

From: Christopher Deane <cjfdeane@outlook.com>
Sent: 02 October 2024 18:18:32 UTC+01:00
To: "Benjamin Hindle" <Benjamin.Hindle@wokingham.gov.uk>
Subject: Re: 242000 - CLP
Attachments: image001.png, image002.png, image003.png, image004.png, image005.png, image006.png, CDeane R3_Site-Block_Plan_975244_1235825.pdf, CDeane Location_Plan_974988_1235551.pdf, CDEANE 242000 R3 Rear Elevation Plan.pdf, DEANE 242000 R3 Full Drawing Plan.pdf

Hi Ben,

Using the measurement tool made available on emapsite.com the rear boundary measures ~11.5M – this is also closely in line with the legal title plan I shared previously.

On that basis I have reproduced the Site/Block Plan to show the building including internal space, walls, and overhang to be located ~2.1M from the rear boundary and ~2.3M from the side boundaries. I have updated the Rear Elevation and Full Drawing Plans to accommodate that.

I believe this brings everything to order. Thank you for working with me on this. The tooling made available to those raising LDC's and planning documents really isn't very consistent at all online which you probably already know. Even then when marking on these documents its hard to get down to specific CM markings so I assume there is some flexibility albeit minor. I can assure you I have every intent and will be constructing the outbuilding entirely within the rules of permitted development. Getting your blessing was really important to me so again thank you for your effort.

Fingers crossed!

Kind Regards
Chris
07971685947

On 2 Oct 2024, at 12:50, Benjamin Hindle <Benjamin.Hindle@wokingham.gov.uk> wrote:

Hi Chris,

Thank you for this.

I am sorry to say this, but it appears the building itself has now increased in scale which is inconsistent with the elevational drawings provided (even when accounting for the overhangs). I am happy to withhold refusal until tomorrow, but do really need this resolved consistently, immediately. Whilst I do want to work with you as much as I can, this is 3rd iteration that remains inconsistent.

The new plan reads:

<image001.png>

The previous iteration reads:

<image006.png>

I am happy to consider one final set of plans, however, after this I unfortunately do not have the capacity (nor the statutory time period) to consider further amendments.

Kind Regards,

Ben

Benjamin Hindle, BA (Hons), AssocRTPI

Principal Planning Officer (L3 Specialist) – Development Management and Compliance

Wokingham Borough Council

Email: Benjamin.Hindle@wokingham.gov.uk

Telephone: 01182378680

Mobile: 07917080027

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<image002.png>

<image003.png>

<image004.png>

<image005.png>

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From: Christopher Deane <cjfdeane@outlook.com>
Sent: 02 October 2024 12:23
To: Benjamin Hindle <Benjamin.Hindle@wokingham.gov.uk>
Subject: Re: 242000 - CLP

Hi Ben,

Please find attached as requested. The marked location showing its distance from the boundary. The internal floor space as per original plans.

I hope this is as expected.

Thank you.
Chris

On 2 Oct 2024, at 10:49, Benjamin Hindle
<Benjamin.Hindle@wokingham.gov.uk> wrote:

Thanks Christopher,

I have measured the new site plan in relation to your proposed rear elevation plan, and the separation distances are unfortunately still inconsistent.

The submitted rear elevation shows a 2.1metre separation from the boundary, however, the proposed site plan shows this to read 3.4 metres.

<image001.png>

The revised site plan shows:

<image002.png>

Could you kindly resolve the above inconsistency?

Kind Regards,

Ben

Benjamin Hindle, BA (Hons), AssocRTPI

Principal Planning Officer (L3 Specialist) – Development Management and Compliance

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<image003.png>

<image004.png>

<image005.png>

<image006.png>

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From: Christopher Deane <cjfdeane@outlook.com>

Sent: 02 October 2024 09:52

To: Benjamin Hindle <Benjamin.Hindle@wokingham.gov.uk>

Subject: Re: 242000 - CLP

Good Morning Ben,

Thank you so much for your patience and effort in helping me.

Please find resolved location plan attached.

Best Regards

Christopher Deane
07971685947

On 2 Oct 2024, at 09:05, Benjamin Hindle
<Benjamin.Hindle@wokingham.gov.uk> wrote:

Good morning, Chris,

Thank you for your comprehensive email and revised site plan.

Upon measuring the revised site plan, it no longer aligns with the submitted location plan which shows a 10.3 metre width. Please see this below:

<image005.png>

The site plan shows a width of 12.4 metres as follows:

<image006.png>

Could you please revisit the location plan and ensure it aligns with the site plan (at 1250 scale please)?

Whilst we are strictly not supposed to negotiate on certificate applications, nor are bound to. In any way, I do want to help how I can and understand how frustrating systems can be. Given the expiry period set to 04.10.2024, could you please resolve the location plan concern by CoP today? Unfortunately, if we cannot get this to work I will need to progress with a refusal within the statutory determination period.

Subject to the above, I think I could be in a position to approve the certificate, however, we must ensure everything is aligned.

Kind Regards,

Ben

Benjamin Hindle, BA (Hons), AssocRTPI
Principal Planning Officer (L3 Specialist) – Development
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<image001.png>

<image002.png>

<image003.png>

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From: Christopher Deane <cjfdeane@outlook.com>

Sent: 01 October 2024 17:53

To: Benjamin Hindle

<Benjamin.Hindle@wokingham.gov.uk>

Subject: Re: 242000 - CLP

Hi Ben,

Firstly, thank you for your patience with me here. Im sure you can appreciate that this means a lot to me and i have put considerable effort into getting a LDC.

I believe the only inconsistency to be the Site Plan and the specific being the outbuilding location being within 2.0m of the boundary. As i explained before it wasnt possible for me to draw this outside of 2.0m because the map tool WBC instructed me to use is fundamentally wrong in its measurements. Ive googled this and can see several others have had this issue. So regardless of where i

plotted the building it would breach the rules which i understand given that the detail you have been provided.

This afternoon i have desperately tried to find an alternative site/block plan provider to prove my point which i have found by using emapsite.com. Please find this attached which has the outbuilding positioned in the red box and clearly shows the boundaries are a greater measurement than the RequestaPlan tool WBC use - effectively meaning my dimensions work within the space provided and do not go within 2m.

While i appreciate the guidance you are following i am hopeful the supporting detail on the outbuilding size and distance from the boundaries as worded in the application are accepted when viewing the Title Plan and this new example block plan provided.

Kind Regards
Chris

On 1 Oct 2024, at 14:59, Christopher Deane
<cjfdeane@outlook.com> wrote:

Ben,

The site plan template, made available through the WBC website is the only tool made available to me to draw a site plan. If the boundaries on that tool are fundamentally inaccurate in measurement then it's impossible for me to plot the location and distance from the boundary accurately. I therefore submitted actual measurements which are in line with reality, I appreciate you won't have produced that tool but you can see it's inconsistent with the legal title plan i produced. To give you an example that outbuilding illustrated in my neighbour's garden is not at all accurate to its placement.

The drawings and elevations provided are to scale. Im not sure if your referring to the site plan still here or another aspect. Please note i did add drawings to scale following a previous version having been submitted during the initial application.

It seems i cannot proceed. If i was to resubmit a site plan showing a building 2.1m from all boundaries then it wouldnt be accurate to its intended size (the building measurements would not be true) - this using the WBC tool. If it was done under my legal Title Plan then it would have more than enough capacity. Unfortunately the tool the WBC/Planning Portal provides is the only one available. Unless you allow me to draw my own which i assume you dont?

Is a site visit not offered before making a decision?

Kind Regards
Chris

On 1 Oct 2024, at 14:34,
Benjamin Hindle
<Benjamin.Hindle@wokingham.gov.uk> wrote:

Dear Christopher,

Thank you for your quick response.

Site plans should reflect specific measurements of the site and the proposal, they are not for identification purposes and should not be down to interpretation, but rather for the LPA to ensure compliance is achieved with the criteria set by the GPDO.

The use of 'circa' was due to the fact that the proposed outbuilding sits irregularly on the plot, giving measurements from between 1.78 metres and 1.95 metres, all of which fall below the 2 metre requirement for permitted development. Please note the technical guidance to the GPDO outlines that 'all parts of the building' should be factored into the assessment (including overhanging elements).

Whilst the site circumstances may differ from the information you have put forward, the information presented to the LPA is inconsistent, cannot be scaled and does not comply with the GPDO. Please note that any decision is solely based on the information submitted.

For the avoidance out doubt, please find the measurements below which exceed all elements of the red boundary line , still reading below 2 metres. This does not meet the criteria of permitted development given the proposed height of the outbuilding, and an accurate site plan should have been submitted as this is the only evidence the LPA has to assess this GPDO requirement.

<image006.png>

I do not doubt that your drawings (which still do not read to scale) are well informed, however, I would presume the site plan is incorrect which is a minimum requirement to assess the proposal against the provisions of the GPDO. This is ultimately a circular concern, as there is clear inconsistency within the submission and the evidence

before me shows the proposal does not comply with the GPDO in terms of location away from the boundary.

In terms of the timescales of contact and receipt, please note that officers have 8 weeks to determine proposed certificate applications. We are still well within those 8 weeks and in line with my previous email, I plan to determine the application within the statutory timescale. There is no statutory requirement to contact an applicant and outline concerns with their submission, which I have chosen to do within this statutory period as opposed to simply refusing the application as the information presented to officers does not comply with the GPDO.

Whilst I do apologise this is not the result you had expected, given the concerns raised above, the proposal does not comply with the GPDO and accordingly I will be recommending the application for refusal (within the statutory determination period). Should you believe this decision does not reflect the information provided, you can appeal the decision directly through the planning inspectorate.

Many thanks.

Kind Regards,

Ben

**Benjamin Hindle, BA (Hons),
AssocRTPI**
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Specialist) – Development
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<image001.png>

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From: Christopher Deane

<cjfdeane@outlook.com>

Sent: 01 October 2024 13:10

To: Benjamin Hindle

<Benjamin.Hindle@wokingham.gov.uk>

Subject: Re: 242000 - CLP

External Email

**CAUTION: This is an
EXTERNAL EMAIL - STOP &
THINK before clicking a link
or opening attachments.**

Hi Ben,

Thank you for coming back to me.
Please see my points below for
your review:

The site plan is as accurate as it
can be given it doesn't represent
specific land measurements. I
note you said "circa" 1.8m for that
reason. I can confirm the actual
outbuilding will be 2.1m away
from the north, east and west
boundaries. This detail was
included in my supporting
documents.

I have included the original title
plan of the house which details
the boundary measurements. I
appreciate there is probably some
flex in that so I've just taken a tape
measure to the exact site location
which shows a measurement of
10.74m from east to west
boundary not including fence
panels. The attached states
11.6m.

Given my proposed outbuilding
cannot exceed 6000mm in width
internally and has proposed walls
of 175mm thickness. The total
width cannot be more than 6350.
If you take 2100mm from the east
and west boundaries that is a total
of 10550mm (10.55m) maximum
impact - my accurate
measurement as stated above of
the available area is 10.74 and
the legal title plan 11.6m therefore
if the red box showing the site
plan is slightly off in either
direction I'd expect supporting
information to validate my
proposal. I cannot believe my

submission is invalidated on one document alone that is open to interpretation.

The north boundary is mute based on the above wall metrics and advised distance from the boundary as i have ample room to the south to accomodate as per supporting notes.

As i am sure you can appreciate I am trying to maximise my rights under permitted development. While i appreciate you using "circa" measurements id welcome you to view my supporting information in my original proposal and this email to make a more informed decision.

Lastly i cannot believe it has taken nearly 2 months for me to get a response and only after i have chased the planning team. I also find it rather frustrating to be pushed for a same day reply given the time it has been with yourself. Please dont take offence but my submission has been carefully planned, the drawings produced by a professional and my submission carefully processed to you.

I welcome your reply or a call or even a site visit.

Regards
Christopher Deane
07971685947

<image005.jpg>

On 1 Oct 2024, at
10:38, Benjamin
Hindle
<Benjamin.Hindle@wokingham.gov.uk>
wrote:

Dear Christopher,

Thank you for your email, it is timely as I am working through the application as I type.

I note there are some unfortunate inconsistencies within the submitted information, namely the plans do not scale and the site plan shows a separation distance of c1.8metres from the boundary. I plan to recommend the certificate for refusal on this basis, as the maximum height exceeds the permitted 2.5 metres where under 2 metres from the boundary.

Please see an example measurement below made utilising the submitted scale bar:

<image001.png>

Given the above, can you please confirm whether you wish to withdraw the application and go away to revisit these inconsistencies, or

alternatively accept the refusal as the proposal fails to comply with the General Permitted Development Order (as amended). For information, if you wish to retain the proposal as it is, I would advise re-submission as a Householder application (which features an assessment, as opposed to the black and white nature of a certificate).

I would be grateful if you could please confirm the above by CoP today, and I will act accordingly.

Many thanks.

Kind Regards,

Ben

**Benjamin Hindle, BA
(Hons), AssocRTPI**
Principal Planning
Officer (L3 Specialist) –
Development
Management and
Compliance
Wokingham Borough
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