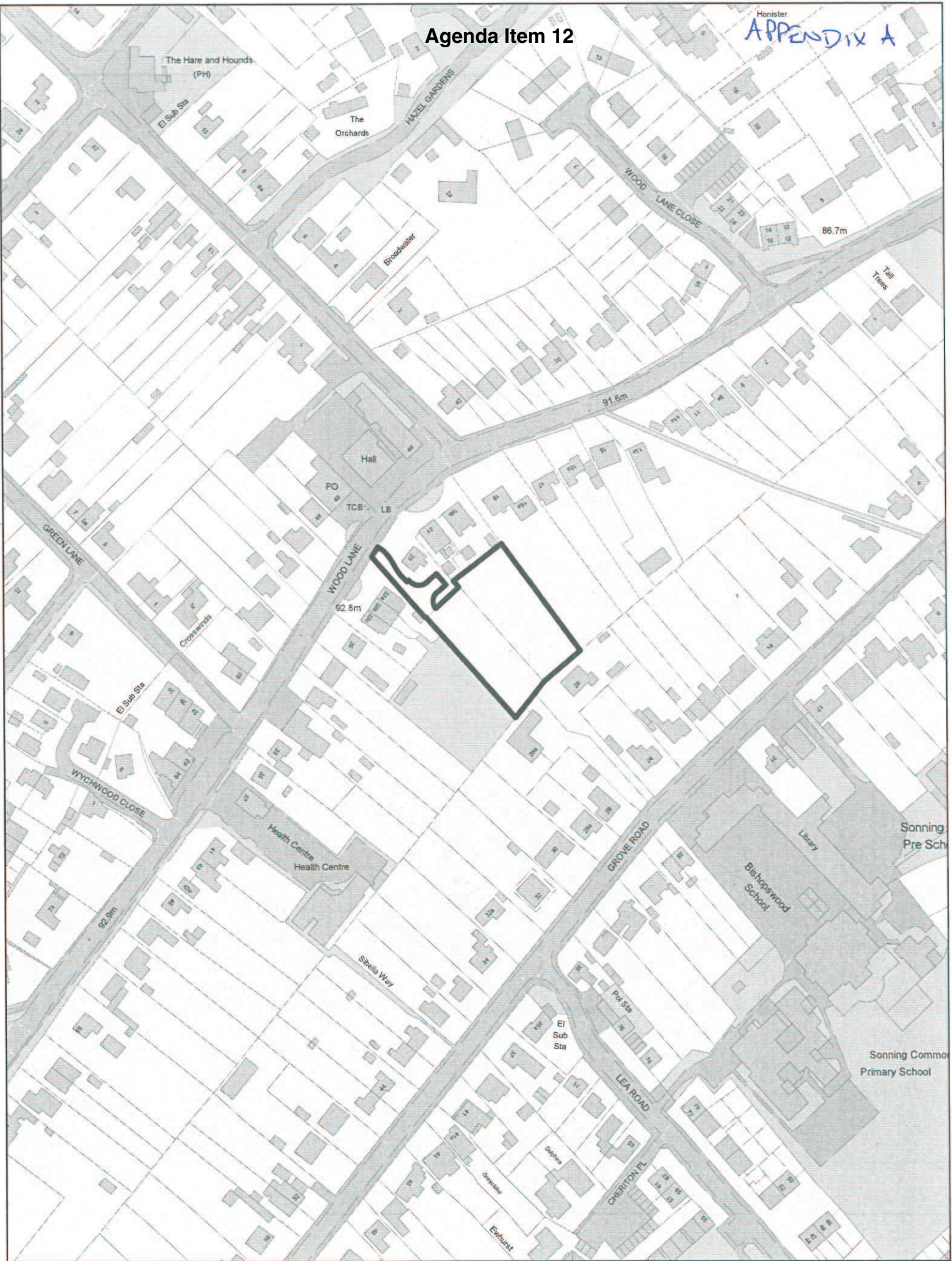


Agenda Item 12

Horister
APPENDIX A



Agenda Item 12

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Location Plan 1:1250



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 Wokingham, RG40 3JH
 Berkshire, UK
 RG40 3JH
 0118 988 0008
 info@daytanner.co.uk
 daytanner.com

CLIENT
 Elegant Homes Ltd (Rdg)
 19b - 23 Wood Lane,
 Sonning Common
 PROPOSED SITE &
 LOCATION PLAN

SCALE 1:500(1:250 REVISION) DN DATE OCTOBER 2013 29996/206 C

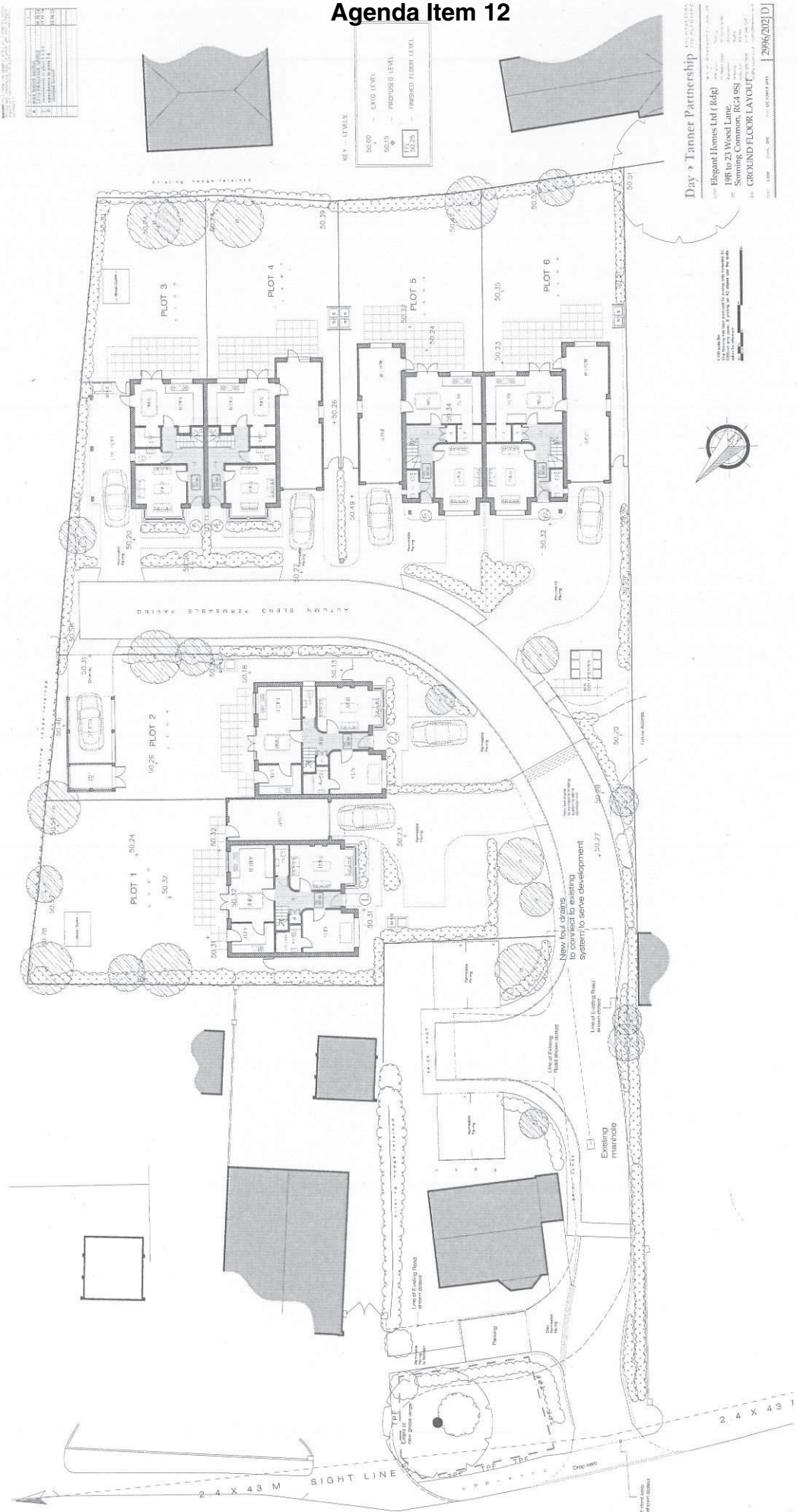


Site Plan 1:500

1:500 scale Bar
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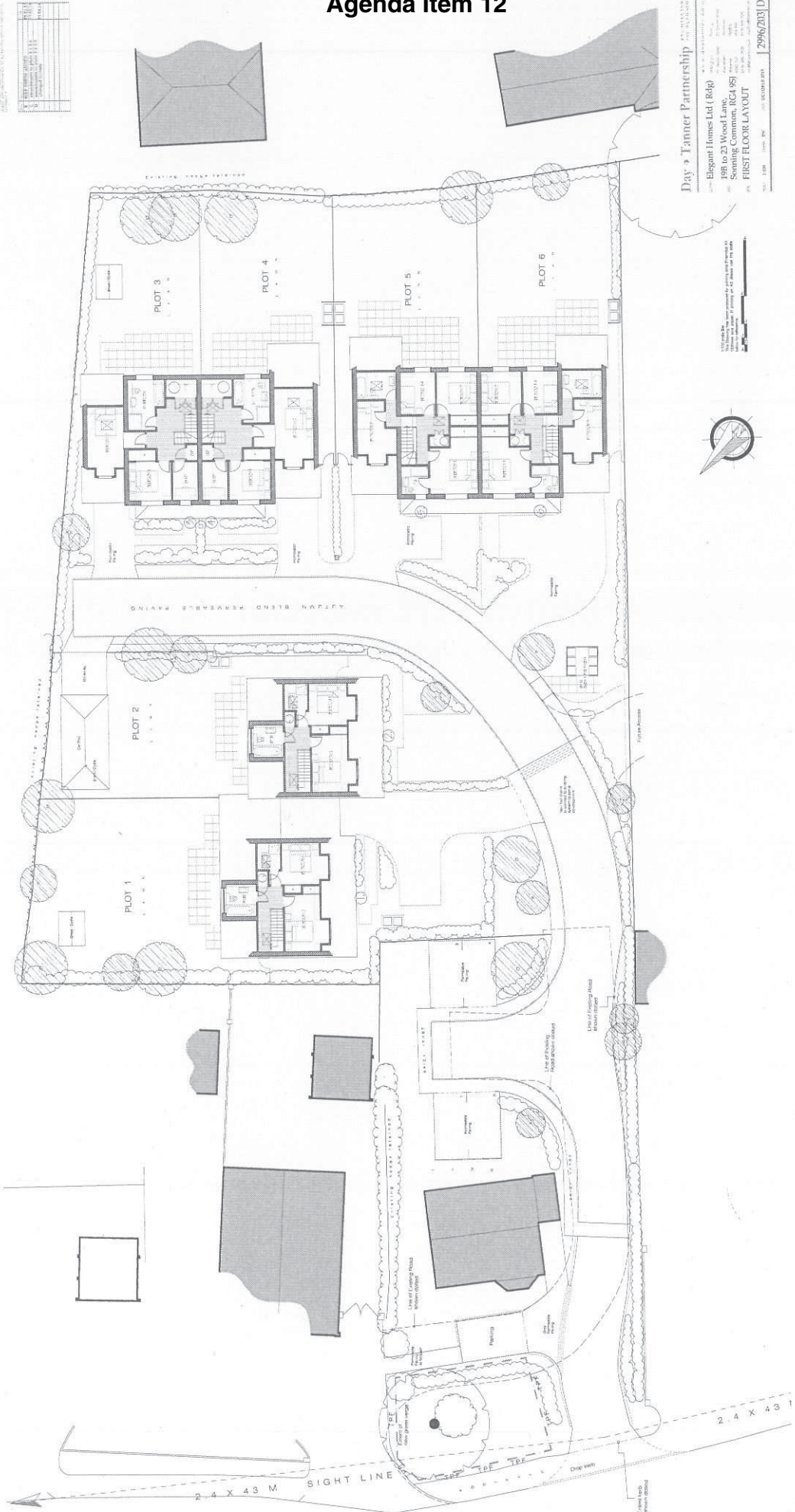
Agenda Item 12



Agenda Item 12

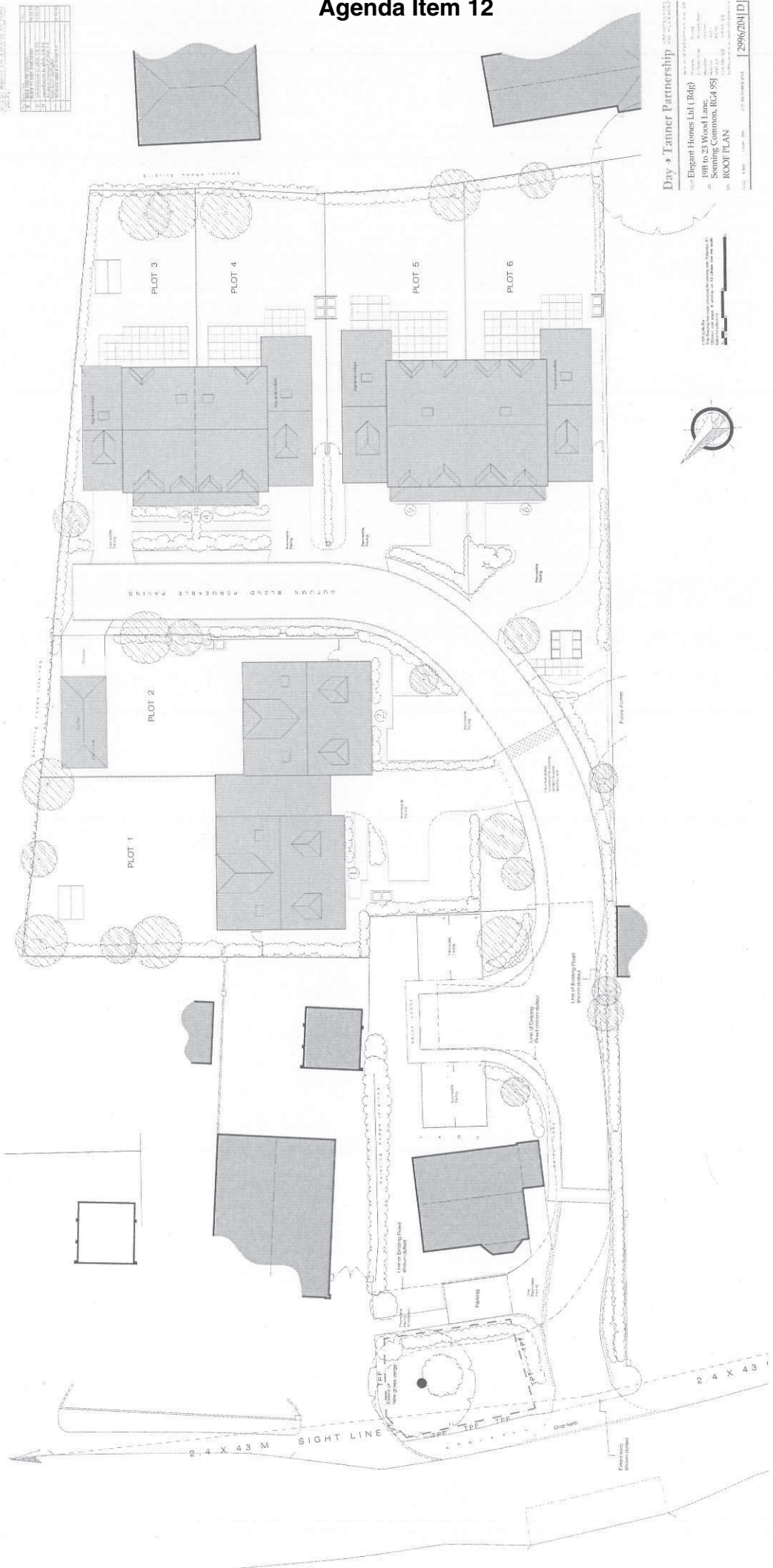
Project Name	Day 2 Fanner Partnership
Client	Elegant Homes Ltd (Rd)
Address	198 to 23 Wood Lane, Sparling Common, RG4 9S
Scale	1:500
Date	29/06/2013
Drawn By	
Checked By	
Project No	

Day 2 Fanner Partnership
 198 to 23 Wood Lane,
 Sparling Common, RG4 9S
FIRST FLOOR LAYOUT
 29/06/2013



Agenda Item 12

1	DATE	20/01/2016
2	BY	MR J TANNER
3	FOR	MR J TANNER
4	REVISION	
5	DATE	
6	BY	
7	FOR	
8	REVISION	
9	DATE	
10	BY	
11	FOR	
12	REVISION	
13	DATE	
14	BY	
15	FOR	
16	REVISION	
17	DATE	
18	BY	
19	FOR	
20	REVISION	



Day + Tanner Partnership
 198 to 23 Wood Lane
 Seaming Common, RG4 9JY
 ROOF PLAN
 20/01/2016
 2996/2016/D



Appeal Decision

Site visit made on 12 April 2013

by **David Fitzsimon MRTPI**

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 16 May 2013

Appeal Ref: APP/Q3115/A/12/2185240

Land to the rear of 19B-23 Wood Lane, Sonning Common, Reading

RG4 9SJ

- 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 Elegant Homes (Reading) Ltd against the decision of South Oxfordshire District Council.
- The application Ref P/12/S1429/FUL, dated 10 July 2012, was refused by notice dated 27 September 2012.
- The development proposed is the construction of 3 x 2-bedroom dwellings and 3 x 3-bedroom dwellings.

Procedural Matter

1. Since the application was refused by the Council, the South Oxfordshire Core Strategy (CS) has been adopted. As a result, several policies of the adopted South Oxfordshire Local Plan (LP) have been modified or replaced. The Council has since outlined the relevant policies of the CS and LP and I have considered the appeal against these, taking into account all other material considerations.

Decision

2. The appeal is allowed and planning permission granted for the construction of 3 x 2-bedroom dwellings and 3 x 3-bedroom dwellings on land to the rear of 19B-23 Wood Lane, Sonning Common, Reading RG4 9SJ in accordance with the terms of the application, Ref P/12/S1429/FUL, dated 10 July 2012, subject to the conditions contained within the attached Schedule.

Main Issue

3. The main issue in this case is the effect of the proposal on the character and appearance of the local area.

Reasons

4. The appeal relates to a large parcel of land at the rear of 19B to 23 Wood Lane. It is located within the central area of the village of Sonning Common which is home to a mix of dwellings types along with a number of shops and other commercial properties.

Agenda Item 12

Appeal Decision APP/Q3115/A/12/2185240

the rear of No. 23C Wood Lane would generate additional vehicle movements at a nearby access. Nevertheless, visibility from the access which would serve the six houses would be satisfactory and adequate off-street parking would be provided. Whilst the access road would be of limited width, it would be lightly trafficked and the turning facility serving No. 23 Wood Lane, which is close to the highway junction and is included within the application site, could be used as a suitable passing place. Taking these factors into account, I have no reason to disagree with the view expressed by the Council's Highway Officer that the development would not pose an undue risk to highway safety.

12. It has been suggested that the development would undermine the function of the village centre and threaten the viability of its shops and other businesses. I disagree and share the reasoning of my colleague Inspector in considering the appeal I have referred to, that future occupiers of the dwellings would be likely to use the local facilities thereby contributing to and supporting the local economy. My view in this regard is reinforced by paragraph 3.2.3 of the SPD which explains that *'increasing the density of development in suitable locations can enhance economic viability, support public transport and social amenities and improve the vitality and integration of an area'*.
13. Concern has been raised that the development amounts to 'garden grabbing', but the site lies is not used as a garden and in any event, it lies within the settlement of Sonning Common where a presumption in favour of appropriate residential development exists. Whilst it has been suggested that the scheme would set an undesirable precedent for similar backland developments, one of the underlying principles underpinning the planning system is that each application and appeal must be determined on its individual merits. It has also been argued that the scheme would prevent any rational redevelopment and modernisation of the village centre, but I have neither seen nor read anything to suggest that this is a realistic proposition.
14. There is no evidence before me which conflicts with the view of the Council's Countryside Officer that the development would not have a harmful impact on local wildlife. Given the separation distances involved and the internal layout of the proposed dwellings, I am also satisfied that the development would not impact unduly on the living conditions of the occupiers of neighbouring dwellings in any way.
15. Sonning Common Parish Council has explained that the village is in the early stages of preparing a Neighbourhood Development Plan and on this basis, argues that the development is premature. It is not clear, however, when this exercise is likely to be complete and regardless, the National Planning Policy Framework directs that where proposals comply with the development plan, as in this case, planning permission should be granted without delay.

Conditions

16. In addition to the standard conditions which limit the lifespan of the planning permission and direct that the development takes place in accordance with the approved plans, the Council has suggested several conditions in the event that the appeal succeeds. I have considered these in light of the advice contained within Circular 11/95: *The Use of Conditions in Planning Permissions*.

Agenda Item 12

Appeal Decision APP/Q3115/A/12/2185240

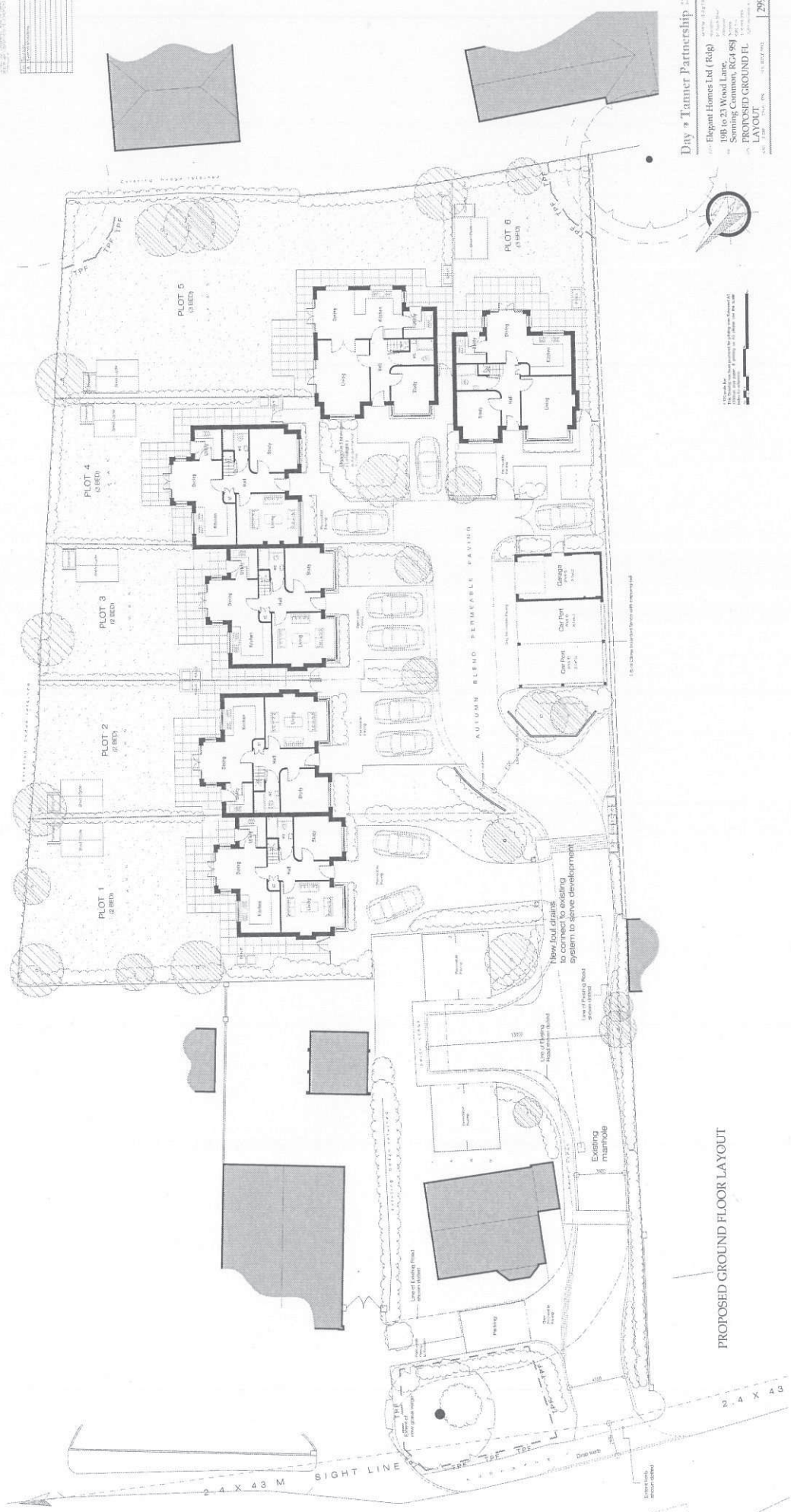
SCHEDULE OF CONDITIONS (2 Pages)

- 1) The development hereby permitted shall begin not later than three years from the date of this decision.
- 2) The development hereby permitted shall be carried out in accordance with the following approved plans: 2996/01, 2996/02, 2996/05 Rev A, 2996/06 Rev A, 2996/07 Rev B, 2996/08, 2996/09, 2996/10 Rev B, 2996/11 Rev B and 2996/12.
- 3) No development shall take place until details of the materials to be used in the construction of the external surfaces of the dwellings 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) No development shall take place until details of the finished floor levels of the dwellings 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.
- 5) No site clearing or building work shall be undertaken, nor any equipment, machinery or materials brought onto the site for the purposes of the development hereby permitted until a scheme for the protection of trees to comply with BS 5837:2012 has been implemented in accordance with details first submitted to and approved by the local planning authority. The details shall include plans showing the retained trees and plans showing the position and type of protective fencing along with ground protection measures. The approved scheme of tree protection shall remain in place until the development is complete.
- 6) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification), no enlargement, improvement or other alteration of the dwellings permitted by Class A of Part 1 of Schedule 2 of the Order shall be made without the prior written approval of the local planning authority.
- 7) No development shall take place until a Construction Management Statement has been submitted to and approved in writing by the local planning authority. The approved Statement shall be implemented before any works associated with the development take place and shall be adhered to for the duration of the construction period.
- 8) The dwellings hereby permitted shall not be occupied until the parking and turning facilities have been completed in accordance with the details shown on drawing number 2996/05 Rev A. Thereafter, the approved parking and turning facilities shall be used for no other purpose.
- 9) No development shall take place until a site investigation of the nature and extent of contamination has been carried out in accordance with a methodology that has been previously submitted to and approved in writing by the local planning authority. The results of the site investigation shall be made available to the local planning authority before any development

Agenda Item 12

1. Name of Applicant	
2. Name of Project	
3. Address	
4. Date	
5. Status	
6. Comments	

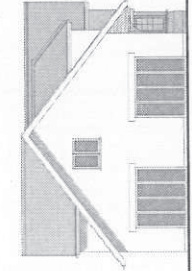
Day & Tanner Partnership
 www.dayandtanner.com
 195 to 23 Wood Lane,
 Scarning, Cromwell, RG4 8JF
PROPOSED GROUND FLOOR LAYOUT
 29/06/15 | A



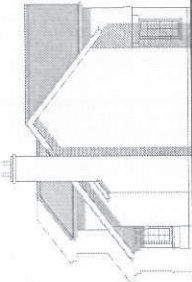
PROPOSED GROUND FLOOR LAYOUT

Agenda Item 12

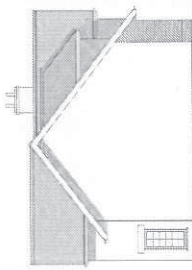
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Client	Elegant Homes Ltd (RdG)
Architect	Day Tanner Partnership
Date	2012
Scale	1:100
Sheet No.	2996/11/B



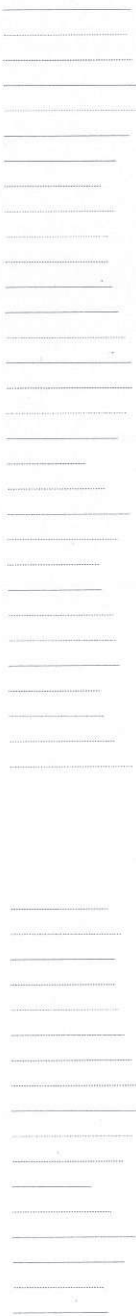
North East Elevation
PLOT 5



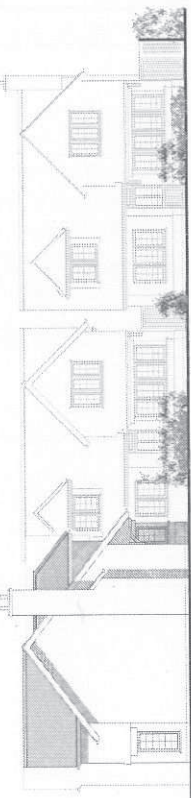
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PLOT 2



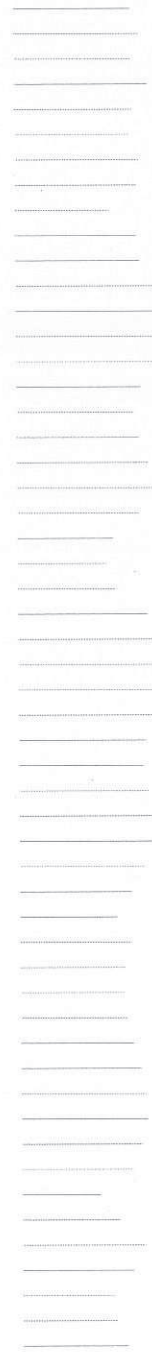
North East Elevation
PLOT 6



North West Elevation
PLOT 3



South East Elevation
PLOT 4



South West Elevation
PLOT 5

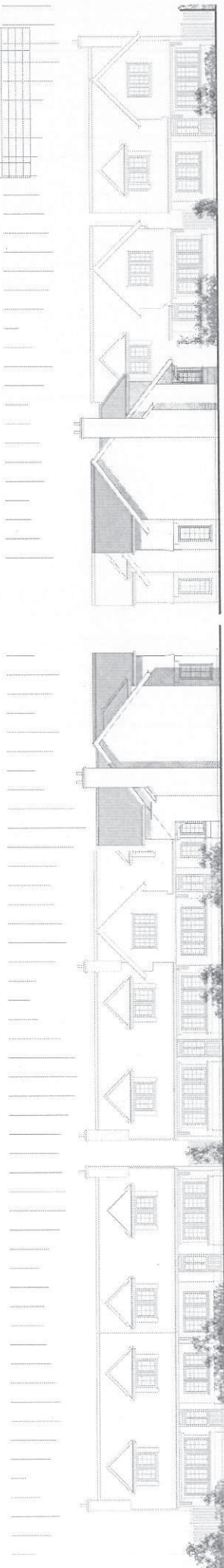


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Day Tanner Partnership ARCHITECTURE AND PLANNING
 www.daytanner.co.uk
 Elegant Homes Ltd (RdG)
 198 to 23 Wood Lane,
 Somming Common, RG4 9SJ
PROPOSED ELEVATIONS
 2012
 Scale: 1:100 Date: 29/04/2012 **2996/11/B**

DATE: 11/14/2013
 TIME: 10:00 AM
 LOCATION: 198 WOOD LANE
 DRAWING NO: 1012

1. Project Name	2. Project Address
3. Project City	4. Project State
5. Project Zip	6. Project Phone
7. Project Email	8. Project Website
9. Project Description	10. Project Status
11. Project Start Date	12. Project End Date
13. Project Budget	14. Project Cost
15. Project Revenue	16. Project Profit
17. Project Risk	18. Project Return
19. Project Impact	20. Project Benefit
21. Project Challenge	22. Project Opportunity
23. Project Goal	24. Project Objective
25. Project Strategy	26. Project Action
27. Project Initiative	28. Project Program
29. Project Activity	30. Project Task
31. Project Milestone	32. Project Deliverable
33. Project Outcome	34. Project Result
35. Project Benefit	36. Project Value
37. Project Impact	38. Project Contribution
39. Project Legacy	40. Project Future



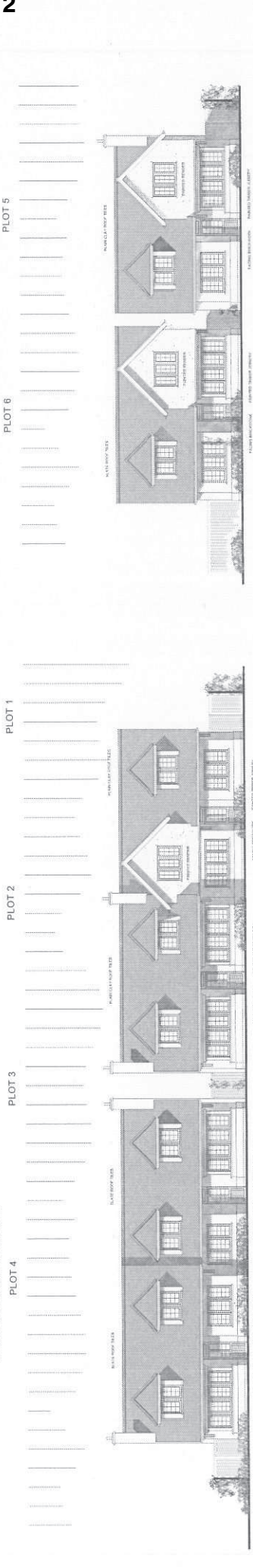
South West Elevation

North West Elevation



South East Elevation

North East Elevation



South West Elevation

North West Elevation

Day Tanner Partnership
 ARCHITECTS
 198 WOOD LANE
 SONNING COMMON, RG4 9SJ
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 FAX: 01296 411112
 WWW: DAYTANNER.COM

Elegant Homes Ltd (Rdg)
 198 WOOD LANE
 SONNING COMMON, RG4 9SJ
 TEL: 01296 411111
 FAX: 01296 411112
 WWW: ELEGANTHOUSES.COM

PROPOSED ELEVATIONS
 1012

DATE: 11/14/2013
 TIME: 10:00 AM
 LOCATION: 198 WOOD LANE
 DRAWING NO: 1012

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