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Surveyors, Land and Estate Agents
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Berkshire
RG11 1BD



Your reference

Our reference

T/APP/5131/A/76/9855/G9

Date

Gentlemen

TOWN AND COUNTRY PLANNING ACT 1971, SECTION 36 AND SCHEDULE 9
APPEAL BY MR JOHN GAY
APPLICATION NO:- 05170

1. I refer to this appeal, which I have been appointed to determine, against the decision of the Wokingham District Council to refuse planning permission for the erection of a dwellinghouse on land north of Pool House, Lodge Road, Hurst, Berkshire. I have considered the written representations made by you and by the council, also those made by other interested persons and I inspected the site on 16 February 1977.
2. From my inspection of the site and its surroundings and the written representations made, I am of the opinion that the determining issues to be considered in this case are a. whether, having regard to the existing pattern of development in the Hurst area and the council's development plan provisions, it would be reasonable to permit the residential use of the appeal site, and, b. whether such approved use would adversely affect the free flow and safety of traffic on Lodge Road.
3. The inspection reveals the site to be a long but narrow triangular-shaped section of land which abuts the eastern frontage of Lodge Road for a length of some 580 ft and is separated from the main development in Hurst by agricultural land which directly adjoins the eastern boundary. A ribbon of housing lines the eastern side of Lodge Road, to the north of the site and the nearest property in this direction is "The Paddocks" which lies within an extensive curtilage. The southern side of the site adjoins land attached to "Pool House", an isolated dwelling, while the area on the western side of the highway is in agricultural use and forms part of the Loddon Valley Country Park.
4. In connection with the first issue therefore I find that the appeal site is outside the acceptable development limits of Hurst village and any development thereon would unfortunately add to the few sporadically sited properties in the open countryside to the west and south of this predominantly linear settlement. It is noted that your client's land is within an unnotated area in the council's Development Plan wherein no major change in land use is anticipated and although the planning authority have indicated that infilling and rounding-off development may be permitted within the village "envelope" or confines, the present proposal cannot reasonably be deemed to be included within either of these categories.
5. Because of the physical characteristics of the site, I accept your submission that the proposed development would not result in a loss of valuable agricultural land but I do not agree that the siting of a new dwellinghouse in this primarily undeveloped frontage would not cause any loss of amenity as it is apparent that a house in this location would be a further intrusive feature in the rural landscape.

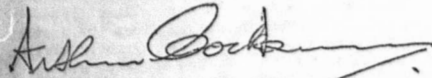
6. In my opinion, the council are properly concerned to secure the preservation of the pleasingly open character of the countryside surrounding Hurst by the concentration of new development within the defined boundaries of the existing settlement, unless this should otherwise be warranted in the interests of agriculture. While I note that the village centre would be within a reasonable walking distance from your client's land, the proposal would nevertheless conflict with this development control policy and, in the absence of any other special qualification or special circumstance attached to his application, I must conclude that it would be inappropriate to permit new housing development in this relatively isolated situation.

7. In connection with the second issue I find that, without the submission of detailed siting proposals, it has been assumed that the new dwelling would be situate near the southern boundary of the site. Clearly, there would be difficulties in providing road visibility ranges in a southern direction from a new access which would comply with the standard requirements of the highway authority, although it has been conceded that it would be possible to obtain an adequate visibility distance in a northerly direction. While, in your client's case, the use of a single residential access from Lodge Road would not be likely to seriously escalate road hazards, I nevertheless agree with the council's general contention that a further intensification of ribbon development, with the creation of new vehicular access points, on this important traffic link road should be avoided in the interests of highway safety.

8. I have considered all other matters you have raised in support of your client's proposal and, although I accept that the new dwelling is required to be occupied only on his retirement and is not a speculative venture, consider that these do not outweigh the planning objections which have been advanced by the local planning authority.

9. For the above reasons, and in exercise of the powers transferred to me, I hereby dismiss this appeal.

I am Gentlemen
Your obedient Servant



ARTHUR COCKBURN MRTPI, AIA(S(TP))
Inspector

NOTICE OF REFUSAL

JS/FW

WOKINGHAM DISTRICT COUNCIL

LOCAL GOVERNMENT ACT, 1972

TOWN AND COUNTRY PLANNING ACT, 1971

Mr. J. Gay,
c/o Messrs. Nicholas,
57, Broad Street,
WOKINGHAM.
Berks. RG11 1BD

Wokingham District Council,
Council Offices,
Shute End,
Wokingham, Berks.

Application No:05170

Proposal: Outline application for dwellinghouse on land
north of Pool House, Lodge Road, Hurst, Berks.

The Wokingham District Council in pursuance of their powers under the above Acts hereby REFUSE to permit the above development to be carried out in accordance with the application and accompanying plans submitted by you to the Council on the 27th day of July 1976, for the following reasons:-

1. The proposal represents an undesirable intensification of ribbon development along a Class II Road B.3030 and the additional turning traffic that would be generated would cause interference with the free flow and safety of traffic.
2. The site is included within an area of the County Development Plan which is unnotated or basically rural area and within which development divorced from existing settlements will not normally be permitted unless considered essential to agriculture, recreation or other uses appropriate to a rural area. This policy reinforces general objectives of properly planned development and the conservation of agricultural land and landscape/amenity value. There is insufficient evidence submitted to justify a departure from this policy.
3. The proposal represents an undesirable extension of ribbon development in a rural area which will create an unsatisfactory extension of the existing sporadic building in the area and which will detract from the character and amenities of the area.