SYSTEMS LTD

APPLICATION NO:
F/2000/2791

LOCATION:
171 Colemans Moor Road, Woodley Reading.

APPLICANT:
Mr & Mrs S Hartley

PROPOSAL:
Proposed two storey side extension to dwelling.

EARLIEST DATE FOR DECISION: **15/12/2000**

APPLICATION WILL HAVE EXPIRED ON:
05/01/2001

CASE OFFICER: **Helen Pollock**

Appeal Decision

Site visit made on 24 October 2001

by N P Freeman BA(Hons) DipTP MRTPI DMS

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

The Planning Inspectorate
4/09 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
☎ 0117 372 6372
e-mail: enquiries@planning-inspectorate.gsi.gov.uk

Date
1 NOV 2001

Appeal Ref: APP/X0360/A/01/1068479
171 Colemans Moor Road, Woodley, Reading

- 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 & Mrs P J Hartley against the decision of Wokingham District Council.
- The application (Ref. F/2000/2791), dated 6 November 2000, was refused by notice dated 4 January 2001.
- The development proposed is a two-storey side extension.

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

Main Issues

1. From my inspection of the site and its surroundings and my examination of the representations made, I consider the main issues in this case are firstly, the impact on the street scene and appearance of the area, and secondly the effect on the living conditions of adjoining occupiers.

Planning Policy

2. The development plan for the area includes the Loddon Area Local Plan (LALP), adopted in May 1995. However, I note that the emerging Wokingham District Local Plan (WDLP) has formed the basis of development control decisions in the district since October 1997. This plan is at an advanced stage with the Inspector's report anticipated within the next few months. Given this situation and in line with the advice in paragraph 48 of Planning Policy Guidance (PPG) 1: General Policy and Principles, I will afford this plan significant weight.

3. Policy LBE2 of the LALP indicates that development which would adversely affect the character of the area will not normally be permitted. Policy WOS3 of the WDLP sets down a list of criteria that all development should satisfy. Criterion A) is concerned, amongst other things, to ensure that proposals are appropriate in character and integrated into their local context without detriment to the amenities of adjoining occupiers. Criterion F) seeks a high quality of design which respects the local context. Policy WBE1 imposes a similar contextual test requiring good contemporary design which has regard, amongst other things, to visual impact, local townscape, the layout, form, scale, massing and materials and privacy and amenity.

Reasons

Issue (1) - Street Scene and Appearance

4. The appeal property is a semi-detached house on north-western side of Colemans Moor Road within in wholly residential area. Semi-detached dwellings are the predominant house types in the locality and they have a variety of styles. A single storey extension has been added at the rear on No. 171 and a single storey side extension is nearing completion following the grant of planning permission in March 2001. The proposal is to add an extra storey above the latter extension to create an additional bedroom and en-suite bathroom.

5. In terms of scale, I consider that the proposal would result in a two-storey addition which would still be in scale with and subordinate the host building. Whilst it would close the gap at first floor level towards the south-western site boundary, it would be set in by about 0.8m. It would also be contained within the depth of the side extension under construction and would not project beyond the original front and rear walls. I have considered the Council's concern about the potential unbalancing effect of the addition on the pair of houses but I do not consider that the lack of symmetry would be harmful to the appearance of the area. This is a relatively mixed, modern housing area, not a conservation area or an area of historic value. In these circumstances, and given the compatibility of the design of the extension with the existing house, I am of the opinion that the difference in frontage width that would result would not result in an incongruous feature.

6. I have considered the implications for space about the building but given the staggered relationship of the pairs of houses at this point in the road, I consider that there would still be a fair degree of openness between properties. I do not find that the general character of the housing area would be harmed by the extension. I was also able to visit the other properties in the vicinity, referred to by the appellant's agent, where two-storey side additions have been permitted. Whilst some of these are corner properties and the circumstances are not directly comparable, they do show that similar sized additions can be added without compromising the character of the area. The use of a hipped roof form would also help in reducing the bulk of the addition, scaling down its impact towards the boundary.

7. Bringing these points together, my conclusion on this issue is that the proposal would be in keeping with the appearance of the area and would respect its particular context and the street scene. It would therefore satisfy the requirements of Policy LBE2 of the LALP and the relevant parts of Policies WOS3 and WBE1 of the WDLP, as set out above.

Issue (2) – Living Conditions

8. The proposal would bring a two-storey wall much closer to the boundary with 169 Colemans Moor Road and would have a greater impact on rear of this house and the rear garden. However, given the distance from the rear windows of this house and the relative position of the proposed extension, I do not consider that any material loss of light or outlook would occur. The rear garden would become more enclosed but there would still be clear space above the fence and hedge lines on the north-western and south-western sides. I am, therefore, satisfied that the enjoyment of the rear garden by the occupiers of No. 169 would not be significantly diminished. Moreover, they have not raised any objection.

9. I have considered the relationship to the rear gardens of 109-111 Vauxhall Drive. The only new window at first floor level facing these gardens is shown as being obscure glazed, serving a bathroom. On this basis, I find that there would be no loss of privacy for the occupiers of these houses.

10. My conclusion on this issue is that, subject to conditions, the living conditions of adjoining occupiers would not be materially prejudiced and the relevant requirements of Policies WOS3 and WBE1 of the WDLP would be met.

Conditions

11. I have considered the list of conditions put forward by the Council. A condition requiring matching materials is justified in the interests of the appearance of the area. Conditions requiring the insertion and retention of obscure glazing, as shown on the submitted plan, and the removal of permitted development rights for windows at first floor level are reasonable and necessary to protect the amenities of neighbours. I find that the conditions regarding the widening of the drive and the provision of 3 parking spaces are unnecessary and at odds with the advice in paragraph 62 of PPG 3: Housing that no more than 1.5 spaces per dwelling should normally be necessary. There is no evidence to suggest that this is a location where an exception to the national advice is warranted. If the appellants wish to widen the drive and provide extra spaces, this is a matter for them but I do not consider that it should be a requirement. I also consider that the condition regarding the garage, which already exists, is inappropriate as it fails to meet the test in Circular 11/95 of being relevant to the development permitted.

Conclusions

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

Formal Decision

13. In exercise of the powers transferred to me, I allow the appeal and grant planning permission for a two-storey side extension at 171 Colemans Moor Road, Woodley, Reading in accordance with the terms of the application Ref. F/2000/2791 dated 6 November 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) The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

    3) 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 at first floor level or above.

    4) The windows shown as having obscure glazing on the approved plans shall be fitted with glazing of this type which shall be permanently retained.

Information

14. A separate note is attached setting out the circumstances in which the validity of this decision may be challenged by making an application to the High Court within 6 weeks from the date of this decision.

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

INSPECTOR

(HP)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr & Mrs S Hartley
171, Colemans Moor Road
Woodley
Reading
RG5 4DD

Application Number: F/2000/2791

Parish: **WOODLEY**

Location: **171, Colemans Moor Road, Woodley, Reading.**

Proposal: **Proposed two storey side extension to dwelling.**

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, the reasons for which are specified hereunder.

Reason
1. The proposed development by reason of its bulk, massing and location would form a dominant and overbearing feature to the detriment of the residential amenity of the occupiers of the adjacent dwelling. As such the proposal is contrary to policy LBE2 of the Loddon Area Local Plan and to policies WOS3 and WBE1 of the Wokingham District Local Plan.

Reason
2. The proposed development by reason of its bulk and massing would result in the unbalancing of the semi-detached nature of the property and would be out of character with the existing dwelling, therefore having a detrimental impact upon the streetscene. As such the proposal is contrary to policy LBE2 of the Loddon Area Local Plan and to policies WOS3 and WBE1 of the Wokingham District Local Plan.

Informative

1. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policy EN1.

Loddon Area Local Plan Policies LTV1 and LBE2.

Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

John Mitchell

John Mitchell
Development Control Manager
Date: 04/01/2001

Notice checked by: eH

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.

4785.

The Planning Inspectorate

48355

3/23 Hawk Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
http://www.planning-inspectorate.gov.uk

Direct Line 0117-3728569
Switchboard 0117-3728000
Fax No 0117-3728804
GTN 1371-8569

PLANNING SERVICES
POL
DC
APP
CS
ENF
3 OCT 2001
COPIES TO:
ACK:
FILE:

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

Your Ref: F/2000/2794

Our Ref: APP/X0360/A/01/1068479

Date: 1 October 2001

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR & MRS P J HARTLEY
SITE AT 171 COLEMANS MOOR ROAD, WOODLEY, READING

I am writing to inform you that the Inspector appointed by the Secretary of State to determine the above appeal is

Mr Nick Freeman BA(Hons) DipTP DMS MRTPI

The Inspector will visit the appeal site at 10:00 on Wednesday 24/10/2001. It is important that you make immediate arrangements for the Inspector to be met at the site to enable the inspection to be made. If you cannot attend, you should arrange for someone else to attend in your place. **If this is not possible, you must let me know immediately.**

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 date 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, we will let you know.

Yours faithfully



Mr Peter Lyne

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

209D

finalised.

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	2791	HP.
BUILDING CONTROL NUMBER	BN 2002/1299	
APPLICANT/AGENT	Mr P. J. Hartley	
ADDRESS OF SITE	171 Colemanmoor Road WOODLEY	
DESCRIPTION OF PROPOSED WORK	2 storey side ext	

ground floor side ext possibly already Built. Permiss ~~DC~~ F/2001/3200. First floor addition to this is this application

DRAWING NUMBERS	BC	
BLOCK PLAN	rec'd. 26/3/02	rec'd 10/11/00.
ELEVATIONS	— " —	— " —
FLOOR PLANS	— " —	— " —

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED on Appeal	1/11/2001.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	10/4/02.	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Received by Wokingham District Council

Application No: F/2000/2791

Proposal:
Proposed two storey side extension to dwelling.

Location:
171, Colemans Moor Road, Woodley, Reading.

The application is available for inspection at Wokingham District Council's offices during the following times:

PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Helen Pollock P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 15/12/2000. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not normally be possible for an individual reply to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation

21 November 2000

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	10 NOV 2000
Officer: MP	Application No. F/2000/2791

Map No. 107. Site ...004..
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**
☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:
(F) PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING

Location: 171 COLEMANSMOOR ROAD

Parish: WOODLEY Ward: Loddon
21.11.2000 JS

Applicant: MR/MRS HARTLEY

Fee Received 95-00 Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required (4)

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties	PARKING	Received 27/11	
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	Lounge window not shown on Proposed ~~elevation~~ floor.	Received 27/11	
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 21.11.2000 b Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control : .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways ✓ .....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

The Georgian Group .....
Ancient Monuments Society .....
Council for British Arch. .....
RCHME .....
Telecommunications (NRPB) : .....
Sport England : .....

OTHERS:

NO pre-apps .....
.....
.....

NEIGHBOURS:

S/N + 169, 173, 214 → 220 Colemans moor Rd
107 → 111 Vauxhall Drive.

Date: 29 November 2000

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2000/2791

Location: 171, Colemans Moor Road, Woodley, Reading.

Proposal: Proposed two storey side extension to dwelling.

Applicant: Mr & Mrs S Hartley.

Case Officer: Helen Pollock

The new plans show the following: Parking plan. Lounge window on proposed floor plan.

Comments are required by 19/12/2000.

Should you have any queries regarding this application please contact the case officer Helen Pollock on 0118 974 6480.

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. f/2000/2791 (Planaps) / (Ludhouse) Date Rec. 27/11/00

Location: 171 Colemans moor Rd, Woodley.

Parish Woodley.

Applicant: MR + MRS Hartley

Description of attached plans (1) Parking plan.

(2) lounge room window on proposed floor plan

Drawing No's:

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part I Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: _____

_____

_____

_____

		Drawing No's	
1.	NK (Landscape & Trees)		☐
2.	NK (Env. Design)		☐
3.	XA (Highways)		✓
4.	NF (Building Control)		☐
5.	BC/DC Liaison		☐

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS: _____

_____ Date for Responses 19/12/00

FURTHER ACTION

Re-advertise App. ~~Y~~ / N (Delete as required)

Redate Application ~~Y~~ / N From _____

New Site Notice ~~Y~~ / N

New Description N/A

CASE OFFICER HP

Consultations Sent by Admin. on 29.11.00.

Yellow - Part One Copy
Green - Officer's Copy

**********FILE COPY**********

Tel: 0118 974 6480

Date: **21 November 2000**

My ref: F/2000/2791

CONFIDENTIAL

Councillor Thair
13 Tennyson Road
Woodley
RG5 3RH

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 Councillor

Application Number: F/2000/2791
171, Colemans Moor Road, Woodley, Reading.
Proposed two storey side extension to dwelling.

I write to let you know that the above mentioned house holder application has been received

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **Helen Pollock** on **0118 974 6480.**

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2000/2791**
171, Colemans Moor Road, Woodley, Reading.
Proposed two storey side extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Thair

**********FILE COPY**********

**********FILE COPY**********

Tel: 0118 974 6480

Date: **21 November 2000**

My ref: F/2000/2791

CONFIDENTIAL

Councillor Clifford
45 Colemansmoor Road
Woodley
RG5 4DG

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

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John Mitchell

John Mitchell
Development Control Manager

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171, Colemans Moor Road, Woodley, Reading.
Proposed two storey side extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Clifford

**********FILE COPY**********

**********FILE COPY**********

Tel: 0118 974 6480

Date: **21 November 2000**

My ref: F/2000/2791

CONFIDENTIAL

Councillor Clacey
26 Southlake Crescent
Woodley
RG5 3QJ

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

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Application Number: F/2000/2791
171, Colemans Moor Road, Woodley, Reading.
Proposed two storey side extension to dwelling.

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If you have any questions please do not hesitate to contact **Helen Pollock** on **0118 974 6480**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2000/2791**
171, Colemans Moor Road, Woodley, Reading.
Proposed two storey side extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Clacey

**********FILE COPY**********

RECORD OF SITE VISIT

SITE ADDRESS: 171 Colemans Moor Road Woodley Reading.

APPLICATION NUMBER: F/2000/2791

OFFICER: Helen Pollock

DATE OF SITE VISIT: 22/11/00

1 SITE/STATUTORY NOTICE DISPLAYED ? NO - 22/11/00
YES - 4/12/00 - Garage wall (ok)

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING Residential

4. RELATIONSHIP TO ADJOINING PROPERTIES Semi detached Property with nº 173. Set back of 169. Joined SIS garages along boundary of 169 + 171.

5. SITE CONSTRAINTS

TREES Conifers to rear

ACCESS/PARKING Single garage + 3 spaces on driveway.

LEVELS flat where proposed ext. is drive slopes down from hse to road.

BOUNDARY TREATMENT 1.8m fences to side, Conifers to rear.

OTHERS
(Block plan incorrect: nº 169 extended)

Application Number: F/2000/2791

Appraisal:

The proposed development is a two-storey side and single storey front extension to a 1960's semi-detached property. The proposal stands 7.8m to the ridge the same as the existing dwelling and has a hipped roof. The proposal is 3.5m wide and the full depth of the original dwelling (9.5m at ground floor level and 8.5m at first floor level).

The proposed extension is intended to form a Family room, WC and Laundry room at ground floor level and an extra Bedroom (bringing the total to 4) and an en-suite bathroom at the first floor level.

The front elevation which is intended to extend out as far as the existing front building line will have a large new ground floor window and a new dormer style window at first floor level (shown incorrectly on the side elevation). The proposed side elevation will have one new ground floor window, which would serve a WC and be obscurely glazed and no windows at first floor level. To the rear elevation 2 new windows are proposed, one to the laundry room and one obscurely glazed to the en-suite.

The proposed extension would be 0.8m from the boundary with No. 169 Colemans Moor Road and 2m from the boundary with 111 Vauxhall Drive.

1. Impact upon neighbouring properties

The proposed development would cause no overlooking but would be overdominant and unneighbourly to 169 Colemans Moor Road, it would also result in a loss of light to the garden of 169, therefore resulting in a loss of residential amenity to this property.

2. Impact upon the street scene

The proposed extension would have a large impact upon the street scene, increasing the bulk and mass of the house and causing the pair of semi's to look unbalanced (No.173 has not been previously extended) therefore having a detrimental impact upon the street scene and the existing dwelling.

3. Impact upon highway safety – parking provision

The number of bedrooms would be increased to 4 resulting in a need for 3 off-road parking spaces. This requirement has been meet to the satisfaction of the highways department (as the additional block plan dated 6/11/00 shows). There would therefore be no adverse effect on highway safety.

Recommendation: ~~**Approval:**~~ **Refusal:** ✓

Application Number F/2000/2791
~~Conditions~~/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1			The proposed development by reason of its bulk, massing and location would form a dominant + overbearing feature to the detriment of the residential amenity of the occupiers of the adjacent dwelling. As such the proposal is contrary to Policy LBE2 of the Loddon Area Local Plan + Policies WOS3 + WBE1 of the Wokingham District Local Plan.
2			The proposed development by reason of its bulk and massing would result in the unbalancing of the semi-detached nature of the property + would be out of character with the existing dwelling, therefore having a detrimental impact upon the street scene. As such the proposal is contrary to Policy LBE2 of the Loddon Area local Plan + Policies WOS3 + WBE1 of the Wokingham District local Plan.

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES: LTV1, LBE2
SOUTH-EAST AREA LOCAL PLAN POLICIES:
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS3, WBE1
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES: ENV1
MINERALS LOCAL PLAN POLICIES:

John Mitchell

4/1/07

n= 169 has been exceeded (See GIS map)

WORK SHEET FOR : Helen Pollock

Application Number : F/2000/2791

Applicant : Mr & Mrs S Hartley .

Location : 171, Colemans Moor Road, Woodley, Reading.
Proposal : Proposed two storey side extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		23/11/00.

Date of Neighbour Notifications : .....

Date of Site Visit : 22/11/00.....

Date Registered : 10/11/2000

Earliest Date for Decision : 15/12/2000

Latest Consultation Date/Site Notice Expiry Date : 15/12/2000

This application will have expired on: 05/01/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Highways : Cond. approval
Woodley T.C : Concerned about overdevelopment + overbearing on n° 169.

Planning Issues :

HIGHWAYS CONSULTATION SHEET

From: Helen Pollock **Date:** 21 November 2000

Application Number: F/2000/2791

Proposal: Proposed two storey side extension to dwelling.

Parish: WOODLEY TOWN

Site Address:
171, Colemans Moor Road, Woodley, Reading.

Applicant:
Mr & Mrs S Hartley .

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).

(1) Driveway must be widened to a minimum of 4.8 metres and the associated crossing extended to accommodate this.
Reason: Interests of Highway safety and convenience.

(2) C04A, R04A.

(3) C122, R122. (INSERT: '..3 no. vehicle parking spaces..')

N07.

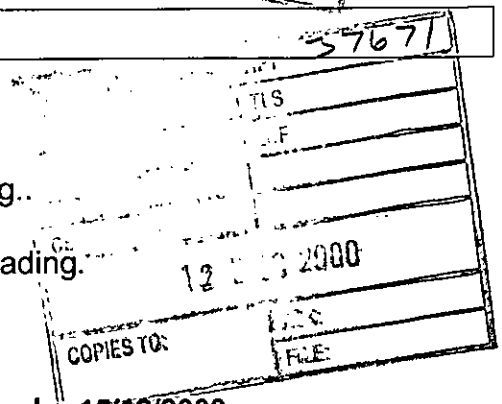
Signed: _____ **Print name:** Adam Coggins
29/11/00.

FROM: Helen Pollock

DATE: 21 November 2000



WOODLEY TOWN CONSULTATION SHEET



Application Number: F/2000/2791

Proposal: Proposed two storey side extension to dwelling..

Site Address: 171, Colemans Moor Road, Woodley, Reading.

Applicant: Mr & Mrs S Hartley .

Your observations are required in respect of this application **by 15/12/2000** .

The committee had some concern that this could be an overdevelopment and could be overbearing on No. 169.

Members particularly asked that any neighbours' comments be taken into account.

SIGNED: S Heron DATE: 7.12.00

Clerk To Woodley Parish/Town Council.

PC 323 33000 16900

ADDRESS 169 COLEMANS MOOR ROAD PARISH WOODLEY

PLOT No. 390 STAGE 4 ORD. SHEET No. SU 7772 (47)

BUILDER Sunley Homes Ltd

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/13/59	Chaffey Wynn Simmonds & Co	Outline	4.4.59	N/A C/A
136/63	Sunley Homes Ltd.	Semi Detach House	31-10-63	App C/A
621/71	Mrs J. Clark	Playgroup	17.6.71	N/A 30 T.P. 6.73.
PD/510/71	"	Single Storey Ext	2.9.71	APP N/A
1143/73	"	eden playgroup	2.8.73	N/A 31 T.P. 8.73
BR19273	"	UTILITY, PORCH, W.C.	22.9.82	APP N/A
18/82	"	"	23.9.82	N/A C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

PC 3 23 3300017100

ADDRESS 171 COLEMANS MOOR ROAD PARISH WOODLEY

PLOT No. 389 STAGE 4 ORD. SHEET No. SU. 7772.47

BUILDER Sunley Homes Ltd

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0113/59	Chaffey Wynn Simmond Ltd	Outline	14-4-59	N/A - C/A
136/63	Sunley Homes Ltd	Semi Detach House	31-10-63	App - C/A
BR 7235	MR. C. HARDEN	EXTENSION TO GARAGE	11.10.77	APP. N/A
30959				
BRA 5297	MR. P. MARTLEY	GR. FLOOR EXT.	6.7.88	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

Environmental Services

For office use only.
Application number:
NOV.2000* 2151

Householder planning application form

Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

1	Your name Address and postcode Phone number	MR P + MRS S HARTLEY 11 COLEMANSMOOR ROAD WOODLEY BERKSHIRE RG5 4DD 0118 954 0126
2	Agent's Name Address and postcode Phone number	N/A
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	AS ABOVE
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO STOREY EXTENSION TO SIDE
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐ No ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	YELLOW BRICK + CONCRETE PANTILES TO MATCH EXISTING
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed: 4
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following. a Six copies of this form signed and dated. b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

Certificate B

I certify that

- I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.

Owner's name	Address at which the notice was served	Date on which the notice was served

None of the land forms part of an agricultural holding.

Your signature: P S Hunter

on behalf of

Date 6·11·00

Please tick this box if you or your husband, wife or partner are employed by Wokingham District Council ☐

ADDITIONAL PLAN

PROPOSED EXTENSION

MR+MRS HARTLEY

171 COLEMANSMOOR RD

WOODLEY

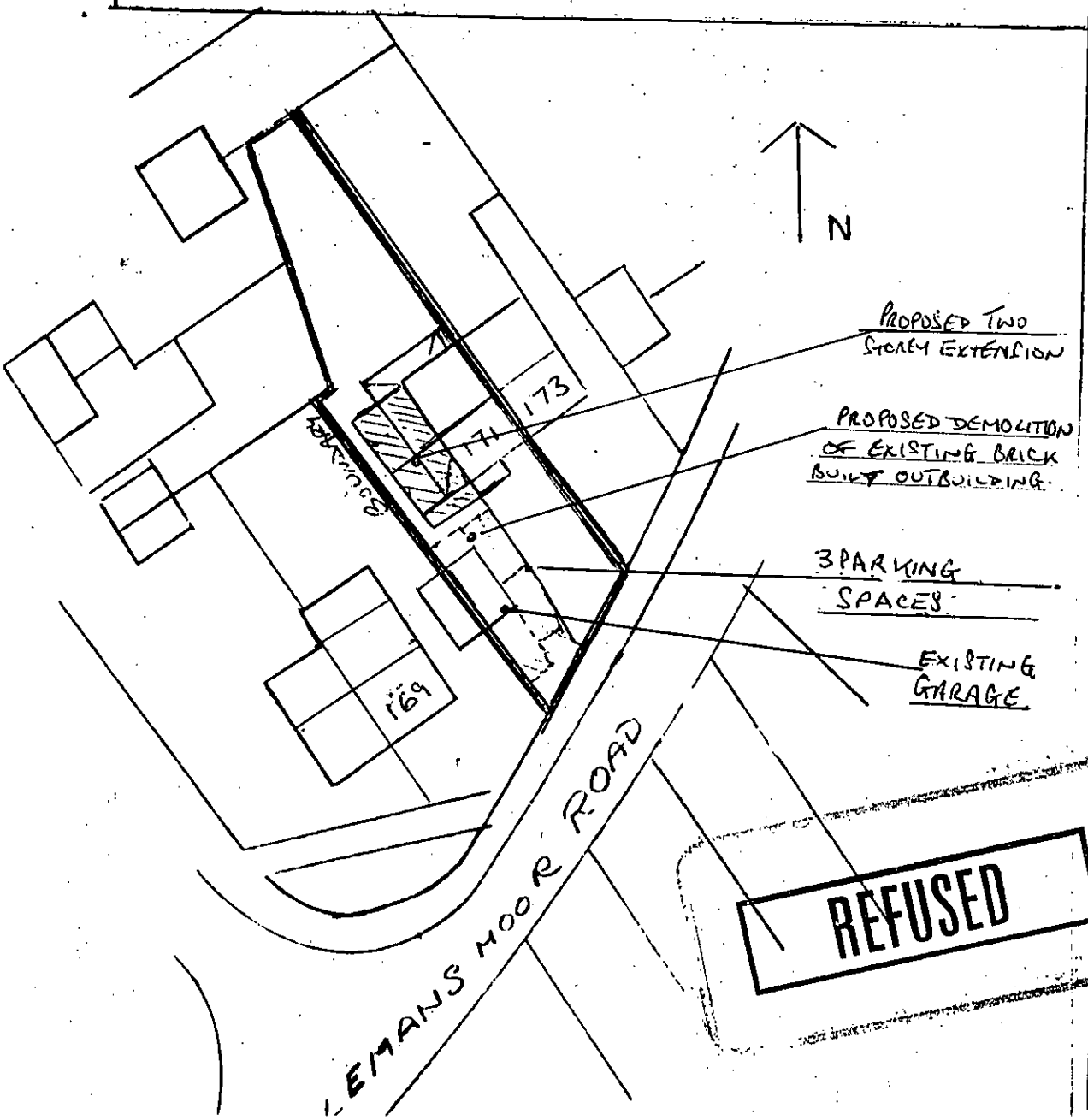
BERKS RG5 4DD

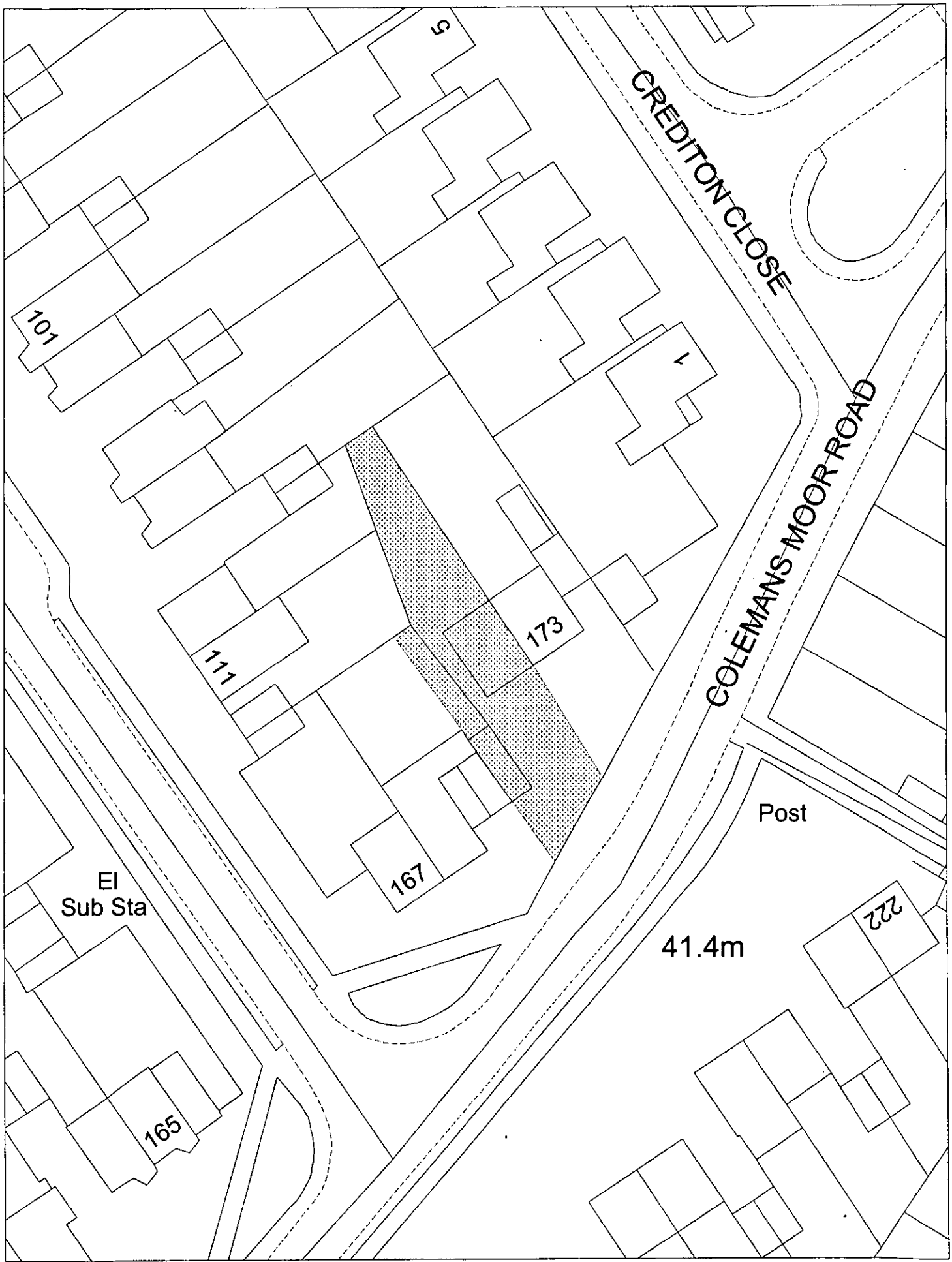
2791

DATE. 6-11-00

SCALE 1:500

REVISION 23-11-00 - 3 PARKING SPACES INDICATED





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Development Control Section, Environmental Services, Wokingham District Council.

15 January 2001

Scale: 1 : 500

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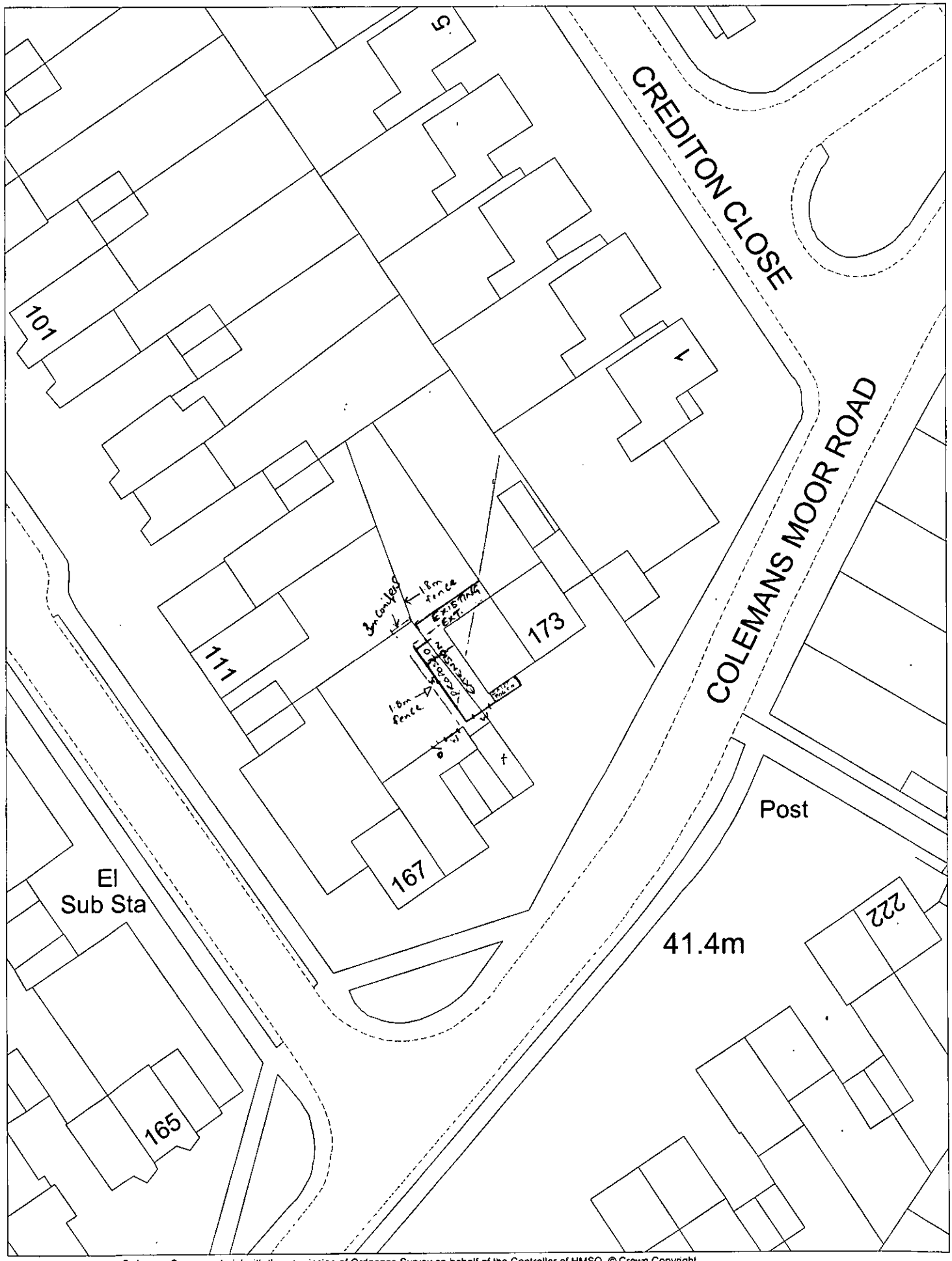

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Development Control Section, Environmental Services, Wokingham District Council.

5 January 2001

Scale: 1 : 500

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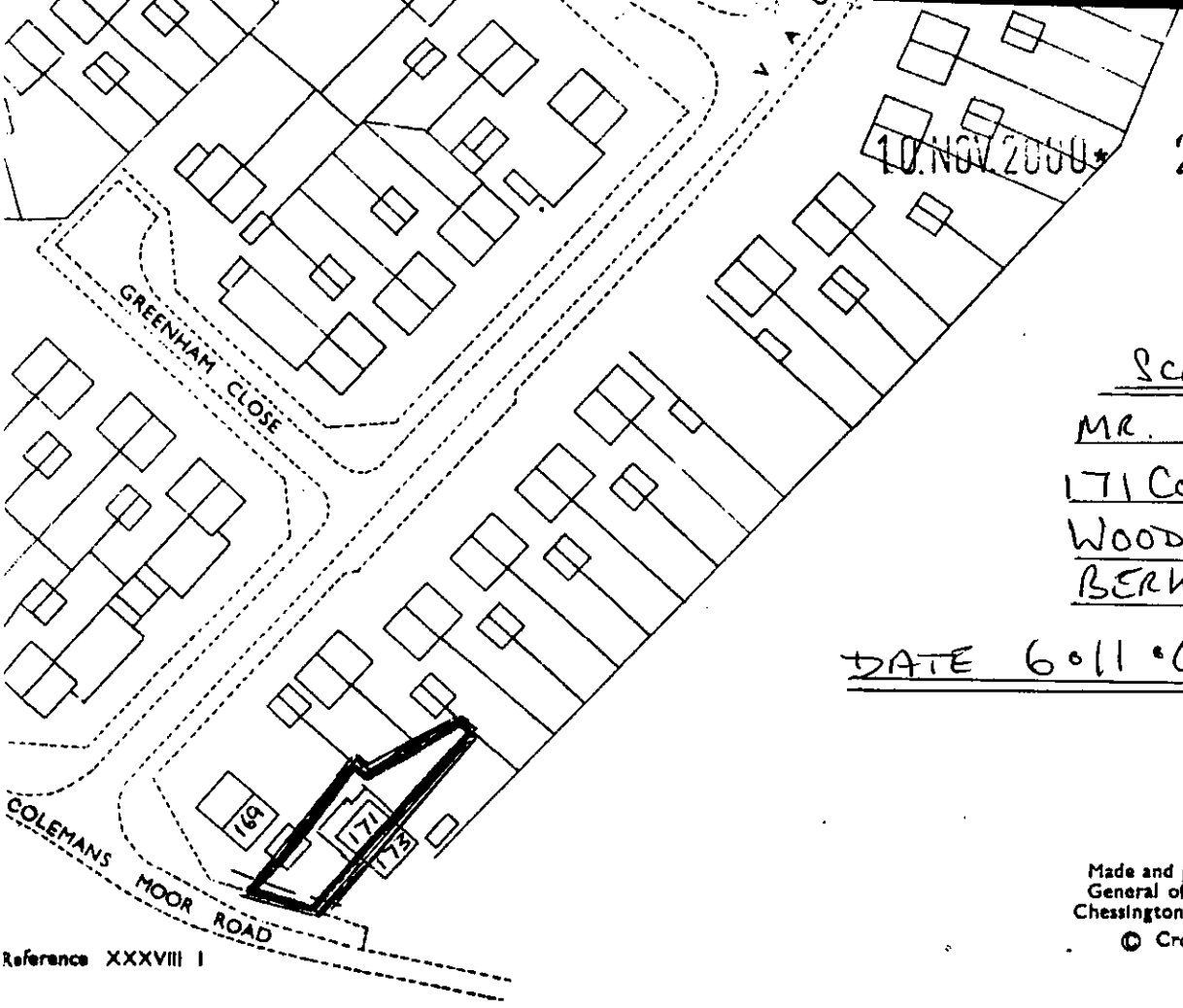
Development Control Section, Environmental Services, Wokingham District Council.

14 November 2000

Scale: 1 : 1250

N W E S



10.NOV.2000* 2791

SCALE 1:1250

MR. P. HARTLEY

171 COLEMANSMOOR RD

WOODLEY

BERKS

DATE 6.11.00

H.M. LAND REGISTRY PLANS BRANCH 9/66

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Reference XXXVIII I

Filed Plan of Title No. BK59175

ows the state of the title plan on 22 May 2000 and is admissible in evidence to the same
This office copy of the title plan may be subject to minor distortions in scale.
) by the Gloucester District Land Registry.
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icence Number GD272728.

REFUSED

SYSTEMS LTD

APPLICATION NO.2791

Name of appellant:
Mr & Mrs P J Hartley

Site address:
171 Colemansmoor Rd

Proposal:Proposed 2 storey side extension to dwelling

Case Officer:HP

Date 10-6-97

Date Commenced

Date Completed

APPROVED

Appeal Decision

Site visit made on 24 October 2001

by N P Freeman BA(Hons) DipTP MRTPI DMS

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

The Planning Inspectorate
4/09 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
☎ 0117 372 6372
e-mail: enquiries@planning-inspectorate.gsi.gov.uk

Date
1 NOV 2001

Appeal Ref: APP/X0360/A/01/1068479
171 Colemans Moor Road, Woodley, Reading

- 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 & Mrs P J Hartley against the decision of Wokingham District Council.
- The application (Ref. F/2000/2791), dated 6 November 2000, was refused by notice dated 4 January 2001.
- The development proposed is a two-storey side extension.

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

Main Issues

1. From my inspection of the site and its surroundings and my examination of the representations made, I consider the main issues in this case are firstly, the impact on the street scene and appearance of the area, and secondly the effect on the living conditions of adjoining occupiers.

Planning Policy

2. The development plan for the area includes the Loddon Area Local Plan (LALP), adopted in May 1995. However, I note that the emerging Wokingham District Local Plan (WDLP) has formed the basis of development control decisions in the district since October 1997. This plan is at an advanced stage with the Inspector's report anticipated within the next few months. Given this situation and in line with the advice in paragraph 48 of Planning Policy Guidance (PPG) 1: General Policy and Principles, I will afford this plan significant weight.

3. Policy LBE2 of the LALP indicates that development which would adversely affect the character of the area will not normally be permitted. Policy WOS3 of the WDLP sets down a list of criteria that all development should satisfy. Criterion A) is concerned, amongst other things, to ensure that proposals are appropriate in character and integrated into their local context without detriment to the amenities of adjoining occupiers. Criterion F) seeks a high quality of design which respects the local context. Policy WBE1 imposes a similar contextual test requiring good contemporary design which has regard, amongst other things, to visual impact, local townscape, the layout, form, scale, massing and materials and privacy and amenity.

Reasons

Issue (1) - Street Scene and Appearance

4. The appeal property is a semi-detached house on north-western side of Colemans Moor Road within in wholly residential area. Semi-detached dwellings are the predominant house types in the locality and they have a variety of styles. A single storey extension has been added at the rear on No. 171 and a single storey side extension is nearing completion following the grant of planning permission in March 2001. The proposal is to add an extra storey above the latter extension to create an additional bedroom and en-suite bathroom.

5. In terms of scale, I consider that the proposal would result in a two-storey addition which would still be in scale with and subordinate the host building. Whilst it would close the gap at first floor level towards the south-western site boundary, it would be set in by about 0.8m. It would also be contained within the depth of the side extension under construction and would not project beyond the original front and rear walls. I have considered the Council's concern about the potential unbalancing effect of the addition on the pair of houses but I do not consider that the lack of symmetry would be harmful to the appearance of the area. This is a relatively mixed, modern housing area, not a conservation area or an area of historic value. In these circumstances, and given the compatibility of the design of the extension with the existing house, I am of the opinion that the difference in frontage width that would result would not result in an incongruous feature.

6. I have considered the implications for space about the building but given the staggered relationship of the pairs of houses at this point in the road, I consider that there would still be a fair degree of openness between properties. I do not find that the general character of the housing area would be harmed by the extension. I was also able to visit the other properties in the vicinity, referred to by the appellant's agent, where two-storey side additions have been permitted. Whilst some of these are corner properties and the circumstances are not directly comparable, they do show that similar sized additions can be added without compromising the character of the area. The use of a hipped roof form would also help in reducing the bulk of the addition, scaling down its impact towards the boundary.

7. Bringing these points together, my conclusion on this issue is that the proposal would be in keeping with the appearance of the area and would respect its particular context and the street scene. It would therefore satisfy the requirements of Policy LBE2 of the LALP and the relevant parts of Policies WOS3 and WBE1 of the WDLP, as set out above.

Issue (2) – Living Conditions

8. The proposal would bring a two-storey wall much closer to the boundary with 169 Colemans Moor Road and would have a greater impact on rear of this house and the rear garden. However, given the distance from the rear windows of this house and the relative position of the proposed extension, I do not consider that any material loss of light or outlook would occur. The rear garden would become more enclosed but there would still be clear space above the fence and hedge lines on the north-western and south-western sides. I am, therefore, satisfied that the enjoyment of the rear garden by the occupiers of No. 169 would not be significantly diminished. Moreover, they have not raised any objection.

9. I have considered the relationship to the rear gardens of 109-111 Vauxhall Drive. The only new window at first floor level facing these gardens is shown as being obscure glazed, serving a bathroom. On this basis, I find that there would be no loss of privacy for the occupiers of these houses.

10. My conclusion on this issue is that, subject to conditions, the living conditions of adjoining occupiers would not be materially prejudiced and the relevant requirements of Policies WOS3 and WBE1 of the WDLP would be met.

Conditions

11. I have considered the list of conditions put forward by the Council. A condition requiring matching materials is justified in the interests of the appearance of the area. Conditions requiring the insertion and retention of obscure glazing, as shown on the submitted plan, and the removal of permitted development rights for windows at first floor level are reasonable and necessary to protect the amenities of neighbours. I find that the conditions regarding the widening of the drive and the provision of 3 parking spaces are unnecessary and at odds with the advice in paragraph 62 of PPG 3: Housing that no more than 1.5 spaces per dwelling should normally be necessary. There is no evidence to suggest that this is a location where an exception to the national advice is warranted. If the appellants wish to widen the drive and provide extra spaces, this is a matter for them but I do not consider that it should be a requirement. I also consider that the condition regarding the garage, which already exists, is inappropriate as it fails to meet the test in Circular 11/95 of being relevant to the development permitted.

Conclusions

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

Formal Decision

13. In exercise of the powers transferred to me, I allow the appeal and grant planning permission for a two-storey side extension at 171 Colemans Moor Road, Woodley, Reading in accordance with the terms of the application Ref. F/2000/2791 dated 6 November 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) The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

    3) 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 at first floor level or above.

    4) The windows shown as having obscure glazing on the approved plans shall be fitted with glazing of this type which shall be permanently retained.

Information

14. A separate note is attached setting out the circumstances in which the validity of this decision may be challenged by making an application to the High Court within 6 weeks from the date of this decision.

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

INSPECTOR

The Planning Inspectorate

3/03 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
http://www.planning-inspectorate.gov.uk

Direct Line 0117-3726079
Switchboard 0117-3728000
Fax No 0117-3728624
GTN 1371-6079

PLANNING DEPT 49396
PCL
DC
APP
CS DA
02 NOV 2001
COPIES TO

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

Your Ref: F/2000/2791

Our Ref: APP/X0360/A/01/1068479

Date: 1 November 2001

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR & MRS P J HARTLEY
SITE AT 171 COLEMANS MOOR ROAD, WOODLEY, 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:

Quality Assurance Unit
The Planning Inspectorate
4/09 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 6PN

Phone No. 0117 372 8252

Fax No. 0117 372 8139

E-mail: Complaints@pins.gsi.gov.uk

Yours faithfully

G. Nall

Mr Simon Campbell

COVERDL1

Appeal Statement
Two Storey Side Extension
At 171 Colemansmoor Road Woodley Berkshire RG5 4DD
For Mr & Mrs P Hartley

Additional information is enclosed giving photographic evidence of several properties within a 5-minute walk of the house where similar extensions have been constructed or are under construction.

Photograph 1

171 Colemansmoor Road Woodley

I enclose for your reference a picture of the front elevation of 171 & 173 Colemansmoor Road. The appellant is currently constructing a single storey side extension which was granted Planning Permission earlier this year.

By the time the site visit is carried out by the Inspector the extension will be substantially complete.

The picture is taken from the footpath on the other side of the road.

Photograph 2

165 Colemansmoor Road Woodley

This property has had a two storey side extension constructed to the property, which is visible, by the difference in weathering of the roof tiles. The house also abuts Vauxhall Drive. In my opinion the impact of this extension is not vastly different from the proposed scheme and has been constructed with Planning Permission.

Photograph 3

196 Colemansmoor Road Woodley.

This property also has had a two storey side extension. It is the right hand section consisting of the two top floor windows and section below. It almost appears that an additional dwelling has been constructed. This house also abuts a road to the side, which is Oak Drive. I would respectively suggest that this extension due to its size and location has a far greater impact than the proposed scheme and has been given Planning Permission.

Photograph 4

5 Buckden Close Woodley

The two storey side extension to this property is the right hand garage with the accommodation above. Visually this is very similar to the proposed scheme and also has been given Planning Permission in the last few years.

Photograph 5

7 Lanark Close Woodley

I apologise for this photograph, as it was difficult to get a true front elevation but hope it is sufficient to show what is under construction. This is the most recent extension to be given Planning Permission within the last few months and consists of a two storey side extension. This is situated 1 metre away from the side boundary. Like all the examples above this extension is similar to the proposed scheme.

Conclusion

I hope that you will consider the enclosed examples in the context of the proposed scheme. All the examples have received Planning Permission over the last few years and in my opinion are similar to the proposed scheme. If at the time of the site visit if you wish and have the time either Mr Hartley or myself will show you the extensions.

Mr Steve Geldsetzer

Eton Surveying Consultancy Limited.



171 COLEMANSMOOR ROAD WOODLEY.

TAKEN 28/6/01.



165 COLEMANSMOOR ROAD WOODLEY

TAKEN 28/6/01



196 COLEMANSHOOR ROAD WOODLEY

TAKEN 28/6/01.



5 BUCKDEN CLOSE WOODLEY

TAKEN 28/6/01.



7 LANARK CLOSE WOODLEY

Taken 28/6/01.

TOWN AND COUNTRY PLANNING ACT 1990

SECTION 78 APPEAL

APPELLANT : Mr & Mrs P Hartley

APPEAL SITE : 171 Colemansmoor Road, Woodley

REASON FOR APPEAL : Refusal of Planning Permission for the erection of a two storey side extension

---

LOCAL PLANNING AUTHORITY REFERENCE : F/2001/2791

DEPARTMENT OF THE ENVIRONMENT TRANSPORT & THE REGIONS REFERENCE : APP/X0360/A/01/1068479

1.00 LOCATION AND SITE DESCRIPTION

1.01 The site is located within the identified settlement of Woodley, and is sited within a predominantly residential area (see appendix 1 for site location).

1.02 Number 171 Colemansmoor Road is a three bedroom semi-detached property with a detached garage to the front; and was constructed in the 1960's. The property is set back from the road by around 13 meters and the front building line is around 1 metre back of the rear building line of the neighbouring property at 169 Colemansmoor Road.

2.0 RELEVANT PLANNING HISTORY

2.01 171 Colemansmoor Road was built in the mid 1960s and has had one previous single storey extension in the late 1980s (application number 30959, a copy of the decision notice and plans for which can be found in appendix 2). Following the refusal of planning permission on which this appeal is based a further application was submitted and approved in March 2001 for a single storey front and side extension (application number F/2001/3200 a copy of the decision notice and plans for which can be found in appendix 3) which is currently under construction. There are no relevant planning conditions which need to be taken into consideration.

2.02 In January 2001, the appeal planning application (F/2001/2791) for the proposed erection of a two storey side extension, was refused under delegated powers for the following reasons:

1)

"The proposed development by reason of its bulk, massing and location would form a dominant and overbearing feature to the detriment of the residential amenity of the occupiers of the adjacent dwelling. As such the proposal is contrary to policy LBE2 of the Loddon Area Local Plan and policies WOS3 and WBE1 of the Wokingham District Local Plan."

2)

" The proposed development by reason of its bulk and massing would result in the unbalancing of the semi-detached nature of the property and would be out of character with the existing dwelling, therefore having a detrimental impact upon the street scene. As such the proposal is contrary to policy LBE2 of the Loddon Area Local Plan and to policies WOS3 and WBE1 of the Wokingham District Local Plan."

3.00 POLICY BACKGROUND

3.01 The Development Plan that applies to the area in which the appeal site is located comprises of Berkshire Structure Plan and the Loddon Area Local Plan. The Deposit Draft Wokingham District Local Plan will replace the adopted Loddon Area Local Plan.

Berkshire Structure Plan (1996 - 2006)

The Berkshire Structure Plan (1996 - 2006) was adopted on 4 November 1995 and is the statutory Structure Plan for the area.

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". There are no policies in the Plan directly relating to telecommunications development.

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 Inspector's report on the local plan

inquiry is not expected until December 2001 (with the exception of policy WSM1, which is not relevant to this appeal).

3.02 The relevant Wokingham District Local Plan (Deposit Draft) policies are (see appendix 4):
WOS3 – Development Control Principles
WBE1 – Development in its local context

3.03 The relevant Loddon Area Local Plan policies is (see appendix 5):
LBE2 – Inappropriate design

4.00 THE CASE FOR THE LOCAL AUTHORITY

4.01 There are two issues raised by this application; firstly that of the impact upon the neighbouring property and secondly the impact upon the streetscene.

4.02 The proposed extension would be only 800mm from the boundary with 169 Colemansmoor Road, and would run from parallel with the rear building line of that property for 8.5 metres parallel to its rear garden. The flank wall of the proposal would rise to six metres, plus a hipped roof rising to 7.8 metres to meet the existing ridge, only 800mm from the boundary and rear garden of the neighbouring property. It is considered that this would have a very overbearing and intrusive impact upon the neighbouring property detracting severely from the enjoyment of the garden, to the detriment of the amenity of the dwelling. Application f/2001/3200 gives permission for a single storey extension on almost the same footprint as the proposed two storey extension but was considered to be acceptable, as it is the first floor section of the proposal which generates the oppressive bulk. Policies WOS3, WBE1 And LBE2 (see appendices 4 & 5), all seek to ensure development is appropriate in terms of its relationship with adjoining sites and buildings by virtue of its siting, scale, form and massing. In this case the development is overbearing and would have a detrimental impact on the living conditions of the adjacent dwelling, contrary to all the above mentioned policies.

4.03 The second reason for refusal centres on the unbalancing of the semi-detached nature of the property, the proposal would be out of scale with the existing dwelling and other dwellings nearby and would therefore be detrimental to the streetscene. Colemansmoor Road has a regular spacing between dwellings which at this point would be lost were this proposal allowed to go ahead. For these reasons the appeal proposal would appear particularly obtrusive and out of character in the streetscene. This again is contrary to policies WOS3, WBE1 And LBE2 which all refer to the importance of the visual impact of a development, which in this case is detrimental in terms of bulk, massing and overdevelopment.

5.00 COMMENTS ON THE APPELLANTS STATEMENT

5.01 The statement for the appellant correctly states that there are in the local area several similar extension to the refused proposal; however, having considered the properties mentioned in the appellants statement it is clear to see that each of them actually have a very different plot lay out to that of 171 Colemansmoor Road. Indeed each of the properties mentioned is actually a corner plot (site plans for each can be seen in appendix 6) and do not have neighbouring properties to impose upon, unlike the appeal site, which as previously stated would be only 800mm from the neighbouring boundary were the proposed extension to go ahead. Number 5 Buckden Close is the only property that is not a corner plot adjoining a road, but is a corner plot within Buckden Close and is densely vegetated to the rear gardens of 5 and 7 Stonehaven Drive and would not have a direct impact upon these properties.

6.00 CONCLUSION

6.01 The two storey side extension proposed in application F/2000/2791 is considered by virtue of its bulk, massing, height and proximity to the boundary to be overbearing to 169 Colemansmoor Road and to the out of keeping with the existing dwelling to the detriment to the street scene. The proximity of the two storey proposal to the boundary would

not only close the gap between the properties out of keeping with the rest of the streetscene, but would also form an oppressive, overbearing feature within 800mm of the boundary to the detriment of the residential amenity of 169 Colemansmoor Road.

6.02 It is therefore respectfully requested that the present appeal be DISMISSED.

7.0 CONDITIONS IN THE EVENT PLANNING PERMISSION IS GRANTED

7.01 See appendix 7.

Helen Pollock
PLANNING ASSISTANT

APPENDICES

1. Location Plan of site
2. Copy of decision notice and plans for application number 30959
3. Copy of decision notice and plans for application number F/2001/3200
4. Wokingham District Local Plan (deposit draft) policies
5. Loddon Area Local Plan policies
6. Site location plans for example extensions (as sited by the appellant)
7. Conditions in the event planning permission is granted
8. Copy of plans

SUGGESTED CONDITIONS IN THE EVENT THAT APPEAL IS ALLOWED

(WITHOUT PREJUDICE)

APPEAL REF: APP/X0360/A/01/1068479

APPLICATION NUMBER: F/2000/2791

SITE ADDRESS: 171 Colemansmoor Road, Woodley

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

2. All new works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

3. 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 additional windows or similar openings shall be constructed in the first floor level or above of the extension hereby permitted except for any which may be shown on the approved drawings.

4. Those windows shown on the approved drawings as having obscured glazing in part or full shall be so fitted and be permanently retained so thereafter.

5. The driveway must be widened to a minimum of 4.8 metres and the associated crossing extended to accommodate this.

6. 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) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

7. No part of any building hereby permitted shall be occupied or used until the three vehicle parking spaces herein approved have been provided. The vehicle parking space shall be permanently maintained and used for no other purposes.

Reasons

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

2. To ensure that the external appearance of the building is satisfactory.

3. To safeguard the residential amenities of the occupiers of neighbouring properties.

4. To safeguard the amenities of the occupiers of neighbouring residential properties.

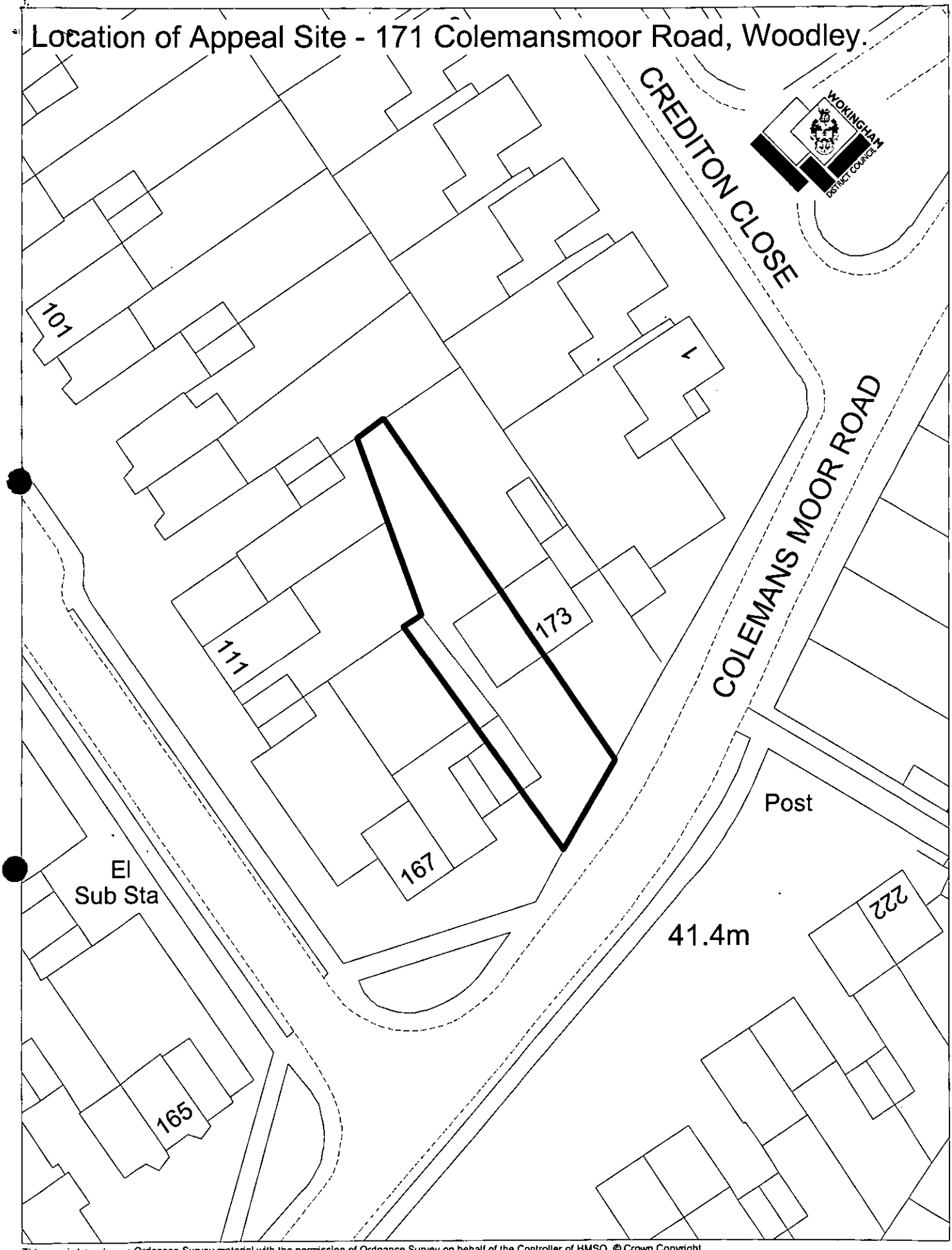
5. In the interests of highway safety and convenience.

6. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

7. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

APPENDIX 1

Location of Appeal Site - 171 Colemansmoor Road, Woodley.



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Development Control Section, Environmental Services, Wokingham District Council.

23 August 2001

Scale: 1 : 500

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APPENDIX 2

PLANNING PERMISSION

D
EG

WOKINGHAM DISTRICT COUNCIL

LOCAL GOVERNMENT ACT 1972

TOWN AND COUNTRY PLANNING ACT 1971

To: MR P J HARTLEY
171 COLEMANSMOOR ROAD
WOODLEY
BERKSHIRE
RG5 4DD

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

Application No.30959 (F)

Proposal:
SINGLE STOREY REAR AND SIDE EXTENSION TO PROVIDE
BREAKFAST ROOM UTILITY ROOM AND DOWNSTAIRS CLOAKROOM
171 COLEMANSMOOR ROAD WOODLEY

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.(5)

01 REASON This condition is deemed to be attached by virtue of Section 41(1) of the Town and Country Planning Act, 1971.(3R)

02 All the materials to be used in the elevations of the proposed development shall match those on the existing dwelling to the satisfaction of the District Planning Authority, and this condition shall apply notwithstanding any indications as to these matters which have been given in the current application.(6)

02 REASON To ensure that the materials are in keeping with those existing.(4R)

03 Notwithstanding the provisions of the Town and Country Planning General Development Order,1977 (or any order revoking and re-enacting that Order) no additional window or other opening shall be constructed in any elevation of the dwelling as extended by this permission without the prior written approval of the District Planning Authority. (172)

03 REASON To help safeguard the privacy and visual amenity of the occupiers of adjacent properties.(170R)

04 The toilet window in the rear elevation of the proposed development

continued/-

Application 30959 continued

shall not at any time be glazed other than with uncoloured obscure glass.(23)

04 REASON To help prevent the overlooking of and loss of privacy to the occupiers of the adjacent property.(14R)

05 The pitched roof on the proposed rear extension shall be replaced by a roof with a hipped end adjacent to the boundary with No. 173 Colmans Moor Road.

05 REASON In the interests of amenity.(90R)

06 Amended drawings to comply with condition No. 05 above shall be submitted to and approved in writing by the District Planning Authority before the development hereby permitted commences.(144)

06 REASON To secure compliance with the relevant condition and for the sake of clarity.(135R)

INFORMATIVE:-

Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, care should be taken upon the commencement and during the course of building operations to ensure that no part of the development, including the foundations and roof overhang will encroach on, under or over adjoining property.(622)

Date..... R. Wilson .....

Planning Officer

22 JUL 1988

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 1971 only. Approval may also be required under the Building Regulations.

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.

(2) No requirement concerning means of access to a building or to a

continued/-

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 3

(PH)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr P Hartley
171 Colemans Moor Road
Woodley
READING
Berkshire
RG5 4DD

Application Number: F/2001/3200

Parish: **WOODLEY**

Location: **171 Colemans Moor Road, Woodley, Reading**

Proposal: **Proposed single storey front/side extension to dwelling.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve 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
1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Condition
2. All new works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

Condition
3. Those windows shown on the approved drawings as having obscured glazing in part or full shall be so fitted, and be permanently retained so thereafter.

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

Reason
2. To ensure that the external appearance of the building is satisfactory.

Reason
3. To safeguard the amenities of the occupiers of residential neighbouring properties.

Informative
1. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policy EN1
Loddon Area Local Plan Policies LTV1, LBE1
Deposit Draft Wokingham District Local Plan Policies WOS3, WBE1

John Mitchell
Development Control Manager
Date: 12/03/2001

Notice checked by: _____

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 4



Wokingham District Local Plan

Deposit Draft 1997

Consolidated Document
November 1999

November 1999

POLICY WOS3: DEVELOPMENT CONTROL PRINCIPLES

THE COUNCIL WILL REQUIRE ALL DEVELOPMENT PROPOSALS THAT ARE ACCEPTABLE IN PRINCIPLE WHEN ASSESSED AGAINST OTHER POLICIES OF THIS PLAN TO:

A) BE APPROPRIATE IN SCALE OF ACTIVITY AND CHARACTER TO THE AREA IN WHICH THEY ARE LOCATED AND BE INTEGRATED INTO THEIR LOCAL CONTEXT WITHOUT DETRIMENT TO THE AMENITIES OF ADJOINING LAND USES AND OCCUPIERS

B) HAVE NO SIGNIFICANT DETRIMENTAL IMPACT UPON IMPORTANT MAN-MADE, LANDSCAPE AND NATURE CONSERVATION FEATURES AND PROVIDE FOR FURTHER LANDSCAPE TREATMENT WHERE RELEVANT TO THE TYPE OF DEVELOPMENT AND/OR THE PROTECTION OF LOCAL VISUAL AMENITY

C) BE BOTH LOCATED AND DESIGNED SO AS TO REDUCE THE NEED TO TRAVEL AND ENCOURAGE THE USE OF WALKING, CYCLING AND PUBLIC TRANSPORT AS ALTERNATIVES TO THE CAR

D) HAVE NO SIGNIFICANT EFFECT ON ROAD SAFETY OR CAUSE HIGHWAY, TRAFFIC GENERATION OR TRAFFIC RELATED ENVIRONMENTAL PROBLEMS

E) PROVIDE BUILDINGS, FACILITIES AND SPACES THAT ARE CAPABLE OF USE BY PEOPLE WHO HAVE MOBILITY OR SENSORY IMPAIRMENT

F) BE OF HIGH QUALITY OF DESIGN THAT RESPECTS THE LOCAL CONTEXT BY VIRTUE OF SITING, LAYOUT, MASSING, MATERIALS, COLOUR AND TEXTURE.

Implementation: Through the development control process.

Monitoring: Planning applications determined.

Services, Amenities and Infrastructure

1.13 It is a principle of good planning that new development should provide the necessary infrastructure, including services and amenities, needed to support the development. This is a material consideration in considering planning applications (as set out in Circular 1/97, *Planning Obligations*). An explicit assessment must be made of infrastructure requirements arising from the development and how these should be met. Such provision is a key element in the quality of life or new and existing residents. Supplementary planning guidance has been produced setting out the implementation of Policy WOS4 below.

POLICY WOS4: SERVICE, AMENITIES AND INFRASTRUCTURE REQUIREMENTS FOR NEW DEVELOPMENT

WHERE DEVELOPMENT IS ACCEPTABLE IN PRINCIPLE, UNDER THE POLICIES OF THIS PLAN, DEVELOPMENT PROPOSALS WILL BE EXPECTED TO HAVE

Cont.

POLICY FRAMEWORK

National Policy

4.5 Advice on design at the national level is limited. There is no Planning Policy Guidance Note purely on design considerations. Paras 13 - 20 and Annex A (paras A1 - A7) of PPG1 refer specifically to the issue of design. Paras 4 - 7 of Planning Policy Guidance Note 3 (PPG 3) *Housing* look at good design in the context of housing development.

4.6 Comprehensive guidance on heritage issues is given in Planning Policy Guidance Note 15 (PPG 15) *Planning and the Historic Environment*. Planning Policy Guidance Note 16 (PPG 16) *Archaeology and Planning* gives advice on archaeology and planning.

Strategic Policy

4.7 The *Berkshire Structure Plan 1991 - 2006* acknowledges that the quality of the County's environment relates to its character, identifiable 'sense of place', and people's living conditions. The plan recognises that these depend partly on care for the built environment, but that also of importance are the maintenance and improvement of interests that have a bearing on the County's character, the limitation and control of specific threats to pleasant living conditions, and the conservation of natural resources.

Supplementary Planning Guidance

4.8 The environmental policies in this plan are augmented by additional guidance in the form of Planning Guidelines, Development Briefs, Design Guides, and Conservation Area Studies. This additional guidance includes detailed advice that is not appropriate for inclusion in the plan. The policies of the plan take precedence over the supplementary planning guidance, and provide the main thrust for environmental policy in the plan area.

THE BUILT ENVIRONMENT

DESIGN PRINCIPLES

4.9 Proposed development should be considered in the context of the surrounding area. This will allow vernacular style and any good features to be interpreted in the new development, helping to contribute to its sense of place.

POLICY WBE1: DEVELOPMENT IN ITS LOCAL CONTEXT

THE COUNCIL WILL REQUIRE GOOD CONTEMPORARY DESIGN THROUGHOUT THE PLAN AREA, WHICH RESPECTS ITS LOCAL CONTEXT. WHEN CONSIDERING ANY APPLICATION FOR DEVELOPMENT THE COUNCIL WILL HAVE REGARD TO THE FOLLOWING CONSIDERATIONS:

a) ITS ENVIRONMENTAL IMPACT

b) ITS VISUAL IMPACT

c) ACCESSIBILITY

Cont.

d) LANDFORM AND ANY NATURAL FEATURES, INCLUDING LANDSCAPE TREATMENT AND ENVIRONMENTAL WORKS

e) THE LOCAL TOWNSCAPE

f) THE LAYOUT, FORM, SCALE, MASSING, AND MATERIALS OF DEVELOPMENT

g) SAFETY AND SECURITY

h) THE PRIVACY AND AMENITY OF THE EXISTING ENVIRONMENT

i) SUPPLEMENTARY PLANNING DESIGN GUIDANCE ADOPTED BY THE COUNCIL.

Implementation: Use of design guidance in the development control process.

Monitoring: Consider quality of development on the ground, including through design awards.

4.10 Not all of the plan area is of the same visual quality. Some parts of it could benefit from environmental improvement, and in some circumstances, this may be achievable through redevelopment opportunities.

POLICY WBE2: IMPROVING ON THE LOCAL CONTEXT

IN AREAS WHERE THE EXISTING ENVIRONMENT DOES NOT EXHIBIT ESPECIALLY PRONOUNCED OR HISTORIC ARCHITECTURAL STYLES, ANY PROPOSALS FOR INFILL DEVELOPMENT SHOULD BE USED AS AN OPPORTUNITY TO CREATE ADDED VISUAL INTEREST AND RAISE THE AREA'S ARCHITECTURAL QUALITY.

Implementation: Through the development control process.

Monitoring: Check quality of development on the ground.

4.11 Because of their extent, large developments are likely to have a greater impact on the environment than smaller scale ones. It is therefore particularly important to ensure a high quality of development within such proposals. Large development areas are probably best considered in terms of a series or pattern of smaller areas, each with its own layout and form of development, and hence its own distinctive character. This should lead to the avoidance of extensive areas of characterless development that bear no relationship to features on the ground.

POLICY WBE3: CHARACTER OF LARGE SCALE DEVELOPMENT

ANY PROPOSALS FOR LARGE SCALE DEVELOPMENT SHOULD PROVIDE A CLEAR AND COHERENT LAYOUT THAT CREATES AREAS OF IDENTIFIABLE CHARACTER WITHIN THE DEVELOPMENT. WHERE DEVELOPMENT IS TO BE CARRIED OUT IN PHASES, THE COUNCIL WILL REQUIRE THE SUBMISSION OF A INDICATIVE LAYOUT FOR THE ENTIRE SITE PRIOR TO THE APPROVAL OF ANY

Cont.

APPENDIX 5

LOCAL PLAN DEPOSIT DRAFT



LODDON AREA LOCAL PLAN

Adopted 5 May 1995



Published by: Wokingham District Council
Planning Department
Shute End
Wokingham
Berkshire
RG40 1WR
Telephone: (01734) 778798
Fax: (01734) 778735

B) CONTRIBUTE TO THE CREATION OF A SAFE AND ATTRACTIVE ENVIRONMENT IN WHICH TO LIVE AND WORK;

(C) RETAIN IMPORTANT NATURAL, MAN-MADE OR LANDSCAPE FEATURES OF THE SITE COMPATIBLE WITH GOOD DESIGN.

❖ LBE2 INAPPROPRIATE DESIGN

PROPOSALS FOR DEVELOPMENT THAT IS INAPPROPRIATE IN TERMS OF ITS RELATIONSHIP WITH ADJOINING SITES AND BUILDINGS, OR WHICH WOULD ADVERSELY AFFECT THE CHARACTER OF AN AREA, BY VIRTUE OF ITS SITING, SCALE, FORM, MASSING, MATERIALS, COLOUR OR TEXTURE, WILL NOT NORMALLY BE PERMITTED.

ENVIRONMENTAL IMPROVEMENT

1.4.04 Within the built environment it is important not only to safeguard those buildings, undeveloped areas and special features which contribute to the character and attractive qualities of the area but also to seek opportunities to enhance the quality of the built environment.

1.4.05 Often the more attractive and successful urban environments have evolved organically over a period of many years and incorporate a variety of architectural styles. In more recent years development in some parts of the District has taken place more comprehensively with little variety in design. In other areas particularly since the war and up to the early 1970's some development has been inserted into an existing area to the detriment of the older urban fabric.

1.4.06 In some areas, district and local shopping centres in particular, where large scale redevelopment has taken place, the opportunity may arise for comprehensive refurbishment since a large part of the urban fabric will tend to age and decay simultaneously. In other areas environmental enhancement of the urban fabric surrounding the buildings may be sufficient to rejuvenate the area as a whole.

❖ LBE3 REFURBISHMENT AND REDEVELOPMENT

ENCOURAGEMENT WILL BE GIVEN TO THE REFURBISHMENT OR PARTIAL REDEVELOPMENT OF AREAS OR INDIVIDUAL SCHEMES WHERE A SIGNIFICANT ENVIRONMENTAL ENHANCEMENT WILL RESULT TO THE BENEFIT OF THE COMMUNITY.

❖ LBE4 ENVIRONMENTAL ENHANCEMENT SCHEMES

ENVIRONMENTAL ENHANCEMENT SCHEMES WILL BE ENCOURAGED WITHIN THE PLAN AREA AS OPPORTUNITIES ARISE AND WILL INCLUDE THE AREAS AS SHOWN ON THE PROPOSALS MAP AND AS SET OUT IN PART TWO OF THE PLAN.

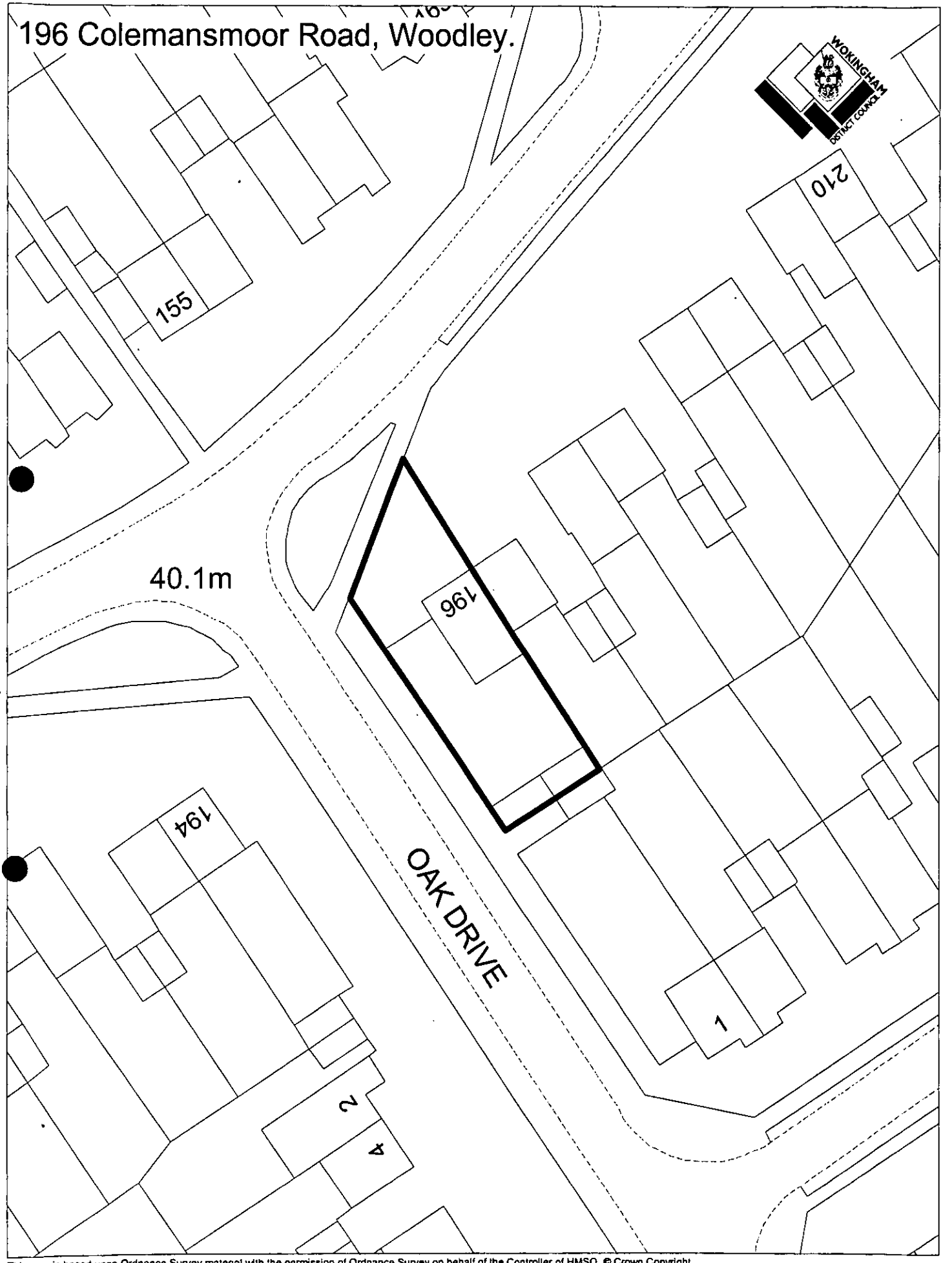
SUNLIGHT, DAYLIGHT AND NOISE

1.4.07 Daylight penetration into new buildings, and existing buildings affected by new development, is an important amenity consideration as is sunlight penetration of spaces outside windows. In this respect it should always be the intention to maximise penetration of new development and minimise the impact of new development on old as far as is possible. The orientation of rooms, gardens and both public and private spaces is therefore critical since together the two aspects can provide warmth, comfort and pleasant living and working conditions. They can also have some impact on energy consumption by reducing the dependence on artificial lighting and heating. Further guidance on this matter can be found in the District Council's Development Control Guidelines.

❖ LBE5 SUNLIGHT AND DAYLIGHT

IN CONSIDERING PROPOSALS FOR NEW DEVELOPMENT, REDEVELOPMENT AND REFURBISHMENT THE DISTRICT COUNCIL WILL

APPENDIX 6



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Development Control Section, Environmental Services, Wokingham District Council.
23 August 2001 Scale: 1 : 500

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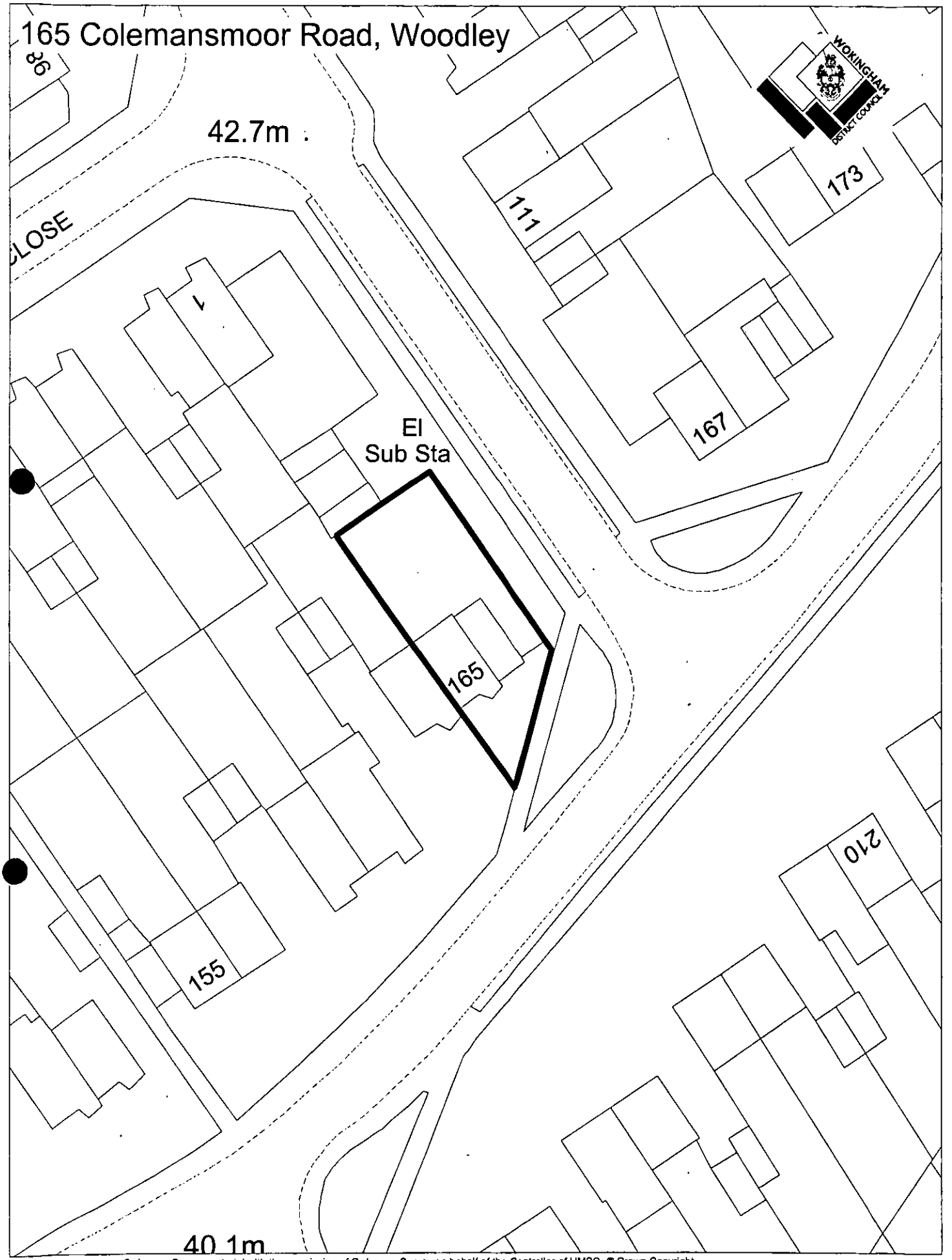

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23 August 2001

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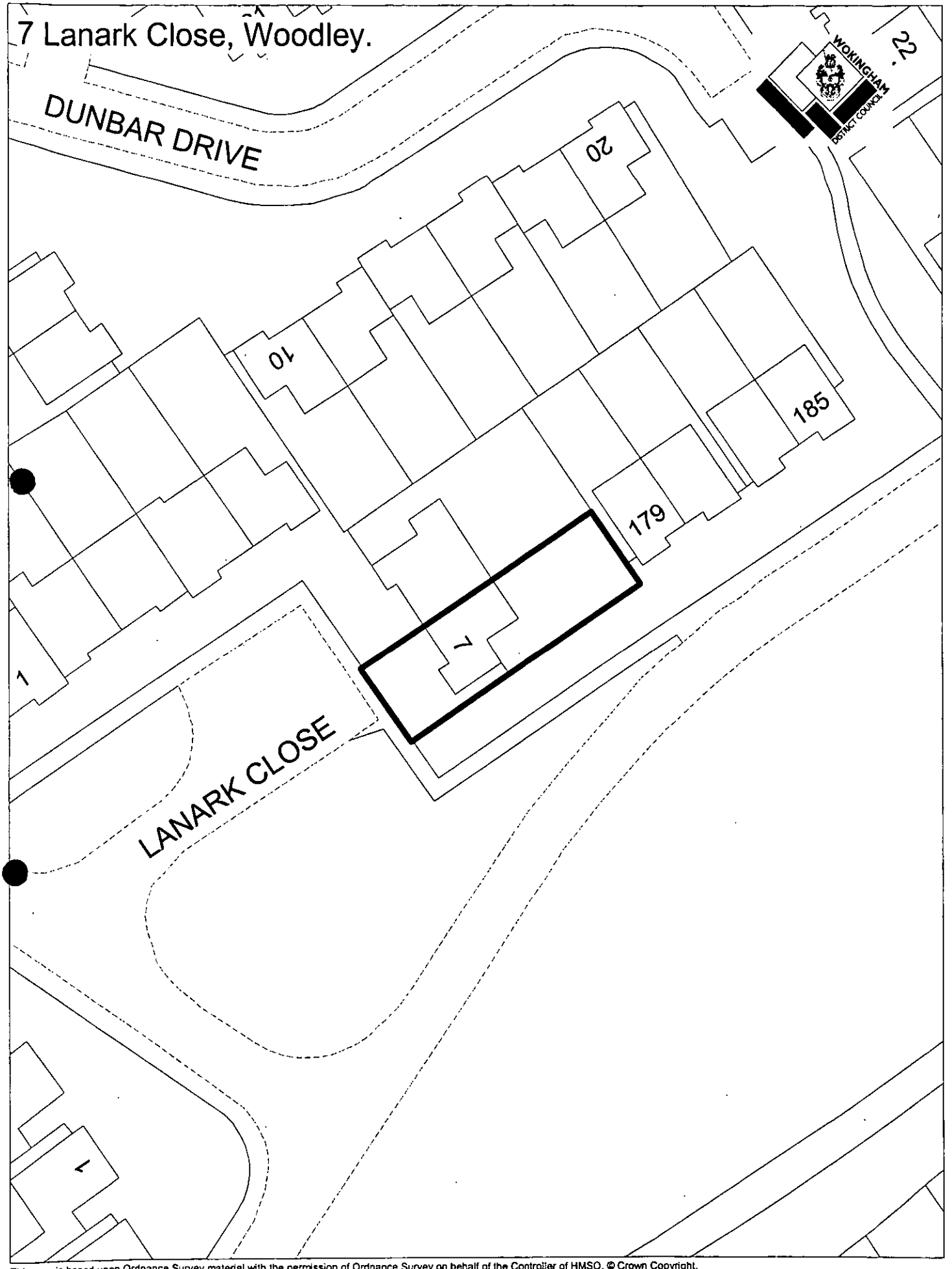

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Development Control Section, Environmental Services, Wokingham District Council.

23 August 2001

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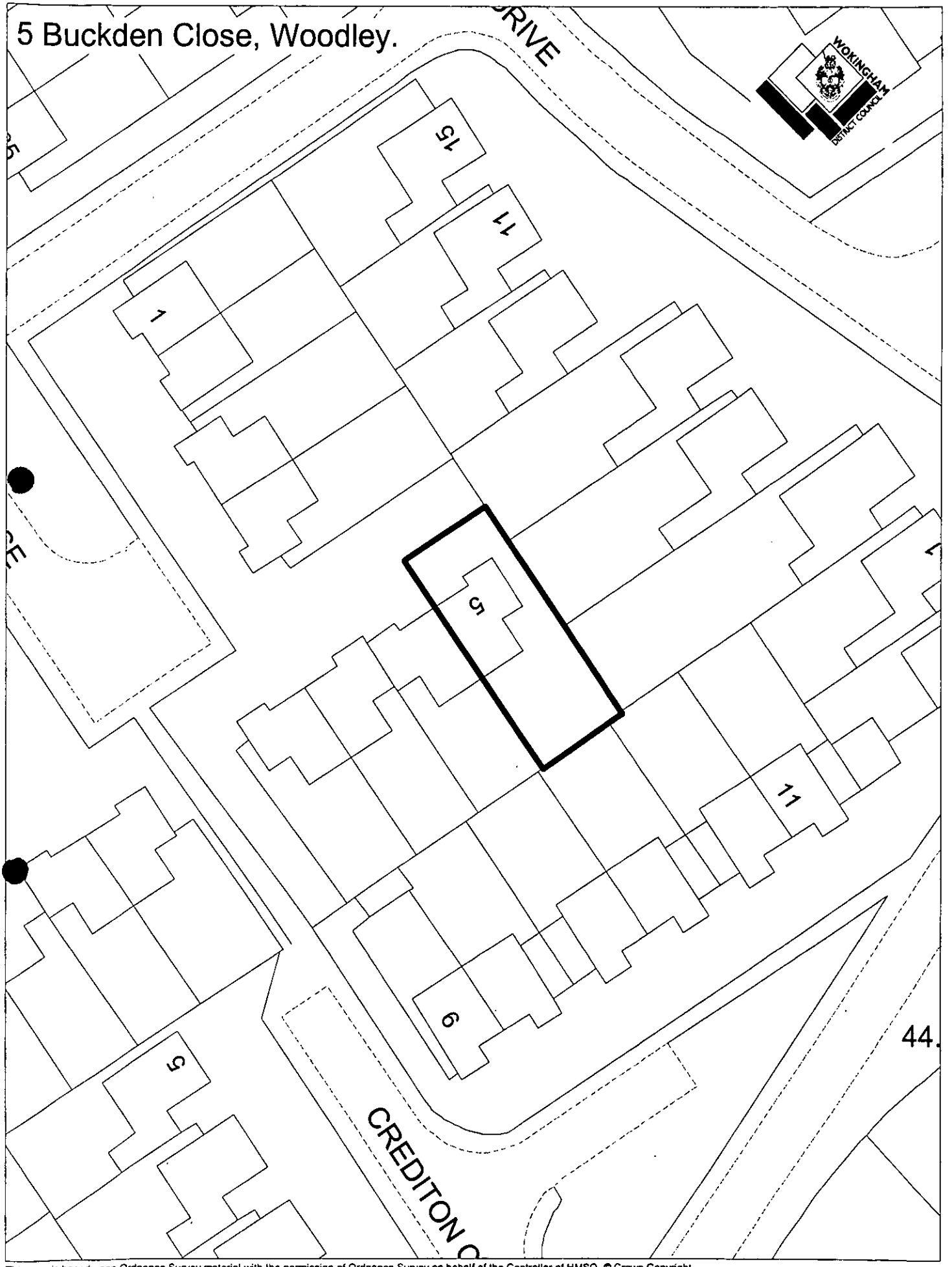

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Development Control Section, Environmental Services, Wokingham District Council.

23 August 2001

Scale: 1 : 500

N W E S

APPENDIX 7

SUGGESTED CONDITIONS IN THE EVENT THAT APPEAL IS ALLOWED

(WITHOUT PREJUDICE)

APPEAL REF: APP/X0360/A/01/1068479

APPLICATION NUMBER: F/2000/2791

SITE ADDRESS: 171 Colemansmoor Road, Woodley

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

2. All new works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

3. 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 additional windows or similar openings shall be constructed in the first floor level or above of the extension hereby permitted except for any which may be shown on the approved drawings.

4. Those windows shown on the approved drawings as having obscured glazing in part or full shall be so fitted and be permanently retained so thereafter.

5. The driveway must be widened to a minimum of 4.8 metres and the associated crossing extended to accommodate this.

6. 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) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

7. No part of any building hereby permitted shall be occupied or used until the three vehicle parking spaces herein approved have been provided. The vehicle parking space shall be permanently maintained and used for no other purposes.

Reasons

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

2. To ensure that the external appearance of the building is satisfactory.

3. To safeguard the residential amenities of the occupiers of neighbouring properties.

4. To safeguard the amenities of the occupiers of neighbouring residential properties.

5. In the interests of highway safety and convenience.

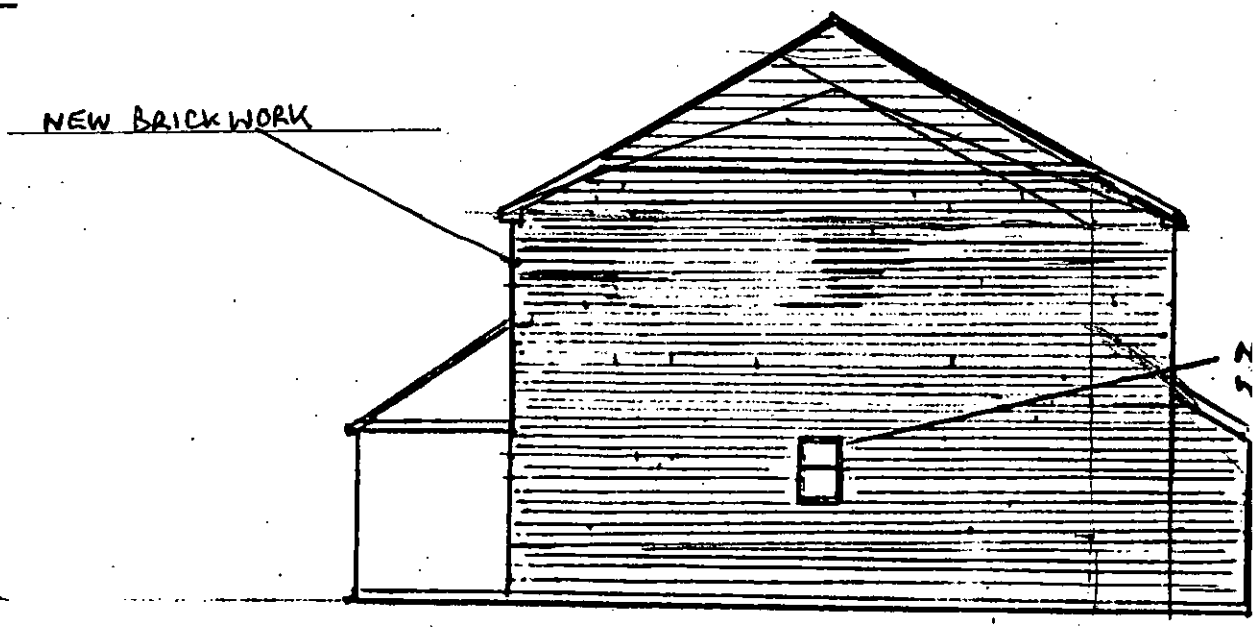
6. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

7. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

APPENDIX 8



PROPOSED FRONT ELEVATION

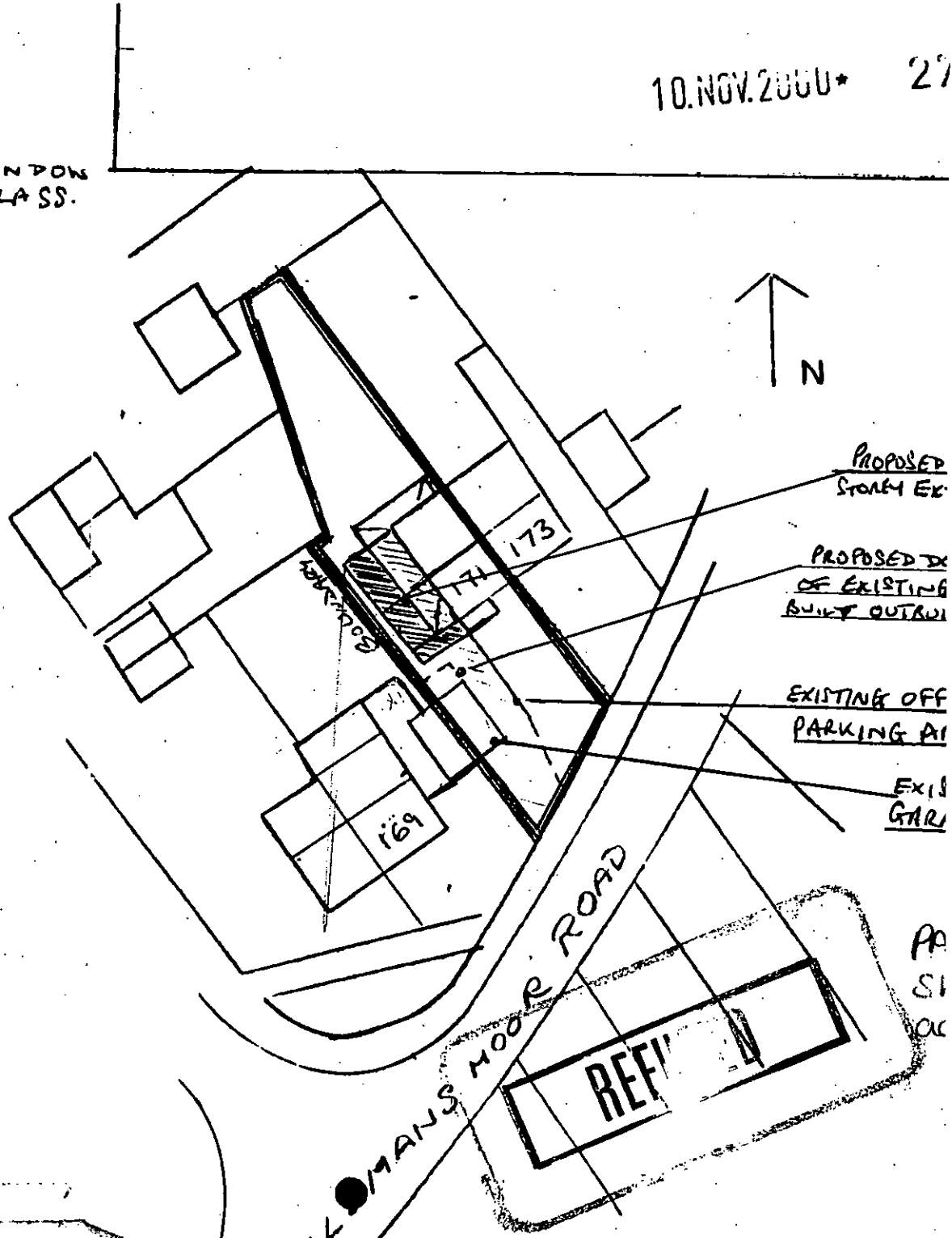


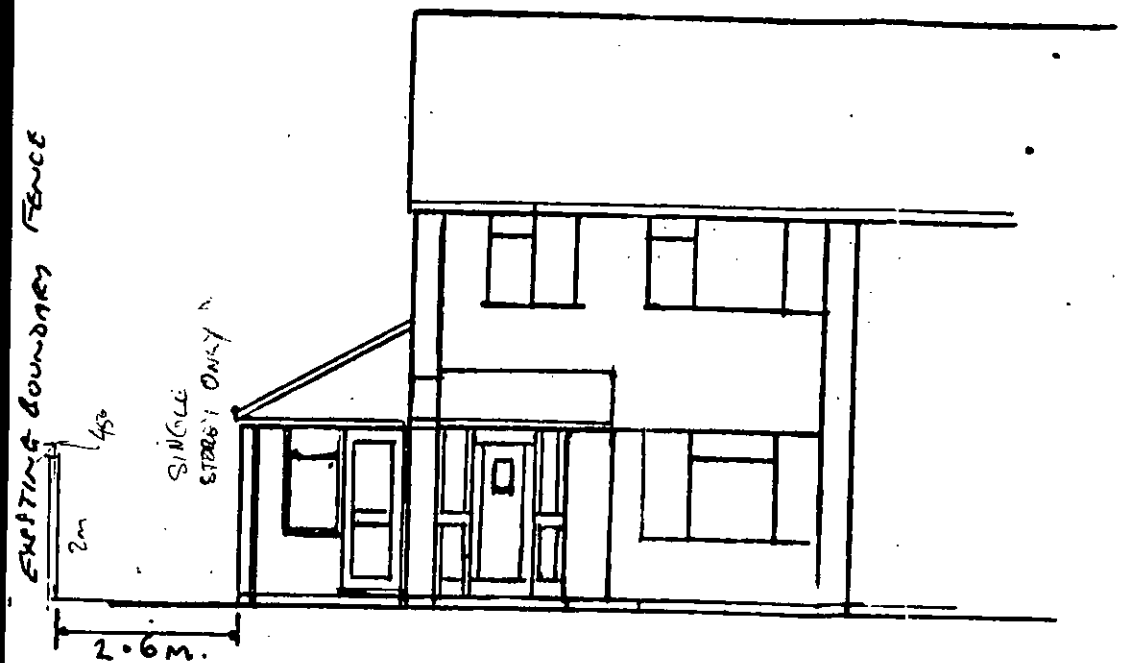
PROPOSED SIDE ELEVATION

10.NOV.2000*

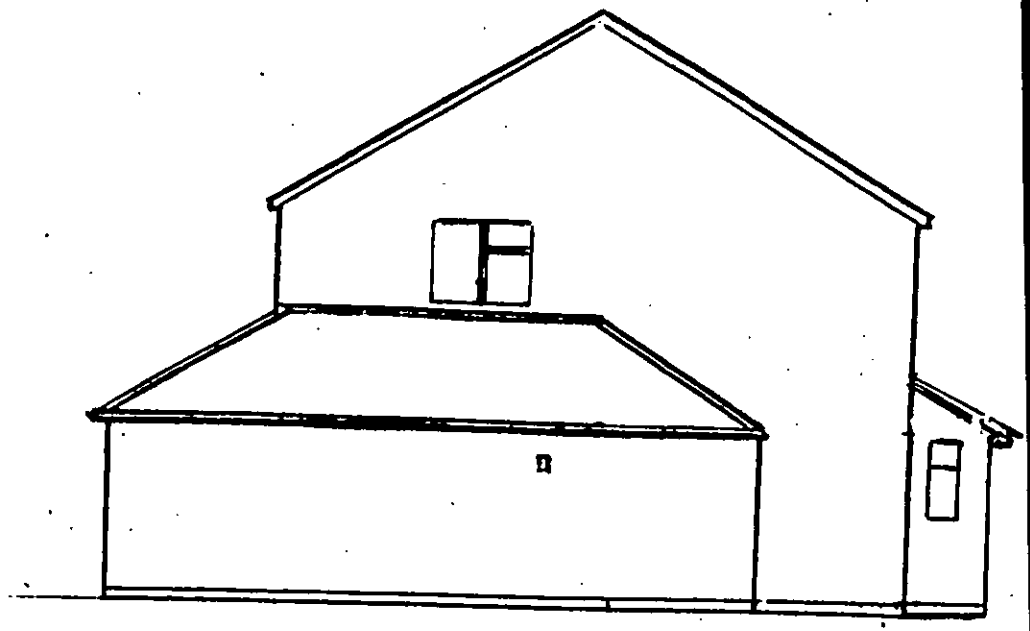


PROPOSED REAR ELEVATION.

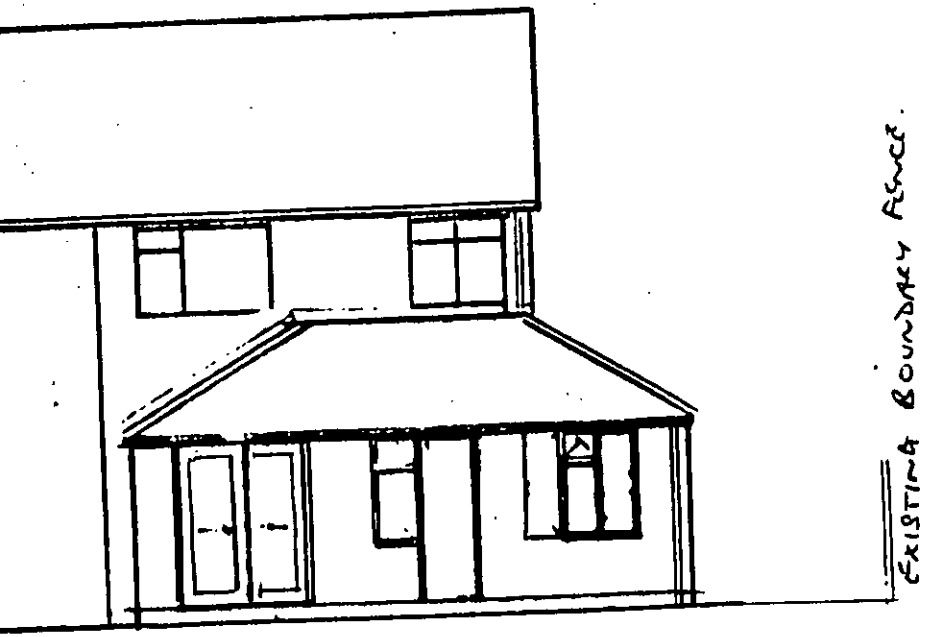




EXISTING FRONT ELEVATION.



EXISTING SIDE ELEVATION.



G. REAR ELEVATION.

PROPOSED EXTENSION.

FOR. MR. P. HARTLEY

AT. 171 COLEMANS MOOR ROAD.
WOODLEY.
NR. READING.
BERKS.

TWO STOREY EXTENSION TO SIDE.

ELEVATIONS + SITE PLAN

NOTE- BRICKS + ROOF TILES TO MATCH EXISTING.

DATE. 6-11-00

ADDITIONAL PLAN

PROPOSED EXTENSION

MR+MRS HARTLEY

171 COLEMANSMOOR RD

WOODLEY

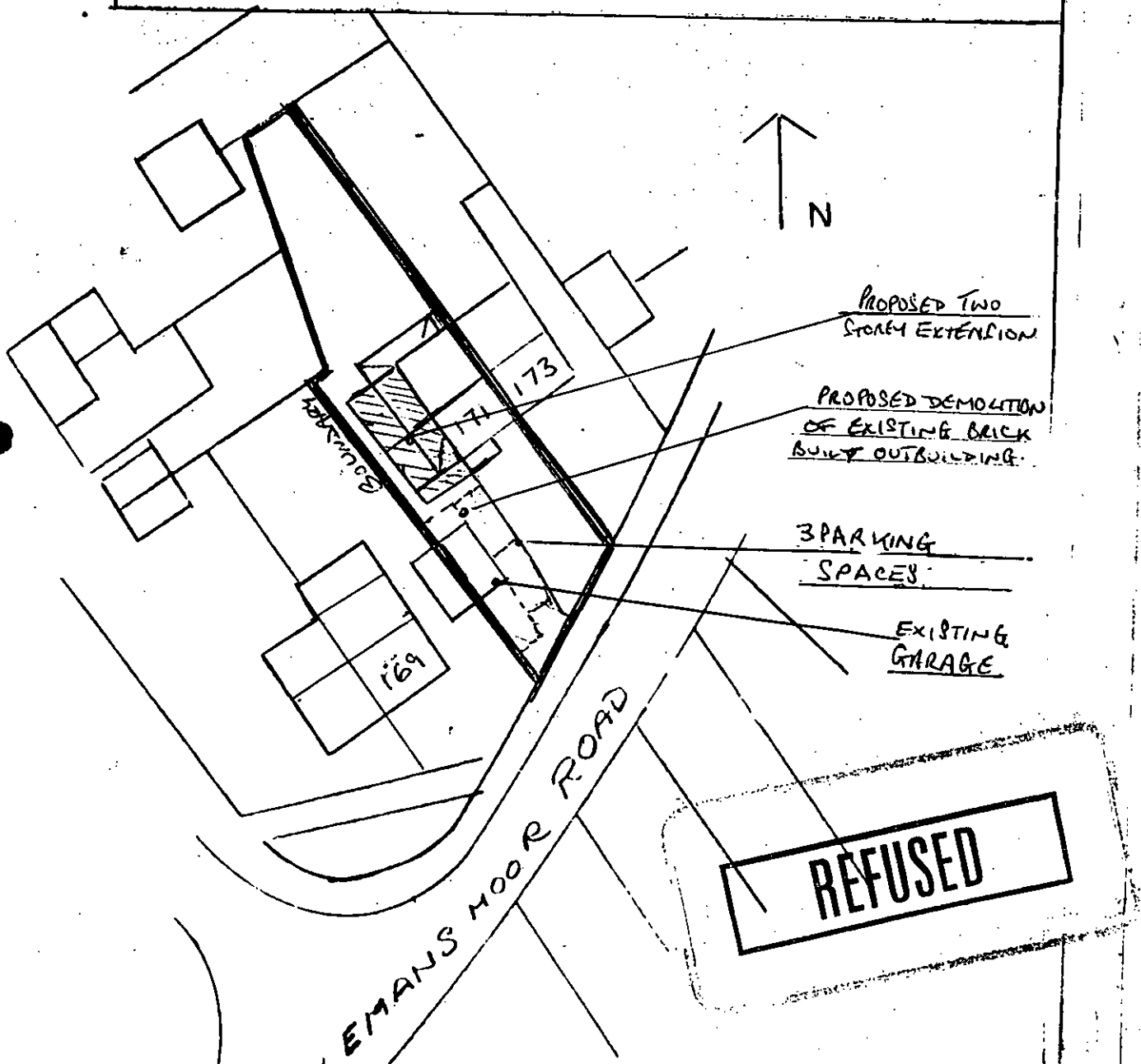
BERKS RG5 4DD

2791

DATE. 6-11-00

SCALE 1:500

REVISION 23-11-00 - 3 PARKING SPACES INDICATED



WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

APPEAL BY: Mr & Mrs P J Hartley
SITE: 171 Colemansmoor Rd, Woodley
APPLICATION NO.: 2791
PROPOSAL: Proposed 2 storey side extension to dwelling

LIST OF PERSONS CIRCULATED WITH NOTICE OF APPEAL

District Councillor(s) for Loddon

Mr C Clacey

Mr A Clifford

Mr D Thair

Clerk(s) of Parish / Town Council of Woodley

Ms D Mander, The Pavilion, Woodford Park, Haddon Drive, Woodley. RG5 4LY

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

Wokingham District Local Plan
Deposit Draft

With Proposed Amendments Highlighted

February 2000

- Proposed Amendments April 1999
- Additional Proposed Amendments September 1999
- Proposed Transport Amendments February 2000

POLICY WOS3: DEVELOPMENT CONTROL PRINCIPLES

THE COUNCIL WILL REQUIRE ALL DEVELOPMENT PROPOSALS THAT ARE ACCEPTABLE IN PRINCIPLE WHEN ASSESSED AGAINST OTHER POLICIES OF THIS PLAN TO:

A) BE APPROPRIATE IN SCALE OF ACTIVITY AND CHARACTER TO THE AREA IN WHICH THEY ARE LOCATED AND BE INTEGRATED INTO THEIR LOCAL CONTEXT WITHOUT DETRIMENT TO THE AMENITIES OF ADJOINING LAND USES AND OCCUPIERS

B) ~~RETAIN~~ *HAVE NO SIGNIFICANT DETRIMENTAL IMPACT UPON* **(PA 1/6)** IMPORTANT MAN-MADE, LANDSCAPE AND NATURE CONSERVATION FEATURES AND PROVIDE FOR FURTHER LANDSCAPE TREATMENT WHERE RELEVANT TO THE TYPE OF DEVELOPMENT AND/OR THE PROTECTION OF LOCAL VISUAL AMENITY

C) BE BOTH LOCATED AND DESIGNED SO AS TO REDUCE THE NEED TO TRAVEL AND ENCOURAGE THE USE OF WALKING, CYCLING AND PUBLIC TRANSPORT AS ALTERNATIVES TO THE CAR

D) HAVE NO SIGNIFICANT EFFECT ON ROAD SAFETY OR CAUSE HIGHWAY, TRAFFIC GENERATION OR TRAFFIC RELATED ENVIRONMENTAL PROBLEMS

E) PROVIDE BUILDINGS, FACILITIES AND SPACES THAT ARE CAPABLE OF USE BY PEOPLE WHO HAVE MOBILITY OR SENSORY IMPAIRMENT

F) BE OF HIGH QUALITY OF DESIGN THAT RESPECTS THE LOCAL CONTEXT BY VIRTUE OF SITING, LAYOUT, MASSING, MATERIALS, COLOUR AND TEXTURE.

Implementation: Through the development control process.

Monitoring: Planning applications determined.

Services, Amenities and Infrastructure

1.13 It is a principle of good planning that new development should provide the necessary infrastructure, including services and amenities, needed to support the development. This is a material consideration in considering planning applications (as set out in Circular 1/97, *Planning Obligations*). An explicit assessment must be made of infrastructure requirements arising from the development and how these should be met. Such provision is a key element in the quality of life or new and existing residents. Supplementary planning guidance has been produced setting out the implementation of Policy WOS4 below.

POLICY WOS4: SERVICE, AMENITIES AND INFRASTRUCTURE REQUIREMENTS FOR NEW DEVELOPMENT

WHERE DEVELOPMENT IS ACCEPTABLE IN PRINCIPLE, UNDER THE POLICIES OF THIS PLAN, DEVELOPMENT PROPOSALS WILL BE EXPECTED TO HAVE

Cont.

POLICY FRAMEWORK

National Policy

4.5 Advice on design at the national level is limited. There is no Planning Policy Guidance Note purely on design considerations. Paras 13 - 20 and Annex A (paras A1 - A7) of PPG1 refer specifically to the issue of design. Paras 4 - 7 of Planning Policy Guidance Note 3 (PPG 3) *Housing* look at good design in the context of housing development.

4.6 Comprehensive guidance on heritage issues is given in Planning Policy Guidance Note 15 (PPG 15) *Planning and the Historic Environment.* Planning Policy Guidance Note 16 (PPG 16) *Archaeology and Planning* gives advice on archaeology and planning.

Strategic Policy

4.7 The *Berkshire Structure Plan 1991 - 2006* acknowledges that the quality of the County's environment relates to its character, identifiable 'sense of place', and people's living conditions. The plan recognises that these depend partly on care for the built environment, but that also of importance are the maintenance and improvement of interests that have a bearing on the County's character, the limitation and control of specific threats to pleasant living conditions, and the conservation of natural resources.

Supplementary Planning Guidance

4.8 The environmental policies in this plan are augmented by additional guidance in the form of Planning Guidelines, Development Briefs, Design Guides, and Conservation Area Studies. This additional guidance includes detailed advice that is not appropriate for inclusion in the plan. The policies of the plan take precedence over the supplementary planning guidance, and provide the main thrust for environmental policy in the plan area.

THE BUILT ENVIRONMENT

DESIGN PRINCIPLES

4.9 Proposed development should be considered in the context of the surrounding area. This will allow vernacular style and any good features to be interpreted in the new development, helping to contribute to its sense of place.

POLICY WBE1: DEVELOPMENT IN ITS LOCAL CONTEXT

THE COUNCIL WILL REQUIRE GOOD CONTEMPORARY DESIGN THROUGHOUT THE PLAN AREA, WHICH RESPECTS ITS LOCAL CONTEXT. WHEN CONSIDERING ANY APPLICATION FOR DEVELOPMENT THE COUNCIL WILL HAVE REGARD TO THE FOLLOWING CONSIDERATIONS:

a) ITS ENVIRONMENTAL IMPACT

b) ITS VISUAL IMPACT

c) ACCESSIBILITY

Cont.

d) LANDFORM AND ANY NATURAL FEATURES, INCLUDING LANDSCAPE TREATMENT AND ENVIRONMENTAL WORKS

e) THE LOCAL TOWNSCAPE

f) THE LAYOUT, FORM, SCALE, MASSING, AND MATERIALS OF DEVELOPMENT

g) SAFETY AND SECURITY

h) THE PRIVACY AND AMENITY OF THE EXISTING ENVIRONMENT

i) SUPPLEMENTARY PLANNING DESIGN GUIDANCE ADOPTED BY THE COUNCIL.

Implementation: Use of design guidance in the development control process.

Monitoring: Consider quality of development on the ground, including through design awards.

4.10 Not all of the plan area is of the same visual quality. Some parts of it could benefit from environmental improvement, and in some circumstances, this may be achievable through redevelopment opportunities.

POLICY WBE2: IMPROVING ON THE LOCAL CONTEXT

IN AREAS WHERE THE EXISTING ENVIRONMENT DOES NOT EXHIBIT ESPECIALLY PRONOUNCED OR HISTORIC ARCHITECTURAL STYLES, ANY PROPOSALS FOR INFILL DEVELOPMENT SHOULD BE USED AS AN OPPORTUNITY TO CREATE ADDED VISUAL INTEREST AND RAISE THE AREA'S ARCHITECTURAL QUALITY.

Implementation: Through the development control process.

Monitoring: Check quality of development on the ground.

4.11 Because of their extent, large developments are likely to have a greater impact on the environment than smaller scale ones. It is therefore particularly important to ensure a high quality of development within such proposals. Large development areas are probably best considered in terms of a series or pattern of smaller areas, each with its own layout and form of development, and hence its own distinctive character. This should lead to the avoidance of extensive areas of characterless development that bear no relationship to features on the ground.

POLICY WBE3: CHARACTER OF LARGE SCALE DEVELOPMENT

ANY PROPOSALS FOR LARGE SCALE DEVELOPMENT SHOULD PROVIDE A CLEAR AND COHERENT LAYOUT THAT CREATES AREAS OF IDENTIFIABLE CHARACTER WITHIN THE DEVELOPMENT. WHERE DEVELOPMENT IS TO BE CARRIED OUT IN PHASES, THE COUNCIL WILL REQUIRE THE SUBMISSION OF A INDICATIVE LAYOUT FOR THE ENTIRE SITE PRIOR TO THE APPROVAL OF ANY

Cont.



BERKSHIRE STRUCTURE PLAN 1991-2006

Incorporating Alterations adopted in August 1997





Babtie

6 ENVIRONMENT AND CONSERVATION

MAINTAINING ENVIRONMENTAL QUALITY

6.1 The quality of the County's environment relates to its character, identifiable 'sense of place', and people's living conditions. These depend partly on care for its environment as a whole, including the countryside (dealt with in Chapter 5) and towns, villages and built-up areas which are considered in this chapter. It also concerns : safeguarding and enhancing a number of specific environmental interests, which together contribute to the character of the County; curbing and controlling a number of specific threats to pleasant living conditions; and the conservation of natural resources.

The Environment of the Built-up Areas

6.2 The density, form and quality of buildings, landscape and other elements of the environment in towns, villages and built-up areas have an important bearing on the overall quality of life in the County, especially as the majority of the population live and work in such areas.

Protection and Enhancement of the Environment of Built-Up Areas

Policy EN1 **The character and quality of the environment in the towns, villages and other built-up areas will be protected and enhanced. Within these areas development must be appropriate in scale, form, impact, character and siting to its location. In particular :**

(i) development should embody a high standard of design, layout and landscaping, and help maintain and, where possible, enhance the character of its surroundings;

(ii) town and village greens and all open land important to the character of settlements will be protected from development and where necessary enhanced;

(iii) the existing tree cover, important areas of vegetation and wildlife habitats will be conserved, and additions to them encouraged;

(iv) special attention will be paid to the maintenance and improvement of the character of town and village centres.

Where appropriate, to achieve optimum use of land and buildings in built-up areas, the re-use of vacant buildings and redevelopment of derelict or genuinely under-used urban land will be supported.

6.3 In order to secure improvements in the environment of built-up areas, local plans will need to include guidelines on a wide range of matters raised in the policy. Particular public concerns have been raised about the quality of design in new development and about increased densities in the built-up areas. While the latter may help reduce the need for travel and minimise the loss of open countryside, it may also lead to problems of congestion, loss of tree cover and open land, and deterioration in environmental quality in established neighbourhoods.

6.4 Policy EN1 is intended positively to encourage appropriate regeneration in line with Government guidance. It is not proposed that appropriate changes of use of buildings should be restricted whether they are currently vacant or not. Derelict land which has been the subject of contamination may be appropriate for redevelopment, but only if there is no danger created for the new use of the site or through the transport and re-deposit of contaminated matter on a site elsewhere.

Environmental Nuisance

6.5 Certain kinds of development can give rise to nuisance which can affect occupiers of buildings, passers-by or those using outdoor space. There is a need to prevent new problems from arising, and to limit or reduce the nuisance from existing sources. The impact of nuisance may in some circumstances be limited by curbing development in areas affected, and this is appropriate where (as is the case for aircraft noise) little can be done to reduce the nuisance in the short term.

Protection from Environmental Nuisance

Policy EN2 **Development should not give rise to unacceptable levels of noise, smell, dust, fumes, light or noxious emissions affecting areas beyond the site boundary, or to unacceptable levels of air or water pollution. In addition, uses sensitive to disturbance such as new houses, schools and hospitals, should not be located in areas already subject to unacceptable levels of these environmental nuisances.**

6.6 In areas affected by high levels of noise, development should be designed to minimise the nuisance caused to future occupants. Unacceptable levels of environmental nuisance will be defined through the local plan process and by building upon studies such as the County Council's State of the Environment Report. The County Council has also recently published environmental noise planning guidelines to assist with the implementation of Policy EN2 and to help co-ordinate a standardised approach across the County.

Flooding

6.7 Most of Berkshire's rivers have an associated floodplain which is essential for both flood flow and storage. Development within the floodplain would reduce the storage capacity and impede the flow of water, thereby increasing the risk of flooding elsewhere. Therefore in areas at risk from flooding new development or the intensification of existing development will be resisted. It is also necessary to ensure that the surface water run-off from any new development does not exacerbate flooding or drainage problems elsewhere.

The Planning Inspectorate

For offical use only Date received

QUESTIONNAIRE

PLANNING, LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT

APPEAL REF: APP/X0360/A/01/1068479 GRID REF: _____

APPEAL BY: Mr & Mrs S Hartley

SITE: 171 Colemansmoor Rd, Woodley

You must ensure that a copy of a completed questionnaire, together with any enclosures, is received by us and the appellant, within 2 weeks from the 'starting date' given in our letter. **You must include details of the statutory development plan, even if you intend to rely more heavily on some other emerging plan.** Please send our copy to the case officer. Their address is shown on our letter.

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 us within 6 weeks of the 'starting date'.

1.	Do you agree to the written representations procedure?			YES / [redacted]
OR	Do you wish to be heard by an Inspector at:	a.	a local inquiry?	[redacted] / NO
		or b.	a hearing?	[redacted] / NO
2.	If the written procedure is agreed, could the Inspector make an unaccompanied site visit?			[redacted] / NO
	(It is our policy that Inspectors make an unaccompanied site visit whenever practicable e.g. the site can be seen clearly from a road or other public land. You must only indicate the need for an accompanied visit when it is necessary to enter the site e.g. to view or measure dimensions from within it.)			
3.	Does the appeal relate to an application for approval of reserved matters?			[redacted] / NO
4.	Was an Article 7 (Regulation 6 for listed building or conservation area consent) certificate submitted with the application?			[redacted] / NA
5.	Was it necessary 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?			[redacted] / 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 area still being considered by us or the Secretary of State? If YES, please attach details and, where necessary, give our reference numbers.	YES / NO
b. Would the development require the stopping up or diverting of a public right of way? If YES, 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?	YES / NO Grade I / II* / II
b. Would the proposed development affect the setting of a listed building? 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.)	YES / NO
12. Has a grant been made under Sections 3A or 4 of the Historic Buildings and Ancient Monuments Act 1953?	YES / NO
13.a. Would the proposals affect an Ancient Monument (whether scheduled or not)?	YES / NO
b. If YES, was English Heritage consulted? Please attach a copy of any comments.	YES / NO
14.a. Is the appeal site in or adjacent to or likely to affect an SSSI? If YES, please attach the comments of English Nature.	YES / NO
b. Are any protected species likely to be affected by the proposals? If YES, please give details.	YES / NO

15. Copies of the following documents must, if appropriate, be enclosed with this questionnaire:		
a Is the development in Schedule 1 or column one of Schedule 2 of the Town & Country Planning (Environmental Impact Assessment)(England & Wales) Regulations 1999? If YES, please indicate which Schedule.	YES / NO Sch1 Sch 2 col 1	
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 1 of the planning register? If YES, please send a copy to us.	YES / NO	
	Number of Documents Enclosed	N/A
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;	1	
e. Any representations received as a result of an Article 7 (or Regulation 6) notice;		✓
f. A copy of any notice published under Article 8 of the GDPO 1995; and/or Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990; and/or Regulation 5 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990;		✓
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 you are currently considering relating to the same site;		✓
i. **For all appeals, including those against non determination, you must provide details of all relevant development plan policies.** ***Each extract must include the front page, the title and date of approval or adoption. Where plans & policies have not been approved or adopted, please give the stage or status of the plan.***	3	
j. Any supplementary planning guidance, together with its status, that you consider necessary.		✓
k. Any other relevant information or correspondence you consider we should be aware of.		✓

16. a. What is the date you told those you notified about the appeal that we must receive any further comments by?	27.08.01
b. Copies of the following documents must, if appropriate, be enclosed with this questionnaire.	Number of Documents Enclosed: N/A
i) representations received from interested parties about the original application	1
ii) the planning officer's report to committee	✓
iii) any relevant committee minute	✓
17. FOR APPEALS DEALT WITH BY WRITTEN REPRESENTATIONS ONLY	
Do you intend to send another statement about this appeal? If NO, please send the following information:-	YES / ~~NO~~
a. In non-determination cases:	
i) what the decision notice would have said;	
ii) how the relevant development plan policies relate to the issues of this appeal.	
b. In all cases:	
i) the relevant planning history;	
ii) any supplementary reasons for the decision on the application;	
iii) matters which you want our Inspector to note at the site visit.	
18. THE MAYOR OF LONDON CASES ONLY	
a. Was it necessary to notify the Mayor of London about the application? If YES, please attach a copy of that notification.	YES / NO
b. Did the Mayor of London issue a direction to refuse planning permission If YES, please attach a copy of that direction.	YES / NO

I confirm 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 sent to us and the appellant 26.07.01 OUR Ref: F\2000\2791

Please tell us of any changes to the information you have given on this form.

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Norwich NR3 1BQ

Appeal Statement
Two Storey Side Extension
At 171 Colemansmoor Road Woodley Berkshire RG5 4DD
For Mr & Mrs P Hartley

The existing property consists of a 3 bedroom semi-detached property constructed in the 1960's. The house is set back from the edge of the footpath by approximately 13 metres.

The house is situated in Colemansmoor Road which consists of a large variety of properties both bungalows and houses with a series of staggered building lines and different appearances.

The appellants want to extend their property to both upgrade and update to present day requirements for a family dwelling.

The proposal consists of demolishing an existing single storey side extension and erecting a two storey side extension. The dimensions are 3.90 metres wide by 8.40 metres long. The extension would be set back 800mm from the side boundary with 169 Colemansmoor Road.

The design of the extension incorporates a flying hip roof to soften the appearance and impact on the adjoining property, together with a dormer window to balance the front elevation. A mono-pitched roof is formed at ground floor level connected to the porch. The new window to the rear elevation is fitted with obscure glass to prevent overlooking.

The new accommodation provides a master bedroom with ensuite at first floor with a family room, laundry room, WC & kitchen extension below.

The adjoining property 169 Colemansmoor Road is set forward of the property and is bounded at the side by a 2 metre high Chestnut paling fence. At the bottom a row of conifers which are currently 4 metres high after recent trimming but have been in excess of 6 metres high in the past. This provides a secluded nature to the back garden.

The Planning Application was submitted to the Planning Department at Wokingham District Council on the 21st November 2000 and Refused Planning Permission on the 4th January 2001.

The appeal would be based on further photographic evidence and details on similar extension's granted Planning Permission in close vicinity to the property which in my view have set a standard for similar developments.

- I do not feel that the extension would be overbearing and detrimental to the adjoining occupiers.
- The adjoining owners did not object to the proposals.
- Woodley Town Council only had concern that it could be overdevelopment and overbearing. The neighbour's comments should be noted.
- The loss of light to the back garden and amenity, which in my view would be negligible, must also relate to the wishes of the occupiers. It is not uncommon for individuals to value their privacy above other matters. As in the case the

neighbours have opted for privacy where clearly they could gain additional light to their garden by removing the trees. That is their choice.

- The type of extension is very common and the appellant has no control over if and when the adjoining property extends in a similar fashion. The unbalancing statement appears unfair. In terms of the street scene I contend that the character of the road is made up of a wide variety of house types and designs and this extension would be insignificant.
- Having both walked and driven down Colemansmoor and taking into account that the house is a significant distance back from the footpath and as the road bends the proposed extension would not stand out or even be particularly noticeable.

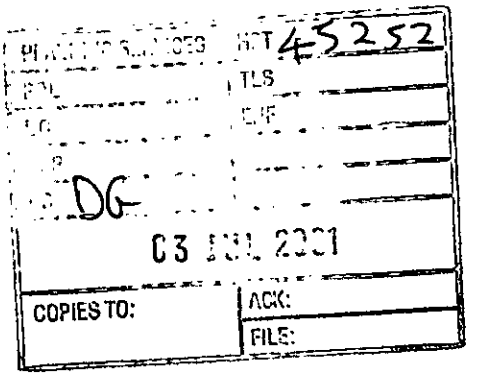
Further information and photographic evidence will be forwarded to you in the next 14 days.

In conclusion Mr & Mrs Hartley seek permission to build their extension after the Refusal of Planning Permission by Wokingham District Council. They feel they have been unfairly treated in the light of other similar extensions, which have been given Planning Permission.

Eton Surveying Consultancy Limited

Registered Office: 6 Tilstone Close Eton Wick Windsor Berkshire. SL4 6NG
Tel / Fax (01753) 859650 Mobile 07754 408675 E Mail steve_geldsetzer@lineone.net

The Planning Inspectorate
Customer Services Section
Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 6PN



1-Jul-01

Reference: Planning Appeal
Two storey side extension
171 Colemansmoor Road Woodley Berkshire. RG5 4DD
for Mr & Mrs Hartley.

Dear Sir

I enclose the necessary documents for Planning Appeal relating to the above project.

I confirm that as stated further photographic evidence supporting the application will be forwarded to you in the next 14 days.

If you require any further information do not hesitate to contact me.

Yours Faithfully

Steve Geldsetzer

Cc
The Development Control Manager
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire. RG40 1WR

Eton Surveying Consultancy Limited

Registered Office: 6 Tilstone Close Eton Wick Windsor Berkshire. SL4 6NG
Tel / Fax (01753) 859650 Mobile 07754 408675 E Mail steve_geldsetzer@lineone.net

The Development Control Manager
Planning Services
P.O. Box 157
Shute End,
Wokingham
Berkshire. RG40 1WR

14-Jul-01

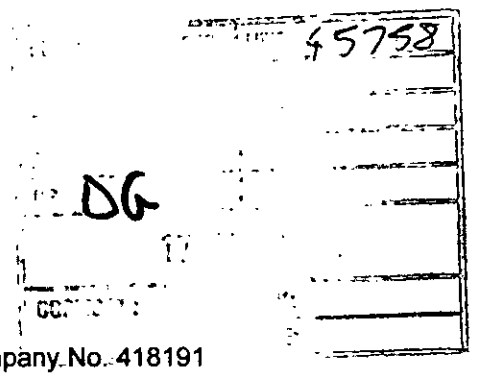
Reference: Planning Appeal
Two storey side extension
171 Colemansmoor Road Woodley Berkshire. RG5 4DD
for Mr & Mrs Hartley.

Dear Sir

Further to my Planning Appeal dated 1st July 01 with respect to the above project, I enclose herewith further information including photographs to supplement the Appeal Statement.

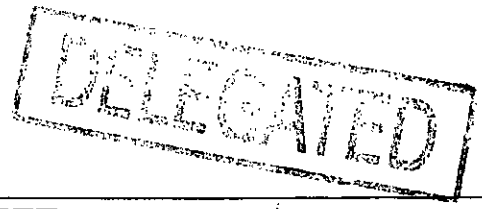
Yours Faithfully

Steve Geldsetzer

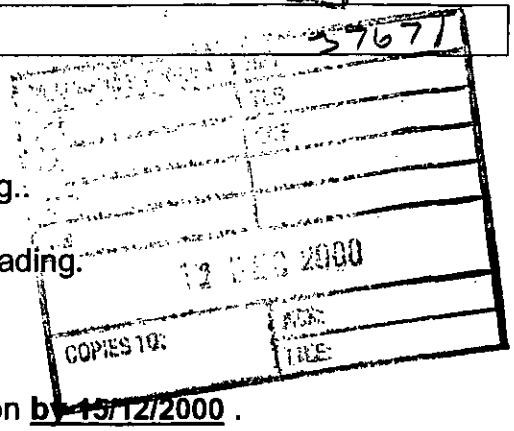


FROM: Helen Pollock

DATE: 21 November 2000



WOODLEY TOWN CONSULTATION SHEET



Application Number: F/2000/2791

Proposal: Proposed two storey side extension to dwelling..

Site Address: 171, Colemans Moor Road, Woodley, Reading.

Applicant: Mr & Mrs S Hartley .

Your observations are required in respect of this application **by 15/12/2000** .

The committee had some concern that this could be an overdevelopment and could be overbearing on No. 169.

Members particularly asked that any neighbours' comments be taken into account.

SIGNED: _____ DATE: 7.12.00

Clerk To Woodley Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: Helen Pollock **Date:** 21 November 2000

Application Number: F/2000/2791

Proposal: Proposed two storey side extension to dwelling.

Parish: WOODLEY TOWN

Site Address:
171, Colemans Moor Road, Woodley, Reading.

Applicant:
Mr & Mrs S Hartley .

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).

(1) Driveway must be widened to a minimum of 4.8 metres and the associated crossing extended to accommodate this.
Reason: Interests of Highway safety and convenience.

(2) C04A9, R049.

(3) C122, R122. (INSERT: '..3 no. vehicle parking spaces..')

NO7.

Signed: _____ **Print name:** Adam Coggins

29/11/00.

Tel. (0118) 974 6448 (Direct Line)
Date: August 24, 2001
My ref: F/2001/2791
Your ref: APP/X0360/A/01/1068479

Miss A Groves
The Planning Inspectorate
Room 3/03 Kite Wing
Temple Quay House
2 The Square
Temple Quay
BRISTOL
BS1 6PN

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 Miss Groves

APPEAL BY: Mr & Mrs P Hartley
SITE: 171 Colemansmoor Rd, Woodley

With reference to this appeal, I enclose 2 copies of the Council's statement of the case.

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date: July 26, 2001
My ref: F/2000/2791
Your ref: APP/X0360/A/01/068479

Mr S Campbell
The Planning Inspectorate
Room 3/03 Kite Wing
Temple Quay House
2 The Square
Temple Quay
BRISTOL
BS1 6PN

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 Mr Campbell
APPEAL BY:Mr & Mrs Hartley
SITE: 171 Colemansmoor Rd, Woodley

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

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date. July 26, 2001
My ref: F/2000/2791
Your ref:

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

Eton Surveying Consultancy Ltd
6 Tilstone Close
Eton Wick
Windsor
Berks
SL4 6NG

Dear Sirs

APPEAL BY: **Mr 7 Mrs Hartley**
SITE: **171 Colemansmoor Rd**

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

I have also sent copies to The Planning Inspectorate.

Yours faithfully

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

The Planning Inspectorate

3/03 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
http://www.planning-inspectorate.gov.uk

Direct Line 0117-3726079
Switchboard 0117-3728000
Fax No 0117-3728443

GTN 1371-6079

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

Your Ref: F/2000/2791

Our Ref: APP/X0360/A/01/1068479

Date: 16 July 2001

PLANNING SERVICES | HPT 43807
POL | TLS
DC | ENF
APP
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18 JUL 2001
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FILE

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR & MRS P J HARTLEY
SITE AT 171 COLEMANS MOOR ROAD, WOODLEY, READING

I have received an appeal form and accompanying documents for this site. I am the case officer. If you have any questions please contact me. Apart from the questionnaire, please always send **2 copies** of all further correspondence, giving the full appeal reference number which is shown at the top of this letter.

I have checked the papers and confirm that the appeal is valid. If it appears at a later stage, following further information, that this may not be the case, I will write to you again.

The appellant has requested the written procedure. Unless you tell me otherwise, I will assume that you do not want an inquiry. The date of this letter is the **starting date** for the appeal.

You must **submit** the following documents within this timetable:

Within 2 weeks from the starting date -

You must notify any statutory parties and interested persons who were consulted at application stage and those who made comments that the appeal has been made. You should tell them that: -

i) any comments they made at application stage will be sent to me and if they want to make any additional comments, wherever possible, they must submit 3 copies within **6 weeks of the starting date.** If representations are submitted after the deadline, they will not normally be seen by the Inspector and they will be returned.
ii) they can get a copy of our booklet 'Guide to taking part in planning appeals' free of charge from you, and
iii) if they want to receive a copy of the appeal decision they must write to me asking for one.

You must submit a copy of a completed appeal questionnaire with copies of all necessary supporting documents, to the appellant and me. It is essential that details of all the relevant development plan policies are included with it at this early stage.

Within 6 weeks from the starting date -

You must submit 2 copies of your statement to me if the appeal questionnaire does not comprise the full details of your case. The appellant must submit 2 copies of any statement to me if it proves necessary to add to the full details of the case made in the grounds of appeal. I will send a copy of your statement to the appellant and send you a copy of their statement. Please keep your statement concise, *as recommended in Annex 1(i) of DETR Circular 05/2000.* Please also include a list of any conditions or limitations you would agree to, if the appeal were to be allowed. I will send you and the appellant a copy of any comments submitted by interested parties.

Within 9 weeks from the starting date -

You and the appellant must submit 2 copies of any final comments on each other's statement and any comments on any representations from interested parties to me. Your final comments must not be submitted in place of, or to add to, your 6 week statement. I will forward the appellant's final comments to you at the appropriate time.

Site visit arrangements

We will arrange for our Inspector to visit the appeal site and we will send you the details. In most cases the visit will be arranged within 12 weeks of the **starting date**.

You **must keep to the timetable** set out above and ensure your representations are submitted within the deadlines. If not, your representations will not normally be seen by the Inspector and they will be returned to you. Inspectors will not accept representations at the site visit, nor will they delay the issue of their decision to wait for them. As I have given details of the timetable, I will not send you reminders.

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, you must submit a completed, signed and dated copy before the date of the site visit. An Inspector will not normally delay the issue of a decision to wait for the completion of an obligation.

Yours faithfully

Mr S Campbell

102(BPR)

The Planning Inspectorate

Further information about us and the planning appeal system is available on our website www.planning-inspectorate.gov.uk

For official use only
Date received

PLANNING APPEAL FORM

If you need this document in large print, on audio tape, in Braille or in another language, please contact our diversity helpline on 0117 372 8939

Please use a separate form for each appeal

Your appeal and essential supporting documents must reach the Inspectorate within 6 months of the date shown on the Local Planning Authority's decision notice (or, for 'failure' appeals, within 6 months of the date by which they should have decided the application).

Before completing this form, please read our booklet 'Making your planning appeal' which was sent to you with this form.

WARNING: If any of the 'Essential supporting documents' listed in Section J are not received by us within the 6 month period, the appeal will not be accepted.

A. APPELLANT DETAILS

The name of the person(s) making the appeal must be the same as on the planning application form.

Name MR & MRS HARTLEY.

Address 171 COLEMANSMOOR ROAD
WOODLEY BERKSHIRE.
Postcode RG5 4DD.

Daytime phone no MR HARTLEY 0797 1010163
MRS HARTLEY 0797 1009978

Fax no

E-mail address

B. AGENT DETAILS (if any)

Name ETON SURVEYING CONSULTANCY LTD

Address 6 TILSTONE CLOSE
ETON WICK WINDSOR
BERKSHIRE
Postcode SL4 6NG.

Your reference

Daytime phone no MR GELDSETZER 07754 408675.

Fax no

E-mail address steve-geldsetzer@lineone.net

C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the LPA WOKINGHAM DISTRICT COUNCIL

LPA's application reference no F/2000/2791.

Date of the planning application 21ST NOVEMBER 2000.

Date of LPA's decision notice (if issued) 04/01/2001.

D. APPEAL SITE ADDRESS

Address 171 COLEMANSHOOR ROAD
WOODLEY
BERKSHIRE.

Postcode RG5 4DD.

If the whole site can be seen from a road or other public land and there is no need for the Inspector to enter the site e.g. to take measurements or to enter a building, please tick the box. ☐

E. DESCRIPTION OF THE DEVELOPMENT

(This must be the <u>same</u> as on the application sent to the LPA, unless minor amendments were agreed with the LPA)

PROPOSED TWO STOREY SIDE EXTENSION TO THE DWELLING.

F. REASON FOR THE APPEAL

This appeal is against the decision of the LPA to:

*Please tick **one** box only* ✔

1. Refuse planning permission for the development described in Section E. ☑
2. Grant planning permission for the development subject to conditions to which you object. ☐
3. Refuse approval of details required by a previous outline planning permission. ☐
4. Grant approval of details required by a previous outline planning permission subject to conditions to which you object. ☐
5. Refuse to approve any matter required by a condition on a previous planning permission (other than those in 3 or 4 above). ☐

or

6. The failure of the LPA to give notice of its decision within the appropriate period (usually 8 weeks) of an application for permission or approval. ☐

G. CHOICE OF PROCEDURE

CHOOSE ONE PROCEDURE ONLY

Appeals dealt with by written representations are usually decided more quickly than by the hearing or inquiry methods. It is important that you read our booklet 'Making your planning appeal' about the various procedures used to determine planning appeals.

Please note that when we decide how the appeal will proceed, we take into account the LPA's views

*Please tick **one** box only* ✔

1. WRITTEN REPRESENTATIONS ☑

The written procedure involves an exchange of written statements followed by a site visit by the Inspector. The grounds of appeal should make up your full case.

2. HEARING ☐

A hearing is a discussion of the appeal proposals. The Inspector leads the discussion. Hearings give everyone concerned the chance to give their views in a more relaxed and informal atmosphere than at a public inquiry. Hearings have many advantages, but they are not suitable for appeals that:

- are complicated or controversial;
- have caused a lot of local interest;
- involve cross-examination (questioning) of witnesses.

Although you may prefer a hearing, the Inspectorate must consider your appeal suitable for this procedure. Hearings are open to the public.

3. INQUIRY ☐

This is the most formal of the procedures, because it usually involves larger or more complicated appeals. These are often cases where expert evidence is presented, and witnesses are cross-examined. An inquiry may last for several days, or even weeks. It is not a court of law, but the proceedings will often seem to be quite similar and the appellant and LPA usually have legal representatives. Inquiries are open to members of the public.

An inquiry is held if you or the LPA decide that you cannot rely on the written procedure and a site visit, and we have decided that a hearing is unsuitable. Sometimes we decide that an inquiry is necessary. If we do, you will be given reasons for our decision.

H. GROUNDS OF APPEAL

If you have requested the written procedure, your **FULL** grounds of appeal must be made, otherwise we will return the appeal form.

If you have requested a hearing or an inquiry, please provide a brief outline of your grounds.

Refer to our booklet 'Making your planning appeal' for help.

Please continue on a separate sheet if necessary.

SEE SEPERATE APPEAL STATEMENT.

H. GROUNDS OF APPEAL (continued)

Please turn over

I. APPEAL SITE OWNERSHIP DETAILS

We need to know who owns the appeal site. If you do not own the appeal site or if you own only a part of it, we need to know the name(s) of the owner(s) or part owner(s). We also need to be sure that any other owner knows that you have made an appeal. YOU MUST TICK WHICH OF THE CERTIFICATES APPLIES. Please read the enclosed *Guidance Notes* if in doubt.

If you are the sole owner of the whole appeal site, Certificate A will apply: *Please tick **one** box only* ✔

☑

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* for a definition) of any part of the land to which the appeal relates;

OR

☐

CERTIFICATE B

I certify that the appellant (or the agent) 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* for a definition) of any part of the land to which the appeal relates, as listed below:

Owner's name	Address at which the notice was served	Date the notice was served

☐

CERTIFICATES C and D

If you do not know who owns all or part of the appeal site, complete either Certificate C or Certificate D enclosed with the accompanying *Guidance Notes* and attach it to the appeal form.

AGRICULTURAL HOLDINGS CERTIFICATE (This has to be completed for all appeals)

We also need to know whether the appeal site forms part of an agricultural holding. Please tick either (a) or (b) **If the appellant is the sole agricultural tenant, (b) should be ticked and 'not applicable' should be written under 'Tenant's name'.**

✔

☐

(a) None of the land to which the appeal relates is, or is part of, an agricultural holding;

OR

☐

(b) The appeal site is, or is part of, an agricultural holding and the appellant (or the agent) has given the requisite notice to every person (other than the appellant) 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 listed below:

Tenant's name	Address at which the notice was served	Date the notice was served

J. ESSENTIAL SUPPORTING DOCUMENTS

The documents listed in 1–6 below, must be sent with your appeal form; 7–10 must also be sent if appropriate. If we do not receive all your appeal documents by the end of the 6 month appeal period, we will not deal with it. Please tick the boxes to show which documents you are enclosing.

✔

1. A copy of the original **planning application** sent to the LPA. ☑
2. A copy of the **site ownership certificate and ownership details** submitted to the LPA at application stage (this is usually part of the LPA's planning application form). ☑
3. A copy of the **LPA's decision notice** (if issued). ☑
4. A **plan showing the site outlined in red**, including two roads clearly named (preferably on a copy of a 1:10,000 Ordnance Survey map). ☑
5. Copies of all **plans, drawings and documents** sent to the LPA as part of the application. ☑
6. Any **additional plans, drawings and documents** sent to the LPA but which did not form part of the original application (eg drawings for illustrative purposes). ☐

Copies of the following must also be sent, if appropriate:

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

_____

_____

8. Any relevant **correspondence** with the LPA. ☐
9. If the appeal is against the LPA's refusal or failure to grant permission for 'details' imposed on a grant of outline permission, please enclose:
   (a) the relevant outline application; ☐
   (b) all plans sent at outline application stage; ☐
   (c) the original outline planning permission; ☐
10. A copy of any Environmental Statement plus certificates and notices relating to publicity (if one was sent with the application, or required by the LPA). ☐
11. If you have sent other appeals for this or nearby sites to us and these have not been decided, please give details and our reference numbers. ☐

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PLEASE TURN OVER AND SIGN THE FORM – UNSIGNED FORMS WILL BE RETURNED

K. PLEASE SIGN BELOW

(Signed forms together with all supporting documents must be received by us within the 6 month time limit)

1. I confirm that I have sent a copy of this appeal form and relevant documents to the LPA *(if you do not, your appeal will not normally be accepted).*
2. I confirm that all sections have been fully completed and that the details of the ownership (section I) are correct to the best of my knowledge.

Signature S.P. Geldsetzer (on behalf of) MR & MRS HARTLEY.

Name (in capitals) MR S.P. GELDSETZER. Date 1ST JULY 01.

The Planning Inspectorate is registered under the Data Protection Act to hold personal data supplied by you.

NOW SEND:

- **1 COPY to us at:**
  The Planning Inspectorate
  Customer Support Section
  Temple Quay House
  2 The Square
  Temple Quay
  BRISTOL
  BS1 6PN

  We do not currently accept appeals by e-mail or fax.

- **1 COPY to the LPA**
  Send a copy of the appeal form to the address from which the decision notice was sent (or to the address shown on any letters received from the LPA). There is no need to send them all the documents again, send them any supporting documents not previously sent as part of the application. If you do not send them a copy of this form and documents, we may not accept your appeal.

- **1 COPY for you to keep**

When we receive your appeal form, we will:

1) Tell you if it is valid and who is dealing with it.
2) Tell you and the LPA the procedure for your appeal.
3) Tell you the timetable for us receiving further information or representations.

   YOU MUST KEEP TO THE TIMETABLE
   If information or representations are received late we may disregard them. They will not be seen by the Inspector but will be sent back to you.

4) Tell you about the arrangements for the site visit, hearing or inquiry.

At the end of the appeal process, the Inspector will give the decision, and the reasons for it, in writing.

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Site Plan, Scale: 1 to 1000

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Date: 18 July 2001

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