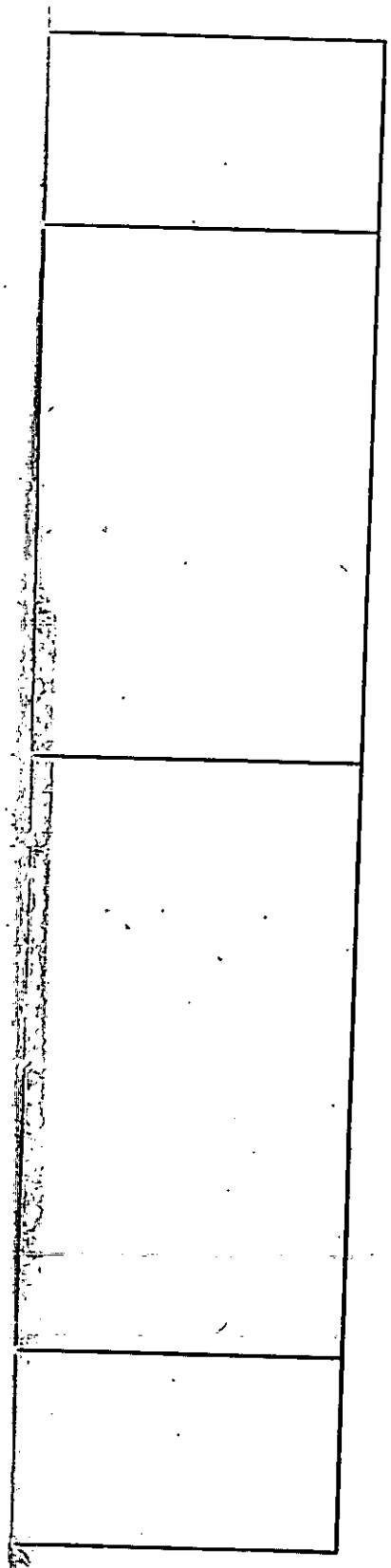

APPLICATION NO:
TP/2001/4957

LOCATION:
16 Lind Close, Earley Reading.

APPLICANT:
Mrs Alison White Daisy Arnold NKA

PROPOSAL:
Application for temporary change of use of one room to hairdressing salon.

EARLIEST DATE FOR DECISION: **27/10/2001**

APPLICATION WILL HAVE EXPIRED ON:
21/11/2001

CASE OFFICER: ~~Jess Miller~~ AT

TP 26/11/01

RAILEX
Marbleboard

EASIFILE EP7

DO 66

Appeal Decision

Site visit made on 20 August 2002

by Chris Gossop BSc MA PhD MRTPI

an Inspector appointed by the First Secretary of State

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 29 AUG 2002

Appeal Ref: APP/X0360/A/02/1086824
16 Lind Close, Earley

- 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 Mrs A Waite against the decision of Wokingham District Council.
- The application (Ref.TP/2001/4957), dated 28 April 2001, was refused by notice dated 20 November 2001.
- The development proposed is use of existing utility room as a hairdressing salon two days a week, working by myself.

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

Procedural Matters

1. The application form indicates that the permission sought is a temporary one.

Main Issue

2. The main issue is the effect on the living conditions of neighbouring occupants in terms of noise and disturbance.

Planning Policy

3. The development plan consists of the Berkshire Structure Plan (1991-2006), and the Loddon Area Local Plan (1995). The policies of most direct relevance to this case are EN1 of the Structure Plan and LBE1 of the Local Plan. These seek to protect and enhance the character and quality of the built up environment. The emerging local plan is the Wokingham District Local Plan. This has been the subject of a local plan inquiry but the Council has yet to consider the Inspector's recommendations. Again, this contains policies that seek to protect the environment; this encompasses the amenities of adjoining occupiers. There is also a policy that seeks to accommodate homeworking provided certain standards are met. While these emerging policies are material considerations, I can give them only limited weight as it is unclear whether they will remain in their present form when the plan is finally adopted.

Reasons

4. No.16 Lind Close is a semi-detached dwelling located towards the end of a short cul-de-sac. The appellant seeks planning permission for a use that has already operated for some time. She states that a maximum of four cars visit the property in any one day and that her schedule ensures that there is only one parked there at any one time; this can be parked

within her driveway. The small utility room that is used for the salon is behind her garage and access to it is through the garage.

5. In my view, this is a small-scale use having minimal impact upon the surrounding area. It clearly provides a useful local service, with several clients living within easy walking distance, and it provides work for Mrs Waite. There has been little objection from neighbours and, indeed, some support. It is compatible, in my view, with the policies of the development plan and those of the emerging local plan. Provided that the use remains at its present scale, I see no objection to the grant of a temporary planning permission.

6. In reaching this conclusion, I have taken into account all of the other matters raised. I have considered the fact that the landing window to 18 Lind Close is visible from the utility room. However, given the distance involved, as well as the role of that window, I do not consider that any significant privacy issue arises.

Conditions

7. A number of conditions have been suggested by residents and by Earley Town Council. These are in line with Mrs Waite's own proposals and they would limit the impact of the use to a level compatible with a residential area. I agree that the permission should be a personal one, because that is what is sought. In terms of the length of the permission, I consider that a reasonable period would be five years, as proposed by the Town Council.

Formal Decision

8. In exercise of the powers transferred to me, I allow the appeal and grant planning permission for use of existing utility room as a hairdressing salon on a two day a week basis at 16 Lind Close, Earley, in accordance with the terms of the application (Ref. TP/2001/4957) dated 28 April 2001, and the plans submitted therewith, subject to the following conditions:

   1) The use hereby permitted shall be carried on only by Mrs A Waite and shall be for a limited period being the period of five years from the date of this decision or the period during which the premises are occupied by Mrs A Waite, whichever is the shorter;

   2) The use hereby permitted shall not be open to customers outside 0900 to 1830hrs and it shall be open for a maximum of two days in each week.

Information

9. 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.

10. 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.

Chris Bishop.

Inspector

(AT)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mrs Alison Waite
16, Lind Close
Earley
Reading
RG6 5QX

Application Number: TP/2001/4957

Parish: **EARLEY**

Location: **16, Lind Close, Earley, Reading.**

Proposal: **Application for temporary change of use of one room to hairdressing salon.**

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 reason for which is specified hereunder.

Reason

1. The proposed change of use would, as a result of the toing and froing of associated traffic, result in an adverse impact due to the unacceptable noise, disturbance and loss of residential amenity to neighbouring properties. Therefore it would be contrary to policies OS1 and EN1 of the Berkshire Structure Plan, policies LTV1 and LBE1 of the Loddon Area Local Plan and to policies WOS3, WBE1 and WEM15 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 Policies OS1 and EN1.
Loddon Area Local Plan Policies LTV1 and LBE1.
Deposit Draft Wokingham District Local Plan Policies WOS3, WBE1 and WEM15.

A Cronin

Anna Cronin
Head of Planning & Transportation
Date: 20/11/2001

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.

WORK SHEET FOR : Joss Miller

Application Number : TP/2001/4957

Applicant : Mrs Alison White .

Location : 16, Lind Close, Earley, Reading.
Proposal : Application for temporary change of use of one room to hairdressing salon.

Site Notice Displayed ? :

YES	NO	DATE
✓		16/10

Date of Neighbour Notifications : 4/10

Date of Site Visit : 16/10

Date Registered : 26/09/2001

Earliest Date for Decision : 27/10/2001

Latest Consultation Date/Site Notice Expiry Date : 27/10/2001

This application will have expired on: 21/11/2001. 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 :
Neighbour - Suggested conditions
Neighbour - object - parking. overlooking
Environmental Health - No objections
Earley TC - Suggested conditions

Planning Issues :
Effect on Street scene & neighbouring properties WBC1.
Identified settlement.

Application Number: TP/2001/4957

Appraisal :

2

This application is for the temporary change of use of one room to a hairdressing salon.

The salon was used as a utility room but has now been converted for 2 days a week as a salon. It has a depth of 2.6m & a width of 2.9m. Any windows are located at ground floor level and the 2m fence surrounding the property would minimise any impact relating to overlooking issues. The volume of the building is as existing and, therefore, any impact relating to overbearing or overshadowing issues would be already established. However the business would result in an increased level of activity including the taking & leaving of cars and this noise & disturbance in the cul-de-sac would lead to the loss of residential amenity to neighbouring properties. For this reason the application should be refused.

Recomendation : Approval: ☐ **Refusal:** ☑

(tick appropriate box)

Application Number TP/2001/4957
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
			The proposed change of use would, as a result of the towing & froing of associated traffic, result in an adverse impact due to the unacceptable noise, & disturbance & loss of residential amenity to neighbouring properties. Therefore, it would be contrary to policies OS1 & EN1 of the BSP, LTV1 & LBE1 of the LALP & WOS3, LBE1 & WEMIS of the WDLP

RECORD OF SITE VISIT

SITE ADDRESS: 16 Lind Close Earley Reading.

APPLICATION NUMBER: TP/2001/4957

OFFICER: Joss Miller

DATE OF SITE VISIT: 16/10

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes front boundary

2. DESCRIPTION OF SURROUNDINGS

Old settlement identified

3. DESCRIPTION OF SITE/BUILDING

Semi-d. brick & tile

4. RELATIONSHIP TO ADJOINING PROPERTIES

See below,

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING 8 spaces?

LEVELS

BOUNDARY TREATMENT open at front. 2m fence either side & high shrubbery to rear.

OTHERS Existing structure.

Applicationo	Name & Address
TP/2001/4957	Mr & Mrs. Brazendale 18 Lind Close EARLEY RG6 5QX
TP/2001/4957	B. Bird 17 Lind Close EARLEY RG6 5QX
Application Refused	Letters sent 30/11/01

APPEALS TO THE SECRETARY OF STATE

PLANNING & ADVERTISEMENT APPEALS

1) If you disagree with the decision of the your local planning authority to refuse planning permission or you do not think that conditions placed on an approval are justified or reasonable, then you can appeal to the Secretary of State for the Environment, Transport and the Regions.

   If you want to appeal you must do so within **6 months** of the date of the attached notice, using a form you can get from The Planning Inspectorate. They can be contacted on (0117) 372 6373 or you can write to them at ; Temple Quay House, 2 The Square, Temple Quay, Bristol. BS1 6PN.

2) In some exceptional circumstances an appeal can be considered if more than 6 months have elapsed since the date of your decision. If the 6 month time limit has expired and you wish to appeal please contact the Planning Inspectorate to find out if they are willing to accept it.

3) The Secretary of State does not have to consider an appeal if it appears that the local planning authority could not have granted planning permission for the proposed development or could not have approved permission without the conditions it imposed while having regard to the statutory requirement of the development order or any directions given under the order. In practice The Secretary of State does not normally refuse to consider appeals solely because the local planning authority based its decision on a direction given by him.

4) It is a statutory requirement for all appellants to copy their appeal forms direct to Wokingham District Council, Planning Services, P.O. Box 157, Civic Offices, Shute End, Wokingham, RG40 1WR, at the same time as the appeal is sent to the Planning Inspectorate. Details of this procedure will be included on the appeal forms.

PURCHASE NOTICES

1) If the local planning authority or the Secretary of State for the Environment, Transport and the Regions refuses permission to develop land or grants it subject to conditions, the owner may claim that the land cannot be put to a reasonably beneficial use in its existing state or cannot make the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

2) In these circumstances the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase an owners interest in the land in accordance with the provisions of Part XI of the Town and Country Planning Act 1971.

COMPENSATION

1) In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or is granted subject to certain conditions by the Secretary of State for the Environment, Transport and the Regions on appeal or on reference of the application to him. These circumstances are set out in Section 114 and related provision of the Town and Country Planning Act 1990.

Tel: (0118) 974 6463

Date: 13/11/01

My ref: TP/2001/4957

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

CONFIDENTIAL

Councillor F Rolls
14 Tiptree Close
Earley
RG6 4HS

Dear Councillor

Application Number: TP/2001/4957
16, Lind Close, Earley, Reading.
Application for temporary change of use of one room to hairdressing salon.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☐ REFUSAL: ☑ under delegated powers.

If you have any questions please do not hesitate to contact **Joss Miller** on **(0118) 974 6463**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 23/11/01

Yours faithfully

Principal Development Control Officer

LISTING FORM

Case officer: **Joss Miller** Application Number: **TP/2001/4957**
16, Lind Close, Earley, Reading.
Application for temporary change of use of one room to hairdressing salon.

Transfer: Yes ☐ No ☐
Reason for Transfer:

Signed: _____ Date: _____

Councillor F Rolls

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: (0118) 974 6463

Date: 13/11/01

My ref: TP/2001/4957

CONFIDENTIAL

Councillor A Spratling
18 Moor Copse Close
Earley
RG6 7NA

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: TP/2001/4957
16, Lind Close, Earley, Reading.
Application for temporary change of use of one room to hairdressing salon..

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If you have any questions please do not hesitate to contact **Joss Miller** on **(0118) 974 6463**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

Principal Development Control Officer

Tel: (0118) 974 6463

Date: 13/11/01

My ref: TP/2001/4957

CONFIDENTIAL

Councillor D Hare
9 Easby Way
Lower Earley
RG6 3XA

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: TP/2001/4957
16, Lind Close, Earley, Reading.
Application for temporary change of use of one room to hairdressing salon..

I write to let you know that the above mentioned application has been recommended for ~~APPROVAL:~~ ☐ REFUSAL: ☑ under delegated powers.

If you have any questions please do not hesitate to contact **Joss Miller** on **(0118) 974 6463**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

Principal Development Control Officer

WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL PROTECTION AND HOUSING

MEMORANDUM

To:	Joss Miller Development Control	Your Ref:	TP/2001/4957
From:	Tom Payne Environmental Heath	My Ref:	20014665
		Date.	October 10, 2001

APPLICATION FOR TEMPORARY CHANGE OF USE OF ONE ROOM TO HAIRDRESSING SALON.

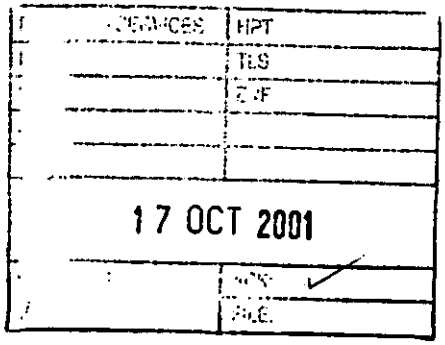
16 LIND CLOSE, EARLEY

These proposals have been evaluated and I have no environmental health objections to the application.

T. Payne.

TOM PAYNE
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION & HOUSING

JKM OBS



17 Lind Close
Earley
Reading
RG6 5QX

16th October 2001

Joss Miller
Development Control Officer
Wokingham District Council
Environmental Services Department
Planning Services
P.O.Box 157
Shute End
Wokingham
RG40 1WR

Dear Sir,

Planning Application TP/2001/4957
16 Lind Close, Earley

I thank you for notifying me of the above application and have the following observations to make. I would request that:-

1. The permission should relate to two days only in any week, as mentioned in the application.

2. The permission should be a temporary one and granted to the applicant only for a fixed number of years.

3. If possible, the permission should ensure that client's cars are parked on the applicant's driveway.

The reason for these observations are that I would not like to live next to a full time business undertaking in a road/area which has been designated residential use. If the permission was a full permanent one and related to the property (not the applicant) the property could change hands at any time in the future and, armed with such an established use, the new owners could attempt to increase the business and subsequent nuisance. I would therefore request that the permission be terminated if the applicant moves.

Yours faithfully -

B. Bird.

FROM: Joss Miller

DELEGATED

DATE: 04 October 2001

EARLEY TOWN CONSULTATION SHEET

Application Number: TP/2001/4957

Proposal: Application for temporary change of use of one room to hairdressing salon..

Site Address: 16, Lind Close, Earley, Reading.

Applicant: Mrs Alison White .

Your observations are required in respect of this application **by 27/10/2001** .

Councillors did not have any major concerns about this application. However, to protect neighbours from unnecessary disturbance, it is requested that, if the Planning Officer is mindful to approve this application, conditions are imposed limiting the operation to two days per week (as indicated in the application), that the temporary permission should be for a maximum of five years, and that any approval given should be personal to the applicant, and cannot be transferred if the property is sold.

PLANNING SERVICES	
POL	
CS	
19 OCT 2001	
COPIES TO:	
	FILE:

SIGNED: _____ DATE: 18 Oct 2001

Clerk To Earley Parish/Town Council.

JKM OBS

PLANNING SERVICES	HPT
	TLS
	ENF
AP	

16 OCT 2001

Mr & Mrs Brazendale
18 Lind Close
Earley
Reading
RG6 5QX

14th October 2001

Planning Officer
Wokingham District Council
P.O. Box 157
Shute End
Wokingham
Berks
RG40 1WR.

Dear Sir/Madam,

Re: Planning application NoTP/2001/4957 – Proposed temporary change of use of one room to hairdressing salon – 16 Lind Close _ Mrs A Waite.

Our concern of this application is that the property is already trading as a hairdressing salon and has been for the last four months in the garage of 16 Lind Close, without any notification from yourselves until now.
It is also a concern of the increased traffic and parking on the road, as most families in this small close have young children, which is why we choose to live here, as it is a safe secluded area.

Our final concern is that the entrance and window of the current salon looks directly in to our landing window, which we feel is an invasion of our privacy, which should have been considered before going ahead with a hairdressers.

Yours faithfully,

Mr & Mrs D Brazendale.

4957

LISTING FORM

Case officer: **Joss Miller** Application Number: **TP/2001/4957**

16, Lind Close, Earley, Reading.

Application for temporary change of use of one room to hairdressing salon.

Transfer: Yes ☐ No ☑

Reason for Transfer:

Signed: _____ Date: 16/11/01

Councillor F Rolls

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

30.

ADDRESS 16 LIND CLOSE PARISH EARLEY

PLOT No. 67 (Phase 2) ORD. SHEET No. SU 74 70 SE

BUILDER Cooper Estates Ltd

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/68/68	Cooper Estates Ltd	Outline	9.5.68	N/A. Refu
83/69	"	Semi/Det. House	27.11.69	App. Cl
433/56	Mr. C. Bunce	Outline {Revid. Descr.	23.7.56	N/A. Refu
66/65	Cooper Estates Ltd	Layout	7.4.65	App. Refu

DATE OF COMPLETION December 1970

MINISTRY DECISION Appeal Allowed 30.5.69 (0/68/68) Cl.A/Appeal dismissed 66/

SPECIAL ORDERS

DRAINAGE

26. SEP. 2001 • 4957 Copy

The District Planning Officer
Wokingham District Council
Planning Department
PO Box 157
Council Offices
Shute End
Wokingham
Berkshire, RG40 1WR

16 Lind Close
Earley
Reading
Berkshire
RG6 5QX

Tel No: 0118 987 3392
Date: 28th April 2001

Dear Sirs

Application for Change of Use with Temporary Permission

Thank you for your quick response in providing me with the relevant details / forms in order that I may submit an application to work from home. As required I have enclosed 6 copies of form part 1, section 66 certificate, 6 copies of this letter and a cheque for the fee of £190.

In order to assist you with our application I have taken this opportunity to provide further details as follows:

a) Parking – Drive way for 2 cars, therefore our car and my client's car will be off the road. Only 1 client's car will ever be present at any one time.
b) Working practice – I will be working 2 days a week, Monday & Saturday, between the hours of 9am and 6pm and I will be working on my own with no assistance.
c) Room – currently the room is our utility room at the back of the garage with access from the back garden. It is proposed that the room will remain a utility room with the ability to become a working area twice a week. The room is double-glazed so to keep any noise to a minimum.
d) Temporary permission – I have completed the form as 10 years, however if this exceeds the maximum please change. I am also requesting that the permission be terminated should we move house.
e) Deliveries – no deliveries will be made
f) Neighbours – I have spoken to my neighbours at no's 15,17 & 18 to outline my proposals and answer any questions they raised. I am confident that any concerns they may have had have been dealt with although I am aware that you will contact them as per normal procedure.
g) Employment history – I have been a mobile hairdresser for the last nine years, however due to continually carrying hairdressing boxes and having 2 children I now have back problems. Working from home will ease the back problems, as no more lifting will be required.

If you require any further details or I have made an error on the application form then please do not hesitate to contact me.

Yours faithfully

A. Waite

Mrs A Waite

26.SEP.2001 * 4957

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

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

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

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

FOR OFFICE USE ONLY

1.	APPLICANT'S NAME	ALISON WAITE (MRS)
	ADDRESS	16 LIND CLOSE, EARLEY, READING
	POST CODE	RG6 5QX PHONE 0118 9873392
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	NA
	ADDRESS	NA
	POST CODE	NA PHONE NA
3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.	SITE LOCATION	~~NA~~ 16 LIND CLOSE, EARLEY, READING RG6 5QX
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		TO USE EXISTING UTILITY ROOM AS A HAIRDRESSING SALON 2 DAYS A WEEK WORKING BY MYSELF
5. Give the area in hectares or part of a hectare	AREA OF SITE	NA
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	OWNER
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	NA

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

CHANGE OF USE	☑	REDEVELOPMENT	☐
ERECTION OF NEW BUILDING	☐	ALTERATION or EXTENSION	☐

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

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

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

SITING	☐	EXTERNAL APPEARANCE	☐
DESIGN	☐	MEANS OF ACCESS	☐
LANDSCAPING	☐		

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

RESIDENTIAL

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

YES/~~NO~~

If yes, show existing route(s) and any proposed alternatives on the plans

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

~~YES~~/NO

If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

NA

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

NA

16. HOW WILL SURFACE WATER BE DISPOSED OF?

NA

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/NO

If no, please give details NA

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

AS EXISTING

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

NA

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

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

* STATE No. OF HABITABLE ROOMS

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

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

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

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

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

£190

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

SIGNED [signature] ON BEHALF OF SELF DATE 28th April 2001

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

1769c

PLANNING APPLICATION

PART 2

This part of the form need only be completed if the application involves non-residential development. Please answer all questions in print or block letters. If the answer is not applicable, write N/A in the space. You may wish to amplify your answers in a covering letter.

24. STATE THE GROSS FLOOR SPACE (by external measurement) OF ALL BUILDINGS TO WHICH THIS APPLICATION REFERS. Please give all floor areas in SQUARE METRES.

	USE CLASS	Existing floor space: Retained in existing use	Existing floor space: Lost by change of use or demolition	Proposed additional floorspace created by: New building	Proposed additional floorspace created by: Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
●	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify: RESIDENTIAL		2.5908 × 2.8956		2.5908 × 2.8956 HAIRDRESSING SALON
OTHER	Please Specify:				
	TOTAL				

25. IF C1 OR C2 USE IS PROPOSED, PLEASE STATE NUMBER OF BED SPACES: NA

● WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	2 (DRIVEWAY)	
Proposed		

27. DESCRIBE THE ACTIVITY OR PROCESSES TO BE CARRIED ON
Please provide details of any equipment, plant or machinery to be installed and any end products. You may wish to amplify your answers in a covering letter.
SELF EMPLOYED HAIRDRESSER

28. WHO WILL OCCUPY THE PREMISES?
a) Give the name and current operating address of the proposed occupier
b) Will these premises be vacated?
SELF

29. IF KNOWN, HOW MANY PEOPLE ARE LIKELY TO BE EMPLOYED ON SITE AFTER COMPLETION OF THE DEVELOPMENT?

Existing Staff	Transferred Staff	New Staff	Total
			1

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES?
If so, state this material, the quantity and method of storage.
NONE

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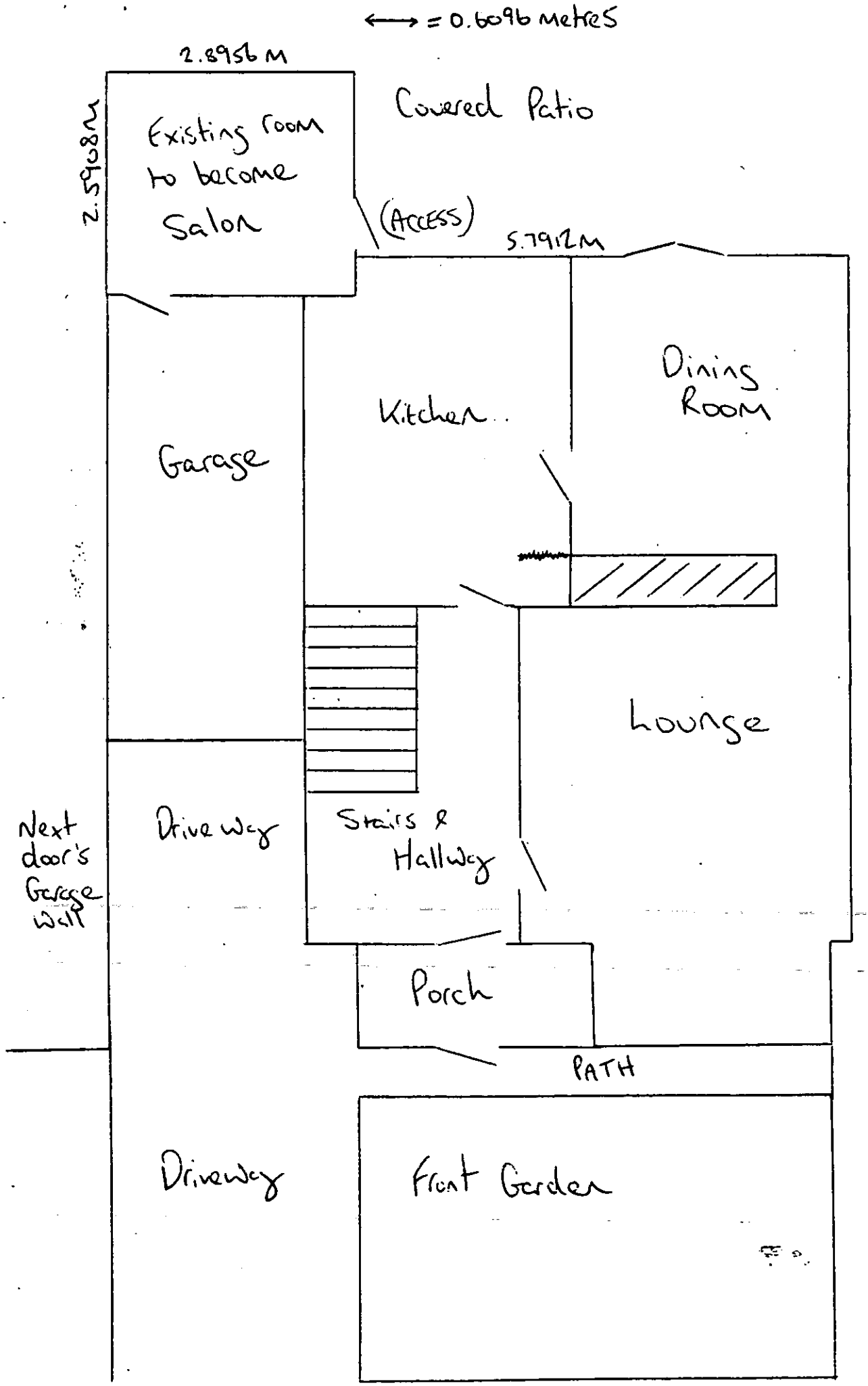
26. SEP. 2001 * 4957



H.M. LAND REGISTRY

26. SEP. 2001 * TITLE NUMBER 4957

BK 105708

ORDNANCE SURVEY PLAN REFERENCE	COUNTY	SHEET	NATIONAL GRID	SECTION
	BERKSHIRE		SU 7470	E

Scale: 1 1250

© Crown copyright 1971

EARLEY PARISH

ADMINISTRATIVE AREA WOKINGHAM

7570 NW
7470 NE

The boundaries shown by dotted lines have been plotted from the transfer plan and are subject to revision on survey

This OFFICE COPY shows the state of the title plan on 22.6.98 and is admissible in evidence to the same extent as the original. This office copy of the title plan may be subject to minor distortions in scale. Issued on 23.6.98 by the Gloucester District Land Registry. Crown copyright. Produced by HMLR. Further reproduction in whole or part is prohibited without the prior written permission of Ordnance Survey. Licence Number GD272728.

LIND CLOSE

PLUMTREES

SQUIRRELS WAY

BEECH LANE

FILED PLAN
H.M. LAND REGISTRY
10/71

H 137 EXISTING PROPERTY IN RED & BLUE
X = PLOT TO BE USED.

H.M. LAND REGISTRY

TITLE No. BK105708

PHOTOGRAPHIC COPY
(liable to distortion in scale)
of PLAN to TRANSFER
dated 19/8/1971

20 SEP 2001

HIGHWAYS CONSULTATION SHEET

From: Joss Miller **Date:** 04 October 2001 STAFF.

Application Number: TP/2001/4957

Proposal: Application for temporary change of use of one room to hairdressing salon.

Parish: EARLEY TOWN

Site Address:
16, Lind Close, Earley, Reading.

Applicant:
Mrs Alison White .

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).

CONDITION

C122 - Parking - delete " and turning space " x 2

R122

COMMENT

The garage should be used for personal parking, thus releasing one space on the drive for visitors, if this is not already the case.

Signed: _____ **Print name:** S.N. ANTON

29-10-01

WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL PROTECTION AND HOUSING

MEMORANDUM

To:	Joss Miller Development Control	Your Ref:	TP/2001/4957
From:	Tom Payne Environmental Heath	My Ref:	20014665
		Date.	October 15, 2001

APPLICATION FOR TEMPORARY CHANGE OF USE OF ONE ROOM TO HAIRDRESSING SALON.

16 LIND CLOSE, EARLEY

These proposals have been evaluated and I have no environmental health objections to the application.

T. Payne.

TOM PAYNE
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION & HOUSING

Received by Wokingham District Council

Application No: TP/2001/4957

PROPOSAL:
Application for temporary change of use of one room to hairdressing salon.

LOCATION:
16, Lind Close, Earley, Reading.

The application is available for inspection at the locations & during the times detailed below:

WOKINGHAM DISTRICT COUNCIL, PLANNING RECEPTION, SHUTE END, WOKINGHAM between 8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday. (TEL: (0118) 974 6428)
OR
WOODLEY LIBRARY, HEADLEY ROAD, WOODLEY between 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. (closed all day Wednesday). If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to take this letter with you or quote application number TP/2001/4957 to enable the library staff to locate the correct information.
OR
EARLEY TOWN COUNCIL, RADSTOCK HOUSE, RADSTOCK LANE, EARLEY between 9.00am – 1.00pm & 2.00pm – 4.30pm Monday to Friday. (TEL: (0118) 986 8995)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Joss Miller P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 27/10/2001. 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 be possible for an individual reply to be issued 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 of Planning and Transportation

04 October 2001

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: ~~02 MAY 2001~~ Valid 26 SEP 2001

Officer: JM | Application No. TP/2001/4957

Map No. 58 Site 0.03

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(T.P.) ~~P86~~ APPLICATION FOR TEMPORARY CHANGE OF USE OF ONE ROOM TO HAIRDRESSING SALON

Location: 16 LIND CLOSE

Parish: EARLEY Ward: REDHATCH

Applicant: MRS A WHITE

Fee Received 190-00 Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red		10/5	✓
2	1:500 block plan showing existing & proposed dev. + adj. Properties		10/5	✓
3	Forms unsigned	Q23 ✓ Q24 ✓ - floor space TQ25-30	10/5	Ref 13/7
4	Correct S 66 certificate			
5	Elevation plans			26 SEP
6	Floor plans	existing & proposed.	10/5	✓
7	Metric scale disclaimer			CSL
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 : 4/10 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 + See map ✓ .....

26.SEP.2001 4957

The District Planning Officer
Wokingham District Council
Planning Department
PO Box 157
Council Offices
Shute End
Wokingham
Berkshire, RG40 1WR

16 Lind Close
Earley
Reading
Berkshire
RG6 5QX

Tel No: 0118 987 3392
Date: 28th April 2001

Dear Sirs

Application for Change of Use with Temporary Permission

Thank you for your quick response in providing me with the relevant details / forms in order that I may submit an application to work from home. As required I have enclosed 6 copies of form part 1, section 66 certificate, 6 copies of this letter and a cheque for the fee of £190.

In order to assist you with our application I have taken this opportunity to provide further details as follows:

a) Parking – Drive way for 2 cars, therefore our car and my client's car will be off the road. Only 1 client's car will ever be present at any one time.
b) Working practice – I will be working 2 days a week, Monday & Saturday, between the hours of 9am and 6pm and I will be working on my own with no assistance.
c) Room – currently the room is our utility room at the back of the garage with access from the back garden. It is proposed that the room will remain a utility room with the ability to become a working area twice a week. The room is double-glazed so to keep any noise to a minimum.
d) Temporary permission – I have completed the form as 10 years, however if this exceeds the maximum please change. I am also requesting that the permission be terminated should we move house.
e) Deliveries – no deliveries will be made
f) Neighbours – I have spoken to my neighbours at no's 15,17 & 18 to outline my proposals and answer any questions they raised. I am confident that any concerns they may have had have been dealt with although I am aware that you will contact them as per normal procedure.
g) Employment history – I have been a mobile hairdresser for the last nine years, however due to continually carrying hairdressing boxes and having 2 children I now have back problems. Working from home will ease the back problems, as no more lifting will be required.

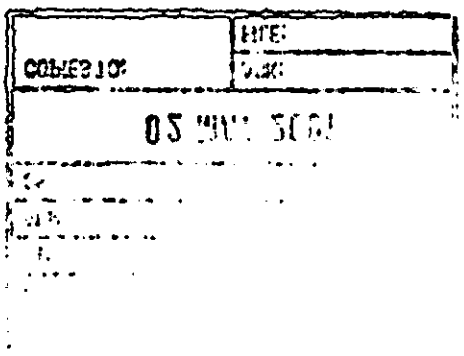
If you require any further details or I have made an error on the application form then please do not hesitate to contact me.

Yours faithfully

A. Waite

Mrs A Waite

FOL
DC
APP
CS
02 MAY 2001
COPIES TO:
ACK:
FILE:



26.SEP.2001 4957

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

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

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

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

FOR OFFICE USE ONLY

1.	APPLICANT'S NAME	ALISON WAITE (MRS)
	ADDRESS	16 LIND CLOSE, EARLEY, READING
	POST CODE	RG6 5QX PHONE 0118 9873392
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	NA
	ADDRESS	NA
	POST CODE	NA PHONE NA
3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.	SITE LOCATION	~~NA~~ 16 LIND CLOSE, EARLEY, READING, BERKSHIRE, RG6 5QX
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		TO USE EXISTING UTILITY ROOM AS A HAIRDRESSING SALON 2 DAYS' A WEEK WORKING BY MYSELF
5. Give the area in hectares or part of a hectare	AREA OF SITE	NA
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	OWNER
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	NA

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

CHANGE OF USE	☑	REDEVELOPMENT	☐
ERECTION OF NEW BUILDING	☐	ALTERATION or EXTENSION	☐

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

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

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

EXTERNAL APPEARANCE	☐	SITING	☐
MEANS OF ACCESS	☐	DESIGN	☐
		LANDSCAPING	☐

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

RESIDENTIAL

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS? YES/~~NO~~ — If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED? ~~YES~~/NO — If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

NA

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

NA

16. HOW WILL SURFACE WATER BE DISPOSED OF?

NA

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/NO

If no, please give details NA

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

AS EXISTING

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

NA

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

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

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? ~~YES~~/NO — If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS? ~~YES~~/NO — If YES, please ask for and complete Part 3 of the form

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

£190

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SIGNED [signature] ON BEHALF OF SELF DATE 28th April 2001

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1789/a

SECTION 66 CERTIFICATE

Application No. 26.SEP.2001* 4957

Please fill in both Certificate A, B, C or D and the Agricultural Holdings Certificate. Delete sections not relevant.

(a) "Owner" means a person having a freehold interest or leasehold interest the unexpired term of which is not less than 7 years.

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

(c) Name of local newspaper circulating in the area where the land is situated.

(d) Date of publication (which must be not earlier than the beginning of the period of 21 days ending with the date of the application).

CERTIFICATE A

I certify that: As above.

at the beginning of the period of 21 days ending with the date of the accompanying application, nobody, except the applicant, was the owner of (a) of any part of the land to which the application relates.

CERTIFICATE B

I certify that: NA

I have/The applicant has* given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

Owner's(a) name	Address at which notice was served	Date on which notice was served

CERTIFICATE C

NA

I certify that

● I/The applicant* cannot issued a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the accompanying application.

● I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

Owner's(a) name	Address at which notice was served	Date on which notice was served

● I have/The applicant has* taken all reasonable steps open to me/him/her* to find out the names and addresses of the other owners (a) of the land, or of a part of it, but have/has* been unable to do so. These steps were as follows:

(b) .....

.....

● Notice of the application as attached to this Certificate, has been published in

the (c) .....

on (d) .....

1789/b

CERTIFICATE D

I certify that NA.

● I/The applicant cannot issue a certificate in accordance with paragraph (a) of Section 66 of the Act in respect of the accompanying application.

OR

● I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows:

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

(c) Insert name of local newspaper circulating in the area where the land is situated.

(d) Insert date of publication (which must not be earlier than the beginning of the period of 21 days ending with the date of the application).

● Notice of the application as attached to this Certificate, has been published in the (c) . . . . . .

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

Agricultural Holdings Certificate

One or other section must be crossed through as not applicable.

If any of the site is part of an area of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

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

OR

~~● I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:~~

~~Tenant's name~~	~~Address at which notice was served~~	~~Date on which notice was served~~

Signed A. Waite . . . . . .

On behalf of SELF . . . . . .

Date 28th APRIL 2001 . . . . . .

TOWN AND COUNTRY PLANNING ACT, 1990
TOWN & COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988
Certificate under Section 66

ADDRESS 16 LUND CLOSE PARISH EARLEY

PLOT No. 67 (Phase 2) ORD. SHEET No. SU 74 70 (58

BUILDER Cooper Estates Ltd.

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/68/68	Cooper Estates Ltd.	Outline	9.5.68	N/A. Ref
83/69	"	Semi/Det. House	27.11.69	App. Cl
433/56	Mr. C. Bunce	Outline {Revised Descr.	23.7.56	N/A. Ref
66/65	Cooper Estates Ltd.	Layout	7.4.65	App. Ref

DATE OF COMPLETION December 1970

MINISTRY DECISION Appeal Allowed 30.5.69 (0/68/68) Cl. A/Appeal dismissed 6/6/

SPECIAL ORDERS

DRAINAGE

H.M. LAND REGISTRY

ORDNANCE SURVEY PLAN REFERENCE	COUNTY	SHEET	TITLE NUMBER	
	BERKSHIRE		NATIONAL GRID	SECTION
			SU 7470	E

26 SEP 2001 BK 105708 4957

Scale: 1 1250

© Crown copyright 1971

EARLEY PARISH

ADMINISTRATIVE AREA WOKINGHAM

7570 NW
7470 NE

The boundaries shown by dotted lines have been plotted from the transfer plan and are subject to revision on survey

LIND CLOSE

PLUMTREES

SQUIRRELS WAY

BEECH LANE

FILED PLAN
H.M. LAND REGISTRY
10/71

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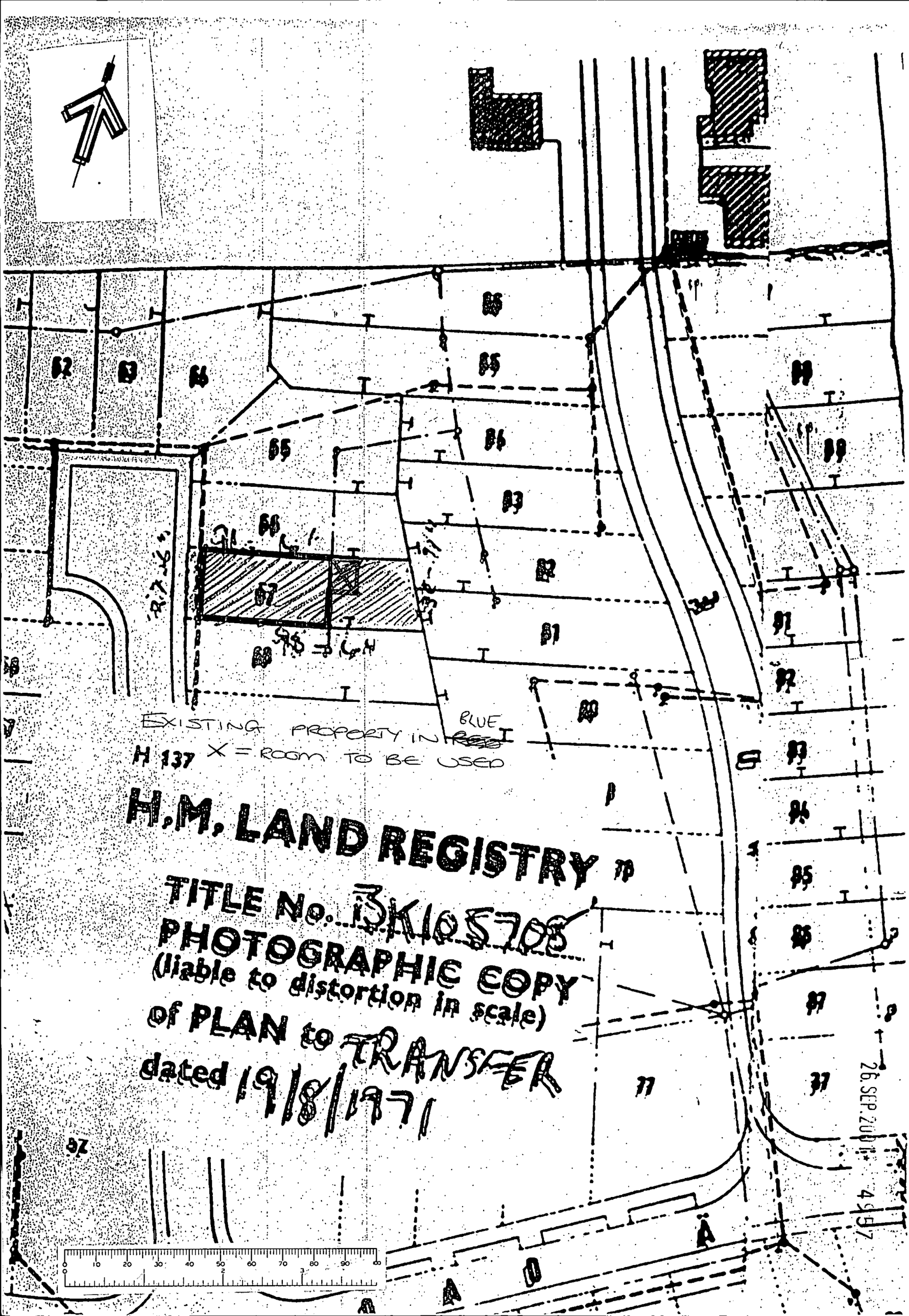
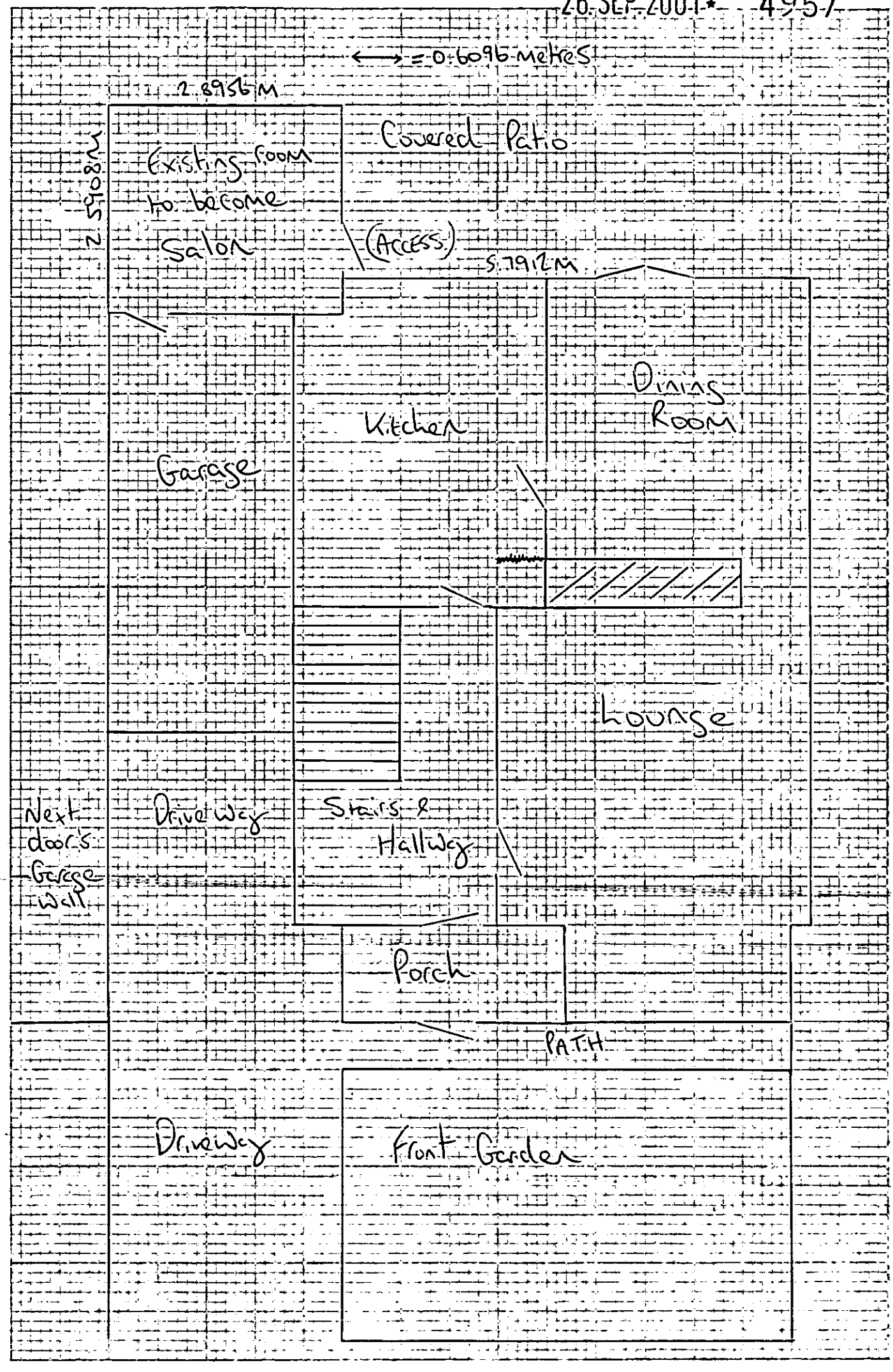
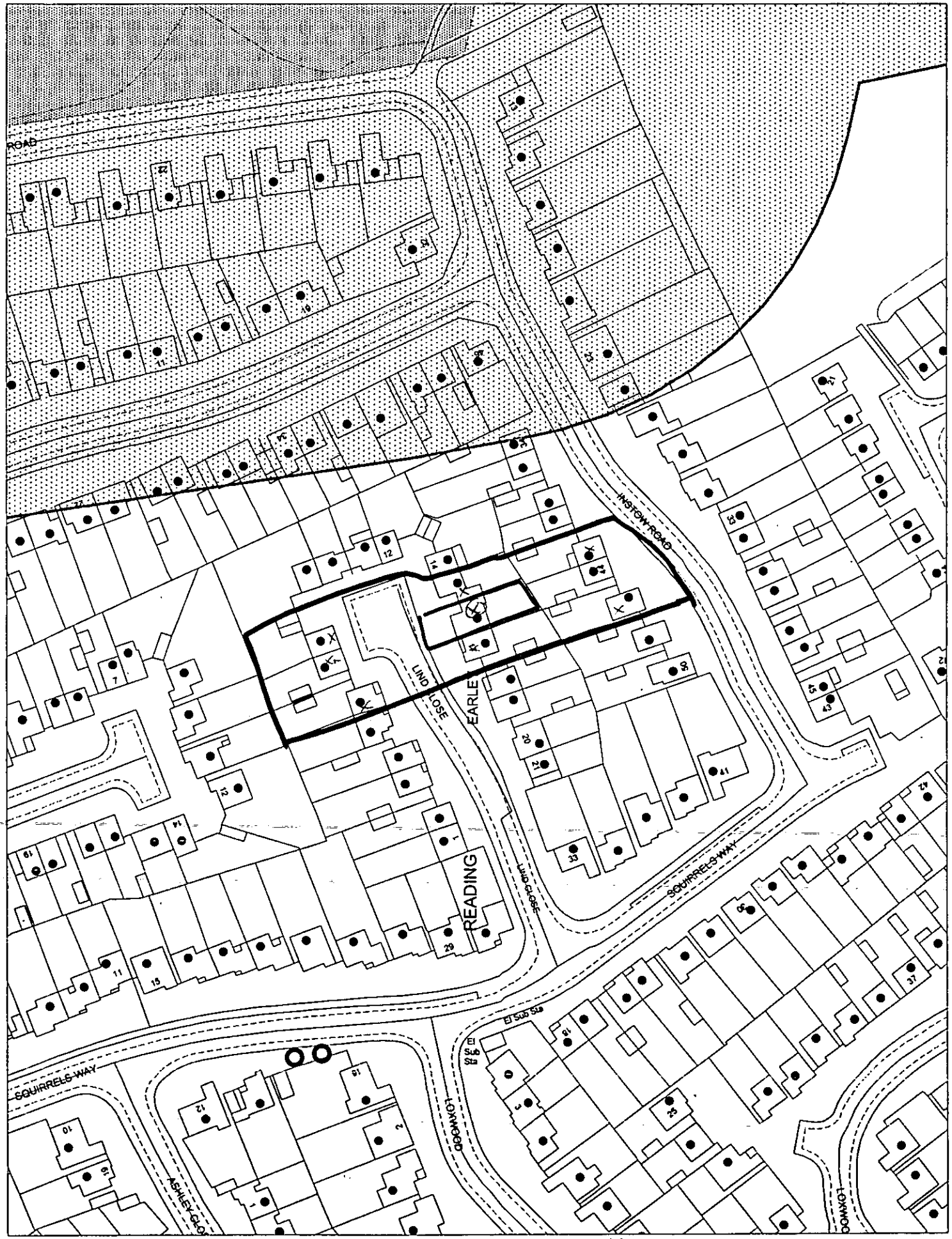

EXISTING PROPERTY IN BLUE
X = ROOM TO BE USED
H 137
H.M. LAND REGISTRY
TITLE No. BK105708
PHOTOGRAPHIC COPY
(liable to distortion in scale)
of PLAN to TRANSFER
dated 19/8/1971
26 SEP 2001
4957

26 SEP 2001 * 4957



26.SEP.2001* 4957



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Development Control Section, Environmental Services, Wokingham District Council.

3 May 2001

Scale: 1 : 1250

N
W E
S

LEX SYSTEMS LTD
SOUTHPORT UK Tel.01704-25866 Fax.01704-25814
LONDON OFFICE Tel.0171-377-1777 Fax.0171-247-8181

APPLICATION NO.4957

Name of appellant:
Mrs A Waite

Site address:
16 Lind Close, Earley

Proposal:Application for temporary change of use of one room to hairdressing salon.

Case Officer:MLT

Allowed
29/08/02

DO 67

Appeal Decision

Site visit made on 20 August 2002

by Chris Gossop BSc MA PhD MRTPI

an Inspector appointed by the First Secretary of State

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
29 AUG 2002

Appeal Ref: APP/X0360/A/02/1086824
16 Lind Close, Earley

- 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 Mrs A Waite against the decision of Wokingham District Council.
- The application (Ref.TP/2001/4957), dated 28 April 2001, was refused by notice dated 20 November 2001.
- The development proposed is use of existing utility room as a hairdressing salon two days a week, working by myself.

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

Procedural Matters

1. The application form indicates that the permission sought is a temporary one.

Main Issue

2. The main issue is the effect on the living conditions of neighbouring occupants in terms of noise and disturbance.

Planning Policy

3. The development plan consists of the Berkshire Structure Plan (1991-2006), and the Loddon Area Local Plan (1995). The policies of most direct relevance to this case are EN1 of the Structure Plan and LBE1 of the Local Plan. These seek to protect and enhance the character and quality of the built up environment. The emerging local plan is the Wokingham District Local Plan. This has been the subject of a local plan inquiry but the Council has yet to consider the Inspector's recommendations. Again, this contains policies that seek to protect the environment; this encompasses the amenities of adjoining occupiers. There is also a policy that seeks to accommodate homeworking provided certain standards are met. While these emerging policies are material considerations, I can give them only limited weight as it is unclear whether they will remain in their present form when the plan is finally adopted.

Reasons

4. No.16 Lind Close is a semi-detached dwelling located towards the end of a short cul-de-sac. The appellant seeks planning permission for a use that has already operated for some time. She states that a maximum of four cars visit the property in any one day and that her schedule ensures that there is only one parked there at any one time; this can be parked

within her driveway. The small utility room that is used for the salon is behind her garage and access to it is through the garage.

5. In my view, this is a small-scale use having minimal impact upon the surrounding area. It clearly provides a useful local service, with several clients living within easy walking distance, and it provides work for Mrs Waite. There has been little objection from neighbours and, indeed, some support. It is compatible, in my view, with the policies of the development plan and those of the emerging local plan. Provided that the use remains at its present scale, I see no objection to the grant of a temporary planning permission.

6. In reaching this conclusion, I have taken into account all of the other matters raised. I have considered the fact that the landing window to 18 Lind Close is visible from the utility room. However, given the distance involved, as well as the role of that window, I do not consider that any significant privacy issue arises.

Conditions

7. A number of conditions have been suggested by residents and by Earley Town Council. These are in line with Mrs Waite's own proposals and they would limit the impact of the use to a level compatible with a residential area. I agree that the permission should be a personal one, because that is what is sought. In terms of the length of the permission, I consider that a reasonable period would be five years, as proposed by the Town Council.

Formal Decision

8. In exercise of the powers transferred to me, I allow the appeal and grant planning permission for use of existing utility room as a hairdressing salon on a two day a week basis at 16 Lind Close, Earley, in accordance with the terms of the application (Ref. TP/2001/4957) dated 28 April 2001, and the plans submitted therewith, subject to the following conditions:

   1) The use hereby permitted shall be carried on only by Mrs A Waite and shall be for a limited period being the period of five years from the date of this decision or the period during which the premises are occupied by Mrs A Waite, whichever is the shorter;

   2) The use hereby permitted shall not be open to customers outside 0900 to 1830hrs and it shall be open for a maximum of two days in each week.

Information

9. 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.

10. 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.

Chris Bishop

Inspector

WRITTEN REPRESENTATION APPEAL

CASE OFFICER: MLT

APPLICATION NUMBER: 4957

APPELLANT: Mrs A Waite

SITE: 16 Lind Close, Earley

APPEAL REF: APP/X0360/A/02/1086824

START DATE: 22/03/02

DATE OF SITE VISIT 20/08/02

ALLOWED 29/08/02

Progress Record	Date Actioned	Initials
Appeal Logged:	25/03/02	
Entered on Access:	05/04/02	DG
Notification Letters Due:	**05/04/02**	
Notification Letters Sent:	05/04/02	DC
Questionnaire Due:	**05/04/02**	
Questionnaire Sent:	05/04/02	DC
Statement Due:	**03/05/02**	
Statement Sent:	08/04/02	DC
Comments on Statement Due	24/05/02	
Comments on Statement Sent		
Decision letter circulated:	30/08/02	DC
Decision entered on Access:	30/08/02	DC

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

60418

PLANNING SERVICES UNIT
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DC DG
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30 AUG 2002
COPIES TO
FILE:

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

Your Ref: TP/2001/4957

Our Ref: APP/X0360/A/02/1086824

Date: 29 August 2002

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MRS A WAITE
SITE AT 16 LIND CLOSE, EARLEY, READING, RG6 5QX

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

Mrs Margaret Pocock

COVERDL1

The Planning Inspectorate

59815

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

Direct Line 0117-3728098
Switchboard 0117-3728000
Fax No 0117-3728804
GTN 1371-8098

PLANNING	HPT
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CS	
14 AUG 2002	
	ACK

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

Your Ref: TP/2001/4957

Our Ref: APP/X0360/A/02/1086824

Date: 13 August 2002

Dear Madam

TOWN AND COUNTRY PLANNING ACT 1990
APPEAL BY MRS A WAITE
SITE AT 16 LIND CLOSE, EARLEY, READING, RG6 5QX

CHANGE OF INSPECTOR

I am writing to inform you that the Inspector appointed by the First Secretary of State to determine the above appeal has been changed to:

Dr Christopher Gossop BSc MA PhD MRTPI

The Inspector will visit the appeal site at 11:15am on Tuesday 20 August 2002. 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

Mrs Maureen Buckley

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

209D

The Planning Inspectorate

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

Direct Line 0117-3728098
Switchboard 0117-3728000
Fax No 0117-3728804
GTN 1371-8832

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POL. DG
06 AUG 2002
COPIES TO
FILE:

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

Your Ref: TP/2001/4957
Our Ref: APP/X0360/A/02/1086824
Date: 3 August 2002

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MRS A WAITE
SITE AT 16 LIND CLOSE, EARLEY, READING, RG6 5QX

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

Mr Brian Sims BSc CEng MICE MRTPI

The Inspector will visit the appeal site at 11:15 on 20 August 2002. 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.

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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.

PHILLIP
This is the one postponed from the 22/07/02.
Den.

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

Mrs Maureen Buckley

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

209D

Tel: (0118) 974 6442 (Direct Line)
Fax: (0118) 974 6484
Email: phillip.taylor@wokingham.gov.uk
Date: 19 July 2002
My ref: TP/2001/4957
Your ref: APP/X0360/A/02/1086824

WOKINGHAM UNITARY
Aiming for Excellence

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

The Planning Inspectorate
2/23 Hawk Wing,
Temple Quay House,
2 The Square,
Temple Square,
Bristol
BS1 6PN

Dear Mrs Pocock,

WRITTEN REPRESENTATION SITE VISIT FOR 16 LIND CLOSE, EARLEY, READING, BERKSHIRE, RG6 5QX. Ref No. APP/X0360/A/02/1086824

I refer to our phone conversation on July 20th, concerning the above.

I consent to the site visit being conducted by the inspector, unaccompanied by the appellant and myself.

Yours sincerely,

Phillip Taylor
Planning Officer

The Planning Inspectorate

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

Direct Line 0117-3728307
Switchboard 0117-3728000
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GTN 1371-8307

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Maze Pocock
0117 3728624

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

Your Ref: TP/2001/4957

Our Ref: APP/X0360/A/02/1086824

Date: 11 July 2002

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MRS A WAITE
SITE AT 16 LIND CLOSE, EARLEY, READING, RG6 5QX

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

Mr Ces Cunningham BSc(Hons) MA MCP MRTPI

The Inspector will visit the appeal site at 12:15 on 22 July 2002. 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.**

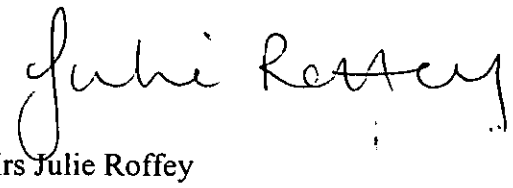
The Inspector will expect to be accompanied by representatives of both parties. If one of the parties fails to arrive, the Inspector will determine the most suitable course of action, which could mean that he will conduct the visit unaccompanied. In other circumstances, the visit might have to be aborted.

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



Mrs Julie Roffey

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

209D

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
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Fax No 0117-3728624
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09 MAY 2002

COPIES TO

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

Your Ref: TP/2001/4957
Our Ref: APP/X0360/A/02/1086824
Date: 8 May 2002

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MRS A WAITE
SITE AT 16 LIND CLOSE, EARLEY, READING, RG6 5QX

I enclose third party correspondence relating to the above appeal.

If you have any comments on the points raised, please send 2 copies to me no later than 9 weeks from the starting date. You should comment solely on the representations enclosed with this letter. 24/05/02

You cannot introduce new material or put forward arguments that should have been included in your earlier statement. If you do, your comments will not be accepted and will be returned to you.

Comments submitted after the 9-week deadline will not be seen by the Inspector unless there are extraordinary circumstances for the late submission.

Yours faithfully

pp.

Mrs Margaret Pocock

211AL(BPR)

17 Lind Close
Earley
Reading
Berkshire
RG6 5QX

24th April 2002

Mrs. M. Pocock
The Planning Inspectorate
Room 3/03
Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 6PN

RECEIVED IN PINS AA
26 APR 2002

Dear Madam

Planning Application APP/X0360/A/02/1086824

In response to the notice of appeal for this application, I would just like to reiterate my observations as set out in my letter to the Wokingham D.C. dated 15th October 2001 in which I requested that any permission be temporary, for two days only per week, and that it be terminated when the applicant moves house.

My house is a semi-detached dwelling (The Applicant's house is the other half) and I am anxious to ensure that no permanent full time business use is established.

Yours faithfully

B. Bird.

Tel. (0118) 974 6448 (Direct Line)
Date: April 8, 2002
My ref: TP/2001/4957
Your ref: APP/X0360/A/02/1086824

Mrs M Pocock
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 Mrs Pocock

APPEAL BY: Mrs A Waite
SITE: 16 Lind Close

With reference to this appeal, I enclose 2 copies of the Officer's worksheets & associated documents which are to be treated as the Authority's statement of case. .

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

(STATEMENT)

WORK SHEET FOR : Joss Miller

Application Number : TP/2001/4957

Applicant : Mrs Alison White .

Location : 16, Lind Close, Earley, Reading.
Proposal : Application for temporary change of use of one room to hairdressing salon.

Site Notice Displayed ? :	YES	NO	DATE
	✓		18/10

Date of Neighbour Notifications : .4/10.....

Date of Site Visit : 18/10.....

Date Registered : 26/09/2001

Earliest Date for Decision : 27/10/2001

Latest Consultation Date/Site Notice Expiry Date : 27/10/2001

This application will have expired on: 21/11/2001. 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 :

Neighbour – suggested conditions.
Neighbour – object – parking. Overlooking.
Environmental Health – No objections.
Earley T.C. – suggested conditions.

Planning Issues :

Effect on street scene and neighbouring properties, WBE1.

Identified settlement.

Application Number: TP/2001/4957

Appraisal :

This application is for the temporary change of use of one room to a hairdressing salon.

The salon was used as a utility room but has now been converted. It has a depth of 2.6m and a width of 2.9m. Any windows are located at ground floor level and the 2m fence surrounding the property would minimise any impact relating to overlooking issues. The volume of the building is as existing and, therefore, any impact relating to overbearing or overshadowing issues would be already established.

However, the business would result in an increased level of activity including the to-ing and fro-ing of cars and this noise and disturbance in the cul-de-sac would lead to the loss of residential amenity to neighbouring properties. For this reason the application should be refused.

Recomendation : Approval: ☐ **Refusal:** ☑
(tick appropriate box)

Application Number TP/2001/4957
Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
			The proposed change of use would, as a result
			of the to-ing and fro-ing of associated traffic,
			result in an adverse impact due to the unacceptable noise, disturbance and loss of
			residential amenity to neighbouring properties.
			Therefore it would be contrary to policies OS1 and EN1 of the BSP, LTV1 and LBE1 of the
			LALP, and WOS3, WBE1 and WEM15 of the
			WDLP.
Informative for approvals			
N16			
LODDON AREA LOCAL PLAN POLICIES: LTV1, LBE1			
SOUTH-EAST AREA LOCAL PLAN POLICIES:			
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS3, WBE1 and WEM15			
GREEN BELT LOCAL PLAN POLICIES:			
BERKSHIRE STRUCTURE PLAN POLICIES: OS1, EN1			
MINERALS LOCAL PLAN POLICIES:			

RECOMMENDATION AND CONDITIONS/REASONS AGREED: _____
(Development Control Manager)

Date: _____

RECORD OF SITE VISIT

SITE ADDRESS: 16 Lind Close Earley Reading.

APPLICATION NUMBER: TP/2001/4957

OFFICER: Joss Miller

DATE OF SITE VISIT:.18/10

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes – front boundary.

2. DESCRIPTION OF SURROUNDINGS

Identified settlement.

3. DESCRIPTION OF SITE/BUILDING

Semi-detached, brick & tile.

4. RELATIONSHIP TO ADJOINING PROPERTIES

See below.

5. SITE CONSTRAINTS

TREES -

ACCESS/PARKING 3 spaces?

LEVELS -

BOUNDARY TREATMENT Open at front. 2m fence either side and high shrubbery to rear.

OTHERS Existing structure.

WOKINGHAM DISTRICT COUNCIL

RELEVANT DEVELOPMENT PLAN POLICIES (Loddon Area)

1. The Development Plan which applies to the area in which the appeal site is located comprises: 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

2. The BSP (1991-2006) was adopted on 4th November 1995 and is the statutory Structure Plan for the area.

Loddon Area Local Plan

3. The Loddon Area Local Plan was adopted on 5th May 1995 and is the statutory local plan for the area in which the site is situated. The Planning and Transportation Committee at their meeting on 21st November 1996 resolved to "re-affirm the decisions of this 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".

Draft Wokingham District Local Plan

4. The Draft Wokingham District Local Plan was placed on deposit from 21st October to 2nd December 1997 and has formed the basis for development control decisions since 21st 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 on 6th October 1998. The Inspector's report on the local plan inquiry (with the exception of policy WSM1), was published by the Council on 22 November 2001. However, the Council has not yet formally considered these Inspectors recommendations.

WOKINGHAM DISTRICT COUNCIL

RELEVANT DEVELOPMENT PLAN POLICIES (South East)

1. The Development Plan which applies to the area in which the appeal site is located comprises: Berkshire Structure Plan and the South East Area Local Plan. The Deposit Draft Wokingham District Local Plan will replace the adopted South East Area Local Plan.

Berkshire Structure Plan

2. The Berkshire Structure Plan (1991-2006) was adopted on 4th November 1995 and is the statutory Structure Plan for the area.

South East Area Local Plan

3. The South East Area Local Plan was adopted on 15th April 1994 and is the statutory local plan for the area in which the site is situated. The Planning and Transportation Committee at their meeting on 21 November 1996 resolved to "re-affirm the decisions of this 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".

Draft Wokingham District Local Plan

4. The Draft Wokingham District Local Plan was placed on deposit from 21st October to 2nd December 1997 and has formed the basis for development control decisions since 21st 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 on 6th October 1998. The Inspector's report on the local plan inquiry (with the exception of policy WSM1), was published by the Council on 22 November 2001. However, the Council has not yet formally considered these Inspectors recommendations.

Tel. (0118) 974 6448 (Direct Line)
Date: April 5, 2002
My ref: TP/2001/4957
Your ref: APP/X0360/A/02/1086824

Mrs M Pocock
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 Mrs Pocock

APPEAL BY: Mrs A Waite
SITE: 16 Lind Close

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

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date. April 5, 2002
My ref: TP/2001/4957
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

Mrs A Waite
16 Lind Close
Earley
Reading
RG6 5QX

Dear Madam

APPEAL BY: **Yourself**
SITE: **16 Lind Close**

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

For offical use only
Date received

QUESTIONNAIRE

PLANNING, LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT

APPEAL REF: APP/X0360/A/02/1086824 **GRID REF:** _____

APPEAL BY: Mrs A Waite

SITE: 16 Lind Close, Earley

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 / ~~NO~~
OR	Do you wish to be heard by an Inspector at: a. a local inquiry?	~~YES~~ / NO
	or b. a hearing?	~~YES~~ / NO
2.	If the written procedure is agreed, could the Inspector make an unaccompanied site visit?	~~YES~~ / 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?	~~YES~~ / NO
4.	Was an Article 7 (Regulation 6 for listed building or conservation area consent) certificate submitted with the application?	~~YES / NO~~ / 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?	~~YES~~ / NO

6. Is the appeal site within an approved Green Belt or AONB? Please specify which	~~YES~~ / NO
7. Is there a known surface or underground mineral interest at or within 400 metres of the appeal site which is likely to be a material consideration in determining the appeal? (If YES, please attach details.)	~~YES~~ / NO
8. a. Are there any other appeals or matters relating to the same site or 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?	~~YES~~ / NO
If the answer to question 11a or b is YES, please attach a copy of the relevant listing description from the List of Buildings of Special Architectural or Historic Interest. (If NO, go to Q13.)	
12. Has a grant been made under Sections 3A or 4 of the Historic Buildings and Ancient Monuments Act 1953?	~~YES~~ / NO
13.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:

	Number of Documents Enclosed	N/A
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	
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?	03/05/02	
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	4	
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 UNITARY ~~Council~~

Date sent to us and the appellant 05/04/02 OUR REF: TP/2001/4957

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

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St Clements House
2-16 Colgate
Norwich NR3 1BQ

HIGHWAYS CONSULTATION SHEET

From: Joss Miller **Date:** 04 October 2001 STAFF

Application Number: TP/2001/4957

Proposal: Application for temporary change of use of one room to hairdressing salon.

Parish: EARLEY TOWN -

Site Address:
16, Lind Close, Earley, Reading.

Applicant:
Mrs Alison White .

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).

CONDITION

C122 - Parking - delete " and turning space " x 2

R122

COMMENT

The garage should be used for personal parking, thus releasing one space on the drive for clients, if this is not already the case.

Signed: _____ **Print name:** S.N. AYTON

29-10-01

JKM OBS

PLANNING SERVICES | HPT
TLS
ENF

16 OCT 2001

Mr & Mrs Brazendale
18 Lind Close
Earley
Reading
RG6 5QX

14th October 2001

Planning Officer
Wokingham District Council
P.O. Box 157
Shute End
Wokingham
Berks
RG40 1WR.

Dear Sir/Madam,

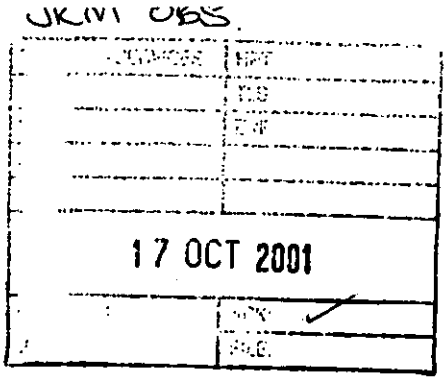
Re: Planning application NoTP/2001/4957 – Proposed temporary change of use of one room to hairdressing salon – 16 Lind Close _ Mrs A Waite.

Our concern of this application is that the property is already trading as a hairdressing salon and has been for the last four months in the garage of 16 Lind Close, without any notification from yourselves until now.
It is also a concern of the increased traffic and parking on the road, as most families in this small close have young children, which is why we choose to live here, as it is a safe secluded area.

Our final concern is that the entrance and window of the current salon looks directly in to our landing window, which we feel is an invasion of our privacy, which should have been considered before going ahead with a hairdressers.

Yours faithfully,

Mr & Mrs D Brazendale.



17 Lind Close
Earley
Reading
RG6 5QX

16th October 2001

Joss Miller
Development Control Officer
Wokingham District Council
Environmental Services Department
Planning Services
P.O.Box 157
Shute End
Wokingham
RG40 1WR

Dear Sir,

Planning Application TP/2001/4957
16 Lind Close, Earley

I thank you for notifying me of the above application and have the following observations to make. I would request that:-

1. The permission should relate to two days only in any week, as mentioned in the application.

2. The permission should be a temporary one and granted to the applicant only for a fixed number of years.

3. If possible, the permission should ensure that client's cars are parked on the applicant's driveway.

The reason for these observations are that I would not like to live next to a full time business undertaking in a road/area which has been designated residential use. If the permission was a full permanent one and related to the property (not the applicant) the property could change hands at any time in the future and, armed with such an established use, the new owners could attempt to increase the business and subsequent nuisance. I would therefore request that the permission be terminated if the applicant moves.

Yours faithfully

B. Bird.

FROM: Joss Miller

DATE: 04 October 2001

DELEGATED

EARLEY TOWN CONSULTATION SHEET

Application Number: TP/2001/4957

Proposal: Application for temporary change of use of one room to hairdressing salon..

Site Address: 16, Lind Close, Earley, Reading.

Applicant: Mrs Alison White .

Your observations are required in respect of this application **by 27/10/2001** .

Councillors did not have any major concerns about this application. However, to protect neighbours from unnecessary disturbance, it is requested that, if the Planning Officer is mindful to approve this application, conditions are imposed limiting the operation to two days per week (as indicated in the application), that the temporary permission should be for a maximum of five years, and that any approval given should be personal to the applicant, and cannot be transferred if the property is sold.

PLANNING SERVICES	
POL	
CS	
19 OCT 2001	
COPIES TO:	
	FILE:

SIGNED: _____ DATE: 18 Oct 2001

Clerk To Earley Parish/Town Council.

WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL PROTECTION AND HOUSING

MEMORANDUM

To:	Joss Miller Development Control	Your Ref:	TP/2001/4957
From:	Tom Payne Environmental Heath	My Ref:	20014665
		Date.	October 15, 2001

APPLICATION FOR TEMPORARY CHANGE OF USE OF ONE ROOM TO HAIRDRESSING SALON.

16 LIND CLOSE, EARLEY

These proposals have been evaluated and I have no environmental health objections to the application.

T. Payne.

TOM PAYNE
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION & HOUSING

LODDON AREA LOCAL PLAN

Adopted 5 May 1995

Published by: Wokingham District Council
Planning Department
Shute End
Wokingham
Berkshire

plan, a village is not synonymous with an identified settlement, the latter being used to define an area where particular planning policies are appropriate. There will therefore be cases where parts of villages have been excluded from the identified settlement, for example, small groups of development on the far side of a road that marks the boundary of the main built up area of the village. In order to be consistent in the treatment of settlements of similar size, function and character, it has been necessary to draw up a definition for settlements warranting identification on the Proposals Map.

1.1.05 An 'identified' settlement or built-up area must possess all the following characteristics:-

(i) a sizeable amount of development in a compact form. (If development is interspersed with areas of land which are characteristically rural or open, this will not come within this criterion);

(ii) possess a range of basic services, such as a school, shop and community facilities, providing a forum for social contact;

(iii) be physically and socially cohesive.

On this basis the following policy is put forward.

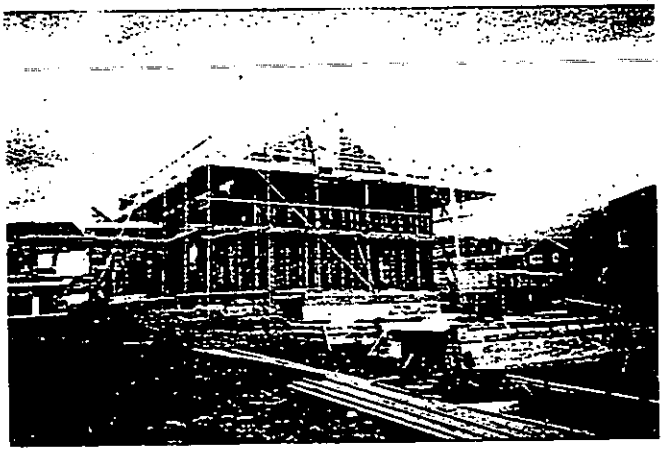
❖ *LTV1 'IDENTIFIED SETTLEMENTS'*

WITHIN THE IDENTIFIED SETTLEMENTS AS DEFINED BELOW AND AS SHOWN ON THE PROPOSALS MAP, DEVELOPMENT WILL NORMALLY BE ALLOWED, SUBJECT TO THE PROVISIONS OF OTHER POLICIES CONTAINED IN THIS PLAN. THE 'IDENTIFIED' SETTLEMENTS ARE:-

ARBORFIELD CROSS
BARKHAM HILL
CHARVIL
EARLEY/SONNING/WOODLEY
HURST
RISELEY
SHINFIELD
SINDLESHAM
SPENCERS WOOD
SWALLOWFIELD
THREE MILE CROSS
TWYFORD
WARGRAVE
WINNERSH

LIMITING THE SPREAD OF DEVELOPMENT

1.1.06 The District Council recognises the need to maintain an acceptable level of environmental quality and considers that the maintenance of a clear distinction between built-up areas and the countryside is fundamental to achieving this aim. Such an approach helps to ensure that individual settlements retain their identity and that the open and rural character of land outside the boundaries of identified settlements is retained. Accordingly it is intended to limit development outside identified settlements to that which is appropriate to the countryside or has a special reason to locate there. Although these uses are acceptable in principle, they must also be acceptable in practice. This is particularly important in the case of small scale housing and employment development on the edge of settlements which is dealt with in more detail in policies LH1 and LE2.



❖ *LTV2 DEVELOPMENT IN RURAL AREAS*

ALL LAND OUTSIDE THE IDENTIFIED SETTLEMENTS, AS SHOWN ON THE PROPOSALS MAP IS CONSIDERED TO BE RURAL AREA WITHIN WHICH DEVELOPMENT WILL NOT NORMALLY BE ALLOWED. IN ACCORDANCE WITH THE

1.4 QUALITY AND CONSERVATION OF THE BUILT ENVIRONMENT



NEW DEVELOPMENT, REDEVELOPMENT AND REFURBISHMENT

1.4.01 The most attractive and successful urban environments are those where all the component parts (e.g. buildings, trees, roads, spaces, people, traffic) have been satisfactorily accommodated to create interesting, lively and pleasant places. In order to maintain and enhance the character of the built environment, the design of new buildings or extensions to existing buildings and the creation of new spaces within that environment, are very important.

1.4.02 The District Council is particularly concerned to promote a high standard of design in new development, and to ensure that new buildings are responsive to their location. This means that new buildings need to be appropriate in terms of their function, siting, scale, form, massing, materials, colour and texture in their relationship with adjoining buildings and sites. Accordingly, new buildings will be expected to make an acceptable and positive contribution to the built environment. For particularly sensitive areas, design briefs will be prepared to provide a framework for design to guide prospective developers. In addition, developments that incorporate public access should accommodate sculptures or other works of art to provide visual interest, where this is considered appropriate by the local planning authority. For the particularly sensitive areas, design briefs will be prepared to provide a framework for design to guide prospective developers.

1.4.03 In the case of schemes proposing more than one building, regard will be paid to the impact of the development over a wider area, involving an assessment of criteria additional to those referred to in paragraph 1.4.02 above. Accordingly, schemes should relate to the 'grain' of the area, and take account of their effect on the skyline, pedestrian and vehicular movements in the area, vistas, safety and environmental constraints. Where large sites exist which would significantly affect the urban fabric urban design briefs/appraisals will be prepared or required to establish the wider context within which applications will be considered.

❖ *LBE1 DESIGN OF NEW DEVELOPMENT*

NEW DEVELOPMENT SHALL BE OF A HIGH STANDARD OF DESIGN APPROPRIATE TO THE CHARACTER OF THE AREA IN WHICH IT IS TO BE SITUATED. IT SHOULD:

(A) MAKE A POSITIVE CONTRIBUTION TO ITS SETTING AND THE CHARACTER OF THE AREA;

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 ING, 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, ndeveloped 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.

4.05 Often the more attractive and successful an 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

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

APPEAL BY: Mrs A Waite
SITE: 16 Lind Close, Earley
APPLICATION NO.: 4957
PROPOSAL: Application for temporary change of use of one room to hairdressing salon.

LIST OF PERSONS CIRCULATED WITH NOTICE OF APPEAL

District Councillor(s) for Redhatch

Mr D Hare

Mrs F M Rolls

Mr A W Spratling

Clerk(s) of Parish / Town Council of Earley

Mr R Raymond, Council Office, Radstock House, Radstock Lane, Earley, Reading RG6 2UL

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

The Owner / Occupiers:

42-46 Instow Rd, Earley (evens)

18 6,7,8,15 & 17 Lind Close, Earley

Tel: (0118) 974 6448 (Direct Line)
Email: Denise.Gumbrell@wokingham.gov.uk
Date: April 5, 2002
My ref: **TP/2001/4957**

The Owner / Occupier
17
LIND CLOSE
EARLEY
READING
RG6 5QX

WOKINGHAM UNITARY
Aiming for Excellence

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

Dear Sir/Madam

APPLICATION No: TP/2001/4957
APPEAL BY: Mrs Alison Waite
SITE: 16 Lind Close Earley Reading
PROPOSAL: Application for temporary change of use of one room to hairdressing salon.

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

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

If you wish to make further representations, you should, if possible, send three copies to Mrs M Pocock, The Planning Inspectorate, Room 3/03, Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. Please quote reference **APP/X0360/A/02/1086824**. Comments received after **03/05/2002** will not normally be seen by the Inspector & will be returned.

The application, and the appellant's grounds of appeal may be inspected in the Environmental Services Department (Planning) at the Civic Offices, Shute End, Wokingham, Berkshire during office hours (08:30- 17:00 Monday to Thursday, & 08:30-16:00 Friday).

A free booklet, "Guide to taking part in planning appeals" is available from this office.

If you would like a copy of the Appeal decision, please request one from Mrs Pocock at the Inspectorate.

Yours faithfully

Denise Gumbrell

Appeals Assistant



Site Plan, Scale: 1 to 1250

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Date: 5 April 2002

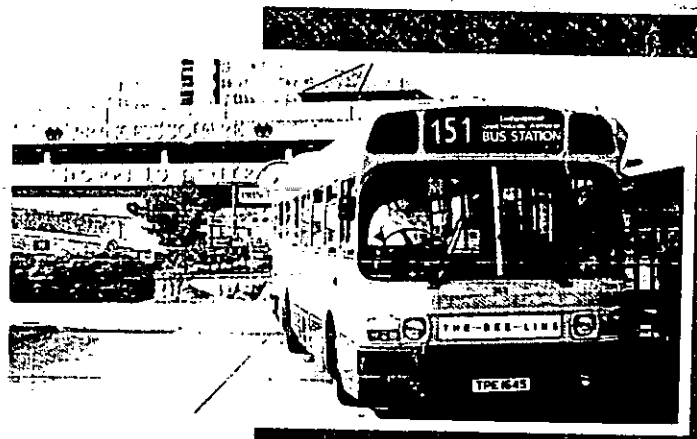
N
W E
S

Royal County of BERKSHIRE



BERKSHIRE STRUCTURE PLAN 1991-2006

Incorporating Alterations adopted in August 1997





Babtie

3.7 Sustainable levels, forms and locations for development are therefore sought which contribute towards meeting the needs and aspirations of today's society for homes, jobs and services, without compromising the ability of future generations to meet their own needs. This implies a greater reliance on the use of renewable resources at an acceptable level, coupled with the conservation of non-renewable resources and the reduction of land, water and air pollution. In addition, growth during the Plan period needs to be kept down to levels which can be accommodated within the environmental and other limits described in Chapter 2.

3.8 This approach is considered appropriate in view of :

- the limited capacity of the County to absorb further development;
- the need to husband land so that there is scope for development beyond 2006;
- the cumulative impact of development on existing communities, on the transport network and on pollution;
- the extent of existing commitments;
- uncertainties as to the timing and extent of recovery from the recent recession;
- changing economic factors which may affect people's aspirations and ability to form new households in separate accommodation;
- emphasis in the Regional Guidance on sustainable development, respecting environmental constraints and reducing rates of development in the west of the region.

3.9 Wthin this framework it is intended that scope and flexibility should be provided for helping to meet local housing needs, to secure and maintain a balanced local economy and to allow the provision of a wide range of job opportunities.

The Overall Strategy

Policy OS1 **The overall strategy of the Plan is to seek sustainable development and improvement to the quality of life in Berkshire by pursuing the following objectives :**

(i) to restrain development to levels that respect the limits set by environmental, infrastructure and other constraints upon the development of land;

(ii) to give priority within (i) to meeting Berkshire's economic and social needs, including the provision of low-cost housing and wider employment opportunities;

(iii) to protect and enhance the character and quality of Berkshire's landscape, environment and heritage;

(iv) to steer development to locations which minimise the need for travel and can be well served by public transport;

(v) **to conserve natural resources;**

(vi) **to minimise pollution;**

(vii) **to seek improvements to infrastructure, services and amenities;**

(viii) **to promote an appropriate balance between all forms of transport by continuing to develop an integrated transport strategy.**

MAIN THEMES OF THE STRATEGY

3.10 The main themes of the Structure Plan strategy are outlined below and developed in more detail in subsequent chapters. Environmental concerns are reflected in policies in all sections of the Plan. References to policies in the Plan of particular relevance are listed under each sub-heading.

Restraining Levels of Growth

3.11 The Plan seeks to keep growth down to levels which can be accommodated within the limits set by environmental, infrastructure and other considerations (Policies OS1; LD1, LD3, LD6, LD7; H1, H2; BU1; TC1; R1; M1, M3).

3.12 A restrained level of growth will generally take less open land for development, generate less traffic and waste and help towards reducing pollution, energy consumption, the depletion of water resources and the demand for minerals and aggregates. It will also allow more scope for catching up in the provision of social and physical infrastructure (subject to the environmental acceptability of proposals and availability of the necessary resources).

3.13 This approach is in line with key objectives in the regional planning guidance for the South East, in which it is suggested that levels of development should respect the region's valuable environmental features and avoid the wasteful use of land and other natural resources. The regional guidance also states that a reducing rate of growth is appropriate in the west of the region to enable infrastructure and services to catch up with rapid rates of development in the recent past.

3.14 The overall housing provision for the period 1991-2006 was increased by the County Council from 37,000 to 40,000 dwellings in response to a direction issued by the Secretary of State for the Environment on 29 June 1995. While the Council has welcomed the fact that the Secretary of State has not pressed it to accept the total of 48,000 dwellings recommended by the Panel which conducted the Examination in Public in 1993, it remains concerned that increasing the provision above 37,000 dwellings could have serious environmental consequences contrary to the overall objectives of the Structure Plan.

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.



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.

POLICY WEM13: TEMPORARY USE OF BUILDINGS PRESENTLY IN EMPLOYMENT USE

THE TEMPORARY CHANGE OF USE OF BUILDINGS AND SITES IN EXISTING AUTHORISED EMPLOYMENT USE TO COMMUNITY, SOCIAL, RECREATIONAL OR LEISURE USES WILL NORMALLY RECEIVE FAVOURABLE CONSIDERATION, SUBJECT TO THERE BEING NO SIGNIFICANT DETRIMENT TO OCCUPIERS OF NEIGHBOURING SITES OR OVER-RIDING HIGHWAY OBJECTIONS.

Implementation: Through the development control process and contact with commercial agents and voluntary bodies.

Monitoring: Temporary consents will be an additional category for annual employment monitoring.

Introducing Flexibility and Vitality - Community Uses in Employment Areas

7.47 A significant number of people who have valuable skills and experience are deterred from taking up employment due to child care responsibilities or the need to care for elderly relatives. The Day Nursery at Thames Valley Park has shown what can be done on major new sites to serve such groups. Such facilities would be of benefit in other employment areas and would not result in loss of significant amounts of employment floorspace. Availability of community uses in employment areas would potentially reduce the need to travel as one journey could serve two purposes. Yet others in the labour force require retraining or support during times of unemployment. The plan provides an opportunity to encourage provision for all these groups. A policy encouraging child care, other care or training facilities in association with new or existing employment generating development would be appropriate. It is proposed that this could be achieved through negotiations, in planning briefs, by identification of sites, by contributions as planning benefits and bringing interested parties together. See also Policy WR10 in chapter 9, Recreation, Leisure and Tourism.

POLICY WEM14: COMMUNITY BENEFITS IN EMPLOYMENT AREAS

WITHIN NEW OR EXISTING EMPLOYMENT GENERATING DEVELOPMENT THE COUNCIL WILL ENCOURAGE THE PROVISION OF PREMISES FOR CHILD CARE, TRAINING FACILITIES AND OTHER SMALL SCALE SERVICES, WHICH SUPPORT THE EMPLOYMENT USE OF THE SITE AND REDUCE THE NEED TO TRAVEL.

Implementation: Through development briefs and contact with site owners, training providers and commercial agents.

Monitoring: Annual employment monitoring.

Introducing Flexibility and Vitality - Working from Home

7.48 PPG 4 highlights the fact that many small businesses are started by people working from home and that development plan policies should not unreasonably restrict commercial and industrial activities of an appropriate scale, particularly in existing buildings, where they would not affect residential amenity. Home working is becoming a possibility for more of the workforce through improvements in advanced communications and changes in business practice. Each proposal will have an individual character and requirement of its site so it is

important to set parameters against which the merits and disadvantages of home working proposals can be assessed.

7.49 Some of these homework enterprises, particularly where the occupier of the dwelling is self employed, would benefit from shared access to computer network facilities and office services. Whilst there is some provision in town centres it is not usually available in rural or suburban areas where much home working takes place. Major new office permissions in Wokingham town centre are strictly controlled (see Proposal WSH22 in chapter 8) but Policy WEM15 below encourages small scale enterprises in towns and rural areas to serve the needs of emerging businesses. This is designed to bring population and supporting services closer together and so reduce the need to travel. There may be scope for the provision of teleworking facilities within the proposed Grazeley development to provide an alternative to regular commuting *AND WITHIN THE LOCAL SHOPPING CENTRE AT WINNESRSH.* **(PA 7/20)**

POLICY WEM15: WORKING FROM HOME

PROPOSALS FOR WORKING AT HOME THAT REQUIRE CONSENT WILL NORMALLY BE PERMITTED PROVIDED THAT:

A) THE PROPOSAL DOES NOT CAUSE DETRIMENT TO THE CHARACTER OF THE AREA

B) THE BUSINESS DOES NOT GENERATE A MATERIAL AND DETRIMENTAL INCREASE IN THE AMOUNT OF TRAFFIC OR A DEMAND FOR CAR PARKING THAT CANNOT BE ACCOMMODATED ON THE SITE

C) THERE IS NO OUTSIDE STORAGE OF GOODS OR MATERIALS

D) THERE IS NO OUTSIDE WORKING

E) THE PROPOSED USE DOES NOT CAUSE PROBLEMS AS A RESULT OF NOISE, DUST, SMELL OR LOSS OF PRIVACY, NOR CAUSE ANY OTHER ENVIRONMENTAL PROBLEMS

Implementation: Through the development control process.

Monitoring: Annual commercial monitoring and planning enforcement inspection.

POLICY WEM16: BUSINESS SUPPORT SERVICES FOR THOSE WORKING FROM HOME

SUBJECT TO THE SCHEME COMPLYING WITH THE REQUIREMENTS OF POLICY WSH9 AND ALL OTHER RELEVANT POLICIES AND PROVISIONS OF THIS PLAN THE COUNCIL WILL ENCOURAGE THE PROVISION OF SMALL OFFICE UNITS WITHIN TOWN AND LOCAL SHOPPING CENTRES, THE BUILT UP AREA OF VILLAGES, OR BY CONVERSION OF RURAL BUILDINGS, TO PROVIDE OFFICE SERVICES FOR THOSE WORKING FROM HOME

Implementation: Through provision by commercial operators or developers in partnership with training and enterprise councils, local councils and community or voluntary groups.

Monitoring: Annual employment monitoring.

The Planning Inspectorate

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

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GTN 1371-6079

PLANNING SERVICES 54567
25 MAR 2002

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

Your Ref: TP/2001/4957

Our Ref: APP/X0360/A/02/1086824

Date: 22 March 2002

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MRS A WAITE
SITE AT 16 LIND CLOSE, EARLEY, READING, RG6 5QX

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 on 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 and no new evidence is allowed. 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

KF

Mrs Margaret Pocock

102(BPR)

54440

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 SERVICE
POL
DC
APP
ENF
FILE.

20 MAR 2002

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 MRS ALISON WAITE

Address 16 LIND CLOSE, EARLEY, READING

Postcode RG6 5QX

Daytime phone no 0118 9873392

Fax no —

E-mail address MC.WAITE.16@SKYNOW.NET

B. AGENT DETAILS (if any)

Name

Address

Postcode

Your reference

Daytime phone no

Fax no

E-mail address

C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the LPA WOKINGHAM DISTRICT COUNCIL

LPA's application reference no TP/2001/4457

Date of the planning application 28/4/2001

Date of LPA's decision notice (if issued) 20/11/2001

D. APPEAL SITE ADDRESS

Address 16 LIND CLOSE, EARLEY, READING

Postcode RG6 5QX

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 same as on the application sent to the LPA, unless minor amendments were agreed with the LPA)

TO USE EXISTING UTILITY ROOM AS A HAIRDRESSING SALON 2 DAYS A WEEK WORKING BY MYSELF.

Size of the whole appeal site (in hectares) —

Area of floor space of proposed development (in square metres) 2.5908 x 2.8956

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.

Please turn over

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.

PLEASE SEE SEPARATE SHEET & PHOTOS

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. A list and copies of all **plans, drawings and documents** sent to the LPA as part of the application.	☐
6. A list and copies of 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. If the appeal is against the LPA's refusal or failure to decide an application which relates to a **condition**, we must have a copy of the original permission with the condition attached.	☐
11. 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).	☐
12. 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.	☐

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 A. Waite (on behalf of) —

Name (in capitals) ALISON WAITE Date 18/3/2007

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 Unit
  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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H) Grounds of Appeal

LPA's application reference no TP/2001/4957

Reason for refusal – The toing and froing of associated traffic and resultant noise.

I would like to raise a few points regarding the refusal of our planning application for temporary change of use.

In general, during a working day a total of **four** cars visit our property, many of my clients coming as a family in **one** car. Therefore they will be parked on the driveway for 2 – 3 hours. Clients also come alone for 2 – 3 hours for long hairdressing procedures such as perming/colouring. I **always** allow enough time to change over from one client to the next so that there is **never** another car waiting outside on the road for the existing client to leave.
There is only ever one client's car parked on our driveway at anytime.

I would also like to bring to your attention that five of my clients live in adjoining roads to Lind Close and walk the short distance to have their hair styled. A further four clients use public transport.

May I also mention that it is not unusual for people to work from home in this area, the family who live at number 5 Lind Close operate as a registered child minder, working four days per week. Children are dropped off and collected early in the morning around 8am, lunchtime and late afternoon between 5.30-6pm. Taking this into consideration I am more than happy for my working day to commence at 9am and finish at 6.30pm to avoid any unnecessary congestion within the close whilst the childminders children are being dropped off and collected.

The existing room is a utility room situated at the back of our garage. (Approx. 2m 90x 2m 60). It is self-contained overlooking our back garden which is surrounded by 2metre fencing, therefore not overlooking any neighbouring properties.

Clients enter the room through the garage. We have a driveway with ample parking for two family sized cars, but own only one. Clients are able to park on our driveway and off the road at all times. (Please see enclosed photograph number 1).

With reference to the letter of 14th October 2001 from Mr and Mrs Brazendale of 18 Lind Close. (Who coincidentally is a hairdresser).

- Concerns were raised regarding traffic and parking, I feel I have covered these concerns in the above paragraph, but would like to stress that clients **always** park on our driveway behind our own car and do not park on the road as stated in their letter.
- With regards to our utility room overlooking their first floor landing window I would like to point out that this door is for my personal use only, as my clients always enter through the garage. Secondly, a net curtain hangs over the glass of the door obscuring the view in and out.
- Finally, it is **impossible** to see up into Mr and Mrs Brazendale's first floor landing window due to the fact that we have an opaque, plastic corrugated roof supported by a steel frame covering our patio area and entrance to our utility room. (Please see enclosed photograph number 2).

With reference to the letter of 16th October 2001 from Mr Bird of 17 Lind Close.

In my original application to the LPA I requested that certain conditions be applied should my application be approved. A copy of my original letter was passed to Mr Bird, who for his own piece of mind felt it necessary to make his own **observations, not objections** to my application.

And finally, when I refurbished the utility room in preparation for using it for hairdressing purposes, I was unaware that I needed to apply to the LPA for planning permission for temporary change of use. As soon as I realised that this was the correct procedure, I applied for the temporary change of use in April 2001.

At this time I also spoke to my immediate neighbours at numbers 15 and 17 Lind Close explaining what I was intending to do. They both assured me that they had no current concerns with me working two days a week from the utility room, whilst waiting for the planning application to be processed.

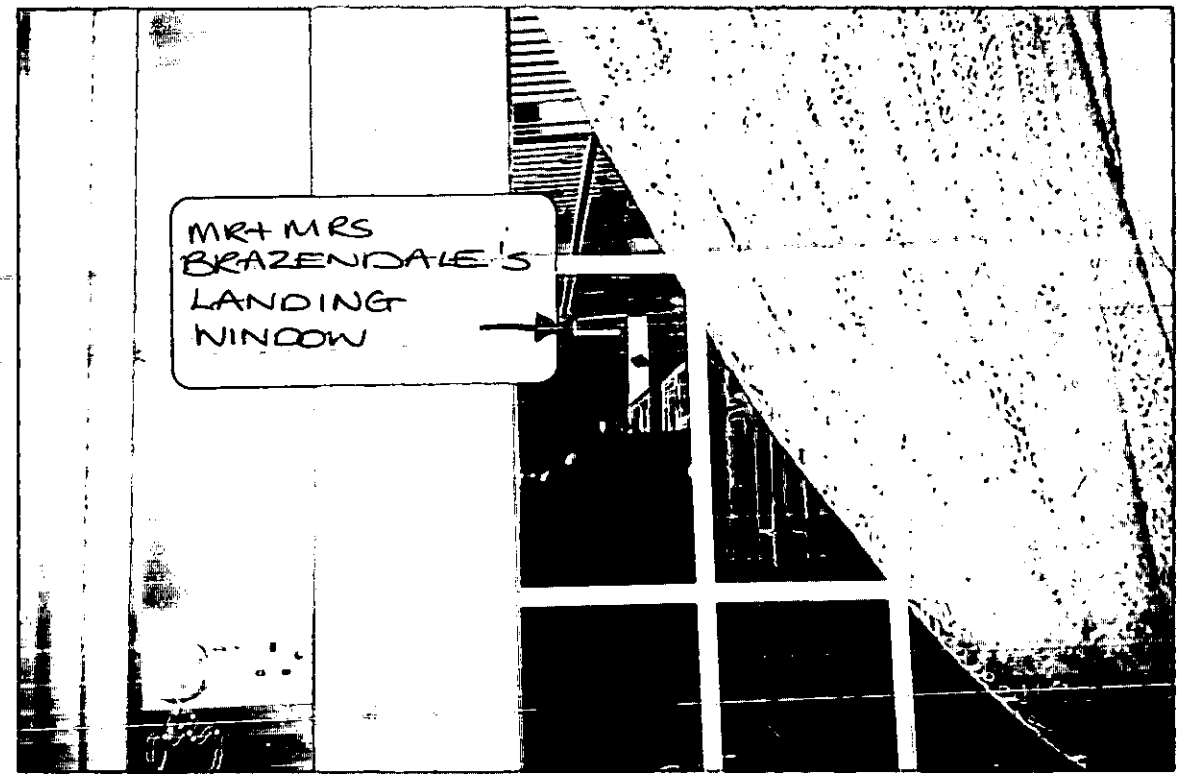
Please find enclosed letters of support from three residents of Lind Close. One of these letters you will see is from my neighbours at number 15, their study is next door to our utility room and clearly have **not** noticed any increase in noise or disturbance from associated traffic during the last ten months, when I have been using the utility room for hairdressing.

We asked in our original application for advice on the length of the term if approval was granted. Also that any approval should be personal to myself, and cannot be transferred if the property is sold.
I would like to confirm that this is still the case.

Thank you for taking the time to consider my appeal.



PHOTOGRAPH NUMBER 1



PHOTOGRAPH NUMBER 2.
TAKEN FROM INSIDE OUR UTILITY ROOM.

11th January 2002

6 Lind Close
Earley
Reading
RG6 5QX

The Planning Inspectorate
Customer Support Unit
Temple Quay House
2 The Square
Temple Quay
BRISTOL
BS1 6PN

Dear Sirs

Ref:- LPA's Application TP\2001\4957
Mrs. A. Waite - 16 Lind Close.

I write with reference to the above application of change of use.

When I first received notice of the application I had concerns with traffic and parking as I live opposite number 16 and have three young sons, two of which like to play out the front. However when a neighbour informed me that Mrs Waite had actually being trading for several months before the application was notified, I realised my fears were unfounded as I had not noticed any increase in traffic and visitors also park on the drive.

Therefore as long as the situation regarding

parking etc. continues as it is, then I have no objections to this application.

Yours faithfully

Landor

MRS. D. LANDOR

11 Kind Close
Earley
Reading
RG6 5QX.

9th January 2002.

The Planning Inspectorate
Customer Support Unit
Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 6PN.

Dear Sir/Madam,

Ref: LPA's Application - TP/2001/4957.
Change of use by Mrs A. Waite - 16 Kind Close.

With regards to the above mentioned, please accept this letter with recognition of "my full support" in respect of Mrs Waite's application.

I can confirm that during the time that Mrs Waite has, on occasions, used her premises to provide a part-time hairdressing services, I have never been aware of any adverse impact on the residents in Kind Close.

Mrs Waite has the capacity to park "two" vehicles on her driveway - being 'a one car family', she therefore always has sufficient space to request that her visitors do not park on the road, either outside her own premises or outside that of any other property. I have personally witnessed, and to the best of my knowledge, Mrs Waite has always applied this arrangement.

To further support the application, I would like to point out my own circumstances. Unlike Mrs Waite, my driveway is sufficient enough for "one vehicle only". I regularly have visitors who therefore park on the road outside my property. In the 9½ years that I have lived in Kind Close, I have never received, nor would I expect, any complaint from my adjoining neighbours about such parked vehicles.

In addition, I am aware that another resident within Kind Close, works from home as a Registered Childminder. Clearly, this means parents are dropping off and collecting their children at varying times of the day 5 days per week. Just as I am more than happy to recognise that this does not cause any major adverse effect on other residents within the close, I feel equal consideration should be afforded to Mrs Waite's request to work from home.

I trust my comments will prove helpful when considering your decision. If I can be of any further assistance, please do not hesitate to contact me.

Yours faithfully

E. McGrath (Mrs)

Mr & Mrs E. Crick,
15 Lind Close,
Earley,
Reading RG6 5QX
Berks.

13th January 2002-01

To whom it may concern,

With regards to the change of use by Mrs A. Waite of 16 Lind Close, Earley, Reading (application reference number - TP/2001/4957) we have not encountered any unacceptable noise, disturbance or loss of residential amenity.

We have not suffered any inconvenience and are happy for the change of use to continue in its present form.

Yours sincerely,



M.C.G. Crick