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South and Vale GIS  
Printed on 5 November 2015  
at a scale of 1:1,250

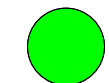



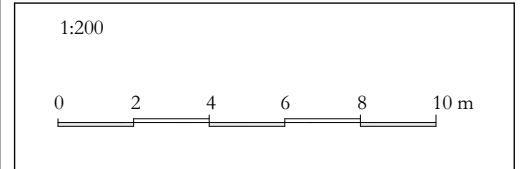
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All dimensions to be checked on site and any discrepancies to be reported before work commences.

Notes:

-  Only remaining trees on site.
-  Trees to be removed.



Rev: B 1<sup>st</sup> Proposed FGS 16/07/15

**THE KEEN**  
PARTNERSHIP

The Courtyard  
Edinburgh Road  
Reading  
RG30 2UA  
Tel: 0118 9510855  
Fax: 0118 951866  
Email: info@keenpartnership.co.uk

Client:  
Blue Jays Developments LTD

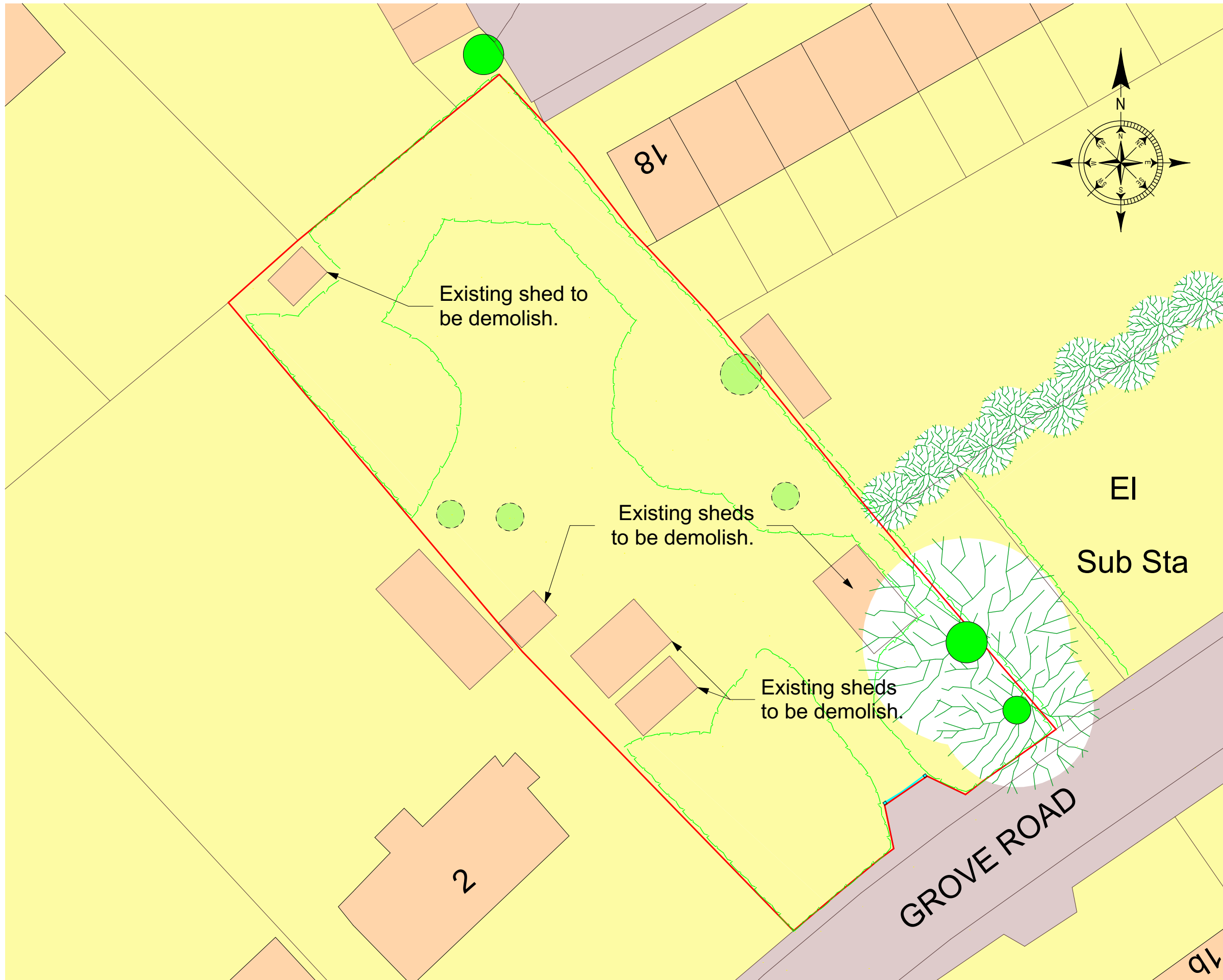
Job Title:  
2A Grove Road,  
Sonning Common,  
RG4 9RL

Drawing Title:  
Existing Block Plan

Status:  
Planning

Date Drawn: 23/03/15	Drawn By: FGS	Scale: 1:250@A3
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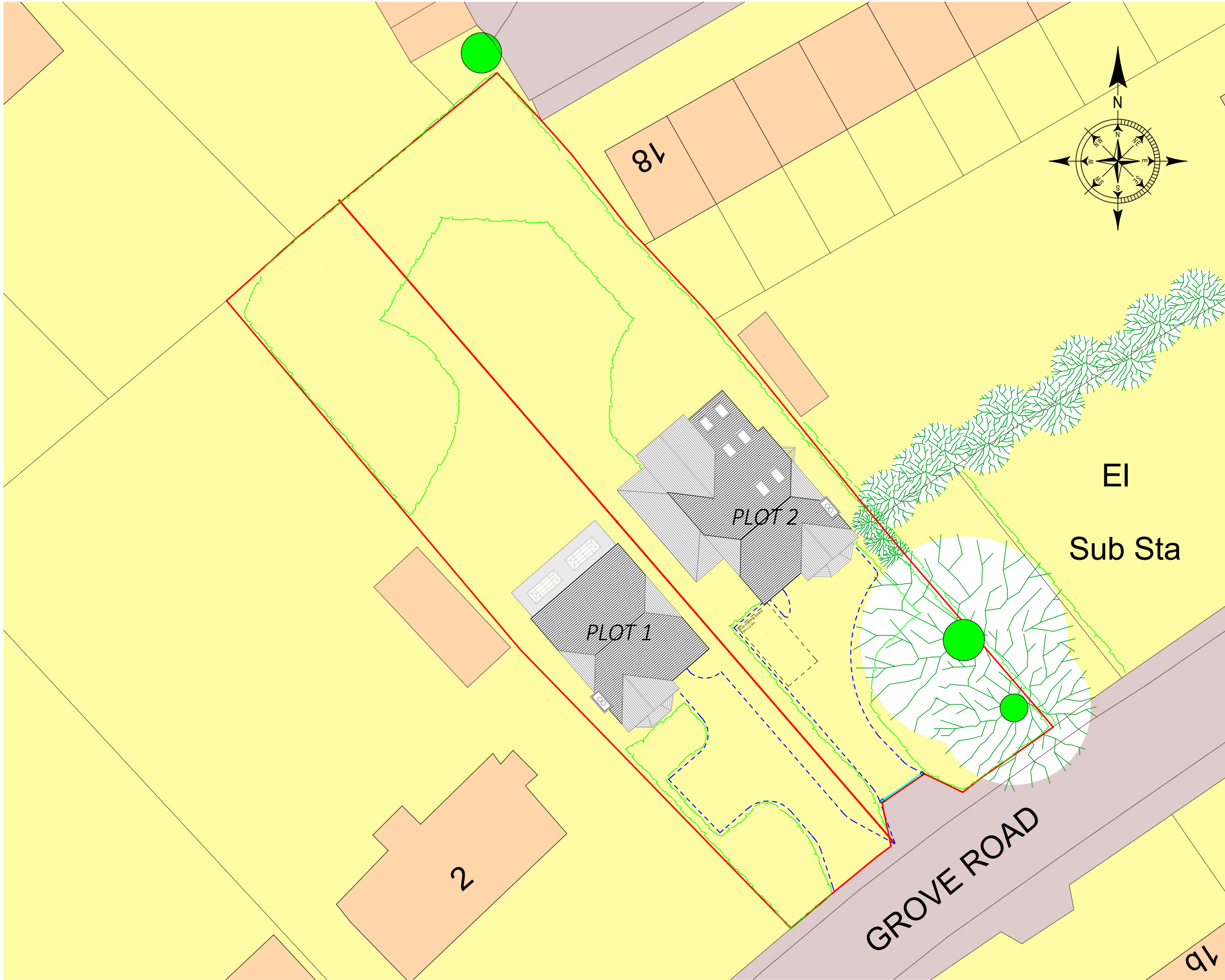
Job No: 8532	Drg No: PL-02	Rev: D
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**Existing Block Plan**

2A Grove Road, Sonning Common, RG4 9RL





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All dimensions to be checked on site and any discrepancies to be reported before work commences.

Notes:

1:200

0 2 4 6 8 10 m

Rev: B	1 <sup>st</sup> Proposed	FGS	16/07/15
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Job Title:  
2A Grove Road,  
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RG4 9RL

Drawing Title:  
Proposed Block Plan

Status:  
Planning

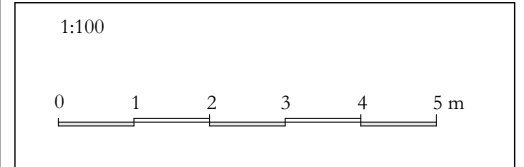
Date Drawn: 23/03/15	Drawn By: FGS	Scale: 1:250@A3
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Job No: 8532	Drg No: PL-03	Rev: D
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Notes:



Rev: B	1 <sup>st</sup> Proposed	FGS	16/07/15
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Client:

Blue Jays Developments LTD

Job Title:

2A Grove Road,  
Sonning Common,  
RG4 9RL

Drawing Title:

Proposed Side Elevations  
Plot 1

Status:

Planning

Date Drawn:

23/03/15

Drawn By:

FGS

Scale:

1:100@A3

Job No:

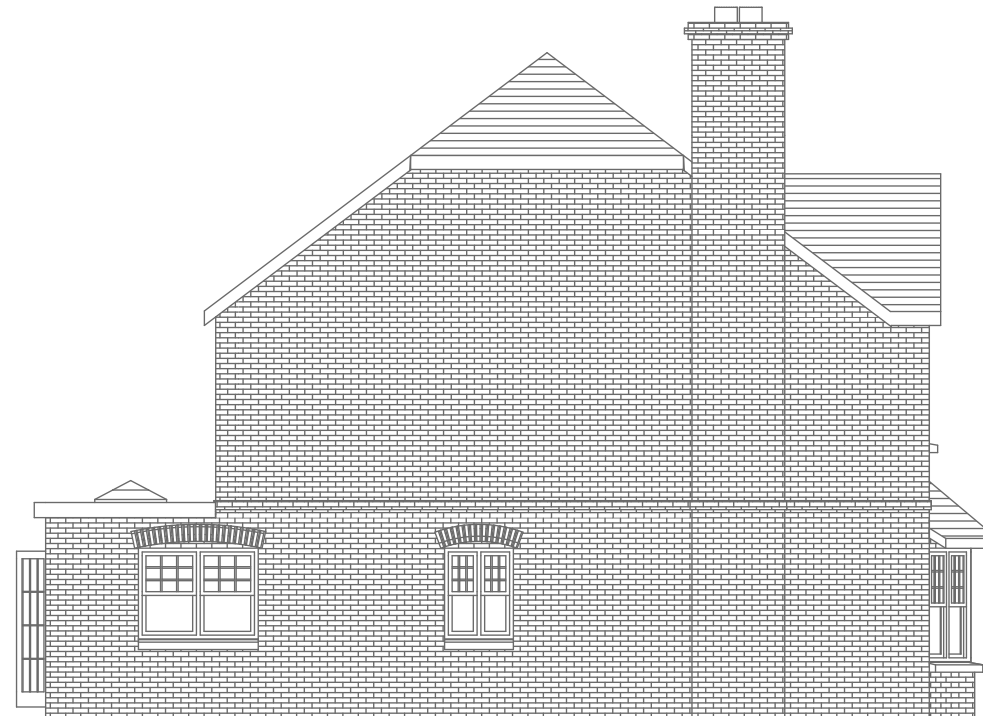
8532

Drg No:

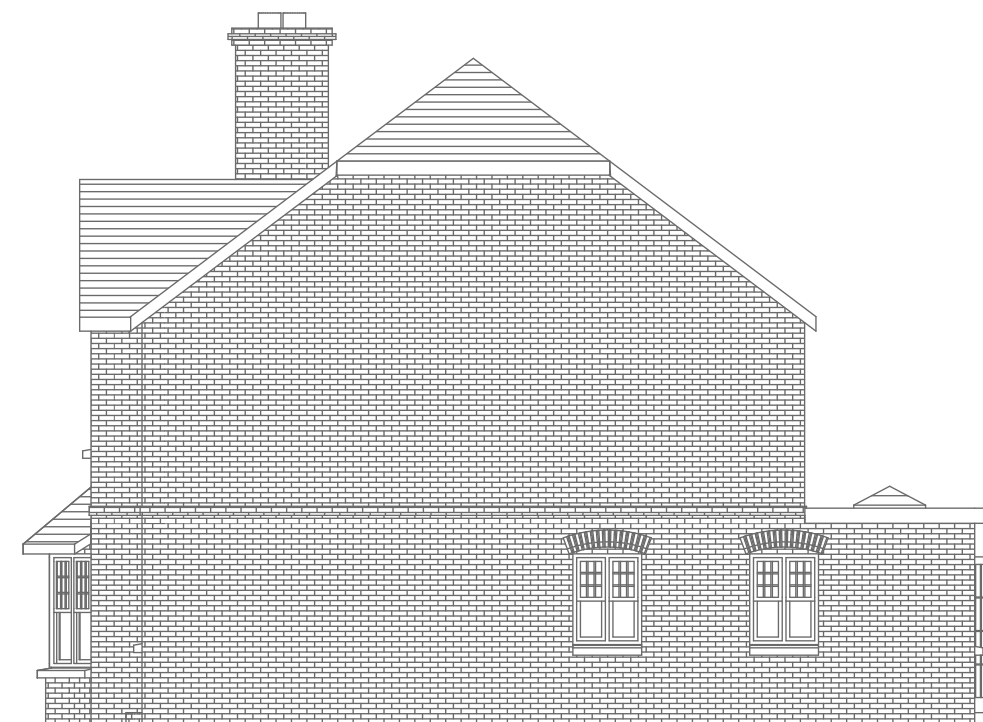
PL-09

Rev:

D



Left Side Elevation

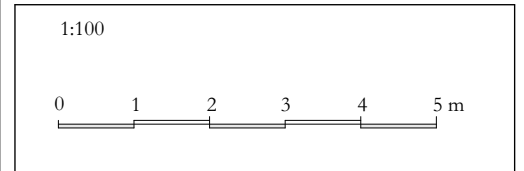


Right Side Elevation

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All dimensions to be checked on site and any discrepancies to be reported before work commences.

Notes:



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**THE  
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Client:

Blue Jays Developments LTD

Job Title:

2A Grove Road,  
Sonning Common,  
RG4 9RL

Drawing Title:

Proposed Side Elevations  
Plot 2

Status:

Planning

Date Drawn:

23/03/15

Drawn By:

FGS

Scale:

1:100@A3

Job No:

8532

Drg No:

PL-10

Rev:

D



Left Side Elevation



Right Side Elevation



# Appeal Decision

Site visit made on 8 June 2004

by **Anthony Thickett BA(Hons) BTP MRTPI DipRSA**

an Inspector appointed by the First Secretary of State

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

Date

22 JUN 2004

43

Appeal Ref: APP/Q3115/A/04/1137650

2A Grove Road, Sonning Common, Reading, Berkshire, RG4 9RL

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant outline planning permission.
- The appeal is made by G & D Haddock Ltd against the decision of South Oxfordshire District Council.
- The application (Ref. P03/S0176/O), dated 5 March 2003, was refused by notice dated 13 August 2003.
- The development proposed is the construction of a detached dwelling and garage, private residence.

**Summary of Decision: The appeal is dismissed.**

## Procedural Matters

1. Council officers, in their report to Committee, indicate that siting is submitted for consideration at this stage. This does not accord with the planning application form or the appellants letter of 24 March 2004 which states that all matters are reserved for subsequent approval. I have determined this appeal on that basis.

## Main Issue

2. I consider the main issue in this case to be the impact of the proposal on the character and appearance of the area.

## Planning Policy

3. The development plan for the area is the South Oxfordshire Local Plan 1997. Sonning Common is a settlement wherein, under Policy H4, residential development is permissible provided, amongst other things, the character of the area is not adversely affected. This aim is also expressed generally by policy G1. Proposals for the felling of trees which would seriously diminish the visual quality of an area are resisted by policy C16 and Policy G8(i) requires new development to retain important trees.
4. The above aims are generally carried forward by the South Oxfordshire Local Plan 2011, Second Deposit Draft September 2003. Nothing is submitted to indicate that the policies relevant to this appeal are not subject to objection and I shall, in accordance with the advice in paragraph 48 of Planning Policy Guidance Note 1, General Policy and Principles (PPG1) afford the emerging plan limited weight in this case.
5. The Council's 'South Oxfordshire Design Guide' sets out design principles to guide new development. This document was subject to public consultation prior to its adoption as supplementary planning guidance and I shall afford it significant weight.

APPEALS/ENF

23 JUN 2004

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6. The appeal site has been used in connection with a building contractor's business since 1949 and can be described as previously developed land in accordance with the definition set out in Annex C to Planning Policy Guidance Note 3, Housing (PPG3). The PPG seeks to make best use of such sites within urban areas. Also relevant is BS 5837, 'Trees in relation to construction'.

### Reasons

7. The appeal site lies at the eastern end of Grove Road and is a rectangular piece of land of just under 0.12ha. There are 3 small buildings on the site but they are dwarfed by tall, mature trees which form a small woodland which can be seen not only from Grove Road but also from Peppard Road and Wood Lane. The contribution of this woodland to the character and appearance of the area is recognised by a Tree Preservation Order (TPO) and its loss would have a significant impact. However, a felling licence has been issued by the Forestry Commission and the Council have also given permission for these trees to be felled. I see no reason to doubt that they will be felled and the character of the area will change whatever the outcome of this appeal.
8. The terms of the felling licence require the existing beech trees to be replaced by equal proportions of beech, pendunculate oak, field maple and wild cherry. However, I note that the Forestry Commission are happy for the re stocking to include the existing holly on the site provided it is not damaged and would not exceed 25% of the total area. The terms of the licence require a total of 1100 plants per hectare at a 3 x 3 metre spacing to cover all of the site bar those areas occupied by the buildings, hardstanding and access track.
9. The aim of the re stocking is to create a woodland of the same area as that felled and in the same position and in time create a woodland as impressive as that which currently exists. Although disputed by the appellant, I share the concerns of both the Council and the Forestry Commission that the appeal proposal would prejudice this aim. The appellant submits a plan showing a dwelling sited roughly in line with No.2 Grove Road in a clearing but it has not been shown that it would be possible to build a house in this location which would satisfy the requirements of BS 5837. I also share the Council's concern that as the trees mature there would be pressure from prospective residents to remove them, which despite the provisions of the TPO, the Council would find difficult to resist. I visited the site on a bright sunny day. The area beneath the trees was gloomy, any new planting would eventually produce similar conditions creating a poor standard of living. Whilst the felling of the trees would create a different situation to that seen by my colleague in 1993, my conclusions with regard to living conditions are the same (T/APP/Q3115/A/93/232499/P2).
10. I do not consider, therefore, that the proposal would sit well with the planting required under the terms of the felling licence and the TPO approval and that it would inevitably result in the loss of trees to the detriment of the character and appearance of the area. I conclude, therefore, that the proposal conflicts with Policies H4, G1, C16 and G8(i) of the Local Plan.
11. I acknowledge that the development of previously developed land within settlements finds support in local and national policy. However, I consider that the adverse consequences of the proposal described above provide compelling grounds to dismiss the appeal.

**Conclusions**

12. For the reasons given above and having regard to all other matters raised, I conclude that the appeal should be dismissed.

**Formal Decision**

13. I dismiss the appeal.

*A. Thickett*

Inspector

S.O.D.C.  
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