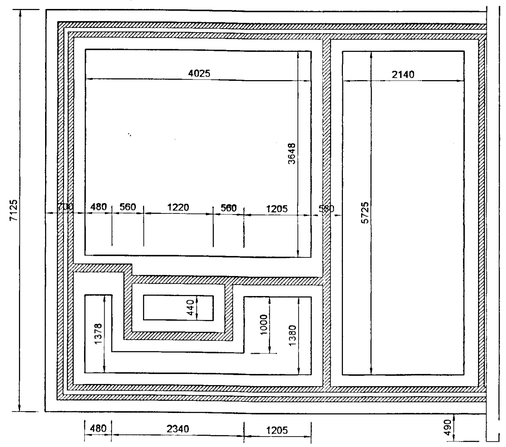
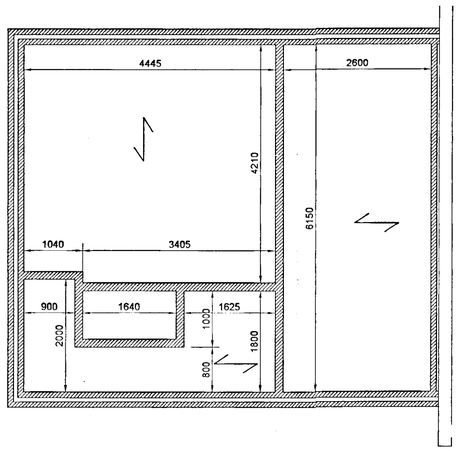
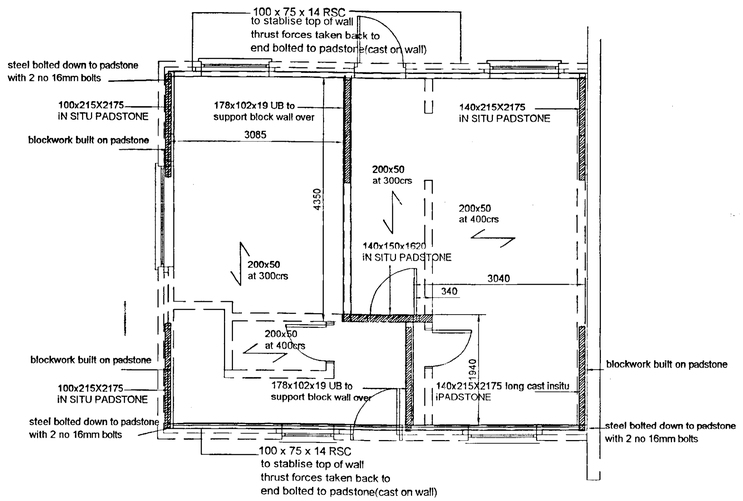


FOUNDATION LAYOUT
SCALE 1:50

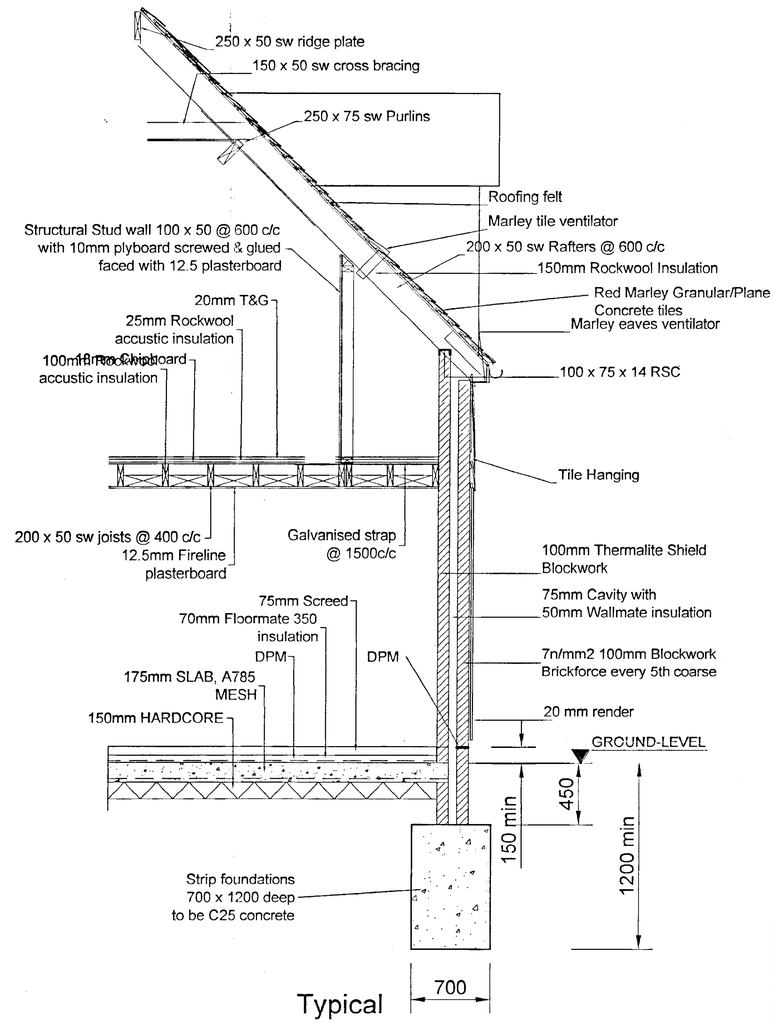
concrete mix if gravel/ non cohesive 10n/mm2
if clay /cohesive c35 conc



FLOOR SLAB LAYOUT
SCALE 1:50
175mm suspended concrete slab
A785 MESH placed in bottom 40 mm cover
all in accordance with Zurich specification
C 35 mix concrete for slab
hardcore of sufficient strengh to support wet concrete
all slab edges cast onto blockwork



GROUND FLOOR LAYOUT SHOWING STRUCTURE OVER



Typical
section through external wall
Scale 1:50

MECHANICAL VENTILATION

Toilets and bathrooms (including ventilated lobbies): provide mechanical ventilation to all kitchens to provide 60 litres/second air flow.
Provide mechanical ventilation at 15 litres/second airflow to all bathrooms and internal bathrooms to have 15 minute override & ducted to external wall.

FIRE DOORS

All doors indicated as fire resisting are to be solid core self closing flush doors type FD30 or FD30S as marked on the drawings, all to comply with BS.476 part 2.
Doors to be set in a rebated frame with intumescent strips (and smoke gears where marked S). All fire doors will have a sign fixed to both sides bearing the words "Fire Door Keep Shut". All fire doors with vision panels (VP) will have vision panels in accordance with BS.476, glazed in GWPP 6mm thick, set in 25mm rebates and glazing beads.

WINDOWS

Timber framed windows draught sealed all windows to be trickle vents.
Glazing units to be either:
a) Low e hard coat with 15 mm air gap
b) Low e soft with 12mm air gap
c) Low e hard coat argon filled 12mm air gap
d) triple glazed units with 12mm air gaps

WINDOWS TO HAVE AN AVERAGE U VALUE OF 2.0 W /m2k

this drawing is to be read in conjunction with the specification the structural notes and all relevant engineers & architects drawings work to figured dimensions only

NO 1 LONGFIELD ROAD
TWYFORD

rev	amendments	date

date	30/12/03	drawing no.
scale 1:50	Drawn by G. HILL	3953/A1/04

FOUNDATION, FLOOR
SPAN 1st FLOOR LAYOUT AND
TYPICAL WALL SECTION

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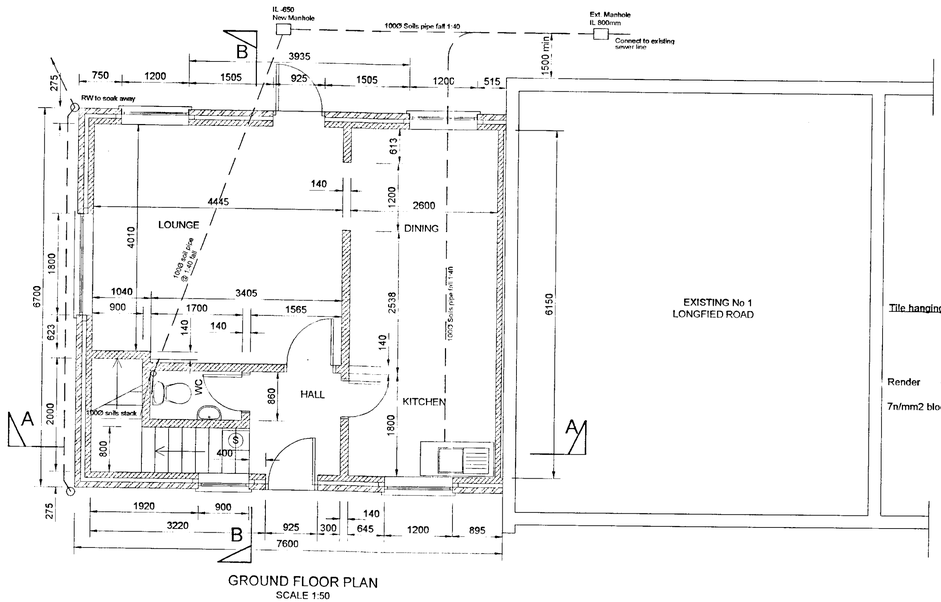
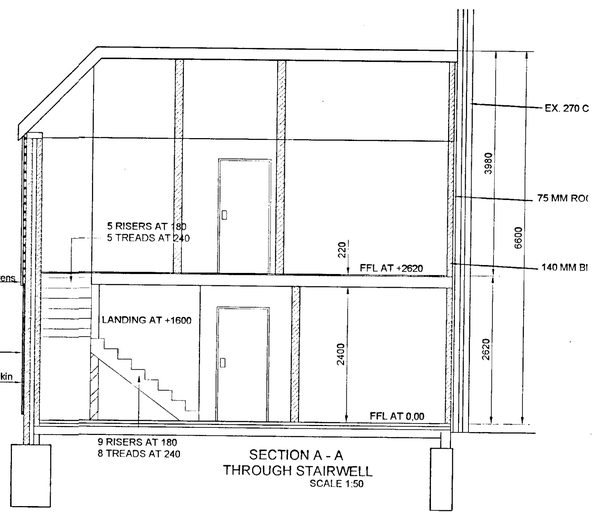


GROUND FLOOR PLAN
SCALE 1:50



SECTION A - A
THROUGH STAIRWELL
SCALE 1:50

NOTES

1 This drawing is to be read in connection with all relevant architects, engineers and specialists drawings and the specification.

2 The contractor shall be responsible for the execution of the works in accordance with the drawings and the specification and for the accuracy of all dimensions and setting out on site.

3 Internal cavity wall ties to be 2.8mmØ x 700mm long galvanised mild steel butterfly type wall ties at 900 c/c horizontally and 450 c/c vertically staggered pattern. Ties to be built into every fifth course and at cavity/ cavity barrier/ the perimeter of all door and window openings.

4 All wall ties to have a minimum embedment of 50mm into each masonary leaf and to comply fully with BS 5134.

5 Unless noted all lintols on plan: lintels to be 100 or 150 wide x 140mm deep reinforce pre stressed concrete or lawlor approved to 150mm thick walls: use 215 x 140 deep special lintels: should have minimum bearings of 150mm. All material lintels to be Catnic.

6 All concrete materials to be in accordance with BS 5328:1990. All concrete workmanship to be accordance with BS 8000:1990. All concrete construction to be in accordance with BS 8110 part 1:1985.

7 Cement to be OPC to BS 12.

8 All concrete to be grade C25 with a minimum cement content of 290kg/m3 and a maximum free water/cement ratio of 0.60.

9 All reinforcement shown on this drawing is listed on the bar bending schedule.

10 Minimum reinforcement lap lengths to be as follows for bend: 40mm side lap.

11 Minimum concrete covers to all reinforcement, excluding links: to be 25mm.

12 Foundations allowable bearing pressure Ubnkgated 75kN/m. Assumed bearing level 1200mm below ground level. All foundations to be inspected by building inspector and his/ration levels to be approved. If opened it levels stand over night the bottoms must be blinded with 50mm of concrete or excavation reduced by 75mm the following day.

13 Any oversite concrete to be a minimum of C20 grade concrete 100mm thick cast on a continuous laied gauged aggregate (150kg) overthrow stone.

GENERAL NOTES FOR FOUL DRAINAGE

1 All drainage works to comply in every respect with BS code of practice 8301

2 Internal covers to be double seal, screw down type with recessed top for floor finishes.

3 All manhole unless otherwise stated to be Hepworth Clay products from the Hepworth Iron Co. Hazlehead, Stocksbridge, Sheffield, and laid in accordance with their recommendations and instructions.

4 Foul and surface drains to be 'Supersewer' for 100S and 150mm rigid pipes with flexible joints and 225mm Hepseal to be min. 1:80 falls, unless stated otherwise on the drawings.

5 Manholes to be covered and with 150mm thick concrete base slab, 215mm thick brick walls in class B semi-engineering bricks with 10mm thick cement mortar and flushes to BS 451 grade B fabric. Drainage 0.140mg/s 215 type BS5628 Primary duty on car park areas.

6 Connect to main drains under I.A. Supervision. Any drains passing under building to be suitably encased in a minimum of 150mm concrete. Cripps within 1000mm of the building to have concrete fill to base of foundations. Drains passing through walls to be protected by 130 x 100 PC Lintels. (Not to suit width thickness)

7 All drainage runs under roads and parking areas to be encased in concrete.

8 Granular fill for bedding of drains to comply with BS 882 Nominal size of single aggregate 10mm max. All in accordance with manufacturer's recommendations.

9 105mm dia. DPP to terminate not less than 1000mm above head of window with bellow grating.

10 Slab stacks to be. DURGO AAV, and installed to manufacturer's detail. Including dust casing comprising 50 x 50 timber boggins. 12mm plasterboard stem and provide access panel

RAINWATER

1 Existing rainwater system to building intercepted/altered as rec.

TIMBER NOTES

All timber except when noted otherwise shall be strength Class C16 to BS 5268, 38mm Graded GS Dry to BS 4978. service moisture content not exceeding 18%

On erection the moisture content shall be within 3% of the service moisture content

All timber to be tanalised. All double joists shall be bolted together with 12mm dia bolts and 75mm x 5mm dia. min. 450 C/C Staggered top and bottom.

Joist hangers built into new brickwork shall be cavity wall type hangers

All joist hangers shall be to BS 6178: Part 1. All materials and workmanship to comply with CP 112 or BS 5268

STEEL NOTES

Where new steel beams are to support new timber roof plates, fix 50 x 100mm no timber wall plate to top flange of beam by drilling holes thro top flange 16mm dia to receive M12 bolts @ 900mm and staggered

EXTERNAL WALL NOTES

105mm 7 N/mm2 blockwork

75mm Cavity

50mm Wallmate or celotex insulation. CW050SZ. to give a U value of 0.35 with 140mm 7 N/mm2 blockwork

Internal partitions at ground floor to be 100mm Hi-Strength 7 N/mm2 blocks Internal partitions at first floor to be load bearing and constructed of 100 x 50 studs @ 600 c/c all partition to be faced with 12.5mm pre glazed & screwed, to be filled with 100mm Rockwool insulation. Polyboard to be overlaid with plasterboard.

Roof construction generally to be 8m c/s 38 x 75 Mkg battens. Tiling battens battens fixed to 200 x 50 rafters @ 400 c/c Ceiling joist 100mm ac parti. (nb must they can gac @ eaves) and under felt support tray. New Construction 50 x 45mm Cavities Installation 12.5mm Gyproc Wallboard Ceiling 11.9mm ROF bonded to 9mm I.R.H.C. Acoustic Rockwool in void 18mm chipboard floor) 12.5mm plasterboard 10mm strip ventilator @ eaves

Unless otherwise stated
All timber to be minimum c3
All bolts to be Grade 8 @ M10 @c minimum
All welds to be 6mm f @ 1.6m welds
All emplacers to be 12mm thick minimum
Hardwork to be shot blasted to grade SA 2 5 6 primed with 2 coats zinc rich primer.

SANITARY PIPEWORK

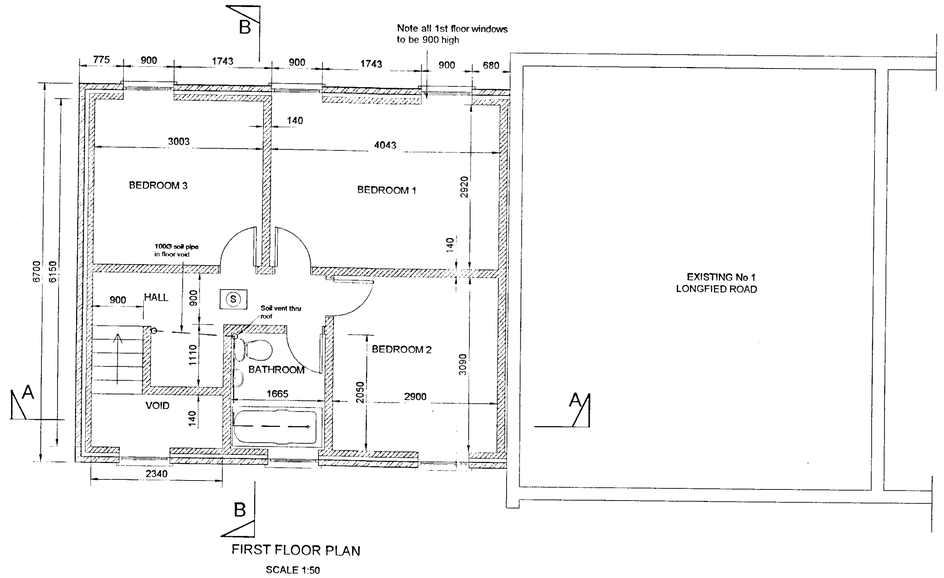
All sanitary pipe work to comply in every respect with BS 5572 and BSR
Drgnal range stack plumbing
All waste pipes and fittings to be stained to be OEMA obtained from MF1/SB/5 waste PLASTICS LTD, PO BOX 12 Hayes, Middlesex

Soil and ventilation pipes to be 100mm dia complete with BS 4514, access saddles to be fitted at bends and base of soil and ventilating pipe for rodding purposes.

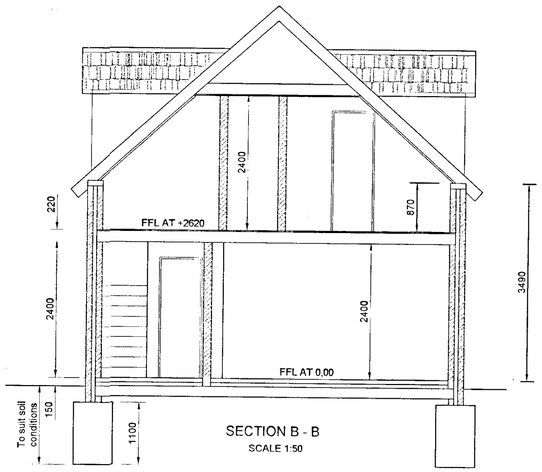
Size of waste pipes as follow, all with 75mm deep seal traps connected to stacks and gullies as indicated

Types of Appliance	Size Min	Length
Sink	40mm	3m
	50mm	4m
Wash Hand Basin	32mm	1.7m
	40mm	3m
Shower	40mm	3m
WC	100mm	6m
	(50mm deep seal)	

All dimensions and relationships to be determined on site by Contractor before construction commences and any variations notified to the Architect



FIRST FLOOR PLAN
SCALE 1:50



SECTION B - B
SCALE 1:50

this drawing is to be read in conjunction with the specification the structural notes and all relevant engineers & architects drawings work to figured dimensions only

NO 1 LONGFIELD ROAD
TWYFORD

FLOOR PLANS AND ELEVATIONS
SHEET 1 of 2

rev	amendments	date
A	1st floor ammended	28/02/04

date 7/1/03		drawing no. 3953/A1/A-01
scale 1:50	drawn by G. HILL	

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02 MAR 2004

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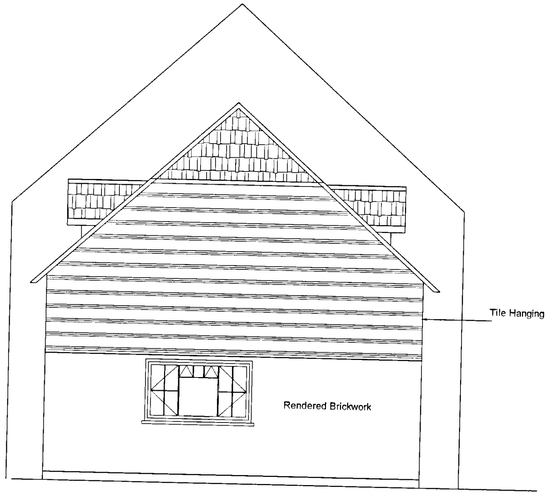

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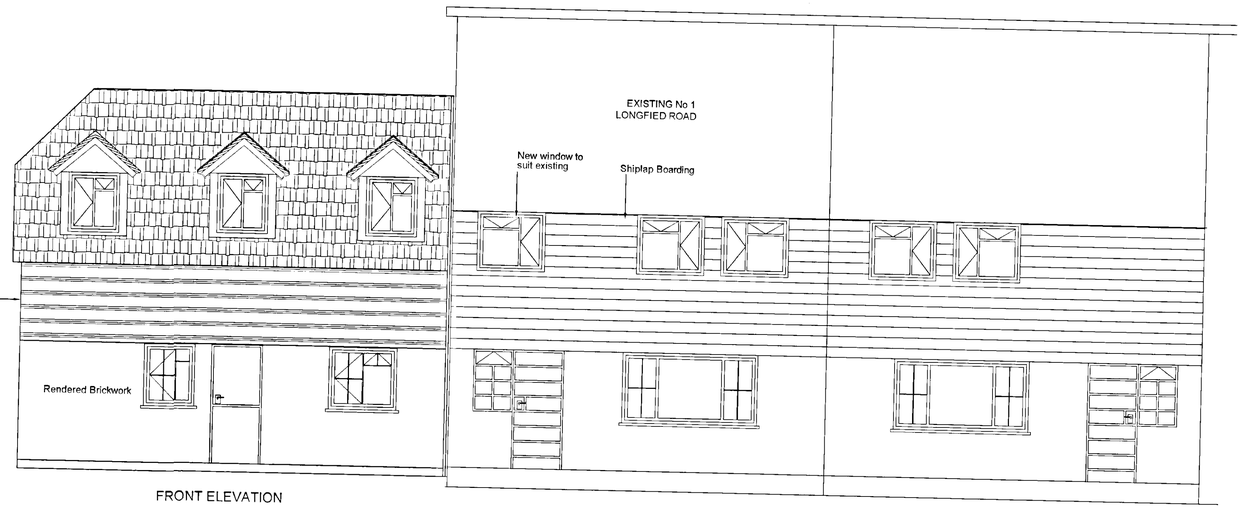
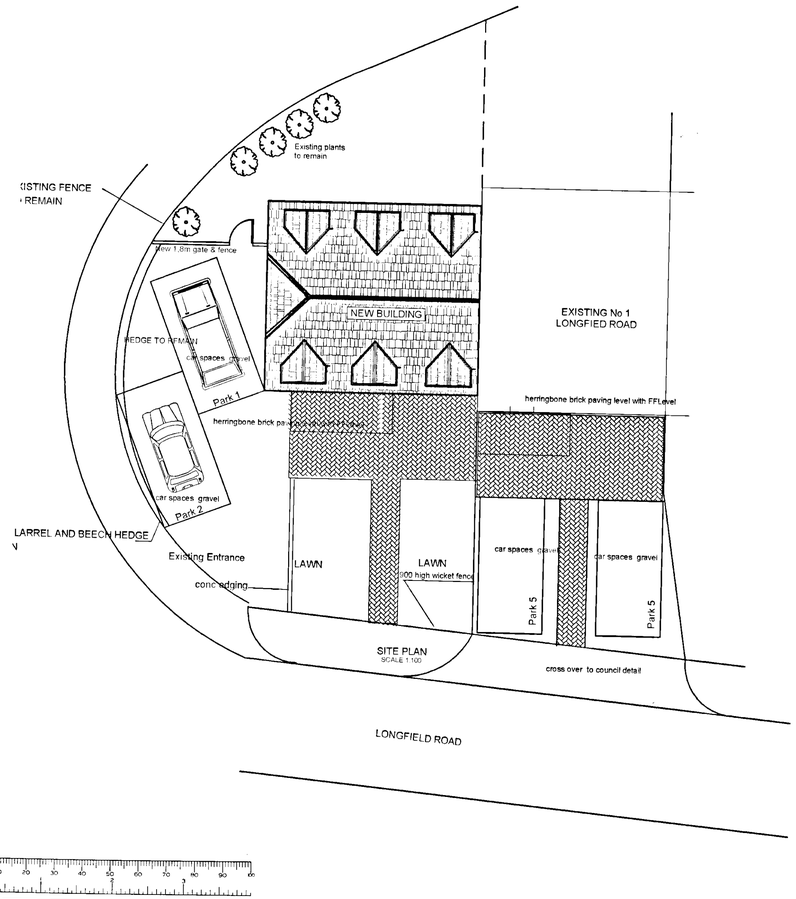


FRONT ELEVATION



SITE PLAN
SCALE 1:100



REAR ELEVATION

PLANS TO MEET CONDITIONS
5-5573

this drawing is to be read in conjunction with the specification the structural notes and all relevant engineers & architects drawings work to figured dimensions only

NO 1 LONGFIELD ROAD
TWYFORD

rev	amendments	date
A	NOTES ADDED TO LANDSCAPE	
date	7/1/03	drawing no.
scale	1:50	Drawn by G HILL
		3953/A1/A-02A

ELEVATIONS AND SITE PLAN
SHEET 2 of 2

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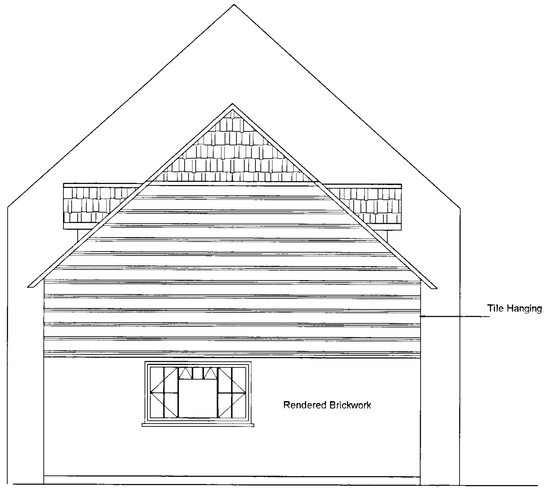
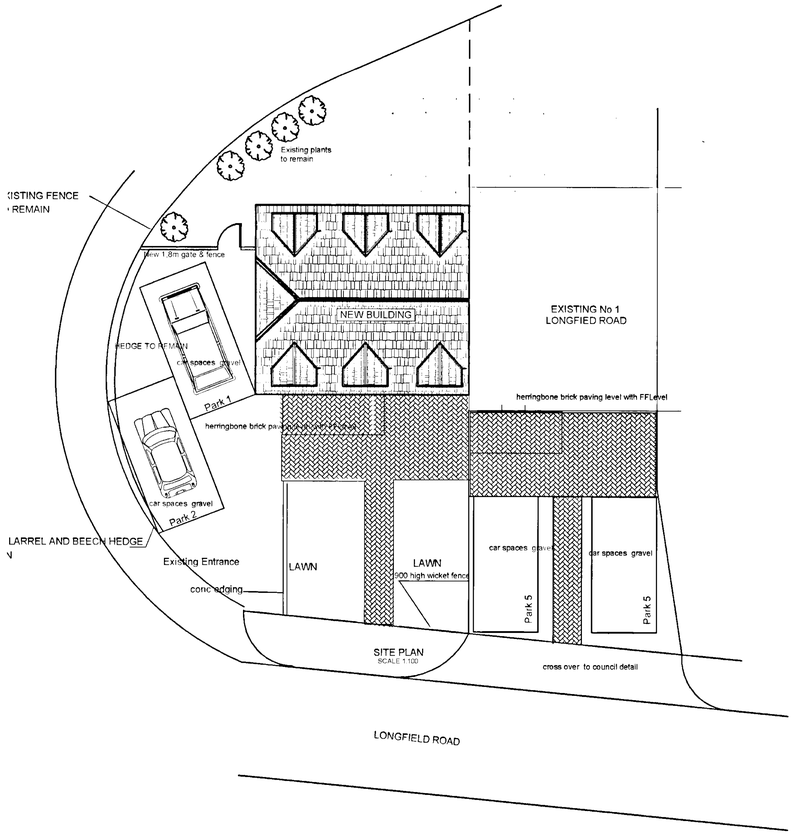


END ELEVATION



FRONT ELEVATION



SITE PLAN
SCALE 1:100





REAR ELEVATION

PLANS TO MEET CONDITIONS
P-5573

this drawing is to be read in conjunction with the specification, the structural notes and all relevant engineers & architects drawings. work to figured dimensions only.

NO 1 LONGFIELD ROAD
TWYFORD

rev	amendments	date
A	NOTES ADDED TO LANDSCAPE	

date 7/1/03 | drawing no. 3953/A1/A-02A

scale 1:50 | Drawn by G. HILL

ELEVATIONS AND SITE PLAN
SHEET 2 of 2

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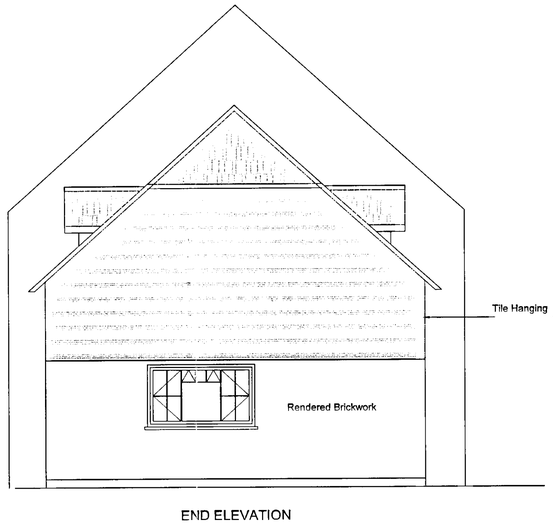


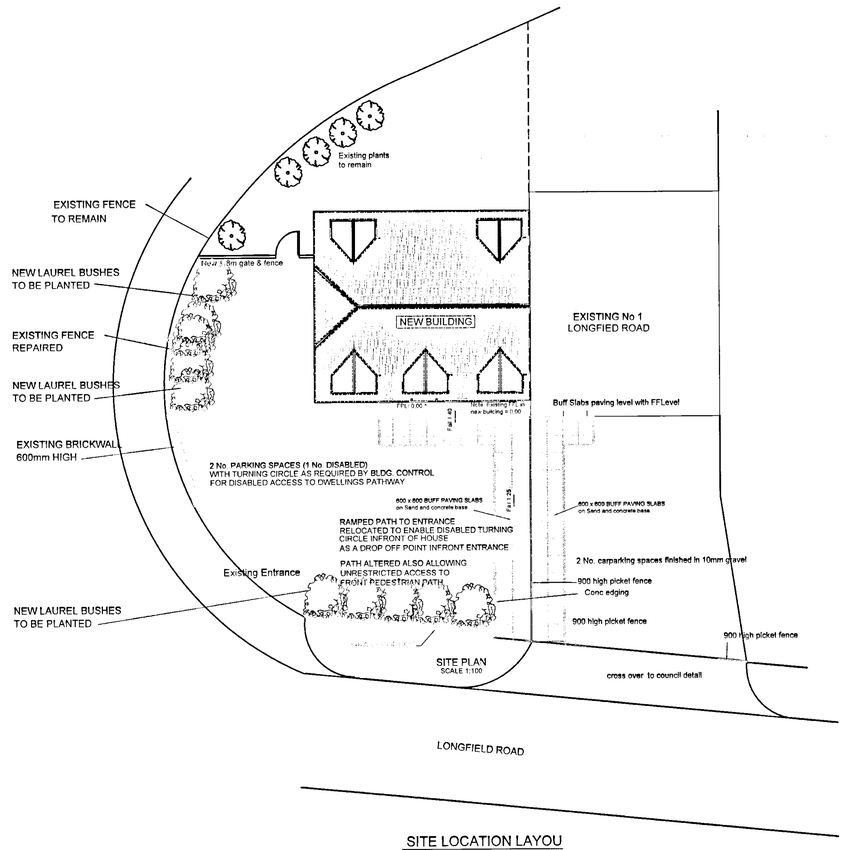
END ELEVATION



FRONT ELEVATION

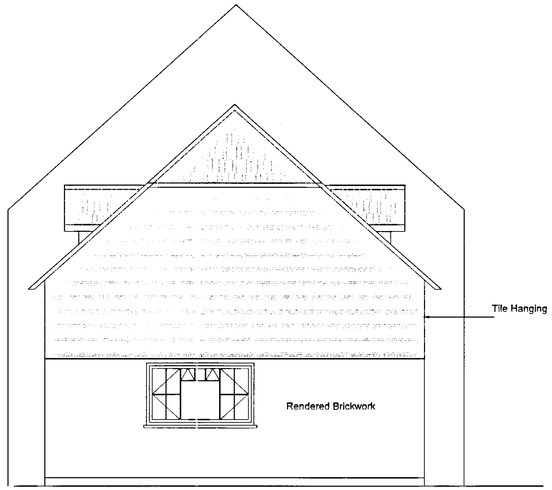


REAR ELEVATION



SITE LOCATION LAYOU

this drawing is to be read in conjunction with the specification the structural notes and all relevant engineers & architects drawings work to figured dimensions only	C	LANDSCAPING ALTERED	01.11.04
	B	Pathway details ammended. Section added	1/3/04
NO 1 LONGFIELD ROAD TWYFORD	A	NOTES ADDED TO LANDSCAPE	
	rev	amendments	date
	date 7/1/03		drawing no.
	scale 1:50	Drawn by G. HILL	3953/A1/A02 D
ELEVATIONS AND SITE PLAN SHEET 2 of 2	mchallams consulting engineers environmental designers consulting engineers interior designers party wall surveyors 3 london court, the mews, east street, reading, berkshire, rg1 4qf T 0118 959 4042 F 0118 957 4941 E mchallams@ccbesign.co.uk		



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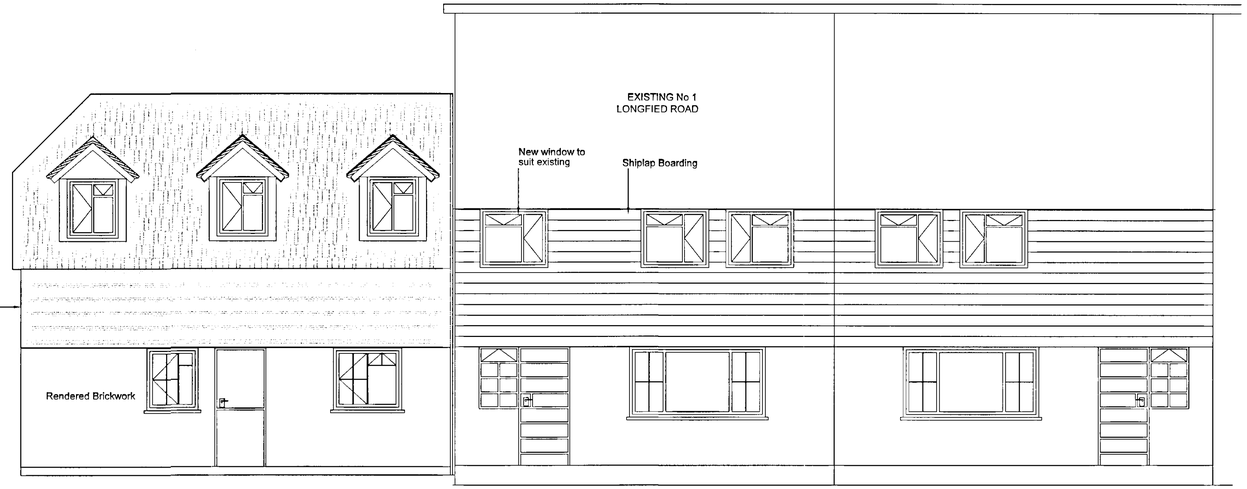
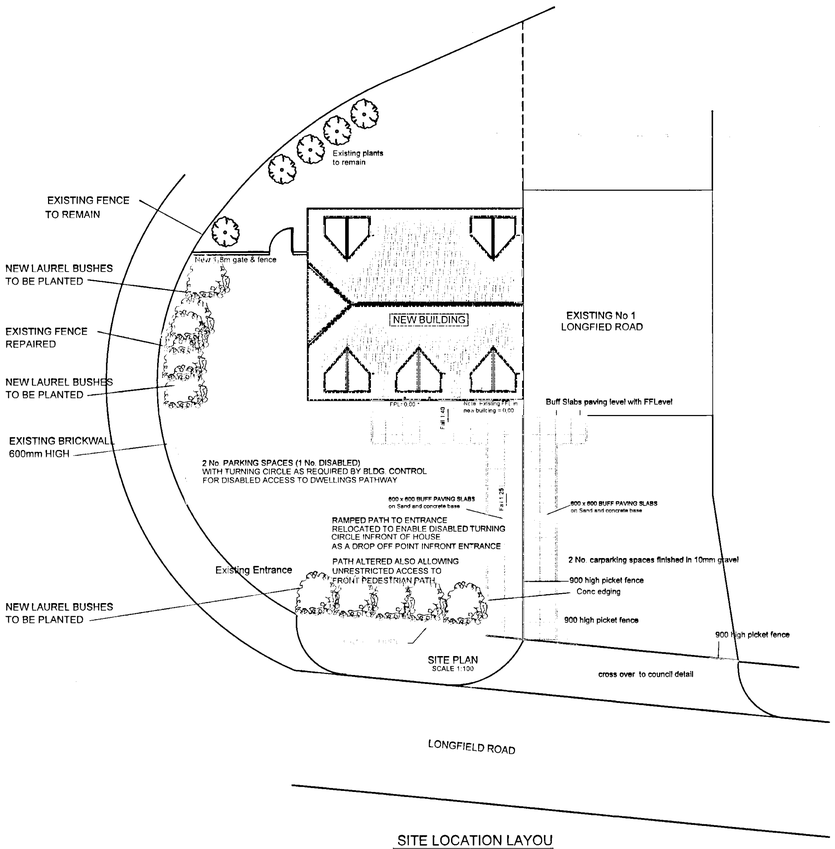


FRONT ELEVATION



REAR ELEVATION



SITE LOCATION LAYOU

this drawing is to be read in conjunction with the specification
the structural notes and all relevant engineers & architects drawings
work to figured dimensions only

NO 1 LONGFIELD ROAD
TWYFORD

rev	amendments	date
C	LANDSCAPING ALTERED	01.11.04
B	Pathway details ammended. Section added	1/3/04
A	NOTES ADDED TO LANDSCAPE	

date 7/1/03		drawing no.
scale 1:50	Drawn by G. HILL	3953/A1/A02 D

ELEVATIONS AND SITE
PLAN
SHEET 2 of 2

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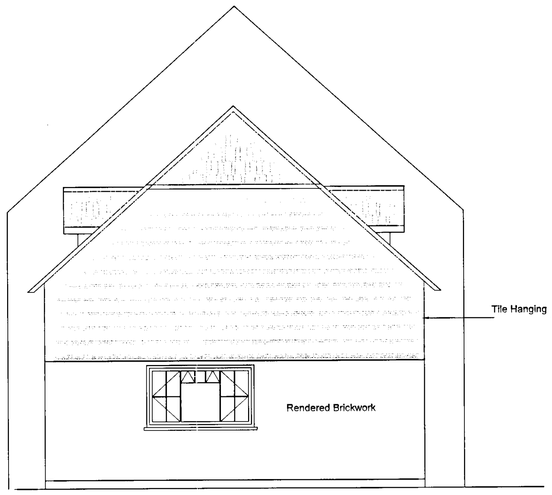


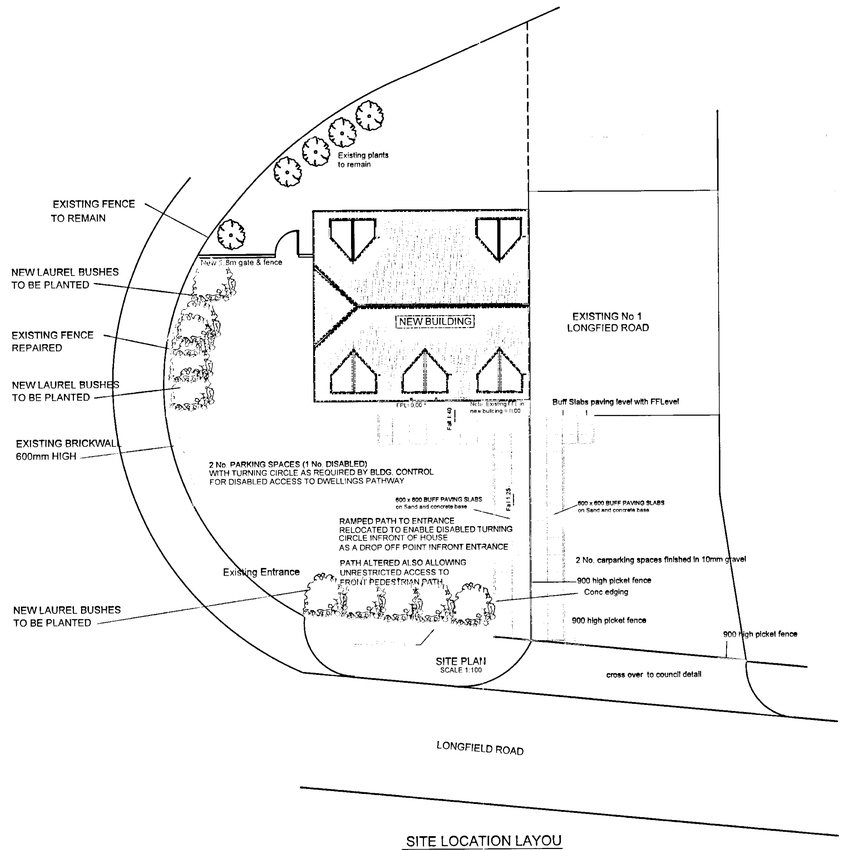
END ELEVATION



FRONT ELEVATION



REAR ELEVATION



SITE LOCATION LAYOU

this drawing is to be read in conjunction with the specification the structural notes and all relevant engineers & architects drawings work to figured dimensions only	C	LANDSCAPING ALTERED	01.11.04
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	A	NOTES ADDED TO LANDSCAPE	
	rev	amendments	date
NO 1 LONGFIELD ROAD TWYFORD	date	7/1/03	drawing no. 3953/A1/A02 D
	scale	1:50 Drawn by G. HILL	
ELEVATIONS AND SITE PLAN SHEET 2 of 2	mchallams consulting engineers		

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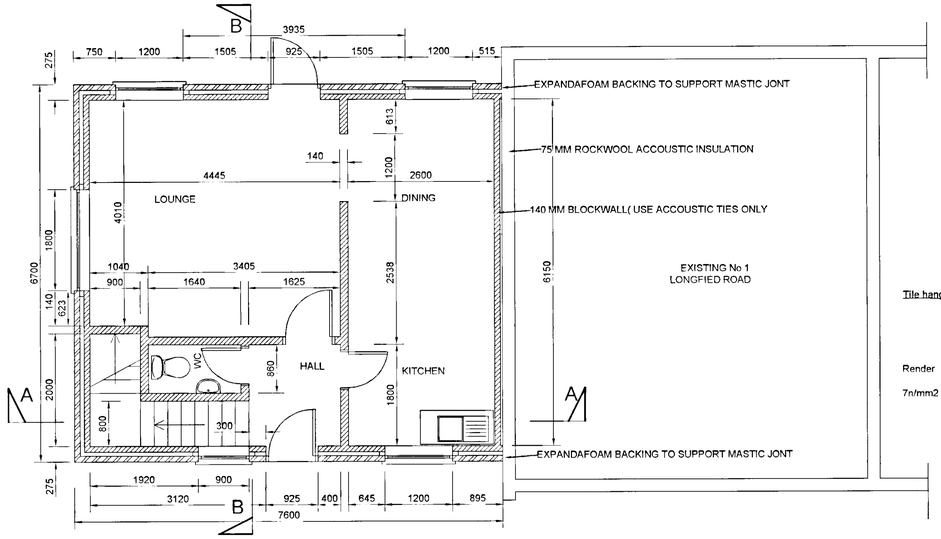
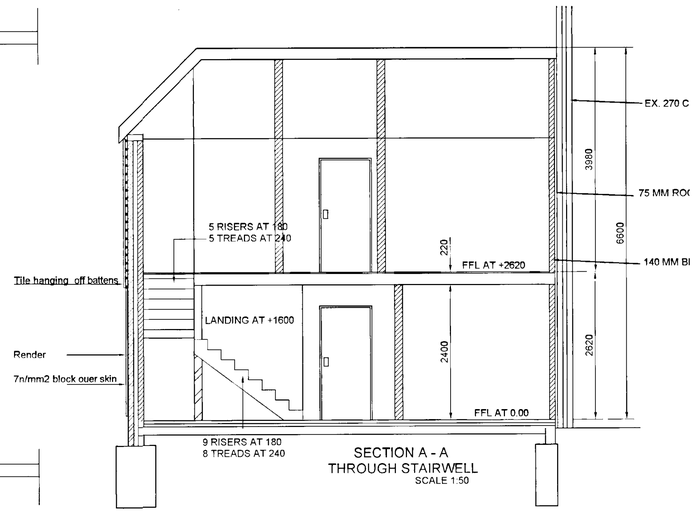


GROUND FLOOR PLAN
SCALE 1:50



SECTION A - A
THROUGH STAIRWELL
SCALE 1:50

NOTES

1 This drawing is to be read in conjuction with all relevant architects engineers and specialists drawings and the specifications

2 The contractor shall be responsible for the execution of the works in accordance with the drawings and the specification and for the accuracy of all dimensions and setting out on site

3 Internal cavity wall ties to be 7.6mmØ x 250mm long galvanised mild steel butterfly type wall ties at 900 c/c horizontally and 450 c/c vertically staggered. Tie spacings to be closed up to 225 vertical c/s at cavity perimeters and around the perimeter of all door and window openings

4 All wall ties to have a minimum embedment of 50mm into each masonary leaf and to comply fully with BS 1243

5 Unless noted otherwise on plan lintels to be 100 or 150 wide x 140mm deep stressless pre stressed concrete or similar approved to 150mm thick walls, use 215(d) x 140 deep lintels. Internal lintels should have minimum bearings of 150mm All external lintels to be Catnic

6 All concrete materials to be in accordance with BS 5328 1990. All concrete workmanship to be in accordance with BS 8007 1990. All concrete construction to be in accordance with BS 8110 part 1 1985

7 Cement to be OPC to BS 12

8 All concrete to be grade C25 with a minimum cement content of 250kg/m3 and a maximum free watercement ratio of 0.60

9 All reinforcement shown on this drawing is listed on the bar bending schedule

10 Minimum reinforcement lap lengths to be as follows for mesh: 400mm side lap

11 Minimum concrete cover to all reinforcement, including links to be 30mm

12 Foundations allowable bearing pressure ofassigned 75kN/m. Assumed bearing level 1200mm below ground level. All foundations to be inspected by building inspector and foundation levels to be approved. If approved levels vary even slightly all foundations must be bonded with 150mm of concrete or excavation reduced by 1 brick below bearing level

13 Any oversite concrete to be a minimum of C20 grade concrete. 100mm thick cast on a continuous layed jointed ex-pavior 1200g polythene sheet

GENERAL NOTES FOR FOUL DRAINAGE

1 All drainage works to comply in every respect with BS code of portice 8301

2 Internal covers to be double seal, screw down type with recessed top for floor finishes

3 All materials unless otherwise stated to be Hepworth Clay products from the Hepworth Iron Co. Hazelhead, Stocksbridge, Sheffield, and laid in accordance with their recommendations and instructions.

4 Foul and surface drains to be 'Supersleve' for 150 and 150mm spigot pipes with flexible joints and 225mm Hepsmith laid to min. 1:80 falls unless noted otherwise on the drawings

5 Manholes to be constructed with 150mm thick concrete base slab, 215mm thick brick walls in class B work in engineering bricks, with 150mm medium duty covers and frames to BS 497 grade B. table 4. Drainage Ceilings LTD. type BS5208 Heavy duty in car park areas

6 Connect to main drains drains under I.A. Supervision. Any drains passing under buildings to be constructed in encasement of 150mm concrete. Drains within 1200mm of the building to have concrete fill to base of foundations. Drains passing through walls to be protected by 150 x 150 PC Lintels. (No. to be 6 wall thickness)

7 All drainage runs under roads and parking areas to be encased in concrete

8 Granular fill for bedding of drains to comply with BS 882 Nominal size of single aggregate 10mm max. All in accordance with manufacturers recommendations

9 150mm dia UVP to terminate not less than 1000mm above head of window with balloon grating

10 Bob stacks to be 'DURGO AAV' and installed to manufacturers detail including dust casing comprising 50 x 50 timber nogges. 12mm plasterboard riser and provide access panel

RAINWATER

1 Existing rainwater system to building retained/altered as nec

TIMBER NOTES

All timber except when noted otherwise shall be strength Class C16 to BS 5268. 19mm Graded GS Dry to BS 4978. service moisture content not exceeding 18%

On erection the moisture content shall be within 3% of the service moisture content

All timber to be breathed. All double joists shall be bolted together with 12mm dia bolts and 75mm x 5mm dia. and. 450 C/C Staggered top and bottom

Joist hangers built into new brickwork shall be cavity wall type hangers

All joist hangers shall be to BS 6178 Part 1. All materials and workmanship to comply with CP 112 and BS 5268

STEEL NOTES

Where new steel beams are to support new timber roof joists. 8x 50 x 100mm cavitibar wall plate to top flange of beam by drilling holes 8no top flange 14mm dia to receive M12 bolts @ 900mm and staggered

EXTERNAL WALL NOTES

105mm 7 N/mm2 blockwork

75mm Cavity

50mm Wallmate or enfotex insulation. CW00502. to give a U value of 0.35 with 140mm 7 N/mm2 blockwork

Internal partitions at ground floor to be 100mm no Strength 7 N/mm2 blocks. Internal partitions at first floor to be 100mm no Strength 3.5N/mm2 blocks. 103 x 42 studs @ 600 c/c all partitions to be faced with 100mm ply glued & screwed to be filled with 100mm Rockwool insulation. Plasterboard to be overlayed with plasterboard

Roof construction generally to be tiles on 38 x 15 bkg battens
38 x 12 master battens fixed to 200 x 50 rafters @ 600 c/c
Ceiling felt
Ceiling joists: rafter joists @ eaves and under felt support tray.
Note 5 on plan/foot
50 x 45mm Cimtrex Insulation
1st floor - 250 x 50 x 400 c/c 175 timber. Monoboor acoustic floor system
18mm MOF bonded to 6mm L.R.A.C. Acoustic Rockwool in void
18mm chipboard floor
12.5mm plasterboard
15mm strip ventilator @ eaves.

Unless otherwise stated
All stonework to be grade 43
All bolts to be Grade 8.8 MOD dia minimum
All welds to be 6mm 'I' Fillet welds
All windows to be 1.7mm thick minimum
All timber to be tanalised and bandard to grade SA 2.5 & primed with 2 coats zinc rich primer

SANITARY PORWORK

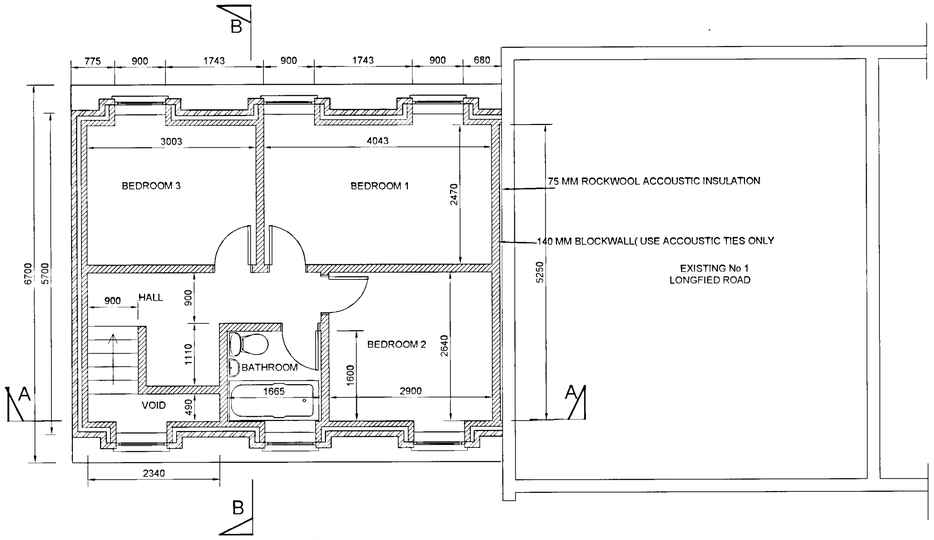
All sanitary ware work to comply in every respect with BS 5572 and BSR
Digest single stack plumbing
All materials unless otherwise stated to be OSMA obtained from
MISSRS. SWAN PLASTICS LTD. PO BOX 17, Hayes. Middlesex

Soil and ventilators pipes to be 110mm dia. complying with BS 4514. pvcmss sockets to be fitted at bends and base of soil and ventilating pipe for rodding purposes.

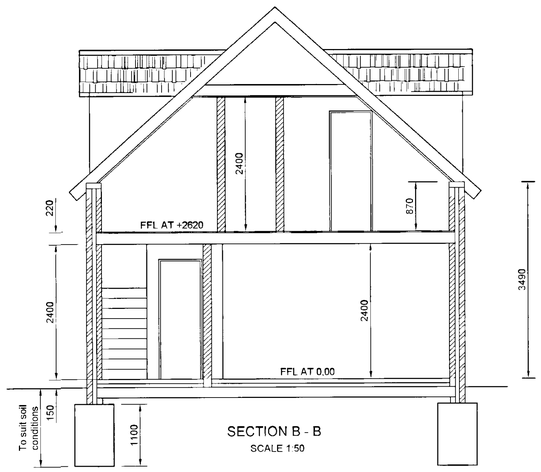
Size of waste pipes as follows: all with 75mm deep seal traps connected to stacks and gullies as indicated.

Types of Appliance	Size	Max	Length
Sink	40mm		3m
	50mm		4m
Wash Hand Basin	32mm		1.7m
	40mm		3m
Shower	40mm		3m
WC	100mm		6m
	(50mm deep seal)		

All dimensions and relationships to be determined on site by Contractor before construction commences and any variations notified to the Architect



FIRST FLOOR PLAN
SCALE 1:50



SECTION B - B
SCALE 1:50

PLANS TO MEET CONDITIONS
P - 5573

RECEIVED
30 JAN 03
PLANNING

this drawing is to be read in conjunction with the specification the structural notes and all relevant engineers & architects drawings work to figured dimensions only

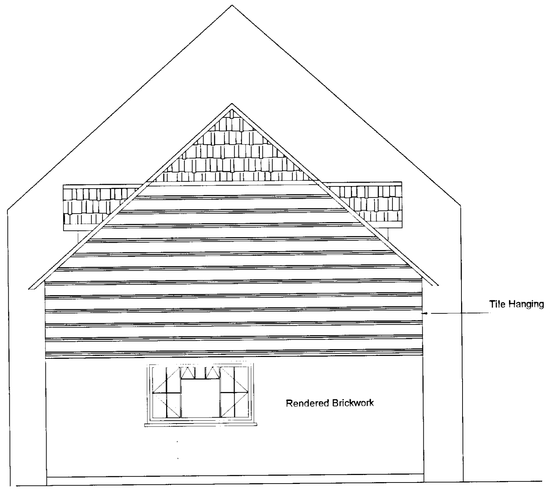
NO 1 LONGFIELD ROAD
TWYFORD

rev	amendments	date

date	7/1/03	drawing no.
scale 1:50	Drawn by G HILL	3953/A1/A-01

FLOOR PLANS AND ELEVATIONS
SHEET 1 of 2

mchallams
consulting engineers
environmental designers
consulting engineers
interior designers
party wall surveyors
3 london court the mews, east street, reading, berkshire, rg1 4qf
T 0118 959 4042 F 0118 957 4541 E mchallams@cableinet.co.uk



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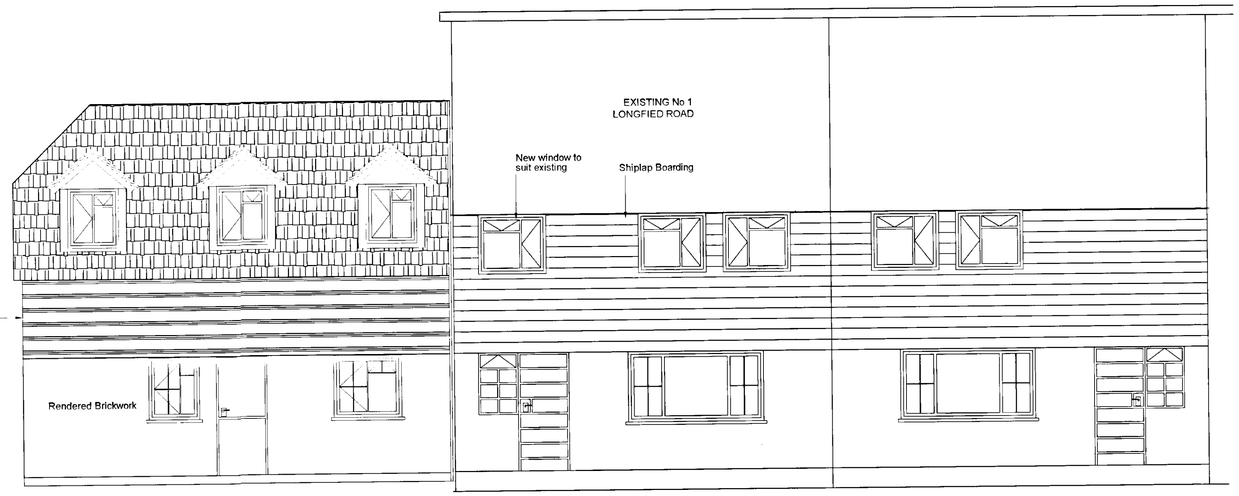
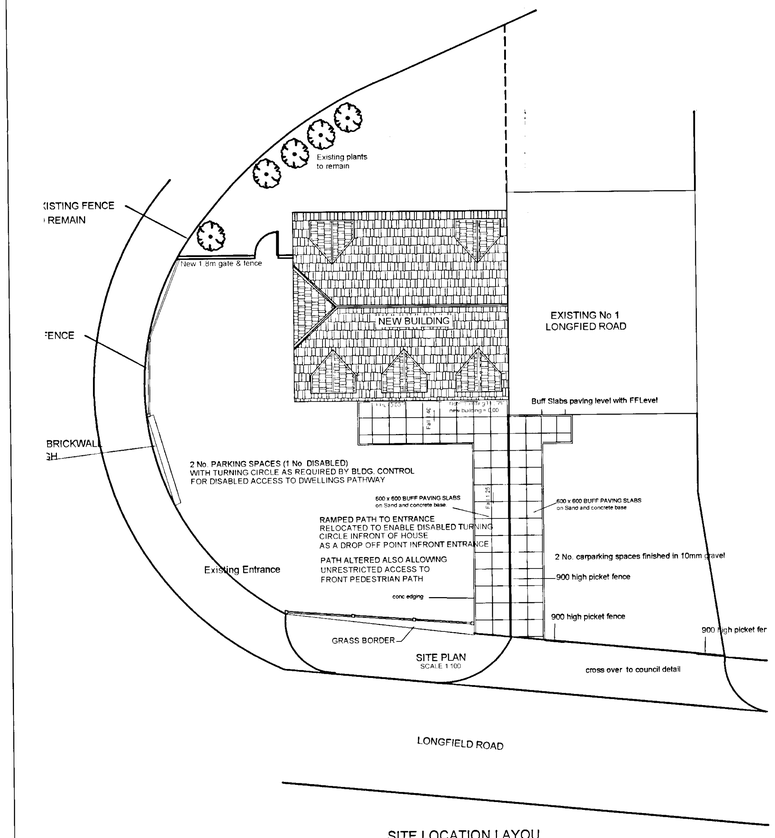


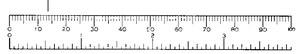
FRONT ELEVATION

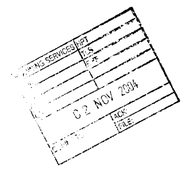


REAR ELEVATION



SITE LOCATION LAYOU





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work to figured dimensions only

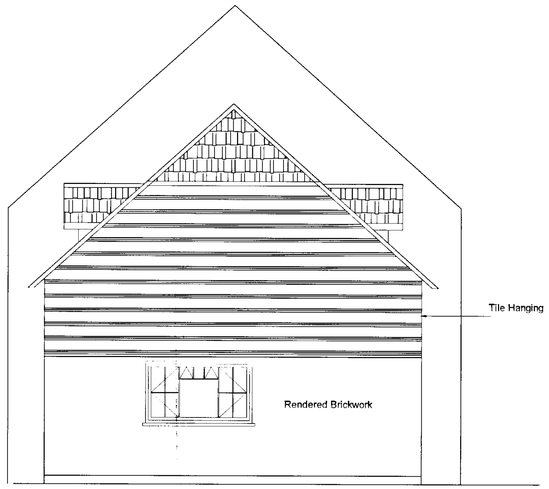
rev	amendments	date
C	LANDSCAPING ALTERED	01.11.04
B	Pathway details ammended. Section added	1/3/04
A	NOTES ADDED TO LANDSCAPE	

NO 1 LONGFIELD ROAD
TWYFORD

date 7/1/03	drawing no. 3953/A1/A-02C
scale 1:50	drawn by G. HILL

ELEVATIONS AND SITE PLAN
SHEET 2 of 2

m hallams
consulting engineers
environmental designers
consulting engineers
interior designers
party wall surveyors
3 london court, the mews, east street, reading, berkshire, rg1 4qt



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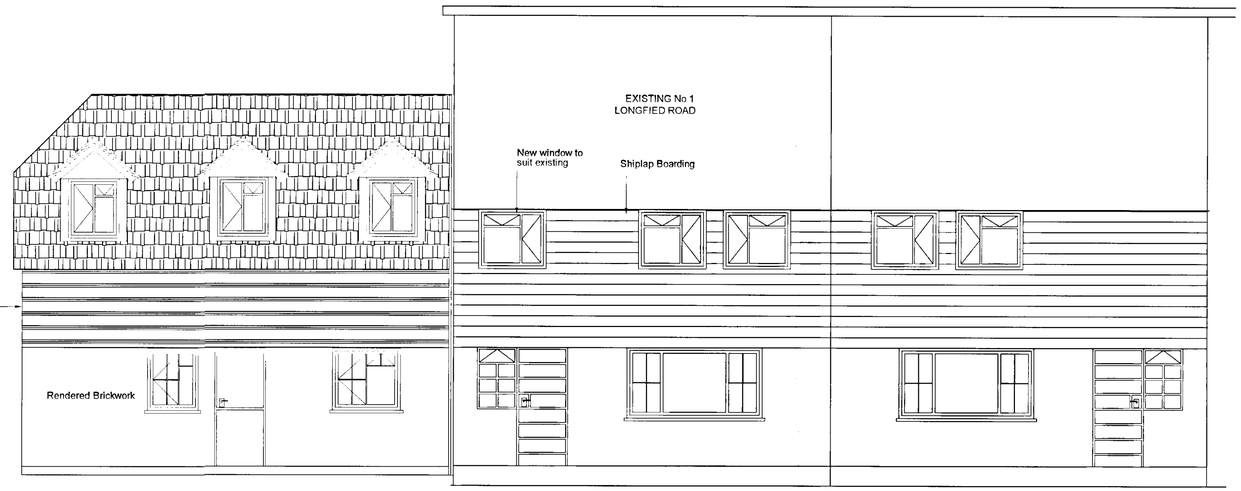

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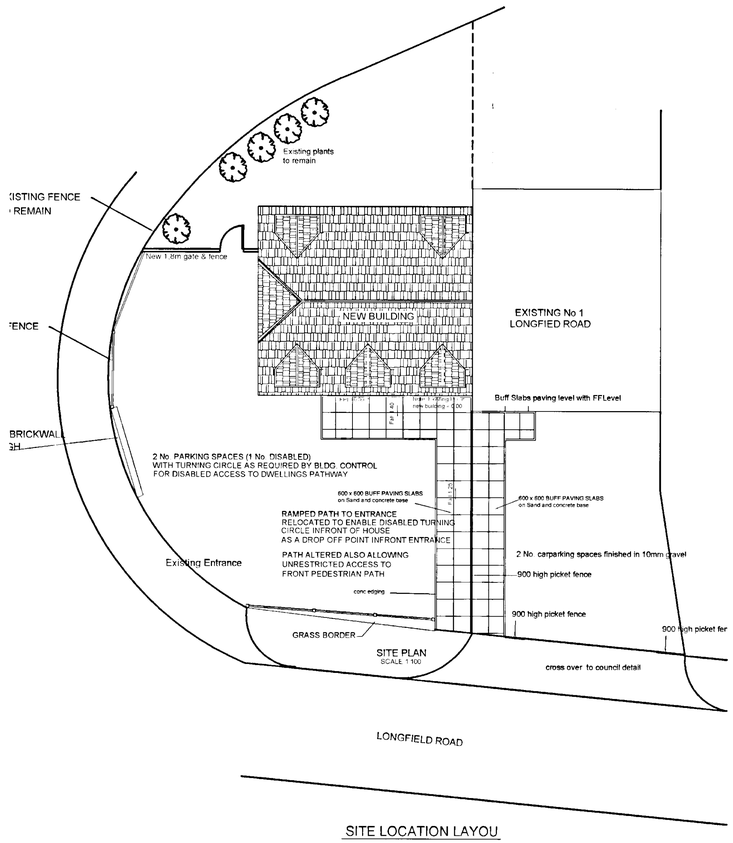
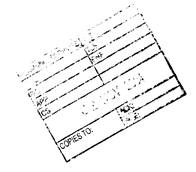


SITE LOCATION LAYOU





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drawn by G. HILL

ELEVATIONS AND SITE PLAN
SHEET 2 of 2

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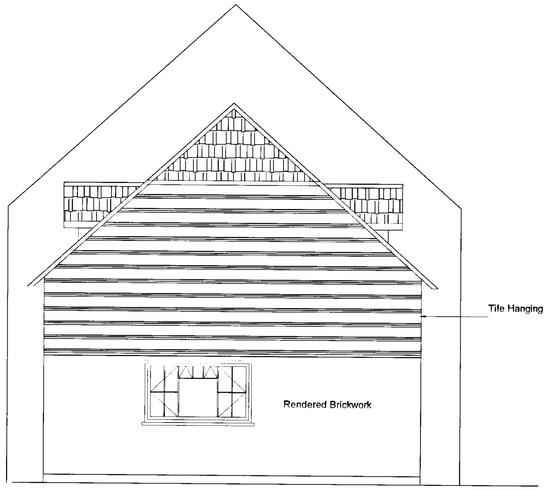
3 london court, the mews, east street, reading, berkshire rg1 4qf



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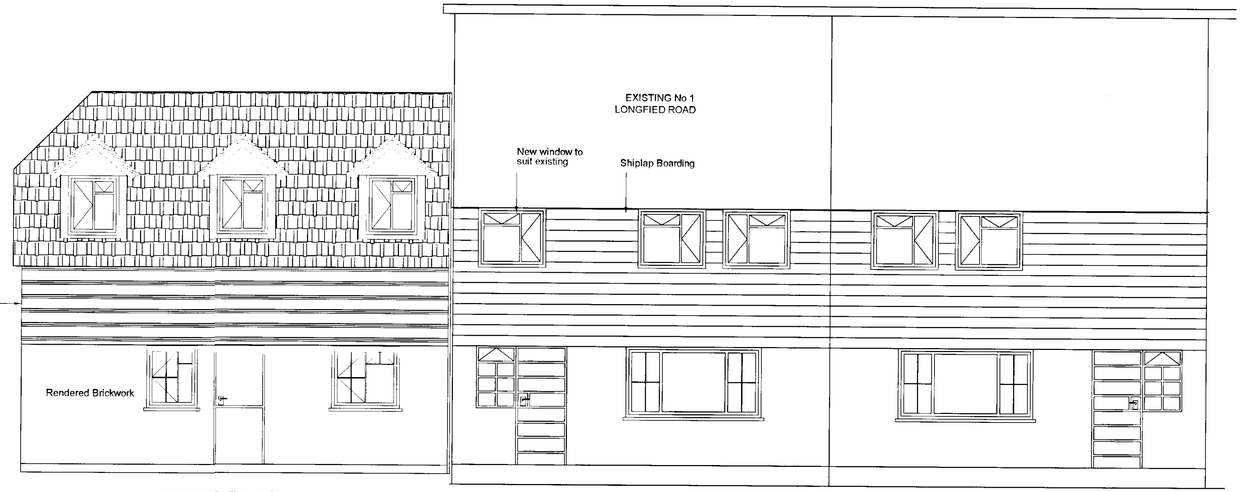
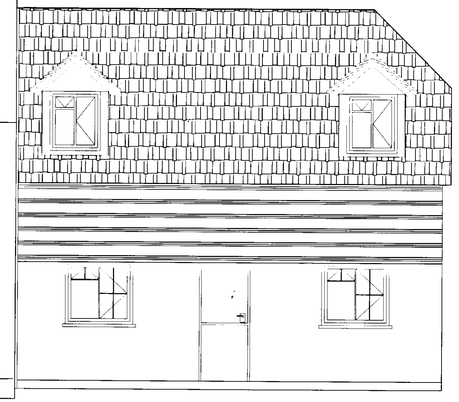


FRONT ELEVATION





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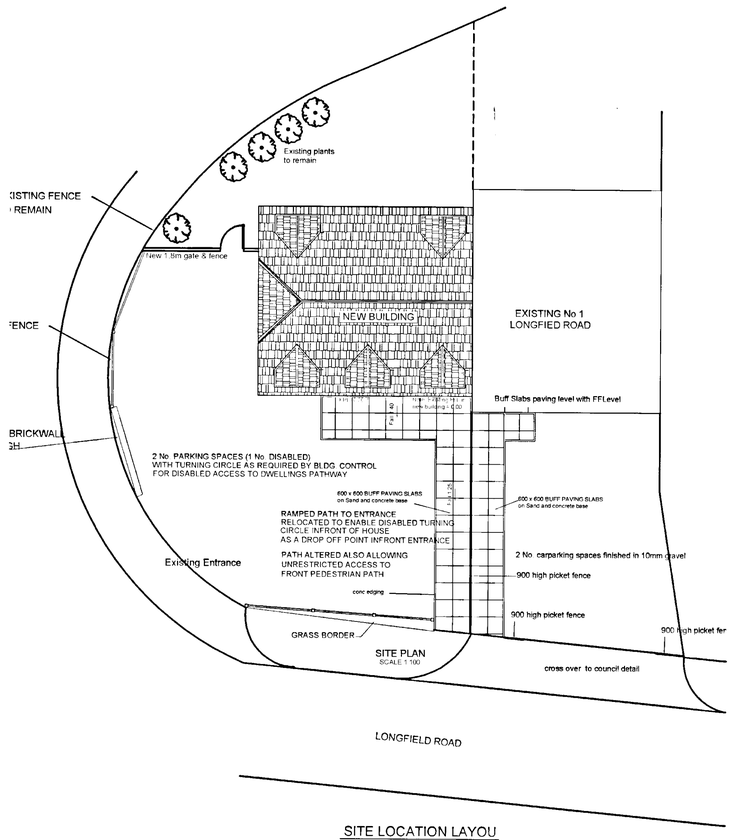

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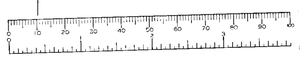



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NO 1 LONGFIELD ROAD
TWYFORD

rev	amendments	date
C	LANDSCAPING ALTERED	01.11.04
B	Pathway details ammended. Section added	1/3/04
A	NOTES ADDED TO LANDSCAPE	

date 7/1/03 | drawing no. 3953/A1/A-02C
scale 1:50 | drawn by G. HILL

ELEVATIONS AND SITE PLAN
SHEET 2 of 2

m hallams
consulting engineers
environmental designers
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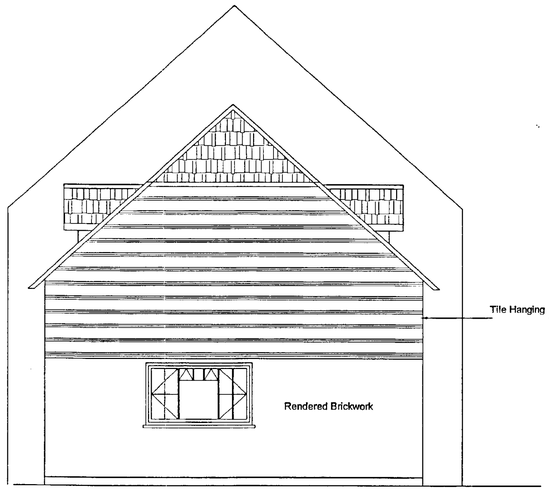
party wall surveyors
3 london court the mews east street reading berkshire rg1 4ql



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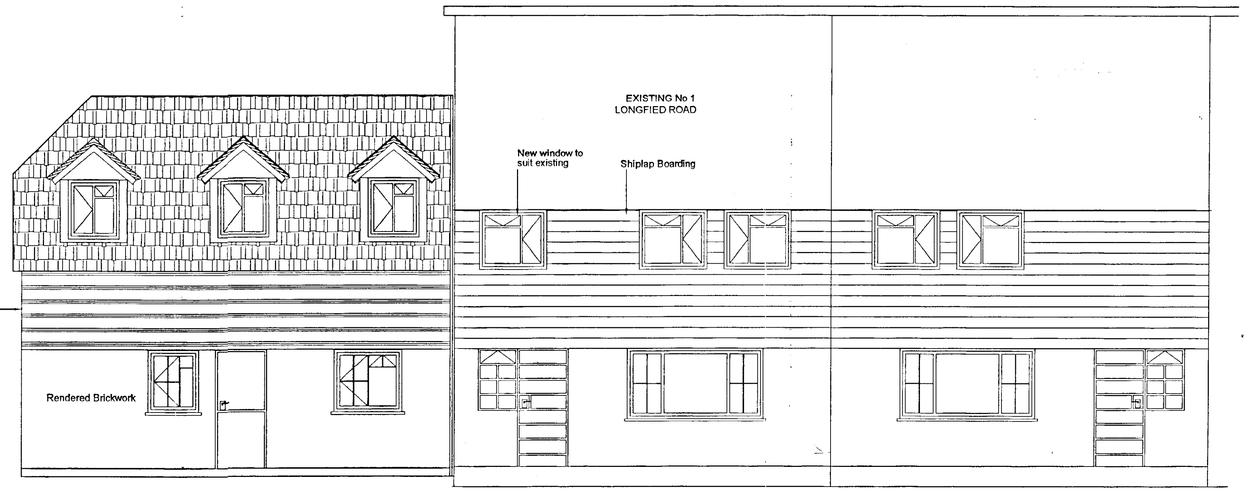

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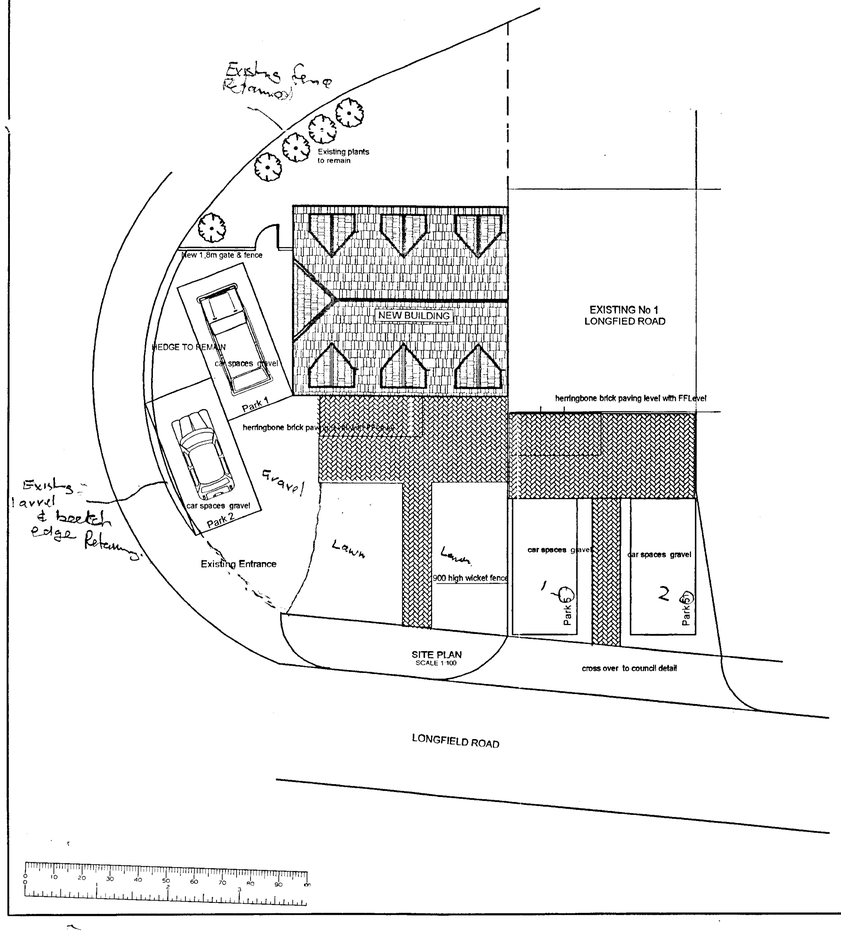



REAR ELEVATION

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NO 1 LONGFIELD ROAD
TWYFORD

rev	amendments	date

date 7/1/03		drawing no.
scale 1:50	Drawn by G. HILL	3953/A1/A-02

ELEVATIONS AND SITE PLAN
SHEET 2 of 2

mchallams

consulting engineers

environmental designers
consulting engineers
interior designers
party wall surveyors

02 MAR 2004

3 London court, the thorn, east street, reading, berkshire, rg1 4qf

SOUTHPORT U.K. Tel.01704-28866 Fax.01704-25814
LONDON OFFICE Tel.0171-377-1777 Fax.0171-247-6181

EX SYSTEMS LTD

APPLICATION NO.5573

Name of appellant:
Mr & Mrs Gurney

Site address:
1 Longfield Rd

Proposal:Proposed 2 storey extension to dwelling to form an additional house

Case Officer: ~~NE~~ AO

Allowed
04/12/02

DO 686

Appeal Decision

Site visit made on 19 November 2002

by Sara Morgan LLB (Hons) MA Solicitor

an Inspector appointed by the First Secretary of State

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

Date
- 4 DEC 2002

Appeal Ref: APP/X0360/A/02/1096687
1 Longfield Road Twyford

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr and Mrs J Gurney against the decision of Wokingham District Council.
- The application (Ref. F/2001/5573), dated 18 December 2001, was refused on 3 July 2002.
- The development proposed is the conversion of a side extension to a separate unit.

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

Procedural Matters

1. The side extension referred to in the proposal has planning permission but has not yet been constructed. The application originally proposed the conversion of the approved side extension to 2 no. flats. Subsequently it was amended to propose the conversion of the side extension to a separate unit and drawings 9924.APP.1, 9924.15, 9924.16, 9924.17 and 9924.18 were submitted in substitution for the original drawings. This was the proposal, effectively to construct a new attached dwelling, considered by the Council. I shall base my decision on the amended proposal and these revised drawings.

Main Issues

2. The main issues are (1) the effect of the proposal on the character and appearance of the surrounding area; and (2) the effect of the amount of amenity space proposed on the living conditions of the occupiers of the existing and new dwellings.

Planning Policy

3. According to Policy EN1 of the Berkshire Structure Plan (SP) development should embody a high standard of design, layout and landscaping, and where possible enhance the character of its surroundings.

4. Policy LH1 of the Loddon Area Local Plan (LP) supports residential development within identified settlements, subject to there being no significant harm to the character of the area and subject to the provision of adequate garden areas, amongst other matters. Policy LH4 favours proposals for conversion or sub-division of larger residential properties subject to certain criteria being satisfied, including no adverse impact on the character of the area and the provision of some outdoor amenity space. Under Policy LBE2, development which would adversely affect the character of an area will not normally be permitted. Under Policy LBE8 appropriate landscaping of development sites will be sought, with full regard being had to the need for conservation of existing landscape features.

5. The emerging Wokingham District Local Plan has been the subject of a public inquiry, and the Inspector's report has recently been published. The Inspector has recommended a

number of changes to the relevant policies of the emerging LP, and as the Council has not yet determined whether to accept those recommendations, the weight that can be attached to the policies is limited. However, the thrust of policies seeking high standards of design and layout and the conservation of important landscape features is similar to the aims of policies of the adopted LP.

Reasons

6. The Council has already approved the construction of an extension to No. 1 Longfield Road, with the same footprint and building envelope as that proposed here. The new proposal would have a different arrangement of window and door openings from that already approved. But the resulting building would have the appearance of a dwelling, and would not be unduly out of keeping with adjoining properties or obtrusive in the street scene, compared with the approved extension.

7. Under the proposal before me, the new building would form a separate dwelling, leading to a sub-division of the existing plot and the provision of additional car parking. A large area of hard standing has already been provided at the front of the property, and under the proposal more would be provided. The submitted layout drawing shows the boundary hedging being retained as a partial screen to the extra parking, although an evergreen hedge within the site, which was shown as being removed under the earlier permission, would be lost. However, even if it was necessary to remove the boundary hedge, opening up views of the additional parking, that would not be unduly harmful to the appearance of the surrounding area. The existing hedge, comprising a mixture of shrubs of varying quality, is not of particularly high aesthetic value, and as it is not protected by Tree Preservation Order it could be removed at any time. Hard surfaced parking areas within residential curtilages are not uncommon within urban areas such as this. Subject to appropriate surface treatment and landscaping, additional hard standing with parked cars would not appear out of place in this residential area, even on this prominent corner plot, nor would it cause undue harm to the appearance of the area.

8. I conclude, on the first issue, that the proposal would not have an unduly harmful effect on the character and appearance of the surrounding area. It would not therefore be contrary to either policy EN1 of the SP or policies LBE2 or LBE8 of the LP.

9. Turning to the second issue, although policies LH1 and LH4 of the LP both make reference to the need for some outdoor amenity space, neither gives any guidance as to what would be regarded as adequate. This type of functional requirement is generally a matter for the developer to determine, as not everyone requires a significant amount of outdoor amenity space. The sub-division of the rear garden would provide 50 square metres or more of private amenity space for each property, which although small would be adequate to provide a sitting out area or enable outdoor clothes drying. It would not be unusually small compared with other developments in the area. I therefore conclude, on the second issue, that the amenity space proposed would not be unduly harmful to the living conditions of occupiers of the existing and new dwelling. For that reason the proposal would not be contrary to policy LH4 of the LP or relevant policies of the emerging LP.

Other matters

10. The proposal would utilise two existing accesses. There appears to be ample space within each curtilage to provide the parking and manoeuvring space proposed, and even if cars could not be turned within the site that would not be unusual for this area. The Highway

Authority did not raise any objection to the proposal, and there is no information before me to suggest that the arrangement proposed would have a greater impact on highway safety than the existing situation, notwithstanding the site's location on a corner. Although parking spaces would be located close to ground floor windows, given that the users of the spaces would be the occupiers of the property, this would not be an unacceptable arrangement. None of these matters, or any other matters raised in the representations, leads me to alter my conclusions on the main issues.

Conditions

11. In order to ensure that the appearance of the development would be satisfactory, conditions are needed dealing with the materials to be used in the building, and requiring the implementation of a hard and soft landscaping scheme, including boundary treatment. Because the new dwelling would be attached to an existing dwelling, a condition requiring noise attenuation measures is needed, to protect the occupiers of each property from noise arising from their neighbour. A condition is required to secure the provision of the parking shown on the submitted drawings, to ensure adequate car parking off the public highway. A condition is also required to regulate the hours of construction on the site, to protect the living conditions of nearby residents in this predominantly residential area.

12. According to Circular 11/95, there is a presumption against removing permitted development rights granted by development orders save in exceptional circumstances. In view of the high density that would result from the development, I consider that the removal of permitted development rights to extend, enlarge or construct buildings in respect of this dwelling would be justified, in order to avoid over-development, although I consider that the condition suggested by the Council is unreasonably restrictive. However, the circumstances do not justify preventing any additional windows in the first floor, given the first floor windows already proposed, and bearing in mind the distance between the proposed dwelling and the closest dwelling on the other side of the entrance to Crest Close. As the height of the proposed dwelling in relation to the existing house is shown on the drawings, there is no need for a condition requiring details of slab levels. The landscaping condition I intend to impose will require the identification and protection of existing trees and hedges to be retained, during construction works. A further condition preventing the removal of existing trees and hedges or shrubs on the site is not necessary because of this, and because the Council has the option of imposing a Tree Preservation Order to secure the long-term protection of any trees of significant amenity value.

13. Where appropriate, I have amended the wording of the conditions suggested by the Council in order to bring them into line with the advice in Circular 11/95 "The use of conditions in planning permissions".

Conclusions

14. For the reasons given above and having regard to all other matters raised, including other policies of the adopted and emerging development plan referred to, I conclude that the appeal should be allowed.

Formal Decision

15. In exercise of the powers transferred to me, I allow the appeal and grant planning permission for the conversion of a side extension to a separate unit at 1 Longfield Road, Twyford in accordance with the terms of the application Ref. F/2001/5573 dated 18 December 2001, and the plans submitted therewith, as amended by drawings 9924.APP.1,

9924.15, 9924.16, 9924.17 and 9924.18 dated April 2002, subject to the following conditions:

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

2) The materials to be used in the construction of the external surfaces of the building hereby permitted shall match those used in the existing building.

3) Construction work shall not begin until a scheme for noise attenuation measures between 1 Longfield Road and the dwelling hereby approved has been submitted to and approved by the local planning authority; all works which form part of the approved scheme shall be completed before the new dwelling is occupied.

4) No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include means of enclosure, all boundary treatments and hard surfacing materials and indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development. The approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of the dwelling.

5) Works related to the construction of the development, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 0800 - 1800 Monday to Friday and 0800 - 1330 Saturdays, and at no time on Sundays or Bank Holidays.

6) The dwelling shall not be occupied until space has been laid out within the site in accordance with drawing No 9924.APP1 for four cars to be parked. The spaces shall be kept available for the parking of cars at all times.

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

8) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no extensions or enlargement of the residential unit hereby permitted shall be carried out or buildings erected within its curtilage.

Information

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

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

18. An applicant for any approval required by a condition attached to this permission has a statutory right of appeal to the Secretary of State if that approval is refused or granted

conditionally or if the authority fails to give notice of its decision within the prescribed period.

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

INSPECTOR

The Planning Inspectorate

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

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

63979

PLANNING SE... DG

05 DEC 2002

COPIES TO

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

Your Ref: F/2001/5573

Our Ref: APP/X0360/A/02/1096687

Date: 4 December 2002

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR & MRS J GURNEY
SITE AT 1 LONGFIELD ROAD, TWYFORD, 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:

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

Phone No. 0117 372 8252

Fax No. 0117 372 8139

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

Yours faithfully

M. Nall

Mrs Margaret Pocock

COVERDL1

WRITTEN REPRESENTATION APPEAL

CASE OFFICER: ~~MJ~~ AO

APPLICATION NUMBER: 5573

APPELLANT: Mr & Mrs Gurney

SITE: 1 Longfield Rd, Twyford

APPEAL REF: APP/X0360/A/02/1096687

START DATE: 15/08/02

DATE OF SITE VISIT

ALLOWED 04/12/02

Progress Record	Date Actioned	Initials
Appeal Logged:	16/08/02	
Entered on Access:	22/08/02	DG
Notification Letters Due:	**29/08/02**	
Notification Letters Sent:	29/08/02	DG
Questionnaire Due:	**29/08/02**	
Questionnaire Sent:	29/08/02	DG
Statement Due: 26/09/02	[redacted]	
Statement Sent:	17/09/02	DG
Comments on Statement Due	17/10/02	
Comments on Statement Sent		
Decision letter circulated:	06/12/02	DG
Decision entered on Access:	05/12/02	DG

Tel. (0118) 974 6448 (Direct Line)
Date: September 17, 2002
My ref: F/2001/5573
Your ref: APP/X0360/A/02/1096687

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

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

Dear Mrs Pocock

APPEAL BY: Mr & Mrs Gurney
SITE: 1 Longfield Rd, Twyford

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

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date: August 27, 2002
My ref: F/2001/5573
Your ref: APP/X0360/A/02/1096687

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

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

Dear Mrs Pocock

APPEAL BY: Mr & Mrs Gurney
SITE: 1 Longfield Rd, Twyford

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

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date. August 27, 2002
My ref: F/2001/5573
Your ref: 9924

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

John Challis
72 Wargrave Rd
Twyford
RG10 9PH

Dear Sir

APPEAL BY: **Mr & Mrs Gurney**
SITE: **1 Longfield Rd, Twyford**

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

I have also sent copies to The Planning Inspectorate.

Yours faithfully

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

The Planning Inspectorate

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

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

PLANNING SERVICES HP 59912
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16 AUG 2002
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NL

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

Your Ref: F/2001/5573
Our Ref: APP/X0360/A/02/1096687
Date: 15 August 2002

4

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR & MRS J GURNEY
SITE AT 1 LONGFIELD ROAD, TWYFORD, 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, giving the full appeal reference number which is shown at the top of this letter.

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

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

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

Within 2 weeks from the starting date -

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

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

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

Within 6 weeks from the starting date -

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

Within 9 weeks from the starting date -

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

Site visit arrangements

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

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

Planning obligations - Section 106 agreements

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

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

Yours faithfully

Mrs M Pocock

102(BPR)

The Planning Inspectorate

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

For official use only
Date received

PLANNING APPEAL FORM

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

Please use a separate form for each appeal

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

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

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

A. APPELLANT DETAILS

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

Name MR + MRS J GURNEY

Address 1 LONGFIELD ROAD
TWYFORD. BERKSHIRE

Postcode

Daytime phone no 07971 184469

Fax no

E-mail address

B. AGENT DETAILS FOR THE APPEAL (if any)

Name JOHN CHALLIS CHARTERED ARCHITECT

Address 72 WARGRAVE ROAD
TWYFORD. BERKSHIRE.

Postcode RG10 9PH

Your reference 9924

Daytime phone no 01189 34 2236

Fax no 01189 34 2236.

E-mail address johnchallis.architect@NTLworld.com

C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the LPA WOKINGHAM DISTRICT COUNCIL

LPA's application reference no F/2001/5573

Date of the planning application 18.12.2001

Date of LPA's decision notice (if issued) 03.07.2002

D. APPEAL SITE ADDRESS

Address 1 LONGFIELD ROAD
TWYFORD.
BERKSHIRE

Postcode

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

E. DESCRIPTION OF THE DEVELOPMENT

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

PROPOSED CONVERSION OF SIDE EXTENSION TO SEPARATE UNIT.

Size of the whole appeal site (in hectares): 0.032.

Area of floor space of proposed development (in square metres): 87.18.

F. REASON FOR THE APPEAL

This appeal is against the decision of the LPA to:

*Please tick **one** box only*

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

or

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

G. CHOICE OF PROCEDURE

CHOOSE ONE PROCEDURE ONLY

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

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

*Please tick **one** box only* ✔

1. WRITTEN REPRESENTATIONS ☑

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

2. HEARING ☐

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

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

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

3. INQUIRY ☐

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

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

H. GROUNDS OF APPEAL

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

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

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

Please continue on a separate sheet if necessary.

SEE ATTACHED STATEMENT.

H. GROUNDS OF APPEAL (continued)

Please turn over

I. APPEAL SITE OWNERSHIP DETAILS

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

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

CERTIFICATE A

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

OR

CERTIFICATE B

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

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

CERTIFICATES C and D

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

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

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

✔

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

OR

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

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

J. ESSENTIAL SUPPORTING DOCUMENTS

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

✔

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

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

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

   9924 · APP · 1 ·

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

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

K. PLEASE SIGN BELOW

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

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

Signature _____ (on behalf of) MR+MRS GURNEY

Name (in capitals) J. CHALLIS Date 6.08.02.

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

NOW SEND:

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

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

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

- **1 COPY for you to keep**

When we receive your appeal form, we will:

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

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

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

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

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2-16 Colegate
Norwich NR3 1BQ

TOWN AND COUNTRY PLANNING ACT 1990

SECTION 78 APPEAL

APPELLANT : MR AND MRS GURNEY

APPEAL SITE : 1 LONGFIELD ROAD, TWYFORD

REASON FOR APPEAL : REFUSAL TO GRANT PLANNING PERMISSION FOR THE ERECTION OF A 2 STOREY EXTENSION TO THE DWELLING TO FORM AN ADDITIONAL HOUSE

LOCAL PLANNING AUTHORITY REFERENCE : F/2001/5573

DEPARTMENT OF THE ENVIRONMENT, TRANSPORT AND THE REGIONS REFERENCE : APP/X0360/A/02/1096687

1.00 INTRODUCTION

Main issues

1.01 The Local Planning Authority considers the main issues are the effect of the proposed development on:

1) The character and appearance of the area.

2) The amenities of the occupants of the existing and proposed dwelling.

The site and surroundings

1.02 The appeal site is 0.032 ha. in size and is located on the corner of Longfield Road and Crest Close. It is also at this point that Pennfields becomes Longfield Road. There is a semi-detached house on the site with a single garage at the side. The appeal site is in an established residential area in Twyford.

Relevant planning history

1.03 Application No. F/2000/1201 was granted permission in June 2000 for the erection of a two-storey side extension.

Proposed development

1.04 The proposed development is for permission to erect a two storey extension to the side of the existing dwelling, to form a separate additional dwelling. The proposed extension has the same dimensions and external appearance as the extension, which was approved in 2000.

2.00 RELEVANT DEVELOPMENT PLAN POLICIES

2.01 The Development Plan which applies to the area in which the appeal site is located comprises: Berkshire Structure Plan and Loddon Area Local Plan. The Deposit Draft Wokingham District Local Plan will replace the adopted Loddon Area Local Plan.

Berkshire Structure Plan

2.02 The Berkshire Structure Plan (1991-2006) was adopted on 4th November 1995 and is the statutory Structure Plan for the area. The following policy is relevant to the consideration of this appeal:

EN1 Protection and Enhancement of the Environment of Built-Up Areas

A copy of the above policy is contained in Appendix 2.

The Loddon Area Local Plan

2.03 The Loddon Area Local Plan was adopted by Wokingham District Council in May 1995 and together with the Structure Plan comprises the development plan for the area. In 1996, the Berkshire County Council issued a letter of general conformity of the Loddon Area Local Plan with the Berkshire Structure Plan (1991-2006).

The relevant policies in this plan are:

LH1 Housing Development on Unidentified Sites

LH4 Conversions of Residential Properties

LBE2 Inappropriate Design

LBE8 Landscaping of New Development

Copies of the above policies are contained in Appendix 3.

Draft Wokingham District Local Plan

2.04 The draft Wokingham District Local Plan was placed on deposit from 21st October to 2nd December 1997 and has formed the basis for development control decisions since 21st October 1997. The County Council issued a statement of general conformity with the Structure Plan in May 1997. The public local inquiry into Part 2 of the plan commenced on 6th October 1998. The Inspector's report on Part 2 of the local plan inquiry has now been received and was published on 22 November.

The relevant policies in this plan are:

WOS3	Development Control Principles
WH1	Housing Development Principles - Unidentified Sites
WH4	Conversion/Sub-Division of Housing, including Bedsits/ Multi-Occupation

Copies of the above policies are contained in Appendix 4.

Inspector's Report on Part Two of the Wokingham District Local Plan

2.05 The Inspector's recommendations are a material consideration in the determination of applications.

Policy WH1 : The Inspector recommends alterations to this policy to place greater emphasis on sustainability criteria.
Policy WBE1 : The Inspector recommends that the importance of good design is more strongly emphasised within the policy. He has also given more weight to sustainability issues, especially in transport terms.
Policies WOS3 and WH4 : The Inspector recommends changes to this policy, but they would impact in a similar way on the proposed development.

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

PPG3 Housing

3.00 THE COUNCIL'S CASE

Reasons for Refusal No. 1

Effect on the Character and Appearance of the Area

3.01 The site is within a settlement boundary in the Loddon Area Local Plan and the Wokingham District Local Plan. Therefore the starting point is that in principle the site could be considered for residential development under Berkshire Structure Plan Policy H5, Loddon Area Local Plan Policy LH1 and Wokingham District Local Plan Policy

WOS3. However, in order to be considered acceptable, development should have an acceptable effect on the character and appearance of the area and on the amenity of the occupiers of it.

3.02 The appeal site is on a prominent corner. The Local Planning Authority has accepted that an extension to the existing dwelling of the same design would have an acceptable effect on the character and appearance of the area. However this extension included an integral garage so that most of the external area of the site would be garden and landscaping.

3.03 The currnet proposal, however, would have large areas of hardstanding in the front and outside of the site for car parking and manoeuvring. This would have a hard and far more urbanising and unattractive appearance in the street scene that would have a detrimental effect on the character and appearance of the area.

3.04 The proposal would therefore be contrary to Berkshire Structure Plan Policy EN1 as it would not embody a high standard of layout and landscaping, and it would not enhance the character and appearance of its surroundings.

3.05 The proposal would be contrary to Loddon Area Local Plan Policy LBE2 because it would adversely affect the character of the area by virtue of its siting. It would be contrary to Policy LBE8 because it would remove existing quite tall hedging along the side which screens the current hardstanding (and would have continued to do so if the previous proposal for an extension had been implemented). The current layout, however, shows parking upto the corner side boundary and leaves no space for planting.

3.06 The proposal would be contrary to Wokingham District Local Plan Policy WOS3 (b) as it would have a significant detrimental impact on existing landscape features and not enable sufficient space for planting to protect local visual amenity. For the reasons given above the proposal would be contrary to Wokingham District Local Plan Policy WBE1 (a), (b) and (c) due to its adverse environmental and visual impact and effect on the hedge. For the same reasons it would be

contrary to Policy WH1 (b) because there would be a significant adverse effect on the character of the area.

Reason for Refusal No. 2

3.07 The existing rear garden would be sub-divided to create rear gardens of about 50 sq.m. each. These would be small in size, and the garden for the proposed house in particular would be very shallow and awkward in shape. The gardens would be much smaller than those of nearby dwellings and would provide sub-standard amenity.

3.08 The proposal would therefore be contrary to Loddon Area Local Plan Policy LH4 (d) and Wokingham District Local Plan Policy WH4 (a) as inadequate amenity space would be provided.

4.00 CONCLUSION

4.01 Due to its prominent position and resultant loss of landscaping from the front corner and side of the site, the car parking and turning areas would form an obtrusive feature in the street scene, detrimental to the character and appearance of the area. The existing and proposed dwelling would have an inadequate level of private amenity space.

4.02 In accordance with Section 54A of the 1990 Town and Country Planning Act, applications should be determined in accordance with development plan unless material considerations indicate otherwise. In this case the proposal clearly conflicts with development plan policies contained in the Berkshire Structure Plan and the Loddon Area Local Plan (which are the Development Plan for the purpose of Section 54A) for the reasons given above. The Inspector is therefore requested to dismiss this appeal.

Angela Odell

LIST OF APPENDICES

1. Location Plan of the Appeal Site, Scale 1:2500.

2. Extracts from Berkshire Structure Plan.

3. Extracts from Loddon Area Local Plan.

4. Extracts from Wokingham District Local Plan.

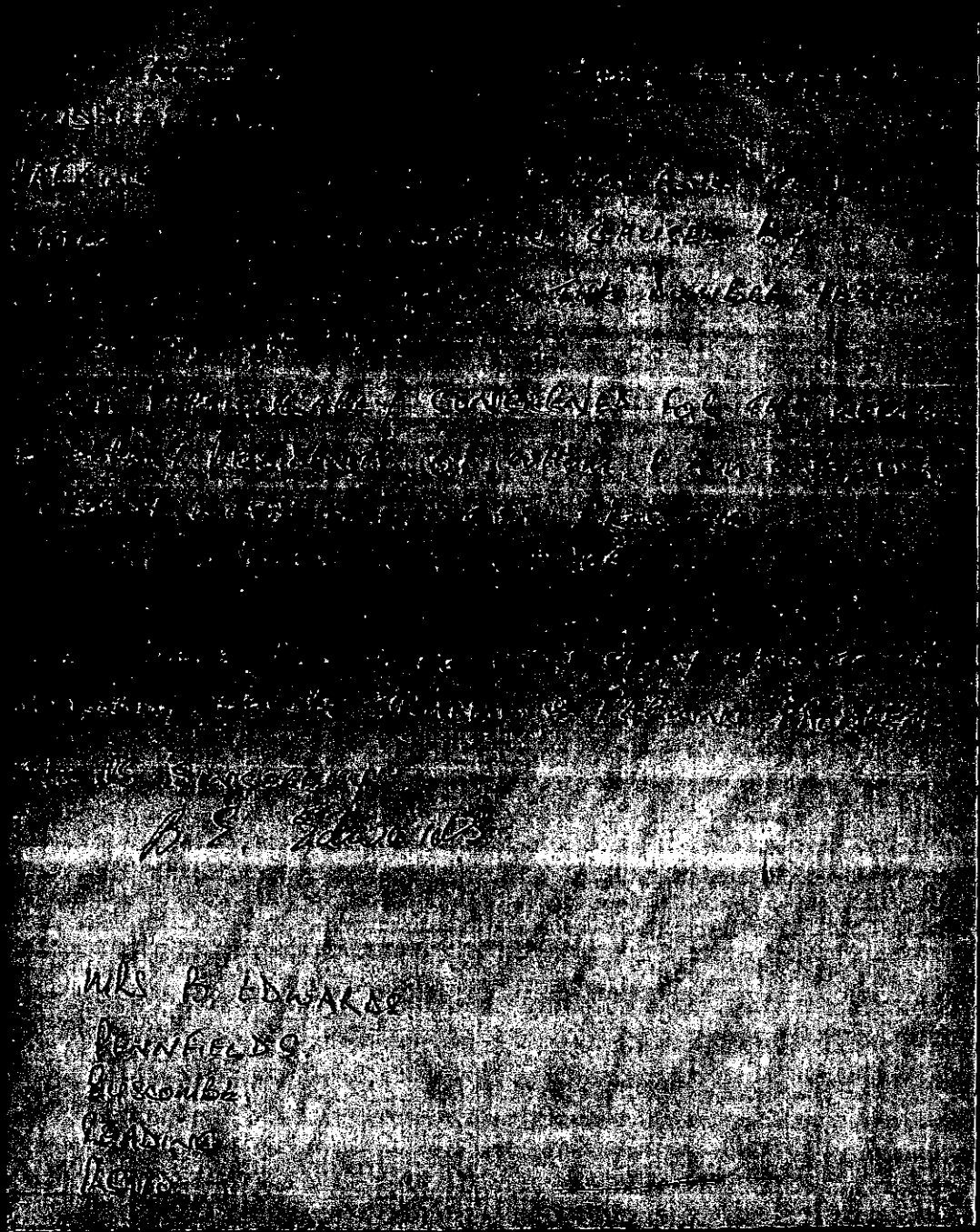
5. Extracts from Wokingham District Local Plan Inspector's Report Part 2.

6. Conditions for appeal if allowed.

CARS ALSO ENTER FROM CHEST CLOSE AND MIDDLEFIELDS.
PARKING IS A SEVERE PROBLEM AND THERE IS OFTEN TRAFFIC CONGESTION CAUSED BY VEHICLES PARKED BEYOND THE DOUBLE YELLOW LINES BY SHOPPERS.
I AM PARTICULARLY CONCERNED FOR THE LOCAL ELDERLY RESIDENTS, OF WHOM I AM ONE, WHO ALREADY HAVE DIFFICULTIES CROSSING LONGFIELD ROAD IN THIS AREA.
AN ADDITIONAL DWELLING ON THIS SMALL WELL DEVELOPED SITE CAN ONLY ADD TO THE ALREADY SEVERE TRAFFIC & PARKING PROBLEM.

Yours Sincerely
B E Edwards.

MRS. B. EDWARDS.
PENNFIELDS.
LYSCOMBE.
READING
RG10

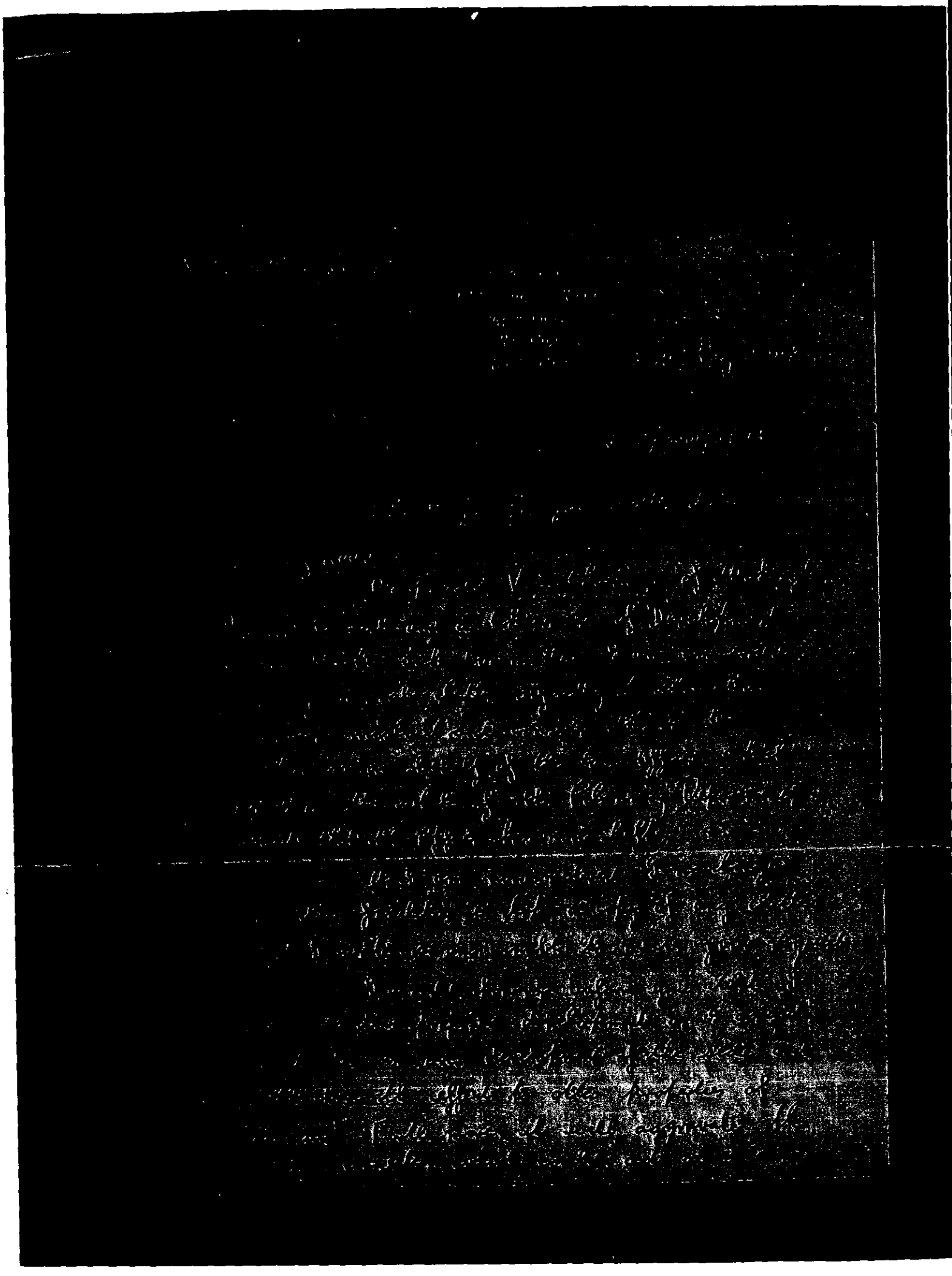


to other traffic and particularly to pedestrians, and most particularly to children on their way to school.

I urge the Development Control North Sub-Committee to turn down this application.

Yours sincerely,

(MR. A.H. ROBINSON)



WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL SERVICES DEPARTMENT
PLANNING SERVICES
PO BOX 157
SHUTE END,WOKINGHAM
BERKSHIRE RG40 1WR

PLANNING	RPT
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1 CREST CLOSE
RUSCOMBE
TWYFORD
BERKSHIRE
RG10 9 BQ

29/01/02

Dear MR OTENG

RE: Application No.F/2001/5573
1 LONGFIELD ROAD,TWYFORD,READING

Further to your communication dated 09/01/02,Re the above we wish to strongly object to the proposed planning application on the following grounds:

1.Having seen a copy of the planned extension/change of status of the existing property as it stands the proposal will change the entire look of the existing property and it will almost certainly look very out of place.

2.It would not be an extension as such but would appear to be 2 new dwellings,the planning application is ticked as an alteration surely this is not the case.

3.We also have grave reservations about the proposed on site parking as shown in the plans as we already have a very bad parking problem within CREST CLOSE this can only make matters worse,at times there is an oversell anyway with cars parked dangerously on the pavement on what is a very busy road.

4.There is a mistake on the drawing no 9924.12 it shows an existing entrance and an existing exit there is only 1 entrance and exit at No1 and I doubt that the plan which shows 4 car spaces is truly to scale as you would not have space for 4 medium size cars at present let alone the future.

5.If the proposed exit which according to the drawing exists then why is there a no parking sign and yellow lines !.

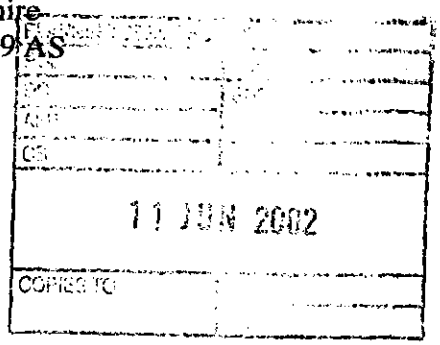
6.If the planning application is successful and construction goes ahead where will the building materials and attendant workers be based not CREST CLOSE we hope.

I hope our objections and concerns will be strongly considered by the Council.

Yours Faithfully

GRAHAM WALLACE

Mr and Mrs M Ridley
4 Longfield Road
Twyford
Berkshire
RG10 9AS



Mr Edward Oteng
Wokingham District Council
PO Box No. 157
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Mr Oteng

Re: Planning Application F/2001/5573
1 Longfield Road
Twyford, Reading
Proposed two storey extension to dwelling to form 2 flats

We wish to raise our objection to the proposed development above. Our concern with the proposal is lack of a sufficient quantity of parking spaces located within the development. We understand the proposal allows for 4 parking spaces within 1 Longfield Road. The 2 additional flats mean that 1 Longfield Road will now contain 3 residences where there was 1. 4 parking spaces between 3 residences is unlikely to be adequate allowing for typically 2 persons per residence and 1 car per person. Consequently it can be expected that the development will give rise to more parking on the street.

Our concerns with parking are based on first hand experience from living in the vicinity of 1 Longfield Road. The area already has a parking congestion problem that impacts our property due to vehicles parked on the footpath adjacent to our property as well as on double yellow lines. To place an additional 2 residences in the immediate area may exacerbate the existing parking problem.

Yours Sincerely

Michelle Ridley Malcolm Ridley

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

3 Longfield Road
Twyford
Berkshire
RG10 9AN

28th January 2002

Dear Mr Oteng

RE: Application No. F/2001/5573
1 Longfield Road, Twyford, Reading

Further to your communication dated 9th January 2002, re the above, we wish to object to the proposed application on the following grounds:

1. The conversion is aesthetically totally out of character with the existing properties No.s 1 and 3. The proposal calls for two new additional dwellings with all that that entails on an already small crowded corner. We note on the planning application item No. 8 is ticked as 'alteration' whereas the plans are calling for two new dwellings.

2. If the application were to be successful there would be a change of status to the present properties from semi-detached to terraced, thus changing our own property, No. 3 to 'end terrace' with subsequent de-valuation and new rateable value.

3. We note from the plans that there is proposed extensive parking in the (as it is now) front garden, and that park No. 3 is directly in front of window of No.1 and within a few feet of the front window of No.3. You will note from the plans that the dividing line of the two semis is at such an angle that we cannot avoid looking on to any cars parked in such close proximity, which is surely unacceptable. We also note that an existing entrance and exit have been shown on the plans. Neither of these do exit at present – the only entrance/exit being in line with park 4.

4. If the proposed exit were to be allowed the Council would have to remove a 'no waiting' sign, as depicted in the enclosed photograph.

5. There are already 5 cars in use by this household at No.1. In the long term it is entirely feasible that, if these two proposed new dwellings were to be rented out there could very easily be in excess of 9 vehicles belonging to this small site, resulting in overflow parking in Crest Close which is an already overcrowded cul-de-sac.

I hope our concerns will be strongly considered by the council.

Yours faithfully

Alan R Harrop

CARE ALSO ENTER FROM CREST CLOSE AND MIDDLEFIELDS.

PARKING IS A SEVERE PROBLEM AND THERE IS OFTEN TRAFFIC CONGESTION CAUSED BY VEHICLES PARKED BEYOND THE DOUBLE YELLOW LINES BY SHOPPERS.

I AM PARTICULARLY CONCERNED FOR THE LOCAL ELDERLY RESIDENTS OF WHOM I AM ONE, WHO ALREADY HAVE DIFFICULTIES CROSSING LONGFIELD ROAD IN THIS AREA

AN ADDITIONAL DOUBLING ON THIS SMALL WELL DEVELOPED SITE CAN ONLY ADD TO THE ALREADY SEVERE TRAFFIC & PARKING PROBLEM.

YOURS SINCERELY

B. E. Edwards

MRS B. EDWARDS
PENNFIELDS
LYSCOMBE
READING
RG10

WOKINGHAM DISTRICT COUNCIL
PLANNING SERVICES
P.O. BOX 157
SHUTE END, WOKINGHAM.
RG40 1WL.

27.1.02.

DEAR MR OTENG.

RE:- APPLICATION NO. F/2001/5572
1. LONGFIELD ROAD TWYFORD READING.

I WISH TO LODGE MY OBJECTION TO THE ABOVE APPLICATION, THERE ALREADY A OVER DEVELOPED AREA WITH SEVERE PARKING PROBLEMS A NEW DWELLING ON THE CORNER OF CREST CLOSE & LONGFIELD ROAD CAN ONLY INCREASE FURTHER TRAFFIC CONGESTION.
LONGFIELD ROAD IS ON A BUS ROUTE AND HAS CONSTANT THROUGH TRAFFIC, USING HILLTOP AND NEW ROAD TO REACH THE A4. CARS ARE CONTINUALLY UP & DOWN THE ROAD TO THE SHOPS ON THE LONGFIELD PARADE AND WHERE IT MERGES INTO PENNFIELDS

II

to the traffic and particularly to pedestrians, and more particularly to children on their way to school.

I urge the Development Control Work Sub-Committee to turn down this application.

Yours sincerely,

(MR. A. H. ROBINSON)

Your Ref: N.F/2021/0313

Wokingham
Borough Council
Reading
RG40 1WH

Dear Mrs N. Pye,

Planning Application No. F/2021/0313

Proposed [illegible]

24th May 2021

I am writing to you [illegible]
[illegible]
[illegible]
[

of status from semi-detached to terraced, thus changing my own property, No. 3, into 'end terrace' with subsequent devaluation and new rateable value.
Since my original objection the front garden of No 1 has been turned into a car park with always five and sometimes as many as seven vehicles parked, including transit van. Apart from the obvious downside of having my outlook blighted by such close proximity parking, I am still most concerned about the long term effect.
I would ask the Council to consider the situation when this proposed new addition is sold, as I strongly feel it will be. There will then be a scenario where a separate family occupying the 3 bedroomed house could have the same number of vehicles as the present owner.
In this case there would have to be boundary lines for each property, and there is no way both sites would hold five vehicles, resulting in overflow parking into Longfield Road, already a hazardous area, or Crest Close which is grossly overcrowded.
I trust our concerns will be strongly considered by the Council.

Yours faithfully,

Alan Harrop

Alan R. HARROP

OB

NL

3 Longfield Road
Twyford
Berks. RG10 9AN

Nicola Lake
Planning Officer
Environmental Services Dept ✓
P.O. Box 157
Shute End
Wokingham RG40 1WR

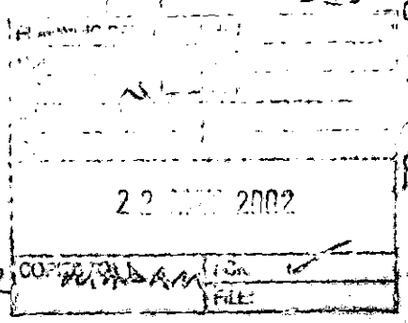
May 21, 2002

Dear Madam
Re: Application No. F/2001/5573
1 Longfield Road, Twyford, Reading

I have just returned from holiday and realise with great concern that I have missed the 'reply by' date of your letter dated April 2 2002. I understand that Steve Conway is callin for a full planning meeting on this proposed development, and he has told me to nevertheless still write confirming my objections, which remain the same as those outlined in my letter of January 28, 2002 to Mr. Oteng.
I also enclose two letters put through my door both written prior to May 15, and trust these three objections can still be taken into consideration.
Whilst the new proposal is for one additional dwelling, as opposed to two flats, it is, to all outward appearances, different only in that it has just one front entrance. The development is otherwise identical and remains an over-development of a small site.
From my personal point of view, should this building go ahead there would be a change

11/6/02

Mrs B. Edwards.
68 Pennfields
Ruscombe.
nr Reading.
RG10 9BE



Dear

Re:- APPLICATION No. F/2001/5573.
1 LONGFIELD ROAD. TWYFORD. READING.

HAVING SEEN THE NEW PLANS, MY OBJECTIONS REMAIN THE SAME AS STATED IN MY PREVIOUS LETTER.
THIS IS OVERCROWDING OF A SMALL CORNER SITE AND MUST RESULT IN MORE CARS BEING PARKED ON THE ROAD.
MY CONCERN IS FOR THE ELDERLY PEOPLE LIVING IN CLOSE PROXIMITY WHO ALREADY HAVE DIFFICULTIES CROSSING THE INCREASINGLY BUSY PENNFIELDS / LONGFIELD ROADS.

YOURS FAITHFULLY B.E. Edwards.

yours faithfully

M Hall

Margaret Hall
14 crest Close
Twyford.

06

May 12th, 2002

Dear Madam

Re: ~~Ref No E/2001/5573~~ - 1 Longfield Road, Twyford, Reading
Proposed 2 storey extension to dwelling to form an additional house.

As a resident of Crest Close I am very concerned at the proposed additional dwelling as above. We already have severe parking problems in this area and this new development can only make matters worse.

PLANNING SERVICES | RPT
POL | TLS
DC | CNF
APP |
CS |
31 JAN 2002
COPIES TO: | ACK:

Ruscombe Parish Council.
47 Hermitage Drive,
Twyford, Berks.RG10 9HT
D.J.Couzens.(Clerk) 0118 9341940

Case Officer; Mr.Edward Oteng
Application Number; F/2001/5573
Site; 1 Longfield Road, Twyford.
Proposal ; Two storey side extension to dwelling to form 2 flats.

27/01/02

The Parish Council offers the following observations../

1) Only one entrance exists,that is the one by parking place No.3, the proposed new entrance would be dangerous as it is directly on the junction of Crest Close/ Longfield Road and Pennfields.
2) There does not appear to be an amenity area for the proposed flats/house.
3) It might take on the appearance of a parking lot with the arrangements suggested.

Signed.....D Couzens..... ***Clerk.***

Date.....27/01/02.....

HIGHWAYS CONSULTATION SHEET

From: Edward Oteng **Date:** 09 January 2002

Application Number: F/2001/5573

Proposal: Proposed two storey extension to dwelling to form 2 flats.

Parish: RUSCOMBE PARISH

Site Address:
1, Longfield Road, Twyford, Reading.

Applicant:
Mr/Mrs V Gurney C/O John Challis.

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).

C122, R122

Signed: _____ **Print name:** AE 14/1/02

ENVIRONMENT AGENCY

Our Ref : SP/2002/005130-2/1
Your Ref : F/2001/5573

Date : 14 May 2002

PLANNING SERVICES	HPT 56443
POL	TLS
DC NL	ENF
APP	
CS	
16 MAY 2002	
	COR

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

FAO: Nicola Lake

Dear Madam

TWO STOREY EXTENSION TO DWELLING TO FORM 2 FLATS - REVISED PLANS

1 LONGFIELD ROAD, TWYFORD, READING, RG10 9AN

Thank you for your letter dated 24 April 2002, received on 25 April 2002. Please quote the following reference in any correspondence: SU77NE/10/11. The Environment Agency has the following comments:

The Environment Agency has no further comments to its previous letter dated 18 January 2002 regarding your consultation reference F/2001/5573 of which a copy is enclosed.

DECISION NOTICE

Please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent. If you have any further queries, please contact me, quoting the reference at the beginning of this letter.

Yours faithfully

PAUL BUSING
Planning Liaison Officer
Direct dial: 01276 454492
Direct fax: 01276 454352
Email: paul.busing@environment-agency.gov.uk

CC: John Challis John Challis Chartered Architects

ENVIRONMENT AGENCY

Our Ref : SP/2002/005130-1/1
Your Ref : F/2001/5573

Date : 18 January 2002

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

Dear Mr Oteng

TWO STOREY EXTENSION TO DWELLING TO FORM 2 FLATS AT 1 LONGFIELD ROAD, TWYFORD, READING

Thank you for your letter dated 09th January 2001, received on 11th January 2001. Please quote the following reference in any correspondence: **SU77NE/10/11**. The Environment Agency has no objection, in principle, to the proposed development provided that the following conditions are imposed on any planning permission granted:

PLANNING CONDITIONS:

CONDITION: No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed three metres in depth below existing ground level.
REASON: To prevent pollution of groundwater.

PLANNING INFORMATIVES

The following planning informatives should be attached to any planning permission granted:

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.
Contact David Walters on 01276 454365 for further details.

ADVICE TO PLANNING AUTHORITY

Landfill Gas Risk

According to our records, there is one landfill site within 250 metres of the site. In view of the distance from the site and the nature of the fill material, it is unlikely that landfill gas will present a risk to this proposal.

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

Presence of a Watercourse

We are not aware of any watercourses on the site, but should there be any, we advise that:
(1) they should not be culverted; and
(2) a buffer zone is left on either side of any watercourse, and
(3) culverted watercourses should not be built over, but should ideally be opened up and made a feature of the site.

In any case, you should note that culverting of a watercourse requires the prior written approval of the local authority under the terms of the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991/Water Resources Act 1991. The Agency seeks to avoid culverting, and its consent for such works will normally be withheld.

ADVICE TO APPLICANT

Pollution Control

Clean Roof and Surface Water
The site is not situated within a currently designated public water supply groundwater source protection zone. In this case, shallow soakaways would be acceptable for the disposal of clean surface and roof water provided they are not constructed so that they penetrate the water table, or in any event exceed 3 metres in depth below existing ground level.

Surface water from hard standing areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar. Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

Foul Water
All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

DECISION NOTICE

Please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent. If you have any further queries, please contact me, quoting the reference at the beginning of this letter.

Yours sincerely

MATTHEW ROSE
Development Planning Officer
pp Paul Bussing
Direct dial: 01276 454349

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

Direct fax: 01276 454352
Email: matthew.rose@environment-agency.gov.uk

CC: John Challis John Challis Chartered Architects

The Planning Inspectorate

For offical use only Date received

QUESTIONNAIRE

PLANNING, LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT

APPEAL REF: APP /X0360/A/02/1096687 **GRID REF:** _____

APPEAL BY: Mr + Mrs Gurney

SITE: 1 Longfield Rd, Twyford

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

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

1.	Do you agree to the written representations procedure?		YES / ~~NO~~
OR	Do you wish to be heard by an Inspector at:	a. a local inquiry?	~~YES~~ / NO
	or	b. a hearing?	~~YES~~ / NO
2.	If the written procedure is agreed, could the Inspector make an unaccompanied site visit?		~~YES~~ / NO
	(It is our policy that Inspectors make an unaccompanied site visit whenever practicable e.g. the site can be seen clearly from a road or other public land. You must only indicate the need for an accompanied visit when it is necessary to enter the site e.g. to view or measure dimensions from within it.)		
3.	Does the appeal relate to an application for approval of reserved matters?		~~YES~~ / NO
4.	Was an Article 7 (Regulation 6 for listed building or conservation area consent) certificate submitted with the application?		~~YES / NO~~ / NA
5.	Was it necessary to advertise the proposals under Article 8 of the GDPO 1995 and/or Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990?		~~YES~~ / NO

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

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

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

		Number of Documents Enclosed	N/A
d.	Any comments or directions received from the Secretary of State, other Government Departments or statutory agencies / undertakers whether or not as a result of consultations under the GDPO;	3	
e.	Any representations received as a result of an Article 7 (or Regulation 6) notice;		✓
f.	A copy of any notice published under Article 8 of the GDPO 1995; and/or Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990; and/or Regulation 5 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990;		✓
g.	Any representations received as a result of a notice published under Article 8 and/or Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (or Regulation 5);		✓
h.	Details of any other applications or matters you are currently considering relating to the same site;		✓
i.	***For all appeals, including those against non determination, you must provide details of all relevant development plan policies. Each extract must include the front page, the title and date of approval or adoption. Where plans & policies have not been approved or adopted, please give the stage or status of the plan.***	3	
j.	Any supplementary planning guidance, together with its status, that you consider necessary.		✓
k.	Any other relevant information or correspondence you consider we should be aware of.		✓

16. a. What is the date you told those you notified about the appeal that we must receive any further comments by?	26/09/02	
b. Copies of the following documents must, if appropriate, be enclosed with this questionnaire.	Number of Documents Enclosed	N/A
i) *representations received from interested parties about the original application*	14	
ii) the planning officer's report to committee		
iii) any relevant committee minute		
17. FOR APPEALS DEALT WITH BY WRITTEN REPRESENTATIONS ONLY		
Do you intend to send another statement about this appeal? If NO, please send the following information:-	YES / ~~NO~~	
a. *In non-determination cases:*		
i) what the decision notice would have said;		
ii) how the relevant development plan policies relate to the issues of this appeal.		
b. In all cases:		
i) the relevant planning history;		
ii) any supplementary reasons for the decision on the application;		
iii) *matters which you want our Inspector to note at the site visit.*		
18. THE MAYOR OF LONDON CASES ONLY		
a. Was it necessary to notify the Mayor of London about the application? If YES, please attach a copy of that notification.	YES / NO	
b. Did the Mayor of London issue a direction to refuse planning permission If YES, please attach a copy of that direction.	YES / NO	

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

Signature: _____ on behalf of WOKINGHAM UNITARY Council

Date sent to us and the appellant 27/08/02 OUR Ref: F1200/5573

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

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

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Norwich NR3 1BQ

Tel: (0118) 974 6448 (Direct Line)
Email: Denise.Gumbrell@wokingham.gov.uk
Date: 28 August 2002
My ref: **F/2001/5573**

WOKINGHAM UNITARY
Aiming for Excellence

The Owner / Occupier
3
LONGFIELD ROAD
TWYFORD
READING
RG109AN

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

Dear Sir/Madam

APPLICATION No: F/2001/5573
APPEAL BY: Mr/Mrs V Gurney
SITE: 1 Longfield Road Twyford Reading
PROPOSAL: Proposed two storey extension to dwelling to form an additional house.

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

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

If you wish to make further representations, you should, if possible, send three copies to Mrs M Pocock, The Planning Inspectorate, Room 3/03, Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. Please quote reference **APP/X0360/A/02/1096687**. Comments received after **26/09/2002** will not normally be seen by the Inspector & will be returned.

The application, and the appellant's grounds of appeal may be inspected in the Environmental Services Department (Planning) at the Civic Offices, Shute End, Wokingham, Berkshire during office hours (08:30- 17:00 Monday to Thursday, & 08:30-16:00 Friday).

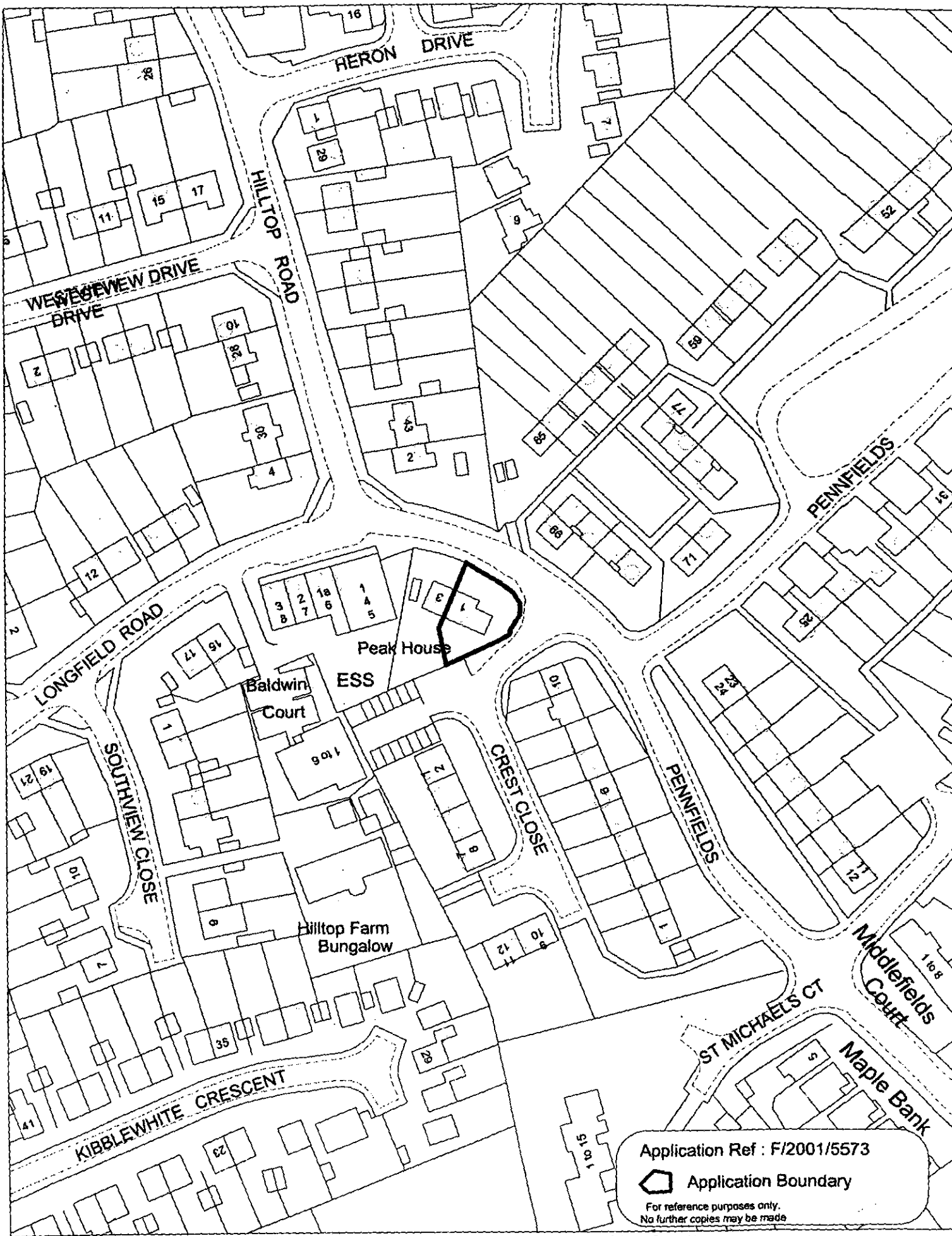
A free booklet, "Guide to taking part in planning appeals" is available from this office.

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

Yours faithfully

Denise Gumbrell

Appeals Assistant



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Development Control Section, Environmental Services, Wokingham District Council.

12 June 2002

Scale: 1 : 1250

N W E S

NL

PLANNING SERVICES | HPT 59533
PCL | TUS
DC | DG | ENF
AFF
CS
07 AUG 2002
COPIES TO | ACK: | FILE:

JOHN CHALLIS
CHARTERED ARCHITECT

72 WARGRAVE ROAD,
TWYFORD,
BERKSHIRE.
RG10 9PH.

TEL: 01189342236
FAX: 01189342236
MOB: 07 860141627

6 AUGUST 2002.

WOKINGHAM DISTRICT COUNCIL,
PO BOX 157.
COUNCIL OFFICES,
SHUTE END,
WOKINGHAM.
RG40 1WR.

For the attention of Planning Department.

Dear Sir,

Re: 1 Longfield Road, Twyford. App. No. F/2001/5573.

I enclose a copy of an appeal against the refusal of the above application.

Please note included is a copy of the statement read to the development control committee meeting and a new drawing numbered 9924.APP.1.

Yours faithfully,

John Challis.

Development Control Ref No:	Received	Listed by:	Parish
F/2001/5573	21.12.01	Cllr Conway	Twyford

Applicant: Mr & Mrs V Gurney.
Location: 1 Longfield Road, Twyford.
Proposal: Proposed two storey extension to dwelling to form an additional dwelling.

REPORT PREPARED FOR: DEVELOPMENT CONTROL COMMITTEE.

REPORT PREPARED BY: Head of Planning and Transportation and Nicola Lake.

SUMMARY:

Planning History -
The site is located on the corner of Longfield Road and Crest Close. It is also at this point that Pennfields becomes Longfield Road. The dwelling is currently a semi-detached dwellings and adjoins number 3 Longfield Road. There is currently a single storey garage in the location of the proposed development.

Planning permission was granted in June 2000, for the erection of a two storey extension which was the same as the current proposed extension (application F/2000/1201). The permission has yet to be implemented.

Proposal -
The proposed development is for permission to erect a two storey extension to the side of the existing dwelling, to form a separate additional dwelling. The proposed extension has the same dimensions and external appearance as the extension, which was approved in 2000.

This application was listed for determination by the Development Control Committee by Cllr Conway, who is concerned about the creation of the separate dwelling and the highway impact.

RECOMMENDATION:

GRANT PLANNING PERMISSION – subject to conditions.

Background Papers

Held by: Planning Reception
Division: Development Control
Dept: Environmental Services

Contact No: 0118 974 6428/ 6429
E Mail: development.control@wokingham.gov.uk

NB: All reports seek to identify environmental, community safety and equal opportunities implications. Consultation with residents and organisations which has or is about to take place, will also be reported.

BACKGROUND

Consultations –

- ***Twyford Parish Council:*** Considerable concerns. (see attached comment).
- ***Access and Movement:*** No objection subject to a condition.
- ***Environment Agency:*** No objection subject to a condition.
- ***Ruscombe Parish Council:*** Have three concerns (see attached comments).
- ***Letters:*** There were 5 letters of objection received to the original development for two flats and 3 further letters of objection to the proposed revision to one additional dwelling. These objections can be summarised as follows:
  - Concerned about additional on-street parking.
  - Over-development.
  - Impact upon pedestrian safety.
  - Loss of value to neighbouring properties. *(Officer's notes: This is not a planning consideration.)*
  - The parking area to the front of the dwelling would be detrimental to the character of the surrounding area.

Appraisal

A. Principle of the Proposed Development. (Policy LH4 of the Loddon Area Local Plan and Policy WH4 of the Wokingham District Local Plan.)
B Impact upon the Residential Amenity of the Neighbouring Dwellings. (Policies LBE1, LBE2, and LBE5 of the Loddon Area Local Plan and policies WOS1 and WBE1 of the Wokingham District Local Plan.)
C. Impact upon the Character and Appearance of the Streetscene. (Policies LBE1 and LBE2 of the Loddon Area Local Plan and policies WOS1 and WBE1 of the Wokingham District Local Plan.)
D. Access and Movement. (Policies LT5 and LT6 of the Loddon Area Local Plan and policies WT6 and WT7 of the Wokingham District Local Plan.)
E. Flooding Issues. (Policy EN3 of the Berkshire Structure Plan, policies LPS2 and LPS3 of the Loddon Area Local Plan and policies WIC16 of the Wokingham District Local Plan.)
F. Concerns of Residents and Twyford Parish Council.
G. Inspector's Report on Part Two of the Wokingham District Local Plan.

A. Principle of the Proposed Development.

The application site is located within the identified settlement of Twyford, adjacent to the boundary with Ruscombe Parish. The principle of the proposed two storey structure was established by the grant of planning permission on application F/2000/1201 in June 2000. The permission seeks to build the structure and sub-divide it from the host property to form an additional dwelling. Policy LH4 of the Loddon Area Local Plan and policy WH4 of the Wokingham District Local Plan supports the principle of subdividing residential dwellings, which are over 100m² or more in floorspace. The original dwelling has a floorspace of 100.0m², however the proposed structure would have a floorspace of 96m². The policy has a

number of criteria, which the proposed development would have to meet. These include

a.) Each unit is self-contained with adequate internal living space and its own private facilities including basis amenities and appropriate noise attenuation measures.
b.) The amenity of neighbouring or adjoining properties is not adversely affected.
c.) There is no adverse effect on the character of the environment, including on any conservation area or listed building.
d.) There is no significant adverse effect on any interest of nature conservation importance, and
e.) Appropriate car parking and bicycle storage are provided.

These criteria will be assessed in the following appraisal.

B. Impact upon the Residential Amenity of the Neighbouring Dwellings.
The proposed development is for the erection of a two storey side extension to the existing semi-detached dwelling. The extension would replace an existing single storey garage structure. The proposal would have a width of 7.4m, a depth of 6.6m and a height of 6.4m. The extension would be approximately 14m from the side elevation of number 10 Pennfields, which is located to the south-east of the application site. There is no first floor side facing windows shown in the side elevation of the proposed extension. It is within this 14m that Crest Close runs. To the immediate south (rear) of the proposed extension is a parking area for the two storey maisonettes, which are located in Crest Close.

As such the proposed extension would not overlook, overshadow or overbear. Hence there would be no detrimental impact upon the residential amenity of the adjacent dwellings. A condition could be imposed which ensure that adequate noise attenuation measures are constructed between the host dwelling and the proposed additional house.

C. Impact upon the Character and Appearance of the Streetscene.
The application site is located within a predominately residential area, where there is a mix of housing types and styles, including terraces, maisonettes, flats and semi-detahced dwellings.

The proposed extension would be set in from the front of the dwelling by 60cm and 70cm in from the rear elevation. The ridge height would be 1.8m lower than that of the host dwelling. This would give the proposed extension a subservient appearance to that of the host dwelling, which would remain the dominant feature. The proposed structure would have three front and rear facing first floor dormer windows. As such the proposed dwelling would have a similar outlook as that of the existing dwelling. As such the proposed development would have no adverse impact upon the character and appearance of the surrounding area.

D. Access and Movement.
The proposed additional access was created under permitted development rights and was formed during the recent road alterations/maintenance that was carried out recently on both Longfield Road and Pennfields. The Highway Officer is satisfied that subject to the imposition of a condition, which requires the creation of the additional parking spaces on site and their future retention and maintenance for that purpose prior to the occupation of the proposed dwelling, that the proposed development would have no adverse impact upon the highway safety of the surrounding road network.

E. Flooding Issues.
The application site does not contain land shown on plans supplied by the Environment Agency as being liable to flooding.

F. Concerns of Local Residents and Twyford Parish Council.
The concerns of the local residents and Twyford Parish Council have been noted and addressed in the above appraisal.

G. Inspector's Report on Part Two of the Wokingham District Local Plan.
The Inspector's recommendations are a material consideration in the determination of applications.

Policy WBE1: The Inspector recommends that the importance of good design is more strongly emphasised within the policy. He has also given more weight to sustainability issues, especially in transport terms.
Comment: It is considered that the Inspector's recommendations have been complied with.
Policies WOS3, WT7: The Inspector recommends changes to these policies, but they would impact in a similar way on the proposed development.
Policy WT6: The Inspector recommends that the Council carry out a review of parking standards.
Comment: The proposed parking is to the District Council's current standards, which are now viewed as a maximum. This is still considered acceptable as the review has not yet been undertaken.

Conclusion – Policies LH4 and WH4 of the adopted and emerging local plan state that the Council will give favourable consideration to proposals for the conversion or sub-division of residential buildings for residential uses. It is considered that the proposed development would satisfy the requirement of these policies and as such would have no adverse impact upon the residential amenity of the neighbouring dwellings or the character or appearance of the surrounding area.

Recommendation – To GRANT planning permission subject to the following conditions:

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

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

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

4. The development shall not commence until details of all boundary treatment(s) has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the Local Planning Authority. The approved scheme shall be maintained in perpetuity.

5. Immediately following the implementation of this permission, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification) no buildings, extensions or alterations permitted by Classes A, B, C, D and E of Part 1 of the Second Schedule of the 1995 Order shall be carried out without the prior written permission of the Local Planning Authority.

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

7. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 6 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays

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

9. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

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

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

12. No development shall be commenced until a scheme for noise attenuation measures has been be submitted to and approved in writing by the Local Planning Authority. All works, which form part of the approved scheme shall be completed before any of the development hereby approved is occupied, unless an alternative period for completion has been agreed in writing by the Local Planning Authority. Such works shall be retained in perpetuity.

Reasons:

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

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

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

4. To safeguard the visual amenities of neighbouring properties and the locality.

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

6. To safeguard the residential amenities of the occupiers of neighbouring properties.

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

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

9. In the interests of visual amenity.

10. In the interests of visual amenity.

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

12. To ensure satisfactory noise attenuation measures are installed.

Informatives:

1. You are advised, in compliance with the Town and Country Planning (General Development procedure)(England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:
   Berkshire Structure Plan: H5.
   Loddon Area Local Plan: LH1, LBE1, LBE2, LBE5, LT5 and LT6.
   Wokingham District Local Plan: WH6, Housing Density policy, WOS3, WBE1, WGB1A, WT6, and WT7.

Nicola Lake.

FROM: Edward Oteng

DATE: 10 January 2002

DELEGATED

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23 JAN 2002

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TWYFORD PARISH CONSULTATION SHEET

Application Number: F/2001/5573

Proposal: Proposed two storey extension to dwelling to form 2 flats..

Site Address: 1, Longfield Road, Twyford, Reading.

Applicant: Mr/Mrs V Gurney C/O John Challis.

Your observations are required in respect of this application **by 02/02/2002** .

My Council has considerable concern over the design and layout of this application.

1. The flats are extremely small inside –the bathrooms would be better with showers rather than a bath. The bedrooms are really only suitable for a single bed.
2. The arrangement of having a bedroom positioned over a kitchen and the other bedroom under the lounge will cause a noise nuisance. It should be possible to arrange the internal layout so that uses on both storeys match.
3. The external elevations are out of keeping with the adjoining property and will stick out like a sore thumb in the street scene. Again it should be possible to design something that matches the existing scene.
4. The parking arrangement will require the loss of many mature trees and shrubs.
5. Parking immediately under the windows of the existing house will give rise to noise and smell nuisance with the house.
6. There does not appear to be adequate turning space within the frontage particularly to use space no 1 when the others are occupied.
7. The plan shows an existing entrance which does not exist.
8. The entrance shown on the plan is dangerous as it is on a street corner.
9. The entrance will require the diversion of services including the cable box and a street light.
10. The plan does not show how the garden areas will be shared/divided.

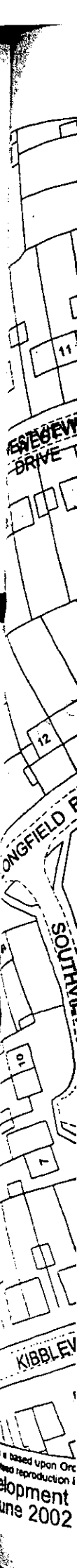
SIGNED: _____ DATE: _____

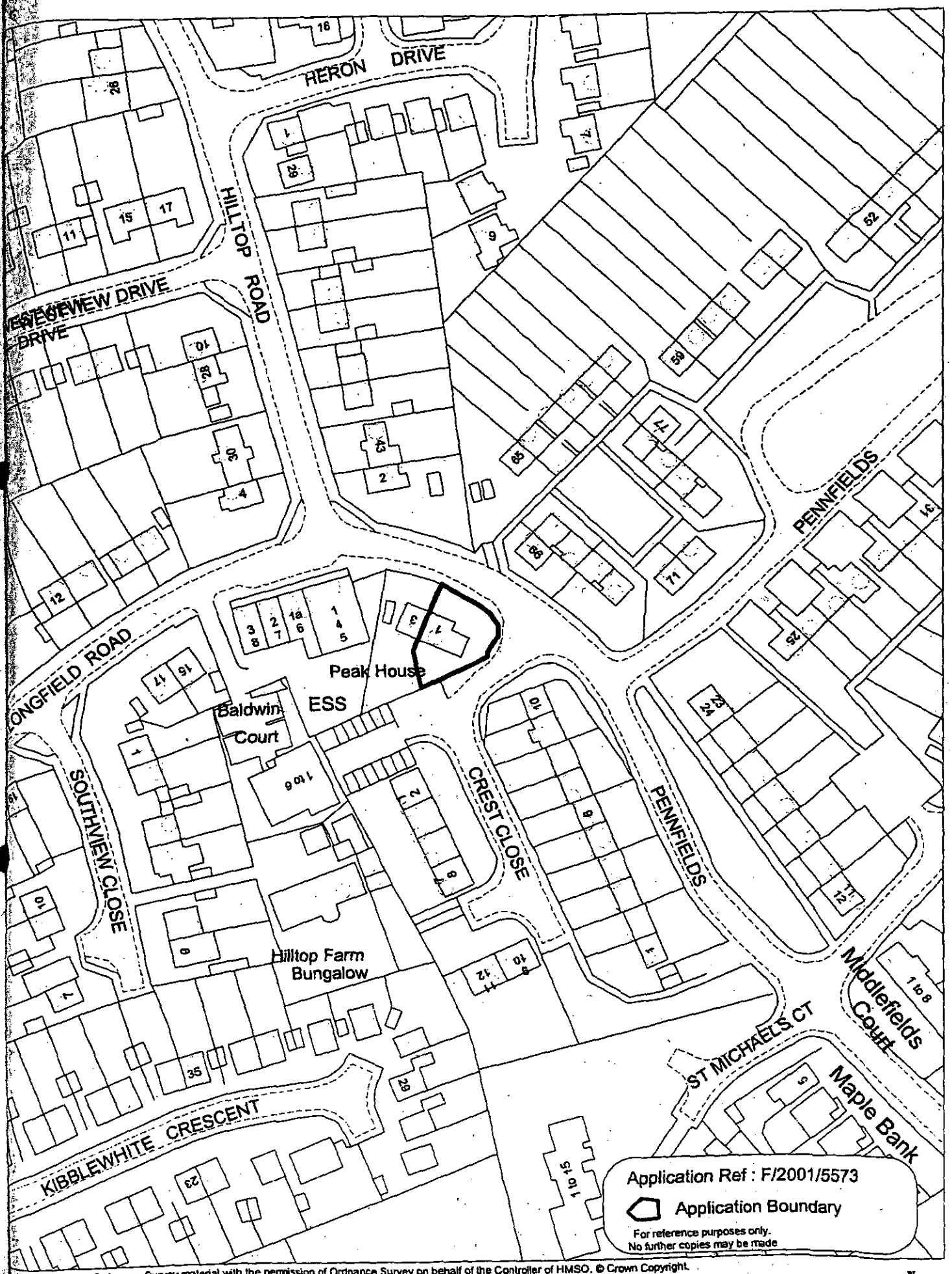
Clerk To ~~Ruscombe~~ Parish/Town Council.

Twyford

21/1/02

11. The proposal may well be overdevelopment of the site and any permission should remove permitted development rights, in other words no extensions would be allowed, not even a conservatory.





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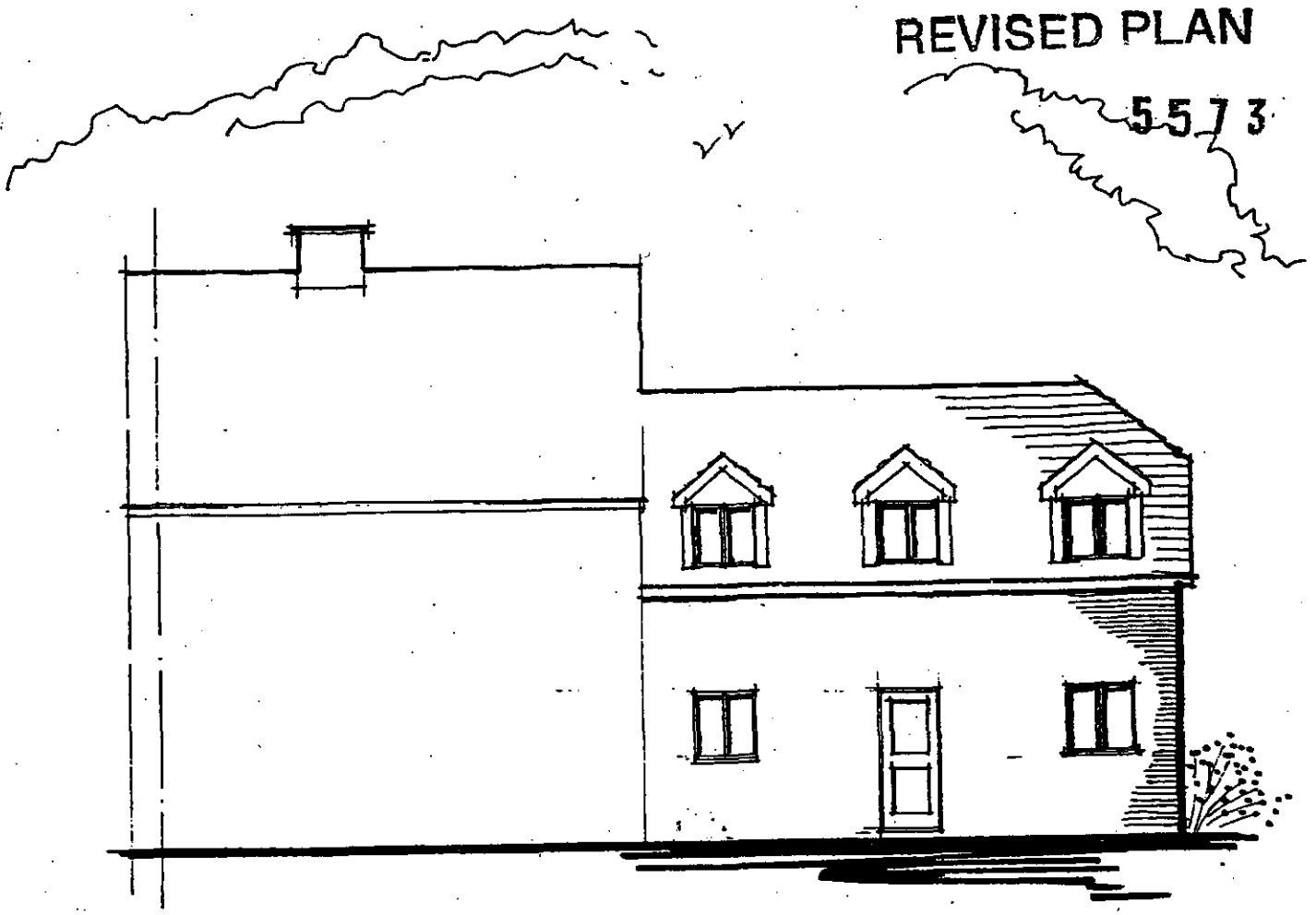
Development Control Section, Environmental Services, Wokingham District Council.

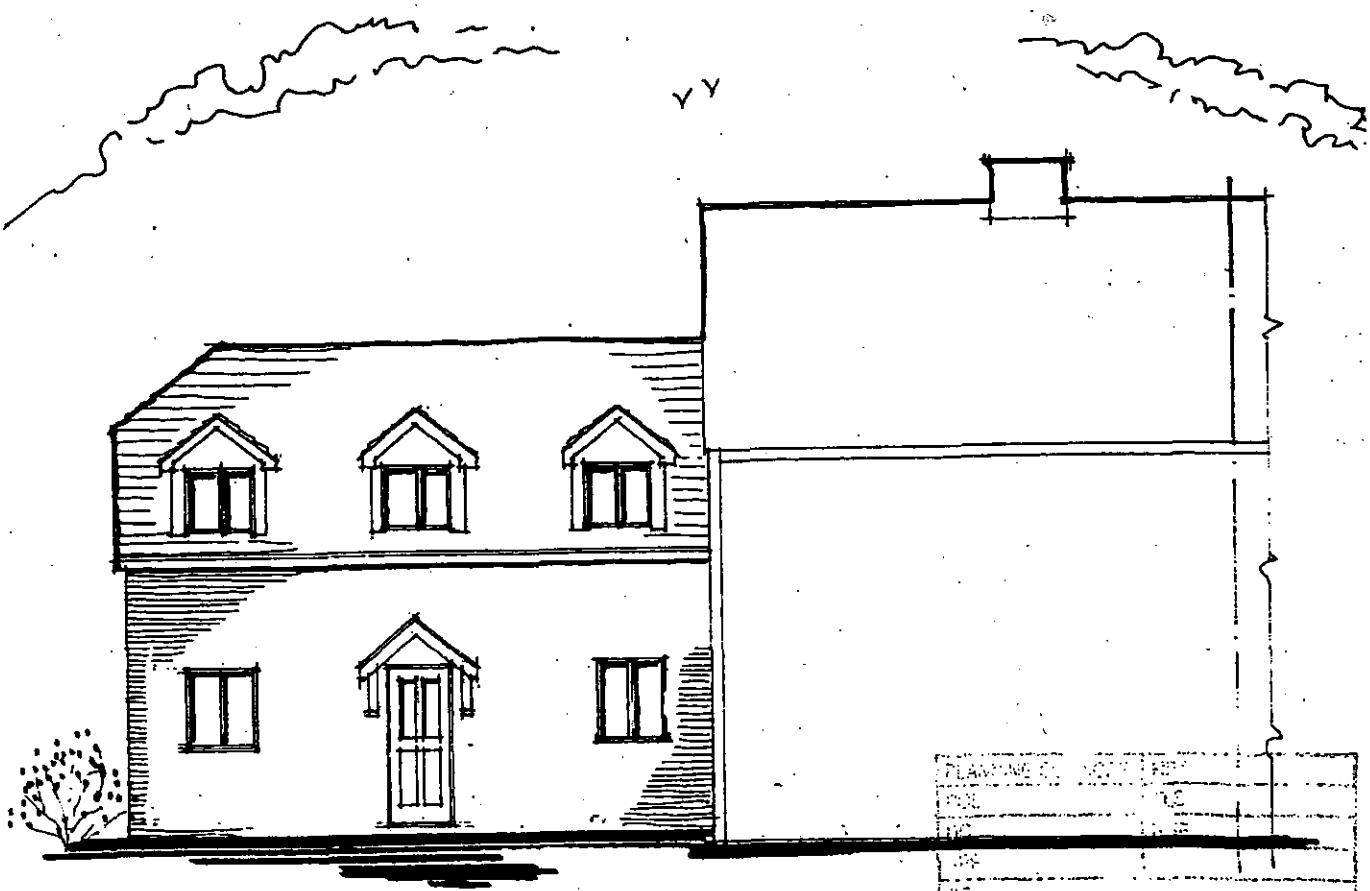
June 2002

Scale: 1 : 1250

REVISED PLAN

5573





PLANNING CONTROL
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ont and rear elevations.

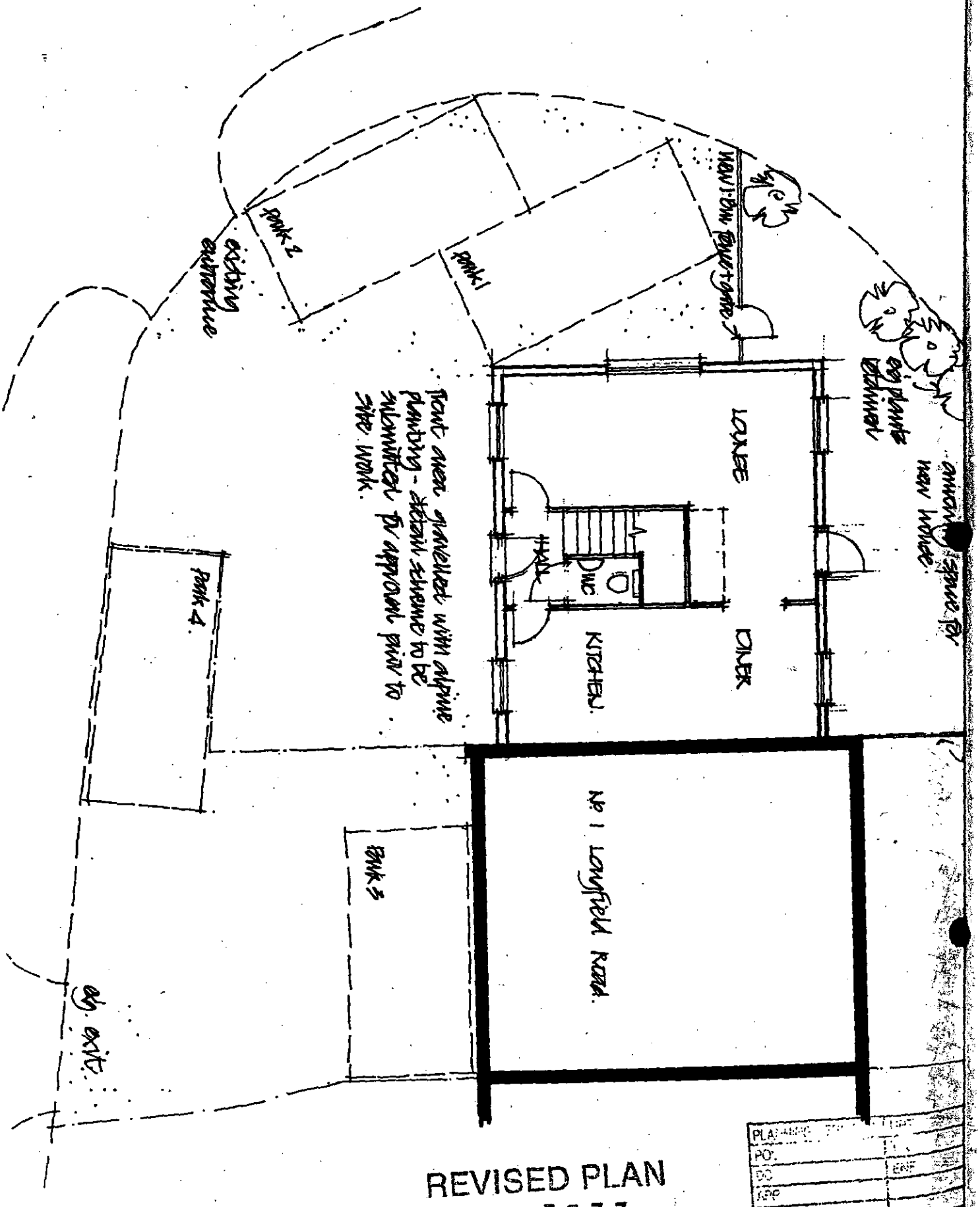
ROPOSED CONVERSION OF SIDE EXTENSION TO

EPARATE UNIT, 1 LONGFIELD ROAD, TWYFORD

654

ale. 1:100. Date. April 2002. Drawing number 9924.17.

Chartered Architect, 72 Wargrave Road, Twyford. Berkshire.



REVISED PLAN
5573

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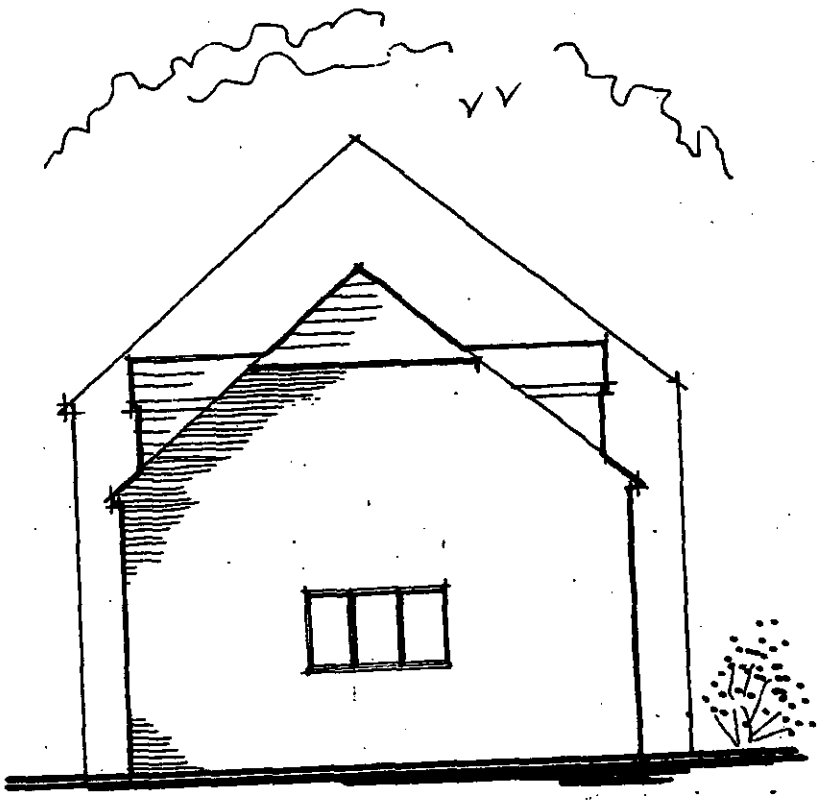
Ground floor plan.

PROPOSED CONVERSION OF SIDE EXTENSION TO SEPARATE UNIT, 1 LONGFIELD ROAD, TWYFORD

Scale 1:100 Date April 2002 Drawing number 9924.15

REVISED PLA

557



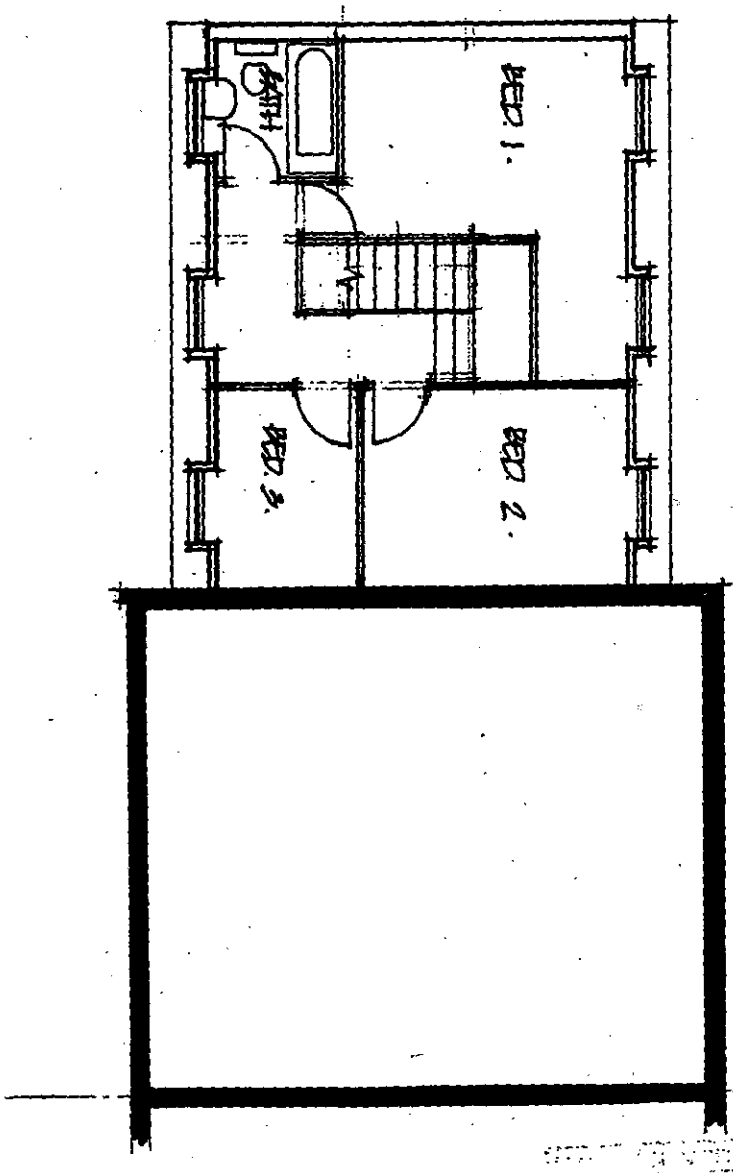
Side elevation.

PROPOSED CONVERSION OF SIDE EXTENSION TO SEPARATE UNIT, 1 LONGFIELD ROAD, TWYFORD

Scale. 1:100. Date. April 2002. 655 Drawing number 9924.18.

John Challis Chartered Architect. 72 Wargrave Road, Twyford. Berkshire.

SERVICES HPT TLC ENF 18 APR 2002



REVISED PLAN

55 73

18 APR 2002

st floor plan.

OPOSED CONVERSION OF SIDE EXTENSION TO
PARATE UNIT, 1 LONGFIELD ROAD, TWYFORD

le. 1:100. Date. April 2002. 656 Drawing number 9924.16.

72 Wargrave Road, Twyford, Berkshire.

STATEMENT OF APPEAL AGAINST REFUSAL OF PERMISSION TO CONVERT TWO STOREY EXTENSION TO SEPARATE DWELLING AT 1 LONGFIELD ROAD, TWYFORD. APPLICATION NUMBER F/2001/5573

Background

The appellants own and live at 1 Longfield Road, Twyford with their two teenage children. The property is a semi-detached three bedroom house constructed in the early 1960's which has limited space for a family of four adults. The appellants decided to extend the property with a two storey side extension comprising of a master bedroom suite over a double garage with utility room and entrance hall, Planning Permission for which was granted under application number F/2000/1201.

The appellants and their children, by the location and nature of their employment, all own and drive their own cars and they recognised the importance of safely accessing and exiting their property, so a meeting was held on site between the Architect and the highways officer to determine a solution to the problem. A carriage drive was suggested and approved by the Local Authority and was latterly constructed by the Local Authority's contractor during recent works to Longfield Road. Off-site parking is now adequate for the current occupation of the property.

Whilst discussing the building works, the appellants considered the future and became acutely aware that within a few years their children will want to leave home and establish their own homes, leaving them with a property which would be too large for them. It was decided that it would be most appropriate if the extension to their property was self contained, thereby providing accommodation for the children, giving them a start on the property ladder and resolving both the current crowding situation and the future property size problem.

An application was made in December 2001, application number F2001/5573 to erect the already approved building envelope, as two one bedroom flats units. Subsequent discussion with the case officer for Wokingham District Council, Miss Lake and the ward councillor, Mr Conway, led to a request for an amendment of the application to provide a single separate dwelling unit within the previously approved building envelope.

Objections to the proposals were received by the Local Authority, but the letter from the Parish Council included in the agenda for the Planning Committee refers to the original application for flat units and not the proposal for a separate house unit. It is worthy of note that the main objector to the scheme is the occupant of 3 Longfield Road, who, it seems, is more concerned about loss of value to his property than anything else. He has orchestrated a campaign amongst neighbours to voice objections to the scheme and has been vociferous in claiming that as a past councillor,

with "connections in the right places", the appellants will never obtain Planning Permission to extend their property.

The case officer, Miss Lake, duly prepared the application, which had been listed by Mr Conway ready for presentation to the meeting of the Development Control Committee on 12 June 2002.

The Architect spoke to the case officer prior to this meeting and was assured that, as the application had been amended in line with previous discussions held between themselves, a recommendation for approval, subject to conditions, accompanied the application.

The Architect then spoke with Mr Conway, enquiring why he had asked for the application to be listed and was informed that the occupant of 3 Longfield Road wished to speak, as was his right to do so at the Development Control Meeting. The Architect requested advice from Mr Conway if he should also address the panel and was told that as the application was recommended for approval and he, Mr Conway was going to speak for it, he considered it unnecessary for the Architect to do so as well.

At the Development Control Meeting Mr Conway outlined the reasons for listing the application and then proceeded to criticise it. This was followed by the occupant of 3 Longfield Road doing the same thing. Another councillor then spoke and said "We should refuse this immediately", without knowing the site or the background of the application and a further councillor stated "We must have been asleep when the previous application was approved". The meeting eventually deferred the application to allow a site visit to take place.

The application returned to the next Development Control Committee meeting on 3 July 2002, at which time the occupant of 3 Longfield Road reiterated his previous rhetoric prior to the Architect making the statement which is attached to this appeal.

Mr Conway requested the application be refused and was backed by other councillors, but was advised by the Chief Planning Officer that there were no reasons under the Town and Country Planning Acts for issuing a refusal. Mr Conway then received the same reply from the Highways Officer that there was no reason for highways to object to the proposals.

It would appear that the committee were determined to issue a refusal, irrespective of grounds and the application was eventually refused for the spurious reasons stated on the Notification of Refusal of Permission.

Grounds of appeal

The application was refused due to the loss of landscaping from the front and side of the dwelling. This is incorrect as there is no loss whatsoever to the front of the dwelling as the only growth to the front of the dwelling is one tree which is due to be retained. There will some loss of vegetation to the side, which is topped conifers and these will be lost under the already approved scheme anyway and should not, therefore, be a consideration applied to this application. Attached drawing, 9924.APP.1, not submitted as part of the Planning Application, shows how the existing beech and laurel hedge which borders the east of the site, can be retained. The approach along Pennfields will remain unchanged visually.

The proposal is identical in built form to that already approved, with the exception of a door and windows in place of a garage door and therefore will be no more obtrusive to that which is already approved.

Whilst it is accepted that some of the existing vegetation will be removed under the original scheme this application contained a site plan stating that existing plants will be retained where possible and a planting scheme will be submitted for approval prior to site work.

It is worthy of note that the Development Control Meeting was told that there is no Tree Preservation Order on 1 Longfield Road and it is believed that the existing vegetation is not suitable for having an order placed upon it, being a mixture of shrubs and cut tree forms with no consideration given to horticultural aesthetics, whereas any proposal would address this omission.

The second reason for refusal was that the existing dwelling and the newly formed dwelling would have inadequate private amenity spaces. The Development Control Meeting was expressly told by the Case Officer that there is no minimum standard of private amenity space set down and it is inconceivable that this could be quoted as a reason for refusal.

The sizes of the amenity spaces are shown on attached drawing numbered 9924.APP.1 and can be seen to be 58.6 and 50.67 square metres respectively.

There are many properties in the surrounding area where the amenity spaces are considerably smaller that those proposed for this appeal site, some of which have been approved by this Development Control Panel and amongst these are quoted Anchorite Close, constructed within the last two years where the depth of private amenity space is just 6.85 metres resulting in an area of 30 square metres..

Justification of grounds of appeal.

The application complies with the policies of Wokingham District Council in respect of Principle of Development, Impact on the Residential Amenity of the Neighbouring Properties, Impact upon the Character and Appearance of the Streetscene, Access and Movement, Flooding, Concerns of Local Residents and Parish Council and also the Inspector's Report on Part Two of the Wokingham District Local Plan.

The Case Officer, backed by the Chief Planning Officer, used her understanding and professional expertise to evaluate this application and, correctly, put it forward with a recommendation for approval under the Town and Country Planning Acts.

The Development Control Committee, despite guidance from the Case Officer and the Chief Planning Officer, rejected the recommendation for approval, under what can only be considered to be undue and improper consideration of external influences. The reference to paragraph 5 of the Background is made regarding the occupant of 3 Longfield Road.

Summary and Conclusion.

The application to extend this property was approved and the built form of that approval is no different to that of the current appeal, with the exception of the front fenestration.

The landscaping referred to in the reasons for refusal will not be lost anyway.

The private amenity spaces are of adequate size and greater than other recently approved and built schemes.

The reasons given for Refusal are spurious and contrived and been shown to be incorrect.

The Case Officer and Chief Planning Officer recommended that the application be approved.

The application complies with the Policies set out by the Local Authority.

Members of the Development Control Panel seemed determined to refuse this application despite advice presented by the Chief Planning Officer.

In the light of the foregoing, the appellants respectfully request that the Inspector upholds this appeal and grants Planning Permission subject to the conditions recommended by the Local Authority.

Deferred for site visit

1 LONGFIELD ROAD, TWYFORD.
Application F/2001/5573. Pages 642-656.
Condition 4 should be amended to read

"The approved scheme shall be implemented prior to the occupation of the additional dwelling and shall be maintained in perpetuity.

Condition 8 Should also be amended to read as follows:

8. Development shall not be begun until a parking scheme has been submitted to and approved in writing by the Local Planning Authority. No part of the building hereby permitted shall be occupied or used until the vehicle parking and turning spaces have been provided on site and shall thereafter be permanently maintained and used for no other purpose.

SOUTHLAKE SCHOOL: AMENDMENTS
Application No. F/2002/6075 Pages 657- 667
As the extensions are needed for occupation in September 2002 the Education Department have requested that the conditions relating to the provision of a School Travel Plan and Traffic Management scheme are amended to give them more time to fulfil these obligations.

It is therefore suggested that condition 6 is amended to read as follows:

6. Within one year of the occupation of the extensions hereby permitted a traffic calming/ management scheme shall be implemented in and around Campbell Road/ Highgate Road/ Nightingale Road, in accordance with the plans that have been subject to public consultation and approved by the Local Planning Authority.

And that condition 9 is changed to read as follows:

9 Within one year of the occupation of the extensions hereby permitted the applicant shall prepare and submit for approval in writing by the Local Planning Authority a School Travel Plan which shall include measures, along with targets, to increase the amount of travel to and from school by pupils, parents and staff by means other than the private car. The approved plan shall be implemented and permanently maintained thereafter.

The Highways Officer has no objection to these suggested amendments.

LOWER EARLEY LIBRARY: PROPOSED WINDOW SHUTTERS
Application No. F/2002/6174 Pages 668- 673

Four further letters of objection have been received from residents in Elm Lane (to the north of the library). The issues raised are as follows:

PTO

DEVELOPMENT CONTROL COMMITTEE – 12 June 2002

MEMBER'S UPDATE.

MINUTE 12. - 58 EASTHEATH AVENUE, WOKINGHAM.
Page 428.

Under the resolved action a Section 106 agreement is referred to. This is incorrect. Members are asked to amend the minute to read as follows;

RESOLVED: That Application No: 2001/5540 be approved subject to the conditions set out on Agenda pages 213 to 219.

LAND TO THE NORTH OF COUNTY SPORTS GROUND, SONNING LANE, SONNING.
Application VAR/2001/3562. Pages 433-471.
1 further letter of objection has been received, which was forwarded to the case officer from both the Highways Authority and Sonning Parish Council. The writers are concerned about the high water table in the field and the drainage problems that effect the adjoining areas. They state *"There is the additional problem of surface water, particularly during heavy rainfalls, whereby the water cascades down Sonning Lane..."*

WESTERN SITE, HEADLEY ROAD EAST, WOODLEY.
Application O/2001/3322. Pages 472-523.
Woodley Town Council: "Members have some concern about this proposal and recommended that the condition should remain."

7 further letters of objection have been received from local residents. These objection are as follows:

- The road is already in use by HGV 24 hours a day, with Christmas Day being the only exception. The proposal would further increase the HGV's and would increase noise, congestion and pollution, to the residential properties.
- The HGV's tend to use Viscount Way as a parking and rest area, which leads to litter.
- Adverse impact upon the safety of children walking to school.
- The bakery is concerned that the removal of the condition would lead to operational difficulties between the users of the entrance and the Bakeries traffic flow and road safety.

These issues have been largely addressed in the appraisal. However the operational difficulties regarding the bakery's security building and barriers is a civil issue between the applicant and the bakery company, as the applicant states that they have a right of way over the land.

Planning meeting, Wednesday 3 July.

I am John Challis the Architect and I speak on behalf of my clients, Mr and Mrs Gurney. I did not address the panel last month as I was advised that with a recommendation for approval from the Planning Officer and support from the Ward councillor it was not necessary. But as a result of the comments made then I find it essential to address you tonight. My clients live at 1 Longfield Road with their two teenaged children. Their original intention was to extend their property to provide adequate space for four grown persons. Permission to extend in this manner has already been given and the envelope of the building now proposed will remain as already approved. However with due consideration for the future my clients have been sufficiently far sighted to realise that their children will wish to leave home within the next few years, leaving my clients with a home that will be too big for the two of them, in addition to which their children will have the difficulty of starting on the property ladder. This application was originally made to provide two flats within the approved extension area, but was amended to one unit on advice from the planning officer and the ward councillor. The amenity spaces you criticised are larger than others within the confines of the village namely The Grove and the Laing estate.

My clients and their children, of necessity all drive their own cars and as a result my client has had the wisdom of implementing a recommendation from highways to provide adequate off street parking and a carriage drive to allow safer access to and egress from their property. This is the only drive of this nature on Longfield Road.

We sat here last month and listened to the rhetoric from my client's neighbour, with his ill informed and unqualified view of architectural design, who has told my client and anyone else who would listen that because of his connections as a former councillor my client will never get permission to build his extension, following which I was astonished to hear one of the panel state that you must have been asleep when the permission to extend the property was given and even astounded to hear another panel member who did not know the site or the background state that you should refuse this application immediately.

You have visited the site and are now aware how seriously my client has taken parking, access and egress, accessing his property from the quiet adjoining cul de sac, unlike his neighbour who happily holds up the traffic as he reverses either onto or off the road close to the junction with Hilltop Road.

The occupation of this property, whether as an extended family home or two separate units will remain the same, that is my clients and their two children and the reasons you were bandying about last month for voting for refusal of permission have no basis in fact, as this proposal complies with all policies set out in the Wokingham District Local Plan, also provides affordable housing for one family and will undoubtedly be won at appeal if necessary, so therefore I ask that you thrust pusillanimity aside, accept the recommendations of the Planning Officer and correctly vote for approval of this application.

FROM: Edward Oteng

DATE: 10 January 2002

DELEGATED

PLANNING SERVICES	
POL	TS
DC	ENF
APP	
CS	

23 JAN 2002

COPIES TO:	ACK:
	FILE:

NL

TWYFORD PARISH CONSULTATION SHEET

Application Number: F/2001/5573

Proposal: Proposed two storey extension to dwelling to form 2 flats..

Site Address: 1, Longfield Road, Twyford, Reading.

Applicant: Mr/Mrs V Gurney C/O John Challis.

Your observations are required in respect of this application **by 02/02/2002** .

My Council has considerable concern over the design and layout of this application.

1. The flats are extremely small inside –the bathrooms would be better with showers rather than a bath. The bedrooms are really only suitable for a single bed.
2. The arrangement of having a bedroom positioned over a kitchen and the other bedroom under the lounge will cause a noise nuisance. It should be possible to arrange the internal layout so that uses on both storeys match.
3. The external elevations are out of keeping with the adjoining property and will stick out like a sore thumb in the street scene. Again it should be possible to design something that matches the existing scene.
4. The parking arrangement will require the loss of many mature trees and shrubs.
5. Parking immediately under the windows of the existing house will give rise to noise and smell nuisance with the house.
6. There does not appear to be adequate turning space within the frontage particularly to use space no 1 when the others are occupied.
7. The plan shows an existing entrance which does not exist.
8. The entrance shown on the plan is dangerous as it is on a street corner.
9. The entrance will require the diversion of services including the cable box and a street light.
10. The plan does not show how the garden areas will be shared/divided.

SIGNED: _____ DATE: _____

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

Twyford

[signature]

21/2/02

11. The proposal may well be overdevelopment of the site and any permission should remove permitted development rights, in other words no extensions would be allowed, not even a conservatory.

5573

WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL PROTECTION AND HOUSING

MEMORANDUM

To:	Edward Oteng Development Control	Your Ref:	F/2001/5573
From:	Tom Payne Environmental Heath	My Ref:	20016463
		Date.	11 February 2002

PROPOSED TWO STOREY EXTENSION TO DWELLING TO FORM 2 FLATS.

FIELDS PHARMACY, 1 LONGFIELD ROAD, TWYFORD

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

T. Payne

TOM PAYNE
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION & HOUSING

WOKINGHAM UNITARY
Aiming for Excellence

MEETING OF THE DEVELOPMENT CONTROL COMMITTEE

WEDNESDAY 24 JULY 2002

AT

7.00 PM

AGENDA

Civic Offices
Shute End
Wokingham
Berkshire

Jane Earl
Chief Executive

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 3RD JULY 2002 FROM 7.00 PM TO 10.00 PM

Present: Mr AJ Ross (Chairman), Mrs ANMC Drake (Vice-Chairman), Mrs DC Beatty Mr MJ Bryant, Mr SR Conway, Mr RFN Eke, Mr KA Malvern and Rob Stanton.

Also present under Rules of Procedure:- Mrs DF Buckley, Mrs T Marinos and Mr D Swindells.

PART I

38. MINUTES

The Minutes of the meeting of the Committee held on 12th June 2002 were confirmed as a correct record and signed by the Chairman, subject to an amendment to Minute No. 31, 3rd Paragraph, so that it reads, " Mr Harrop attended the meeting and spoke against the proposal".

39. APOLOGIES

Apologies for absence were submitted from Mr JL Earnshaw, Mrs JA Lissaman, Mrs M Robertson and Mr ND Rose.

40. APPLICATION NO: F/2001/5573, PROPOSED TWO STOREY EXTENSION TO DWELLING TO FORM AN ADDITIONAL DWELLING, 1 LONGFIELD ROAD, TWYFORD FOR MR AND MRS V GURNEY

The Committee considered a report about this application set out on Agenda pages 714 to 732.

Members were reminded that the application was deferred from the Committee meeting held on 12th June 2002, to allow Members to carry out a site visit, which took place on 28th June 2002 at 8.30am.

Mr Harrop, attended the meeting and spoke against the proposal.

Mr Challis, the agent for the applicant, attended the meeting and spoke in support of the proposal.

Certain Members expressed concern at the poor highway visibility, the inadequate size of the garden to the rear garden to the separate dwelling, the poor parking provision, and the landscaping. The Highway Officer commented that he was satisfied, that subject to a condition which required the creation of additional parking spaces on site and the provision of adequate visibility (which would require the loss of landscaping), that the proposed development would have no adverse impact upon the highway safety of the surrounding road network.

RESOLVED: That Application No: F/2001/5573 be refused on the grounds of poor highway visibility, the inadequate size of the garden to the rear garden to the separate dwelling, the poor parking provision for the site and the potential loss of landscaping.

41. APPLICATION NO: F/2002/6113, PROPOSED ERECTION OF A FENCE AND GATE ADJACENT TO RECREATION GROUND (RETROSPECTIVE), LAND ADJOINING 5 BARKER COURT, TAPE LANE, HURST, READING FOR WOKINGHAM DISTRICT COUNCIL TENANT SERVICES

The Committee considered a report abou this application set out on Agenda pages 733 to 740.

TOWN AND COUNTRY PLANNING ACT 1990

SECTION 78 APPEAL

APPELLANT : MR AND MRS GURNEY

APPEAL SITE : 1 LONGFIELD ROAD, TWYFORD

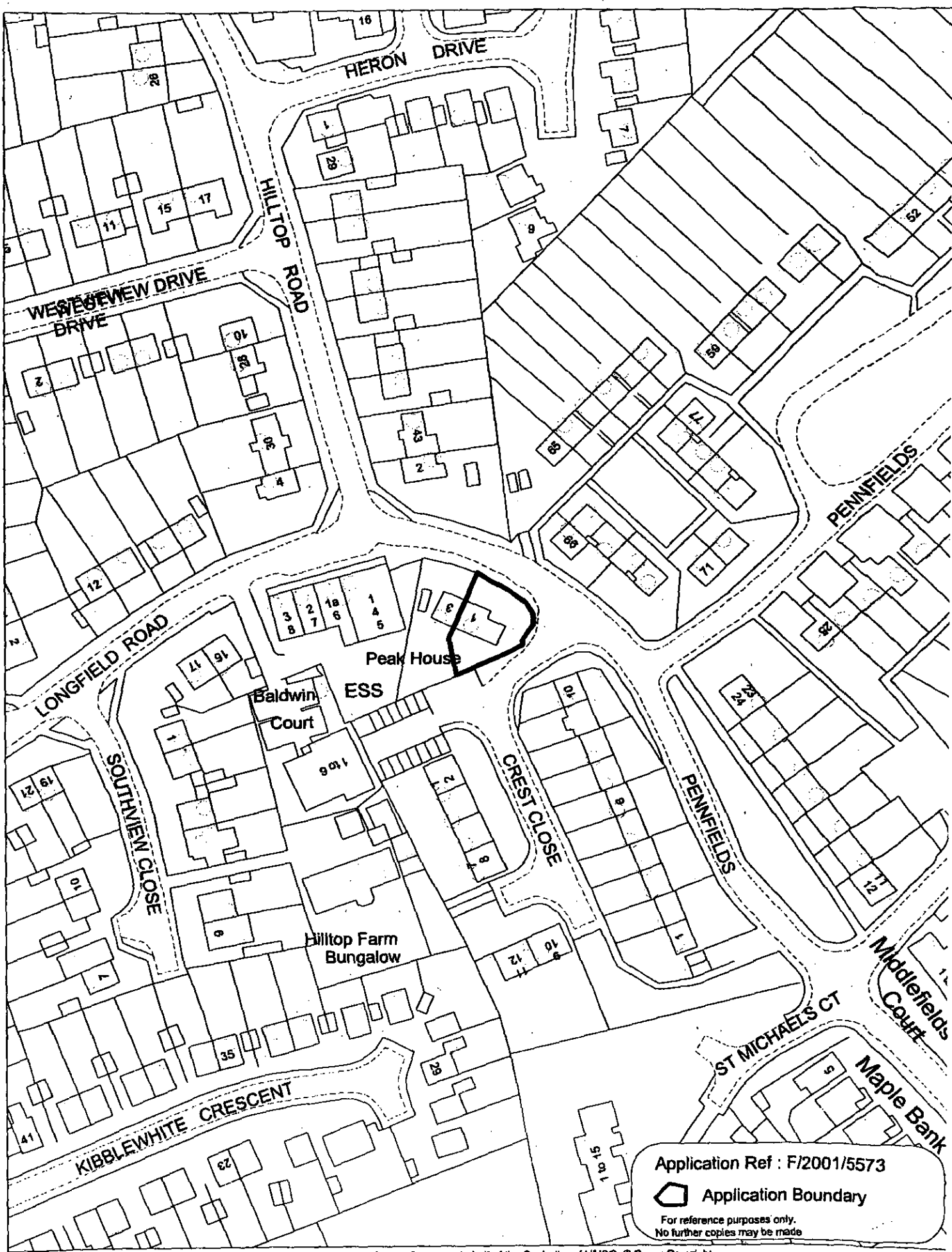
REASON FOR APPEAL : REFUSAL TO GRANT PLANNING PERMISSION FOR THE ERECTION OF A 2 STOREY EXTENSION TO THE DWELLING TO FORM AN ADDITIONAL HOUSE

LOCAL PLANNING AUTHORITY REFERENCE : F/2001/5573

DEPARTMENT OF THE ENVIRONMENT, TRANSPORT AND THE REGIONS REFERENCE : APP/X0360/A/02/1096687

APPENDICES

APPENDIX 1



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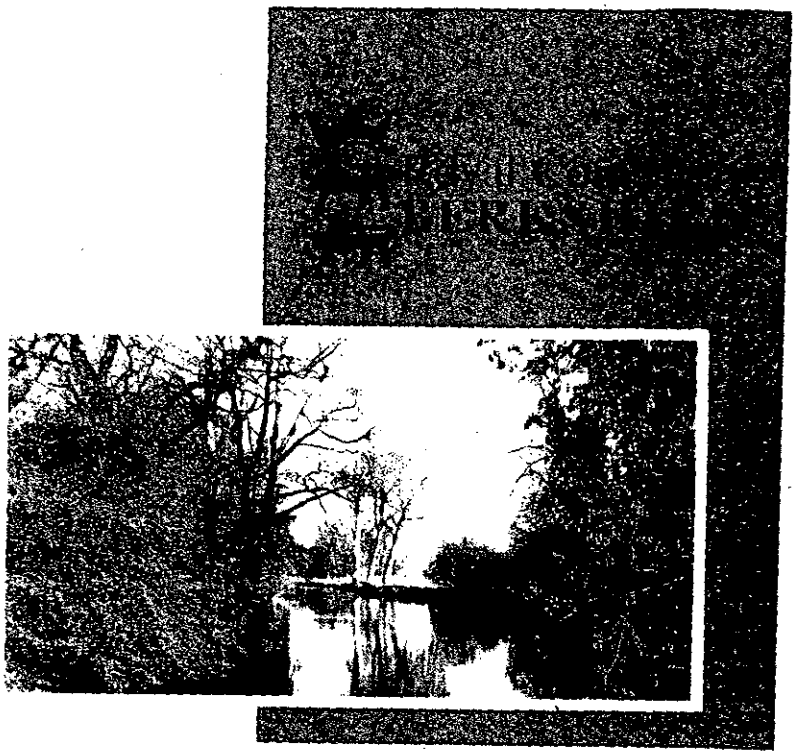
Development Control Section, Environmental Services, Wokingham District Council.

12 June 2002

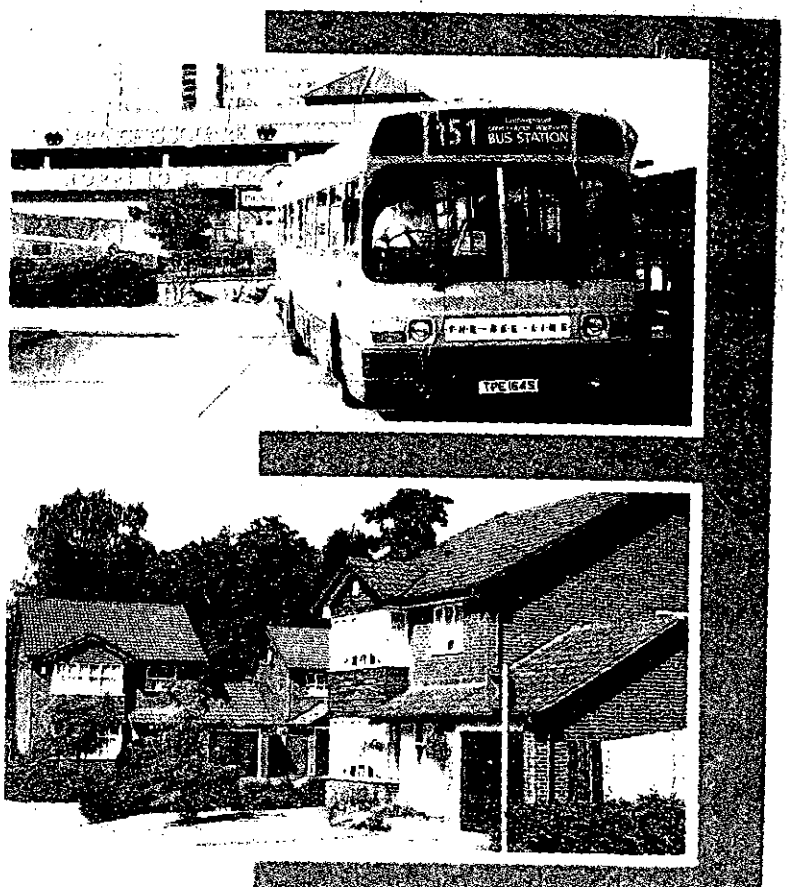
Scale: 1 : 1250

APPENDIX 2



BERKSHIRE STRUCTURE PLAN 1991-2006

Incorporating Alterations adopted in August 1997



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6 ENVIRONMENT AND CONSERVATION

MAINTAINING ENVIRONMENTAL QUALITY

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

The Environment of the Built-up Areas

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

Protection and Enhancement of the Environment of Built-Up Areas

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

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

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

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

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

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

Environment

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

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

Environmental Nuisance

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

Protection from Environmental Nuisance

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

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

Flooding

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

APPENDIX 3

LODDON AREA LOCAL PLAN

Adopted 5 May 1995

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

1.2 HOUSING



INTRODUCTION

1.2.01 In 1991 there were 31,860 households in the plan area of which about 85% were in privately owned accommodation, a further 8% in local authority property and the remainder in privately rented accommodation. The number of households in the plan area is likely to increase given the take up of existing commitments, the development of sites proposed in this Plan and the trend towards smaller household sizes. In 1991 very few dwellings within the plan area lacked one or more of the basic amenities. There are few houses in the plan area which are unfit for human habitation or in serious disrepair.

1.2.02 The two major developments in the plan area at Lower Earley and Woodley Airfield are now nearing completion. In accordance with the requirements of the Central Berkshire Structure Plan land was allocated for housing development at Winnersh Farm, Winnersh (150 houses), south of Waltham Road, Twyford (200 houses) and west of Park Lane, Charvil (120 houses). These sites are now included within the built-up area. Other major housing commitments (at March 1992) in the Plan area are land at Reading Road, Winnersh, Broad Hinton, Twyford and Culver Lane, Earley.

1.2.03 Policy H1 of the Replacement Structure Plan for Berkshire states that provision will be made during the plan period (1984 to 1996) for 12,600 dwellings in Wokingham District. In order to ensure the existence of a five year land supply for residential development (in accordance with Planning Policy Guidance Note 3), sites have been identified for the period up to 1998.

1.2.04 Policy H2 of the Replacement Structure Plan states that a main new area for housing provision will be at Winnersh. Details of the housing provision to be made in this main new area are given in Chapter 2.4 of this plan.

1.2.05 In addition to the main new area for housing, Policy H3 of the Replacement Structure Plan states that part of the housing provision will be by continued development in appropriate locations, through infilling, rounding off, redevelopment and the development of unused or vacant land within settlements. Sites over 0.4 hectare in size for this type of development are identified in Policy LH2 of this plan.

1.2.06 In recent years a significant amount of housing development has taken place on small plots of land (generally of less than 0.4 hectare) which have not been specifically earmarked for house-building by the planning authority. Proposals for development, especially on smaller sites, are brought forward in response to a variety of local circumstances reflecting individual opportunities and needs, and they arise in most of the built-up areas at one time or another. It is clear that the demand for this form of development will continue and recognition of such a demand is essential in any provision which is to be made for future development. Such development allows for an increase in the diversity of housing in a particular settlement area.

1.2.07 Only a proportion of the housing provision is met by the allocation of specific areas of land for development. The remainder is provided for through the inclusion of policies which

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

1.2.12 Elsewhere, it is also desirable to retain existing residential buildings in their present use. If existing buildings do not meet present and future requirements, their sites (other than those of listed buildings) can be redeveloped subject to local environmental constraints. In this way the changing requirements for housing e.g. for smaller dwellings because of falling household size, or for sheltered dwellings for the increasing numbers of elderly, can be met.

❖ LH3 EXISTING RESIDENTIAL USES

THROUGHOUT THE PLAN AREA WHERE THERE ARE EXISTING RESIDENTIAL USES THERE WILL BE THE PRESUMPTION IN FAVOUR OF RETAINING AND ENCOURAGING THESE RESIDENTIAL DEVELOPMENTS TO REMAIN, SUBJECT TO OTHER POLICIES AND PROPOSALS CONTAINED IN THIS PLAN.

1.2.13 In addition to resisting the loss of residential accommodation, the District Council wishes to enhance the existing housing areas and housing stock. The older housing stock within the Plan area has an important part to play in meeting housing requirements, by adding to the variety of housing type and size which is available. The condition of the existing housing stock is generally good. There are few houses that are lacking basic amenities, unfit for human habitation or in need of major renovation.

1.2.14 There is a substantial concentration of pre 1914 housing in Twyford. In addition, there are a large number of inter-war (1914 to 1945) houses in Earley. Some of these properties are likely to require repair e.g. renewal of roofs, re-wiring, during the plan period. At present the Government is reviewing the Improvement Grant schemes. Existing schemes enable certain dwellings to be repaired and improved with public assistance for certain householders. The Council's Health and Housing Department administers the national system of grants for improvement, repairs and alterations to dwellings.

CONVERSIONS

1.2.15 Conversions of existing large houses, and in some cases non-residential properties, can be a source of small dwellings for purchase or for letting. Generally the District Council will view applications for conversions favourably provided that these do not have an adverse impact on the amenity of the area, and make adequate provision for private facilities (e.g. rubbish disposal, garden area) and car parking. There will be a presumption against the conversion of small residential properties into smaller units. Such residential properties are defined as those of less than 100 square metres.

❖ LH4 CONVERSIONS OF RESIDENTIAL PROPERTIES

PROPOSALS FOR THE CONVERSION OR SUB-DIVISION OF LARGER RESIDENTIAL PROPERTIES, AND IN SOME CASES, NON-RESIDENTIAL PROPERTIES, FOR RESIDENTIAL USES MAY BE ACCEPTABLE PROVIDED THAT THE CRITERIA BELOW ARE SATISFIED:

A) THERE IS NO ADVERSE IMPACT ON THE CHARACTER OF THE AREA OR THE AMENITIES OF ADJOINING PROPERTIES;

B) ADEQUATE PROVISION IS MADE FOR OFF-STREET PARKING;

C) ADEQUATE PROVISION IS MADE FOR FACILITIES FOR RUBBISH DISPOSAL;

D) PROVISION IS MADE FOR SOME OUTDOOR AMENITY SPACE; AND

E) PROVISION IS MADE FOR SELF-CONTAINED UNITS WITH THE BASIC AMENITIES.

THE SUB-DIVISION OF SMALLER DWELLINGS (LESS THAN 100 SQUARE METRES) WILL NOT NORMALLY BE ALLOWED.

1.2.16 There are a number of vacant and unused residential properties. These should be brought into use to add to the quantity and range of the housing stock. Some of the unused residential floorspace is over shops but remains vacant because it does not form a self-contained unit. If it was made self-contained it would be more likely to be used, possibly for rent.

❖ LH5 VACANT FLOORSPACE ABOVE SHOPS

THE DISTRICT COUNCIL WILL NORMALLY FAVOURABLY CONSIDER APPLICATIONS FOR THE UTILISATION OF VACANT FLOORSPACE ABOVE EXISTING SHOPS FOR THE PROVISION OF SELF CONTAINED RESIDENTIAL UNITS.

CARAVANS AND MOBILE HOMES

1.2.17 The local plan area contains several mobile home and caravan parks, and it is considered that there is likely to be continuing demand for this type of accommodation outside of these locations, particularly in the rural areas.

1.2.18 The increasing demand for this form of accommodation reflects current pressure for housing, and in particular the desire for home ownership, at a time when house prices are beyond the reach of many households. Demands also arise for temporary accommodation in connection with agricultural holdings, and the housing of elderly or disabled relatives. However, in land use terms such developments have many of the implications and requirements of permanent dwellings. Where acceptable they will be subject to the same public open space guidelines as new residential development (see Policy LR2).

❖ LH6 RESIDENTIAL CARAVAN AND MOBILE HOME SITES

APPLICATIONS FOR THE USE OF LAND FOR RESIDENTIAL CARAVAN AND MOBILE HOME SITES WILL NORMALLY BE SUBJECT TO THE SAME CONSIDERATIONS AND POLICIES AS FOR DWELLINGS. PARTICULAR ATTENTION WILL BE PAID IN CONSIDERING SUCH PROPOSALS TO MINIMISING ANY ADVERSE IMPACT UPON THE VISUAL AMENITY OF THE AREA BY APPROPRIATE CHOICE OF LOCATION, SITING OF HARDSTANDINGS AND LANDSCAPING.

HOUSING NEEDS AND REQUIREMENTS

1.2.19 Housing provision in the Plan area consists mainly of owner-occupied dwellings. This stock has been substantially added to by new construction in recent years. New development has provided a wide range of dwellings including starter homes, large detached dwellings and sheltered housing for the elderly. However, this provision has not met all housing needs. In particular, the high cost of housing both for sale and for rent is a major problem.

1.2.20 In recent years there has been an increasing demand for small dwellings resulting from a growing number of households as people leave home at an earlier age, marriages dissolve and people live longer.

1.2.21 In order to ameliorate the problems, a number of initiatives have been taken by the District Council in association with other bodies to provide for low-cost owner occupied housing. Such initiatives can include joint venture/cost sale, self-build and equity sharing.

1.2.22 Housing for rent is provided by the District Council, housing associations and private landlords. The Council intends to provide housing itself, or in association with other agencies at Spencers Wood, Lower Earley and Woodley Airfield. The Housing Act 1988 encourages provision of housing for rent by private landlords and bodies other than the local authority.

1.2.23 It is desirable that new development, together with the existing stock of dwellings should provide for the varied requirements of the households likely to arise within individual settlements and across the plan area as a whole.

1.4 QUALITY AND CONSERVATION OF THE BUILT ENVIRONMENT



NEW DEVELOPMENT, REDEVELOPMENT AND REFURBISHMENT

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

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

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

❖ *LBE1 DESIGN OF NEW DEVELOPMENT*

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

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

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

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

❖ 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 ING, 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.

4.05 Often the more attractive and successful an 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

STREET FURNITURE

1.4.12 Many elements of the built form have an important effect upon the quality and appearance of the built environment. The design, quality and materials of items such as bus shelters, rubbish bins, and seating frequently invade the built environment to its detriment. It is essential that due consideration is given to items of street furniture to ensure that they do not adversely affect the character or appearance of the built up areas. In appropriate cases it may also be necessary to adopt a process of rationalisation of existing street furniture to reduce clutter.

❖ LBE7 STREET FURNITURE

THE DISTRICT COUNCIL WILL SEEK A HIGH STANDARD OF STREET FURNITURE COMPATIBLE WITH THE CHARACTER OF THE AREA IN WHICH IT IS TO BE SITUATED. IN CONSERVATION AREAS PARTICULAR CARE WILL BE TAKEN TO ENSURE THAT STREET FURNITURE IS APPROPRIATE IN TERMS OF MATERIALS, COLOUR, DESIGN AND LOCATION.

TREES AND LANDSCAPING

1.4.13 The built environment can be considerably enhanced by the presence of trees and shrubs. They not only 'green' an area but soften and give scale to hard urban environments. In addition they are often features of beauty in themselves and therefore have an important design role to fulfil. In new developments this role is apparent in that trees immediately give some sense of 'establishment' to what are often raw new urban forms, and this helps to integrate the new with the old. Accordingly trees can help create a sense of place. Native species of trees and shrubs are particularly valuable since they help to maintain levels of wildlife in urban areas. They should be retained and introduced in landscaping schemes where possible and appropriate.

1.4.14 Trees which make a significant contribution to the visual scene can be safeguarded by the making of Tree Preservation Orders under Section 198 of the Town and Country Planning Act 1990. Failure to comply with the orders can lead to the imposition of fines as well as requiring replanting with appropriate species. The District Council will require full tree surveys in proposals for the development of sites which currently enjoy tree or hedgerow cover.

1.4.15 Landscaping does not apply only to trees and shrubs. These are the 'soft' components of landscaping which also possesses a 'hard' element e.g. paving schemes (floorscape), boundary features etc. Hard landscaping can be equally important in helping to establish the identity of a locality. Landscaping (hard or soft) should always be considered as an integral part of a development rather than as an afterthought. Thought should be given to landscape design at the outset of the total design process. If treated as an afterthought, landscaping can seem ill-considered and ineffective. Completeness through design is considered as the most appropriate approach. The timing of the provision of landscaping in relation to development will also be an important factor in achieving the integration of new development into its surroundings.

❖ LBE8 LANDSCAPING OF NEW DEVELOPMENT

THE DISTRICT COUNCIL WHEN CONSIDERING PLANNING APPLICATIONS WILL SEEK TO ENSURE THE ENHANCEMENT OF THE SITE BY APPROPRIATE LANDSCAPING AND WILL HAVE FULL REGARD TO THE NEED FOR CONSERVATION OF EXISTING LANDSCAPE FEATURES ESPECIALLY TREES AND HEDGEROWS. GENERALLY, APPLICATIONS FOR LARGE SCALE DEVELOPMENT MUST BE ACCOMPANIED BY A DETAILED LANDSCAPE SURVEY, TOGETHER WITH A PROPOSED LANDSCAPING SCHEME AND MANAGEMENT PLAN.

❖ LBE9 EXISTING TREES

WHERE INDIVIDUAL TREES, GROUPS OF TREES OR AREAS OF WOODLAND ARE UNDER THREAT AND ARE CONSIDERED TO BE OF PARTICULAR

APPENDIX 4



Wokingham District Local Plan
Deposit Draft

With Proposed Amendments Highlighted

February 2000

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

POLICY WOS3: DEVELOPMENT CONTROL PRINCIPLES

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

A) BE APPROPRIATE IN SCALE OF ACTIVITY AND CHARACTER TO THE AREA IN WHIC THEY ARE LOCATED AND BE INTEGRATED INTO THEIR LOCAL CONTEXT WITHOU DETRIMENT TO THE AMENITIES OF ADJOINING LAND USES AND OCCUPIERS

B) ~~RETAIN~~ *HAVE NO SIGNIFICANT DETRIMENTAL IMPACT UPON (*PA 1/6) IMPORTAN MAN-MADE, LANDSCAPE AND NATURE CONSERVATION FEATURES AND PROVID FOR FURTHER LANDSCAPE TREATMENT WHERE RELEVANT TO THE TYPE O DEVELOPMENT AND/OR THE PROTECTION OF LOCAL VISUAL AMENITY

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

D) HAVE NO SIGNIFICANT EFFECT ON ROAD SAFETY OR CAUSE HIGHWAY, TRAFFI 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.

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.

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* **(PA 5/3)** 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 SCHEMES OF 25 OR MORE DWELLINGS IN SETTLEMENTS OF UNDER 3,000, AND IN SCHEMES OF 40 OR MORE DWELLINGS ELSEWHERE. FOR THE AVOIDANCE OF DOUBT, THE SETTLEMENTS WHERE THE 40 DWELLINGS REQUIREMENT APPLIES COMPRISE EARLEY, NORTH FINCHAMPSTEAD, TWYFORD, WARGRAVE, WINNERSH, WOKINGHAM, CROWTHORNE (PINEWOOD) AND WOODLEY. NEW DEVELOPMENT WILL BE EXPECTED TO COMPLY WITH THE COUNCIL'S SERVICE, AMENITY, AND INFRASTRUCTURE REQUIREMENT (S.A.I.R.).~~

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.).*

(PA 5/4)

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.

~~***POLICY WH1A: HOUSING DEVELOPMENT - INFILLING GAPS WITHIN GROUPS AND MINOR EXTENSIONS TO GROUPS OUTSIDE SETTLEMENTS***~~

~~*SENSITIVE INFILLING OF SMALL GAPS WITHIN SMALL GROUPS OF HOUSES AND MINOR EXTENSIONS TO GROUPS OUTSIDE DESIGNATED GREEN GAPS (POLICY WCC 2) FOR RESIDENTIAL USE WILL BE ACCEPTABLE SUBJECT TO LOCAL ENVIRONMENTAL AND AMENITY CONSIDERATIONS AND ALL OTHER RELEVANT POLICIES AND PROVISIONS OF THIS PLAN.*~~

~~*IN PARTICULAR, THE COUNCIL WILL REQUIRE COMPLIANCE WITH THE FOLLOWING CRITERIA:*~~

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

~~b) *THERE IS NO ADVERSE EFFECT ON THE CHARACTER OF THE AREA, INCLUDING ON ANY CONSERVATION AREA OR AREA OF SPECIAL CHARACTER*~~

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

~~d) *THERE IS NO ADVERSE EFFECT ON THE ADJOINING COUNTRYSIDE*~~

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

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

5.15 The continuing increase in single person and small households has reinforced the demand for flats and smaller units of accommodation. Factors to take into account in determining whether or not a property is suitable for conversion include the size and character of the property, and the effect on residential amenity and environmental character of the proposed conversion.

POLICY WH4: CONVERSIONS/SUB-DIVISION OF HOUSING, INCLUDING BEDSITS/MULTI-OCCUPATION

THE COUNCIL WILL GIVE FAVOURABLE CONSIDERATION TO PROPOSALS FOR THE CONVERSION OR SUB-DIVISION OF DWELLINGS, AND IN SOME CASES NON-RESIDENTIAL BUILDINGS, FOR RESIDENTIAL USES PROVIDED THAT:

a) EACH UNIT IS SELF-CONTAINED WITH ADEQUATE INTERNAL LIVING SPACE AND ITS OWN PRIVATE FACILITIES INCLUDING BASIC AMENITIES *AND APPROPRIATE NOISE ATTENTUATION MEASURES* **(PA 5/9)**

~~b) THE COUNCIL IS SATISFIED THAT ADJOINING RESIDENTIAL AMENITY, BOTH OF NEIGHBOURING PROPERTIES AND OF THE UNITS THEMSELVES, IS NOT ADVERSELY AFFECTED~~

b) *THE AMENITY OF NEIGHBOURING OR ADJOINING PROPERTIES IS NOT ADVERSELY AFFECTED* **(PA 5/9)**

c) THERE IS NO ADVERSE EFFECT ON THE CHARACTER OF THE ENVIRONMENT, INCLUDING ON ANY CONSERVATION AREA OR LISTED BUILDING

d) THERE IS NO SIGNIFICANT ADVERSE EFFECT ON ANY INTEREST OF NATURE CONSERVATION IMPORTANCE, AND

e) APPROPRIATE CAR PARKING AND BICYCLE STORAGE ARE PROVIDED.

THE SUB-DIVISION OF SMALL DWELLINGS (LESS THAN 100 SQ.M. NET FLOORSPACE) WILL NOT BE ALLOWED.

PROPOSALS NOT MEETING THESE CRITERIA WILL BE CONSIDERED TO HAVE AN ADVERSE ENVIRONMENTAL IMPACT, AND WILL BE STRONGLY RESISTED.

Implementation: Planning permissions by private, public and voluntary sectors.

Monitoring: Planning permissions. Number of dwellings arising from conversion.

5.16 Vacant properties are a wasted resource that could provide much needed homes. In particular, there are vacant units above shops and offices that could be brought into use to make a useful addition to the quantity and range of the District's housing stock.

POLICY WH5: VACANT FLOORSPACE ABOVE SHOPS

THE COUNCIL WILL ENCOURAGE PROPOSALS FOR THE DEVELOPMENT OF SELF-CONTAINED RESIDENTIAL UNITS IN VACANT OR UNDER-USED FLOORSPACE ABOVE SHOPS OR OFFICES. SUBJECT TO THE PROVISIONS OF THE GENERAL PERMITTED DEVELOPMENT ORDER, THE LOSS OF EXISTING RESIDENTIAL ACCOMMODATION ABOVE SHOPS OR OFFICES WILL BE RESISTED. CONSIDERATION WILL BE GIVEN TO MAKING EXCEPTIONS TO THIS

Cont.

APPENDIX 5

REPRESENTATIONS

168	Councillor R Eke (S)	1301	Beazer Strategic Land (O)
1035	English Nature (O)	2447	Envt Agency (Thames Region) (O)
1287	Mr J Vernon (O)	2542	S Grundon Ltd (O)

OBJECTION ISSUES

1.47 It was said that landscaping schemes should be comprised predominantly of locally native species. It was suggested the policy does not provide clear guidance and in order to cover indirect impact on adjacent developments, additional wording should be inserted at the start of criterion B). One objector asked for removal of reference to the generation of traffic as all development is likely to result in some traffic. Reference to alternative modes of transport and locations which minimise travel should also be included. An objector suggested that, as shown at Basingstoke Road, traffic is so heavy it would cause chaos and be expensive; nothing has been thought through properly.

CONCLUSIONS

1.48 PA 1/5 should satisfy objection 2447, but I agree with the Council that it is too detailed a point to be included within the policy itself. PA 1/6 would ensure there is no indirect impact on adjacent developments. Criterion D) is quite acceptable as it is qualified by the word 'significant' and criterion C) relates to the need to travel and the use of alternative modes of transport to that of the private car. I do accept that Wokingham District does have to contend with traffic congestion, but that is more reason to ensure development schemes are located in sustainable areas and a significant effort is made to encourage people to use public transport rather than exacerbate poor traffic conditions. Under the Miscellaneous section of the Introduction Chapter, an objector suggested that the Royal Town Planning Institute document "Access Policy for Local Plans" is adopted. I endorse that suggestion, but it should be in the text.

RECOMMENDATION

1.49 That the Policy WOS3 is amended in accordance with PA 1/6 and the inclusion of PA 1/5 to create paragraph 1.12A.

1.50 That reference is made in the supporting text to the document "Access Policy for Local Plans".

PARAGRAPH 1.13

REPRESENTATIONS

1479	St Nicholas Hurst Parish Council (O)	1672	Alfred McAlpine Dvpts Ltd (O)

1769 Hicks Persimmon Ltd (O)
1714 The Trustees of Twyford Orchards (O)

OBJECTION ISSUES

1.51 It was suggested that the Supplementary Planning Guidance (SPG) referred to has not been the subject of examination through the Local Plan process and thus cannot be given significant weight when determining proposals for development. The last sentence of the paragraph should be deleted. Also that scant regard is given to educational matters and the general infrastructure; specific mention should be made in the Plan.

CONCLUSIONS

1.52 I concur with the Council that Policy WOS4 makes proper reference to the provision by developers of an adequate infrastructure to meet the needs of new development proposals. Policy WIC12A specifically refers to educational requirements. It is true that if the SPG does not form part of the Plan or has not been the subject of public consultation and scrutiny, it does not carry the same weight as policies within the Plan.

RECOMMENDATION

1.53 That the last sentence of paragraph 1.13 includes an explanation of the weight to be given to Supplementary Planning Guidance when determining planning applications.

POLICY WOS4

REPRESENTATIONS

1297 Beazer Strategic Land (O)
1480 St Nicholas Hurst Parish Council (O)
1645 Linden Homes South East Ltd (O)
1649 Bancroft Developments (O)
1674 Alfred McAlpine Dvpts Ltd (O)
1680 Mr B Proctor (O)
1681 Mr B Proctor (O)
1686 Hicks Development Ltd (O)
1712 The Trustees of Twyford Orchards (O)
1738 Sonning Developments (O)
1755 Mr L Nemeth (O)
1771 Hicks Persimmon Ltd (O)
1789 Mr E Gale (O)
2036 The House Builders Federation (O)
2060 University of Reading (O)
2541 S Grundon Ltd (O)
2363 Thames Water Property (S)
2436 Reading Borough Council (S)

OBJECTION ISSUES

1.54 It was said that the policy does not give clear guidance and much of the wording should be within the supporting text. No recognition is given to the number of statutory providers of infrastructure, public and community services. Details of how the Council expects implementation of policy requirements to be carried out are not included. Such details should not be issued as SPG, but as part of the Plan and subjected to public examination. Neither does the policy wording make it

OBJECTION ISSUES

4.9 The policy was thought to be too restrictive and the words "will require" should be replaced with "will seek". It was also considered that the policy is a corporate mission statement and has no development control function. It should be deleted or relegated to subtext.

CONCLUSIONS

4.10 Fostering good design is an important objective in national planning guidance and is strongly endorsed in PPG 1, PPG 3 and PPG 13 as well as the recently published Urban White Paper. Developing sustainable environments at higher densities and reducing the need to travel are key themes. I therefore support the policy in principle and must emphasise the message needs to be strongly conveyed that poor designs will be rejected. However, the present wording is not sufficiently specific and conveys the impression that new development should mirror its immediate surroundings. This may not be appropriate and the policy needs to be retitled and restructured to give clear guidance of what is expected in terms of design and sustainability.

4.11 I would also suggest removing reference to supplementary planning guidance from the policy itself. This can be referred to in the supporting text, but an attempt to afford it Section 54A status should be resisted.

RECOMMENDATION

4.12 That reference to supplementary planning guidance is removed from the policy and inserted into the supporting text. That this is supplemented by a reference to development briefs as I have recommended under Policy WBE19.

4.13 That Policy WBE1 is deleted and replaced as follows:

"Policy WBE1: Design and new development

New development will be expected to achieve high standards of design and layout, which makes efficient use of land and buildings. A scheme should create its own identity, whilst taking account of the wider locality, including the surrounding townscape and landscape. In addition, development proposals will be expected to have regard to the following principles:

A) a reduction in the level of car parking below maximum standards wherever possible in order to promote sustainable transport choices;

B) encouragement of measures that promote accessibility to services and facilities by public transport, cycling and walking;

C) incorporation of features that maximise the safety and security of people living in or using the development;

D) creation of easily accessible and attractive open spaces".

POLICY WBE2

REPRESENTATIONS

2487 Slough Properties Ltd (O)
2567 Martin & Pole, Nicholas (O)

OBJECTION ISSUES

4.14 It was considered that there were some areas such as Winnersh Triangle, which although they do not have particularly pronounced or historic architectural styles, do not have poor architectural quality. In such cases further development should be compatible and not used to create artificial visual interest. It was also felt that the policy has no development control function and should either be deleted or relegated to the supporting text.

CONCLUSIONS

4.15 There are many built-up parts of the District of mediocre quality but I do not agree that such circumstances should necessarily be perpetuated in new development. Policy WBE1 calls for better quality in the design of individual developments and this should reinforce local identity and result in improvement of the wider urban area. To my mind Policy WBE2 is a reasonable objective but the point is adequately covered by my recommended rewording of Policy WBE1.

RECOMMENDATION

4.16 That Policy WBE2 is deleted.

POLICY WBE3

REPRESENTATIONS

2494 George Wimpey Plc (O)
2568 Martin & Pole, Nicholas (O)

OBJECTION ISSUES

4.17 The policy was considered to be unreasonable in that it requires details that were likely to change as a result of market demand. The only requirement should be for a master plan. The other objection felt that the policy has no development control function and should be deleted or relegated to the subtext.

should refer to the need to take account of national planning guidance, whereby requirements for such matters as infrastructure should relate directly to the proposed development. I agree with the Council that it is unnecessary to make the same point again at the end of criterion h).

RECOMMENDATION

5.165 That Policy WH1 and PA 5/3 and 5/4 be deleted and replaced by the wording in paragraph 5.118 and the following policy to be renumbered Policy WH1(A):

"Within Identified Settlements proposals for using land and buildings for housing will be determined in accordance with the following sustainable development criteria:

1) Development proposals will make the most efficient use of land and buildings, having regard to the need to maximise densities, a proper mix of housing and adequate levels of affordable housing;

2) The extent that future residents would be car dependent or have good access to alternative means of transport;

3) How successful the design and layout of the proposals would be in minimising any adverse impact on the character of adjoining buildings and/or the landscape and ecology of open areas;

4) The extent to which the proposals would make more efficient use of existing social and physical infrastructure, having regard to the cumulative impact of development."

5.166 That PA 5/5 (Policy WH1(A)) is not reinstated.

PARAGRAPH 5.13

(Proposed Amendment 5/6)

REPRESENTATIONS

1877	South Wokingham Consortium (W)	6196	Trustees of R H R Palmer Dcd (O)
2017	Hall Aggregates (SE) Ltd (O)	6254	University of Reading (O)
6031	Mr I Chalmers (O)	6290	David Wilson Homes Ltd (O)
6155	Shinfield Parish Council (O)		
6182	Mr A Godsal (O)		
6189	Mr & Mrs A Gosden (O)		

OBJECTION ISSUES

5.167 The basis for selecting housing sites is challenged; the methodology is flawed and the number of dwellings at Grazeley should be re-assessed. The Plan should identify the environmental criteria and the performance of all allocated and

the considerable demand for affordable housing, I have recommended amendments to the thresholds of new housing developments to achieve higher levels of that type of accommodation. It seems to me that to be consistent, the Council should also include within this policy a reference to providing affordable housing. Where it is proposed to redevelop a site, but replace the number of dwellings lost in another form, the Council should seek to apply the same approach to housing as in Policy WH7. Finally, there is no need to include the word "normally" as the first sentence is a general requirement; the remainder of the wording allows for exceptions. Cross-reference to other polices is unnecessary for reasons I have given elsewhere in this Report.

RECOMMENDATION

5.989 That the Policy WH3 is amended in accordance with PA 5/8 and the following further changes to the last sentence:

"For any such exception to be acceptable, the proposed development should replace at least the number of dwellings lost, provide affordable housing on the basis of the requirements of Policy WH7, have no adverse impact upon the character of the environment or on local amenity..."

POLICY WH4

(Proposed Amendment 5/9)

REPRESENTATIONS

1564 Mr C Bradish (O)

OBJECTION ISSUES

5.990 This objector suggested the owners of an empty property be encouraged to convert it to flats for first time buyers or the elderly.

CONCLUSIONS

5.991 While I empathise with the objector, the Plan is not the place to make such a specific request or requirement. The Council should seek to promote its policies for affordable housing on every suitable occasion, and although paragraph 5.15 mentions the continuing trend towards smaller units of accommodation, it should also state the need to comply with Policy WH7. I concur with PA 5/9 in order to clarify the criteria.

RECOMMENDATION

5.992 That the Policy WH4 is amended in accordance with PA 5/9.

APPENDIX 6

CONDITIONS FOR APPEAL IF ALLOWED

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

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

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

4. The development shall not commence until details of all boundary treatment(s) has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the Local Planning Authority. The approved scheme shall be maintained in perpetuity.

5. Immediately following the implementation of this permission, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification) no buildings, extensions or alterations permitted by Classes A, B, C, D and E of Part 1 of the Second Schedule of the 1995 Order shall be carried out without the prior written permission of the Local Planning Authority.

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

7. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 6 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays

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

9. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of

landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

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

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

12. No development shall be commenced until a scheme for noise attenuation measures has been be submitted to and approved in writing by the Local Planning Authority. All works, which form part of the approved scheme shall be completed before any of the development hereby approved is occupied, unless an alternative period for completion has been agreed in writing by the Local Planning Authority. Such works shall be retained in perpetuity.

Reasons:

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

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

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

4. To safeguard the visual amenities of neighbouring properties and the locality.

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

6. To safeguard the residential amenities of the occupiers of neighbouring properties.

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

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

9. In the interests of visual amenity.

10. In the interests of visual amenity.

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

12. To ensure satisfactory noise attenuation measures are installed.

The Planning Inspectorate

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

Direct Line 0117-3728764
Switchboard 0117-3728000
Fax No 0117-3728804
GTN 1371-8764

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

Your Ref: E/2001/5573
Our Ref: APP/X0360/A/02/1096687
Date: 14 November 2002

15 NOV 2002

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR & MRS J GURNEY
SITE AT 1 LONGFIELD ROAD, TWYFORD, READING

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

Ms Sara Morgan LLB(Hons) MA SOLICITOR.

As notified by telephone recently, the Inspector will visit the appeal site at 12:15 on 19 November 2002. It is understood that you will arrange for the Inspector to be met at the site 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 she will conduct the visit unaccompanied. In other circumstances, the visit might have to be aborted.

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

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

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

The Planning Inspectorate

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

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

62344

PLANNING SERVICES
DC DG
CS
21 OCT 2002
COPIES TO:

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

Your Ref: F/2001/5573

Our Ref: APP/X0360/A/02/1096687

Date: 18 October 2002

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR & MRS J GURNEY
SITE AT 1 LONGFIELD ROAD, TWYFORD, 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

Mrs M Pocock

217L(BPR)

JOHN CHALLIS
CHARTERED ARCHITECT

72 WARGRAVE ROAD,
TWYFORD,
BERKSHIRE.
RG10 9PH.

TEL: 01189342236
FAX: 01189342236
MOB:07860141627

30 SEPTEMBER 2002.

The Planning Inspectorate,
ROOM 3/03. KITE WING,
TEMPLE QUAY HOUSE.
2 THE SQUARE,
TEMPLE QUAY,
BRISTOL
BS1 6PN

Dear Mrs Pocock,

Re: Appeal against refusal of permission to convert two storey side extension to separate unit, 1 Longfield Road, Twyford, Berkshire. APP/X0360/A/02/10966687

Thank you for your letter and enclosures to which I comment in order.

Twyford Parish Council.

1. The design of the extension has already been approved and by their own admission Twyford Parish Council has no member who has any qualifications in design.

2. There are many shared drives, entrances and exits within the village setting.

3. There will no less area for soft landscaping than there is at present, with the exception of the poorly pruned leylandii which will be removed under the already approved scheme.

4. The amenity spaces are greater in size than others in the village and certainly less out of shape than many that surround properties in Broad Hinton and similar developments.

5. The access/egress arrangement was approved by Highways after due consideration and does not form part of this appeal.

Development Land and Planning.

Development Land and Planning claim to represent local residents, but the appellant has not been able to find any other resident, other than his immediate neighbour who knows of

this practice, hence we should read that Development Land and Planning represent the owner of 3 Longfield Road.

Mr Bailey confirms that the views expressed in his letter are subjective.

1. The amenity areas are greater in size than others which have recently been approved by this authority.

2. The parking arrangements provide sufficient spaces as required by Highways and was confirmed as such at the Development Control Committee meeting. An entrance and exit have been provided which enable the occupiers of 1 Longfield Road to drive directly on and off the highway without the need to turn around on the site, unlike the the occupier of 3 Longfield Road who has to either reverse onto or off the highway.

3. The parking spaces already exist and present no difficulty in their usage.

4. The existing boundary planting will remain, the only removal will be that already described above, the remainder will have alpine planting and landscaping which will be greater than that which is extant.

5. The existing front of the property has a parking area only and will be no more out of keeping or unsightly than the parking of any vehicles in the front of any property.

6. There are currently parking spaces close to the front of the existing property and these will remain the same. We are unsure how Mr Bailey considers the living conditions will be adversely affected.

7. The envelope of the building has already been approved, therefore the proposal cannot be considered overdevelopment and the occupation of the revised proposal will not alter. There is no requirement to produce turning within the site. There are no properties on Longfield Road, indeed there are very few properties in the village, where it is possible to turn a vehicle round.

8. Mr Bailey's vision of the future is theatrical hypothesis. Home buyers purchase properties to suit themselves and their families and as such if they want a large amenity space they would search for one, similarly if they wish for a smaller, easily managed space, as has become the norm, then they would seek that instead.

9. Similarly his vision of conflicting neighbours is further hypothesis and he should be aware in his professional role, it would be against The Town and Country Planning Acts to erect high fences in the front of a property.

10. We note that Mr Bailey's subjective opinion is totally opposite to that of the Planning Officer who produced her report for the Development Committee meeting regarding Policies WBE1 and WH1.

11. Mr Bailey again confirms his views as subjective.

Ruscombe Parish Council

1. Parking on this site is not a problem, access to and egress from this site is also not a problem.

Wokingham District Council.

3.02. The approved extension did nothing to alter the existing parking arrangements on the site, which would remain as existing.

3.03. The existing site to the front of the property will remain in its current form.

3.04. With the addition of alpine planting the landscaping will be an improvement over that that currently exists.

3.05. The existing boundary hedging will not be removed, see drawing numbered 9924.APP.1. which was forwarded to the Local Authority on 6 August 2002, therefore the proposal is not contrary to Policy LBE8 as quoted.

3.06. Hereagain the officer's comments are based on incorrect information or lack of study of information provided, as the hedge referred to by her will stay in it's entirety and as a result the proposal will not be contrary to the quoted Wokingham District Local Plan Policy WBE1 [a], [b] and [c]. Similarly the proposal will not have adverse affects on the character of the area, the only affects being those already approved under the approval to extend the property.

3.07. The Chief Planning Officer at the Development Control Meeting was quite adamant when questioned about the size of the amenity areas when he stated that there is no minimum area specified for amenity spaces. The amenity spaces provided are more than adequate, and certainly much larger than others previously quoted in this and accompanying documents, which have been the subject of approval by this authority.

4.01. The loss of landscaping referred to does not exist, the question of turning space and car parking has been shown to be a non entity when considering this appeal, the size of the amenity spaces is not specified under any policy or plan, therefore the reasons given for requesting dismissal of this appeal are not substantive and should be treated as such, when considering whether the application does in fact conflict with the Berkshire Structure Plan and the Loddon Area Local Plan.

It can be seen from the foregoing that in addition to our original statement forwarded with the appeal form there is even more cause for concern now over this appeal, insofar as there is direct confliction between two officers of Wokingham District Council, one who properly and with due care and attention to duty recommended the application for approval as it complied with all relevant policies, plans etc and one who now takes an opposing view.

Consequently, I express my previously quoted comments and respectfully request, once again, that the Inspector upholds this appeal and grants Planning Permission subject to the conditions recommended by the Local Authority.

Yours sincerely,

John Challis.

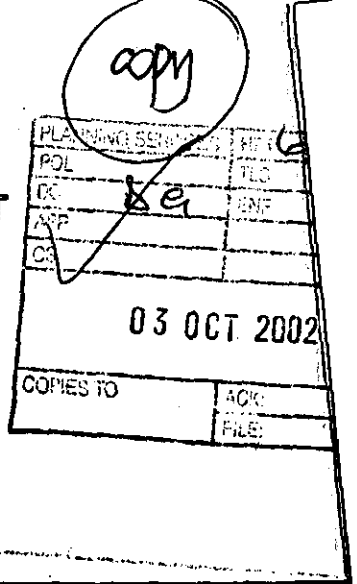
JOHN CHALLIS BSc. DIP. ARCH. [HONS] PNL RIBA. KAREN CHALLIS BED [HONS]

JOHN CHALLIS CHARTERED ARCHITECT

WITH COMPLIMENTS.

72 WARGRAVE ROAD, TWYFORD, BERKSHIRE. RG10 9PH.
TEL. 0118934 2236. FAX. 0118934 2236. MOB. 07860 141627

F/2001/5573



JOHN CHALLIS
CHARTERED ARCHITECT

72 WARGRAVE ROAD,
TWYFORD,
BERKSHIRE.
RG10 9PH.

TEL: 01189342236
FAX: 01189342236
MOB:07860141627

30 SEPTEMBER 2002.

The Planning Inspectorate,
ROOM 3/03. KITE WING,
TEMPLE QUAY HOUSE.
2 THE SQUARE,
TEMPLE QUAY,
BRISTOL
BS1 6PN

Dear Mrs Pocock,

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Yours sincerely,

John Challis.

The Planning Inspectorate

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

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PLANNING SERVICES
PO 61605
DC 19
CS
30 SEP 2002
COPIES TO

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

Your Ref: F/2001/5573

Our Ref: APP/X0360/A/02/1096687

Date: 27 September 2002

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR & MRS J GURNEY
SITE AT 1 LONGFIELD ROAD, TWYFORD, READING

I enclose third party correspondence relating to the above appeal.

If you have any comments on the points raised, please send 2 copies to me no later than 9 weeks from the starting date. You should comment solely on the representations enclosed with this letter. — 14/10/02

You cannot introduce new material or put forward arguments that should have been included in your earlier statement. If you do, your comments will not be accepted and will be returned to you.

Comments submitted after the 9-week deadline will not be seen by the Inspector unless there are extraordinary circumstances for the late submission.

Yours faithfully

Mrs M Pocock

211AL(BPR)

TWYFORD PARISH COUNCIL

Clerk to the Council: Miss F J Penn
Address: 7 Yewhurst Close, Twyford, Berkshire, RG10 9PW
Telephone Number: Twyford (0118) 9345444 / 07816 569 552
E-mail: fpenn@fish.co.uk

Mrs M Pocock
The Planning Inspectorate
Room3/03, Kite Wing
Temple Quay House
2 The Square, Temple Quay
Bristol
BS1 6PN

RECEIVED
9 - SEP 2002
PINS AA PEP

5th September 2002

Dear Mrs Pocock

Ref APP/X0360/A/02/10966687

1 Longfield Road Twyford

Twyford Parish Council object to this application on the following grounds:

1. The design of the proposed dwelling is not in keeping with the adjoining and neighbouring properties and will be obtrusive on the street scene.

2. The Council does not believe that the shared parking arrangements will be a viable solution once the new property is no longer in the same ownership as the existing.

3. The Council is concerned that there is very little space for soft landscaping on the site.

4. The rear garden of the proposed new property will be of a substandard size and shape and out of keeping with neighbouring properties.

5. Notwithstanding previous permissions given on this site, the Council is still of the opinion that the newly created access is too close to the junction for safety.

The Council would be happy to accept an extension of the existing dwelling, designed to be in sympathy with the existing property and its neighbours.

Yours sincerely

Fiona J Penn
Parish Clerk

DEVELOPMENT LAND & PLANNING
C O N S U L T A N T S L T D
RITZ PLAZA HOUSE 10 DENTON ROAD
WOKINGHAM BERKSHIRE RG40 2DX
Telephone: 0118 978 9595 Facsimile: 0118 978 6551
E-mail: wokingham@dlpconsultants.co.uk
Website: www.dlpconsultants.co.uk
Offices also at Bedford, Sheffield and Bristol

JB/GB/BKS423

23 September 2002

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

RECEIVED
24 SEP 2002
PINS AA PEP

Dear Mrs Pocock

RE: 1 LONGFIELD ROAD, TWYFORD, READING
APPEAL REFERENCE APP/X0360/A/02/1096687

I am writing on behalf of local residents who are concerned about the above proposal, which is to extend 1 Longfield Road in order to create an additional dwelling.

I consider that the proposal constitutes unacceptable over-development of the site, for the following reasons:

- The rear amenity spaces for both houses as proposed will be extremely small. Both amenity areas will be insufficient for the proposed 3-bedroom family houses.

- The car parking arrangements, particularly with regard to the existing house, are shown on the proposed plans as extremely contrived. In particular, parking space 3 appears to be impractical and unusable. Although it may be possible to provide 2 parking spaces at the front of the existing house, it will not be possible to provide turning within the front garden as well. Consequently, vehicles will need to reverse out into Longfield Road, which is a busy thoroughfare and bus route.

- The parking spaces to the new house would be difficult to utilise. However, there is sufficient space at the front of the new house to provide 2 parking spaces and turning.

- The proposal shows all existing greenery at the front of the property to be removed. Although there is mention of "alpine planting", it appears that the whole of the front area to both houses will be covered in gravel. Therefore, it is difficult to imagine how much planting will be practical. It must be assumed that very little planting will take place.

- At the front of both properties, a very stark gravelled area is proposed, which will look out of keeping and unsightly in the street scene.

- The proposed plans show parking spaces extremely close to lounge and kitchen windows to both No. 1 Longfield Road and the new house. As a consequence, living conditions within both houses will be adversely affected.

- The lack of amenity space, contrived parking arrangements, lack of turning areas and landscaping are all symptoms of over-development and trying to squeeze too much building on to too small a site.

If the 2 houses were both occupied by families with children, it would constitute a very cramped environment. The previous proposal for a garage and bedroom over extension to the side of No. 1 constituted a far more satisfactory solution, which would have resulted in a single family continuing to occupy this site.

It is likely that if this proposal goes ahead there will be conflict between the occupiers of each property, which could result in the construction of high fences or walls between the properties. If this happened at the front of the properties, this could be extremely unsightly in the street scene.

In accordance with s.54a of the Town and Country Planning Act 1990, the proposal contravenes Policies WBE1 and WH1 of the Wokingham District Local Plan. The proposal will harm the local environment and the amenities of neighbouring properties.

In my opinion, the appeal proposal constitutes unacceptable over-development of the site and planning permission should be refused.

It is hoped that these comments can be borne in mind by the Inspector when he considers the merits of this appeal. I enclose 2 additional copies of my letter to enable copies to be sent to the council and the appellant. I trust that the above and the enclosed are satisfactory. Please let me know if you have any queries or require any further information.

Yours sincerely

Jim Bailey BA (Hons) MRTPI
Director

encs

Ruscombe Parish Council.

6/0/0

Twayblade,
47 Hermitage Drive,
Twyford,
Berkshire RG10 9HT

0118 9341940
Email:djcouzens@hotmail.com

Clerk to the Council.
D.J.Couzens

13 SEP 2002

COPIES TO | ACK | FILE

Ruscombe Parish Consultation Sheet.

Application Number:F/2001/5573

Proposal: Two storey extension to dwelling to form an additional house.

Site Address: 1,Longfield Road, Twyford

Applicant: Mr & Mrs. V.Gurney

Parking at this site is already a problem as the whole area is on a bend and a junction with accordingly dangerous site lines for traffic. Ruscombe Parish Council agree with the WDC comments for objecting to this application.

D.J.Couzens. Clerk to Ruscombe Parish Council *10/09/02.*

Tel. (0118) 974 6448 (Direct Line)
Date: September 24, 2002
My ref: /2001/5573
Your ref: APP/X0360/A/02/1096687

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

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

Dear Mrs Pocock

APPEAL BY: Mr & Mrs Gurney
SITE: 1, Longfield Rd, Twyford

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

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

APPEAL BY: Mr & Mrs Gurney
SITE: 1 Longfield Rd, Twyford
APPLICATION NO.: 5573
PROPOSAL: Proposed 2 storey extension to dwelling to form an additional house

LIST OF PERSONS CIRCULATED WITH NOTICE OF APPEAL

District Councillor(s) for Twyford

Mr S Conway

Mrs C Ferris

Mrs D Tomlin

Clerk(s) of Parish / Town Council of Twyford & Ruscombe

Miss F Penn, 7 Yewhurst Close, Twyford RG10 9PW

Mr D J Couzens, 47 Hermitage Drive, Twyford RG10 9HT

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

Environment Agency, Swift House, Frimley Business Park, Camberley, Surrey GU16 7SQ
-fao Matthew Rose. Ref: SU77NE/10/11

The Owner | Occupiers :-
137 Howden Rd, Ruscombe
10 & 68-70 Pennfields, Ruscombe.
Flats 4 + 5, Longfield House, Longfield Rd, Twyford
Longfield Supermarket, Longfield Rd.
2-4 Longfield Rd
1, 2 + 4 Crest Close, Ruscombe

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

3 Longfield Road
Twyford
Berkshire
RG10 9AN

28th January 2002

Dear Mr Oteng

RE: Application No. F/2001/5573
1 Longfield Road, Twyford, Reading

Further to your communication dated 9th January 2002, re the above, we wish to object to the proposed application on the following grounds:

1. The conversion is aesthetically totally out of character with the existing properties No.s 1 and 3. The proposal calls for two new additional dwellings with all that that entails on an already small crowded corner. We note on the planning application item No. 8 is ticked as 'alteration' whereas the plans are calling for two new dwellings.

2. If the application were to be successful there would be a change of status to the present properties from semi-detached to terraced, thus changing our own property, No. 3 to 'end terrace' with subsequent de-valuation and new rateable value.

3. We note from the plans that there is proposed extensive parking in the (as it is now) front garden, and that park No. 3 is directly in front of window of No.1 and within a few feet of the front window of No.3. You will note from the plans that the dividing line of the two semis is at such an angle that we cannot avoid looking on to any cars parked in such close proximity, which is surely unacceptable. We also note that an existing entrance and exit have been shown on the plans. Neither of these do exit at present – the only entrance/exit being in line with park 4.

4. If the proposed exit were to be allowed the Council would have to remove a 'no waiting' sign, as depicted in the enclosed photograph.

5. There are already 5 cars in use by this household at No.1. In the long term it is entirely feasible that, if these two proposed new dwellings were to be rented out there could very easily be in excess of 9 vehicles belonging to this small site, resulting in overflow parking in Crest Close which is an already overcrowded cul-de-sac.

I hope our concerns will be strongly considered by the council.

Yours faithfully

Alan R Harrop