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EX SYSTEMS LTD

APPLICATION NO.0465

Name of appellant:
Mr C Sollesse

Site address:
Woodside, Beggars Hill Road

Proposal:Demolition of existing dwelling & outbuildings & erection of replacement dwelling & garage block.

Case Officer:JM

1410

D21

WRITTEN REPRESENTATION APPEAL

CASE OFFICER: JM

APPLICATION NUMBER: 0465

APPELLANT: Mr C Sollesse

SITE: Woodside, Beggars Hill Road, Charvil

APPEAL REF: APP/X0360/A/00/1044982

START DATE: 16/06/00

DATE OF SITE VISIT 5/9/00

Progress Record	Date Actioned	Initials	Time Hours : Mins.
Appeal Logged:	20/06/00	DG	
Entered on Access:	30/06/00	DG	
Notification Letters Due:	**23/06/00**		
Notification Letters Sent:	30/06/00	DG	
Questionnaire Due:	**30/06/00**		
Questionnaire Sent:	5/7/00	DG	
Venue Booked:	N/A.		
File received by Officer:			
Statement Due:	**14/07/00**		
Checked by Team Leader:			
Statement Sent: **(Don't forget to inform Den)**	31/7/00		
Site Visit:	5/9/00		
Decision letter circulated:	31/10/00 DG		
Decision entered on Access.	31/10/00		

Appeal Decision

Site visit made on 05 September 2000

by Richard W Thomas BA DipArch RIBA

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

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CS
31 OCT 2000
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FILE: Date
30 OCT 2000

The Planning Inspectorate
Room 1404
Tollgate House
Houlton Street
Bristol BS2 9DJ
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Appeal Ref: APP/X0360/A/00/1044982
Woodside, Beggars Hill Road, Lands End, 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 C Sollesse against the decision of Wokingham District Council.
- The application (ref:F/2000/0465), dated 25 January 2000, was refused by notice dated 23 May 2000.
- The development proposed is the demolition of existing dwelling and outbuildings and the erection of a replacement dwelling and garage block.

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

Planning History

1. Permission was granted in 1955 (ref: 7/55) for the original dwelling known as Woodside. A two-storey extension to this dwelling was granted permission in 1983 (ref: 19101) and later implemented, resulting in the present configuration.

Main Issue

2. The main issue is the effect of the proposed house upon the character and appearance of the surrounding area, with special reference to relevant "Green Wedge" policies

Planning Policy

3. The development plan includes the Lodden Area Local Plan, adopted in 1995. Policy LC1 identifies those areas between settlements that are essential to the physical and visual separation between built up areas. Policy LC18 sets out criteria that would be applied when considering replacement dwellings in rural areas. The emerging Wokingham District Local Plan (Deposit Draft 1997) (WDLP) is still at the Inquiry stage, although its policies have formed the basis for development control decisions since October 1997. It contains Policy WCC2, which continues the approach contained in Policy LC1 of the Local Plan by identifying green wedges and spaces between settlements. Policy WCC7 makes no reference to replacement dwellings, but contains criteria that seek to minimise the impact of extensions to rural dwellings upon the surrounding countryside, and to avoid significant increases in the scale of built development on sites. In view of the state of preparation of the emerging WDLP, I shall give significant weight to its relevant policies.

Inspector's Reasons

4. While both the appellant and the Council agree that the appeal site lies within a designated

Green Gap area, the representations do not include any maps that indicate the defined boundaries of settlements, or the intervening Green Gap or Wedge areas as described in Policies LC1 or WCC2. However, from my inspection of the appeal site and its surroundings, I consider that the appeal site lies outside the boundaries of the built-up area of Twyford to the south, and concur with the appellant and Council in considering that it therefore lies within the countryside. The immediate area surrounding the site, however, contains a number of dwellings scattered along Waingels Road and Beggars Hill Road. These vary in size from a modest bungalow and semi-detached two-storey dwelling adjoining the appeal site, to substantial modern houses such as "Woodpeckers" and "Briarfield Kennels" on Waingels Road, erected as replacements for older, smaller dwellings. These houses, together with the appeal site, are sited in substantial gardens that back onto open paddocks lying between Beggars Hill Road and Waingels Road. This whole area is bounded by school playing fields to the west and a busy railway line to the north. However, the extent of the mature trees and hedgerows bordering the roads, and the open spaces between the dwellings, gives this area of sporadic development a predominantly rural character, reinforced by the views to the east over open fields abutting Beggars Hill Road.

5. The existing dwelling has no intrinsic architectural or historic merit, and has been substantially altered and extended from its original dormer bungalow form. I therefore conclude that the proposed development satisfies criterion (a) of Policy LC18 of the Local Plan.

6. Criterion (c) of Policy LC18 of the Local Plan requires that replacement dwellings in a rural area should not significantly exceed the height or the floor area of the existing building. The existing house has a ridge height of around 6.8m and a floor area of about 194m^2, while the proposed replacement dwelling would have a ridge height of about 7.65m and a floor area of approximately 250 m^2. In my view, the proposed hipped roof design would reduce the apparent scale of the new roof, and I therefore consider that the additional height would not constitute a significant increase. The increase in floor area is more substantial, but would be accommodated within a footprint only 4m^2 greater than that of the existing dwelling. As a consequence, the proposed building envelope would have a greater visual mass than the existing dwelling. However, in my view, the proposed design would be a more harmonious composition than the existing mixture of bungalow and two-storey gabled extension, thus minimising any impact on the surrounding rural environment. I therefore conclude that the proposed house would satisfy criterion (c) of Policy LC18 of the Local Plan, and criterion (b) of Policy WCC7 of the emerging WDLP.

7. I also consider that the siting of the proposed house some 27m from the road, together with the inclusion of smaller scale elements with a low eaves height, such as the bay windows and porch, would effectively diminish its visual impact when viewed from Beggars Hill Road. As a consequence of the siting and design of the proposed dwelling, I consider that the increase in ridge height and floor area would have a minimal impact upon the character and appearance of the area. I therefore conclude that the proposed house would satisfy criterion (b) of Policy LC18 of the Local Plan and the general objectives of Policy WCC7 of the emerging WDLP.

Other matters

8. The proposed garage would replace an existing brick outbuilding with no intrinsic

architectural or historic merit. Whilst the garage would be higher than the existing building, it would have a similar hipped roof design to the proposed house. This would, in my view, minimise the apparent height of the roof, and minimise any visual harm caused by the higher roof.

9. The proposed house would be sited to the rear of the present dwelling and thus windows in its south elevation could overlook the garden of the neighbouring property, "The Ramblers". However, there is a garage and a substantial hedge between the properties, both of which would preclude any overlooking of the garden by ground floor windows in the proposed dwelling. The only first floor window in the proposed south elevation would a bathroom, and I consider that a suitable condition requiring obscure glazing would be sufficient to prevent any loss of privacy due to overlooking from this window.

Conclusion

10. I have taken into account all other matters and, together with the material considerations above, I do not consider them sufficient to outweigh the considerations that lead me to my conclusion.

Conditions

11. Beggars Hill Road is narrow and has few places where vehicles can pass safely. I therefore consider that the availability of adequate off-road parking for the occupants and for visitors to the proposed dwelling is important, and attach a condition to ensure that the proposed garage block is retained for that use. The impact of the proposed dwelling upon its surroundings depends to a large extent upon the facing materials used in its construction, and I will attach an appropriate condition requiring their prior approval.

12. In order to protect the privacy of neighbouring gardens, I will attach conditions to ensure obscure glazing to the permitted first floor window, and restrict the construction of further openings in the south elevation. In view of the importance of the relative height of the building and the lack of relevant information on the drawings, I also consider it necessary that the appellant submits details of the proposed ground floor slab levels for prior approval.

13. The existing trees and hedgerows are important in maintaining the rural setting of the area, and I shall attach two standard conditions that require the protection or replacement of trees and hedgerows. I consider that a condition limiting construction working hours, as suggested by the Council, is necessary, so as to ensure that the implementation of the development does not cause noise and disturbance to neighbouring occupants. In view of the recommendation made by the archaeological consultee, I will also attach a suitable condition from Circular 11/95 to allow a watching brief to be kept upon the development site.

Formal Decision

14. In exercise of the powers transferred to me, I allow the appeal and grant planning permission for the demolition of the existing dwelling and outbuildings and the erection of a replacement dwelling and garage block at Woodside, Beggars Hill Road, Lands End, Twyford in accordance with the terms of the application No: F/2000/0465, dated 25 January 2000, and the plans submitted therewith, subject to the following conditions:

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

2) Each of the garage spaces hereby permitted shall be kept available for the parking of vehicles at all times.

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

4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no windows/dormer windows other than those expressly authorised by this permission shall be constructed in the south elevation. The bathroom window in the south elevation of the proposed development shall not be glazed at any time other than with obscure glass.

5) Details of the proposed floor slab levels shall be submitted to and approved in writing by the local planning authority before any development is commenced.

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

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 buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation.

8) Construction work shall only take place between the following hours -
   i) 08:00 to 18:00 Mondays - Fridays
   ii) 08:00 to 13:30 Saturdays
   iii) Not at all on Sundays or Public Holidays

9) No development shall take place within the application site until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority.

Information

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

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

17. 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.

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

INSPECTOR

TOWN AND COUNTRY PLANNING ACT 1990

SECTION 78 APPEAL

APPELLANT: **Mr C Sollese**

APPEAL SITE: **Woodside, Beggars Hill Road, Charvil**

REASON FOR APPEAL: **Refusal of planning permission for demolition of existing dwelling and outbuildings and erection of replacement of dwelling and garage block.**

LOCAL PLANNING AUTHORITY REFERENCE : F/2000/0465

DEPARTMENT OF THE ENVIRONMENT TRANSPORT & THE REGIONS REFERENCE : APP/X0360/A/00/1044982

1.0 LOCATION AND SITE DESCRIPTION

1.1 The site is located along Beggars Hill Road, Charvil (see appendix 1 for location plan, scale 1:1250). The surrounding dwellings in the area consist of detached and semi-detached properties.

1.2 The appeal site is located in the countryside and is within the Green Gap identified in the Local Plan in the Parish of Charvil. The site consists of a detached chalet bungalow of brick and tile. There are also some outbuildings situated to the rear of the site. There have been several previous applications over the years. The application consists of the demolition of the existing chalet bungalow and the construction of a two storey dwelling. In addition to this, the outbuildings would be demolished and a quadruple garage would be erected in their place.

2.0 RELEVANT PLANNING HISTORY

2.1 The relevant planning history consists of :

Appl.	Description of development	Decision
471/52	New dairy	Approved 09.09.52
7/55	Proposed dwelling	Approved 08.02.55
	Erection of stables	Approved 25.10.73

R/272/63	Front porch	Approved 28.11.63
1335/71	Outline – 4 dwellings	Refuse 30.12.71
1100/73	Demolition of existing buildings and erection of bungalow and glass house	Refuse 30.08.73
1132/73	Outline – one bungalow	Refuse 30.08.73
1148/73	Temp. workers accommodation and glass house	Refuse 30.08.73
1549/73	Outline glasshouse and boiler house	Approve 25.10.73
1599/73	Erection of two stables	Approve 25.10.73
12176	Alterations and two storey extension	Approve 13.12.79
19101	Two storey extension	Approve 15.04.83
99/69170/F	Replacement dwelling and garage	Refuse 08.04.99
99/69557/F	Replacement dwelling and garage	Withdrawn
F/2000/0465	Replacement dwelling and garage block	Refuse 23.05.00

2.2 On the 23 May 2000, planning permission was refused for the following reasons:

> ***The proposal, due to its siting, scale and massing would detract from the open nature of the rural area and, as such, would be detrimental to the character and appearance of the Green Gap. The proposal would, therefore, be contrary to policies LC1 and LC18 of the Loddon Area Local Plan and WCC2 and WCC7 of the Wokingham District Local Plan.***

2.3 This refusal of planning permission forms the subject of the present appeal.

3.0 POLICY BACKGROUND

3.1 Loddon Area Local Plan (adopted 5 May 1995)

The Loddon Area Local Plan forms the statutory basis for the operation of planning policy in this part of the District. The planning and Transportation Committee at their meeting on the 21 November 1996

resolved to reaffirm the decisions of the committee and the Council in relation to the current adopted Local Plans and to note that they will continue to carry weight as the most up-to-date adopted policies, except in relation to housing provision.

3.2 LC1 – *Separation of settlements* and LC18 – *Replacement dwellings in rural areas* (See appendix 2) is relevant in the consideration of this appeal.

3.3 Wokingham District Local Plan (Deposit Draft 1997)
The draft Wokingham District Local Plan (WDLP) was placed on deposit from 21 October to 2 December 1997 and has formed the basis for the development control decisions since 21 October 1997. The County Council issued a statement of general conformity with the structure plan in May 1997. The public Local Inquiry into the plan commenced in October 1998. The following policies in the WDLP are considered relevant in this appeal.

3.4 WCC2 – *Green gaps and wedges (outside the Metropolitan Green Belt)* and WCC7 – *Extensions to dwellings in the countryside (outside the Metropolitan Green Belt)* (See appendix 3) is relevant in consideration to this appeal.

4.0 THE CASE FOR THE LOCAL PLANNING AUTHORITY

4.1 It is submitted that the appeal proposal is unacceptable by virtue of its detrimental impact on the countryside and the Green Gap.

4.2 The original dwelling had a floor area of 111 square metres. As a result of the two storey extension approved in 1983, this floor area was increased by approximately 40%. The replacement dwelling proposes an increase of approximately 213% compared to the floor space of the original dwelling. In such a sensitive area as this designated Green Gap, this increase in the amount of development would result in a significant change in the scale of building on the site. The siting of this substantial dwelling in an open area would adversely affect and detract from the open rural appearance and character of the countryside.

4.3 In summary, the proposal, due to its siting, scale and massing, would have an adverse effect on the character of the countryside and the Green Gap.

4.4 For the above reasons, the proposals are contrary to policies WCC2 and WCC7 of the Wokingham District Local Plan and LC18 of the Loddon Area Local Plan.

RESPONSE TO STATEMENT OF APPELLANT

5.0 As a result of the density of development and the variety of settlements that characterise the plan area, it is essential that the separate identity of these settlements is maintained by keeping real gaps between them. Green Gaps comprise of open land which provides physical or visual separation between distinct identified settlements. They can also be important because of the character and sense of place that they can contribute to the settlements.

5.1 The effect on the street scene wasn't considered sufficiently detrimental to warrant a refusal. However, this is not to say that the impact on the street scene was acceptable. The increase in size of the dwelling would be considered substantial and, as such, would have a detrimental effect on the character of the area. The existing dwellings in this area are of varying sizes, and the continuing increase in size of the smaller properties would result in a loss of smaller units and an adverse effect on the character of the area.

5.2 The new building will cause a significant change in the scale of building on the site due to the increase in floor area, the increase in height and the visual difference between the small chalet bungalow with a low eaves height and a large detached house.

5.3 This development would detract from the open nature of the countryside and have an adverse effect on the character and appearance of the Green Gap.

5.4 Woodpecker's, Waingels Road, Woodley, was approved on 18 July 1995. This application was determined before the introduction of the Wokingham District Local Plan. Briarfield's Kennels, Waingels Road, Charvil, is less bulky from a visual point of view. This is also the case with Oakview, Park Lane, Finchampstead. However, it should be

stated that each case is assessed on its individual merits, and not solely on precedents.

6.0 CONCLUSION

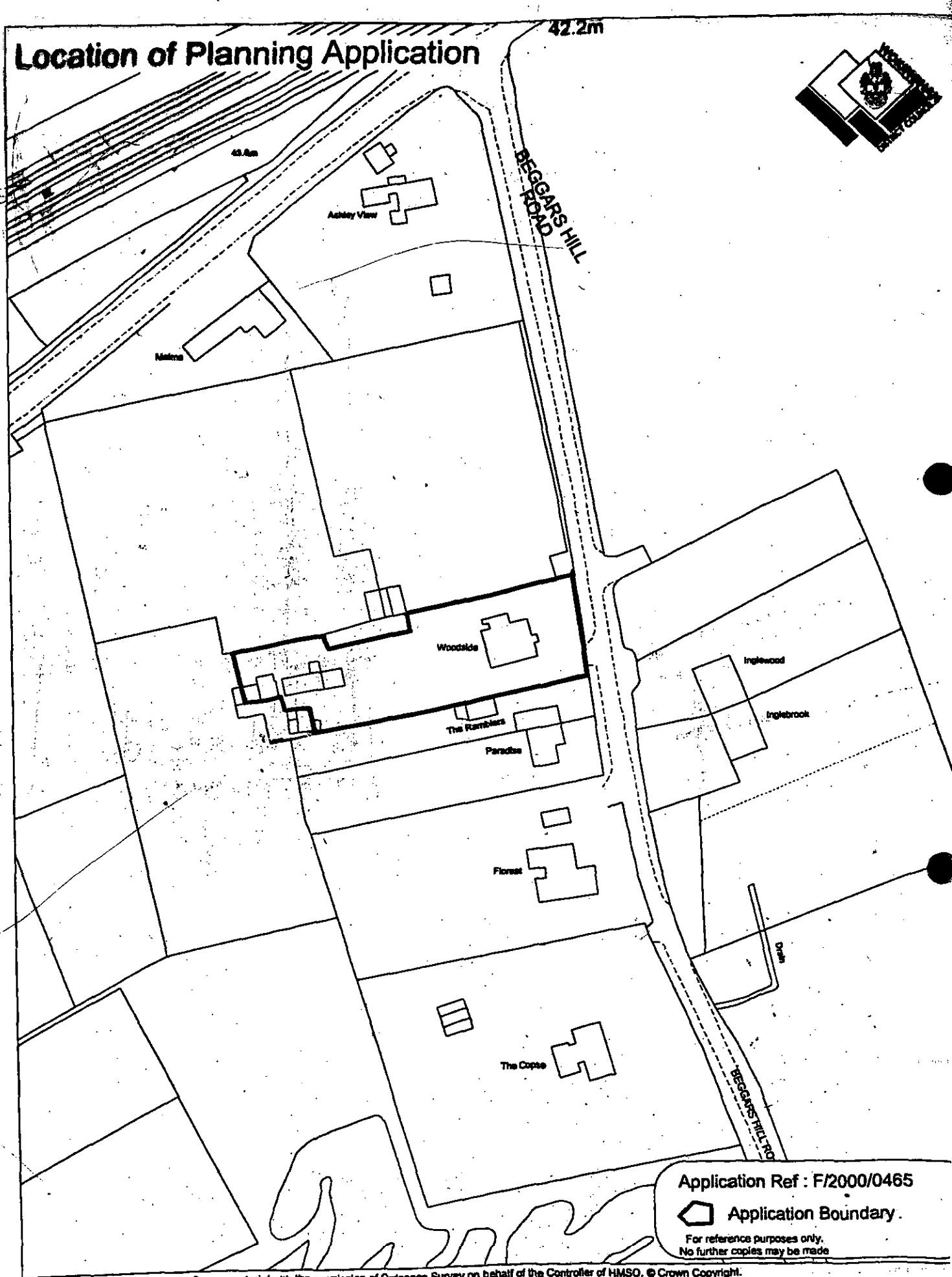
6.1 In conclusion, it is considered that the proposed development would, as a result of its siting, scale and massing, have an adverse impact detrimental to the character of the countryside and the Green Gap.

6.2 For the above reasons, the Inspector is respectfully requested to dismiss this appeal. (See appendix 4 for suggested conditions.)

Joss Miller
Assistant Planning Officer
Wokingham District Council

Appendix 1

Location of Planning Application



Application Ref : F/2000/0465

Application Boundary.

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Development Control Section, Environmental Services, Wokingham District Council.

23 May 2000

Scale: 1 : 1250

Appendix 2

LODDON AREA LOCAL PLAN

Adopted 5 May 1995

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

There have often been competing claims for the use of land, besides agriculture, in this part of Berkshire in the past, and they will be strengthened by the reduced role of agricultural production. The plan has a central role to play in achieving a rational balance between those claims.

1.3.06 Many of the policies are protective of the countryside and restrict new built development in accordance with the overall policy LTV1 of this Plan and Policy EN1 of the Replacement Structure Plan. The policies also seek to enhance the countryside in those areas where a land-use plan is able to do so.

EXPANSION OF EXISTING SETTLEMENTS

1.3.07 Some of the Housing and Employment policies allow for limited development of sites outside the identified settlements shown on the Proposals Map. It is important that where these are otherwise acceptable they should not prejudice the maintenance of the rural areas and the countryside in general terms. In addition to the general restriction of development in rural areas embodied in policy LTV2 there are, therefore, policies which apply to land on or close to the boundaries of the identified settlements and to land between settlements. The aims of these policies are:

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

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

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

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

1.3.09 Where there are distinct settlements, development on their boundaries or between them could, either visually or physically, damage their individual identities. Policy LC1 identifies the areas which are essential to the maintenance of physical and visual separation and makes it clear that development will not be permitted which would detract from that essential function. In some cases this will not include all of the intervening land between settlements but there may be other policies in the plan, in addition to LTV2, which make development equally unacceptable. In some areas the gap which already exists between settlements falls below that ideally required to maintain physical and visual separation. It is particularly important that what remains is fully protected and, where possible, made more effective.

1.3.10 In considering what areas should be included in Policy LC1, only gaps between identified settlements or between identified settlements and areas of sporadic development have been identified. At the smaller scale, development between areas of sporadic development would be equally unacceptable and on the larger scale, major developments in the wider tracts of open countryside between settlements could create new pressures for coalescence and be objectionable on that basis. The criteria used to identify the areas notated under policy LC1 are contained in Local Plan Working Paper Two which is available separately from this plan.

❖ LC1 SEPARATION OF SETTLEMENTS

IN SEEKING TO MAINTAIN A CLEAR SEPARATION OF SETTLEMENTS WITHIN THE PLAN AREA, DEVELOPMENT WILL NOT BE PERMITTED IN THE AREAS DEFINED ON THE PROPOSALS MAPS WHICH WOULD EITHER DETRACT FROM THE UNDEVELOPED APPEARANCE OR INTENSIFY EXISTING SPORADIC DEVELOPMENT. THESE

AREAS ARE OF SPECIAL SIGNIFICANCE BECAUSE THEY ARE ESSENTIAL TO THE MAINTENANCE OF A PHYSICAL AND VISUAL SEPARATION BETWEEN DISTINCT SETTLEMENTS. WHERE THE VISUAL OR PHYSICAL SEPARATION BETWEEN SETTLEMENTS IS NOT FULLY EFFECTIVE AT THE PRESENT TIME THE DISTRICT COUNCIL WILL SEEK TO ENHANCE VISUAL SEPARATION BY THE ENCOURAGEMENT OF TREE PLANTING OR OTHER APPROPRIATE MEANS.

1.3.11 In addition to protecting land because of its significance in separating settlements from each other it is proposed that areas of importance because of their character and appearance in relationship to adjoining built-up areas should also be protected. These areas of land are either an important part of the landscape setting of the settlement concerned, such as an open area or sloping land around it, or are areas of land which have an intimate relationship with the settlement and which are thus important to the retention of its character and setting. Examples are enclosed fields and paddocks which are an inherent part of the character of some of the settlements in the plan area.

❖ LC2 SETTING OF SETTLEMENTS

DEVELOPMENT WILL NOT BE PERMITTED WHICH WOULD DETRACT FROM THE OPEN OR RURAL APPEARANCE OF THE AREAS OF LAND DEFINED ON THE PROPOSALS MAPS WHICH ARE OF SPECIAL SIGNIFICANCE IN MAINTAINING THE LANDSCAPE SETTING OR THE INDIVIDUAL CHARACTER OF THE SETTLEMENTS.

AREAS OF SPECIAL LANDSCAPE IMPORTANCE

1.3.12 The landscape character of the local plan area is influenced by the rivers and streams which flow northwards to the Thames. In the northern part of the plan area, near the confluence of the rivers Thames and Loddon is a valley bottom landscape in which the town of Woodley and village of Sonning to the west and villages of Twyford and Wargrave to the east occupy slightly elevated positions. The River Loddon flows from the south joined by the Blackwater north of Swallowfield, through a wide open valley landscape, wholly agricultural in the south, but increasingly gravel and water dominated in the north. The slopes which flank the valley and wooded hill tops which form their crests are prominent in views from within the valley and across it.



1.3.13 A plan-wide landscape survey has identified two tracts of countryside within the plan area, at Farley Hill and Bearwood, as being of special importance in landscape terms. Both are wooded, hilltop areas which feature in views from large parts of the plan area. The criteria used to identify these areas and the alternative boundaries considered are contained in Local Plan Working Paper Three which is available separately from this plan. The following policies are intended to:

a) protect the areas of special landscape importance from development which would detract from their rural character and special landscape qualities;

b) enhance their rural character and landscape qualities by encouraging appropriate management;

c) protect them from development on land around them which would adversely affect their character and setting.

1.3.14 The areas identified represent the 'Other Areas of Special Landscape Importance' within the plan area referred to in Policy EN9 of the Replacement Structure Plan for Berkshire.

REDEVELOPMENT AND EXTENSIONS IN RURAL AREAS

1.3.46 Within rural areas existing buildings will be the subject of proposals for redevelopment or extension. In some cases these will be large residential properties set in extensive grounds. There will be a presumption in favour of a continuation of residential use, in accordance with policy LH3, especially where the buildings are of architectural and historical importance. In some cases larger properties may be converted into smaller self-contained units in accordance with policy LH4. This will provide for the growing number of smaller households.

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

❖ LC18 REPLACEMENT DWELLINGS IN RURAL AREAS

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

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

B) THE SITING AND DESIGN OF THE NEW DEVELOPMENT HAS THE MINIMUM IMPACT ON THE RURAL ENVIRONMENT AS REQUIRED BY POLICY LC15;

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

1.3.48 Within the rural areas only minor extensions to existing dwellings will normally be permitted, consistent with Policy EN1 of the Replacement Structure Plan for Berkshire. The cumulative effect of large extensions to existing dwellings would lead to an increasingly urbanised appearance of the countryside, and reduce the range of house types available in the rural areas. Extensions to buildings in other uses will be treated on their merits, but generally the District Council will adopt a similar approach, and will be particularly concerned to see that the requirements of policy LC15 are observed.

❖ LC19 EXTENSIONS TO EXISTING DWELLINGS IN RURAL AREAS

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

Appendix 3



Wokingham District Local Plan

Deposit Draft 1997

Consolidated Document
November 1999

November 1999

F) REDEVELOPMENT PROPOSAL IN THE COUNTRYSIDE

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

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

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

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

Implementation: The development control process.

Monitoring: Planning applications determined within each category.

Separation of Settlements by Green Gaps and Wedges

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

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

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

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

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

2.29 Major development in the wider tracts of open countryside could create further developm pressures leading to the coalescence of settlements. The open land between Wokingham a Crowthorne to the east of the Reading/Guildford railway line is subject to particular pressures a is therefore identified in the Structure Plan supporting text (para. 5.28) to Policy C6. The Coun will continue to protect the wider tracts of open countryside between other settlements, such between Wokingham, Hurst and Twyford and the Loddon Valley between Aborfield Cross a Shinfield.

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

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

EXISTING SETTLEMENT BOUNDARY FEATURES SUCH AS WOODLANDS, COPSI AND HEDGEROWS SHOULD BE RETAINED AND, WHERE POSSIBLE, ENHANCE POSITIVE MANAGEMENT OF LANDSCAPE FEATURES THAT CONTRIBUTE TO TH SEPARATION OF SETTLEMENTS WILL BE ENCOURAGED.

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

THE GREEN GAPS AND WEDGES ARE IDENTIFIED ON THE PROPOSALS MAP.

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

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

Central Berkshire Forest

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

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

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

2.40 Detailed guidance on this is set out in Annex I (paras. I17 - I21) of PPG 7. DoE Circular 11/95 *The Use of Conditions in Planning Permissions* gives further advice on agricultural occupancy conditions.

POLICY WCC6: NEW DWELLINGS REQUIRED FOR COUNTRYSIDE LAND USES (OUTSIDE THE METROPOLITAN GREEN BELT)

A NEW DWELLING FOR COUNTRYSIDE LAND USES WILL NOT BE PERMITTED UNLESS THERE IS:

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

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

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

WHERE SUCH A DWELLING IS JUSTIFIED THE COUNCIL WILL ENSURE:

I. THAT THE SIZE OF THE DWELLING IS CONSISTENT WITH THE HOUSING NEEDS OF THE WORKER AND HIS/HER IMMEDIATE FAMILY

II. THAT THE OTHER REQUIREMENTS OF POLICY WCC4 (NEW BUILDINGS IN COUNTRYSIDE AREAS) ARE COMPLIED WITH

III. THAT THE DWELLING REMAINS IN THAT USE AND IS NOT SEPARATED FROM THE ENTERPRISE HOLDING.

Implementation: The development control process.

Monitoring: Planning applications determined within each category.

Extensions to Existing Dwellings in the Countryside

2.41 Extensions to existing dwellings in the countryside need to be considered on a site-specific basis. Generally the aim will be to ensure that any extension does not impact on the surrounding countryside or significantly increase the scale of built development on the site.

2.42 It will be expected that the design will have regard to its wider context, in relation to both the immediate setting and the defining characteristics of the wider local area. This will include local or regional traditions or materials. Good design will be required as it helps maintain or even enhance local distinctiveness, and can help to make the new extension more acceptable to local people. Such an approach complies with detailed guidance set out in PPG 7.

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

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

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

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

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

Implementation: The development control process.

Monitoring: Planning applications determined.

PROTECTING AND MANAGING THE LANDSCAPE

INTRODUCTION

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

2.44 Landscape is important because it is:

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

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

2.46 Assessing the impacts on the landscape should involve an assessment of the component types, i.e. landform, land cover and the landscape elements, which terms are now described.

Landform: integrates information on geology and soils as well as the natural drainage pattern of the area of which the proposed development site forms part. It will include the shape of the land surface and levels, i.e. soils, water, climate.

Appendix 4

CONDITIONS IN THE EVENT OF THE APPEAL BEING ALLOWED

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

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

2. The area shown on the permitted drawings for vehicle parking and garaging shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

Reason: Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

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

Reason: To ensure a satisfactory external appearance.

4. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development Order) 1995 (or any order revoking and re-enacting that Order) no windows or similar openings shall be constructed in the first floor level or above in the south elevation of the building.

Reason: To safeguard the amenities of neighbouring residents and the locality.

5. The bathroom window in the south elevation of the proposed development shall not at any time be glazed other than with obscure glass.

Reason: In the interests of the amenities of the occupants of this property and other properties nearby.

6. No work of any sort shall take place between the hours of 18.00 and 08.00 Mondays to Fridays and 13.30 to 08.00 Saturdays and no work shall take place on Sundays or Bank Holidays.

Reason: In the interests of the amenities of the occupants of this property and other properties nearby.

7. Prior to the commencement of development details of the proposed slab levels of the proposed dwelling shall be submitted to and approved in writing by the Local Planning Authority. The constructed development shall not vary from the approved levels by more than 300mm.

Reason: In the interests of the character and amenities of the locality.

8. The applicant's attention is drawn to BS 5837:1991: guide for trees in relation to construction. Care must be taken to avoid damage to roots, trunk and branches of the trees and any excavations within the spread of the roots must be by hand: this applies particularly in the case of the excavation for underground services. The existing ground level within the root spread should not be altered.

Reason: In the interests of the future health and amenity value of the trees.

9. Existing trees and hedgerows shall not be damaged or destroyed, nor shall they be uprooted, felled or pruned for a period of five years after completion of the permitted development. Any trees or hedgerows removed or which die or become dangerous, damaged or diseased before the end of that period shall be replaced with new trees or hedging of such size, species and in such number and position as may be agreed in writing by the Local Planning Authority before the end of the first available planting season following their loss or removal (November to March inclusive).

Reason: In the interests of the character and amenity of the locality.

JKM

The Planning Inspectorate

Room 1202W
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Fax No 0117-9878804
1374-8569

PLANNING SERVICES
PPT
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24 AUG 2000
COPIES TO:
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FILE:

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

Your Ref: F/2000/0465

Our Ref: APP/X0360/A/00/1044982

Date: 23 August 2000

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR C SOLLESSE
SITE AT WOODSIDE, BEGGARS HILL ROAD, LANDS END, TWYFORD, READING

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

Mr R W Thomas BA(Open) DipArch (Wales) RIBA

With reference to the above appeal the Secretary of State has arranged for the inspector to visit the appeal site at 16:00 on Tuesday 5th September 2000 and you are requested to arrange for the inspector to be met at the site at 16:00 to enable the inspection to be made.

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

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

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

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

Yours faithfully

S. Rowden

Stewart Rowden

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

209D

The Planning Inspectorate

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

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

COPIES TO:

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

Your Ref: F/2000/0465

Our Ref: APP/X0360/A/00/1044982

Date: 8 August 2000

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR C SOLLESSE
SITE AT WOODSIDE, BEGGARS HILL ROAD, LANDS END, TWYFORD, READING

I have received the correspondence dated 7 August 2000 from the appellant's agent. If this has not been copied to you already, please contact the appellant's agent and ask for a copy.

If you wish to comment on the correspondence please ensure that your reply is received in this office no later than 7 days from the date of this letter. Remember to send a copy to the appellant's agent.

Yours faithfully

Miss A Bibi

211AL

The Planning Inspectorate

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Bristol BS2 9DJ
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GTN 1374-6079

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7 AUG 2000
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FILE:

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

Your Ref: F/1999/0198

Our Ref: APP/X0360/A/00/1045930

Date: 9 August 2000

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR M FOWLES
SITE AT 2 RAMSBURY DRIVE, EARLEY, READING

I enclose a copy of correspondence from Professor & Mrs B Sellwood.

Please do not comment on the correspondence unless you think it raises new points. If you wish to comment, please ensure that your reply is received in this office no later than 7 days from the date of this letter. Remember to send a copy to the appellant's agent.

Yours faithfully

pp Miss A Bibi

211AL

Professor and Mrs B.W. Sellwood
49 Ramsbury Drive
Earley
Reading
RG6 7RT
Tel: (0118) 9268521

7 August 2000

RECEIVED IN PINS AA
-9 AUG 2000

Attn.: Miss Bibi
Planning Inspector
Rm 1004
Tollgate House
Houlton Street
Bristol BS2 9DJ

Dear Miss Bibi,

Re: 2 Ramsbury Drive "Sunnyside", Earley, Reading (RG6 RT)

We wish to register our objection to the proposal to site a bungalow in the garden of the above property.

This piece of speculation would produce an outcome wholly out of keeping with the established character of this residential area and create a precedent which could open the way to rampant speculative infill.

Although generous by modern standards, the garden of the above property is an inadequately-sized site in which to erect this additional building and we hope that your Inspectorate would uphold the decision of the Local Authority in turning down this planning appeal.

Yours sincerely,

B W Sellwood

J. D. Sellwood

3277/
POL | TCS
DC | ENF
APP |
CS |
08 AUG 2000
CORRESPD: | CHK:
FILE:

DEVELOPMENT LAND & PLANNING
CONSULTANTS LTD
RITZ PLAZA HOUSE, 10 DENTON ROAD
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e-mail: dlp.wokingham@talk21.com
Offices also at Bedford and Sheffield

JB/GB/BKS151

07 August 2000

Ms J Miller
Planning Department
Wokingham District Council
Shute End
WOKINGHAM
RG40 1WR

Dear Ms Miller

RE: WOODSIDE, BEGGARS HILL ROAD, CHARVIL

With regard to the above appeal, I am in receipt of your statement of case. I have responded to The Planning Inspectorate and I enclose a copy of the letter for your attention.

I trust the enclosed is clear. However, if you have any queries please do not hesitate to contact me.

Yours sincerely

Jim Bailey BA (Hons) MRTPI
Director

enc

cc C Sollesse Esq

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Offices also at Bedford and Sheffield

JB/GB/BKS151

07 August 2000

Mrs C M Bate
The Planning Inspectorate
Room 1004
Tollgate House
Houlton Street
BRISTOL
BS2 9DJ

Dear Mrs Bate

RE: WOODSIDE, BEGGARS HILL ROAD, CHARVIL, BERKSHIRE
APPEAL REFERENCE: APP/X0360/A/00/1044982

I am in receipt of Wokingham District Council's statement of case with regard to the above appeal. I have the following comments, based on the council's paragraph numbers:

1.2 The "existing chalet bungalow" is a 2-storey dwelling with 4 bedrooms. The new dwelling is only slightly larger. The "quadruple garage" replaces a dilapidated outbuilding of similar dimensions. The garage proposed is a replacement, not an entirely new building.

4.2 Policy LC18 of the adopted local plan states that "the size of the new development will not significantly exceed that of the existing property both in height and floor area". The policy specifically refers to the "existing property" and not the original dwelling. The existing dwelling has a floor area of 194 square metres and the proposed dwelling will have a floor area of 250 square metres, ie an increase of just 29 per cent. In addition, the footprint of the new dwelling will be less than that of the existing. Furthermore, the height of the proposed dwelling will be 7.6 metres, compared with the 6.8 metres of the existing, ie an increase of just 12 per cent. We consider that these increases are in line with Policy LC18 in that the proposed dwelling "will not significantly exceed" the dimensions of the existing. Reference to the original dwelling size is totally irrelevant and should be disregarded. It should also be noted that the proposed dwelling will be set further back from the road and intervening landscaping will ensure that public views of the new house are softened so that the new dwelling fits more comfortably into its surrounding environment.

4.3 In summary, the proposal, in terms of its siting, scale and massing, will not have an adverse effect on the character of the countryside or the green gap between settlements.

4.4 For the above reasons, the proposals are considered to comply with Policies LC1 and LC18 of the adopted Loddon Area Local Plan, ie the Development Plan.

5.1 It is proposed to replace a 4-bedroom detached dwelling with a 5-bedroom detached dwelling. Therefore, there will be no loss of any smaller properties as a result of this development being approved, as the existing dwelling is not, by definition, a small, ie 1- or 2-bedroom dwelling.

5.2 The existing dwelling is not a "small chalet bungalow", it is a significant dwelling of 194 square metres floor area and 6.8 metres in height. The new dwelling will be only slightly larger than the existing.

5.3 The 'green gap' will not be harmed. The proposed dwelling will occupy a smaller 'footprint' than the existing and the modest increase in size and height will be offset by the proposed re-siting and proposed landscaping.

5.4 Although the Woodpeckers decision pre-dates the Wokingham District Local Plan, it does not pre-date the Loddon Area Local Plan, which was adopted in 1995. In particular, key Policy LC18 would have been in force at that time. The examples of other one-for-one replacement dwellings, allowed by the council or on appeal, were to illustrate that new dwellings, of significantly larger proportions than the buildings they replaced, could be seen as not likely to cause harm to the character of the area in which they were located. It is agreed that each application should be dealt with according to its individual merits. However, the examples of other cases were included to illustrate that the appellant's development proposal is not unreasonable.

6.1 It is considered that the siting of the proposed dwelling, set further back from the road, helps to integrate the proposed dwelling into its setting. The scale and massing of the proposed dwelling, compared with that of the existing, are not unreasonably greater, both in terms of floor area and height. Therefore, it is considered that the proposed dwelling will not have any adverse effect on the character of the rural area or the function of the green gap.

For the above reasons, the inspector is respectfully requested to allow this appeal. The appellant has no objection to any of the conditions proposed by the LPA.

A date for the inspector's site visit is now awaited. I look forward to hearing from you in this regard.

Yours sincerely

Jim Bailey BA (Hons) MRTPI
Director

cc Ms J Miller – Wokingham District Council
C Sollesse Esq

Tel. (0118) 974 6448 (Direct Line)
Date. July 31, 2000
My ref: F/2000/0465
Your ref: JB/GB/BKS151

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

Mr J Bailey
Development Land & Planning
Ritz Plaza House
10 Denton Road
Wokingham
Berks
RG40 2DX

Dear Sirs

APPEAL BY: **Mr C Sollesse**
SITE: **Woodside, Beggars Hill Road, Charvil**

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

I have also sent a copy to The Planning Inspectorate.

Yours faithfully

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date: July 31, 2000
My ref: F/2000/0465
Your ref: APP/X0360/A/00/1044982

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

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

Dear Miss Bibi

APPEAL BY: Mr C Sollesse
SITE: Woodside, Beggars Hill Road, Lands End, Twyford

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

I have also sent a copy to the appellant/ agent.

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Rec'd 2.55pm 14.6.00

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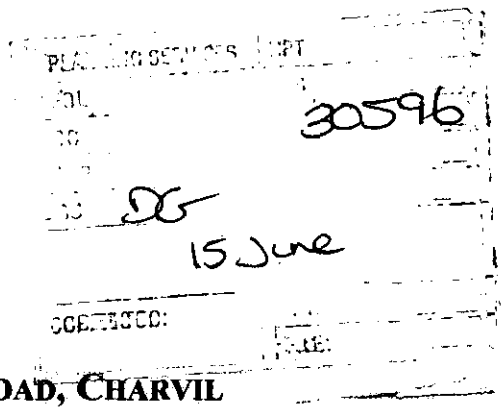
JB/GB/BKS151

12 June 2000

Ms J Miller
Planning Department
Wokingham District Council
Shute End
WOKINGHAM
RG40 1WR



Dear Ms Miller

RE: WOODSIDE, BEGGARS HILL ROAD, CHARVIL

I have today submitted an appeal to The Planning Inspectorate in respect of application F/2000/0465, which was refused by yourselves on 23 May this year. I enclose for your attention copies of the following:

- Letter to The Planning Inspectorate
- Completed planning appeal form
- Appellant's written representations
- Appendices and plans

You will note that I have asked for this appeal to be dealt with by way of written representations. I trust you will agree to this appeal method. However, if you have any queries or require any further information, please do not hesitate to contact me.

Yours sincerely

Jim Bailey BA (Hons) MRTPI
Director

encs

cc C Sollesse Esq

The Planning Inspectorate

JM.

Room 1004
Tollgate House
Houlton Street
Bristol BS2 9DJ

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Switchboard 0117-9878000
Fax No 0117-9878443
GTN 1374-6079

DC
APP
CS

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

Your Ref:
F/2000/0485

Our Ref:
APP/X0360/A/00/1044982

COPIES TO:

20 July 2000

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR C SOLLESSE
SITE AT WOODSIDE, BEGGARS HILL ROAD, LANDS END, TWYFORD, READING

I enclose a copy of correspondence from an interested party.

Please do not comment on the correspondence unless you think it raises new points. If you wish to comment, please ensure that your reply is received in this office no later than 7 days from the date of this letter. Remember to send a copy to the appellant's agent.

Yours faithfully

P.P.

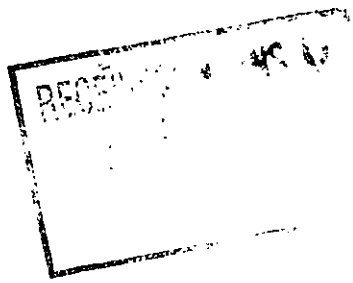
Miss A Bibi

211A

Ref: APP/X0360/A/00/1044982

53 Selsdon Av.
Woodley
Reading
Berks
RG5 4PQ

18-7-00



Dear Mrs C Bates

I feel that the new building proposed by Mr C. Sollesse could only improve the area, as part of the present building is an eyesore, because of its derelict state.

Yours

Sincerely

J. Hamblin

The Planning Inspectorate

Room 1004
Tollgate House
Houlton Street
Bristol BS2 9DJ

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

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

Your Ref:
F/2000/0465 COPIES TO:

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FILE:

Our Ref:
APP/X0360/A/00/1044982

13 July 2000

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR C SOLLESSE
SITE AT WOODSIDE, BEGGARS HILL ROAD, LANDS END, TWYFORD, READING

I enclose a copy of correspondence from Mrs Spicer.

Please do not comment on the correspondence unless you think it raises new points. If you wish to comment, please ensure that your reply is received in this office no later than 7 days from the date of this letter. Remember to send a copy to the appellant's agent.

Yours faithfully

pp

Miss A Bibi
211A

RECEIVED
12 JUL 2000

"Paradise"
Beggars Hill Road,
Lands End,
Twyford, Nr. Reading,
Berks. RG10 0UB-

12th July, 2000.

Dear Madam,

Appeal by Mr. S. SOLLESSE.
Site:- Land Adjoining "Woodside"
Beggars Hill Road, Charvil.
Application No. F/2000/0465.
Your Reference:-APP/X0360/A/00/1044982.

We, as long term residents of Beggars Hill Road, would like to object to this Planning Application for the following reasons:-

This proposal, due to its siting, scale and massing would detract from the open nature of the rural area and would be detrimental to the character and appearance of the Green Gap.

Also the proposed building line location would in our opinion infringe upon our privacy by the rear of our property and garden being overlooked.

We understood that this area was to be kept as a green gap between Charvil and Woodley and any development would infringe upon this. We should like to be notified of the decision.

Yours faithfully,

A. W. Spicer
D. Spicer (MRS)

Mrs. C. Bate-
The Planning Inspectorate,
Room 1004,
Tollgate House,
Houlton Street,
BRISTOL,
BS2 9DJ.

Your Reference APP/X0360/A/00/1044982

Tel. 0118 974 6051

Date: 12 May 2000

Your Ref:

My Ref: **Joss Miller - F/2000/0465**

Mr C Solesse
C/O Development Land & Planning Consultants Ltd
Ritz Plaza House
10 Denton Road
Wokingham
Berks
RG40 2DX

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 Number: F/2000/0465

Site Address: Woodside, Beggars Hill Road, Lands End, Twyford, Reading.

Proposal: Proposed demolition of existing dwelling & outbuildings. Erection of replacement dwelling and garage block.

Your application relating to the above is to be presented to the Development Control Sub-Committee on the 23/05/2000 with a recommendation that it should be refused .

You may attend the meeting and speak if you wish and a leaflet is enclosed explaining the process.

All requests to speak must be received no later than 5.00pm on the last working day prior to the meeting.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

The Planning Inspectorate

Room 1004
Tollgate House
Houlton Street
Bristol BS2 9DJ

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

PLANNING
POL
DC
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19 JUL 2000

COPIES TO:

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FILE:

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

Your Ref:
F/2000/0465

Our Ref:
APP/X0360/A/00/1044982

17 July 2000

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR C SOLLESSE
SITE AT WOODSIDE, BEGGARS HILL ROAD, LANDS END, TWYFORD, READING

I enclose a copy of correspondence from Miss B Tyler.

Please do not comment on the correspondence unless you think it raises new points. If you wish to comment, please ensure that your reply is received in this office no later than 7 days from the date of this letter. Remember to send a copy to the appellant's agent.

Yours faithfully

Miss A Bibi

211A

our ref. APP/X0360/A/00/1044982

Miss B Tyler
Woodpeckers
Waingels Road
Charvil
Reading
RG10 0UA

14th July 2000

Dear Sir/Madam

I am writing to inform you that I have got a problem with Mr. C. Sellesse replacing the existing building Woodside, Beggars Hill Road, Charvil. I think it will only enhance the area. Thank you

Yours faithfully

B Tyler

Babtie Environmental

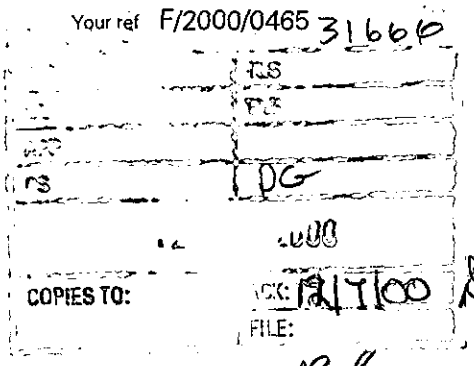
School Green
Shinfield
Reading
Berkshire RG2 9HL
Tel 0118 988 1555
Fax 0118 988 1666

Our ref PF

Your ref F/2000/0465 31666

10 July 2000

Denise Gumbrell
Appeals Assistant
Wokingham District Council
Planning Services
PO Box 157
Shute End
Wokingham
RG40 1WR



A member of Babtie Group

12/07/00

Dear Ms Gumbrell

TOWN AND COUNTRY PLANNING ACT 1990
APPEAL BY: MR C SOLLESSE
SITE: WOODSIDE, BEGGARS HILL ROAD, CHARVEIL

Thank you for your notification dated June 30th received on 7th July about the above appeal.

Currently Babtie to not have a contract with you to enable us to write on your behalf for this appeal. If you wish us to write on your behalf you will need to instruct us. We are currently working on a range of instructions from your offices in the Planning Department at a rate of £46.00 per hour.

Yours sincerely

P FASHAM
Principal Archaeologist

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Babtie Group Ltd
Registered Office:
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Glasgow G2 7HX
Registered in Scotland
No. 141100

INSTITUTE OF ENVIRONMENTAL ASSESSMENT
Registered Environmental Impact Assessor

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Tel. (0118) 974 6448 (Direct Line)
Date. July 12, 2000
My ref: F/2000/0465
Your ref: PF

P Fasham
BABTIE
School Green
Shinfield
Reading
RG2 9HL

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

APPEAL BY: **Mr C Sollesse**

SITE: **Woodside, Beggars Hill Rd, Charvil**

Thank you for your letter dated 10th July.
You were notified of this appeal as a courtesy, as you had been consulted on the original application.
I apologise for any confusion.

Yours faithfully

Denise Gumbrell
Appeals Assistant

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: dlp.wokingham@talk21.com
Offices also at Bedford and Sheffield

JB/GB/BKS151

12 June 2000

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

Dear Sirs

RE: WOODSIDE, BEGGARS HILL ROAD, CHARVIL, BERKSHIRE

I enclose for your attention an appeal under s.78 of the Town and Country Planning Act 1990, in respect of refusal of permission F/2000/0465 by Wokingham District Council. The appeal is submitted on behalf of Mr C Sollesse. I enclose the following

- Completed planning appeal form
- Appellant's written representations
- Appendices and plans

I trust that this appeal can be dealt with by way of written representations, as requested. However, if you have any queries or require any further information, please do not hesitate to contact me.

Yours faithfully

Jim Bailey BA (Hons) MRTPI
Director

encs

cc Ms J Miller, Wokingham District Council
C Sollesse Esq

APPEAL QUESTIONNAIRE

Planning, Listed Building Consent or Conservation Area Consent

To be used for all appeals relating to applications made on or after 14 March 1999

APPEAL REF: APP/X0360/A/00/1044982 **GRID REF:** _____

APPEAL BY: Mr. C. Sollerse

SITE: Woodside, Beggars Hill Road. Handsend TW4 FORD.

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

If notification or consultation under an Act, Order or Departmental Circular would have been necessary before granting permission and has not yet taken place, please inform the appropriate bodies of the appeal now and ask for any comments to be sent direct to the Inspectorate within 28 days of the date you received the appeal form.

1. Do the Council agree to the written representations procedure?	YES / NO
OR Do the Council wish to appear before and be heard by an Inspector at: a. a local inquiry?	YES / NO
b. a hearing?	YES / NO
2. a If the written procedure is agreed, could the Inspector see the whole site clearly from a road or other public land?	YES / NO
b From your knowledge of the issues, would the Inspector need to enter the site for any reason eg to view/measure any dimensions from within it?	YES / NO
3. Does the appeal relate to an application for approval of reserved matters?	YES / NO
4. Was an Article 7 (Regulation 6 for listed building or conservation area consent) certificate submitted with the application?	YES / NO / N/A
5. Was it necessary for the Council to advertise the proposals under Article 8 of the GDPO 1995 and/or Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990?	YES / NO
6. Is the appeal site within an approved Green Belt or AONB? Please specify which _____	YES / NO
7. Is there a known surface or underground mineral interest at or within 400 metres of the appeal site which is likely to be a material consideration in determining the appeal? (If YES, please attach details.)	YES / NO
8. a Are there any other appeals or matters relating to the same site or neighbourhood still before the Secretary of State? If YES, please attach details and, where necessary, give the Inspectorate's reference numbers.	YES / NO
b Where the development would affect a public right of way, please provide an extract from the Definitive Map and Statement for the area, and any other details.	YES / NO
9. Is the site within a Conservation Area? If YES, please attach a plan of the Conservation Area. (If NO, go to Q11.)	YES / NO
10. Does the appeal relate to an application for conservation area consent?	YES / NO
11. a Does the proposed development involve the demolition, alteration or extension of a Grade I / II* / II listed building? (Delete as appropriate.)	YES / NO
b Would the proposed development affect the setting of a listed building?	YES / NO
If the answer to question 11a or b is YES, please attach a copy of the relevant listing description from the List of Buildings of Special Architectural or Historic Interest. (If NO, go to Q13.)	
12. Has a grant been made under Sections 3A or 4 of the Historic Buildings and Ancient Monuments Act 1953?	YES / NO
13. Would the proposals affect an Ancient Monument (whether scheduled or not)?	YES / NO
14. a Is the appeal site in or adjacent to or likely to affect an SSSI? If so, please attach the comments of English Nature.	YES / NO
b Are any protected species likely to be affected by the proposals? If so, please give details.	YES / NO

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

	YES/NO	Number of Documents Enclosed
a. Is the development in Schedule 1 or column one of Schedule2 of the Town & Country Planning (Environmental Impact Assessment)(England & Wales) Regulations 1999? If so, please indicate which Schedule.	Sch 1 / Sch 2 col 1	N/A
b. Is the development within a 'sensitive area' as defined by regulation 2 of the Town & Country Planning (Environmental Impact Assessment)(England & Wales) Regulations 1999?	YES/NO	
c. Has a screening opinion been placed on Part 1of the planning register? If yes, please attach a copy.	YES/NO	
d. Any comments or directions received from the Secretary of State, other Government Departments or statutory agencies / undertakers whether or not as a result of consultations under the GDPO;		2
e. Any representations received as a result of an Article 7 (or Regulation 4) notice;		✓
f. Copy of any notice published under Article 8 and/ Buildings and Conservation Areas) Act 1990 and/or Regulation 5;or Section 73 of the Planning (Listed Buildings and Conservation Areas)Act 1990 and/or Regulation 5;		●
g. Any representations received as a result of a notice published under Article 8 and/or Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (or Regulation 5);		✓
h. Details of any other applications or matters currently before the Council relating to the same site;		✓
i. In the case of appeals against non-determination, details of considerations likely to have been relevant to the Council's decision;		✓
j. A list of any conditions or limitations the Council would favour if the appeal were to be allowed; TO follow with Statement.		
k. Any other relevant information or correspondence the Council consider the Inspectorate should be aware of.		✓

FOR APPEALS BEING DECIDED BY THE WRITTEN REPRESENTATIONS PROCEDURE

	YES / NO	Number of documents enclosed
16. a Please confirm that, in accordance with Regulation 5(1), you have notified details of the appeal to authorities and other persons who made representations to you about the application.	YES / NO	N/A
b On what date did you give those notified at 16a for the submission of their representations?	28/7/00	
c Copies of the following documents must, if appropriate, be enclosed with this questionnaire.		
i representations received from interested parties about the original application		6
ii the planning officer's report to committee		✓
iii any relevant committee minute		✓
17. Relevant plans and policies - please enclose extracts of relevant policies and plans and explanations of these. Each extract should include the front page, showing the title of the plan and date of approval or adoption. Where plans and policies have not been approved or adopted, the stage and status of the plan should be given.		2

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

Council's reference: F/2000/0465

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

Signature: _____ on behalf of WOKINGHAM DISTRICT Council

Date of despatch: 30/6/00

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

Revised May 1999

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON TUESDAY 23 MAY 2000 FROM 7.00 PM TO 10.20 PM

Present:- Mr S Conway (Chairman), Mr M J Bryant, Mrs A N M C Drake, Mr T P Dredge, Mr J L Earnshaw, Mrs J A Lissaman, Mr .K A Malvern, Mrs M Robertson, Fiona Rolls and Mr A J Ross.

Also present under Standing Order 38:- Mr F D Browne, Simon Etheridge and Mr C Preston.

3. MINUTES

The Minutes of the meeting of the Sub-Committee held on 22 May 2000 were confirmed as a correct record and signed by the Chairman.

4. APOLOGIES FOR ABSENCE

Apologies for absence were submitted from Mrs D C Beatty and Mrs M A Long.

5. ORDER OF BUSINESS

With the agreement of the Committee, the order of business was varied so that those applications where members of the public and representatives of Parish and Town Councils had indicated a wish to speak could be dealt with first.

10. APPLICATION NO. 2000/0465 DEMOLITION OF EXISTING DWELLING AND OUTBUILDINGS. ERECTION OF REPLACEMENT DWELLING AND GARAGE BLOCK, WOODSIDE, BEGGARS HILL ROAD, CHARVIL FOR MR.C.SOLESSE.

The Committee considered a report about this application set out on Agenda pages 68 to 72.

Mrs.C.Solesse, the applicant, attended the meeting and spoke in support of the application.

Mr.C.G.H.Pierce, the local Member attended the meeting and spoke in support of the application.

RESOLVED: That Application No.2000/0465 be refused on the grounds set out in the Agenda, subject to the reason for refusal being amended to include reference to Policy LC1 of the Loddon Area Local Plan.

Babtie
Environmental

School Green
Shinfield
Reading
Berkshire RG2 9HL
Tel 0118 988 1555
Fax 0118 988 1666

Babtie

A member of Babtie Gro

Our ref BPW 014601/0465/R

Your ref

PLANNING SERVICES
FOL
DS
ASP
CS
23 FEB 2000
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21 February 2000

Joss Miller
Wokingham District Council
Planning Services
PO Box 157
Shute End
Wokingham
RG40 1WR

Dear Joss

APPLICATION NO. F/2000/0465
LAND ADJOINING WOODSIDE, BEGGARS HILL ROAD, WOKINGHAM

Having considered your consultation regarding the above application, I can advise you that it has potential archaeological implications. The area surrounding the confluence of the Rivers Thames and Loddon is renowned for prehistoric remains. Neolithic remains and Bronze Age Settlement has been recorded immediately to the north of the site and the SMR contains references to prehistoric and Roman pottery from the paddocks at Woodside. As a consequence, the site is considered to have the potential to contain archaeological remains.

In line with PPG16, Policy EN6 of the Berkshire Structure Plan, Policy LBE23 of the London Are Local Plan and Policy WHE17 of the Wokingham Local Plan deposit draft, I would advise you that the applicant should be required to make provision for the recording of any archaeological remains present on site. This should be by means of a watching brief undertaken by an appropriate archaeological contractor.

This requirement should be secured by means of the following condition.

No development shall take place within the application site until the applicant has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the District Council.

Should the application be refused permission then above archaeological requirements should be taken into account when hearing a subsequent appeal.

We would be happy to provide a brief for this work should the District or the applicant require it.

Yours sincerely

ROB BOURN
Senior Archaeologist

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Registered Office:
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Registered in Scotland
No: 141100

INSTITUTE OF ENVIRONMENTAL ASSESSMENT
Registered Environmental Impact Assessor

S7937

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HIGHWAYS CONSULTATION SHEET

From: Joss Miller

Date: 04 February 2000

Application Number: F/2000/0465

Proposal: Proposed demolition of existing dwelling & outbuildings. Erection of replacement dwelling and garage block..

Site Address:
Woodside , Beggars Hill Road, Lands End, Twyford, Reading.

Applicant:
Mr C Solesse C/O Development Land & Planning Consultants Ltd.

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

✓ below as applicable;

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

Sc 23 - Parking, Garaging & Turning (SR06)

Signed: N.S. Trotter **Print name:** N TROTTER

21-2-00

PLANNING SERVICES	HPT
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15 MAR 2000	
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TO: DEVELOPMENT CONTROL FROM: Environmental Design

Joss Miller DATE: 13th March 2000

Location: Woodside, Beggars Hill Road, Lands End, Twyford.

Proposal: Proposed demolition of existing dwelling and outbuildings. Erection of replacement dwelling and garage block.

Application Number: F/2000/0465

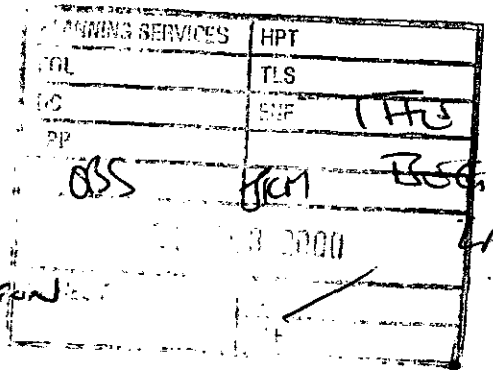
In response to your consultation dated 04 February 2000 for the above application, the landscape comment is as follows:

The application is acceptable provided that care is taken to protect the existing trees and shrubs along the road frontage.

The applicant's attention is drawn to BS 5837:1991: *guide for trees in relation to construction.* Care must be taken to avoid damage to the roots, trunk and branches of the trees and any excavations within the spread of the roots must be by hand: this applies particularly in the case of the excavations for underground services. The existing ground level within the root spread should not be altered.

Patricia Green.

Patricia Green
Landscape Consultant



RAMBLERS
GARS HILL ROAD
LANDS END
TWYFORD
RG10 0UB

REF : PLANNING APPLICATION
F/2000/04465

11TH FEB 2000

Dear Madam,

With reference to the above planning application, We have no objection and believe it will improve the area.

Yours faithfully
L.W. Bushnell

Re. Planning application
F/2000/0465

PLANNING SERVICES	HPT
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22 FEB 2000	
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Woodpeckers
Wargrave Road
Charvil
Reading
RG10 0UA

12th February 2000

Dear Sir, or Madam,

I would like you to know we are in full support of the planning application and do not have any objections

Yours faithfully

B Tyler

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

APPEAL BY: Mr C Sollesse
SITE: Woodside, Beggars Hill Road, Charvil
APPLICATION NO.: 0465
PROPOSAL: Demolition of existing dwelling & outbuildings & erection of replacement dwelling & garage block.

LIST OF PERSONS CIRCULATED WITH NOTICE OF APPEAL

District Councillor(s) for Charvil

Mr C G H Pierce
Rowan
99 Western Ave
Woodley
Berks

Clerk(s) of Parish / Town Council of Charvil
Mr I Cohen
49 Old Bath Road
Charvil
Reading
RG10 9QP

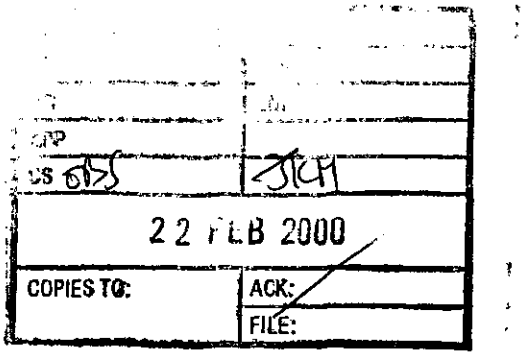
Environmental Services Department, Engineering Services, Wokingham District Council,
PO Box 157, Council Offices, Shute End, WOKINGHAM, Berkshire, RG40 1WR

CPRE, c/o Dr Wilford, 17 Copse Drive, WOKINGHAM, Berkshire, RG41 1NA

Neil Etherington
Senior Arboricultural Officer
Trees

Babtie (archaeological site)
School Green
Shinfield
Reading

applicationo	Name and address
F/2000/0465	Mr & Mrs Jerome 'Malmo' Waingels Road Charvil Berks
F/2000/0465	J Hamblin 53 Selsdon Ave. Woodley Reading Berks RG5 4PQ
F/2000/0465	C W Bushnell The Ramblers Beggars Hill Road Lands End Twyford RG10 0UB
F/2000/0465	B Tyler Woodpeckers Waingels Road Charvil Reading RG10 0UA
F/2000/0465	Mr & Mrs Spicer 'Paradise' Lands End Twyford RG 10 0UB
App refused, letter sent 30/05/00	



"Paradise"
Beggars Hill Road,
Lands End,
Twyford,
Berks.
RG10 0UB.

19th February, 2000.

Dear Madam,

Application Number:- F/2000/0465.
Site Address "Woodside" Beggars Hill Road,
Lands End Twyford, Reading.
Proposed demolition of existing dwelling & Outbuildings. Erection of replacement dwelling and garage block.

With reference to the above planning application we have again inspected the plans and would like to make the following points:-

(1) It is proposed to build a much larger property behind the building line of the existing property which would overlook our garden. In the past another resident of Beggars Hill Road made an application to build behind the existing building line and the application was refused.

(2) We understood from previous findings of the Planning Inspectorate that this area should be left as a green gap between Charvil and Woodley which retains a measure of rural character with open fields and narrow meandering lanes.

(3) If this application were allowed in our opinion it would once again open the door to further applications from local landowners, who we know, are awaiting the opportunity to apply for Planning Permission.

Yours faithfully,

A. W. Spicer
D. Spicer.

Miss. J. Miller.
Wokingham District Council,
Environmental Services Department,
Planning Services,
P.O. Box 157,
Shute End,
WOKINGHAM,
Berks.
RG40 1WR

PLANNING SERVICES	HPT
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CS GBS	JKM
22 FEB 2000	
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	FILE:

5 J Selsdon Ave
Woodley
Reading
Berks
RG5 4PQ
11-2-2000

Dear Sir or Madame

With reference to planning application F/2000/0465 I would like to approve the application, as I believe the new dwelling will improve the area, as the existing building is as derelict.

Yours
Sincerely
J. Hamblin

"Malmo",
Wargels Road,
Charvil.
Berks.

16-2-2000

Ref Application No F/2000/0465.

Dear Sir,

With reference to the above Application for Woodside, Beggars Hill Road, Lands End, Twyford Reading, we do not oppose the proposed demolition of existing Dwelling & outbuildings & the Erection of Replacement Dwelling & Garage block.

Yours Faithfully,

(Mr) [signature]

(Mrs) P. Jerome.

TOWN AND COUNTRY PLANNING ACT 1990

Section 78 Appeal by
Mr C Sollesse
Against the Refusal by Wokingham District Council
of Planning Permission
for Demolition of Existing Dwelling and Outbuildings
and Erection of Replacement Dwelling and Garage Block
at
Woodside, Beggars Hill Road, Charvil

WRITTEN REPRESENTATIONS

LPA Ref: F/2000/0465

Prepared by:

Development Land & Planning Consultants Ltd
Ritz Plaza House
10 Denton Road
Wokingham
Berkshire
RG40 2DX

Tel: 0118 978 9595
Fax: 0118 978 6551
e-mail: dlp.wokingham@talk21.com

CONTENTS

PAGE NO.

1 INTRODUCTION 1

2 SITE DESCRIPTION 3

3 PLANNING HISTORY 5

4 PLANNING POLICY 8

5 CASE FOR THE APPELLANT 11

6 CONCLUSIONS 23

APPENDICES

PLANS

2 SITE DESCRIPTION

Location

2.1 The appeal site lies on the western side of Beggars Hill Road, about 150 metres south of its junction with Waingels Road, which runs south-west to north-west, linking Woodley to the west with Charvil to the north. Woodley, a suburb of Reading, is located about 400 metres to the west and 600 metres to the south of the site. Charvil, a small village, is located about 500 metres to the north of the site.

Site Characteristics

2.2 The appeal site has a 26-metre frontage to Beggars Hill Road, extending back some 41.5 metres from the road. The site narrows to 21 metres for 22 metres, before widening to 23.5 metres, before narrowing to 14.5 metres furthest from the road. The site is a maximum of 92 metres deep and has a total area of about 0.1 hectares (0.25 acres). The site currently contains a chalet bungalow, which is to be demolished, set back some 12 metres from the front of the site, a dilapidated garage/store building, which is to be demolished, set back some 36.5 metres from the rear of 'Woodside', and a stable block, which is to be retained, at the far end of the site, adjoining the garage/store structure. An access track enters the site at its south-eastern corner and runs along the southern edge of the site, providing

access to the garage/store and stables. There are lawns to the front and rear of 'Woodside' and a kitchen garden adjoining the 2 outbuildings at the rear of the site.

2.3 The eastern boundary of the site is formed by hedgerows and trees lining the road. A post and rail fence forms the northern boundary. A close-boarded wooden fence forms the southern boundary with 'The Ramblers'. The boundary at the western end of the site is formed by a gated field access, the stable building and post and rail fencing.

2.4 Paddocks to the north and west of the appeal site are owned by the appellant and extend to about 1.1 hectares (2.7 acres). A wooden stable block lies to the north of the site, which is proposed to be moved to the rear of the site if the proposal is permitted.

Photographs of the appeal site are attached as Appendix 5.

3 PLANNING HISTORY

3.1 **7/55**

Erection of 1 dwelling, permitted in 1955, was implemented, now known as 'Woodside'.

A copy of the approved plan is attached as Plan D.

3.2 **1599/73**

Erection of 2 stables, permitted in 1973, was implemented and the building is in place, situated to the north-west of the dwelling.

3.3 **12176**

2-storey extension to 'Woodside' granted conditional permission in 1979. Not built.

A copy of the approved plan is attached as Plan E.

3.4 **19101**

2-storey extension to 'Woodside' granted conditional permission in 1983. Implemented and extension in place.

Copies of the existing and proposed plans are attached as Plans F and G respectively.

3.5 **99/69170/F**

Proposed demolition of existing dwelling and erection of replacement dwelling and garage. Refused 8 April 1999.

A copy of the refusal notice is attached as Appendix 6.

Copies of the refused plans TDM/2259/20, 21 and 22 are attached as Plans H, I and J respectively.

3.6 **99/69557/F**

Proposed demolition of existing dwelling and erection of replacement dwelling and garage. Application withdrawn on 8 June 1999.

Copies of the submitted plans TDM/2259/20 Rev A, 21 Rev B and 22 Rev A are attached as Plans K, L and M respectively.

3.7 **99/70482/F**

Proposed demolition of existing dwelling and erection of replacement dwelling and garage. Application withdrawn on 29 November 1999.

Copies of the submitted plans TDM/2259/20 Rev B and 32 are attached as Plans N and O respectively.

4 PLANNING POLICY

4.1 A detailed examination and assessment of the case on behalf of the appellant appears in section 5 of this representation. Firstly, however, we propose to review the policy framework relevant to the consideration of this appeal.

4.2 Central Government advice is to be found in Planning Policy Guidance Note (PPG) 1, General Policy and Principles. At the local level, the Loddon Area Local Plan (LALP) was adopted in May 1995. The Wokingham District Local Plan Deposit Draft (WDLP) was published in October 1997. A Consolidated Document was published in November 1999. The public local inquiry into this new plan is ongoing and it is anticipated that the draft plan will be adopted in 2001 or 2002.

Central Government Guidance

4.3 In reference to the Government's commitment towards a plan-led system of development control, paragraph 40 of PPG1 states that:

> *"Where an adopted or approved development plan contains relevant policies, section 54A (Town and Country Planning Act 1990) requires that an application for planning permission or appeal shall be determined in accordance with the plan, unless material considerations indicate otherwise."*

4.4 Paragraph 40 goes on to comment that:

> *"Those deciding such planning applications or appeals should always take into account whether the proposed development would cause demonstrable harm to interests of acknowledged importance."*

4.5 With regard to the weight to be given to non-adopted plans, paragraph 48 states that:

> *"...account can also be taken of Policies in emerging Development Plans which are going through the statutory procedures towards adoption (or approval). The weight to be attached to such policies depends upon the stage of plan preparation or review, increasing as successive stages are reached."*

Local Plan Policies

4.6 The development plan for the area is the adopted LALP, which contains the following relevant policies:

4.7 **Policy LC1**

This policy seeks to prevent development which would detract from the undeveloped appearance of designated 'gaps' between settlements.

4.8 **Policy LC18**

This policy permits replacement of dwellings in rural areas, subject to 3 criteria.

Copies of the above policies are attached as Appendix 7.

4.9 The emerging WDLP, which is a material consideration, contains the following relevant policy:

4.10 **Policy WCC2**

This policy reiterates Policy LC1 (see paragraph 4.7 above) in seeking to minimise harm to the designated 'gaps' between settlements.

A copy of the above policy is attached as Appendix 8.

more obtrusive than the existing building. Indeed, in her report to committee, the planning officer states that:

> *"Although the proposal is substantially larger than the original chalet bungalow, the limited increase in height and the fact that the bulk of the property has been set back off the street scene, is not considered to have sufficient detrimental impact to warrant a refusal on these grounds."*
> (see paragraph 4A, Appendix 3)

5.4 Having accepted (see above) that the proposal will not have "sufficient detrimental impact" on the street scene, it is contradictory of the LPA to find that the proposed dwelling will, by dint of its "siting, scale and massing", harm the open countryside and the 'green gap' between settlements.

5.5 In paragraph 4C of the planning officer's report to committee, it is stated that the proposal represents a 213 per cent increase compared with the floor area of the original dwelling. We consider that this statement is incorrect. The original floor area of the chalet bungalow, before it was extended, was 125 square metres (see Plans D and F). The extension, permitted in 1983 (see Plan G) increased the floor area to 194 square metres, an increase of 55 per cent. The proposed dwelling will have a floor area of 250 square metres, ie 100 per cent more than the original but just 29 per cent more than the existing dwelling. The figure of 213 per cent is incorrect and should have read 100 per cent.

5 CASE FOR THE APPELLANT

5.1 The application, which is the subject of this appeal, was refused by the LPA for a single reason. This reason states that, in the opinion of the LPA, the proposal "...would be detrimental to the character and appearance of the Green Gap" because of "...its siting, scale and massing" which "would detract from the open nature of the rural area." We disagree with this decision for the reasons set out below

5.2 The site lies in the 'green gap' between Charvil and Woodley. This area is designated as open countryside. However, it contains numerous individual houses, situated on large plots, of various designs and ages. The proposed large detached house, with outbuildings, situated on a large plot with paddocks and stables, will be wholly in keeping with its surroundings.

5.3 The LPA has stated that it has no objection to the principle of 'one-for-one' replacement of 'Woodside' with a new dwelling. The principal concern is the size of the proposed dwelling. The appellant has submitted numerous proposals to the LPA. These are described above. However, after a lengthy process, the appellant has submitted a scheme, which has a virtually identical footprint and is only marginally higher than the existing dwelling. Siting the proposed dwelling 12 metres further away from the road will also ensure that the new dwelling is no

5.6 Although the proposed dwelling will be double the floor area of the original dwelling, it will be only marginally higher, at 7.5 metres, than the original and, with a footprint of 129 square metres, it will be just 4 square metres larger, in ground coverage terms, than the original. Furthermore, the siting of the proposed house, set back 12 metres from the road to the east, will ensure that the visual impact of the building will be reduced rather than increased.

5.7 It is accepted that the proposed dwelling, with a floor area of 250 square metres, will be a "substantial dwelling". However, it is not accepted that the new building will cause a "significant change in the scale of building on the site". This is because, although the floor area will be greater than the existing, the footprint will be less, the height will be almost the same and the siting will be less obtrusive. The combination of these factors will ensure that the new building will not harm the character and appearance of the locality or in any way diminish the effectiveness of the 'green gap' between Charvil and Woodley.

5.8 In addition, it is erroneous of the LPA to describe the site as lying in an "open area", as the site contains an existing chalet bungalow and several single storey outbuildings. Equally, there are existing dwellings to the north, south, east and west of the site, with 'The Ramblers' directly abutting the site to the south. The location of the site is not "open countryside". More accurate descriptions would be "urban fringe" or "sporadic development". Describing the site as an "open area" is misleading and wrong.

5.9 With regard to the policies referred to in the refusal notice, we would like to make the following comments:

5.10 **LALP Policy LC1**

Paragraph 1.3.07 of the LALP (see Appendix 7) states that the 'green gap' policy has 3 objectives, as follows:

> *"a) to maintain...a clear distinction between built up areas and rural areas."*

The appeal proposal will replace an existing dwelling with a slightly larger dwelling on a very large plot. This will make no real difference to the rural appearance of the immediate environs of the site. The area containing the site will still be "urban fringe" or "sporadic development" if the proposal goes ahead. The character of the area will not change.

> *"b) to ensure that new development...does not detract from the surrounding countryside."*

The appeal proposal will not be sufficiently large or obtrusive such that it will harm the countryside in any way. This can be ensured by implementing a landscaping scheme to soften the site boundaries, which can be controlled by the LPA by way of an appropriate condition.

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

There is no intervisibility between Charvil and Woodley because of the interposition of the railway embankment, which is located north of the site. One slightly larger dwelling on the Woodley side of the embankment will not cause the 2 settlements to physically merge. The clear separation between Woodley and Charvil will still be effective, even if the appeal is allowed. The amount of development on the appeal site will be broadly the same, after the proposal goes ahead, as it is currently. No material intensification of use of the site will occur, therefore no harm will be done to the rural character and appearance of the area.

5.11 **LALP Policy LC18**

This policy seeks to minimise the visual impact of replacement dwellings in the rural areas of the district. The policy states that replacement dwellings may be permitted if the following criteria are met:

"A) The existing building is not of architectural or historic interest."

The existing chalet bungalow has no merit architecturally or historically.

"B) The siting and design of the new development has the minimum impact on the rural environment..."

The proposed dwelling will be sited further away from the road to be less visually obtrusive. The height and massing of the proposed dwelling will be marginally greater than the existing dwelling and the use of hipped roofs will ensure that the dwelling has little impact on the rural appearance of the locality.

"C) The size of the new development will not significantly exceed that of the existing property both in height and floor area..."

As stated in paragraph 5.5 above, the proposed dwelling will be 29 per cent larger than the existing in floor area terms and will have a slightly higher ridge height. We consider that, in height and floor area terms, the proposed replacement dwelling will not "significantly exceed" the dimensions of the existing dwelling.

5.12 We consider that the appeal proposal complies with the policies of the adopted development plan, referred to by the LPA, for the reasons given in paragraphs 5.10 and 5.11 above.

Material Considerations

5.13 The LPA refers, in the refusal notice, to a policy in the WDLP. However, it should be noted that the WDLP is not yet adopted and its draft policies should be given less weight than the policies of the adopted LALP, which is the development plan. It should be noted that the LPA received 152 representations in respect of draft Policy WCC2. Of these, 13 were general objections and 1 was specific to the Woodley/Charvil 'green gap/wedge'. The objector has yet to appear at the local plan inquiry. There exists, therefore, some uncertainty as to the robustness of Policy WCC2. Notwithstanding this situation, we would like to comment on the draft policy, as follows:

5.14 **WDLP Policy WCC2**

This policy is very similar to LALP Policy LC1 and also seeks to maintain clear separation between settlements. We consider that the proposal, to replace an existing dwelling with a slightly larger one, will not detract in any way from the openness or rural appearance of the 'green gap' between Woodley and Charvil. Both settlements will maintain their separateness if the proposal is allowed. Existing trees and hedgerows will be retained and additional landscaping will be planted to enhance the rural appearance of the area.

5.15 Although it is acknowledged that individual applications should be considered on their merits, we would like to draw the inspector's attention to a number of permissions, all granted since 1995 (when the LALP was adopted), for replacement dwellings in 'green gap' locations in Wokingham District. These are as follows:

- **Woodpeckers, Waingels Road, Woodley**

Original bungalow	100 square metres
Replacement dwelling footprint	180 square metres (+ 80%)
Replacement dwelling floor area	320 square metres (+220%)

Application 44442(F), granted 18 July 1995.

The decision notice is attached as Appendix 9 and approved plans CB001 and 002 as Plans P and Q respectively.

- **Briarfield Kennels, Waingels Road, Charvil**

Original wooden cabin	46 square metres
Replacement dwelling footprint	120 square metres (+161%)
Replacement dwelling floor area	187 square metres (+307%)

Application 96/63308/F, granted 13 May 1996.

The decision notice is attached as Appendix 10 and approved plan 1383/01/A as Plan R.

- **The Pightle, Dunt Lane, Hurst**

Original bungalow	98 square metres
Replacement dwelling footprint	126 square metres (+29%)
Replacement dwelling floor area	228 square metres (+133%)

Application 98/67207/F, granted on appeal 7 December 1998.

Appeal decision letter is attached as Appendix 11 and approved plan 158/98/03A as Plan S.

- **The White Cottage, Wokingham Road, Hurst**

Original dwelling and outbuildings	182 square metres
Replacement dwelling footprint	198 square metres (+9%)
Replacement dwelling floor area	442 square metres (+143%)

Application 99/69393/F, granted 17 May 1999.

The decision notice is attached as Appendix 12 and approved plans WCH/11, 13 and 21 as Plans T, U and V respectively.

- **Oakview, Park Lane, Finchampstead**

Original bungalow	174 square metres
Replacement dwelling footprint	243 square metres (+40%)
Replacement dwelling floor area	338 square metres (+94%)

Application 98/67185/F, granted on appeal 1 October 1998.

Appeal decision letter is attached as Appendix 13 and approved plan 1123/02 as Plan W.

5.16 All of the above-listed developments were located in 'green gaps/wedges' and were subject to the same development plan policies as the current appeal proposal. All of the examples listed resulted in houses being built, which are considerably larger than the original dwellings on the sites. What these examples demonstrate is that the proposed replacement dwelling is not a unique proposal and that, in 'green gaps/wedges', larger than existing dwellings can be deemed to be appropriate and acceptable, both by the LPA and the Inspectorate.

5.17 In paragraph 5 of the appeal decision letter relating to Oakview, Park Lane, Finchampstead (see Appendix 13), the inspector stated that the key criterion, from Policy SC18 (which is the same as Policy LC18), is "...whether the size of the new development will significantly exceed that of the existing property both in height and floor area." In paragraph 8, the inspector referred to the explanatory text of Policy SC18 (paragraph 1.3.47 of the LALP) which states that:

> *"Any redevelopment should not normally provide for a larger number of separate units than already existing on the site, occupy a larger area than that already occupied by the site, nor exceed the height of the existing buildings."*
>
> (see Appendix 7)

5.18 At Woodside, the existing building is 7.2 metres high compared with the proposed dwelling at 7.65 metres high, which, in our opinion, constitutes a marginal difference. The proposed footprint of the dwelling is 129 square metres, ie just 4 square metres greater than the existing dwelling's 125 square metres. Using these comparisons, found in the key policy and its supporting text, the previous inspector found that:

> *"...the proposal would not adversely affect the rural character of the area, and would accord with relevant local planning policies."*
> (paragraph 9, Appendix 13)

5.19 As stated above, each case should be considered on its merits. However, what the appeal quoted above demonstrates is that one-for-one replacement dwelling proposals should be assessed, in the context of Policy LC18, according to the ground area concerned and the height of the building. By restricting the height of the proposed dwelling to within 350mm and the footprint to within 4 square metres of the existing, we have sought to comply with the requirements of Policy LC18, as approached by previous inspectors. It is hoped that the inspector dealing with this case will go through the same assessment process and, hopefully, reach the same conclusion.

6 CONCLUSIONS

6.1 The LALP is the adopted development plan for the appeal site. Policy LC1 seeks to maintain the openness and rural character of 'green gaps/wedges' between settlements. The appeal proposal is for replacement of an existing building with a slightly larger one in a large plot, in an area characterised by large houses in large plots. Therefore, the proposal will be in keeping with the existing character of the area. The proposal will not erode or urbanise the gap between Woodley and Charvil and will comply with Policy LC1.

6.2 LALP Policy LC18 states that replacement dwellings may be permitted, outside of settlements, if the existing building is not worth keeping, the new dwelling has a minimal impact on the rural environment and the size of the dwelling will not significantly exceed that of the existing in both height and floor area. While the height of the proposed dwelling will be slightly greater than the existing, the footprint will be almost the same. Furthermore, siting the new dwelling further back into the site and implementing a landscaping scheme will reduce the visual impact of the new dwelling. Therefore, the proposal will comply with the requirements of Policy LC18.

6.3 Numerous one-for-one replacement dwellings have been permitted in Wokingham District over the years. Several examples are appended to this statement. The key factor has been compliance with Policy LC18 (or SC18) in terms of footprint and height. The examples quoted, both near to the site and elsewhere in the district, demonstrate that a 100 per cent increase in floor area can be permissible if the other factors which contribute to visual impact (such as height, footprint, landscaping, siting) are dealt with correctly. We believe that this proposal is just as acceptable as any of the examples appended. We consider that the proposal complies with development plan policies in accordance with s.54a of the Town and Country Planning Act 1990.

6.4 We respectfully request that the inspector should allow this appeal.

APPENDICES

1 Covering letter, application form, certificate A and Agricultural Holdings Certificate dated 25 January 2000.

2 Letter to Ms Miller, Wokingham District Council, dated 27 March 2000.

3 Development Control Sub-Committee report, dated 23 May 2000.

4 Refusal notice F/2000/0465, dated 23 May 2000.

5 Photographs of the appeal site.

6 Refusal notice 99/69170/F, dated 8 April 1999.

7 LALP Policies LC1 and LC18.

8 WDLP Policy WCC2.

9 Consent notice 44442(F), dated 18 July 1995.

10 Consent notice 96/63308/F, dated 13 May 1996.

11 Appeal decision letter 98/67207/F, dated 7 December 1998.

12 Consent notice 99/69393/F, dated 17 May 1999.

13 Appeal decision letter 98/67185/F, dated 1 October 1998.

APPENDIX 1

DEVELOPMENT LAND & PLANNING
CONSULTANTS LTD
RITZ PLAZA HOUSE, 10 DENTON ROAD
WOKINGHAM, BERKSHIRE, RG40 2DX
Telephone: (0118) 978 9595 Facsimile: (0118) 978 6551
e-mail: dlp.wokingham@talk21.com
Offices also at Bedford and Sheffield

JB/GB/BKS151

25 January 2000

Ms J Miller
Planning Department
Wokingham District Council
Shute End
Wokingham
RG40 1WR

Dear Ms Miller

RE: WOODSIDE, BEGGARS HILL ROAD, CHARVIL

Further to our previous discussions and correspondence with regard to the above site, I enclose for your attention a full planning application for demolition of the above property and erection of a new dwelling house and garage block. I enclose the following:

- 6 copies planning application form
- Ownership certificate A
- Agricultural holdings certificate
- 6 copies location plan
- 6 copies site plan, drawing no. TDM/2259/20 Rev. C
- 6 copies floor and elevation plans, drawing no. TDM/2259/35A
- Cheque for £190 to cover statutory application fee

You will recall that the applicant's previous application, 99/70482/F was withdrawn on 29 November 1999. Since then, the architects, Troika Design and Management, have prepared revised drawings, which I have submitted for your comments. These have culminated in the enclosed plans, which show the footprint of the proposed dwelling reduced to 129 square metres, ie just 3 square metres greater than the existing dwelling. The floor area has been reduced to 250 square metres and the ridge height of the roof has been reduced to 7.65 metres. The existing floor area is 208 square metres and the existing height is 7.3 metres. Consequently, when compared to the existing dwelling on site, the proposed dwelling will be just 3 square metres greater in terms of footprint, 42 square metres greater in terms of floor area and 350mm higher overall. In my opinion, these increases range from

the negligible to the modest. The impact of the slightly larger house on the "green gap" and open countryside will be modest. Furthermore, it will be offset by the siting of the dwelling, which will be set further back from the road and will be less visible in the street scene. The garage block, towards the rear of the plot, replaces an existing garage building, which is in a state of disrepair and represents a nil net increase in ground cover, although the ridge height of the new block will be slightly higher than that of the existing.

I understand that, when you look at the comparative footprint, floor area and height figures, you will be referring back to the original dwelling on the site, which had a footprint of about 90 square metres and a floor area of 125 square metres, and its height was as existing, ie 7.3 metres. It is accepted that the increased floor area, from 125 square metres to 250 square metres represents an increase of 100 per cent. However, I consider that the key indicators are the footprint and height. With regard to both these key indicators, the increases are, in my opinion, very small. The perceived impact on the "green gap" and open countryside, as a result of this development, will be insufficient to be judged as causing harm. Therefore, the application complies with the relevant development plan policies and permission should be granted.

I acknowledge that, in your opinion, the interpretation of the policies is more rigid. However, the applicant is quite prepared to take this application to appeal in order to secure, what is in my opinion, a quite reasonable request for a replacement dwelling of similar dimensions to the existing dwelling on the site. I trust you will take this and the above arguments into account when considering this application. I hope that the forms and plans are in order. However, if you have any queries or require any further information, please do not hesitate to contact me.

Yours sincerely

Jim Bailey BA (Hons) MRTPI
Director

encs

cc C Sollesse Esq
P Collins Esq, Troika

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

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

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

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

FOR OFFICE USE ONLY

1.	APPLICANT'S NAME	Mr C Sollesse
	ADDRESS	c/o Agent
	POST CODE	PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	Development Land & Planning Consultants Ltd
	ADDRESS	Ritz Plaza House, 10 Denton Road Wokingham
	POST CODE	RG40 2DX PHONE 0118 978 9595
3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.	SITE LOCATION	Woodside, Beggars Hill Road, Charvil
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		Demolition of existing dwelling and outbuildings. Erection of replacement dwelling and garage block
5. Give the area in hectares or part of a hectare	AREA OF SITE	1.24 hectares
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	Owner
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	1) Location plan 3) Floor plans and elevations 2) Site plan

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?
Tick the boxes(x)

CHANGE OF USE	[ ]	REDEVELOPMENT	[X]
ERECTION OF NEW BUILDING	[X]	ALTERATION or EXTENSION	[ ]

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

OUTLINE PERMISSION	[ ]	See question 10
FULL PERMISSION	[X]	
APPROVAL OF DETAILS/RESERVED MATTERS	[ ]	State relevant outline permission number Also complete Question 10
TEMPORARY PERMISSION	[ ]	State period required
RELAXATION OF CONDITIONS	[ ]	State relevant application number Conditions to be relaxed

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

EXTERNAL APPEARANCE	[ ]	SITING	[ ]
MEANS OF ACCESS	[ ]	DESIGN	[ ]
		LANDSCAPING	[ ]

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

Residential

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS?

YES/~~NO~~ — If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED?

~~YES~~/NO — If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

Brick and tile - exact specification to be agreed with LPA prior to commencement on site

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

Existing fences and hedge

16. HOW WILL SURFACE WATER BE DISPOSED OF?

To existing system

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system — YES/~~NO~~

If no, please give details

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

Existing access will be closed off. New pedestrian and vehicular access shown on plan.

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

N/A

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

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	1 / 9 *	/ *	1 / 7 *
BUNGALOW	/ *	/ *	/
FLAT/MAISONETTE	/ *	/ *	/ *
OTHER	/ *	/ *	/ *

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE?

~~YES~~/NO — If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS?

~~YES~~/NO — If YES, please ask for and complete Part 3 of the form

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

£190

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

SIGNED J H Bailey ON BEHALF OF Mr C Sollesse DATE 25.1.00

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

Town and Country Planning General Development Order 1988

CERTIFICATES UNDER ARTICLE 12A

[For use with applications and appeals for planning permission (articles 12A and 12C(1) of the Order). One of Certificates A, B, C or D (or the appropriate Certificate in the case of certain minerals applications) must be completed, together with the Agricultural Holdings Certificate.]

Certificate A

I certify that on the date 21days before the date of the accompanying application/appeal* nobody, except the applicant/appellant*, was the **owner** of any part of the land to which the application/appeal* relates.

Signature: . . . . . .

On behalf of: . . . . . Mr. C. Sollesse. . . . . .
(if completed by Agent)

Date: . . . . . 25.1.00 . . . . . .

* delete where inappropriate

Note: "owner" means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than 7 years, or in the case of development consisting of the winning or working of minerals, a person entitled to an interest in a mineral in the land (other than oil, gas, coal, gold or silver).

Certificate B

I certify that I have/the applicant has/the appellant has* given the requisite notice to everyone else who, on the day 21 days before the date of the accompanying application/appeal*, was the owner of any part of the land to which the application/appeal* relates, as listed below.

Owner's name
Address at which Notice was served
Date on which Notice was served

Signature: . . . . . .

On behalf of: . . . . . .
(if completed by Agent)

Date: . . . . . .

Town and Country Planning General Development Order 1988

CERTIFICATES UNDER ARTICLE 12A

[For use with applications and appeals for planning permission (articles 12A and 12C(1) of the Order). *One of Certificates A, B, C or D (or the appropriate Certificate in the case of certain minerals applications)* must be completed, together with the Agricultural Holdings Certificate.]

Agricultural Holdings Certificate

Whichever is appropriate of the following alternatives must form part of Certificates A, B, C or D.

If you are the sole agricultural tenant you must delete the first alternative and insert *not applicable* as the information required by the second alternative.

I certify that:

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

or:

• I have/the applicant has/the appellant has given the requisite notice to everyone else who, on the day 21 days before the date of the application/appeal*, was a tenant of an agricultural holding on all or part of the land to which the application/appeal* relates, as follows:

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

* delete where inappropriate

Signature: . . . . . .

On behalf of: Mr C Sollesse
(if completed by Agent)

Date: 25.1.00

M55

APPENDIX 2

DEVELOPMENT LAND & PLANNING
CONSULTANTS LTD
RITZ PLAZA HOUSE, 10 DENTON ROAD
WOKINGHAM, BERKSHIRE, RG40 2DX
Telephone: (0118) 978 9595 Facsimile: (0118) 978 6551
e-mail: dlp.wokingham@talk21.com
Offices also at Bedford and Sheffield

JB/GB/BKS151

27 March 2000

Ms J Miller
Wokingham District Council
Environmental Services Department
Planning Services
P O Box 157
Shute End
WOKINGHAM
RG40 1WR

Dear Ms Miller

RE: WOODSIDE, BEGGARS HILL ROAD, CHARVIL

I am writing to you with regard to application F/2000/0465, which is for the replacement of a dwelling at the above property. You will recall that we visited the site on Friday 24 March and discussed how to amend the application site plan. I enclose for your attention, as a result of those discussions, 2 copies of amended site plan TDM/2259/20 Rev D, which shows the following changes:

- The residential curtilage has been extended to enclose the kitchen garden, which occupies a position immediately to the north of the existing outbuildings, to the west of the domestic garden area.

- The paddock areas to the north and the south-west of the dwelling have been indicated.

- We agreed on-site that the existing outbuilding to be demolished, for replacement with a new garage block, is predominantly domestic in use, rather than stabling.

- We agreed that the area, which was previously occupied by a pigsty, should be excluded from the garden curtilage.

The enclosed revised plans now, therefore, show an accurate depiction of the domestic curtilage and the paddock areas beyond. These areas have been agreed with yourself on-site and have been shown to assist you with your decision making.

You will recall that in my letter to you dated 25 January 2000, I explained that the proposed dwelling would be just 3 square metres larger than the existing dwelling in terms of footprint, and just 350 mm higher in terms of ridge height than the existing building. Although the floor area of the proposed dwelling will be double the floor area of the original dwelling, which has previously been extended, the key indicators, in my opinion, are the ground coverage, ie footprint, and the overall height of the building.

As you know, the Wokingham District Local Plan Deposit Draft does not contain a policy with regard to one-for-one replacement dwellings. However, I know that Policy WCC7 is used by officers to argue that replacement dwellings in the countryside should not have an impact on the surrounding countryside or significantly increase the scale of built development on the site. 3 criteria are addressed, as follows:

- *A* *There are no adverse visual, physical or ecological impacts on the undeveloped area of the surrounding countryside.*

  The new buildings will be contained within an existing residential curtilage. The visual and physical impacts will be ameliorated by a suitable landscaping scheme, which will be agreed with the LPA. There will be no adverse ecological impact.

- *B* *There is no significant alteration to the scale of the dwelling and the scale of development on the site.*

  As stated above, the new dwelling will be slightly larger in terms of footprint and height. In this context, the overall scale will be similar to the existing dwelling, which is to be replaced. The garage block, proposed at the rear, will replace a building of similar size and scale. Overall, the level of development on the site will be only marginally greater than that existing.

- *C* *The design respects the context of the development, including local or regional building traditions and materials.*

  Obviously, this is an area where personal opinion comes into play. However, I consider that the proposed dwelling has been sympathetically designed to fit into the character of the area. It will be possible for the LPA to place a condition on the consent to ensure that materials being used in the construction of the dwelling are agreed before construction commences. Therefore, the LPA will be able to control whether or not the final appearance of the dwelling matches and respects local building traditions and materials.

I consider that the proposed dwelling complies with Policy WCC7 of the District Plan Deposit Draft and all other relevant development plan policies. I trust that the application will now be moved forward with a favourable recommendation. However, if you have any queries or require any further information, please do not hesitate to contact me.

Yours sincerely

Jim Bailey BA (Hons) MRTPI
Director

encs

cc C Sollesse Esq

APPENDIX 3

Application No.	Received	Charvil	Listed By:
F/2000/0465	27.01.00		Cllr Pierce

Applicant :Mr C Solesse
Location :Woodside, Beggars Hill Road, Charvil
Proposal :Demolition of existing dwelling and outbuildings. Erection of replacement dwelling and garage block.

1. Planning History – The site is located in Beggars Hill Road, which is designated countryside with Green Gap policies. The site is situated at the end of a small group of houses, with paddocks to the other side of it. In the past, there have been several applications for additional dwellings, all of which have been refused. The erection of two stables was approved on 25.10.73, and a two-storey extension to the dwelling was approved on 06.06.83. In the past year there have been three previous applications for a replacement dwelling, of which two were refused and one was withdrawn.

   This application has been listed by Councillor Pierce as there have been no local objections to the application and there are precedents in the area where the policies have been relaxed.

2. Proposal – is for the demolition of an existing dwelling and outbuildings. and the erection of a replacement dwelling and garage block.

3. Consultations –
   - ***Parish Council*** – No comments received
   - ***Archaeological consultant:*** condition relating to the undertaking of archaeological works prior to development taking place.
   - ***Highways*** – Parking condition
   - ***Two neighbours*** – No objections
   - ***Two neighbours*** – Support the application
   - ***Neighbour*** – Objected due to loss of privacy
   - ***Landscape*** – Condition relating to care of trees.

4. Appraisal – The main issues are:

   A. Impact upon the street scene: LALP Policy LC18 and WDLP Policy WCC2
   B. Impact upon the neighbouring properties
   C. Impact on the countryside and Green Gap areas: LALP Policies LC1 & LC18 and WDLP Policy WBE1, WCC2 & WCC7.

A. Impact upon the street scene
The surrounding dwellings consist of both semi-detached houses and chalet bungalows. The proposal consists of a large house 7.5 metres in height, which is approximately 0.5 metres higher than that of the original dwelling. The proposed dwelling is set back from the highway by 27 metres, 12 metres further back than the main front footprint of the previous dwelling. Although the proposal is substantially larger than the original chalet bungalow, the limited increase in height and the fact that the bulk of the property has been set back off the street scene, is not considered to have sufficient detrimental impact to warrant a refusal on these grounds.

B. Impact upon the neighbouring properties
The proposed dwelling is situated 16 metres from the nearest neighbouring property. One window that could potentially affect the neighbours at 'The Ramblers' is the upstairs bathroom window; however, this problem could be alleviated by imposing an obscured glazing condition on this application. Any ground floor windows would be partially obscured from the neighbours as there is two metre hedge on the boundary and the proposed dwelling is set back some 12 metres from the existing dwelling. All other neighbours are a sufficient distance for any impact to be minimised.

C. Impact on the countryside and Green Gap areas
The replacement dwelling proposes an increase of approximately 213% compared to the floorspace of the original dwelling. In such a sensitive area as this designated Green Gap, this increase in the amount of development would result in a significant change in the scale of of building on the site, contrary to policies LC18 of the Loddon Area Local Plan and WCC2 & WCC7 of the Wokingham District Local Plan . The siting of this substantial dwelling in an open area adversely affects and detracts from the open rural countryside's appearance and character. Therefore the application would have an adverse effect on the character of the countryside and the Green Gap.

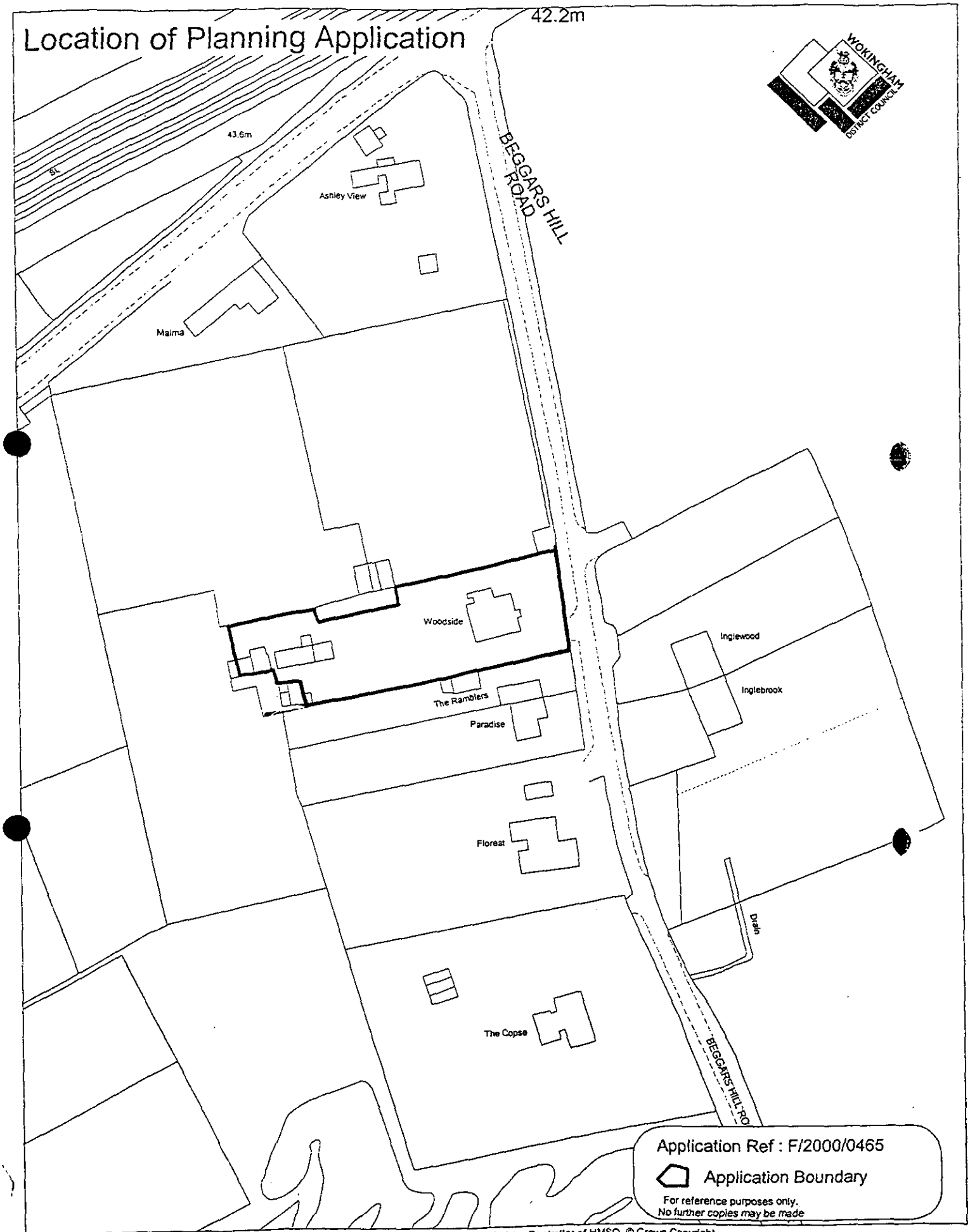
5. **Conclusion** – The proposed replacement dwelling, by virtue of the cumulative increase in development on this site, would have an adverse effect detrimental to the character and appearance of Green Gap and countryside.

4. **Recommendation** – REFUSE planning permission for the following reasons:

1. This proposal, due to its siting scale and massing, would detract from the open nature of the countryside and, as such, would be detrimental to the character and appearance of the Green Gap. The proposal is therefore contrary to policies LC18 of the Loddon Area Local Plan and WCC2 & 7 of the Wokingham District Local Plan (Deposit Draft)

Joss Miller

Location of Planning Application



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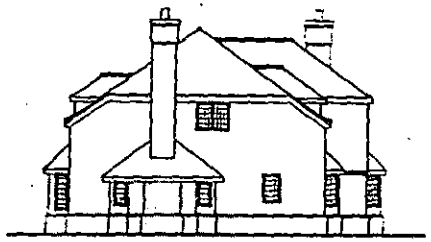
Development Control Section, Environmental Services, Wokingham District Council.

23 May 2000

Scale: 1 : 1250



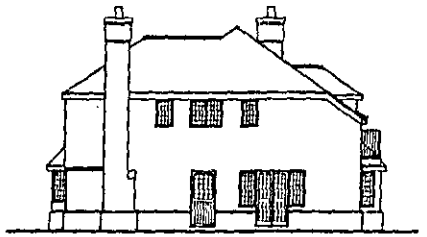
SOUTH ELEVATION



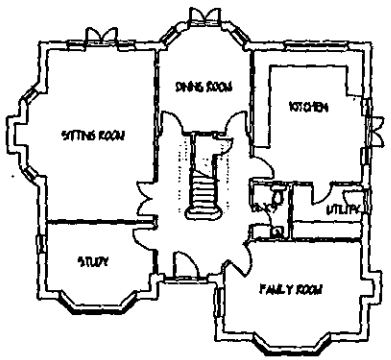
EAST ELEVATION



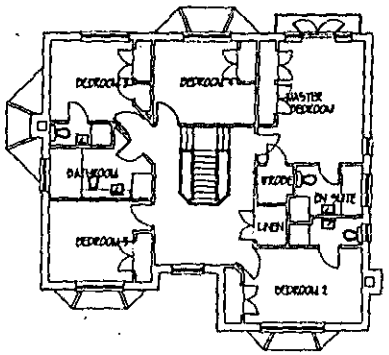
WEST ELEVATION



NORTH ELEVATION



GROUND FLOOR PLAN

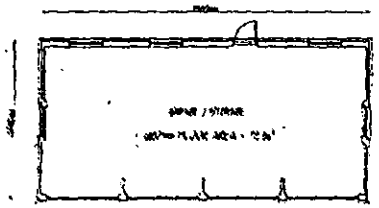


FIRST FLOOR PLAN

22 JAN 2000 0465

71

PROPOSED NEW DWELLING



GARAGE FLOOR PLAN



SIDE ELEVATION FRONT ELEVATION SIDE ELEVATION REAR ELEVATION

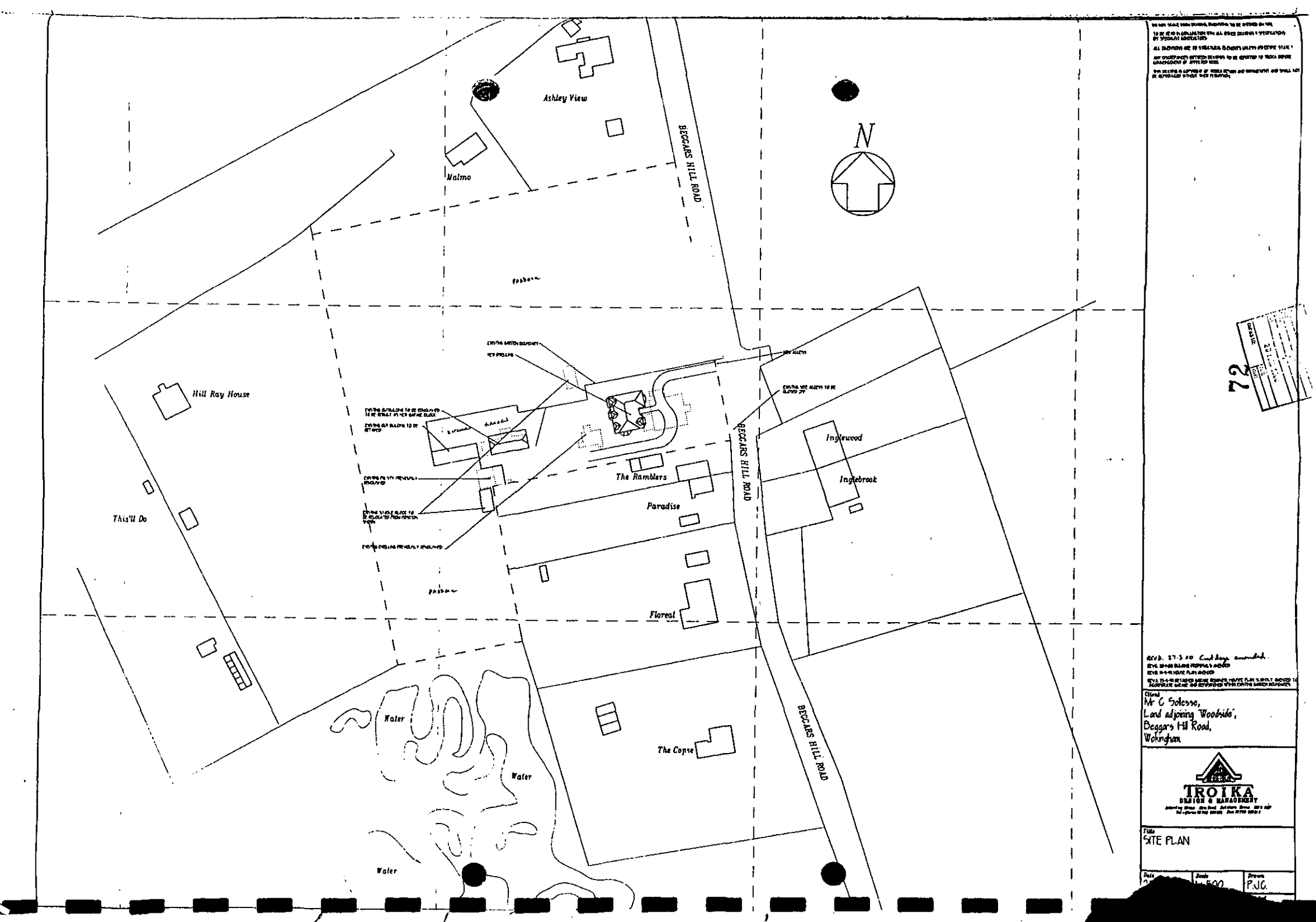
PROPOSED GARAGE / STORAGE BLOCK

Client
Mr C Soteose,
Land adjoining 'Woodside',
Beggars Hill Road,
Wokingham

TROIKA
DESIGN & MANAGEMENT

Title
FLOOR PLANS AND ELEVATION
(35° HIPPED ROOF OPTION)

Date	Scale	Drawn
1-12-99	1:100	P.J.C.
Drawing No. TOM/7759/35		Revision A


Ashley View
Malmo
BEGGARS HILL ROAD
N
Hill Ray House
This'll Do
The Ramblers
Paradise
Inglewood
Inglebrook
Floreal
The Copse
Water
Water
Water
BEGGARS HILL ROAD
BEGGARS HILL ROAD
72
Client
Mr C Solesse,
Land adjoining 'Woodside',
Beggars Hill Road,
Wokingham
TROIKA
DESIGN & MANAGEMENT
Title
SITE PLAN
Drawn
P.J.C.

APPENDIX 4

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr C Solesse
C/O Development Land & Planning Consultants Ltd
Ritz Plaza House
10 Denton Road
Wokingham
Berks
RG40 2DX

RECEIVED
30 MAY 2000

Application Number: F/2000/0465

Parish: **CHARVIL**

Location: **Woodside, Beggars Hill Road, Lands End, Twyford, Reading.**

Proposal: **Proposed demolition of existing dwelling & outbuildings. Erection of replacement dwelling and garage block.**

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

Reason

1. This proposal, due to its siting, scale and massing would detract from the open nature of the rural area and, as such, would be detrimental to the character and apperance of the Green Gap. The proposal is, therefore, contrary to Policies LC1 and LC18 of the Loddon Area Local Plan and WCC2 of the Wokingham District Local Plan.

John Mitchell

John Mitchell
Development Control Manager
Date: 23rd May 2000.

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

APPENDIX 6

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

NOTIFICATION OF REFUSAL OF PLANNING PERMISSION

Mr C Sollesse
C/O Troika Design and management
Amberley House New Road
Rainham
Essex
RM13 8QN

Application No : 99/69170/F

Parish : CHARVIL PARISH

Proposal : PROPOSED ERECTION OF REPLACEMENT DWELLING AND GARAGE

Location : Woodside Beggars Hill Road Charvil

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **REFUSE PLANNING PERMISSION** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

REASONS(S) :

01
The proposal due to its siting, form, massing and scale would unacceptably detract from the open nature of the rural area and as such would be detrimental to the character and appearance of the green gap. The proposal is therefore contrary to Policies LC1 of the Loddon Area Local Plan and WCC2 of the Wokingham District Local Plan (Deposit Draft).

02
The proposal due to its siting, form, massing and scale would result in an inappropriate urban form of development detrimental to the existing sporadic development and the street scene of rural character. The proposal is therefore contrary to Policies LBE1 and LBE2 of the Loddon Area Local Plan and WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft).

03
In the absence of an archaeological evaluation it has not been satisfactorily demonstrated that the proposal will not cause damage to any archaeological remains. The proposal is therefore contrary to Policies EN6 of the Berkshire Structure Plan; LBE22 of the Loddon Area Local Plan and WHE15 of the Wokingham District Local Plan (Deposit Draft) and to PPG16.

Date 08 April 1999

C.E. Rimmer

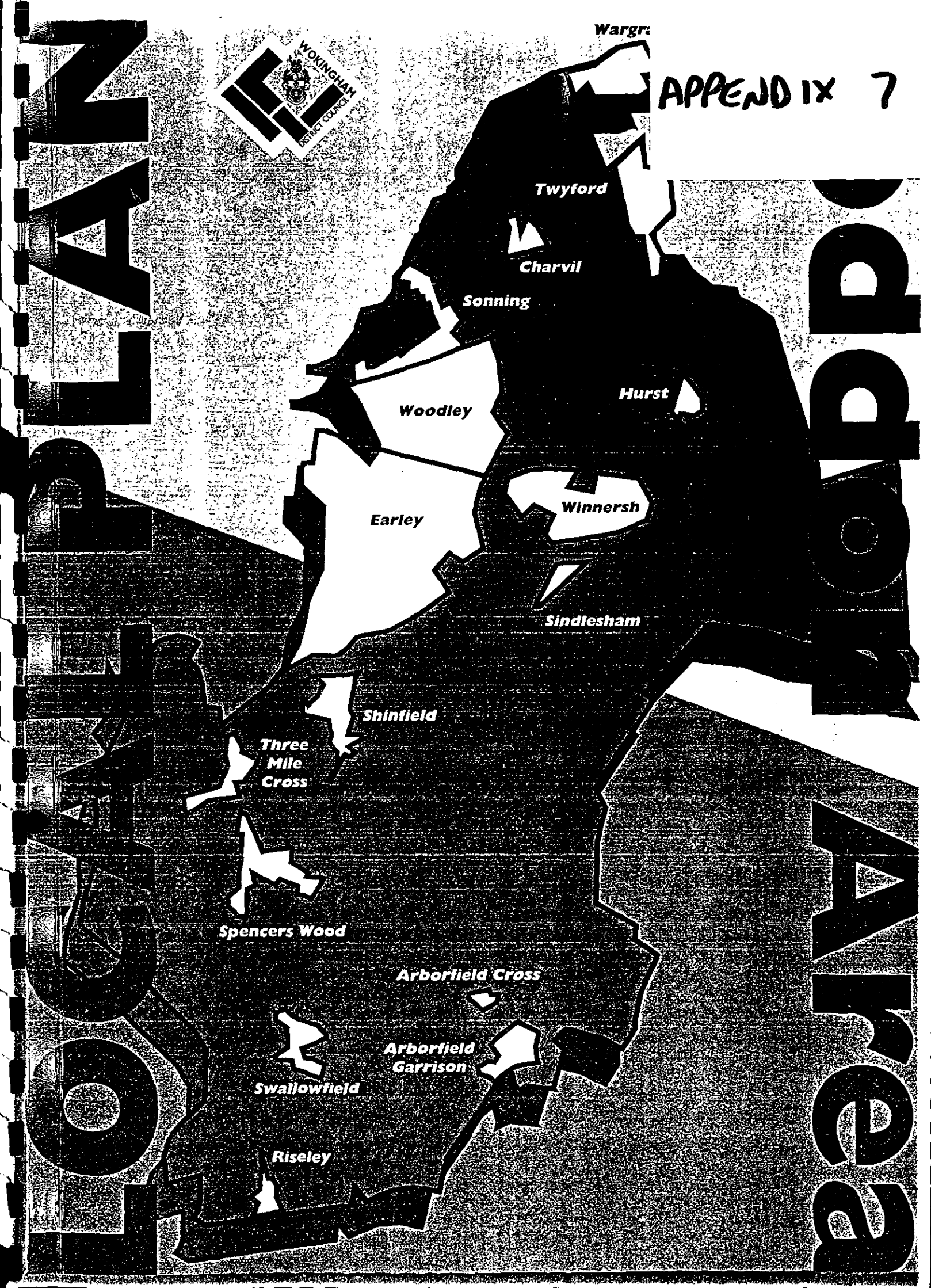
Development Control Manager

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

Building Control Section of the District Council's Environmental Services for further information.

Note Would you please ensure that the Red Public Notice relating to this planning application which the Council sent to you to put on display is now removed, if this has not already been done. This will avoid any confusion by local residents as to whether further applications have been made, and will assist in keeping the country side and townscapes tidy.

APPENDIX 7


PLAN
WOKINGHAM DISTRICT COUNCIL
Wargr
Twyford
Charvil
Sonning
Hurst
Woodley
Earley
Winnersh
Sindlesham
Shinfield
Three Mile Cross
Spencers Wood
Arborfield Cross
Arborfield Garrison
Swallowfield
Riseley
AREA

There have often been competing claims for the use of land, besides agriculture, in this part of Berkshire in the past, and they will be strengthened by the reduced role of agricultural production. The plan has a central role to play in achieving a rational balance between those claims.

1.3.06 Many of the policies are protective of the countryside and restrict new built development in accordance with the overall policy LTV1 of this Plan and Policy EN1 of the Replacement Structure Plan. The policies also seek to enhance the countryside in those areas where a land-use plan is able to do so.

EXPANSION OF EXISTING SETTLEMENTS

1.3.07 Some of the Housing and Employment policies allow for limited development of sites outside the identified settlements shown on the Proposals Map. It is important that where these are otherwise acceptable they should not prejudice the maintenance of the rural areas and the countryside in general terms. In addition to the general restriction of development in rural areas embodied in policy LTV2 there are, therefore, policies which apply to land on or close to the boundaries of the identified settlements and to land between settlements. The aims of these policies are.

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

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

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

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

1.3.09 Where there are distinct settlements, development on their boundaries or between them could, either visually or physically, damage their individual identities. Policy LC1 identifies the areas which are essential to the maintenance of physical and visual separation and makes it clear that development will not be permitted which would detract from that essential function. In some cases this will not include all of the intervening land between settlements but there may be other policies in the plan, in addition to LTV2, which make development equally unacceptable. In some areas the gap which already exists between settlements falls below that ideally required to maintain physical and visual separation. It is particularly important that what remains is fully protected and, where possible, made more effective.

1.3.10 In considering what areas should be included in Policy LC1, only gaps between identified settlements or between identified settlements and areas of sporadic development have been identified. At the smaller scale, development between areas of sporadic development would be equally unacceptable and on the larger scale, major developments in the wider tracts of open countryside between settlements could create new pressures for coalescence and be objectionable on that basis. The criteria used to identify the areas notated under policy LC1 are contained in Local Plan Working Paper Two which is available separately from this plan.

❖ *LC1 SEPARATION OF SETTLEMENTS*

IN SEEKING TO MAINTAIN A CLEAR SEPARATION OF SETTLEMENTS WITHIN THE PLAN AREA, DEVELOPMENT WILL NOT BE PERMITTED IN THE AREAS DEFINED ON THE PROPOSALS MAPS WHICH WOULD EITHER DETRACT FROM THE UNDEVELOPED APPEARANCE OR INTENSIFY EXISTING SPORADIC DEVELOPMENT. THESE

AREAS ARE OF SPECIAL SIGNIFICANCE BECAUSE THEY ARE ESSENTIAL TO THE MAINTENANCE OF A PHYSICAL AND VISUAL SEPARATION BETWEEN DISTINCT SETTLEMENTS. WHERE THE VISUAL OR PHYSICAL SEPARATION BETWEEN SETTLEMENTS IS NOT FULLY EFFECTIVE AT THE PRESENT TIME THE DISTRICT COUNCIL WILL SEEK TO ENHANCE VISUAL SEPARATION BY THE ENCOURAGEMENT OF TREE PLANTING OR OTHER APPROPRIATE MEANS.

1.3.11 In addition to protecting land because of its significance in separating settlements from each other it is proposed that areas of importance because of their character and appearance in relationship to adjoining built-up areas should also be protected. These areas of land are either an important part of the landscape setting of the settlement concerned, such as an open area or sloping land around it, or are areas of land which have an intimate relationship with the settlement and which are thus important to the retention of its character and setting. Examples are enclosed fields and paddocks which are an inherent part of the character of some of the settlements in the plan area.

❖ *LC2 SETTING OF SETTLEMENTS*

DEVELOPMENT WILL NOT BE PERMITTED WHICH WOULD DETRACT FROM THE OPEN OR RURAL APPEARANCE OF THE AREAS OF LAND DEFINED ON THE PROPOSALS MAPS WHICH ARE OF SPECIAL SIGNIFICANCE IN MAINTAINING THE LANDSCAPE SETTING OR THE INDIVIDUAL CHARACTER OF THE SETTLEMENTS.

AREAS OF SPECIAL LANDSCAPE IMPORTANCE

1.3.12 The landscape character of the local plan area is influenced by the rivers and streams which flow northwards to the Thames. In the northern part of the plan area, near the confluence of the rivers Thames and Loddon is a valley bottom landscape in which the town of Woodley and village of Sonning to the west and villages of Twyford and Wargrave to the east occupy slightly elevated positions. The River Loddon flows from the south joined by the Blackwater north of Swallowfield, through a wide open valley landscape, wholly agricultural in the south, but increasingly gravel and water dominated in the north. The slopes which flank the valley and wooded hill tops which form their crests are prominent in views from within the valley and across it.



1.3.13 A plan-wide landscape survey has identified two tracts of countryside within the plan area, at Farley Hill and Bearwood, as being of special importance in landscape terms. Both are wooded, hilltop areas which feature in views from large parts of the plan area. The criteria used to identify these areas and the alternative boundaries considered are contained in Local Plan Working Paper Three which is available separately from this plan. The following policies are intended to:

a) protect the areas of special landscape importance from development which would detract from their rural character and special landscape qualities:

b) enhance their rural character and landscape qualities by encouraging appropriate management;

c) protect them from development on land around them which would adversely affect their character and setting.

1.3.14 The areas identified represent the 'Other Areas of Special Landscape Importance' within the plan area referred to in Policy EN9 of the Replacement Structure Plan for Berkshire.

REDEVELOPMENT AND EXTENSIONS IN RURAL AREAS

1.3.46 Within rural areas existing buildings will be the subject of proposals for redevelopment or extension. In some cases these will be large residential properties set in extensive grounds. There will be a presumption in favour of a continuation of residential use, in accordance with policy LH3, especially where the buildings are of architectural and historical importance. In some cases larger properties may be converted into smaller self-contained units in accordance with policy LH4. This will provide for the growing number of smaller households.

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

❖ LC18 REPLACEMENT DWELLINGS IN RURAL AREAS

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

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

B) THE SITING AND DESIGN OF THE NEW DEVELOPMENT HAS THE MINIMUM IMPACT ON THE RURAL ENVIRONMENT AS REQUIRED BY POLICY LC15;

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

1.3.48 Within the rural areas only minor extensions to existing dwellings will normally be permitted, consistent with Policy EN1 of the Replacement Structure Plan for Berkshire. The cumulative effect of large extensions to existing dwellings would lead to an increasingly urbanised appearance of the countryside, and reduce the range of house types available in the rural areas. Extensions to buildings in other uses will be treated on their merits, but generally the District Council will adopt a similar approach, and will be particularly concerned to see that the requirements of policy LC15 are observed.

❖ LC19 EXTENSIONS TO EXISTING DWELLINGS IN RURAL AREAS

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

APPENDIX 8

Wokingham District Local Plan

Deposit Draft 1997

Consolidated Document November 1999

November 1999

F) REDEVELOPMENT PROPOSAL IN THE COUNTRYSIDE

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

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

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

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

Implementation: The development control process.

Monitoring: Planning applications determined within each category.

Separation of Settlements by Green Gaps and Wedges

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

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

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

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

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

2.29 Major development in the wider tracts of open countryside could create further development pressures leading to the coalescence of settlements. The open land between Wokingham and Crowthorne to the east of the Reading/Guildford railway line is subject to particular pressures and is therefore identified in the Structure Plan supporting text (para. 5.28) to Policy C6. The Council will continue to protect the wider tracts of open countryside between other settlements, such as between Wokingham, Hurst and Twyford and the Loddon Valley between Aborfield Cross and Shinfield.

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

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

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

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

THE GREEN GAPS AND WEDGES ARE IDENTIFIED ON THE PROPOSALS MAP.

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

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

Central Berkshire Forest

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

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

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

APPENDIX 9

PLANNING PERMISSION

AO

WOKINGHAM DISTRICT COUNCIL

LOCAL GOVERNMENT ACT 1972

TOWN AND COUNTRY PLANNING ACT 1990

To: MR C J BUNCE
C/O MR R C GROVES
11 THISTLEDOWN
TILEHURST
READING BERKS RG3 5WE

WOKINGHAM DISTRICT COUNCIL
COUNCIL OFFICES
SHUTE END
WOKINGHAM, BERKS., RG11 1BN

Application No.44442 (F)

Proposal:
DEMOLITION OF EXISTING HOUSE AND ERECTION OF 4 BEDROOM DETACHED DWELLING
WOODPECKERS WAINGELS ROAD CHARVIL

The Wokingham District Council in pursuance of their powers under the above Acts hereby GRANT Planning Permission for the carrying out of the above development in accordance with the application and the accompanying plans submitted by you to the Council subject to compliance with the following conditions the reasons for which are specified thereunder.

01 The development hereby permitted shall be begun before the expiration of five years from the date of this permission.(N4)

01 REASON This condition is deemed to be attached by virtue of Section 91(1) of the Town and Country Planning Act 1990.(N4R)

02 This permission is in respect of the application as amended by the revised drawing No.CB001A received on 21.06.95. (180I)

02 REASON For the sake of clarity.(N8R)

03 Prior to the commencement of development details of the proposed materials shall be submitted to and approved by the Local Planning Authority and no other materials shall be used other than those approved.(219I)

03 REASON Because inadequate details have been submitted with the application.(N9R)

04 No development shall take place until there has been submitted to and approved by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development.(N14)

continued/-

04 REASON In the interests of visual amenity.(N13R)

05 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the District Planning Authority gives written consent to any variation.(N15)

05 REASON In the interests of visual amenity.(N13R)

06 Prior to the commencement of development details of measures to be taken to protect existing trees from damage during development shall be submitted to and approved by the Local Planning Authority and carried out in accordance with the approved details. (222i)

06 REASON To ensure that existing trees are protected during development. (N16R)

07 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order) no additional window or other opening shall be constructed in the first floor or above east side elevations of the development hereby permitted without the prior written permission of the District Planning Authority.(181I)

07 REASON In order to protect the privacy of neighbouring dwellings.(N20R)

08 No construction work of any sort within the area covered by the application shall take place between the hours of 7.00 pm and 7.00 am on Mondays to Saturdays and no construction work at all shall take place on Sundays or Bank Holidays except with the prior written consent of the District Planning Authority.(N25)

08 REASON In the interests of amenity and to prevent undue disturbance to existing residential properties.(N25R)

09 The existing dwelling and all kennels and outbuildings shall be demolished and removed from the site prior to occupation of the proposed dwelling.(182I)

09 REASON In order to protect the rural character of the locality.(N30R)

10 The existing eastern access to the site shall be stopped up, its use abandoned and the footway and verge crossings reinstated in accordance with details to be submitted to and approved by the Local Planning Authority prior to occupation of the proposed dwelling. (183I)

10 REASON In the interests of road safety.(N54R)

11 No other development of the site shall take place until the access has been re-constructed and surfaced in accordance with the approved plans.

continued/-

(184I)

11 REASON In the interests of road safety. (N54R)

12 No development shall commence until all the visibility splays shown on the approved drawings have been provided. All these areas shall thereafter be kept free of all obstructions to visibility over a height of 0.6 metres. (185I)

12 REASON In the interests of road safety. (N54R)

13 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order), the garage accommodation on the site shall not be used for any purpose, other than as garage accommodation unless permission has been granted by the Local Planning Authority on an application made for the purpose. (N70)

13 REASON To ensure that garage accommodation is retained on the site in accordance with the Local Planning Authority's Vehicle Parking Standards. (N70R)

14 The dwelling shall not be occupied until vehicle parking and turning space has been provided in accordance with the approved plan. The space shall thereafter be kept available for parking and turning at all times. (186I)

14 REASON In the interests of road safety. (N54R)

INFORMATIVES:-

The Technical Director (Highways Development Control & Street Works) of the Babtie Group Public Services Division should be contacted at Shire Hall, Shinfield Park, Reading RG2 9XG Tel: 0734-234670 to agree the access construction details before any work is carried out within the highway. (HI2)

The Developer or Agent is requested to contact the Council's Engineer regarding the following informative(s). (669)

Full details of all foul and surface water drainage proposals shall be submitted to the Council's Engineer and approved by the District Council before commencement of the development. (671)

Soak-aways shall be designed and constructed in accordance with Building Research Establishment Digest 151. (679)

All existing land drainage disturbed shall be replaced or relaid as near as possible to its original position and subject to the approval of

continued/-

the Engineer, shall be connected to the surface water drainage system.(687)

No public foul sewer available.(702)

No public surface water sewer available.(703)

The use of soakaways is subject to satisfactory testing in accordance with Building Research Establishment Digest No. 151.(708)

Date. 18th July 1995 ..... C.D. Rummer .....
Head of Development Control

N.B. A statement of the applicant's rights is attached

This permission or approval is for the purposes of the Town and Country Planning Act 1990 only. Approval may also be required under the Building Regulations.

Note: Would you please ensure that the Red Public Notice relating to this planning application which the Council sent to you to put on display is now removed, if this has not already been done. This will avoid any confusion by local residents as to whether further applications have been made, and will assist in keeping the countryside and townscapes tidy.

INFORMATIVE: If this planning permission relates to the erection or extension of a building, then the following section applies:-

BERKSHIRE ACT 1986- SECTION 32: ACCESS FOR FIRE BRIGADE

(1) Except as provided in subsection (2) below, where plans for the erection or extension of a building are deposited with a district council in accordance with building regulations, the district council shall reject the plans unless, after consultation with the fire authority, they are satisfied that the plans show:-

(a) that there will be adequate means of access for the fire brigade to the building or, as the case may be, to the building as extended; and

(b) that the building or, as the case may be, the extension of the building will not render inadequate existing means of access for the fire brigade to a neighbouring building.

continued/-

(2) No requirement concerning means of access to a building or to a neighbouring building shall be made under this section in the case of a building to be erected or extended in pursuance of a planning permission granted upon an application made under the Act of 1971, unless notice of the provisions of this section is endorsed on or accompanies the planning permission.

(3) Section 16(7) and (8) and section 36(2) to (6) of the Building Act 1984 (notice of rejection or passing of plans and enforcement of requirements) shall apply as if this section were a section of the said Act of 1984.

(4) Any person aggrieved by the action of the district council in rejecting plans under this section may appeal to a magistrates' court.

(5) In this section references to the adequacy or inadequacy of means of access for the fire brigade shall be construed as references to a means of access adequate or, as the case may be, inadequate for use for fire-fighting purposes by members of one or more fire brigades and their appliances.

APPENDIX 10

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

NOTIFICATION OF CONSENT FOR PLANNING PERMISSION

Mr & Mrs D Jeffery
C/o Investment Homes (Newbury) Ltd
New Market House Market Street
Newbury
Berkshire
RG14 5DP

Application No 96/63308/F

Parish CHARVIL PARISH

Proposal PROPOSED ERECTION OF THREE BEDROOM DWELLING

Location Briafield Kennels Waingels Road Lands End Charvil

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **GRANT PLANNING PERMISSION** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

CONDITIONS :

01
The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
02
This permission is respect of the application as amended by the revised drawings 1383/03 and 1383/04 received with the Agents letter dated 15.4.96.
03
Prior to the commencement of the development details of the proposed materials shall be submitted to and approved by the Local Planning Authority.
04
Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that order) no development shall take place under the terms of Class A,B,C & E Part 1 of schedule 2 of that order.
05
Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that order) no additional window or other opening shall be constructed in the west side of the development.
06
No construction work of any sort within the area covered by the application shall take place between the hours of 7.00 pm and 7.00 am on Mondays to Saturdays and no construction work at all shall take place on Sundays or Bank Holidays.
07
Provision shall be made for services to be placed underground. No overhead wire or cables or other form of overhead servicing shall be placed over or used in the development of the application site.
08
The temporary residential accommodation on the site shall be removed from the site within 3 months of the first occupation of the permanent dwelling hereby approved.

09
No development shall be commenced until the existing fence along the Waingels Road site frontage has been set back a minimum of 2.5 metres from the adjoining carriageway edge. This fence shall thereafter be retained at this location and no obstruction to visibility placed in front of that fence.
10
The dwelling hereby permitted shall be occupied only by the owner/manager or an employee of the kennels business on the site (and their family living with them).

REASONS :

01
This reason is deemed to be attached by virtue of Section 91(1) of the Town and Country Planning Act 1990.
02
For the sake of clarity.
03
REASON: Because inadequate details have been submitted with the application.

04
In order protect the character and amenities of the locality.
05
In order to protect the privacy of neighbouring dwellings.
06
In the interests of amenity and to prevent undue disturbance to existing residential properties.
07
To prevent harm to the appearance of the locality.
08
REASON: In order to protect the rural character of the locality.
09
In the interests of road safety.
10
The dwelling is permitted to satisfiy a specfic need and would not other wise have been permitted in the rural area.

Date 13 May 1996

Head of Development Control

Note Would you please ensure that the Red Public Notice relating to this planning application which the Council sent to you to put on display is now removed, if this has not already been done. This will avoid any confusion by local residents as to whether further applications have been made, and will assist in keeping the country side and townscapes tidy.

The Planning Inspectorate APPENDIX 11

Room 1404
Tollgate House
Houlton Street
Bristol BS2 9DJ

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

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

Date: 07 DEC 1998

Dear Sir

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

3. notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order) (with or without modification), no windows or similar openings shall be constructed at first floor level in either of the side elevations of the development hereby permitted;

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

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

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

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

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

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

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

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

Yours faithfully

Michael A. Hillyer

Michael A Hillyer BSc MSc CEng MICE FCIWEM
Inspector

APPEARANCES

FOR THE APPELLANT

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

FOR THE LOCAL PLANNING AUTHORITY

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

INTERESTED PERSONS

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

DOCUMENTS

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

PLANS

Plans A1 - A4	Application plans.

APPENDIX 12

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

NOTIFICATION OF CONSENT FOR PLANNING PERMISSION

Mr M Stirling
C/O Sedgeman Noble Architects
The Studio Highfield Farm Spring Meadows Business Centre
Wargrave
Berkshire
RG10 8PZ

Application No : 99/69393/F

Parish : ST NICHOLAS HURST PARISH

Proposal : PROPOSED ERECTION OF REPLACEMENT DWELLING GARAGE AND STORE. DEMOLITION OF EXISTING DWELLING AND OUTBUILDINGS

Location : THE WHITE COTTAGE WOKINGHAM ROAD HURST

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **GRANT PLANNING PERMISSION** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

CONDITION(S) :

01
The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

02
Construction operations for which noise is audible at the site boundary shall only be carried out between 0730 and 1800 hours Monday to Friday, 0800 and 1300 Saturdays and at no time on Sundays, Bank or Public Holidays without prior agreement in writing from the Local Planning Authority.

03
No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3 metres in depth below existing ground level.

04
No solid, or waste matter shall be deposited so that it passes or is likely to pass into any water course.

05
The area shown on the permitted drawings for vehicle parking and garaging shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

06
The dwelling shall not be occupied until space has been provided within the curtilage for vehicles to turn so that they may enter and leave the site in a forward gear and this space shall thereafter be maintained at all times for this purpose.

07
The proposed outbuildings shall always remain ancillary to and not be sold, leased or otherwise disposed of separately from the main dwelling.

08
The gates shall be set back at least 5m from the highway boundary and shall open away from the public highway.
09
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; hard surfacing materials; proposed finished levels or contours; vehicle and pedestrian access and circulation areas; proposed and existing functional services above and below ground.
10
All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season (1st November - 31st March) following the first 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 dangerous, damaged or diseased shall be replaced in the next planting season with others of similar size and species.
11
Existing trees, hedgerows and shrubs identified on the approved plans for retention shall not be damaged or destroyed, nor shall they be uprooted, felled or pruned for a period of 5 years after completion of the permitted development. Any trees shrubs or hedgerows removed or which die or become dangerous, damaged or diseased before the end of that period shall be replaced with new trees, shrubs or hedging species of such size, species and in such number and position as may be agreed in writing by the Local Planning Authority before the end of the first available planting season following their loss or removal (November - March inclusive).
12
Before the building operations hereby permitted are commenced, details and samples of the windows, doors and rain water goods shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.
13
The building hereby approved shall only be constructed in the following materials hereby approved:
Ibstock handmade Heather Red SW4301
Ibstock handmade Light SW4302
Ibstock Restoration Red
Pattern brickwork - Ryedale Blue
Handmade plain clay tile from Tudor Roof Tile Co 'Medium Antique'
Handmade Ornamental Tile Club No. 32
Ornamental ridge tile
Any deviation from these materials will require the submission of fresh proposed external materials. These will need to be approved in writing by the Local Planning Authority.

REASON(S) :
01
In pursuance of Section 91(1) of the Town and Country Planning Act 1990.
02
In the interests of residential amenity.
03
To prevent pollution of groundwater.
04
To prevent pollution of the water environment.
05
Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.
06
In the interests of highway safety.

07
To ensure an additional unit is not created to the detriment of the rural character of the countryside.
08
In the interests of highway safety.
09
In the interests of visual amenity.
10
In the interests of visual amenity.
11
In the interests of visual amenity.
12
In the interests of visual amenity.
13
In the interests of visual amenity.

Date 17 May 1999

C.E. Kinmer

Development Control Manager

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations. The applicant should contact the Building Control Section of the District Council's Environmental Services for further information.

Note Would you please ensure that the Red Public Notice relating to this planning application which the Council sent to you to put on display is now removed, if this has not already been done. This will avoid any confusion by local residents as to whether further applications have been made, and will assist in keeping the country side and townscapes tidy.

The Planning Inspectorate

APPENDIX 13

Room 1404
Tollgate House
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GTN 1374 - 8927
E-mail ENQUIRIES.PINS@GTNET.GOV.UK

Development Land & Planning Consultants Ltd
Ritz Plaza House
10 Denton Road
WOKINGHAM
Berkshire
RG40 2DX

RECEIVED
- 2 OCT 1998

Your reference:
BKS/171
Our reference:
T/APP/X0360/A/98/297281/P8
Date:
01 OCT 1998

Dear Sirs

TOWN AND COUNTRY PLANNING ACT 1990, SECTION 78 AND SCHEDULE 6
APPEAL BY D HOWE
APPLICATION NO:- 98/67185/F

1. The Secretary of State for the Environment, Transport and the Regions has appointed me to determine your client's appeal against the decision of the Wokingham District Council to refuse planning permission for the demolition of the existing dwelling and outbuildings and the erection of a replacement dwelling and detached garage at Oakview, Park Lane, Finchampstead. I have considered all the written representations together with all other material submitted to me. I inspected the site on 15 September 1998.

2. From what I saw on my visit, and from my reading of the written representations, I consider the issue in this case is the effect of the proposal on the rural character of the area.

3. The development plan is the Berkshire Structure Plan, adopted in 1995, and the South East Area Local Plan, adopted in 1994. Relevant policies allow the replacement of existing buildings. Policy SC1 of the Local Plan seeks to maintain a clear separation between settlements within the plan area, while Policy SC18 allows the replacement of dwellings in rural areas, subject to certain criteria.

4. A district-wide Local Plan is has reached deposit stage, and carries weight as a material consideration commensurate with its progress towards adoption. Policy WCC2 continues the policy of maintaining separation of settlements and seeks to resist development in green wedges which would detract from their open countryside appearance and character. There is no policy on replacement dwellings, although reference is made to Policy WCC7, dealing with extensions to dwellings in the countryside, which will be acceptable provided there is no significant alteration to the scale of the dwelling and the scale of development on site.

5. Local Plan Policy SC18 sets out three criteria for replacement dwellings. Firstly, the building to be replaced is not of architectural or historic interest. This is the case here.

100%
ed Paper

Secondly, the siting and design of the new development should have minimum impact on the rural environment. The proposed dwelling would be for the most part screened from the road by the hedge, and would occupy a similar position within the site as the existing bungalow. The key criterion is therefore the third, which is whether the size of the new development will significantly exceed that of the existing property both in height and floor area.

6. Oakview is a bungalow with a high ridge height. The proposed replacement two-storey dwelling would have a ridge height slightly lower than that of the existing bungalow, but its floor area would be considerably larger, although you point out that the actual increase would be less if permitted development rights to extend the roof of the bungalow were taken up.

7. In assessing whether the proposed new dwelling would 'significantly' exceed the size of the existing property, in terms of height and floor area, some guidance is given by what has been permitted on the adjoining site, 'Norton', where a replacement chalet bungalow is under construction. You point out that the floor area of the new building is over 300 percent larger than the original dwelling, comparable to what is proposed at Oakview.

8. The explanatory text to Policy SC18 refers to replacement dwellings not occupying 'a larger area of the site' than the building being replaced. In this case, the new building would have a footprint broadly comparable with that of the existing buildings being replaced.

9. Taking these points into account, it seems to me that what is now proposed would not significantly exceed the height and floor area of the existing property. It would therefore satisfy the requirements of Policy SC18. I conclude that the proposal would not adversely affect the rural character of the area, and would accord with relevant local planning policies.

10. I shall therefore allow this appeal. I consider, however, that permission should be subject to a number of conditions. In particular, to maintain the rural character of the area, permitted development rights for extensions should be withdrawn. I shall also impose conditions requiring a landscaping scheme and would expect the scheme to pay particular attention to the western boundary of the property where the existing garages are to be removed. I shall also require, as suggested by the council, that the garage, parking and turning areas be kept available for these purposes in the interests of highway safety, and that the hours of construction work be limited to protect the amenities of neighbouring residents.

11. I have considered all the other matters raised in the representations, but, in my opinion, none are sufficient to outweigh the factors which have led to my decision.

12. For the above reasons, and in exercise of powers transferred to me, I hereby allow this appeal and grant planning permission for the demolition of the existing dwelling and outbuildings and the erection of a replacement dwelling and detached garage at Oakview, Park Lane, Finchampstead in accordance with the terms of the application no. 98/67185/F dated 19 February 1998 and the plans submitted therewith, subject to the following conditions:

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

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

3. all planting, seeding and 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 five 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

4. no construction work shall take place outside the hours of 0700 to 1900 on Mondays to Fridays and 0700 to 1330 on Saturdays. There shall be no construction work on Sundays or Bank Holidays

5. notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order), no development within Classes A, B and C of Part 1 of Schedule 2 shall be carried out without the prior approval of the local planning authority to an application on that behalf

6. the areas shown on the approved drawing for vehicular parking, garaging and turning shall be kept available for such use and no development, whether or not permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that order), shall be carried out on the land so shown or in such a position as to preclude vehicular access to these areas

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

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

Yours faithfully

Peter Horridge

P G HORRIDGE BSc DipTP FRICS MRTPI
Inspector

PLANS

A	Application plan TDM/2259/33.
B	Application plan TDM/2259/35.
C	Application plan TDM/2259/20 Rev D.
D	7/55, approved plan.
E	12176, approved plan.
F	19101, existing site plan.
G	19101, proposed extension plan.
H	99/69170/F, TDM 2259/20.
I	99/69170/F, TDM 2259/21.
J	99/69170/F, TDM 2259/22.
K	99/69557/F, TDM 2259/20 Rev A.
L	99/69557/F, TDM 2259/21 Rev B.
M	99/69557/F, TDM 2259/22 Rev A.
N	99/70482/F, TDM 2259/20 Rev B.
O	99/70482/F, TDM 2259/32.
P	44442(F), CB001
Q	44442(F), CB002.
R	96/63308/F, 1383/01/A.
S	98/67207/F, 158/98/03A.
T	99/69393/F, WCH/11.
U	99/69393/F, WCH/13.
V	99/69393/F, WCH/21.
W	98/67185/F, 1123/02.

The Planning Inspectorate

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

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

PLANNING SERVICES HPT
POL
DC
Your Ref: F/2000/0465

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

Our Ref: APP/X0360/A/00/1044982

Date: 30 October 2000

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR C SOLLESSE
SITE AT WOODSIDE, BEGGARS HILL ROAD, LANDS END, 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:

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

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

Yours faithfully

Miss A Bibi

COVERDL1

Tel. (0118) 974 6448 (Direct Line)
Date. July 5, 2000
My ref: F/2000/0465
Your ref: BKS/157

file copy

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

Development Land & Planning Consultants Ltd
Ritz Plaza House
10 Denton Rd
Wokingham
Berks
RG40 2DX

Dear Sirs

APPEAL BY: **Mr C Sollesse**
SITE: **Woodside, Beggars Hill Rd**

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

I have also sent a copy to The Planning Inspectorate.

Yours faithfully

Denise Gumbrell
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date: July 5, 2000
My ref: F/2000/0465
Your ref: APP/X0360/A/00/1044982

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

file copy

Mrs C Bate
The Planning Inspectorate
Room 1004
Tollgate House
Houlton Street
BRISTOL
BS2 9DJ

Dear Mrs Bate

APPEAL BY: **Mr C Sollesse**
SITE: **Woodside, Beggars Hill Rd, Lands End, Twyford**

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

Yours sincerely

Den Gumbrell
Appeals Assistant

Enc

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr C Solesse
C/O Development Land & Planning Consultants Ltd
Ritz Plaza House
10 Denton Road
Wokingham
Berks
RG40 2DX

Application Number: F/2000/0465

Parish:	**CHARVIL**
Location:	**Woodside, Beggars Hill Road, Lands End, Twyford, Reading.**
Proposal:	**Proposed demolition of existing dwelling & outbuildings. Erection of replacement dwelling and garage block.**

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

Reason

1. This proposal, due to its siting, scale and massing would detract from the open nature of the rural area and, as such, would be detrimental to the character and apperance of the Green Gap. The proposal is, therefore, contrary to Policies LC1 and LC18 of the Loddon Area Local Plan and WCC2 of the Wokingham District Local Plan.

John Mitchell
Development Control Manager
Date: 23rd May 2000.

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

Tel. (0118) 974 6448 (Direct Line)
Date. June 30, 2000
My ref. F/2000/0465
Your ref.

file copy

B Tyler
Woodpeckers
Waingels Road
Charvil
Reading
RG10 0UA

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,

TOWN AND COUNTRY PLANNING ACT 1990

APPEAL BY: **Mr C Sollesse**

SITE: **Woodside, Beggars Hill Rd, Charvil**

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

As your interests might be affected, you can give your views on the appeal in writing by sending them, within 28 days of this letter to Mrs C Bate, The Planning Inspectorate, Room 1004, Tollgate House, Houlton Street, Bristol, BS2 9DJ quoting reference APP/X0360/A/00/1044982.

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

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

The Planning Inspectorate will send the decision on this appeal only to those persons who ask to be notified.

Yours faithfully

Denise Gumbrell
Appeals Assistant

Reproduced from the Ordnance Survey map with the permission of the Controller of Her Majesty's Stationary Office.
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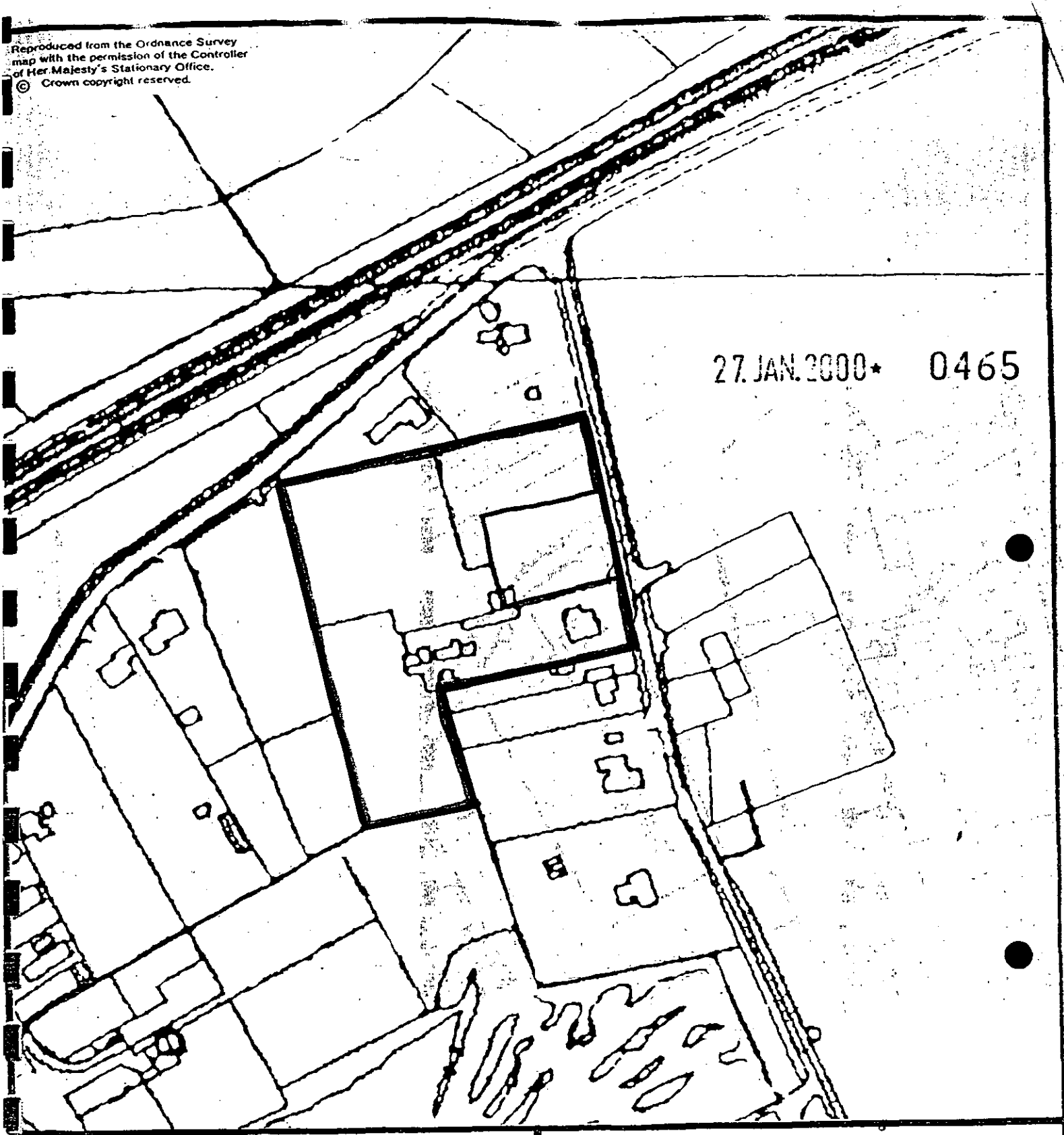


27 JAN 2000* 0465

CLIENT

Mr & Mrs Sollesse

PROJECT

Woodside, Beggars Hill Road, Charvil

DEVELOPMENT LAND & PLANNING CONSULTANTS LTD
3 RUSH COURT, GROVE PLACE, BEDFORD, MK40 3JT
TELEPHONE: (01234) 273626 FACSIMILE: (01234) 273836
E. MAIL dlpbedford@kbnet.co.uk

Date	Rev	Drawn By
		sj
Scale 1:2000	OS Ref	Checked
Drawing no. BKS151		am

DRAWING TITLE

DLP 2 SITE PLAN

The Planning Inspectorate

FOR OFFICIAL USE ONLY
Date received

PLANNING APPEAL

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

A. INFORMATION ABOUT THE APPELLANT(S)

Full Name: Mr C Sollesse

Address: c/o Agent

Postcode: ..... Reference: .....
Failure to provide the postcode may cause delay in processing your appeal.

Daytime Telephone No: ..... Fax No: .....

Agent's Name (if appropriate): Development Land & Planning Consultants Ltd

Agent's Address: Ritz Plaza House, 10 Denton Road
Wokingham, Berkshire

Postcode: RG40 2DX Reference: BKS/157
Failure to provide the postcode may cause delay in processing your appeal.

Daytime Telephone No: 0118 978 9595 Fax No: 0118 978 6551

B. DETAILS OF THE APPEAL

Name of the Local Planning Authority (LPA): Wokingham District Council

Description of the Development:

Proposed demolition of existing dwelling and outbuildings.
Erection of replacement dwelling and garage block.

Address of the Site:

Woodside, Beggars Hill Road, Charvil

Postcode:
Failure to provide the postcode may cause delay in processing your appeal.

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

Date and LPA reference number of the application you made and which is now the subject of this appeal:

25.1.00 F/2000/0465

Date of LPA notice of decision (if any):

23.5.00

Are there any outstanding appeals for this site eg Enforcement, Lawful Development Certificate etc? If so please give details and any Planning Inspectorate reference number here:

None

C. REASON FOR THE APPEAL

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

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

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

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

Or the failure of the LPA:-

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

D. CHOICE OF PROCEDURE

CHOOSE ONE OF THE FOLLOWING TYPES OF PROCEDURES - These are described fully in the booklet "A guide to planning appeals" which accompanied this form.

1. WRITTEN REPRESENTATIONS ☑

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

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

.....

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

E. ESSENTIAL SUPPORTING DOCUMENTS

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

1. The application submitted to the LPA; ☑

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

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

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

5. Other relevant correspondence with the LPA; please identify the correspondence by date or otherwise: 4.2.00, 27.3.00, 12.5.00 ☑

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

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

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

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

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

F. APPEAL SITE OWNERSHIP DETAILS

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

SITE OWNERSHIP CERTIFICATES

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

CERTIFICATE A

I certify that:

On the day 21 days before the date of this appeal nobody, except the appellant, was the owner (see Note (i) of the guidance notes) of any part of the land to which the appeal relates.

OR

CERTIFICATE B

I certify that:

I have/the appellant has *given the requisite notice to everyone else who, on the day 21 days before the date of this appeal, was the owner (see Note (i) of the guidance notes) of any part of the land to which the appeal relates, as *listed below.*

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

I further certify that:

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

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

OR

*• I have/the appellant has *given the requisite notice to every person other than my/him/her*self who, on the day 21 days before the date of the appeal, was a tenant of an agricultural holding on all or part of the land to which the appeal relates, as follows:

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

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

Signed ..... (on behalf of) Mr C Sollesse

Name (in capitals) J BAILEY Date 12 June 2000

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

See attached statement.

PLEASE SIGN BELOW

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

Signed ..... (on behalf of) Mr C Sollesse

Name (in capitals) J BAILEY Date 12 June 2000

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

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

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

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

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

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

♦ **3RD COPY: For you to keep**

The Planning Inspectorate

Room 1004
Tollgate House
Houlton Street
Bristol BS2 9DJ

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

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

Your Ref:
F/2000/0465

Our Ref:
APP/X0360/A/00/1044982

16 June 2000

PLANNING SERVICES | HPT
POL | TLS
DC | ENF
APP
CS
20 JUN 2000
COPIES TO: | ACK:
FILE:

30776

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR C SOLLESSE
SITE AT WOODSIDE, BEGGARS HILL ROAD, LANDS END, TWYFORD, READING

I have received an appeal form and accompanying documents for this site. I am the case officer. I am checking the papers and if I need further information, or if for legal reasons the appeal is not acceptable, I will write again.

The appellant has chosen the written procedure. The date of this letter is the starting date for the appeal. Unless you tell me otherwise, I will assume that you do not wish to exercise your right to be heard.

As you know, if you agree to the written procedure, you are required to:

- **Within 5 working days** - notify interested persons who were required to be consulted on the original planning application, and all those who made representations at application stage, that an appeal has been made. You should tell interested persons that any comments they have on the appeal should be made in writing and sent directly to me within the next 28 days. **Please also tell them that if they wish to receive a copy of the appeal decision letter, they must write to me asking for one.**

- **Within the next 14 days** - send the appellant and me, a completed appeal questionnaire together with all the necessary enclosures.

- **Within the next 28 days** - send the appellant and me, any further statement you wish to make, if the questionnaire and supporting documents do not comprise your case. Please keep the statement concise as recommended in Appendix 1 of DOE circular 15/96.

We will arrange for our inspector to visit the appeal site and will send you details.

You should keep to the timetable set out above. Inspectors will not accept representations at the site visit, nor will they wait for representations. Having drawn your attention to the timetable, I will not send reminders to you or the appellant.

Please send any further correspondence to me, giving the full appeal reference number. If you have any questions, please contact me.

Yours faithfully

Mrs C M Bate
102

Planning obligations – section 106 agreements

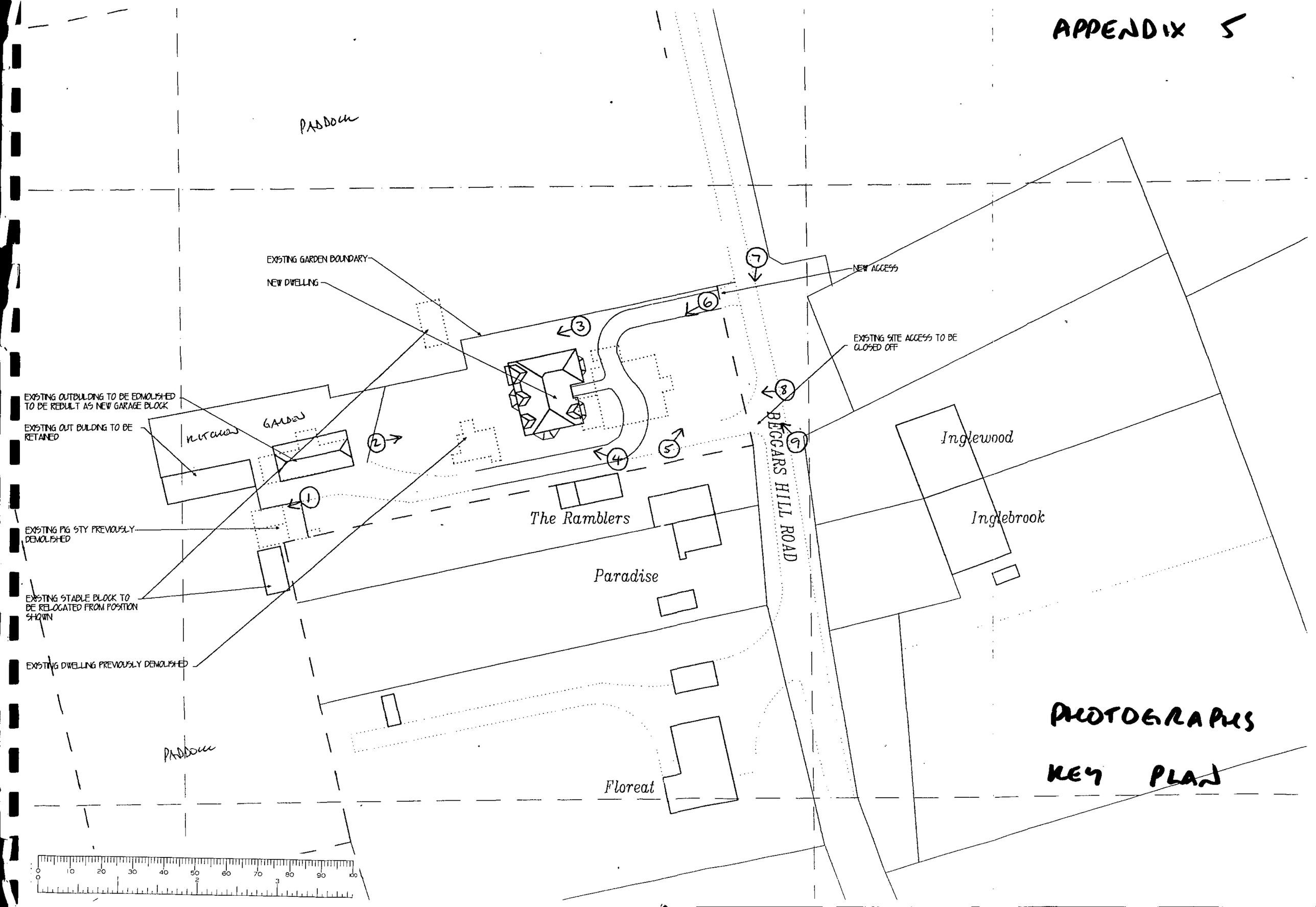
A planning obligation, often referred to as a section 106 agreement, is either a legal agreement made between the LPA and a `person interested in the land', or a legally binding undertaking signed unilaterally by a person `interested in the land'.

If you intend to rely on an obligation made under section 106 and your appeal is being dealt with by written representations, we must receive a completed, signed and dated copy before the date of the site visit.

If your appeal is being dealt with by a hearing or inquiry, we must receive a final draft of the obligation 5 working days before the hearing or inquiry opens. Obligations should be completed by the close of the hearing or inquiry.

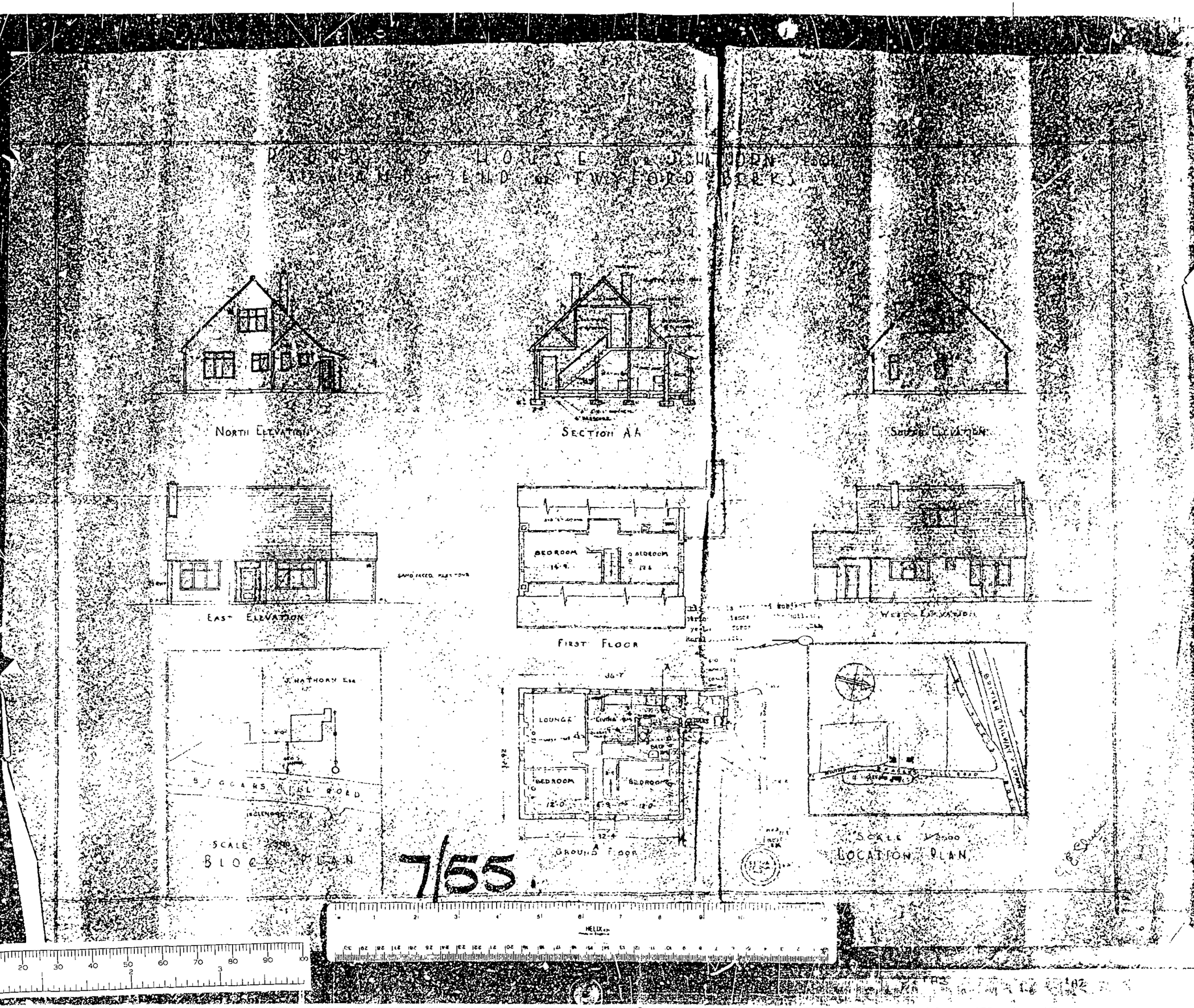
An Inspector will not normally delay the issue of a decision to wait for the completion of an obligation.

APPENDIX 5



PHOTOGRAPHS KEY PLAN

PLAN D



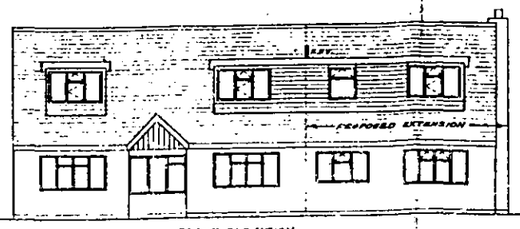
PROPOSED HOUSE FOR J. HATHORN ESQ.
AT HANDS END OF TWYFORD BERKS
NORTH ELEVATION
SECTION AA
SOUTH ELEVATION
EAST ELEVATION
SAND FACED PLASTONS
BEDROOM
BEDROOM
FIRST FLOOR
WEST ELEVATION
J. HATHORN Esq.
BEGGARS HILL ROAD
SCALE 1/2500
BLOCK PLAN
LOUNGE
BEDROOM
BEDROOM
GROUND FLOOR
SCALE 1/2500
LOCATION PLAN
7/55

PLAN 6

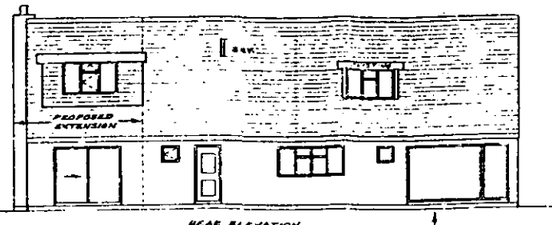
12176

27 NOV 1979

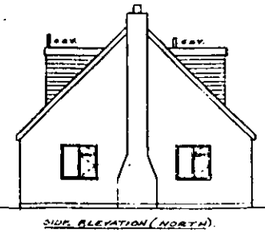
12176.



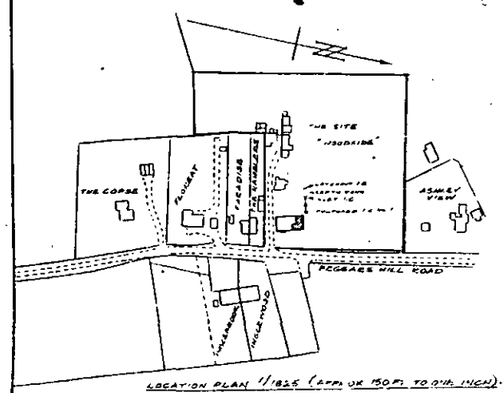
FRONT ELEVATION



REAR ELEVATION

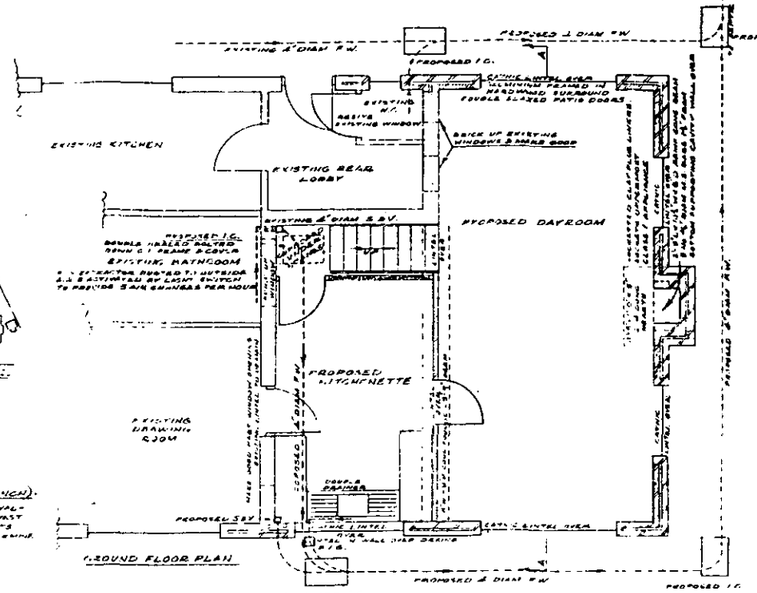


SIDE ELEVATION (NORTH)

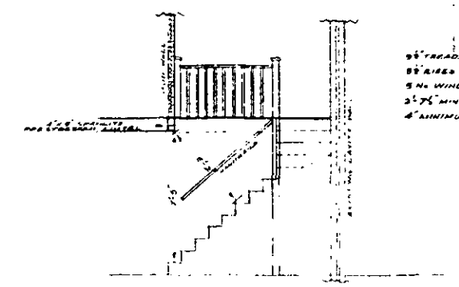


LOCATION PLAN 1/1250 (APPROX 150 FT TO AN INCH).

SEPTIC TANK TO BE "SITECON" - REGLASS OR SIMILAR - LTD TO L.A'S APPROVAL COMPLETELY WATERTIGHT - MINIMUM CAPACITY OF 100 CUBIC FEET WITH LOWEST INVERT LEVEL AND MINIMUM 30 FEET AWAY ANY BUILDING. PIPES TO TAKE TO ADJACENT GROUND TO BE CARRIED OUT AS REQUIRED BY L.A TO DETERMINE LAND DRAINAGE REQUIREMENTS

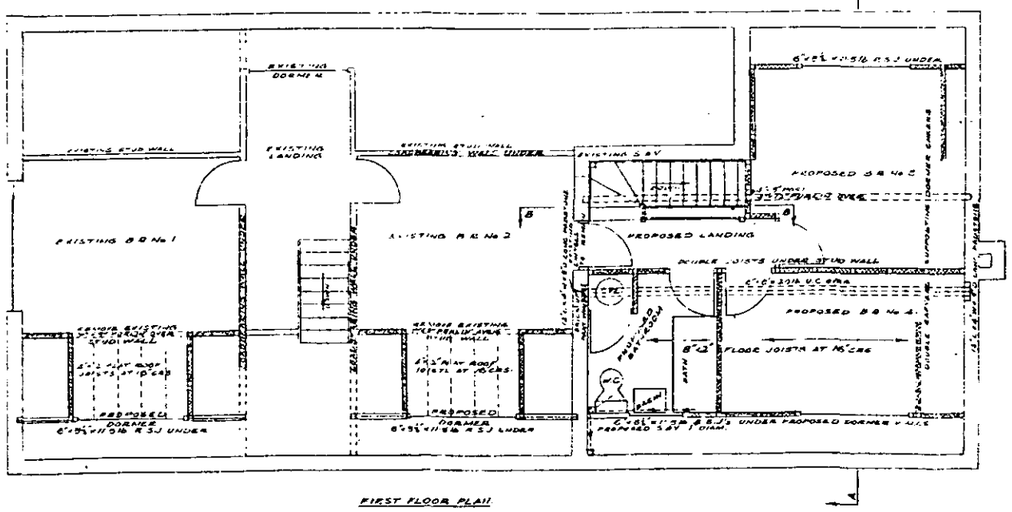


GROUND FLOOR PLAN

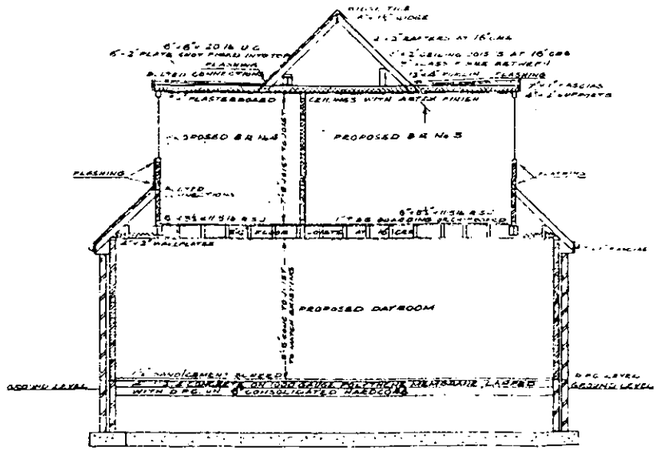


STAIRCASE DETAILS - SECTION B-B

9" TREADS - CHAMFERED NOSINGS
8" RISES 13 No
5 No WINDERS @ 7° INCLINE
2'-7½" MINIMUM CLEARANCE BETWEEN HANDRAILS
4" MINIMUM CLEARANCE BETWEEN BALUSTERS



FIRST FLOOR PLAN



SECTION A-A

0 10 20 30 40 50 60 70 80 90 100

0 1 2 3

ORIENTATION

NOTES

FOUNDATIONS TO BE TO L.A'S APPROVAL AND TAKEN DOWN TO A SUITABLE LOAD BEARING STRATUM MINIMUM 3'-6" BELOW GROUND LEVEL, MINIMUM 2'-6" x 9" 3:1 CONCRETE LINKED AT LEAST 6" INTO EXISTING FOUNDATIONS.

[illegible] WALLS TO BE PROPERLY TOOTHED INTO EXISTING AND THE CAVITY CLOSED AT THE TOP OF ALL OUTER WALLS - 4½" FACING BRICKS TO MATCH EXISTING - 2" CAVITY - INNER SKIN AND DIVISION WALL 4" LIGHTWEIGHT BLOCKS WITH ALL INTERNAL FACES RENDERED WITH ¾" SAND/CEMENT AND SKIM COAT.

D.P.C TO BE BITUMINISED FELT "ASTEC" OR SIMILAR [illegible] LAPPED 6" MINIMUM WITH EXISTING D.P.C AND SET 6" MINIMUM ABOVE ADJACENT FINISHED GROUND LEVEL.

NEW WINDOWS TO BE STANDARD SOFTWOOD FRAMED TO MATCH EXISTING - MINIMUM SIZE 1'0" x 2'0" - AREA OF OPENING AREA EQUAL TO 1/10 FLOOR AREA [illegible]

GUTTERING TO BE 4" DIAM HALF ROUND PVC TO 3½" DIAM PVC VERTICAL RAINWATER PIPES TO 4" DIAM CVC PIPES TO BACK RUBBLE SOAKAWAYS MINIMUM 15 FEET FROM ANY STRUCTURE

FINISHED ROOFS TO BE REDLAND TILES TO MATCH EXISTING - ON 1" x 3" BATTENS ON SINGLE LAYER BITUMINISED HESSIAN FELT ON 4" x 2" RAFTERS AT 16" CRS

INTERNAL WALLS TO BE 5" x 2" TIMBER STUDS AT 24" CRS BOTH HORIZONTALLY AND VERTICALLY. ¾" PLASTERBOARD BOTH SIDES WITH THE INTERNAL SPACE COMPLETELY FILLED WITH 3" GLASS FIBRE. COMMON SHEET AND EXTERNAL WALLS UNDER DORMERS TO BE CONSTRUCTED AS ABOVE EXCEPT THAT THE INNER PLASTERBOARD SKIN SHALL BE OMITTED AND THE EXTERNAL SKIN SHALL BE REDLAND PLAIN TILES HUNG AS SPECIFIED ABOVE ON BITUMINISED HESSIAN FELT ON ¾" PLYWOOD

FLAT ROOFS TO BE 3" ASBESTOS CHIPPINGS ON HOT BITUMEN 3 LAYERS - 1 LAYER BITUMINISED ROOFING FELT ON ¾" CHIPBOARD ON 6" x 2" JOISTS AT 16" CRS FIXED TO WALLS WITH 3" x 1" x 1" FOOT RAFTERS TO BS 747 PT 2 & C.P 144, PT 3, 1970

PLUMBING TO BE EXISTING C.I AND NEW 4" DIAM P.V.C SYSTEM TO C.P 304, DEEP SEAL TRAPS AND SEPARATE CONNECTIONS FOR WC'S, BATHS, SINK, BASINS ETC (4½ BARS)

DRAINAGE TO BE TO L.A'S APPROVAL AND IN ACCORDANCE WITH C.P 301, 1939 WITH LESS THAN 5'-0" RUN TO BE 6" DIAM 3:1 BACKED 4" DIAM 1:8 W.C. P.V.C PIPES, CHAMBLE ROUNDS MINIMUM RESIDUARY TWICE BARRED ON ALL FAVIN TO BE BY 1'-0" x 1'-6" CHAMBERS

[illegible] TO BE INSULATED WITH 2" x 1" TIMBER BATTENS WITH 1" x 1" x 1" [illegible] FIXED WITH GALVANISED NAILS AT 12" CRS

[illegible] TO BE EXTERNAL WALLS TO BE [illegible] AT THE 8'-0" CRS CONNECTING INTERNAL WALLS TO THE END GABLE JOISTS

ARCHITECT

PROJECT

TITLE

CONSULTING ENGINEERS

DATE

REF

DRAWING NO

REVISION

SCALE AS SHOWN @ FOUR FEET TO ONE INCH