APPLICATION NO:
O/2000/1259

LOCATION:
Land At 60 Finch Road, Earley Reading.

APPLICANT:
Mr Sharp

PROPOSAL:
Outline application for the proposed erection of one dwelling

EARLIEST DATE FOR DECISION: **01/06/2000**

APPLICATION EXPIRY DATE: **15/06/2000**

CASE OFFICER: **Simon Lewis**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr Sharp
47 College Road
Sandhurst
Berkshire
GU47 0RA

Application Number: O/2000/1259

Parish: **EARLEY**

Location: **Land At 60, Finch Road, Earley, Reading.**

Proposal: **Outline application for the proposed erection of one 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 subject to compliance with the following conditions, the reasons for which are specified hereunder.

Reason
1. The proposed development, by virtue of its site size, location and close proximity to neighbouring properties would represent a cramped form of development, incongrous within the streetscene and harmful to the amenities of the neighbours. As such, its contrary to Policy LBE2 and LH1 of the Loddon Area Local Plan and Policies WBE1 and WH1 of the Wokingham District Local Plan (Deposit Draft) as amended.

Reason
2. The proposed development would result in the loss of an important area of open space which contributes to the character and appearance of the surrounding area. As such, it is contrary to Policy LTV6 of the Loddon Area Local Plan and Policies WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft) as amended.

John Mitchell
Development Control Manager
Date: 06/06/2000

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

Appeal Decision

Site visit made on 30 October 2000

The Planning Inspectorate
Room 1404
Tollgate House
Houlton Street
Bristol BS2 9DJ
☎ 0117 987 8927

by David Wildsmith BSc(Hons) MSc CEng MICE FIHT

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

Date
16 NOV 2000

Appeal Ref: APP/X0360/A/00/1048232
Land at Finch Road, Earley, Reading

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant outline planning permission.
- The appeal is made by Mr M Sharp against the decision of Wokingham District Council.
- The application (ref: O/2000/1259), dated 6 April 2000, was refused by notice dated 6 June 2000.
- The development proposed is a detached house.

Summary of Decision: The appeal is dismissed.

Preliminary Points of Clarification

1. The application was submitted in outline, with only siting and the means of access to be determined at this stage.

Site Description and Details of the Appeal Proposal

2. The appeal site comprises an irregularly shaped area of open land, generally laid to grass, lying on the western side of Finch Road. The surrounding area is predominantly residential, containing mainly semi-detached and terraced houses dating, I understand, from the early 1950s. Further residential properties in Repton Road lie to the west of the appeal site. Most of the dwellings in the area face onto their respective roads, but Nos. 58 and 60 Finch Road, a pair of semi-detached houses which lie just to the north-east of the appeal site, are situated perpendicular to the road. A further area of open land lies to the south of the appeal site, separating it from 62 Finch Road. This additional area of open land houses an electricity sub-station, sited on the general building line of the adjacent dwellings which face Finch Road, shielded by wooden fence panels. A small turning head lies to the east of the appeal site, and the appeal proposal seeks to extend this road spur to form a short cul-de-sac with the proposed 4-bedroomed dwelling set back some 11m from the new carriageway edge.

Main Issues

3. I consider that the main issues in this case are the effect of the proposal on firstly, the character and appearance of the surrounding area; and secondly, on the living conditions of nearby residents with particular reference to overlooking.

Planning Policy

4. The development plan for the area includes the Loddon Area Local Plan, 1995. Policy LBE2 states that proposals for development that is inappropriate in terms of its relationship with adjoining sites and buildings, or which would adversely affect the character of an area by virtue of its siting, scale, form, massing, materials, colour or texture, will not normally be permitted. Policy LH1 indicates that residential development in the form of infilling,

rounding off and redevelopment within the identified settlements will generally be considered favourably, subject to compliance with a number of listed criteria. Finally, policy LTV6 states that within the identified settlements, development of areas of open land including gaps in road frontages and garden areas which significantly contribute to the character of settlements will not normally be permitted. It goes on to make clear that any new development, including infill development will only be permitted if it is sympathetic in scale and character to the environs of the site.

5. The Council is also preparing the Wokingham District Local Plan, and has referred to policies WOS3, WBE1 and WH1, dealing respectively with Development Control Principles, Development in its Local Context, and Housing Development – Unidentified Sites. This plan is at a fairly advanced stage of preparation, with a second phase of a public local inquiry, currently in progress, but as objections have been lodged against each of these emerging policies, I can accord them only limited weight. Relevant government guidance is mainly in Planning Policy Guidance 3 (PPG3): *Housing*.

Reasons

Effect on the character and appearance of the surrounding area

6. I saw that the northern part of the appeal site is informally separated from the larger area to the south by a line of small shrubs in plant pots, and appears to form part of the amenity space of 60 Finch Road. Indeed it currently houses a small wooden shed in its north-western corner, and in my opinion it is an area important to the setting of No. 60. By incorporating this land into the appeal site, and siting the proposed dwelling just some 7.5m away, I consider that it would result in a cramped and awkward relationship between these 2 properties. This relationship would be out of keeping with the general layout of dwellings in the area, and would adversely impact upon the setting of No. 60 to the detriment of the relatively spacious appearance of this part of the street scene.

7. I am also concerned about the loss of this area of open space which not only provides important space around the unusually positioned No. 60, but also is one of only a few open areas in this fairly densely developed residential area. As such I consider that it makes a significant contribution to the character of the area, and its loss would run counter to the objectives of Local Plan policy LTV6. It is also apparent, from comments made by an interested person, that this open space is used as an informal play area by children. Taking all of these points into account, I conclude that the appeal proposal would have an adverse effect on the character and appearance of the surrounding area. It would therefore conflict with the relevant objectives of the adopted and emerging development plan policies to which I have referred.

Effect on living conditions

8. As already noted, the proposed dwelling would be positioned just about 7.5m away from 60 Finch Road, and at right angles to it. Although it would be offset from the front of No. 60 by some 2m, in my opinion it would nevertheless intrude awkwardly into the space around this latter property, and would result in a clear potential for overlooking of its front windows, albeit at an angle. In addition, it seems to me that the proposal would also give rise to overlooking of the rear garden of No. 62. Although such overlooking would again be at an angle, I consider that it would represent a material worsening of the current situation, and would have a noticeable impact on the privacy of occupiers of these existing

properties. However, I consider that there would be no unacceptable overlooking of properties in Repton Road to the west, in view of the separation distance involved, which would be in excess of 35m, and the screening provided by intervening trees.

9. Because of the above matters, I conclude on this second issue that the appeal proposal would have an adverse impact on the living conditions of nearby residents at 60 and 62 Finch Road, through overlooking and loss of privacy. Accordingly I consider that the proposal would not comply with the relevant development plan policies mentioned above.

Other matters

10. On other matters raised, I have had regard to the appellant's contention that the appeal proposal is in accordance with government guidance in PPGs 3 and 7. However, PPG7 primarily gives guidance on development within the countryside, and only makes passing reference to the need to focus housing development on existing towns and villages. In my opinion therefore, PPG3 is much more relevant to the case before me. I acknowledge that this guidance does indeed place a greater emphasis on the use of under-used urban land for housing than has often been the case in the past. However, this does not mean that land should be used for housing regardless of other constraints on its development. In particular paragraph 56 makes it clear that new housing development of whatever scale should not be viewed in isolation, but that its 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. It goes on to indicate, amongst other matters, that there should be a focus on the quality of the places and the living environments being created. For the reasons already given it is my opinion that the appeal proposal would not comply with this guidance.

11. Concerns have also been expressed by an interested person that as the area of Finch Road to the east of the appeal site is heavily used by parked vehicles, the appeal proposal would exacerbate this current situation. At my inspection parking was indeed taking place both within the small turning head, and also on-street in the vicinity of the site. Moreover, I noticed that many of the houses in Finch Road do not have garages, and that there is little opportunity for off-street parking. However, there is nothing before me to indicate that off-street parking could not be provided for the new dwelling, and it also seems to me that some on-street parking would be able to take place on the extended area of carriageway which would give access to the appeal site. As a result it is my view that the appeal proposal would not have a material impact upon the current parking situation, and the appeal would not fail for this reason alone.

12. It has also been brought to my attention that permission for a detached house at 60 Finch Road was granted in 1952, but no further details of this have been submitted. In any case a considerable length of time has passed since then and in my opinion this matter does therefore not lend support to the appeal proposal, which I have assessed on its own planning merits, against the currently prevailing planning policies.

13. I have had regard to all other matters raised but they are not sufficient to outweigh the considerations which have led me to my conclusion.

Conclusion

14. For the reasons given above I conclude that the appeal should be dismissed.

Formal Decision

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

Information

16. Particulars of the right of appeal against this decision to the High Court are enclosed for those concerned.

David Wildsmith.

INSPECTOR

Received by Wokingham District Council

Application No: O/2000/1259

PROPOSAL:
Outline application for the proposed erection of one dwelling

LOCATION:
Land At 60, Finch Road, Earley, Reading.

The application is available for inspection at the locations & during the times detailed below:

WOKINGHAM DISTRICT COUNCIL, PLANNING RECEPTION, SHUTE END, WOKINGHAM between 8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday.
(TEL: (0118) 974 6428)
OR
WOODLEY LIBRARY, HEADLEY ROAD, WOODLEY between 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 letter for delivery of plans.
OR
EARLEY TOWN COUNCIL, RADSTOCK HOUSE, RADSTOCK LANE, EARLEY between 9.00am – 1.00pm & 2.00pm – 4.30pm Monday to Friday.
(TEL: (0118) 986 8995)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Simon Lewis P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 01/06/2000. 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 of Planning and Transportation

Tel: (0118) 974 6454

Date: 6/6/2000

My ref: O/2000/1259

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 D Carpenter
8 Stanton Close
Earley
Reading
RG6 7DX

Dear Councillor

Application Number: O/2000/1259
Land At 60, Finch Road, Earley, Reading.
Outline application for the proposed erection of one 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 **Simon Lewis** on **(0118) 974 6454**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 27.6.2000

Yours faithfully

John Mitchell pp

Head of Planning and Transportation

LISTING FORM

Case officer: **Simon Lewis** Application Number: **O/2000/1259**
Land At 60, Finch Road, Earley, Reading.
Outline application for the proposed erection of one dwelling

Transfer: Yes ☐ No ☐
Reason for Transfer:

Signed: _____ Date: _____

Councillor D Carpenter

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 6454

Date: 6/6/2000

My ref: O/2000/1259

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 C Smith
7 Northam Close
Lower Earley
RG6 3AJ

Dear Councillor

Application Number: O/2000/1259
Land At 60, Finch Road, Earley, Reading.
Outline application for the proposed erection of one 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 **Simon Lewis** on **(0118) 974 6454**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

John Mitchell

Head of Planning and Transportation

Tel: (0118) 974 6454

Date: 6/6/2000

My ref: O/2000/1259

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 D Swindells
12 Culford Close
Lower Earley
RG6 3AS

Dear Councillor

Application Number: O/2000/1259
Land At 60, Finch Road, Earley, Reading.
Outline application for the proposed erection of one 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 **Simon Lewis** on **(0118) 974 6454**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

John Mitchell pp

Head of Planning and Transportation

TO: **DEVELOPMENT CONTROL**
Simon Lewis

FROM: Environmental Design

DATE: 6 June 1999

Location:	Land at 60 Finch Road, Earley
Proposal:	OUTLINE APPLICATION FOR THE ERECTION OF ONE DETACHED DWELLING
Application Number:	O/2000/1259

In response to your consultation dated 8 May 2000 for the above application, the tree and landscape comments are as follows:

The tree indicated on drawing no. 99/41 is in fact a sycamore, which is not a particularly healthy specimen. There are a number of other sycamores that are growing along the boundary with no. 62 and to the rear of the site and are not shown on the drawing and may be affected by the siting of the property which may require cutting back.

It is not clear if the applicant wishes to remove the tree, to which there are no objections, provided that a suitable tree is planted as a replacement at the front of the site.

Catherine Brimble

Catherine Brimble
Landscape Architect

HIGHWAYS CONSULTATION SHEET

From: Simon Lewis

Date: 08 May 2000

Application Number: O/2000/1259

Proposal: Outline application for the proposed erection of one dwelling

Parish: EARLEY TOWN

Site Address:
Land At 60, Finch Road, Earley, Reading.

Applicant:
Mr Sharp .

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).

No adverse highways comments.

IN08

Signed: A. Linnell **Print name:** A. LINNELL

FROM: Simon Lewis

DATE: 08 May 2000

DESIGNATED

EARLEY TOWN CONSULTATION SHEET

10 MAY 2000 Earley Town Council

Application Number: O/2000/1259

PLANNING SERVICES | UPT 29722 | TLS | ENF | DC | APP | CS | 23 MAY 2000 | COPIES TO:

Proposal: Outline application for the proposed erection of one dwelling.

Site Address: Land At 60, Finch Road, Earley, Reading.

Applicant: Mr Sharp .

Your observations are required in respect of this application **by 01/06/2000**.

Councillors could see little or no difference in this proposals to the previous application on this site. It was, therefore, that this application should be refused, since this poposal, by its size, location and close proximity to beighbouring properties would represent a cramped form of development, which would be unneighbourly and of detriment to the street scene.

Furthermore, if this application was allowed, a valuable area of open space would be lost.

SIGNED: _____ DATE: 19 MAY 2000

Clerk To Earley Parish/Town Council.

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	SL
CS DLS	

Re: 26 MAY 2000 Application N° 0/2000/1269.

COPIES TO: | ACK: | FILE:

M. OXLEY
56, FINCH ROAD
EARLEY
READING

Dear Sir or Madam

I would like to oppose the above planning application for the following reasons.

① Parking. - The area outside N° 60 is always congested. I enclose a recent photograph. Another dwelling would only add to the problem.

② The piece of land between N° 60 and N° 62 is valuable community land where children regularly play.

③ The garden of N° 60 isn't large enough to support any reasonable sized building. Anything larger than a double garage would have to be built virtually on my border thus infringing on our privacy.

④ The garden looks larger on the plans than what is actually there. Either the plans have been drawn to the wrong scale

[redacted] there is more land being claimed than is actually available within the boundaries of N°60.

On these grounds, I therefore urge you to refuse planning permission of any kind for the construction of any new dwelling on this site.

Yours faithfully

24/5/00

PLANNING SERVICES	HT
POL	ILS
DC	EJF
APP	
CS 0155	SC

COPIES TO:

51, Repton Road
Earley
RG6 7LJ

Your ref, 0\2000\1259 Simon Lewis

Wokingham District Council
Planning Services
P.O. Box 157
Shute End
Wokingham
RG40 1WR

18TH May 2000

Dear Chris Wood

Re Application Number 0\2000\1259 for the erection of one detached dwelling, at 60 Finch Road Earley

Thank you for your letter of the 8th May 2000, advising us that they want to build at the back of our property.

I am very surprised that they are trying for planning permission again, as the access to that land in Finch Road is very bad due the electricity sub station in that area.

Also so I did not think that this land was in there ownership, I though this belong to the Council or the electricity Board.

I will be looking at the plans for this application with great interest.

If you would kindly keep us informed of any decision made

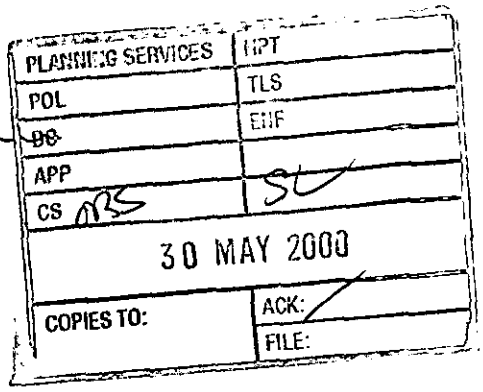
Yours Faithfully

Mrs J Gardiner

CC EARLEY TOWN COUNCIL

Your Ref Simon Lewis
01/2000/1259

60 Finch Road
Earley Reading.



49 Repton Road,
Earley,
Reading,
Berks.
26.5.00

Dear Mr Lewis,

Further to your letter of 8.5.00 informing us of the outline application for one dwelling at 60 Finch Road Earley.

We feel this location is totally unsuitable and too small an area for building a detached house.

The location is right at the back of our garden, and this would mean we would be closely overlooked. At this moment in time, the rear of our house and garden enjoy a good deal of Privacy. We would lose this totally.

Yours Sincerely

Mr & Mrs S. Lewis

Applicationo	Name & Address
O/2000/1259	Mrs J Gardiner 51 Rempton Road Earley RG6 7LJ
O/2000/1259	M Oxley 56 Finch Road Earley Reading
O/2000/1259	Mr & Mrs S Lewis 49 Repton Road Earley Rg6

APP refused letter
sent 23/6/00

WORK SHEET FOR : Simon Lewis

Application Number : O/2000/1259

Applicant : Mr Sharp .

Location : Land At 60, Finch Road, Earley, Reading.
Proposal : Outline application for the proposed erection of one dwelling

Site Notice Displayed ? :

YES	NO	DATE
✓		

Date of Neighbour Notifications : .....

Date of Site Visit : 18.5.2000

Date Registered : 20/04/2000

Earliest Date for Decision : 01/06/2000

Latest Consultation Date/Site Notice Expiry Date : 01/06/2000

Application Expiry Date: 15/06/2000

Consultation Responses : highways no objection.
Earley Town Council - recommend refusal.
2 letters from local residents - over development, out of character.

Planning Issues : Impact upon character of the area
Impact upon neighbouring properties

Relevant Policies - LH1 + LTV6 of Ladden Area Local Plan
- WBE1 + WH1 of Wokingham District Local Plan (Deposit Draft) as amended.

Application Number: O/2000/1259

Appraisal :

The application is the same as that previously that proposed under ref:99/70185/O, which was refused planning permission last September. The reason for this latest application is that the applicants missed the opportunity to appeal against the previous decision of the Council.

The main considerations in this case have not change since the determination of the previous application, which were the impact the development would have upon the character of the area and also the neighbouring properties. It is still considered that the site would not be able to accommodate any type of dwelling without appearing cramped and therefore out of keeping with the other surrounding properties. In addition the application site forms an important open gap in what is a reasonably dense housing estate with limited areas of this nature, and its loss would be detrimental to the existing streetscene. Finally although the application is in outline, the close proximity of the neighbouring properties, in particular nos. 60 and 62 Finch Road, gives rise to the potential of overlooking and overdominance from the development which would be harmful to the amenities of these properties.

There are no new relevant issues put forward by the applicant and therefore the application is still considered to be contrary to local planning policy and unacceptable.

Recomendation : Approval: ☐ **Refusal:** ☑
(tick appropriate box)

Application Number O/2000/1259
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
			The proposed development, by virtue of its site size, location and close proximity to neighbouring properties would represent a cramped form of development, incongruous within the streetscene and harmful to the amenities of the neighbours. As such its contrary to Policy LBE2 and LH1 of the Loddon Area Local Plan and Policies WBE1 and WH1 of the Wokingham District Local Plan (Deposit Draft) as amended.
			The proposed development would result in the loss of an important area of open space which contributes to the character and appearance of the surrounding area. As such it is contrary to Policy LTV6 of the Loddon Area Local Plan and Policies WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft) as amended.

John Mitchell
6/6/00

RECORD OF SITE VISIT

SITE ADDRESS: Land At 60 Finch Road Earley Reading.

APPLICATION NUMBER: O/2000/1259

OFFICER: Simon Lewis

DATE OF SITE VISIT: 18/5.

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes.

2. DESCRIPTION OF SURROUNDINGS Residential estate

3. DESCRIPTION OF SITE/BUILDING Small area of open space several trees etc

4. RELATIONSHIP TO ADJOINING PROPERTIES Residential properties adjoining either side.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: ~~10 APR 2000~~ VALID 20 APR 2000	Map No. 52 Site 0:05
Officer: SL	Application No. 0/2000/1259

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(O) OUTLINE APPLICATION FOR THE PROPOSED ERECTION OF ONE DWELLING

Location: LAND ~~ADJ~~ AT 60 FINCH ROAD

Parish: EARLEY

Ward: Little Hungerford 8.5.2000

Applicant: MR SHARP

resubmission 99/70185/0 refused.

Fee Received 00-00 Required ..... Additional ..... Refund .....

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	Not signed or dated.	refused 14/4	20/4
5	Elevation 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 : 8.5.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: ✓ .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: ✓ .....

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

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

OTHERS:

.....

..... No pre-apps. .....

.....

NEIGHBOURS:

SIN + 60, 56, 58, 62 Finch Road ✓

47, 49, 51 Repton Road

Yours ref 99/70185/0

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
10 APR 2000	
COPIES TO:	ACK:
	FILE:

47 College Rd
Sandhurst
GU47 0RA

Dear Sir

Re Proposed detached house @ Land adj 60 Finch Road, Earley.

Please find enclosed a resubmission for the above proposed project.

We missed the deadline for appeal consequently we need to reapply for decision.

Yours faithfully

M. C.

20.APR.2000* 1259

20.APR.2000* 1259

1769A

PLANNING APPLICATION PART I

Please answer all questions in CAPITAL letters. If any question is not applicable, put N/A in the space.
Please submit 6 copies of the completed form and your plans to:- Planning Dept., Wokingham District Council, PO Box No. 157, Shute End, Wokingham, Berkshire, RG40 1WR.
If you are a new applicant, notes to help you fill in the form are attached.
If you still have any questions about the form, please call Ian Jordan on 01734 778763.

WOKINGHAM DISTRICT COUNCIL

For office use only
Application No.

1.	YOUR NAME	M. SHARPE
	ADDRESS	47 COLLEGE ROAD
		SANDHURST
	POST CODE	GU47 0RA Tel. No.
2. If you have an agent and want all correspondence to be sent to them.	AGENT'S NAME	
	ADDRESS	
	POST CODE	Tel. No.
3. On the plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE.	SITE LOCATION	ADJ 60 FINCH ROAD EARLY
4. Give the area of the application site in hectares, if appropriate, or part of a hectare	SITE AREA	2400m² 0.24 hectare
5. Give brief details of the proposal.	ABOUT THE APPLICATION	OUTLINE FOR DETACHED 4 BED ROOM HOUSE
6. What is your interest in the application site, e.g. owner, prospective purchaser, a tenant with a lease.	OWNERSHIP	PROSPECTIVE PURCHASER

7. We need plans to be able to assess the application. Please list the plans and drawings you have submitted.

PLANS/DRAWINGS

1:~~2500~~ 1250 Location Plan	6	1:100 Floor Plan	
1:500 Block Plan	6	Other	
1:100 Elevations			

8. Does the application involve any of the following

Please tick relevant boxes. If you tick OTHER, please explain on this form.

CHANGE OF USE	NO	ALTERATION or EXTENSION	NO
CONSTRUCTION OF NEW BUILDING	YES	DEMOLITION	NO
OTHER			

9. What type of Planning application are you applying for?

RESERVED MATTERS	☐	Go to Question 10.
OUTLINE PERMISSION	☑	State relevant outline permission No. Go to Question 10.
FULL PERMISSION	☐	Go to Question 11.
TEMPORARY PERMISSION	☐	State period required. Go to Question 11.
RENEWAL OF TEMPORARY PERMISSION	☐	State previous permission No. Go to Question 11.
VARIATION/RELAXATION OF CONDITIONS	☐	State relevant application No. Details of conditions to be relaxed. Go to Question 11.

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

EXTERNAL APPEARANCE	☐	SITING	☑
MEANS OF ACCESS	☑	DESIGN	☐
		LANDSCAPING	☐

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDINGS ON THE APPLICATION SITE, e.g. residential, industrial, etc. If the site is vacant say so, and if possible give last known use.

VACANT

12. ARE THERE ANY TREES ON THE SITE?
If YES, please show their positions, spread, and species of the trees on the plans. Indicate any which are to be felled.

YES / ~~NO~~

13. PLEASE LIST THE EXTERNAL MATERIALS TO BE USED.

N.A.

14. WILL SURFACE WATER BE DRAINED INTO THE EXISTING DRAINAGE SYSTEM?
If NO, please give details of any new system to be constructed.

YES / NO — IF AVAILABLE OTHERWISE

SOAKAWAYS

15. WILL FOUL SEWAGE BE DISPOSED OF INTO THE EXISTING SEWAGE SYSTEM?
If NO, please give details of any new system to be constructed.

YES / NO — YES

16. WILL PEDESTRIANS/VEHICLES ACCESS THE SITE?
Please show details of the existing access and any proposed changes on the plans.

YES / ~~NO~~

17. WILL THE CAR PARKING PROVISION AT THIS SITE BE CHANGED?
If, YES, please show details of any changes on the plans.

YES / NO

18. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE?
If YES, please show the route and any proposed alternative on the plans.

~~YES~~ / NO

19. DOES THE PROPOSAL INVOLVE NEW RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS? If YES, please complete the following table.

~~YES~~ / NO

	No. of Bedrooms	Dwellings
Proposed new development	1	
	2	
	3	
	4	✓
	5 or more	
	TOTAL	
Nos. of residential units lost through demolition or conversion		NONE
	NET CHANGE	

20. HAS PROVISION BEEN MADE FOR THE DISABLED?
If YES, please show on the submitted plans what is to be provided.

WILL BE IF APPROVED — YES / NO

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL DEVELOPMENT?
If YES, please complete PART 2 of the form.

~~YES~~ / NO

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 (INCLUDING SCRAP YARDS)?
If YES, complete PART 3 of the form and submit whole application to Berkshire County Council.

~~YES~~ / NO

23. THE FEE ENCLOSED IS £ ~~150~~ 0 — RESUBMISSION 99/70185/0

The current scale of fees is attached. If you believe a reduced fee or no fee is payable please say why below.

SIGNED M. C. [illegible] ON BEHALF OF [ ] DATE 6-4-00

Before submitting this application check that you have answered all the relevant questions 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.

ADJ 60 FINCH RD, EARLEY

1789/a

SECTION 66 CERTIFICATE

Application No. 20.APR.2000* 1259

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
MRS DRINKWATER	60 FINCH ROAD EARLEY	17-7-00

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 . . . M. S. . . . . .

On behalf of . . . . . .

Date . . 17-4-00 . . . . . .

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

Earley 1.K-86

ADDRESS 60 FINCH ROAD PARISH ~~WOODLEY~~

PLOT No. ORD. SHEET No. SU. 7571 (52

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
534/48	Jewsons & Tinto Co. Ltd.	Layout	?	?
194/49	"	"	14/6/49	N/H. C
428/52	Wokingham R.D.C.	Semi/Det House	9/9/52	App. Ap
98/67087/0	Mrs. Drinkwater	Erect 2 Dwellings	22/6/98	RE
99/70185/0	Mr M. Sharpe.	o/l for erection of x1 det. dwelling.	16/9/99.	R

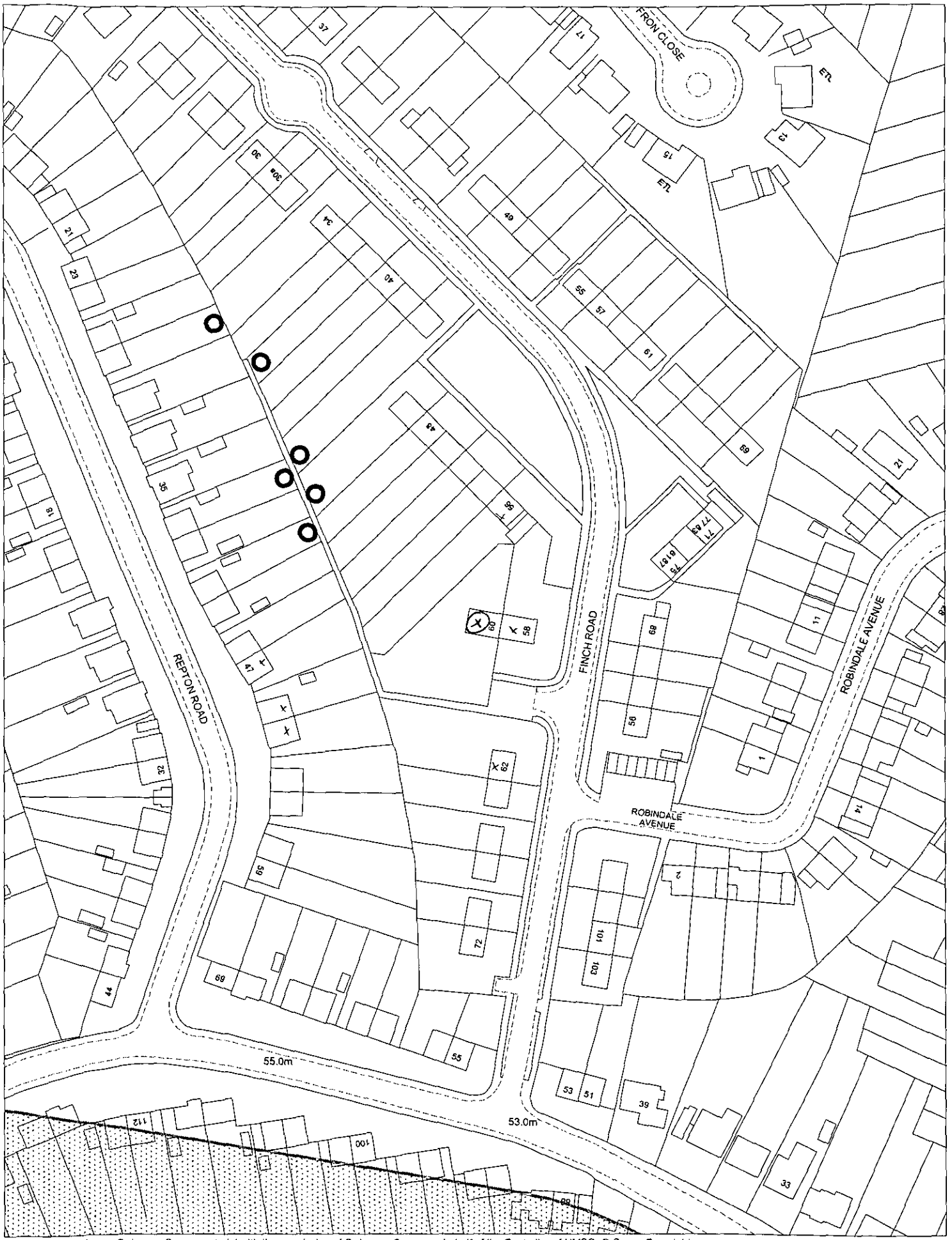
DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

20.APR.2000* 1259



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Development Control Section, Environmental Services, Wokingham District Council.

12 April 2000

Scale: 1 : 1250

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20.APR.2000* 1259

SYSTEMS LTD

SOUTHPORT U
LONDON OFFI

APPLICATION NO.1259

Name of appellant:
Mr M Sharp

Site address:
Land at 60 Finch Rd

Proposal:Outline application for the erection of a detached dwelling

Case Officer:SL

Applicat...

Two sto...
at 11 D...
Wokingh...

District
Allocate...
Date Re...

Vetting ...

5 Week ...
Extende...

EOT Ag...

Decision
Date

Date Co...

Date Co...
J:ZLABELFP

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/3/97

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03/04/95

WRITTEN REPRESENTATION APPEAL

CASE OFFICER: ~~SL~~ EXC

APPLICATION NUMBER: 1259

APPELLANT: Mr M Sharp

SITE: Land at 60 Finch Rd, Earley

APPEAL REF: APP/X0360/00/1048232 ~~7806~~

START DATE: 04/08/00

DATE OF SITE VISIT 30.10.00

Progress Record	Date Actioned	Initials	Time Hours : Mins.
Appeal Logged:	7/8/00	~~SL~~	
Entered on Access:	9/8/00	DG.	
Notification Letters Due:	**18/08/00**		
Notification Letters Sent:	11/8/00	DG	
Questionnaire Due:	**18/08/00**		
Questionnaire Sent:	14/8/00.	DG	
Venue Booked:	N/A.		
File received by Officer:			
Statement Due: (2 copies)	**15/09/00**		
Checked by Team Leader:			
Statement Sent: **(Don't forget to inform Den)**	15/9/00	faxed + sent DG	
~~Statement~~: 2 copies of COMMENTS ON STATEMENT DUE	6/10/00		
Decision letter circulated:	20/11/00	DG.	
Decision entered on Access.	20/11/00		

Appeal Decision

Site visit made on 30 October 2000

The Planning Inspectorate
Room 1404
Tollgate House
Houlton Street
Bristol BS2 9DJ
☎ 0117 987 8927

by David Wildsmith BSc(Hons) MSc CEng MICE FIHT

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

Date
16 NOV 2000

Appeal Ref: APP/X0360/A/00/1048232
Land at Finch Road, Earley, Reading

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant outline planning permission.
- The appeal is made by Mr M Sharp against the decision of Wokingham District Council.
- The application (ref: O/2000/1259), dated 6 April 2000, was refused by notice dated 6 June 2000.
- The development proposed is a detached house.

Summary of Decision: The appeal is dismissed.

Preliminary Points of Clarification

1. The application was submitted in outline, with only siting and the means of access to be determined at this stage.

Site Description and Details of the Appeal Proposal

2. The appeal site comprises an irregularly shaped area of open land, generally laid to grass, lying on the western side of Finch Road. The surrounding area is predominantly residential, containing mainly semi-detached and terraced houses dating, I understand, from the early 1950s. Further residential properties in Repton Road lie to the west of the appeal site. Most of the dwellings in the area face onto their respective roads, but Nos. 58 and 60 Finch Road, a pair of semi-detached houses which lie just to the north-east of the appeal site, are situated perpendicular to the road. A further area of open land lies to the south of the appeal site, separating it from 62 Finch Road. This additional area of open land houses an electricity sub-station, sited on the general building line of the adjacent dwellings which face Finch Road, shielded by wooden fence panels. A small turning head lies to the east of the appeal site, and the appeal proposal seeks to extend this road spur to form a short cul-de-sac with the proposed 4-bedroomed dwelling set back some 11m from the new carriageway edge.

Main Issues

3. I consider that the main issues in this case are the effect of the proposal on firstly, the character and appearance of the surrounding area; and secondly, on the living conditions of nearby residents with particular reference to overlooking.

Planning Policy

4. The development plan for the area includes the Loddon Area Local Plan, 1995. Policy LBE2 states that proposals for development that is inappropriate in terms of its relationship with adjoining sites and buildings, or which would adversely affect the character of an area by virtue of its siting, scale, form, massing, materials, colour or texture, will not normally be permitted. Policy LH1 indicates that residential development in the form of infilling,

rounding off and redevelopment within the identified settlements will generally be considered favourably, subject to compliance with a number of listed criteria. Finally, policy LTV6 states that within the identified settlements, development of areas of open land including gaps in road frontages and garden areas which significantly contribute to the character of settlements will not normally be permitted. It goes on to make clear that any new development, including infill development will only be permitted if it is sympathetic in scale and character to the environs of the site.

5. The Council is also preparing the Wokingham District Local Plan, and has referred to policies WOS3, WBE1 and WH1, dealing respectively with Development Control Principles, Development in its Local Context, and Housing Development – Unidentified Sites. This plan is at a fairly advanced stage of preparation, with a second phase of a public local inquiry, currently in progress, but as objections have been lodged against each of these emerging policies, I can accord them only limited weight. Relevant government guidance is mainly in Planning Policy Guidance 3 (PPG3): *Housing*.

Reasons

Effect on the character and appearance of the surrounding area

6. I saw that the northern part of the appeal site is informally separated from the larger area to the south by a line of small shrubs in plant pots, and appears to form part of the amenity space of 60 Finch Road. Indeed it currently houses a small wooden shed in its north-western corner, and in my opinion it is an area important to the setting of No. 60. By incorporating this land into the appeal site, and siting the proposed dwelling just some 7.5m away, I consider that it would result in a cramped and awkward relationship between these 2 properties. This relationship would be out of keeping with the general layout of dwellings in the area, and would adversely impact upon the setting of No. 60 to the detriment of the relatively spacious appearance of this part of the street scene.

7. I am also concerned about the loss of this area of open space which not only provides important space around the unusually positioned No. 60, but also is one of only a few open areas in this fairly densely developed residential area. As such I consider that it makes a significant contribution to the character of the area, and its loss would run counter to the objectives of Local Plan policy LTV6. It is also apparent, from comments made by an interested person, that this open space is used as an informal play area by children. Taking all of these points into account, I conclude that the appeal proposal would have an adverse effect on the character and appearance of the surrounding area. It would therefore conflict with the relevant objectives of the adopted and emerging development plan policies to which I have referred.

Effect on living conditions

8. As already noted, the proposed dwelling would be positioned just about 7.5m away from 60 Finch Road, and at right angles to it. Although it would be offset from the front of No. 60 by some 2m, in my opinion it would nevertheless intrude awkwardly into the space around this latter property, and would result in a clear potential for overlooking of its front windows, albeit at an angle. In addition, it seems to me that the proposal would also give rise to overlooking of the rear garden of No. 62. Although such overlooking would again be at an angle, I consider that it would represent a material worsening of the current situation, and would have a noticeable impact on the privacy of occupiers of these existing

properties. However, I consider that there would be no unacceptable overlooking of properties in Repton Road to the west, in view of the separation distance involved, which would be in excess of 35m, and the screening provided by intervening trees.

9. Because of the above matters, I conclude on this second issue that the appeal proposal would have an adverse impact on the living conditions of nearby residents at 60 and 62 Finch Road, through overlooking and loss of privacy. Accordingly I consider that the proposal would not comply with the relevant development plan policies mentioned above.

Other matters

10. On other matters raised, I have had regard to the appellant's contention that the appeal proposal is in accordance with government guidance in PPGs 3 and 7. However, PPG7 primarily gives guidance on development within the countryside, and only makes passing reference to the need to focus housing development on existing towns and villages. In my opinion therefore, PPG3 is much more relevant to the case before me. I acknowledge that this guidance does indeed place a greater emphasis on the use of under-used urban land for housing than has often been the case in the past. However, this does not mean that land should be used for housing regardless of other constraints on its development. In particular paragraph 56 makes it clear that new housing development of whatever scale should not be viewed in isolation, but that its 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. It goes on to indicate, amongst other matters, that there should be a focus on the quality of the places and the living environments being created. For the reasons already given it is my opinion that the appeal proposal would not comply with this guidance.

11. Concerns have also been expressed by an interested person that as the area of Finch Road to the east of the appeal site is heavily used by parked vehicles, the appeal proposal would exacerbate this current situation. At my inspection parking was indeed taking place both within the small turning head, and also on-street in the vicinity of the site. Moreover, I noticed that many of the houses in Finch Road do not have garages, and that there is little opportunity for off-street parking. However, there is nothing before me to indicate that off-street parking could not be provided for the new dwelling, and it also seems to me that some on-street parking would be able to take place on the extended area of carriageway which would give access to the appeal site. As a result it is my view that the appeal proposal would not have a material impact upon the current parking situation, and the appeal would not fail for this reason alone.

12. It has also been brought to my attention that permission for a detached house at 60 Finch Road was granted in 1952, but no further details of this have been submitted. In any case a considerable length of time has passed since then and in my opinion this matter does therefore not lend support to the appeal proposal, which I have assessed on its own planning merits, against the currently prevailing planning policies.

13. I have had regard to all other matters raised but they are not sufficient to outweigh the considerations which have led me to my conclusion.

Conclusion

14. For the reasons given above I conclude that the appeal should be dismissed.

Formal Decision

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

Information

16. Particulars of the right of appeal against this decision to the High Court are enclosed for those concerned.

David Wildsmith.

INSPECTOR

The Planning Inspectorate

Room 1004
Tollgate House
Houlton Street
Bristol BS2 9DJ
http://www.planning-inspectorate.gov.uk

Direct Line 0117-9876079
Switchboard 0117-9878000
Fax No GS 0117-9878443
GTN 1374-6079

20 NOV

COPIES TO: | ACK: | FILE:

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

Your Ref: O/2000/1259

Our Ref: APP/X0360/A/00/1048232

Date: 16 November 2000

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR SHARP
SITE AT LAND AT 60, FINCH ROAD, EARLEY, READING

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:

The Complaints Officer
The Planning Inspectorate
Room 14/04
Tollgate House
Houlton Street
Bristol
BS2 9DJ

Phone No. 0117 987 8927 Fax No. 0117 987 6219

Yours faithfully

Miss A Groves

COVERDL1

The Planning Inspectorate

Room 1004
Tollgate House
Houlton Street
Bristol BS2 9DJ
http://www.planning-inspectorate.gov.uk

Direct Line 0117-9876079
Switchboard 0117-9878000
Fax No 0117-9878443
GTN 1374-6079

PLANNING SERVICES
09 OCT 2000
COPIES TO:
ACK:

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

Your Ref: O/2000/1259

Our Ref: APP/X0360/A/00/1048232

Date: 6 October 2000

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR SHARP
SITE AT LAND AT 60, FINCH ROAD, EARLEY, READING

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

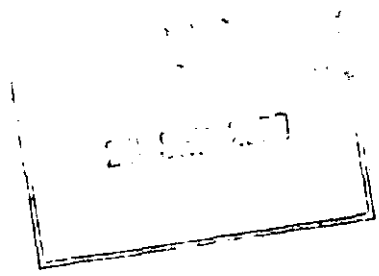
Miss A Bibi

217L(BPR)

Your Ref: APP/X0360/A/00/1048232

L W F Hilborne
5 Rowbury
Farncombe
Godalming
Surrey GU7 3BQ
Tel 01483 423181

The Planning Inspectorate
Room 1004
Tollgate House
Houlton Street
Bristol BS2 9DJ



19 September 2000

Dear Sir

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR SHARP
SITE AT LAND AT 60 FINCH ROAD, EARLEY, READING

I write with reference to the above mentioned appeal and confirm that I have the completed questionnaire and assosiated documents from the Council and have received from you the Council's statement of case.

I have the following comments on the Council's statement:-

2.01 The Council state that planning permission was granted for a detached house at 60 Finch Road in 1952, can it be confirmed whether the appeal proposal is similar to that approved.

4.03 An explanation was expected from the Council for the unusual siting of the pair of houses 58 and 60 Finch Road. Their siting does not fit into the pattern of the existing development.

4.04 It is reiterated that the erection of the proposed house will complete development that has the appearance of a short cul-de-sac and will not have any adverse impact on the amenities of the occupiers of 58 and 60 Finch Road.

4.5 The proposed house is not directly to the rear of 62 Finch Road being off-set 12 metres, there will be no direct overlooking or loss of outlook to the occupiers of the house. Again the proposed house is off-set 7 metres from the front of 60 Finch Road and will not cause any loss of amenities to the occupiers.

4.6 In street scene terms there will be no loss of open space due to the development.

5.01 The proposal will be seen to complete the development between 60 and 62 Finch Road bringing 58, 60 and 62 into the street scene. The proposal will make efficient use of land in the urban area as supported by the Government.

Yours faithfully

L W F Hilborne

L W F Hilborne

Tel. (0118) 974 6448 (Direct Line)
Date. August 11, 2000
My ref. O/2000/1259
Your ref.

Mrs J Gardiner
51 Repton Road
Earley
RG6 7LJ

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 Madam,

TOWN AND COUNTRY PLANNING ACT 1990
APPEAL BY: Mr M Sharp
SITE: 60 Finch Road, Earley

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

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

Should you wish to make further comments, you may do so, in writing, to The Planning Inspectorate, Room 1004, Tollgate House, Houlton Street, Bristol, BS2 9DJ. You should send three copies quoting reference APP/X0360/A/00/1048232. Comments received after **15/09/00** may be disregarded.

The application, decision notice, and the appellant's grounds of appeal can be inspected in the Environmental Services Department (Planning) at the Civic Offices, Shute End, Wokingham, Berkshire during normal office hours (08.30 to 17.00 on Mondays to Thursdays, 4.00pm on Fridays).

A free booklet, Guide to taking part in Planning Appeals is available from this office.

If you wish to receive a copy of the Appeal Decision, you should write to the Planning Inspectorate requesting a copy .

Yours faithfully

Denise Gumbrell (Mrs)
Appeals Assistant



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Development Control Section, Environmental Services, Wokingham District Council.

11 August 2000

Scale: 1 : 1250

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HIGHWAYS CONSULTATION SHEET

From: Simon Lewis

Date: 08 May 2000

Application Number: O/2000/1259

Proposal: Outline application for the proposed erection of one dwelling

Parish: EARLEY TOWN

Site Address:
Land At 60, Finch Road, Earley, Reading.

Applicant:
Mr Sharp .

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).

No adverse highways comments.

INOB

Signed: A. Linwell **Print name:** A. LINWELL

TO: **DEVELOPMENT CONTROL**
Simon Lewis

FROM: Environmental Design

DATE: 6 June 1999

Location:	Land at 60 Finch Road, Earley
Proposal:	OUTLINE APPLICATION FOR THE ERECTION OF ONE DETACHED DWELLING
Application Number:	O/2000/1259

In response to your consultation dated 8 May 2000 for the above application, the tree and landscape comments are as follows:

The tree indicated on drawing no. 99/41 is in fact a sycamore, which is not a particularly healthy specimen. There are a number of other sycamores that are growing along the boundary with no. 62 and to the rear of the site and are not shown on the drawing and may be affected by the siting of the property which may require cutting back.

It is not clear if the applicant wishes to remove the tree, to which there are no objections, provided that a suitable tree is planted as a replacement at the front of the site.

Catherine Brimble

Catherine Brimble
Landscape Architect

FROM: Simon Lewis

DATE: 08 May 2000

DELEGATED

EARLEY TOWN CONSULTATION SHEET

Application Number: O/2000/1259

Proposal: Outline application for the proposed erection ~~of one dwelling~~.

Site Address: Land At 60, Finch Road, Earley, Reading.

Applicant: Mr Sharp .

Your observations are required in respect of this application **by 01/06/2000**.

10 MAY 2000 Earley Town Council

PLANNING SERVICES | RPT 29722

EOL	TLS
DC	ENF
APP	
CS	

23 MAY 2000

COPIES TO:

Councillors could see little or no difference in this proposals to the previous application on this site. It was, therefore, that this application should be refused, since this poposal, by its size, location and close proximity to beighbouring properties would represent a cramped form of development, which would be unneighbourly and of detriment to the street scene.

Furthermore, if this application was allowed, a valuable area of open space would be lost.

SIGNED: _____ DATE: 19 MAY 2000

Clerk To Earley Parish/Town Council.

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	SL
CS OBS	
26 MAY 2000	
COPIES TO:	ACK:
	FILE:

M. OXLEY
56, FINCH ROAD
EARLEY
READING

Re: Application No 0/2000/1259.

Dear Sir or Madam

I would like to oppose the above planning application for the following reasons.

① Parking. – The area outside No 60 is always congested. I enclose a recent photograph. Another dwelling would only add to the problem.

② The piece of land between No 60 and No 62 is valuable community land wher children regularly play.

③ The garden of No 60 isn't large enough to support any reasonable sized building. Anything larger than a double garage would have to be built virtually on my border thus infringing on our privacy.

④ The garden looks larger on the plans than what is actually there. Either the plans have been drawn to the wrong scale

— or there is more land being claimed than is actually available within the boundaries of N°60...

On these grounds, I therefore urge you to refuse planning permission of any kind for the construction of any new dwelling on this site.

Yours faithfully

24/5/00


60
13.5.2000
5.30 PM.

PLANNING SERVICES	RPT
POL	TLS
DC	ENF
APP	
CS	
22 MAY 2...	
COPIES TO:	ACK:
	FILE:

Your ref; 0\2000\1259 Simon Lewis

51, Repton Road
Earley
RG6 7LJ

Wokingham District Council
Planning Services
P.O. Box 157
Shute End
Wokingham
RG40 1WR

18TH May 2000

Dear Chris Wood

Re Application Number 0\2000\1259 for the erection of one detached dwelling, at 60 Finch Road Earley

Thank you for your letter of the 8th May 2000, advising us that they want to build at the back of our property.

I am very surprised that they are trying for planning permission again, as the access to that land in Finch Road is very bad due the electricity sub station in that area.

Also so I did not think that this land was in there ownership, I though this belong to the Council or the electricity Board.

I will be looking at the plans for this application with great interest.

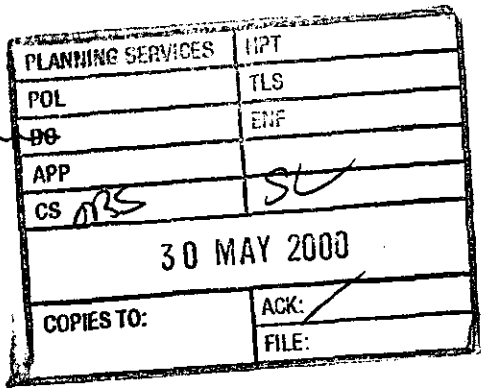
If you would kindly keep us informed of any decision made

Yours Faithfully

Mrs J Gardiner

CC EARLEY TOWN COUNCIL

Your Ref Simon Lewis
0/2000/1259
60 Finch Road
Earley Reading.



49 Repton Road,
Earley,
Reading,
Berks.
26.5.00

Dear Mr Lewis,

Further to your letter of 8.5.00 informing us of the outline application for one dwelling at 60 Finch Road Earley.
We feel this location is totally unsuitable and too small an area for building a detached house.
The location is right at the back of our garden, and this would mean we would be closely overlooked. At this moment in time, the rear of our house and garden enjoy a good deal of Privacy. We would lose this totally.

Yours Sincerely

Mr & Mrs S. Lewis

TO: **DEVELOPMENT CONTROL**
Simon Lewis

FROM: Environmental Design

DATE: 6 June 1999

Location:	Land at 60 Finch Road, Earley
Proposal:	OUTLINE APPLICATION FOR THE ERECTION OF ONE DETACHED DWELLING
Application Number:	O/2000/1259

In response to your consultation dated 8 May 2000 for the above application, the tree and landscape comments are as follows:

The tree indicated on drawing no. 99/41 is in fact a sycamore, which is not a particularly healthy specimen. There are a number of other sycamores that are growing along the boundary with no. 62 and to the rear of the site and are not shown on the drawing and may be affected by the siting of the property which may require cutting back.

It is not clear if the applicant wishes to remove the tree, to which there are no objections, provided that a suitable tree is planted as a replacement at the front of the site.

Catherine Brimble

Catherine Brimble
Landscape Architect

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

APPEAL BY: Mr M Sharp
SITE: Land at 60 Finch Rd, Earley
APPLICATION NO.: 1259
PROPOSAL: Outline application for the erection of a detached dwelling

LIST OF PERSONS CIRCULATED WITH NOTICE OF APPEAL

District Councillor(s) for Little Hungerford

Mrs D F Carpenter

Mr D Swindells

Ms C A Smith

Clerk(s) of Parish / Town Council of Earley

Mr R Raymond, Earley Town Council, Radstock House, Radstock Lane, Earley RG6 2UL

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

Environmental Design -Landscape
- Trees

TOWN AND COUNTRY PLANNING ACT 1990

SECTION 78 APPEAL

APPELLANT: **Mr M Sharp**

APPEAL SITE: **60 Finch Road, Earley**

REASON FOR APPEAL: **Refusal of outline planning permission for the erection of one detached house**

LOCAL PLANNING AUTHORITY REFERENCE : O/2000/1259

DEPARTMENT OF THE ENVIRONMENT, TRANSPORT AND THE REGIONS REFERENCE : APP/X0360/00/1048232

1.00 SITE DESCRIPTION

1.01 The appeal site is a 0.05 hectare piece of land, located in a residential area, within the Identified Settlement of Earley. It comprises of an open area, between the side of 62 Finch Road and the front of 58 and 60 Finch Road, which are perpendicular to the road.

A site location plan at scale 1:1250 is contained in Appendix 1.

2.00 RELEVANT PLANNING HISTORY

2.01 The layout of the estate was approved in 1949 with permission for a detached house at 60 Finch Road being approved in 1952. An application for the erection of two dwellings on the site was refused in 1998 (98/67087/O). An outline proposal for erection of a detached dwelling on the site was refused in September 1999 (99/70185/O) and an identical proposal was refused in June 2000 (O/2000/1259). Details of the siting and means of access were included for consideration. Both applications were refused for the following reasons.

1. *"The proposed development, by virtue of its site size, location and close proximity to neighbouring properties would represent a cramped from of development, incongruous with the streetscene and harmful to the amenities of the neighbours. As such, it is contrary to Policy LBE2 and LH1 of the Loddon Area Local Plan and Policies WBE1 and WH1 of the Wokingham District Local Plan (Deposit Draft) as amended. "*

2. *"The proposed development would result in the loss of an important are of open space which contributes to the character and appearance of the surrounding area. As such it is contrary to Policy LTV6 of the Loddon Area Local Plan and Policies WOS3 and WBE1 of the Wokingham District Local Plan(Deposit Draft) as amended. "*

3.00 POLICY BACKGROUND

3.01 The development plan for the area comprises of the Berkshire Structure Plan and the Loddon Area Local Plan. There is also an emerging district wide local plan.

3.02 The Loddon Area Local Plan was adopted on 5 May 1995 and, on 26 November 1996, the Planing and Transportation Committee resolved that it should continue to carry weight as the most up to date adopted plan, except in relation to housing provision. The following South East Area Local Plan policies are relevant to this appeal.

LBE2	Inappropriate Design
LH1	Housing Development on Unidentified Sites
LTV6	Protection of Important Open Areas within Settlements

A copies of these policies are contained in Appendix 2.

3.03 The emerging local plan is the Wokingham District Local Plan Deposit Draft. Berkshire County Council issued a statement of general conformity with the structure plan in May 1997 and the plan was placed

on deposit in 21 October 1997. The first phase of the Public Local Inquiry into the emerging plan took place between October 1998 and October 1999 and the second phase commenced in February 2000 and is ongoing. The following policy is relevant to this appeal:

WOS3 Development Control Principles
WBE1 Development in its Local Context.
WH1 Housing Development - Unidentified Sites

At Deposit six responses were received relating to policy WOS3, one in support and five objections. Three reposes were received in relation to policy WBE1, two objections and one in support. Of 38 representations relating to policy WH1 three were in support and the remainder were objections. Amendments to the policies WOS3 and WH1 have been proposed.

A copy of these policies is contained in Appendix 3.

4.00 THE COUNCIL'S CASE

4.01 Policy LH1 of the adopted local plan and policy WH1 of the emerging local plan establish the principle of residential infilling within Identified Settlements, subject to compliance with certain criteria and other plan policies. These criteria identify the protection of important open areas within settlements, and the impact of proposed development on the character of the surrounding area and the amenities of neighbours as considerations. Policy LTV6 of the adopted local plan also seeks to protect open areas, including gaps in road frontages and garden areas, which contribute to the character of settlements. The aim of policy LBE2 and of the adopted local plan and policies WOS3 and WBE1 of the emerging local plan is to promote a high standard of design which respects its local context. The scale and character new development should be appropriate to the area in which it is located and proposals

that are inappropriate in terms of their relationship with adjoining sites, by virtue of their siting, scale, layout, form or massing will be resisted.

4.02 The dwellings in Finch Road are a combination of semi-detached and terraced houses, the majority of which front the road. The plots are generally long and relatively narrow, although the actual length varies considerably. The siting of the houses on the plots is quite uniform with most having front gardens of about 8 metres in depth and the bulk of the land around the house forming a private rear garden.

4.03 58 and 60 Finch Road are quite unusual, being located at the point where the line of houses turns a corner, and positioned perpendicular to the road. In particular, a large proportion of the land surrounding No 60 is located to the front of the dwelling and it is this land that forms the appeal site. The site itself forms an open area containing several trees. There are a turning area, which would be extended to provide access to the site, and an electricity substation to the front of it.

4.04 Although the proposed footprint would be similar to that of the neighbouring dwellings, an additional dwelling of this size would appear cramped on the site and in relation to its neighbours, particularly 58 and 60 Finch Road, and this would be detrimental to the character of the area .

4.05 The front of the proposed dwelling would be 18 metres from the rear of 62 Finch Road and 7.5 metres from the front elevation of 60 Finch Road. Due to its proximity to these two dwellings, it is likely that there would be harm to the amenities of occupants resulting from overlooking and overdominance. In particular, loss of privacy to the rooms at the front of 60 Finch Road and the rear garden of 62 Finch Road are a concern.

4.06 The appeal site forms an open area within the estate and contains several trees. The surrounding area has quite a dense character with limited areas of this nature and, therefore, the site is considered to represent an important open space. This loss green area and a sense of openness would lost as a consequence of the appeal proposal, which would be harmful to the character and appearance of the area.

5.00 COMMENTS ON THE APPELLANT'S GROUNDS OF APPEAL

5.01 With regard to the appellants grounds of appeal, the Council maintains the appeal proposal would not relate well to surrounding development. The development would appear cramped, be detrimental to the amenities of 60 and 62 Finch Road and result in the loss of an open gap, which is important to the character of the area. Hence, it would not be in accord with government guidance relating to making efficient use of urban land.

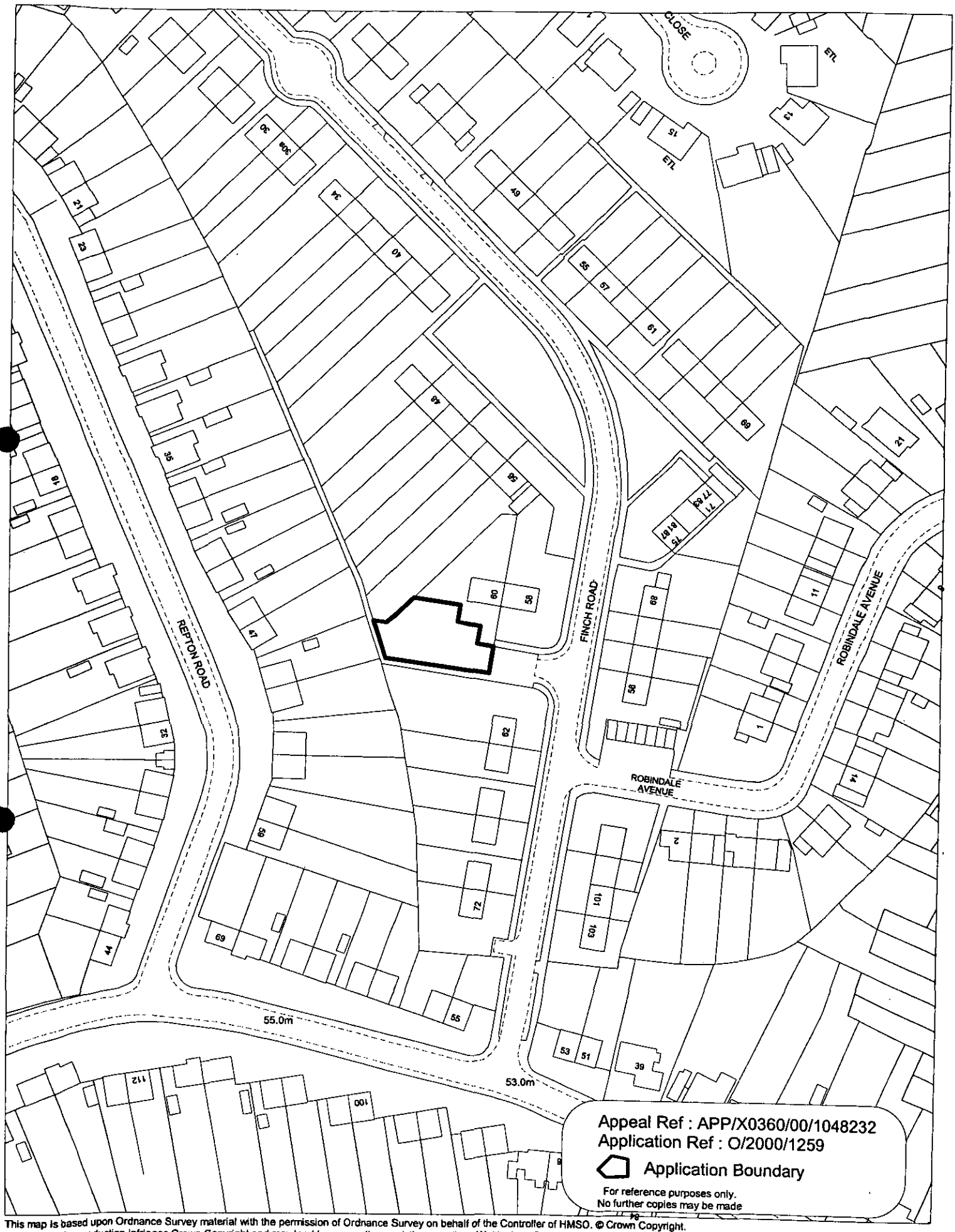
6.00 CONCLUSION

6.01 The cramped and uncharacteristic form of the proposals, together with the loss of an important open area would be harmful to the character and appearance of the area. As such it would be contrary to the policies cited and for this reason, the Inspector is respectfully requested to dismiss the appeal.

LIST OF APPENDICES

1. Location plan at 1:1250.
2. Extracts from the Loddon Area Local Plan.
3. Extracts from the Wokingham District Local Plan Deposit Draft.
4. Conditions for appeal if allowed.

APPENDIX 1 -
Location plan at 1:1250.



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Development Control Section, Environmental Services, Wokingham District Council.

Scale: 1 : 1250

N
W E
S

APPENDIX 2 -
Extracts from the Loddon Area Local Plan.

LODDON AREA LOCAL PLAN

Adopted 5 May 1995

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

which the land is demarcated by rural as opposed to urban characteristics.

1.1.10 Settlement edges are extremely sensitive areas of the landscape. Development occurring on or near the settlement edge can impinge unsatisfactorily on the countryside and prejudice the maintenance of a clear physical and visual separation between settlements. The need to consider the effect of proposals for limited housing and employment development on the rural areas is dealt with in policies LC1, LC2 and LC16.

1.1.11 As a complement to the latter, and in line with the spirit of policies EN4 and EN5 of the Replacement Structure Plan, there is a need to ensure that natural features such as trees and hedgerows which soften or screen the edge of the built up area, and, in many cases delineate the boundary, are retained. Where a lack of natural features exist the boundaries of the identified settlements have been delineated by fencelines or other means. Where development intrudes on the countryside, the provision of landscaping will be encouraged. The background work for this policy has involved carrying out a plan wide landscape survey which has included an assessment of the quality of boundaries to 'identified' settlements.

❖ LTV4 ENHANCING SETTLEMENT BOUNDARIES

THE DISTRICT COUNCIL WILL SEEK TO RETAIN NATURAL BOUNDARY FEATURES WHICH EXIST AROUND 'IDENTIFIED' SETTLEMENTS AND ENCOURAGE THE STRENGTHENING OF BOUNDARIES BY NEW TREES AND HEDGEROW PLANTING WHERE NATURAL FEATURES ARE WEAK OR ABSENT AND DEVELOPMENT IMPINGES ON THE COUNTRYSIDE. WHERE SUCH BOUNDARIES ARE FORMED BY WOODLAND OR TREES THE PROTECTION MAY TAKE THE FORM OF TREE PRESERVATION ORDERS.

1.1.12 Although there is a general presumption in favour of development within identified settlements, it is felt that there is a need to consider particularly carefully proposals for development within, but adjacent to the boundary of, the identified settlement where the settlement edge is fairly exposed due to land levels or limited natural screening and existing development is of a fairly low density. An intensification of the level of development through infilling, redevelopment or the additions of substantial extensions could result in the introduction of a hard urban edge close to the rural area.

❖ LTV5 TRANSITIONAL AREAS

IN VISUALLY SENSITIVE TRANSITIONAL AREAS, AS DEFINED ON THE PROPOSALS MAP, THE DISTRICT COUNCIL WILL RESTRICT ADDITIONAL DEVELOPMENT, IN THE FORM OF INFILLING, REDEVELOPMENT AND EXTENSIONS TO A LEVEL APPROPRIATE TO PREVENT THE FORMATION OF A HARD URBAN EDGE TO SETTLEMENTS.

IMPORTANT OPEN AREAS WITHIN SETTLEMENTS

1.1.13 In addition to the visually sensitive transitional areas and the more extensive open areas defined in Part 2 of the Local Plan, certain parts of some settlements have a distinctive character derived from the amount of open space and space about buildings. Often these spaces have a profuse amount of vegetation within them which is important in softening the urban environment. Whilst some settlements have isolated areas of this form of development the degree of concentration of development in older settlements tends to decrease with distance from the centre and there are open areas close to the boundaries which it is important to retain. Many of the important open areas within settlements are by their nature small and the local plan does not, therefore, define the areas to which the following policy relates. The application of the policy will be through the consideration of individual areas in the light of specific proposals.



❖ **LTV6 PROTECTION OF IMPORTANT OPEN AREAS WITHIN SETTLEMENTS**

WITHIN THE IDENTIFIED SETTLEMENTS, DEVELOPMENT OF AREAS OF OPEN LAND INCLUDING GAPS IN ROAD FRONTAGES AND GARDEN AREAS WHICH SIGNIFICANTLY CONTRIBUTE TO THE CHARACTER OF SETTLEMENTS WILL NOT NORMALLY BE PERMITTED. ANY NEW DEVELOPMENT, INCLUDING INFILL DEVELOPMENT WILL ONLY BE PERMITTED IF IT IS SYMPATHETIC IN SCALE AND CHARACTER TO THE ENVIRONS OF THE SITE.

ENVIRONMENTAL ENHANCEMENT

1.1.14 The District Council is keen to see enhancement of the environment throughout the plan area. Priorities for action are established in the following chapters but other opportunities will also be taken as they arise subject to the availability of funding and other resources where appropriate.

allow some development to occur in the identified settlements on unidentified sites in response to needs and opportunities identified by landowners and developers. It is estimated that a further 781 dwellings will be provided in the District on such sites between 1992 and 1998. Details of the basis for this estimation are given in Local Plan Working Paper Four which is available separately from this plan.

❖ LH1 HOUSING DEVELOPMENT ON UNIDENTIFIED SITES

WITHIN THE IDENTIFIED SETTLEMENTS RESIDENTIAL DEVELOPMENT IN THE FORM OF INFILLING, ROUNDING OFF AND DEVELOPMENT GENERALLY WILL BE CONSIDERED FAVOURABLY SUBJECT TO LOCAL ENVIRONMENTAL CONSTRAINTS AND OTHER PROVISIONS OF THIS PLAN. IN VIEW OF THE SENSITIVITY OF SUCH PROPOSALS AND THEIR POTENTIAL IMPACT THE PREPARATION OF A DEVELOPMENT BRIEF WILL NORMALLY BE NECESSARY IN BRINGING FORWARD SCHEMES ON SITES OVER 0.4 HECTARE. ON SITES OVER 0.4 HECTARE, AN ELEMENT OF AFFORDABLE HOUSING WILL BE SOUGHT IN ACCORDANCE WITH POLICY LH8.

IN INTERPRETING THIS POLICY, THE DISTRICT COUNCIL WILL PARTICULARLY WISH TO ENSURE THAT THE FOLLOWING CRITERIA (WHICH ARE AMPLIFIED IN OTHER POLICIES WHERE INDICATED) ARE COMPLIED WITH:

(A) THE PROTECTION OF OPEN AND WOODED AREAS, GAPS AND GARDEN AREAS WHICH ARE IMPORTANT TO THE CHARACTER OF THE SETTLEMENT CONCERNED (POLICY LTV6 AND VARIOUS SPECIFIC POLICIES);

(B) NO SIGNIFICANT ADVERSE EFFECT ON THE CHARACTER OF THE AREA (POLICIES LTV6, LBE1 & LBE2);

(C) NO SIGNIFICANT ADVERSE EFFECT ON SETTLEMENT BOUNDARIES AND THE SURROUNDING COUNTRYSIDE (POLICY LTV5);

(D) NO LOSS OF PUBLIC OPEN SPACE OR RECREATIONAL FACILITIES (POLICY LR4);

(E) THE PROVISION OF ADEQUATE GARDEN AREAS, SPACE ABOUT BUILDINGS AND OFF-STREET PARKING FOR ALL NEW DWELLINGS;

(F) THE PRESENCE OF ADEQUATE LOCAL HIGHWAY CAPACITY TO CATER FOR TRAFFIC GENERATED BY THE DEVELOPMENT.



1.2.08 The housing requirement for the five year period to 1998 is based on the provision required by the Approved Structure Plan until 1996, and thereafter on that required by the provision to be made in the Draft Deposit Structure Plan. This gives a total requirement 1992-98 of 3590 units for Wokingham District. Of the total provision (1984-98) some 9630 had been built by March 1992. Permission had also been granted for a further 1785 dwellings on that date and commitments had been entered into subject to legal agreements, for a further 257 dwellings. Together with the 781 houses to be provided on unidentified sites a total of 12229 dwellings have been provided for (taking into account non-implementation of unidentified sites and Lower Earley). Therefore, in the entire District, sites remain to be identified for 991 dwellings.

1.2.09 Sites for 336 dwellings are to be included in the South East Area Local Plan, and 726 additional dwellings have been identified in this Local Plan. This totals 1062 dwellings - more than the requirement to allow for non-implementation of any sites. The total for this Plan area is made up of 470 dwellings to be developed as the main area

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

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

❖ LBE2 INAPPROPRIATE DESIGN

PROPOSALS FOR DEVELOPMENT THAT IS INAPPROPRIATE IN TERMS OF ITS RELATIONSHIP WITH ADJOINING SITES AND BUILDINGS, OR WHICH WOULD ADVERSELY AFFECT THE CHARACTER OF AN AREA, BY VIRTUE OF ITS SITING, SCALE, FORM, MASSING, MATERIALS, COLOUR OR TEXTURE, WILL NOT NORMALLY BE PERMITTED.

ENVIRONMENTAL IMPROVEMENT

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

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

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

❖ LBE3 REFURBISHMENT AND REDEVELOPMENT

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

❖ LBE4 ENVIRONMENTAL ENHANCEMENT SCHEMES

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

SUNLIGHT, DAYLIGHT AND NOISE

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

❖ LBE5 SUNLIGHT AND DAYLIGHT

IN CONSIDERING PROPOSALS FOR NEW DEVELOPMENT, REDEVELOPMENT AND REFURBISHMENT THE DISTRICT COUNCIL WILL

APPENDIX 3 -
Extracts from the Wokingham District Local Plan Deposit Draft.

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.

POLICY WOS3: DEVELOPMENT CONTROL PRINCIPLES

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

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

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

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

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

E) PROVIDE BUILDINGS, FACILITIES AND SPACES THAT ARE 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.

POLICIES

5.12 Only part of the District's housing requirement is met through the allocation of specific areas of land for development. Housing will continue to be built on unidentified sites. In accordance with Berkshire Structure Plan Policies (C1 and H5), these sites will be within the boundaries of identified settlements.

POLICY WH1: HOUSING DEVELOPMENT - UNIDENTIFIED SITES

WITHIN THE IDENTIFIED SETTLEMENTS, ON SITES THAT ARE NOT IDENTIFIED IN THE PLAN FOR RESIDENTIAL USE, DEVELOPMENT IN THE FORM OF INFILLING, REDEVELOPMENT AND CHANGE OF USE TO RESIDENTIAL USE WILL BE CONSIDERED FAVOURABLY, SUBJECT TO LOCAL ENVIRONMENTAL AND AMENITY CONSIDERATIONS AND ALL OTHER RELEVANT POLICIES AND PROVISIONS OF THIS PLAN, IN ORDER TO MAKE THE BEST USE OF LAND IN BUILT-UP AREAS.

IN PARTICULAR, THE COUNCIL WILL SEEK TO ENSURE THAT THE FOLLOWING CRITERIA ARE COMPLIED WITH:

a) OPEN AND WOODED AREAS, AND GAPS AND GARDEN AREAS, THAT ARE IMPORTANT TO THE CHARACTER OF THE SETTLEMENT, ARE PROTECTED FROM INAPPROPRIATE DEVELOPMENT

b) THERE IS NO SIGNIFICANT ADVERSE EFFECT ON THE CHARACTER OF THE AREA, INCLUDING ON ANY CONSERVATION AREA

c) THERE IS NO SIGNIFICANT ADVERSE EFFECT ON ANY RESIDENTIAL PROPERTY OR LISTED BUILDING

d) THERE IS NO SIGNIFICANT ADVERSE EFFECT ON THE SETTLEMENT BOUNDARY OR ON THE ADJOINING COUNTRYSIDE

e) THERE IS NO SIGNIFICANT ADVERSE EFFECT ON ANY INTEREST OF NATURE CONSERVATION IMPORTANCE

f) THERE IS NO LOSS OF RECREATIONAL FACILITIES OR PUBLIC OPEN SPACE

g) THERE IS ADEQUATE LOCAL HIGHWAY AND INFRASTRUCTURE CAPACITY TO CATER FOR TRAFFIC AND OTHER DEMANDS GENERATED BY THE DEVELOPMENT, WITH, WHERE SEEN AS NECESSARY, THE PROVISION OF ROAD SAFETY MEASURES. IT WILL BE NECESSARY TO CONSIDER THE CUMULATIVE EFFECT ON ROADS AND INFRASTRUCTURE OF PROPOSED DEVELOPMENTS IN THE SAME AREA, TO DETERMINE THEIR ACCEPTABILITY UNDER THIS CRITERION

Cont.

h) AN ELEMENT OF AFFORDABLE HOUSING IS PROVIDED IN RESIDENTIAL SCHEMES OF 15 OR MORE DWELLINGS OR OF 0.5 HECTARE OR MORE IN SETTLEMENTS OF 3,000 OR FEWER, AND OF 25 OR MORE DWELLINGS OR OF 1 HECTARE OR MORE ELSEWHERE. THE SETTLEMENTS WHERE THE 25 DWELLINGS REQUIREMENT APPLIES COMPRISE CROWTHORNE (PINEWOOD), EARLEY, NORTH FINCHAMPSTEAD, TWYFORD, WARGRAVE, WINNERSH, WOKINGHAM AND WOODLEY. NEW DEVELOPMENT WILL BE EXPECTED TO COMPLY WITH THE COUNCIL'S SERVICE, AMENITY, AND INFRASTRUCTURE REQUIREMENT (S.A.I.R.).

PROPOSALS FOR RESIDENTIAL DEVELOPMENT WILL BE JUDGED AGAINST THE COUNCIL'S PLANNING GUIDELINES FOR THEIR ACCEPTABILITY UNDER DESIGN AND PARKING CRITERIA.

Implementation: Planning permissions to private and public sector housebuilders, having regard to Planning Guidelines.

Monitoring: Planning applications.

5.13 Assuming that 1,850 dwellings are provided on the major site south of the M4 at Grazeley by 2006, it is necessary to ensure that sufficient land is identified for the development of small sites. The sites that have been identified in Policy WH2 have been selected on the basis of their performance against a number of environmental criteria.

POLICY WH2: HOUSING DEVELOPMENT - IDENTIFIED SITES

IN ADDITION TO THE 1,850 DWELLINGS TO BE BUILT AT GRAZELEY (SEE PROPOSAL WSM1), THE COUNCIL WILL MAKE PROVISION FOR THE DEVELOPMENT OF APPROXIMATELY 867 DWELLINGS IN THE PERIOD 1 APRIL 1996 TO 31 MARCH 2006 ON THE FOLLOWING SITES, SUBJECT TO THE PROVISION OF INFRASTRUCTURE AND PUBLIC AND COMMUNITY SERVICES NECESSARY TO SUPPORT THE DEVELOPMENT. THESE SITES WILL BE SAFEGUARDED FROM OTHER TYPES OF DEVELOPMENT. IN BRINGING FORWARD THE SITES FOR DEVELOPMENT, A DEVELOPMENT BRIEF WILL BE REQUIRED. DEVELOPMENTS AT OR NEAR WINNERSH WILL BE REQUIRED TO CONTRIBUTE TOWARDS SCHEMES PUT FORWARD IN THE WINNERSH TRANSPORT STUDY.

a) WI12 LAND WEST OF MOLE ROAD, SINDLESHAM
b) WI17 FORMER GMU DEPOT, WATMORE LANE, WINNERSH
c) AB05 ARBORFIELD GARRISON, ARBORFIELD
d) SH03 LAND AT GRAZELEY ROAD, THREE MILE CROSS
e) SH13 CHURCH FARM AND CATTLE BREEDING CENTRE, CHURCH LANE
f) SH15 LAND AT HOLLOW LANE, SHINFIELD
g) SH27 LAND AT WILSFORD CLOSE, SHINFIELD
h) SH37 LAND AT LANE END FARM, CUTBUSH LANE, SHINFIELD
i) WI13 LAND AT CHATSWORTH AVENUE, WINNERSH

Implementation: Planning permissions to private and public sector housebuilders.

Monitoring: Monitor release of sites for development, including planning permissions.

APPENDIX 4 -
Conditions for Appeal if Allowed.

CONDITIONS

1.

a) Approval of the details of the design and external appearance of the building and the landscaping of the site (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.

b) Application for approval of the reserved matters referred to in a) above shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

c) The development hereby permitted shall be begun either before the expiration of five years from the date of this permission or before the expiration of two years from the date of approval of the last of the reserved matters to be approved whichever is the later.

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

4. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed in accordance with the approved details before the building is occupied.

5. No trees, hedgerows or shrubs within the curtilage of the site, except those shown on the approved plans or otherwise clearly indicated in the approved details as being removed, shall be felled, lopped or pruned, nor shall roots be removed or pruned without the prior consent of the Local

APPEAL UNDER SECTION 78 OF THE TOWN AND COUNTRY PLANNING ACT 1990 AGAINST THE REFUSAL OF PLANNING PERMISSION FOR THE ERECTION OF A DETACHED DWELLING ON LAND AT 60 FINCH ROAD, EARLEY, READING, BERKSHIRE

WRITTEN REPRESENTATIONS ON BEHALF OF MR M SHARP

LOCAL PLANNING AUTHORITY'S REFERENCE 0/2000/1259

1.0 INTRODUCTION

1.1 This appeal by Mr M Sharp is against the refusal by Wokingham District Council to permit the erection of a detached dwelling on land at 60 Finch Road, Earley, Reading, Berkshire. The application sought outline consent for the proposal with the siting and means of access included in the application.

1.2 The appeal application was dated 6 April 2000 and was refused planning permission on 6 June 2000. The reasons for refusal were as follows:-

1. The proposed development by virtue of its site size, location and close proximity to neighbouring properties would represent a cramped form of development, incongrous within the street scene and harmful to the amenities of the neighbours. As such its contrary to Policy LBE2 and LH1 of the Loddon Area Local Plan and Policies WBE1 and WH1 of the Wokingham District Local Plan (Deposit Draft) as amended.

2. The proposed development would result in the loss of an important area of open space which contributes to the character and appearance of the surrounding area. As such, it is contrary to Policy LTV6 of the Loddon Area Local Plan and Poligies WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft) as amended.

2.0 THE APPEAL SITE

2.1 60 Finch Road is a semi detached house being the western one of a pair of semi-detached houses 58 and 60 Finch Road, located on the western side of Finch Road. The area is residential in character the area being developed in the early 1950's..

2.2 The pair of houses are sited at right angles to Finch Road, the original intention being to construct an estate street access from Finch Road to serve a proposed residential development on land lying west of the appeal site, consequently the pair of houses were sited to front the proposed estate street. The junction of the proposed estate street with Finch Road was constructed in preparation for

the road. However the land lying west of the appeal site was developed with an alternative access road Repton Road and no further work was undertaken to the proposed estate street.

2.2 The appeal site is level, irregular in shape and together with the access way from Finch Road extends to 0.0415 hectares. On the southern side of the site is a grassed area, situated at the eastern end of this area is an electical sub-station. To the west of the site is the rear garden of the semi-detached house 49 Repton Road and to the north of the site is the rear garden of 56 Finch Road. On the eastern side of Finch Road opposite the site are residential properties.

2.3 The character of the area is of a medium density residential area comprising post 1939/45 war terraced and pairs of semi-detached two storey houses.

3.0 RESPONSE TO THE PLANNING AUTHORITY'S REASONS FOR REFUSING THE APPEAL APPLICATION

3.1 The appeal application seeks outline permission for the erection of a detached four bedroom house on land at 60 Finch Road, Early. The plot is irregular in shape having a maximum width of 19 metres and a maximum depth of 29 metres. The proposal includes the extension of the existing estate street access some 12 metres up to the eastern boundary of the plot, the proposed house is to be sited across the width of the plot and the house will be seen as a focal point at the head of a short cul-de-sac.

3.2 The Planning Authority oppose the development on grounds that it is contrary to Development Plan policies which seeks to protect the environment and not to permit development which would cause visual damage or be harmful to the character of the area or the amenities of the occupiers of neighbouring residential properties. The policies also seek to prevent the loss of existing open space.

3.3 The site lies within an established urban area, the proposed house will relate and be in scale with the neighbouring two storey houses and will complement the development between 60 and 62 Finch Road.

3.4 It is submitted that the surrounding residential properties will not be adversely affected by the appeal proposal. The proposed house will not be unduely obtrusive from the adjoining dwellings and has sufficient distance from the neighbouring houses to avoid overlooking or loss of privacy to the occupiers of neighbouring properties or the proposed house. The proposed house will have a rear garden depth of 12 metres and the garden retained with 60 Finch Road is considered to adequate.

3.5 The application site does not comprise community space and the proposed house will form a focal point to the cul-de-sac development. There is satisfactory open space around the proposed house and it is submitted that the development will not have a cramped appearance or be detrimental to the visual amenity.

3.6 Central Government advice is given in Planning Policy Guidance Note 3: Housing and Planning Policy Guidance Note 7:. The Countryside-Environmental Quality and Economic and Social Development (PPG's).

In PPG 3 it is said inter-alia that the Government is commited to maximising the use of previously developed land and that new housing development should be provided within the urban areas. Paragraphs 3.18 and 3.20 in PPG 7 deals with housing and states that the Government policies for meeting new housing are based on the principle of focusing new development on existing tows and villages making the best use of land which has already been developed. New development should be well-related in scale and location to existing development. The appeal site lies within an urban area and comprises part of a developed site. The development of the appeal site accords with the advice given in these PPG's.

4.0 SUMMARY

4.1 It is submitted that the proposal will not detract from the character or appearance of the area or be deleterious to the visual amenity. There will be satisfactory and adequate space around the buildings both existing and new and the proposal will fit naturally into the locality.



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Development Control Section, Environmental Services, Wokingham District Council.

11 August 2000

Scale: 1 : 1250

LODDON AREA LOCAL PLAN

Adopted 5 May 1995

Published by: Wokingham District Council
Planning Department
Shute End
Wokingham
Berkshire
RG40 1WR
Telephone: (01734) 778798
Fax: (01734) 778735

which the land is demarcated by rural as opposed to urban characteristics.

1.1.10 Settlement edges are extremely sensitive areas of the landscape. Development occurring on or near the settlement edge can impinge unsatisfactorily on the countryside and prejudice the maintenance of a clear physical and visual separation between settlements. The need to consider the effect of proposals for limited housing and employment development on the rural areas is dealt with in policies LC1, LC2 and LC16.

1.1.11 As a complement to the latter, and in line with the spirit of policies EN4 and EN5 of the Replacement Structure Plan, there is a need to ensure that natural features such as trees and hedgerows which soften or screen the edge of the built up area, and, in many cases delineate the boundary, are retained. Where a lack of natural features exist the boundaries of the identified settlements have been delineated by fencelines or other means. Where development intrudes on the countryside, the provision of landscaping will be encouraged. The background work for this policy has involved carrying out a plan wide landscape survey which has included an assessment of the quality of boundaries to 'identified' settlements.

❖ *LTV4 ENHANCING SETTLEMENT BOUNDARIES*

THE DISTRICT COUNCIL WILL SEEK TO RETAIN NATURAL BOUNDARY FEATURES WHICH EXIST AROUND 'IDENTIFIED' SETTLEMENTS AND ENCOURAGE THE STRENGTHENING OF BOUNDARIES BY NEW TREES AND HEDGEROW PLANTING WHERE NATURAL FEATURES ARE WEAK OR ABSENT AND DEVELOPMENT IMPINGES ON THE COUNTRYSIDE. WHERE SUCH BOUNDARIES ARE FORMED BY WOODLAND OR TREES THE PROTECTION MAY TAKE THE FORM OF TREE PRESERVATION ORDERS.

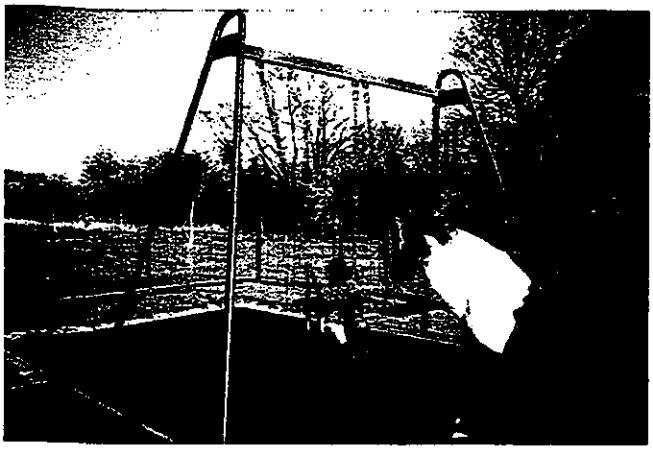
1.1.12 Although there is a general presumption in favour of development within identified settlements, it is felt that there is a need to consider particularly carefully proposals for development within, but adjacent to the boundary of, the identified settlement where the settlement edge is fairly exposed due to land levels or limited natural screening and existing development is of a fairly low density. An intensification of the level of development through infilling, redevelopment or the additions of substantial extensions could result in the introduction of a hard urban edge close to the rural area.

❖ *LTV5 TRANSITIONAL AREAS*

IN VISUALLY SENSITIVE TRANSITIONAL AREAS, AS DEFINED ON THE PROPOSALS MAP, THE DISTRICT COUNCIL WILL RESTRICT ADDITIONAL DEVELOPMENT, IN THE FORM OF INFILLING, REDEVELOPMENT AND EXTENSIONS TO A LEVEL APPROPRIATE TO PREVENT THE FORMATION OF A HARD URBAN EDGE TO SETTLEMENTS.

IMPORTANT OPEN AREAS WITHIN SETTLEMENTS

1.1.13 In addition to the visually sensitive transitional areas and the more extensive open areas defined in Part 2 of the Local Plan, certain parts of some settlements have a distinctive character derived from the amount of open space and space about buildings. Often these spaces have a profuse amount of vegetation within them which is important in softening the urban environment. Whilst some settlements have isolated areas of this form of development the degree of concentration of development in older settlements tends to decrease with distance from the centre and there are open areas close to the boundaries which it is important to retain. Many of the important open areas within settlements are by their nature small and the local plan does not, therefore, define the areas to which the following policy relates. The application of the policy will be through the consideration of individual areas in the light of specific proposals.



❖ LTV6 PROTECTION OF IMPORTANT OPEN AREAS WITHIN SETTLEMENTS

WITHIN THE IDENTIFIED SETTLEMENTS, DEVELOPMENT OF AREAS OF OPEN LAND INCLUDING GAPS IN ROAD FRONTAGES AND GARDEN AREAS WHICH SIGNIFICANTLY CONTRIBUTE TO THE CHARACTER OF SETTLEMENTS WILL NOT NORMALLY BE PERMITTED. ANY NEW DEVELOPMENT, INCLUDING INFILL DEVELOPMENT WILL ONLY BE PERMITTED IF IT IS SYMPATHETIC IN SCALE AND CHARACTER TO THE ENVIRONS OF THE SITE.

ENVIRONMENTAL ENHANCEMENT

1.1.14 The District Council is keen to see enhancement of the environment throughout the plan area. *Priorities for action are established in the* following chapters but other opportunities will also be taken as they arise subject to the availability of funding and other resources where appropriate.

allow some development to occur in the identified settlements on unidentified sites in response to needs and opportunities identified by landowners and developers. It is estimated that a further 781 dwellings will be provided in the District on such sites between 1992 and 1998. Details of the basis for this estimation are given in Local Plan Working Paper Four which is available separately from this plan.

❖ LH1 HOUSING DEVELOPMENT ON UNIDENTIFIED SITES

WITHIN THE IDENTIFIED SETTLEMENTS RESIDENTIAL DEVELOPMENT IN THE FORM OF INFILLING, ROUNDING OFF AND DEVELOPMENT GENERALLY WILL BE CONSIDERED FAVOURABLY SUBJECT TO LOCAL ENVIRONMENTAL CONSTRAINTS AND OTHER PROVISIONS OF THIS PLAN. IN VIEW OF THE SENSITIVITY OF SUCH PROPOSALS AND THEIR POTENTIAL IMPACT THE PREPARATION OF A DEVELOPMENT BRIEF WILL NORMALLY BE NECESSARY IN BRINGING FORWARD SCHEMES ON SITES OVER 0.4 HECTARE. ON SITES OVER 0.4 HECTARE, AN ELEMENT OF AFFORDABLE HOUSING WILL BE SOUGHT IN ACCORDANCE WITH POLICY LH8.

IN INTERPRETING THIS POLICY, THE DISTRICT COUNCIL WILL PARTICULARLY WISH TO ENSURE THAT THE FOLLOWING CRITERIA (WHICH ARE AMPLIFIED IN OTHER POLICIES WHERE INDICATED) ARE COMPLIED WITH:

(A) THE PROTECTION OF OPEN AND WOODED AREAS, GAPS AND GARDEN AREAS WHICH ARE IMPORTANT TO THE CHARACTER OF THE SETTLEMENT CONCERNED (POLICY LTV6 AND VARIOUS SPECIFIC POLICIES);

(B) NO SIGNIFICANT ADVERSE EFFECT ON THE CHARACTER OF THE AREA (POLICIES LTV6, LBE1 & LBE2);

(C) NO SIGNIFICANT ADVERSE EFFECT ON SETTLEMENT BOUNDARIES AND THE SURROUNDING COUNTRYSIDE (POLICY LTV5);

(D) NO LOSS OF PUBLIC OPEN SPACE OR RECREATIONAL FACILITIES (POLICY LR4);

(E) THE PROVISION OF ADEQUATE GARDEN AREAS, SPACE ABOUT BUILDINGS AND OFF-STREET PARKING FOR ALL NEW DWELLINGS;

(F) THE PRESENCE OF ADEQUATE LOCAL HIGHWAY CAPACITY TO CATER FOR TRAFFIC GENERATED BY THE DEVELOPMENT.



1.2.08 The housing requirement for the five year period to 1998 is based on the provision required by the Approved Structure Plan until 1996, and thereafter on that required by the provision to be made in the Draft Deposit Structure Plan. This gives a total requirement 1992-98 of 3590 units for Wokingham District. Of the total provision (1984-98) some 9630 had been built by March 1992. Permission had also been granted for a further 1785 dwellings on that date and commitments had been entered into subject to legal agreements, for a further 257 dwellings. Together with the 781 houses to be provided on unidentified sites a total of 12229 dwellings have been provided for (taking into account non-implementation of unidentified sites and Lower Earley). Therefore, in the entire District, sites remain to be identified for 991 dwellings.

1.2.09 Sites for 336 dwellings are to be included in the South East Area Local Plan, and 726 additional dwellings have been identified in this Local Plan. This totals 1062 dwellings - more than the requirement to allow for non-implementation of any sites. The total for this Plan area is made up of 470 dwellings to be developed as the main area

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

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

❖ LBE2 INAPPROPRIATE DESIGN

PROPOSALS FOR DEVELOPMENT THAT IS INAPPROPRIATE IN TERMS OF ITS RELATIONSHIP WITH ADJOINING SITES AND BUILDINGS, OR WHICH WOULD ADVERSELY AFFECT THE CHARACTER OF AN AREA, BY VIRTUE OF ITS SITING, SCALE, FORM, MASSING, MATERIALS, COLOUR OR TEXTURE, WILL NOT NORMALLY BE PERMITTED.

ENVIRONMENTAL IMPROVEMENT

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

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

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

❖ LBE3 REFURBISHMENT AND REDEVELOPMENT

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

❖ LBE4 ENVIRONMENTAL ENHANCEMENT SCHEMES

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

SUNLIGHT, DAYLIGHT AND NOISE

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

❖ LBE5 SUNLIGHT AND DAYLIGHT

IN CONSIDERING PROPOSALS FOR NEW DEVELOPMENT, REDEVELOPMENT AND REFURBISHMENT THE DISTRICT COUNCIL WILL



Wokingham District Local Plan

Deposit Draft 1997

Consolidated Document November 1999

November 1999

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.

POLICY WOS3: DEVELOPMENT CONTROL PRINCIPLES

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

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

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

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

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

E) PROVIDE BUILDINGS, FACILITIES AND SPACES THAT ARE 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.

POLICIES

5.12 Only part of the District's housing requirement is met through the allocation of specific areas of land for development. Housing will continue to be built on unidentified sites. In accordance with Berkshire Structure Plan Policies (C1 and H5), these sites will be within the boundaries of identified settlements.

POLICY WH1: HOUSING DEVELOPMENT - UNIDENTIFIED SITES

WITHIN THE IDENTIFIED SETTLEMENTS, ON SITES THAT ARE NOT IDENTIFIED IN THE PLAN FOR RESIDENTIAL USE, DEVELOPMENT IN THE FORM OF INFILLING, REDEVELOPMENT AND CHANGE OF USE TO RESIDENTIAL USE WILL BE CONSIDERED FAVOURABLY, SUBJECT TO LOCAL ENVIRONMENTAL AND AMENITY CONSIDERATIONS AND ALL OTHER RELEVANT POLICIES AND PROVISIONS OF THIS PLAN, IN ORDER TO MAKE THE BEST USE OF LAND IN BUILT-UP AREAS.

IN PARTICULAR, THE COUNCIL WILL SEEK TO ENSURE THAT THE FOLLOWING CRITERIA ARE COMPLIED WITH:

a) OPEN AND WOODED AREAS, AND GAPS AND GARDEN AREAS, THAT ARE IMPORTANT TO THE CHARACTER OF THE SETTLEMENT, ARE PROTECTED FROM INAPPROPRIATE DEVELOPMENT

b) THERE IS NO SIGNIFICANT ADVERSE EFFECT ON THE CHARACTER OF THE AREA, INCLUDING ON ANY CONSERVATION AREA

c) THERE IS NO SIGNIFICANT ADVERSE EFFECT ON ANY RESIDENTIAL PROPERTY OR LISTED BUILDING

d) THERE IS NO SIGNIFICANT ADVERSE EFFECT ON THE SETTLEMENT BOUNDARY OR ON THE ADJOINING COUNTRYSIDE

e) THERE IS NO SIGNIFICANT ADVERSE EFFECT ON ANY INTEREST OF NATURE CONSERVATION IMPORTANCE

f) THERE IS NO LOSS OF RECREATIONAL FACILITIES OR PUBLIC OPEN SPACE

g) THERE IS ADEQUATE LOCAL HIGHWAY AND INFRASTRUCTURE CAPACITY TO CATER FOR TRAFFIC AND OTHER DEMANDS GENERATED BY THE DEVELOPMENT, WITH, WHERE SEEN AS NECESSARY, THE PROVISION OF ROAD SAFETY MEASURES. IT WILL BE NECESSARY TO CONSIDER THE CUMULATIVE EFFECT ON ROADS AND INFRASTRUCTURE OF PROPOSED DEVELOPMENTS IN THE SAME AREA, TO DETERMINE THEIR ACCEPTABILITY UNDER THIS CRITERION

Cont.

h) AN ELEMENT OF AFFORDABLE HOUSING IS PROVIDED IN RESIDENTIAL SCHEMES OF 15 OR MORE DWELLINGS OR OF 0.5 HECTARE OR MORE IN SETTLEMENTS OF 3,000 OR FEWER, AND OF 25 OR MORE DWELLINGS OR OF 1 HECTARE OR MORE ELSEWHERE. THE SETTLEMENTS WHERE THE 25 DWELLINGS REQUIREMENT APPLIES COMPRISE CROWTHORNE (PINEWOOD), EARLEY, NORTH FINCHAMPSTEAD, TWYFORD, WARGRAVE, WINNERSH, WOKINGHAM AND WOODLEY. NEW DEVELOPMENT WILL BE EXPECTED TO COMPLY WITH THE COUNCIL'S SERVICE, AMENITY, AND INFRASTRUCTURE REQUIREMENT (S.A.I.R.).

PROPOSALS FOR RESIDENTIAL DEVELOPMENT WILL BE JUDGED AGAINST THE COUNCIL'S PLANNING GUIDELINES FOR THEIR ACCEPTABILITY UNDER DESIGN AND PARKING CRITERIA.

Implementation: Planning permissions to private and public sector housebuilders, having regard to Planning Guidelines.

Monitoring: Planning applications.

5.13 Assuming that 1,850 dwellings are provided on the major site south of the M4 at Grazeley by 2006, it is necessary to ensure that sufficient land is identified for the development of small sites. The sites that have been identified in Policy WH2 have been selected on the basis of their performance against a number of environmental criteria.

POLICY WH2: HOUSING DEVELOPMENT - IDENTIFIED SITES

IN ADDITION TO THE 1,850 DWELLINGS TO BE BUILT AT GRAZELEY (SEE PROPOSAL WSM1), THE COUNCIL WILL MAKE PROVISION FOR THE DEVELOPMENT OF APPROXIMATELY 867 DWELLINGS IN THE PERIOD 1 APRIL 1996 TO 31 MARCH 2006 ON THE FOLLOWING SITES, SUBJECT TO THE PROVISION OF INFRASTRUCTURE AND PUBLIC AND COMMUNITY SERVICES NECESSARY TO SUPPORT THE DEVELOPMENT. THESE SITES WILL BE SAFEGUARDED FROM OTHER TYPES OF DEVELOPMENT. IN BRINGING FORWARD THE SITES FOR DEVELOPMENT, A DEVELOPMENT BRIEF WILL BE REQUIRED. DEVELOPMENTS AT OR NEAR WINNERSH WILL BE REQUIRED TO CONTRIBUTE TOWARDS SCHEMES PUT FORWARD IN THE WINNERSH TRANSPORT STUDY.

a) WI12 LAND WEST OF MOLE ROAD, SINDLESHAM
b) WI17 FORMER GMU DEPOT, WATMORE LANE, WINNERSH
c) AB05 ARBORFIELD GARRISON, ARBORFIELD
d) SH03 LAND AT GRAZELEY ROAD, THREE MILE CROSS
e) SH13 CHURCH FARM AND CATTLE BREEDING CENTRE, CHURCH LANE
f) SH15 LAND AT HOLLOW LANE, SHINFIELD
g) SH27 LAND AT WILSFORD CLOSE, SHINFIELD
h) SH37 LAND AT LANE END FARM, CUTBUSH LANE, SHINFIELD
i) WI13 LAND AT CHATSWORTH AVENUE, WINNERSH

Implementation: Planning permissions to private and public sector housebuilders.

Monitoring: Monitor release of sites for development, including planning permissions.

APPEAL QUESTIONNAIRE

To be used for all appeals relating to applications made on or after 10 March 1992

APPEAL REF: APP/X0360/00/1048232 GRID REF: SU 75415

APPEAL BY: Mr M Shane

SITE: Land at 60 Finch Rd Earley

PLEASE SEND THE COMPLETED QUESTIONNAIRE (TOGETHER WITH ANY ENCLOSURES) TO THE INSPECTORATE AND TO THE APPELLANT OR AGENT WITHIN 14 DAYS OF THE DATE ON WHICH YOU RECEIVED THE APPEAL FORM.

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 the Inspectorate within 28 days of the date you received the appeal form.

1. Do the Council agree to the written representations procedure?	YES / ~~NO~~
OR Do the Council wish to appear before and be heard by an Inspector at: a. a local inquiry?	YES / ~~NO~~
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 the Inspector need to enter the site for any reason eg 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 for the Council 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 neighbourhood still before the Secretary of State? If YES, please attach details and, where necessary, give the Inspectorate's reference numbers.	~~YES~~ / NO
b Where the development would affect a public right of way, please provide an extract from the Definitive Map and Statement for the area, and any other details.	~~YES~~ / NO
9. Is the site within a Conservation Area? If YES, please attach a plan of the Conservation Area. (If NO, go to Q11.)	~~YES~~ / NO
10. Does the appeal relate to an application for conservation area consent?	~~YES~~ / NO
11. a Does the proposed development involve the demolition, alteration or extension of a Grade I / II* / II listed building? (Delete as appropriate.)	~~YES~~ / NO
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. Would the proposals affect an Ancient Monument (whether scheduled or not)?	~~YES~~ / NO
14. a Is the appeal site in or adjacent to or likely to affect an SSSI? If so, please attach the comments of English Nature.	~~YES~~ / NO
b Are any protected species likely to be affected by the proposals? If so, please give details.	~~YES~~ / NO

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

	YES/NO	Sch 1	Sch 2 col 1	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 so, please indicate which Schedule.	YES/NO			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 attach a copy.	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;					✓
e. Any representations received as a result of an Article 7 (or Regulation 6) notice;					✓
f. Copy of any notice published under Article 8 and/ Buildings and Conservation Areas) Act 1990 and/or Regulation 5;or Section 73 of the Planning (Listed Buildings and Conservation Areas)Act 1990 and/or Regulation 5;					✓
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 currently before the Council relating to the same site;					✓
i. In the case of appeals against non-determination, details of considerations likely to have been relevant to the Council's decision;					✓
j. A list of any conditions or limitations the Council would favour if the appeal were to be allowed; TO FOLLOW WITH STATEMENT					
k. Any other relevant information or correspondence the Council consider the Inspectorate should be aware of.					✓

FOR APPEALS BEING DECIDED BY THE WRITTEN REPRESENTATIONS PROCEDURE

16. a Please confirm that, in accordance with Regulation 5(1), you have notified details of the appeal to authorities and other persons who made representations to you about the application. YES / NO

b On what date did you give those notified at 16a for the submission of their representations? 15/9/00

c 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	5	
ii	the planning officer's report to committee		✓
iii	any relevant committee minute		

17. Relevant plans and policies - please enclose extracts of relevant policies and plans and explanations of these. Each extract should include the front page, showing the title of the plan and date of approval or adoption. Where plans and policies have not been approved or adopted, the stage and status of the plan should be given. 2

18. Do the documents listed above comprise the Council's full statement of case? YES / NO

Council's reference: 01/2000/1259

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

Signature: D Lyfield on behalf of WOKINGHAM DISTRICT Council

Date of despatch: 11/8/00

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

APPLICATION NO.	NAME & ADDRESS
0/2000/1259	The Owner/ Occupiers: 56,58,60 Finch Rd, Earley 47 Repton Rd, Earley

Applicationo	Name & Address
O/2000/1259	Mrs J Gardiner 51 Repton Road Earley RG6 7LJ
O/2000/1259	M Oxley 56 Finch Road Earley Reading
O/2000/1259	Mr & Mrs S Lewis 49 Repton Road Earley Rg6

APP refused letter sent 23/6/00

The Planning Inspectorate

Room 1202W
Tollgate House
Houlton Street
Bristol BS2 9DJ
http://www.planning-inspectorate.gov.uk

Direct Line 0117-9878644
Switchboard 0117-9878000
Fax No 0117-9878804
GTN 1374-8644

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

Your Ref: O/2000/1259

Our Ref: APP/X0360/A/00/1048232

Date: 6 October 2000

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR SHARP
SITE AT LAND AT 60, FINCH ROAD, EARLEY, READING

I am writing to inform you that the inspector appointed by the Secretary of State to determine the above appeal in accordance with the provisions of Schedule 6 of the act is

Mr D A Wildsmith BSc(Hons) MSc CEng MICE FIHT

With reference to the above appeal the Secretary of State has arranged for the inspector to visit the appeal site at 11:45 on Monday 30/10/2000 and you are requested to arrange for the inspector to be met at the site at 11:45 to enable the inspection to be made.

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

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

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

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

PLANNING SERVICES | IPT
FOL | TLS
DC DG | ENF
APP |
CS |
10 OCT 2000
COPIES TO: | ACK:
FILE:

Yours faithfully

Mr A Godfrey

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

209D

Tel. (0118) 974 6448 (Direct Line)
Date: September 15, 2000
My ref: O/2000/1259
Your ref: APP/X0360/A/00/1048232

Miss A Bibi
The Planning Inspectorate
Room 1004
Tollgate House
Houlton Street
BRISTOL
BS2 9DJ

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 Bibi

APPEAL BY: Mr M Sharp
SITE: Land at Finch Rd, Earley

With reference to this appeal, I enclose 2 copies of the Council's statement of the case. I understand that you will forward one to the agent, so I have not sent him a copy as previously advised by fax.

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date. September 15, 2000
My ref: O/2000/1259
Your ref:

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

Mr L W F Hilbourne
5 Rowbury
Farncombe
Godalming
Surrey
GU7 3BQ

Dear Mr Hilbourne

APPEAL BY: **Mr M Sharp**
SITE: **47 College Rd, Crowthorne**

Further to our telephone conversation today, I have not sent you the Council's statement because, under the Inspectorate's new rules, they will send you a copy themselves.

I apologise for the confusion.

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

* * * TRANSMISSION RESULT REPORT (15.SEP.2000 14:06) * * *

TTI WDC PLAN&TRANSPORT

DATE	TIME	ADDRESS	MODE	TIME	PAGE	RESULT	FILE
15.SEP.	13:56	01179878443	ES	9'55"	P.23	OK	422

●: STANDARD
M : MEMORY
D : DETAIL
P : POLLING
F : FINE
L : SEND LATER
E : ECM
* : PC

FAX COVER SHEET

TO: AZMAT BIBI

FROM: DAN GUMBRELL

DESTINATION FAX No: 0117 9878443

DATE: 15/9/00

TIME: 1.55

SUBJECT: APP/X0360/A/00/1048232.

TOTAL NUMBER OF PAGES (Inc. this cover sheet): 23.

STATEMENT ALSO Sent TO agent + yourself.

Environmental Services Department, P.O Box 157, Civic Offices, Shute End,
Wokingham, Berkshire RG40 1WR. Tel (0118) 9746428. Fax (0118) 9746484.

Tel. (0118) 974 6448 (Direct Line)
Date: August 14, 2000
My ref: O/2000/1259
Your ref: APP/X0360/A/00/1048232

file copy

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

Miss A Bibi
The Planning Inspectorate
Room 1004
Tollgate House
Houlton Street
BRISTOL
BS2 9DJ

Dear Miss Bibi

APPEAL BY: Mr M Sharp
SITE: Land at 60 Finch Rd, Earley.

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

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date. August 14, 2000
My ref: O/2000/1259
Your ref:

file copy

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

Mr L W F Hilborne
5 Rowbury
Farncombe
Godalming
Surrey
GU7 3BQ

Dear Sir

APPEAL BY: **Mr M Sharp**
SITE: **Land at 60 Finch Rd, Earley**

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

I have also sent copies to The Planning Inspectorate.

Yours faithfully

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr Sharp
47 College Road
Sandhurst
Berkshire
GU47 0RA

Application Number: O/2000/1259

Parish: **EARLEY**

Location: **Land At 60, Finch Road, Earley, Reading.**

Proposal: **Outline application for the proposed erection of one 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 subject to compliance with the following conditions, the reasons for which are specified hereunder.

Reason
1. The proposed development, by virtue of its site size, location and close proximity to neighbouring properties would represent a cramped form of development, incongrous within the streetscene and harmful to the amenities of the neighbours. As such, its contrary to Policy LBE2 and LH1 of the Loddon Area Local Plan and Policies WBE1 and WH1 of the Wokingham District Local Plan (Deposit Draft) as amended.

Reason
2. The proposed development would result in the loss of an important area of open space which contributes to the character and appearance of the surrounding area. As such, it is contrary to Policy LTV6 of the Loddon Area Local Plan and Policies WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft) as amended.

John Mitchell

John Mitchell
Development Control Manager
Date: 06/06/2000

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 Planning Inspectorate

Room 1004
Tollgate House
Houlton Street
Bristol BS2 9DJ
http://www.planning-inspectorate.gov.uk

Direct Line 0117-9876079
Switchboard 0117-9878000
Fax No 0117-9878443
GTN 1374-6079

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

Your Ref: O/2000/1259

Our Ref: APP/X0360/A/00/1047~~806~~ 8232

Date: 4 August 2000

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR SHARP
SITE AT LAND AT 60 FINCH ROAD, EARLEY, READING

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

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

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

I must **receive** the following documents within this timetable:

Within the next 2 weeks

You must notify 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 I must receive 3 copies within **6 weeks of the starting date.** If we receive representations after the deadline, they will not normally be seen by the Inspector and they will be returned.
ii) they can get a copy of our booklet 'Guide to taking part in planning appeals' free of charge from you, and
iii) if they want to receive a copy of the appeal decision they must write to me asking for one.

You must make sure that the appellant and I receive a copy of a completed appeal questionnaire and supporting documents (including relevant development plan policies when appeals are against non-determination).

Within the next 6 weeks

You and the appellant must make sure that I receive 2 copies of any statement. I will send a copy of your statement to the appellant and send you a copy of their statement. Please keep your statement concise, *as recommended in Annex 1(i) of DETR Circular 05/2000.*

Within the next 9 weeks

You and the appellant must make sure that I receive 2 copies of any comments on each other's statement and any comments on any representations received from interested parties. I will forward the appellant's to you at the appropriate time.

Site visit arrangements

We will arrange for our Inspector to visit the appeal site and we will send you the details. In most cases the visit will be arranged within 12 weeks of the **starting date**.

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

Planning obligations - Section 106 agreements

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

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

Yours faithfully

P.P. Miss A Bibi

102(BPR)

The Planning Inspectorate

FOR OFFICIAL USE ONLY
Date received
PLANNING SERVICES | HPT
PSL | TLS
| EXF

PLANNING APPEAL

The appeal must reach the Inspectorate within 6 months of the date of the notice of the Local Planning Authority's decision, or within 6 months of the date by which they should have decided the application.

A. INFORMATION ABOUT THE APPELLANT(S)

COPIES TO: | ACK:
FILE:

Full Name: MR M SHARP

Address: 47 COLLEGE ROAD
SANDHURST

Postcode: GU 47 0RA Reference:
Failure to provide the postcode may cause delay in processing your appeal.
Daytime Telephone No: 01276 31478 Fax No:

Agent's Name (if appropriate): MR L W F HILBORNE

Agent's Address: 5 ROWBURY
FARNCOMBE GODALMING SURREY

Postcode: GU7 3BQ Reference:
Failure to provide the postcode may cause delay in processing your appeal.
Daytime Telephone No: 01483 423181 Fax No:

B. DETAILS OF THE APPEAL

Name of the Local Planning Authority (LPA): WOKINGHAM DISTRICT COUNCIL

Description of the Development:
OUTLINE APPLICATION FOR THE ERECTION OF A DETACHED DWELLING

Address of the Site:
LAND AT 60 FINCH ROAD
EARLEY READING BERKS
Postcode: RG6 7JU
Failure to provide the postcode may cause delay in processing your appeal

National Grid Reference (see key on OS map for Instructions).
Grid Letters: Grid Numbers
eg TQ:298407
SU 754715

Date and LPA reference number of the application you made and which is now the subject of this appeal:
6 APRIL 2000 – O/2000/1259

Date of LPA notice of decision (if any):
6 JUNE 2000

Are there any outstanding appeals for this site eg Enforcement, Lawful Development Certificate etc? If so please give details and any Planning Inspectorate reference number here: NO

C. REASON FOR THE APPEAL

- THIS APPEAL IS AGAINST the decision of the LPA:- **(*Delete as appropriate)** **(✓)**

1. to *refuse~~/grant subject to conditions~~, planning permission for the development described in Section B. ☑

2. to *refuse/grant subject to conditions, approval of the matters reserved under an outline planning permission. ☐

3. to refuse to approve any matter (other than those mentioned in 2 above) required by a condition on a planning permission. ☐

Or the failure of the LPA:-

4. to give notice of its decision within the appropriate period on an application for permission or approval. ☐

D. CHOICE OF PROCEDURE

CHOOSE ONE OF THE FOLLOWING TYPES OF PROCEDURES - Appeals decided by written representations are normally decided much quicker than by the hearing/inquiry method. For further information see the booklet "Making your planning appeal" which accompanied this form.

1. WRITTEN REPRESENTATIONS ☑

If you have chosen the written representations procedure, please tick if the whole site can clearly be seen from a road or other public land. (An unaccompanied site visit will be arranged if the Inspector can adequately view the site from public land.) ☐

2. LOCAL INQUIRY Please give reasons why an inquiry is necessary ..... ☐

.....

3. HEARING Although you may prefer a hearing, the Inspectorate must consider your appeal suitable. ☐

E. ESSENTIAL SUPPORTING DOCUMENTS

A copy of each of the following should be enclosed with this form.

1. The application submitted to the LPA; ☑

2. The site ownership details (Article 7 certificate) submitted to the LPA at application stage; ☑

3. Plans, drawings and documents forming part of the application submitted to the LPA; ☑

4. The LPA's decision notice (if any); ☑

5. Other relevant correspondence with the LPA; please identify the correspondence by date or otherwise: ..... ☐

6. A plan showing the site in red, in relation to two named roads (preferably on an extract from the relevant 1:10,000 OS map). **(Failure to submit this can delay your appeal).** ☑

Copies of the following should also be enclosed, if appropriate:

7. If the appeal concerns reserved matters, the relevant outline application, plans submitted and the permission; ☐

8. Any plans, drawings and documents sent to LPA but which do not form part of the submitted application (eg drawings for illustrative purposes); ☐

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

F. APPEAL SITE OWNERSHIP DETAILS

IMPORTANT: THE ACCOMPANYING NOTES SHOULD BE READ BEFORE THE APPROPRIATE CERTIFICATE IS COMPLETED. CERTIFICATES A AND B ARE GIVEN BELOW. IF NEEDED, CERTIFICATES C AND D ARE ATTACHED TO THE GUIDANCE NOTES

SITE OWNERSHIP CERTIFICATES

PLEASE DELETE INAPPROPRIATE WORDING WHERE INDICATED (*) AND STRIKE OUT INAPPLICABLE CERTIFICATE

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) of any part of the land to which the appeal relates.

~~OR~~

CERTIFICATE B

I certify that:

I have/the appellant 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) of any part of the land to which the appeal relates, as listed below.

Owner's Name	Address at which notice was served	Date on which notice was served
MRS DRINKWATER	60 FINCH ROAD EARLEY READING RG6 7JU	17 JULY 2000

I further certify that:

AGRICULTURAL HOLDINGS CERTIFICATE (TO BE COMPLETED IN ALL CASES WHERE A, B, C OR D OWNERSHIP CERTIFICATE HAS BEEN COMPLETED)

*• None of the land to which the appeal relates is, or is part of, an agricultural holding.

~~OR~~

*• I have/the appellant has *given the requisite notice to every person other than my/him/her*self 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 follows:

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

*** Delete as appropriate. If the appellant is the sole agricultural tenant the first alternative should be deleted and "not applicable" should be inserted below the second alternative.**

Signed L W F Hilborne (on behalf of) MR M SHARP

Name (in capitals) L W F HILBORNE Date 2 AUGUST 2000

G. GROUNDS OF APPEAL If the written procedure is requested, the appellant's FULL STATEMENT OF CASE **MUST** be made - otherwise the appeal may be invalid. If the written procedure has not been requested, a brief outline of the appellant's case should be made here.

SEE ATTACHED STATEMENT

PLEASE SIGN BELOW

I confirm that a copy of this appeal form and any supporting documents relating to the application not previously sent to the LPA has been sent to them. I undertake that any future documents submitted in connection with this appeal will also be copied to the local planning authority at the same time.

Signed L W F Hilborne (on behalf of) MR M SHARP

Name (in capitals) L W F HILBORNE Date 2 AUGUST 2000

The Planning Inspectorate is registered under the Data Protection Act 1984, so that we may hold information supplied by you on our computer system for the purpose of processing this appeal.

CHECKLIST - Please check this list thoroughly to avoid delay in the processing of your appeal.

- This form signed and fully completed.
- Any relevant documents listed at Section E enclosed.
- Full grounds of appeal/outline of case set out at Section G.
- Relevant ownership certificate A, B, C or D completed and signed.
- Agricultural Holdings Certificate completed and signed.

♦ **1ST COPY: Send one copy of the appeal form** with all the supporting documents to

The Planning Inspectorate
Appeals Registry
Tollgate House
Houlton Street
BRISTOL
BS2 9DJ

♦ **2ND COPY: Send one copy to the LPA,** at the address from which the decision on the application (or any acknowledgments, etc) was received, enclosing any supporting documents not previously submitted to them as part of the application.