANTLY EXCEED THAT OF THE EXISTING PROPERTY BOTH IN HEIGHT AND FLOOR AREA AND, WHERE APPROPRIATE, IN NUMBERS OF SEPARATE UNITS.

appendix 5



Wokingham District Local Plan
Deposit Draft

With Proposed Amendments Highlighted

February 2000

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

IS CONSERVED WHILST PROVIDING APPROPRIATE DEVELOPMENTS WHICH MEET LOCAL NEEDS

B) GIVE PRIORITY WITHIN a) TO MEETING THE DISTRICT'S ECONOMIC AND SOCIAL NEEDS, INCLUDING THE PROVISION OF LOW-COST HOUSING AND A WIDER RANGE OF EMPLOYMENT OPPORTUNITIES

C) CONSERVING AND ENHANCING THE PATTERN OF TOWN AND PARISH COMMUNITIES BY RETAINING AND EMPHASISING THE BALANCE BETWEEN TOWNS AND VILLAGES, COUNTRYSIDE AND SETTLEMENTS, OPEN RIVER VALLEYS AND ENCLOSED WOODLANDS

D) TO PROVIDE FOR EMPLOYMENT, HOUSING, SHOPPING AND SERVICES IN PLACES THAT MINIMISE THE NEED FOR TRAVEL BY PRIVATE CAR

E) THAT NEW DEVELOPMENT MAKES A POSITIVE CONTRIBUTION TO THE CHARACTER, ENVIRONMENT, LANDSCAPE, HERITAGE WITHIN THE PLAN AREA

F) ~~TO CONSERVE NATURAL RESOURCES TO MINIMISE POLLUTION~~ **(PA 1/3)**

F1) TO CONSERVE NATURAL RESOURCES **(PA 1/3)**

F2) TO MINIMISE POLLUTION (PA 1/3)

G) TO SEEK IMPROVEMENTS TO INFRASTRUCTURE, SERVICES AND AMENITIES.

H) TO ENCOURAGE AND SUSTAIN BALANCED RURAL COMMUNITIES **(PA 1/1)**

I) TO DEVELOP BROWNFIELD SITES IN PREFERENCE TO GREENFIELD SITES **(PA 1/2)**

Implementation: Through the development control process.

Monitoring: Planning applications determined.

Limiting the Spread of Development

1.6 The Council recognises the need to maintain an acceptable level of environmental quality and considers that the maintenance of a clear distinction between built-up areas and the countryside is fundamental to achieving this aim. Such an approach helps to ensure that individual settlements retain their identity and that the open and rural character of land outside the boundaries of identified settlements is retained. Accordingly it is intended to limit development outside identified settlements to that which is appropriate to the countryside ~~or has special reason to locate there~~ *OR FOR WHICH A RURAL LOCATION IS ESSENTIAL.* **(PA 1/4)** Although these uses are acceptable in principle, they must also be acceptable in practice.

1.7 In order to be consistent in the treatment of settlements having common characteristics, it has been necessary to draw up a definition of the classification of settlements as used in the policies and proposals contained in this plan and as shown on the proposals map.

1.8 An 'identified' settlement or built-up area must possess all the following characteristics:

(i) a sizeable amount of development in a compact form (if development is dominated by, or interspersed with, areas of land that are characteristically rural or open, it will not come within this criterion)

(ii) possess a range of basic services, such as a primary school, shop and community facilities, providing a forum for social contact

(iii) be physically and socially cohesive.

1.9 For the purposes of this plan the identified settlements are:

ARBORFIELD CROSS	SHINFIELD
BARKHAM HILL	SINDLESHAM
CHARVIL	SPENCERS WOOD
EARLEY/SONNING/WOODLEY	SWALLOWFIELD
FINCHAMPSTEAD	THREE MILE CROSS
FINCHAMPSTEAD NORTH	TWYFORD
HURST	WARGRAVE
PINEWOOD	WINNERSH
RISELEY	WOKINGHAM.

1.10 Areas of sporadic development exist within the plan area which involve very few properties a dominated by areas of undeveloped rural land either between, or to the rear and in front of p causing them to be characterised by a loose settlement pattern, or to form a narrow development in what is a distinctly rural area. These areas of development have not been within the identified settlements.

POLICY WOS2: GENERAL DEVELOPMENT PRINCIPLES

SUBJECT TO THE DETAILED PROVISIONS OF OTHER POLICIES CONTAINED I PLAN, DEVELOPMENT WILL BE ALLOWED WITHIN THE BOUNDARIES O IDENTIFIED SETTLEMENTS SHOWN ON THE PROPOSALS MAP AND LISTED I TEXT.

OUTSIDE THESE SETTLEMENTS DEVELOPMENT WILL ONLY BE ALLOW EXCEPTIONAL CIRCUMSTANCES AND WILL BE STRICTLY CONTROLLED THI THE APPLICATION OF THE DETAILED POLICIES AND PROVISIONS OF THIS PLA STRUCTURE PLAN POLICIES C2 (DEVELOPMENT OUTSIDE BUILT UP AREA SETTLEMENTS) AND C4 (CONTROL OF DEVELOPMENT IN THE GREEN BELT).

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 pa buildings, trees, roads, spaces, people, traffic) have been satisfactorily accommodated t interesting, lively and pleasant places. In order to maintain and enhance the character of t environment, the appropriateness of the use of existing buildings and the design of new buil extensions to existing buildings, are very important.

1.12 The Council is particularly concerned to promote a high standard of design in new buildings, t that new buildings are responsive to their location and to their potential occupants' and/o needs. New development needs to be appropriate in terms of function, siting, scale, form, m materials, colour and texture in its relationship with adjoining buildings and sites. According development will be expected to make an acceptable and positive contribution to th environment. In addition new development should be appropriately located so as to reduce t to travel and to encourage alternative modes of transport to the car.

1.12A LANDSCAPING SCHEMES SHOULD BE COMPRISED PREDOMINANTLY, IF NOT WHOL LOCALLY NATIVE SPECIES. **(PA 1/5)**

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* (**PA 1/6**) 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 CAPABLE OF USE BY PEOPLE WHO HAVE MOBILITY OR SENSORY IMPAIRMENT

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 is a material consideration in considering planning applications (as set out in Circular 1/97, *Planning Obligations*). 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 TO HAVE

Cont.

THE COUNTRYSIDE

Development in the Countryside

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

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

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

2.23 The guiding principle in the countryside is that development should both benefit economic activity and maintain or enhance the environment. Rural areas can accommodate some forms of development without detriment, if the type, form and design are sensitive to the location. New development should be carefully located having regard to existing settlement patterns and to historic, wildlife and landscape resources. *CERTAIN CATEGORIES OF DEVELOPMENT, E.G. AGRICULTURE AND TELECOMMUNICATIONS, ARE CLASSED AS PERMITTED DEVELOPMENT UNDER THE GENERAL DEVELOPMENT ORDER 1995 AND PRIOR NOTIFICATION TO THE COUNCIL OF THE EXERCISE OF THESE RIGHTS IS REQUIRED.*(PA 2/7) Development in the open countryside, away from existing settlements or areas allocated for development in this local plan will be strictly controlled. Some categories of development that may be appropriate, are set out in Policy WCC1 below.

2.23A INFILL DEVELOPMENT IS DEFINED AS ONE OR TWO DWELLINGS IN A SMALL GAP IN AN OTHERWISE BUILT-UP FRONTAGE. FOR THE PURPOSE OF THIS POLICY SMALL IS DEFINED AS NO LARGER THAN NECESSARY TO ACCOMMODATE TWO HOUSES HAVING REGARD TO THE WIDTHS OF THE EXISTING RESIDENTIAL FRONTAGES IN THE IMMEDIATE VICINITY. THE NEW DWELLING(S) SHOULD HAVE A SIMILAR ROAD FRONTAGE AND SIMILAR CURTILAGE TO ADJOINING DWELLINGS. IT IS ESSENTIAL THAT THE DEVELOPMENT DOES NOT ADVERSELY AFFECT THE CHARACTER OF THE AREA AND IN PARTICULAR NOT LEAD TO ANY URBANISATION OF THE AREA. SUCH DEVELOPMENT SHOULD PROVIDE ADEQUATE GARDEN OR AMENITY OPEN SPACE FOR THE PRIVATE ENJOYMENT OF RESIDENTS APPROPRIATE TO THE CHARACTER AND GENERAL LAYOUT OF THE AREA. THE PROTECTION OF TREES IN ACCORDANCE WITH POLICY WBE11 WILL BE ANOTHER IMPORTANT CONSIDERATION. **[A1]**

2.23B THE DEVELOPMENT WILL BE SUBJECT TO THE PROVISIONS OF POLICY WCC4 ON NEW BUILDINGS OUTSIDE SETTLEMENT BOUNDARIES. WHERE APPLICABLE, PROPOSALS FOR DEVELOPMENT WILL BE CONSIDERED AGAINST POLICY WCC2 AND POLICIES WLL2 TO WLL8 OF THIS PLAN AND THE RELEVANT POLICIES OF THE STRUCTURE PLAN. **[A1]**

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

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

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

A) DEVELOPMENT FOR AGRICULTURE/FORESTRY

B) OUTDOOR SPORT/COUNTRYSIDE RECREATION

C) LOCAL COMMUNITY FACILITIES WHICH CANNOT BE LOCATED ELSEWHERE

D) RE-USE AND ADAPTATION OF EXISTING BUILDINGS

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

Cont.

F) REDEVELOPMENT PROPOSAL IN THE COUNTRYSIDE

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

~~*H) SENSITIVE INFILLING OF SMALL GAPS WITHIN SMALL GROUPS OF HOUSES AND MINOR EXTENSIONS TO GROUPS OUTSIDE DESIGNATED GREEN GAPS (POLICY WCC 2) FOR RESIDENTIAL USE WILL BE ACCEPTABLE SUBJECT TO THE PROVISIONS OF POLICY WH1A*~~ **(PA 2/8)**

H) SENSITIVE INFILLING OF ONE OR TWO DWELLINGS IN A SMALL GAP IN AN OTHERWISE BUILT-UP FRONTAGE WHERE THE DEVELOPMENT WOULD NOT ADVERSELY AFFECT THE CHARACTER AND APPEARANCE OF THE AREA. **[A1]**

WHERE DEVELOPMENT IS ACCEPTABLE IN PRINCIPLE, IT WILL ONLY BE PERMITTED IF IT IS APPROPRIATE IN SCALE, FORM, MATERIALS, DESIGN, CHARACTER, TO ITS LOCATION IN THE COUNTRYSIDE AND BE CONSISTENT WITH OTHER POLICIES IN THIS PLAN (SUCH AS *THOSE RELATING TO GREEN GAPS, LANDSCAPE AND* **[A1]** NATURE CONSERVATION) AND ANY SUPPLEMENTARY PLANNING GUIDANCE.

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

Implementation: The development control process.

Monitoring: Planning applications determined within each category.

Separation of Settlements by Green Gaps and Wedges

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

2.25 For the avoidance of doubt, 'green wedges' are areas of open space penetrating, partly enclosed by, or separating identified settlements. ~~*EXISTING PERMITTED USES WILL CONTINUE IN THESE AREAS BUT INTENSIFICATION OF THESE USES WILL NOT BE ALLOWED, IN ORDER TO PRESERVE THE EXISTING OPEN CHARACTER OF THE LAND.*~~ **(PA 2/9)** *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.* **[A2]** 'Gaps' comprise open land which provides physical or visual separation between distinct identified settlements.

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

2.27 The green wedges and gaps can also be important because of the character and sense of place that they can contribute to the settlements. In the adopted local plans the separation of, and setting of, settlements

issues were kept distinct in policy terms. This could lead to confusion arising from a multiplic designations on areas shown on the current proposals map. As a result this has been reviewed and a to simplify the proposals map recognised.

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

2.29 Major development in the wider tracts of open countryside could create further developmen 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 *AND THE LODDON VALLEY BETWEEN ABORFIELD CROSS AND SHINFIELD.* **(PA 2/10)**

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

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.

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.* **[A3]**

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 Loddon, between the A4 and the Thames
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* **(PA 2/11)** in association with any acceptable development or in agreement with landowners. *TREE PLANTING WILL BE SECURED IN ASSOCIATION WITH NEW DEVELOPMENT, IN ACCORDANCE WITH POLICY WLL7.* **(PA 2/12)** *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* **(PA 2/11)** 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* **(PA 2/13)** as well as areas contributing to the character of settlements. Any planting must be in keeping with the established landscape features and character *WITH ENCOURAGEMENT GIVEN TO THE USE OF BROAD-LEAVED NATIVE TREES.* **(PA 2/14)** 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~~ **(PA 2/15)**

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

A) SECURE THE AIMS AND OBJECTIVES OF THE CENTRAL BERKSHIRE FOREST

B) STRENGTHEN WEAK SETTLEMENT BOUNDARIES

C) HELP CONTAIN THE IMPACT OF TRANSPORT CORRIDORS

D) CONTRIBUTE TO THE SEPARATION AND SETTING OF SETTLEMENTS.

THE COUNCIL WILL SEEK THE POSITIVE MANAGEMENT OF EXISTING WOODLANDS IN ASSOCIATION WITH PUBLIC AND PRIVATE LANDOWNERS THROUGH MANAGEMENT PLANS AND AGREEMENTS.

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

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

New Buildings in the Countryside

2.33 The protection of the countryside is vitally important, as explained in the supporting text to Policy WCC1. The policy recognises that there are occasions when development outside the boundaries of identified settlements is necessary or appropriate e.g. for agricultural purposes. Before such development is considered, other options should be examined, in particular, whether any existing buildings in the locality could be reasonably adapted to accommodate the proposed use.

2.34 In instances where development is necessary, care should be taken to ensure that it is sensitive to the countryside location in terms of visual, physical and ecological aspects. It is essential that new development recognises the need to maintain the environmental quality of the countryside, takes account of sustainable development objectives, and meets the economic needs of the countryside. These objectives are set out in the introduction to this section of the plan.

POLICY WCC4: NEW BUILDINGS OUTSIDE SETTLEMENT BOUNDARIES (AND OUTSIDE THE METROPOLITAN GREEN BELT)

WHERE NEW BUILDING IS ACCEPTABLE IN PRINCIPLE IN THE COUNTRYSIDE (UNDER POLICY C2 OF THE BERKSHIRE STRUCTURE PLAN AND POLICY WCC1 OF THIS PLAN), BEFORE GRANTING CONSENT THE COUNCIL MUST BE SATISFIED THAT:

A) THERE ARE NO SUITABLY LOCATED EXISTING BUILDINGS THAT COULD BE ADAPTED TO MEET THE REQUIREMENT

B) ANY NEW BUILDING IS OF A SIZE NO LARGER THAN THAT NECESSARY FOR ITS INTENDED USE

C) ANY NEW BUILDING IS WELL SITED , DESIGNED AND INTEGRATED INTO ITS SURROUNDINGS, ~~*AND WILL BE BUILT USING LOCAL MATERIALS, SO*~~ **(PA 2/16)** SO AS TO HAVE NO ADVERSE VISUAL, PHYSICAL OR ECOLOGICAL IMPACTS UPON THE COUNTRYSIDE.

Implementation: The development control process.

Monitoring: Planning applications determined.

Re-use of Rural Buildings for Residential Purposes

2.35 Residential conversions can often have a detrimental effect on the fabric and character of farm buildings, particularly where they have a historic importance. Further, the creation of a residential curtilage can undermine the countryside character of an area. Garden and house features such as patios, potted plants, car parking, sheds, post boxes and lamps are all small scale details that can erode the ~~farm character, which the original~~ *RURAL CHARACTER, WHICH THE* **[A4]** farm building conversions often sought to retain. These small scale details can formalise an area and have urbanising impacts. The rural economy is not, usually, boosted by such conversions, whereas conversion to a holiday use may be of benefit. The current national policy is set out in PPG 7 which makes it clear that residential conversions will not be permitted unless strict criteria are complied with (as set out in paras. 3.14 - 3.17 of the guidance). For these reasons a more cautious approach is proposed than for non-residential uses.

POLICY WCC5: RE-USE AND ADAPTATION OF BUILDINGS FOR RESIDENTIAL PURPOSES OUTSIDE SETTLEMENT BOUNDARIES (AND OUTSIDE THE METROPOLITAN GREEN BELT)

CONVERSION OF BUILDINGS FOR RESIDENTIAL USE IN THE COUNTRYSIDE WILL NOT BE PERMITTED UNLESS:

A) THE APPLICANT HAS MADE EVERY ATTEMPT TO SECURE SUITABLE BUSINESS RE-USE AND THE APPLICATION IS SUPPORTED BY A STATEMENT OF THE EFFORTS THAT HAVE BEEN MADE; OR

B) RESIDENTIAL CONVERSION IS A SUBORDINATE PART OF A SCHEME FOR BUSINESS RE-USE.

C) ~~THE BUILDING IS NOT IN EMPLOYMENT USE ALREADY, OR ITS CONVERSION WILL NOT LEAD TO A LOSS OF EMPLOYMENT~~. **(PA 2/17)**

Cont.

POLICY FRAMEWORK

National Policy

4.5 Advice on design at the national level is limited. There is no Planning Policy Guidance Note purely on design considerations. Paras 13 - 20 and Annex A (paras A1 - A7) of PPG1 refer specifically to the issue of design. Paras 4 - 7 of Planning Policy Guidance Note 3 (PPG 3) *Housing* look at good design in the context of housing development.

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

Strategic Policy

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

Supplementary Planning Guidance

4.8 The environmental policies in this plan are augmented by additional guidance in the form of Planning Guidelines, Development Briefs, Design Guides, and Conservation Area Studies. This additional guidance includes detailed advice that is not appropriate for inclusion in the plan. The policies of the plan take precedence over the supplementary planning guidance, and provide the main thrust for environmental policy in the plan area.

THE BUILT ENVIRONMENT

DESIGN PRINCIPLES

4.9 Proposed development should be considered in the context of the surrounding area. This will allow vernacular style and any good features to be interpreted in the new development, helping to contribute to its sense of place.

POLICY WBE1: DEVELOPMENT IN ITS LOCAL CONTEXT

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

a) ITS ENVIRONMENTAL IMPACT

b) ITS VISUAL IMPACT

c) ACCESSIBILITY

Cont.

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

e) THE LOCAL TOWNSCAPE

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

g) SAFETY AND SECURITY

h) THE PRIVACY AND AMENITY OF THE EXISTING ENVIRONMENT

i) SUPPLEMENTARY PLANNING DESIGN GUIDANCE ADOPTED BY THE COUNCIL.

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

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

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

POLICY WBE2: IMPROVING ON THE LOCAL CONTEXT

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

Implementation: Through the development control process.

Monitoring: Check quality of development on the ground.

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

POLICY WBE3: CHARACTER OF LARGE SCALE DEVELOPMENT

ANY PROPOSALS FOR LARGE SCALE DEVELOPMENT SHOULD PROVIDE A CLEAR AND COHERENT LAYOUT THAT CREATES AREAS OF IDENTIFIABLE CHARACTER WITHIN THE DEVELOPMENT. WHERE DEVELOPMENT IS TO BE CARRIED OUT IN PHASES, THE COUNCIL WILL REQUIRE THE SUBMISSION OF A INDICATIVE LAYOUT FOR THE ENTIRE SITE PRIOR TO THE APPROVAL OF ANY

Cont.

appendix 6

IMPORTANT—THIS COMMUNICATION AFFECTS YOUR PROPERTY.

BERKSHIRE COUNTY COUNCIL

Application No. WOK B/O/[illegible]/73

Town and Country Planning Act 1971

Town and Country Planning General Development Orders 1963 to 1969

REFUSAL OF PERMISSION FOR DEVELOPMENT.

To Justland Limited,

c/o Diamond Redfern & Partners,

110, Gloucester Place, LONDON W.1.

In pursuance of its powers under the above-mentioned Act and Orders, the Wokingham Borough Council (hereinafter called "the Council") [acting for and on behalf of Berkshire County Council] as Local Planning Authority hereby refuses to permit Development of site (7.25 acres) with detached houses and garages together with estate roads - Land at rear of 259-285, Finchampstead Road, Wokingham, Berkshire. (WOK B/O/33/70 etc. refers)

in accordance with the plans and application submitted to the Council on 12th January 1973.

The reasons for the Council's decision to refuse permission for the development are:—

1. The proposal conflicts with the provisions of the Wokingham Town Map in that the greater part of the site lies outside the areas allocated for residential purposes and is included within a white or unnotated area within which no major changes in land use are expected. Development is normally only justified in special circumstances such as that required to facilitate agricultural or similar use of land, or that considered appropriate to a rural area. The proposed development is not, however, of this nature.

2. The proposal represents an undesirable spread of development intruding into the rural area and it will be detrimental to the character and amenity of the area.

DATED the 26th day of April 1973.

Signed [signature]

TOWN CLERK

Municipal Offices,
Wellington Road,
Wokingham, Berkshire.
(Address to which all communications should be sent.)

* Name of Planning Authority.
† Clerk or other authorised Officer of the Council.

IT IS IMPORTANT THAT YOU SHOULD READ THE NOTES ON THE REVERSE OF THIS FORM.

Cat. No. T.C.P. 22. SHAW & SONS LTD., Shaway House, London, S.E.26. 8325 (H)

appendix 7

Messrs Diamond Redfern & Partners
110 Gloucester Place
London W1

Your reference

Our reference
APP 13/3/73/9763

Date
19 DEC 1974

WOKINGHAM DISTRICT COUNCIL
RECEIVED
23 DEC 1974

B/0/2/73

Gentlemen

TOWN AND COUNTRY PLANNING ACT 1971 - SECTION 36
APPEAL BY JUSTLAND LIMITED
APPLICATION NO WOK B/0/2/73

1. I am directed by the Secretary of State for the Environment to refer to your clients' appeal against the decision of the former Wokingham Borough Council, acting on behalf of the former Berkshire County Council, to refuse planning permission for development with detached houses and garages together with estate roads on about 7½ acres of land at the rear of nos 259 to 285 Finchampstead Road, Wokingham.

2. The written representations made in support of the appeal and those of the Council have been considered together with the views expressed in writing by interested third parties. An officer of the Department has visited the site.

3. The appeal site lies to the south-west of Wokingham, about 1½ miles from the town centre, on the western side of the B.3016 Finchampstead to Wokingham Road to which it has a frontage of about 140 feet. As well as backland the site comprises a part, and in some cases the whole, of the curtilages of nos 259 to 285 Finchampstead Road: it is proposed to demolish nos 271, 273 and 275 in order to make access to the site. The dwellings hereabouts are mostly modest inter-war bungalows being part of a ribbon of development extending south from Wokingham and ending at no 285 where there is a substantial break in the frontage development. The backland of the site is wooded and heavily overgrown and some dumping has taken place. A belt of fir trees inside the southern boundary extends the full width of the site; the north-western boundary is defined by trees and hedges and abuts an open field, while to the east there is low density development along the east side of Finchampstead Road.

4. The main objection raised by the local planning authority against the development is that it would be detrimental to the character of the area, in that it [illegible] consolidate what is now only a ribbon of houses and the another step towards [illegible] the developed area of Wokingham with that of Nine Mile Ride. Your clients' [illegible] that much of the proposed development could possibly be concealed [illegible] retained woodland is accepted but it is considered [illegible] of an effective break between existing settlements [illegible] However carefully the proposed dwellings might be [illegible] a significant impact on the [illegible] despite the unfortunate dumping of some [illegible] is still a pocket of woodland which [illegible] indirect amenity through the survival of [illegible] local planning authority's view [illegible]

3. Therefore the Secretary of State hereby dismisses your client's appeal.

I am Gentlemen
Your obedient Servant

H C HOLLINGTON
Authorised by the Secretary of State
to sign in that behalf

appendix 8

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

NOTIFICATION OF REFUSAL OF OUTLINE PLANNING PERMISSION

T A Fisher and Sons Ltd
C/O Andrews Kalik Associates
2 Alexandra Road
Reading
Berkshire
RG27 0NN

Application No : 97/66002/O

Parish : FINCHAMPSTEAD PARISH

Proposal : OUTLINE APPLICATION FOR PROPOSED ERECTION OF 29 DWELLINGS AND GARAGES

Location : Land rear of 247 - 285 Finchampstead Road Wokingham

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

REASONS(S) :

01
The proposal would be inappropriate development outside a settlement boundary which would significantly erode this narrow gap between settlements and would have a detrimental effect of the character and amenity of the area. The proposal is therefore contrary to Berkshire Structure Plan Policies C2 and C6; South East Area Local Plan Policies STV2 and SC1 and to Wokingham District Local Plan (Deposit Draft) Policies WCC1 and WCC2.

02
The proposal would result in the loss of trees on the site should be retained and which at present enhance the visual amenity of the area. The proposal is therefore contrary to Berkshire Structure Plan Policy EN1, South East Area Local Plan Policy SBE9 and Wokingham District Local Plan (Deposit Draft) Policy WBE11.

03
The proposal does not provide for any on site Public Open Space, which is particularly unacceptable as this part of Finchampstead North has a significant shortage of public amenity open space. The proposal is therefore contrary to Berkshire Structure Plan Policy R5; South East Area Local Plan Policy SR2 and Wokingham District Local Plan (Deposit Draft) Policy WR7.

INFORMATIVE

01
If the proposal had been considered acceptable in principle it would be subject to a satisfactory legal agreement covering the following : 20% dwellings to be affordable housing, contributions towards off-site public open space provision, education, highways (safe routes to school) and proposed on site woodland area for nature conservation.

02
The required visibility splays include land not in the ownership of the applicants but on which notice has been served.
03
The proposal in relation to the wildlife area is not considered acceptable until a satisfactory management agreement is completed.

Date 26 November 1998

Development Control Manager

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations. The applicant should contact the Building Control Section of the District Council's Environmental Services for further information.

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