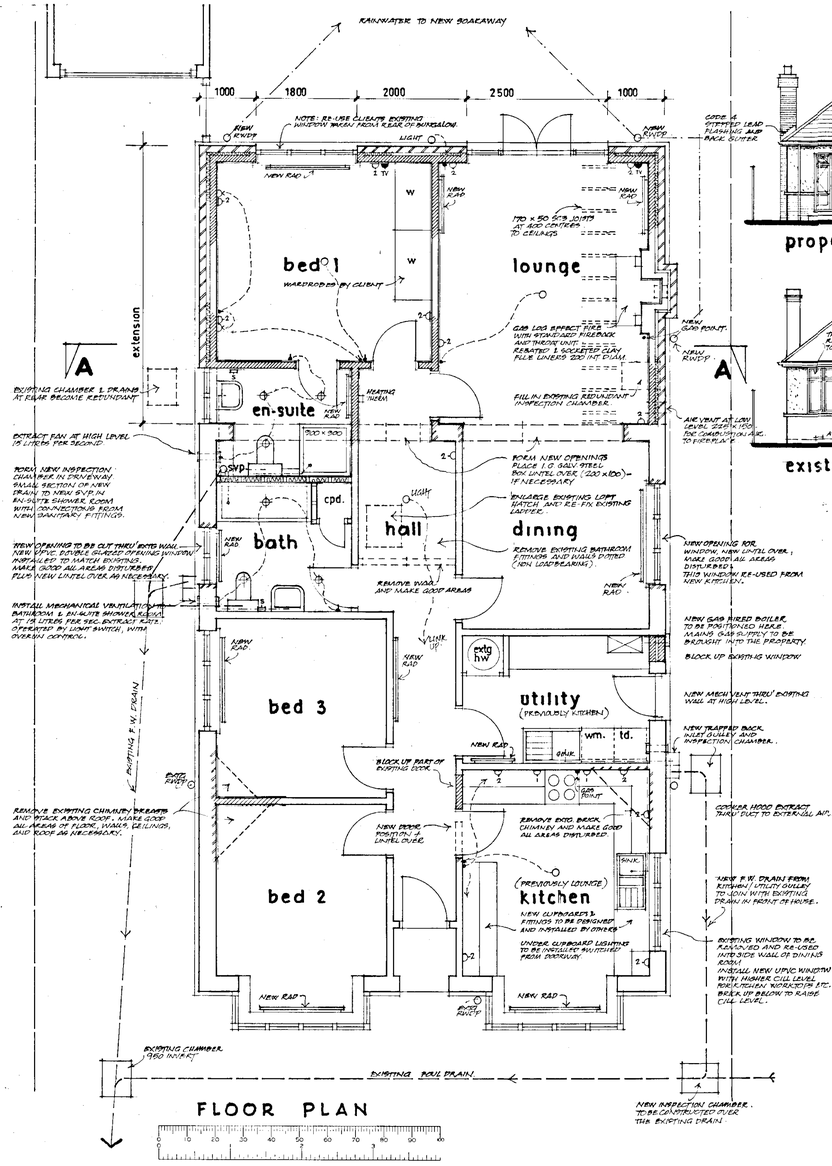
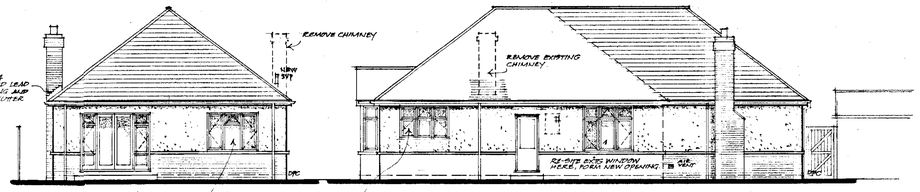
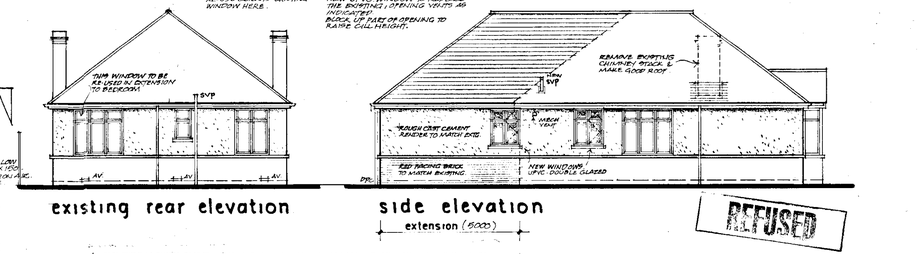






Electrical installation
All electrical fittings and wiring to be in accordance with the current IEE Regulations and those of the local generating board.

Heating/Plumbing Installation
New gas fired wall mounted fan assisted boiler and complete central heating system to be installed (Hot water storage tank to remain).
All details to be agreed by contractors own specialist.

Smoke Detectors
To be installed to ground floor hall area and wired into the mains electrical system and to include a battery back up.

Windows and Glazing
Purpose made UPVC double glazed to include 8000 mm2 trickle ventilation in the head frame. Opening casements of not less than 1/20th of room floor area. Double glazing to BS952: part 1: 1978 and safety glazing to BS62056 to doors.

Internal Finishes and Decorations (see further extra notes)
This item to finally agreed with client, but to comprise one mist coat, and two full coats non vinyl H/ Matt emulsion to walls and ceilings. All second fix joinery to be knotted, stopped and primed before the application of two undercoats and one full gloss coat. All exposed pipework and radiators to be gloss painted.

Leadwork
Code 4 lead cover flashings or stepped flashings, all to the recommendations of the Lead Development Association.

Lintels.
Use I.G.grab: Steel insulated type in external openings with DPC tray over where necessary and with minimum end bearings of 150 mm.
Internal lintels to be 100 x 63 mm precast concrete type with min. 100 end bearings (unless otherwise specified).

Damp Proof course
1 piece width 500 micron flexible polyethylene (or similar to BS747) DPC'S in external and internal walls , min 150 mm above ground level. Insulated dpc's at door/window reveals.

Internal Partition Walls
100 mm load bearing block plastered both sides, on new concrete foundations
Bathroom 75 x 50 mm timber studs at 400 mm centres, to include sole and head plates plus noggins and to include fibreglass quilt between studs as sound deadening.
Studding clad with 12.5 mm plasterboard, taped joints, and plaster skim.

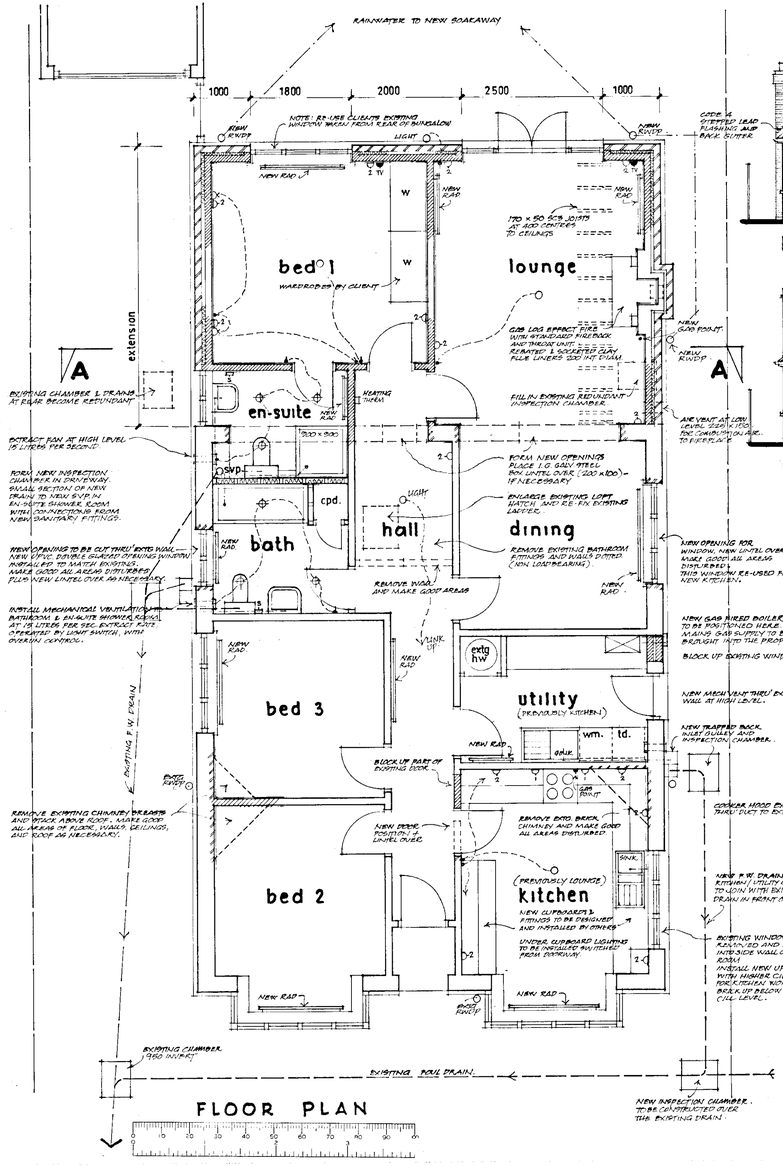
GENERAL ADDITIONAL NOTES FOR BUILDERS:-

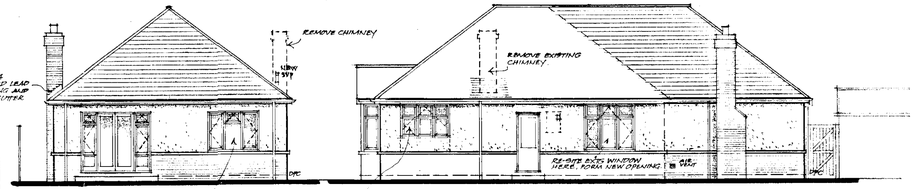
- REMOVE EXIS. C.W. STORAGE TANK (APPROX) AND REPLACE WITH NEW TANK.
- PROVISIONAL SUM OF £1200 FOR SUPPLY OF SANITARY WARE INCLUDING TAPS.
- CLIENTS EXISTING MAINS FEED WATER HEATER IN BATHROOM TO BE RE-USED.
- EXISTING TELEVISION AERIALS TO BE RE-LOCATED INTO NEW CHIMNEY BY OTHERS.
- ALL INTERNAL DECORATING BY CLIENTS (I.E. EMULSION WALLS, GLOSS WOODWORK).
- PROV. SUM TO BE ALLOWED FOR BATHROOM AND EN-SUITE WALL TILING TO DOOR.
- COMPLETE WALL OUTFACES REMAINING.
- LOW VOLTAGE HIGH RECESSED 12 VOLT TUNGSTEN HALOGEN: 4 TRANSFORMERS TO BATHROOM

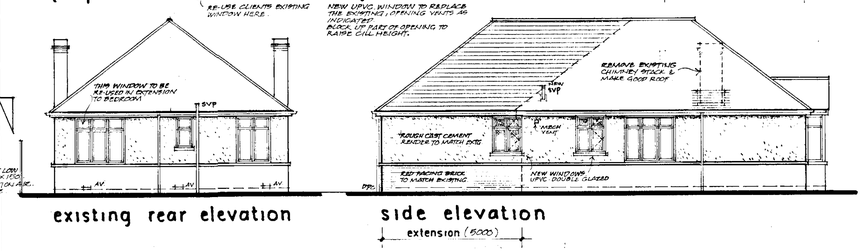
REV 'B' JAN 2002 PLAN BATHROOM & EN-SUITE SHOWER ROOM LAYOUT CHANGED AND EXTERNAL DRAINAGE ADJUSTED TO SUIT.
REV C 30/1/02 ROOF PITCH AND RIDGE LEVELS CORRECTED AT REQUEST OF PLANNING DEPARTMENT. (37½°).

PROPOSED EXTENSION
111 ANDERSON AVENUE, EARLEY, READING.
for M.r. & Mrs BARLTROP scale 1:100 1:50
Floor Plan + Elevations **660-02 C**

Countryside Designs
The Acorns
Long Lane
Tilehurst
Reading
Berks
RG31 6YB
tel/fax 0118 941 6571







Electrical installation
All electrical fittings and wiring to be in accordance with the current IEE Regulations and those of the local generating board.

Heating/Plumbing Installation
New gas fired wall mounted fan assisted boiler and complete central heating system to be installed (Hot water storage tank to remain).
All details to be agreed by contractors own specialist.

Smoke Detectors
To be installed to ground floor hall area and wired into the mains electrical system and to include a battery back up.

Windows and Glazing
Purpose made UPVC double glazed to include 8000 mm2 trickle ventilation in the head frame. Opening casements of not less than 1'20" of room floor area. Double glazing to BS952: part 1: 1978 and safety glazing to BS6206A to doors.

Internal Finishes and Decorations (see further extra notes)
This item to finally agreed with client, but to comprise one mist coat, and two full coats non vinyl HV Matt emulsion to walls and ceilings. All second fix joinery to be knotted, stopped and primed before the application of two undercoats and one full gloss coat. All exposed pipework and radiators to be gloss painted.

Leadwork
Code 4 lead cover flashings or stepped flashings, all to the recommendations of the Lead Development Association.

Lintels.
Use I.G galv. Steel insulated type in external openings with DPC tray over where necessary and with minimum end bearings of 150 mm.
Internal lintels to be 100 x 63 mm precast concrete type with min. 100 end bearings (unless otherwise specified).

Damp Proof course
1 piece width 500 micron flexible polyethylene (or similar to BS747) DPC'S in external and internal walls , min 150 mm above ground level. Insulated dpc's at door/window reveals.

Internal Partition Walls
100 mm load bearing block plastered both sides, on new concrete foundations
Bathroom 75 x 50 mm timber studs at 400 mm centres, to include sole and head plates plus noggins and to include fibreglass quilt between studs as sound deadening.
Studding clad with 12.5 mm plasterboard, taped joints, and plaster skim.

GENERAL ADDITIONAL NOTES FOR BUILDER:-

- REPLACE EXTG C.W. STORAGE TANK (ASBESTOS) AND REPLACE WITH NEW TANK.
- PROVISIONAL SUM OF £1800 FOR SUPPLY OF SANITARY WARE INCLUDING TAPS.
- CLIENTS SUPPLIED MAINS FEED WATER HEATER IN BATHROOM TO BE RE-USED.
- EXISTING TELEVISION AERIAL TO BE RE-LOCATED ONTO NEW CHIMNEY BY OTHERS.
- ALL INTERNAL RADIATORS PROVIDED (T.R. BARLOW) WHITE, GLOSS FINISHED).
- PROV. SUM TO BE ALLOWED FOR BATHROOM AND EN-SUITE WALL TILING TO COVER.
- COMPLETE WALL SURFACES REMAINED.
- LOW VOLTAGE FULLY RECESSED 12 VOLT TUNGSTEN HALOGEN LAMPS & TRANSFORMERS TO BATHROOMS

REV 'B' JAN 2002 MAIN BATHROOM & EN-SUITE SHOWER ROOM LAYOUT CHANGED AND EXTERNAL DRAINAGE ADJUSTED TO SUIT.
REV C 30/1/02 ROOF PITCH AND RIDGE LEVELS CORRECTED AT REQUEST OF PLANNING DEPARTMENT. (37½°).

PROPOSED EXTENSION
111 ANDERSON AVENUE, EARLEY, READING.
for Mr. & Mrs BARLTROP scale 1:100 1:50
Floor Plan + Elevations **660-02 C**

Countryside Designs
The Acorns
Long Lane
Tilehurst
Reading
Berks
RG31 6YB
tel/fax

EX SYSTEMS LTD
SOUTHPORT U.K. Tel.01704-26866 Fax.01704-25814
LONDON OFFICE Tel.0171-377-1777 Fax.0171-247-6181

APPLICATION NO.5308

Name of appellant:
Mr & Mrs C Barltrop

Site address:
111 Anderson Avenue, Earley

Proposal:Proposed single storey rear extension to dwelling

Case Officer:PT

Allowed
03/09/02

01

423

WRITTEN REPRESENTATION APPEAL

CASE OFFICER: PT

APPLICATION NUMBER: 5308

APPELLANT: Mr & Mrs C Barltrop

SITE: 111 Anderson Avenue, Earley

APPEAL REF: App/X0360/A/02/1087265

START DATE: 05/04/02

DATE OF SITE VISIT 29/07/02

ALLOWED 03/09/02

Progress Record	Date Actioned	Initials
Appeal Logged:	08/04/02	
Entered on Access:	10/04/02	DG
Notification Letters Due:	**19/04/02**	
Notification Letters Sent:	10/04/02	DG
Questionnaire Due:	**19/04/02**	
Questionnaire Sent:	11/04/02	DG.
Statement Due:	05/02	
Statement Sent:	13/05/02	DG
Comments on Statement Due	07/06/02	
Comments on Statement Sent	—	
Decision letter circulated:	04/09/02	DG
Decision entered on Access:	04/09/02	DG

Appeal Decision

Site visit made on 29 July 2002.

by Roger Mather **MA Dip Arch RIBA FRTPI (Rtd)**

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
- 3 SEP 2002

Appeal Ref: APP/X0360/A/02/1087265
111 Anderson Avenue, Earley, Reading.

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr. And Mrs. C. Barltrop against the decision of Wokingham District Council.
- The application ref: F/2001/5308, dated 15 November 2001, was refused by Notice dated 13 February 2002.
- The development proposed is a single storey rear extension to bungalow.

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

Main Issue

1. I consider the main issue to be the effect of the proposal on the living conditions of the occupiers of the adjoining bungalow, with particular reference to retaining daylight to a bedroom window.

Development Plan and other Planning Policies

2. The development plan includes the Loddon Area Local Plan adopted in1995. Policy LBE5 includes a provision that proposals are expected to ensure good daylight penetration to new and existing development. A guide to good practice, Site Layout Planning for Daylight and Sunlight, written for the Building Research Establishment, includes advice on good practice to achieve adequate daylight within buildings. Development Control Guidelines include reference to this guide to test the impact of development on neighbouring properties

3. The draft Wokingham District Local Plan is at an advanced stage of preparation. The Inspectors Report on the local plan has been published but not yet considered by the Council. Policy WBE1 sets out the design considerations for assessing proposals in the local context. The Inspector's report on the local plan has recommended re-wording this policy to give clear guidance of what is expected in terms of design and sustainability. Accordingly, I attach less weight to the draft local plan than adopted policy.

Reasons

4. The appeal property is a modern detached bungalow set back at an angle from the road, parallel with 109 Anderson Avenue. Along the common boundary, 1.0 metre away

from the wall of the adjoining bungalow, a 1.8 metre timber and trellis fence partially obstructs views across the appeal property from the bedroom window of 109 Anderson Avenue. The proposed extension would extend 5.0 metres from the back wall of the appeal property to within 1.0 metre of the existing garage, approximately in line with the mid-point of the bedroom window. The window would be 4.250 metres away at its nearest point. The extension would have a hipped roof springing from a height of approximately 3.0 metres to an overall ridge height of 6.200 metres, to match the existing bungalow in height and roof design. After full consideration of the proposal on site my view is that the hipped roof design and the gap between the extension and the existing garage would still give potential for good daylight in the bedroom of 109 Anderson Avenue.

5. In my view it is important to ensure, pursuant to the relevant planning policies, that a large extension is designed to match the existing bungalow in height and roof shape and in these circumstances a degree of obstruction may be unavoidable. The proposal, measured strictly in accordance with the good practice guide, would breach the guideline by only 0.300 metres at its highest point. I do not consider that the proposal warrants a rigid application of the guidance because good natural light is only one of the factors that I noted on my visit. My view is that the proposal, by virtue of its hipped roof design and the gap between the end wall and the garage, would be low enough opposite the window to allow adequate natural daylight into the bedroom. I do not consider the proposals to conflict with any relevant local plan policies or the advice in PPG1 and they are thereby acceptable.

Conclusion

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

Conditions

7. The Council has suggested a number of conditions. I have considered these suggested conditions in the context of Circular 11/95. Where appropriate I have altered the wording of the conditions to more closely accord with the Circular.

Formal Decision

8. In exercise of the powers transferred to me, I allow the appeal and grant planning permission for the construction of a single storey extension at 111 Anderson Avenue, Earley, Reading in accordance with the terms of application Ref: F/2001/5308, dated 15 November 2001, and the plans submitted therewith, subject to the following conditions:

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

    2. The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

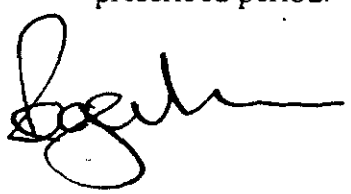
    3. Obscured glass shall be provided at all times in the windows of the extension, hereby permitted, facing 109 Anderson Avenue.

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.

11. An applicant for any approval required by a condition attached to this permission has a statutory right of appeal to the Secretary of State if that approval is refused or granted conditionally or if the authority fails to give notice of its decision within the prescribed period.



Roger Mather

INSPECTOR

The Planning Inspectorate

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

Direct Line 0117-3726079
Switchboard 0117-3728000
Fax No 0117-3728624

GTN 1371-6079

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

Your Ref: F/2001/5308

Our Ref: APP/X0360/A/02/1087265

Date: 3 September 2002

PLANNING SERVICES MPT
POL
DC
APP DG
CS
04 SEP 2002
COPIES TO ACK:

60603.

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR & MRS C BARLTROP
SITE AT 111 ANDERSON AVENUE, EARLEY, READING

I enclose a copy of our Inspector's decision on the above appeal.

If you have any queries relating to the decision please send them to:

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

Phone No. 0117 372 8252

Fax No. 0117 372 8139

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

Yours faithfully

KF

Mrs Margaret Pocock

COVERDL1

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr & Mrs Barlthrop
C/O Countryside Designs
The Acorns
Long Lane
Tilehurst
Reading
Berkshire RG31 6YB

Application Number: F/2001/5308

Parish: **EARLEY**

Location: **111, Anderson Avenue, Earley, Reading.**

Proposal: **Proposed single storey rear extension to dwelling.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Refuse Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council, the reason for which is specified hereunder.

Reason
1. The proposed single storey extension, by virtue of its design, siting, bulk and massing would cause loss of light to a bedroom of No. 109 Anderson Avenue to the detriment of the amenity of the occupier. As such, it is therefore contrary to policy LD3 of the Berkshire Structure Plan, policy LBE5 of the Loddon Area Local Plan and to policy WBE1 of the Wokingham District Local Plan (Deposit Draft).

Informative
1. You are invited to discuss with officers a revised scheme whereby the reason for refusal may be overcome.

Anna Cronin
Head of Planning & Transportation
Date: 13/02/2002

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.

INFORMATION from Wokingham D. Council

WOKINGHAM UNITARY
Aiming for Excellence

PLANNING SERVICES

Fax Cover Sheet

DATE: 14/2/02

TO: Leslie Jones

FROM: N. Brown Planning Services.

NUMBER OF PAGES INCLUDING THIS HEADER SHEET: ~~3~~ 8

RECIPIENT FAX NUMBER: 01491 ~~[illegible]~~ 895050

OUR FAX NUMBER: (0118) 974 6484

SUBJECT: 25° daylighting extract

NOTES:

GROUNDS OF APPEAL

PROPOSED EXTENSION TO 111, ANDERSON AVENUE, EARLEY, READING, RG6 1HA.

This application has been refused due to the perceived loss of daylight to a secondary side window on the East side of a neighbouring bungalow.

The ridge height on the extension will match and marry with the existing bungalow.

This minute infringement of the LPA's adopted guideline 'Site layout planning for daylight and sunlight' A guide to good practice, which the LPA have quoted are the rules applying. The LPA then chose to ignore the instructions contained in them.

Note:-
The following is an accurate record of progress on the application and all conversations with Planning Officers and clients are recorded for our own protection.

1) *15th November 2001.*
   Application Registered F/2001/5308.

2) *Decision due latest 14th January 2002 as LPA letter.*

3) *No communication from Planning Officer by phone or letter since.*

4) *4th January 2002.*
   Phoned Planning Officer regarding progress on my application (as the determination date is fast approaching) and am told that, "There has been no objections to the proposal, I have visited the site, everything is fine, there are no problems and it is now Approved , you should receive written confirmation within 2 weeks."

5) *Having had such a clear statement by the Planning Officer I then proceeded with working drawings and specifications, make a Building Regulations Application and send out Tender documents to Building Contractors for pricing.*

6) *29th January 2002.*
   Phoned the Planning Officer again to find why I had not received the written approval as he had stated and am told:-
   "Sorry I have made a mistake, I forgot about the daylight rules and unfortunately your application will now be refused, - but if you reduce the ridge height down to a level which would meet an angled line of 25 ° drawn up from the centre of the neighbours side window, as per their adopted guideline 'Site layout planning for daylight and sunlight' - we could then give you approval. I apologise again for my error."

The amount of infringement being in the region of 300 mm. The Planning Officer suggested my clients could reduce the width of the extension which would have the effect of reducing the ridge height by the desired amount.

My clients, Mr & Mrs Barltrop, were unhappy about this suggestion as it would affect the lounge and bedroom sizes, plus they felt it would spoil the overall appearance of the existing building and extension.

7) *30th January 2002*
I checked the existing building ridge height, relative position of neighbours bungalow and position/height of the side window in question. I prepared a relationship drawing 660/05 showing the 25° angled line as instructed and delivered it by had to the Planning Office. Phoned the Planning Officer and pointed out the following:-

a) *The amount of infringement is very small (i.e. approx. 300 mm at the ridge).*
b) *The neighbour has no objection to the proposed extension and would be happy to put this in writing.*
c) *The neighbour feels that it would be detrimental to the design to reduce the ridge height and it should remain as proposed.*
d) *The neighbours existing side window (East facing with net curtains) is a secondary window in the lounge, the main one being the bay window at the front (South facing side).*
The Planning Officer stated that he would relay these points to his senior.

8) *6th February 2002*
Phoned the Planning Officer again, he states "I accept that this is only a small infringement but his senior says there is no flexibility on the daylight policy rules and therefore it will still be a refusal unless we reduce the ridge height."

9) *13th February 2002.*
Notification of Refusal of Permission.

10) *14th February 2002.*
Phoned the Planning office and ask to see exactly what the daylight rules say and receive by fax the guideline information. Extracts from this document as follows:-

PAGE 1 INTRODUCTION.

The guide is intended for building designers and their clients, consultants and planning officials. The advice given here is not mandatory and this document should not be seen as an instrument of planning policy. Its aim is to help rather than constrain the designer. Although it gives numerical guidelines, these should be interpreted flexibly because natural lighting is only one of many factors in site layout design (see Section 5).

PAGE 4 AND 5 EXISTING BUILDINGS.

Note that numerical values given here are purely advisory. Different criteria may be used, based on the requirements for daylighting in an area viewed against other site layout constraints.

These guidelines need to be applied sensibly and flexibly.

11) 21st February 2002.
Copy of letter from neighbour confirming no objections. Original sent direct to Planning Officer

LIST OF ENCLOSURES:-

1. *Householder Planning Application form 15/11/2001*
2. *Covering letter with application to LPA.*
3. *Floor plan + elevations (as proposed) drg. No. 660 - 02c*
4. *Site and location plans drg. No. 660 - 03.*
5. *Relationship diagram showing amount of infringement to daylight on which they based their refusal.*
6. *LPA's notification of refusal 13/2/02.*
7. *Fax from LPA forwarding document relating to daylight on which they based their refusal.*
8. *Letter from neighbour @ no. 109 stating no objections 21/2/02.*

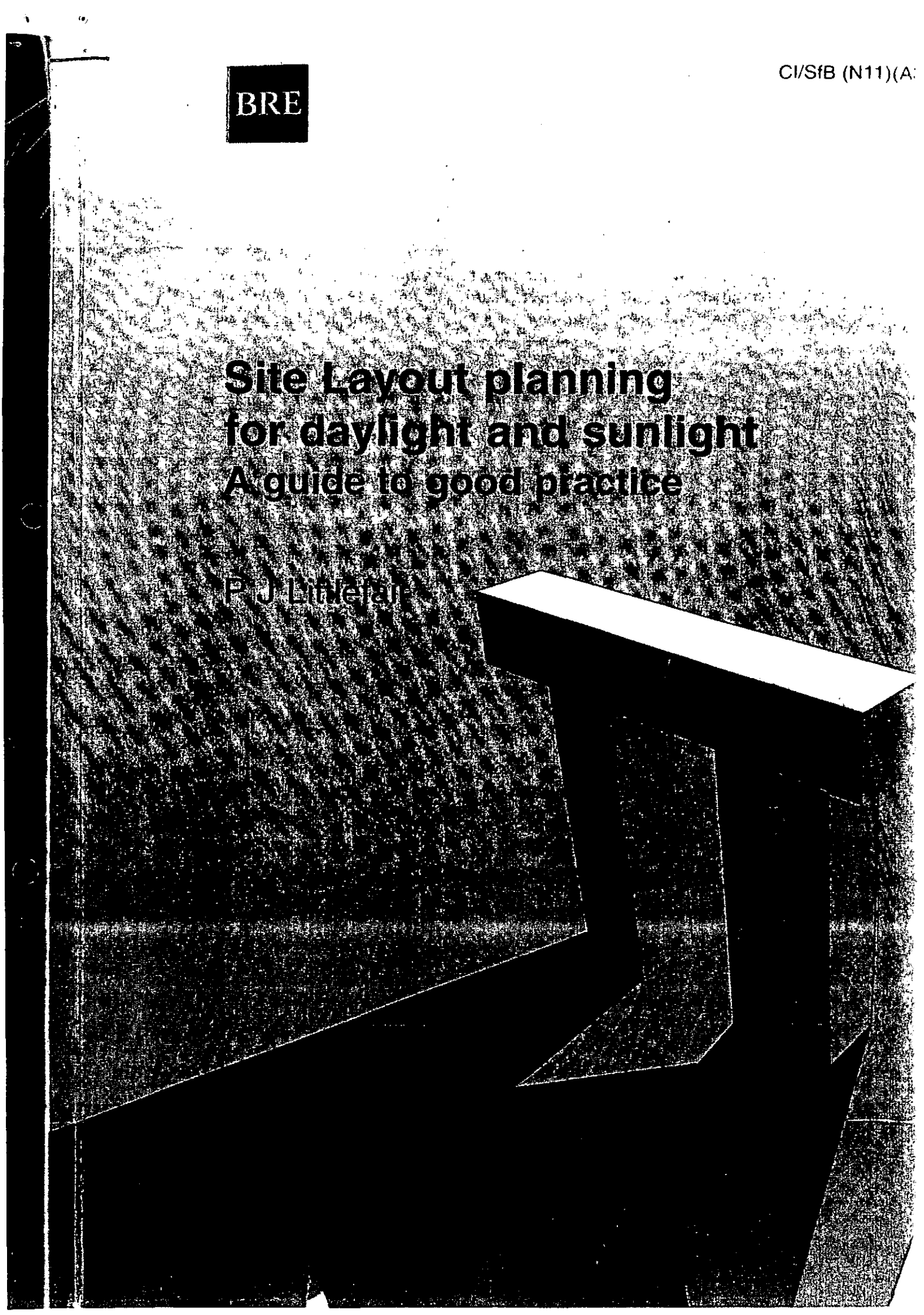
CI/SfB (N11)(A:

BRE

Site Layout planning for daylight and sunlight

A guide to good practice

P J Littlefair



Introduction

People expect good natural lighting in their homes and in a wide range of non-domestic buildings. Daylight makes an interior look more attractive and interesting as well as providing light to work or read by. Access to skylight and sunlight helps to make a building energy-efficient; effective daylighting will reduce the need for electric light, while winter solar gain can meet some of the heating requirements.

The quality and quantity of natural light in an interior depend on two main factors. The design of the interior environment is important: the size and position of windows, the depth and shape of rooms, the colours of internal surfaces. But the design of the external environment also plays a major role: whether obstructing buildings are so tall that they make adequate daylighting impossible, or whether they block sunlight for much of the year.

This guide gives advice on site layout planning to achieve good sunlighting and daylighting, within buildings and in the open spaces between them. It is intended to be used in conjunction with the interior daylight recommendations in the British Standard BS 8206: Part 2[1] and the *Applications manual: window design*[2] of the Chartered Institution of Building Services Engineers (CIBSE). It complements them by providing advice on the **planning of the external environment.** If these guidelines on site layout are followed, along with the detailed window design guidance in the British Standard[1] and CIBSE manual[2], there is the potential to achieve good daylighting in new buildings, to retain it in existing buildings nearby, and to protect the daylighting of adjoining land for future development.

Other sections give guidance on passive solar site layout, on the sunlighting of gardens and amenity areas, and briefly review issues like privacy, enclosure, microclimate, road layout and security. The appendices contain methods to quantify access to sunlight and daylight within a layout.

While this guide supersedes the 1971 Department of the Environment document *Sunlight and daylight* which is now withdrawn, the main aim is the same — to help to ensure good conditions in the local environment, considered broadly, with enough sunlight and daylight on or between buildings for good interior and exterior conditions.

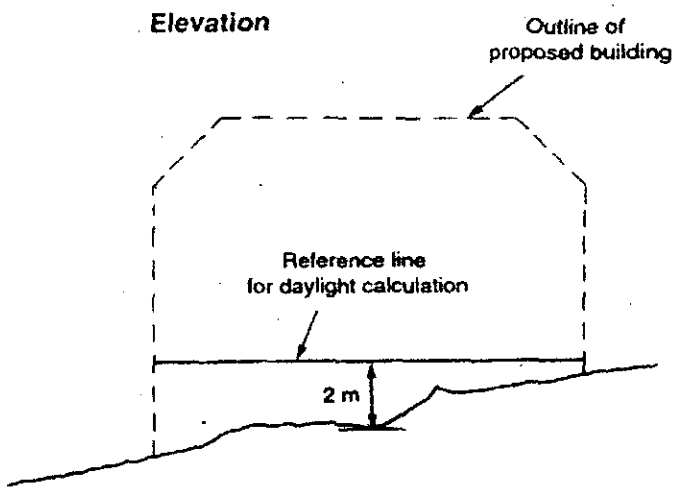
The guide is intended for building designers and their clients, consultants and planning officials. The advice given here is not mandatory and this document should not be seen as an instrument of planning policy. Its aim is to help rather than constrain the designer. Although it gives numerical guidelines, these should be interpreted flexibly because natural lighting is only one of many factors in site layout design (see Section 5). In special circumstances the developer or planning authority may wish to use different target values. For example, in a historic city centre a higher degree of obstruction may be unavoidable if new developments are to match the height and proportions of existing buildings. Alternatively, with a building where natural light and solar gain are of special importance, less obstruction and more sunlight and daylight may be deemed necessary. The calculation methods in Appendices A, B and G are entirely flexible in this respect. Appendix F gives advice on how to develop a consistent set of target values for skylight in such circumstances; and Appendix C shows how to relate these to interior daylighting requirements.

2 Light from the sky

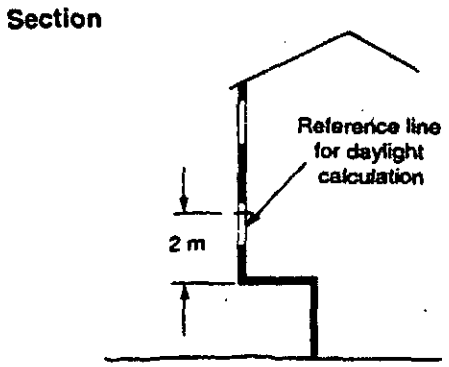
2.1 New development

The quantity and quality of daylight inside a room will be impaired if obstructing buildings are large in relation to their distance away. The distribution of light in the room will be affected as well as the total amount received. The following guidelines may be used for houses and any non-domestic buildings where daylight is required.

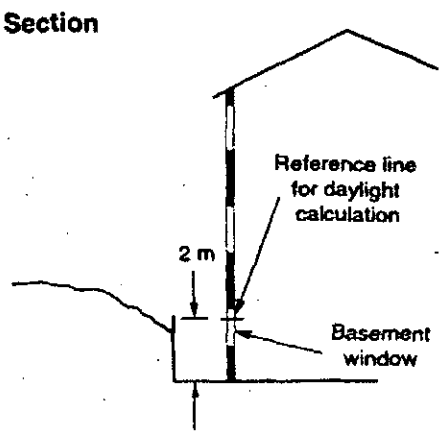
At the site layout stage in design, window positions will often be undecided. So, for checking purposes, a series of reference points 2 m above ground level on each main face of the building may be used. The 2 m height corresponds to the top part of ground-floor windows; for buildings with basement windows, or those with no ground-floor windows but with windows higher up (for example flats mounted on a podium), a level of 2 m above the base of the lowest storey may be taken (Figure 1).



(a) If the ground slopes significantly, its level at the centre of the main building face may be taken as the base from which the 2 m is measured. If floor levels have already been decided, the 2 m can be measured up from the ground floor



(b) If the lowest main windows will be at first-floor level or higher, the 2 m should be measured from the base of the storey containing these windows



(c) If there will be basement windows, the 2 m should be measured from the base of the basement

Figure 1 Choice of the 2 m reference line

first check, draw a section in a plane perpendicular to each main face of the building (Figure 2). If none of the obstructing buildings subtends an angle to the horizontal (at the 2 m reference height) greater than 25°, then there will still be the potential for good daylighting in the interior (Figure 3).

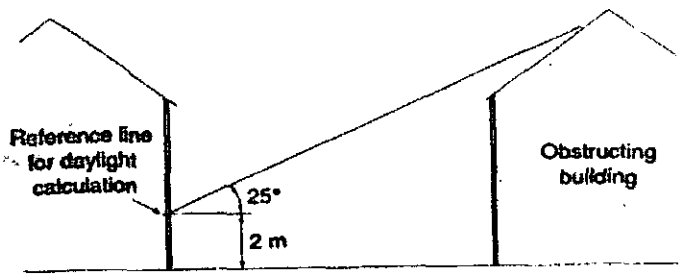


Figure 2 Section in plane perpendicular to the main face of the building

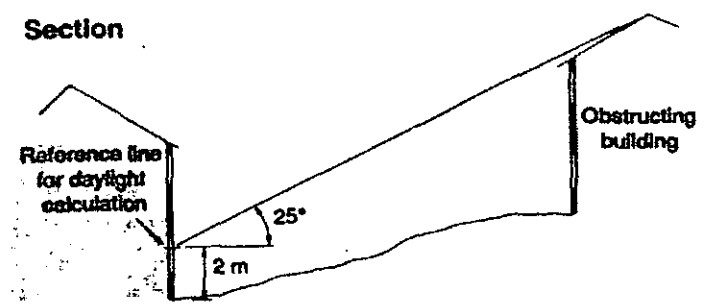


Figure 3 On sloping sites overshading is more of a problem and greater spacing is required to obtain the same access to daylight for buildings lower down the slope

If an obstructing building is taller than this, good daylighting may still be achievable, provided the obstruction is not continuous and is narrow enough to allow adequate daylight around its sides. The amount of skylight falling on a vertical wall or window can be quantified as the vertical sky component. This is the ratio of the direct sky illuminance falling on the vertical wall at a reference point, to the simultaneous horizontal illuminance under an unobstructed sky. The 'Standard Overcast Sky' of the Commission Internationale de l'Eclairage (CIE — International Commission on Illumination) is used and the ratio is usually expressed as a percentage. The maximum value is almost 40% for a completely unobstructed vertical wall. The vertical sky component on a window can be related to the average daylight factor in a room, which is one basis for the British Standard recommendations on interior daylighting (see Appendix C).

Vertical sky components may be calculated using the skylight indicator (Appendix A) or Waldram Diagram (Appendix B). Note that all obstructing buildings will have an effect, not just those on the same site. For calculation purposes, trees may be ignored unless they form dense continuous belts. However, the siting of trees is important; where possible locate them away from windows.

For a room with non-continuous obstructions there is the potential for good daylighting provided that the vertical sky component, at the window position 2 m above ground, is not less than the value for a continuous obstruction of altitude 25°. This is equal to a vertical sky component of 27%.

If window locations are flexible, calculate the vertical sky component at a series of points on each main face of the building 2 m above the ground (or lowest storey base) and no more than 8 m apart. The building face as a whole should have good daylighting potential if every point on the 2 m high reference line is within 4 m (measured sideways) of a point with a vertical sky component of 27% or more.

Where the vertical sky component is found to change rapidly along a facade, it is worthwhile, if possible, to site windows where most daylight is available. The situation often occurs at the internal corners of courtyards or L-shaped blocks. If windows are sited close to these corners, levels of daylight will be poor and there may be a lack of privacy (Figure 4). The skylight indicator (Appendix A) or the '45° approach' suggested in Section 2.2 for domestic extensions, can be used to check how far from an internal corner windows need to be sited to receive enough light from the sky.



Figure 4 Rooms looking out from the internal corners of courtyards can often be gloomy and lack privacy

In some cases, for example with a standard house design, window positions may already be known. The vertical sky component can then be calculated at the centre of each window. In the case of a floor-to-ceiling window, such as a patio door, a point 2 m above ground on the centre line of the window may be used. Again, a vertical sky component of 27% or more indicates the potential for good daylighting. The interior daylighting of the building can then be checked easily using the method described in Appendix C.

Where space in a layout is restricted, interior daylighting may be improved in a number of ways. An obvious one is to increase window sizes. The best way to do this is to raise the window head height, because this will improve both the amount of daylight entering and its distribution within the room (Figure 5).

Improving external surface reflectances will also help. Light-coloured building materials and paving slabs on the ground may be used. However, maintenance of such surfaces should be planned to stop them discolouring. Often the benefits will not be as great envisaged, partly because of ageing of materials and partly for geometrical reasons. An obstructed vertical building surface will receive light from less than half the sky. Even if it is light coloured its brightness can never approach that of unobstructed sky.

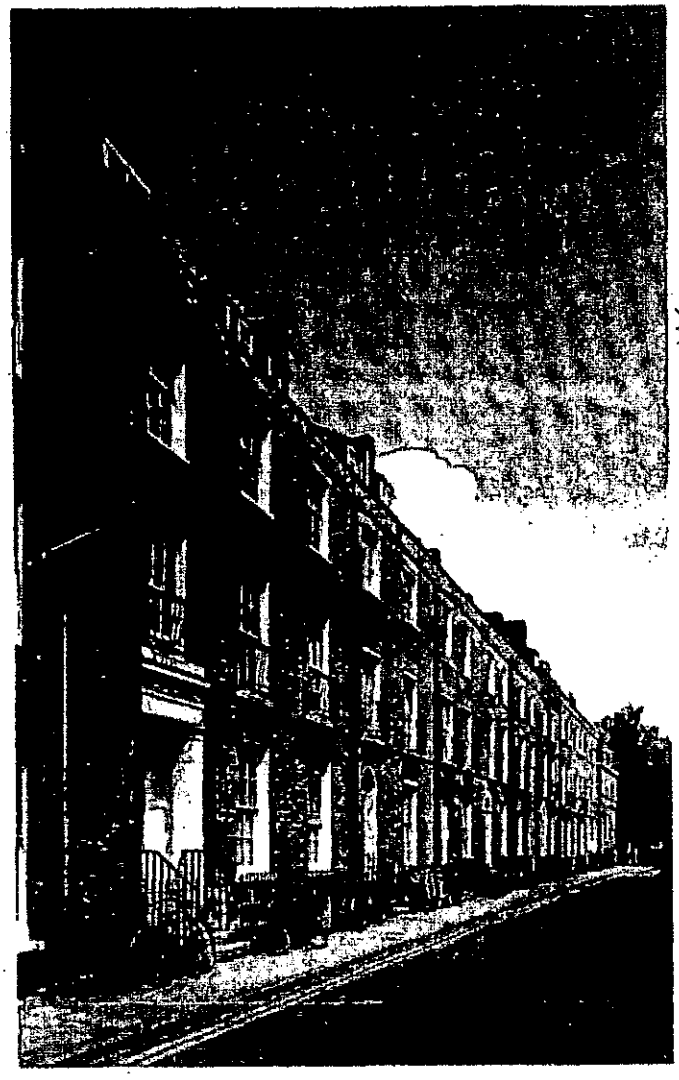


Figure 5 In Georgian streets the small spacing-to-height ratio is compensated for by tall windows. Note how window-head height increases for the lower floors which are more heavily obstructed

Finally, one important way to plan for good interior daylight is to reduce building depth (window wall to window wall). Even on a totally unobstructed site there is a limit to how deep a room can be while remaining properly daylit. The presence of obstructions may reduce this limiting depth still further. Appendix C gives details of how to calculate these limiting room depths for good daylighting.

Summary

In general, a building will retain the potential for good interior diffuse daylighting provided that on all its main faces:

(a) no obstruction, measured in a vertical section perpendicular to the main face, from a point 2 m above ground level, subtends an angle of more than 25° to the horizontal,

or

(b) if (a) is not satisfied, then all points on the main face on a line 2 m above ground level are within 4 m (measured sideways) of a point which has a vertical sky component of 27% or more.

2.2 Existing buildings

In designing a new development or extension to a building, it is important to safeguard the daylight to nearby buildings. A badly planned development may make adjoining properties and their gardens gloomy and unattractive, annoying their occupants and even, in some cases, infringing rights to light (see later in this Section). The guidelines given here are intended for use with adjoining dwellings and any existing non-domestic buildings where the occupants have a reasonable expectation of daylight; this would normally include schools, hospitals, hotels and hostels, small workshops and most offices. Gardens and open spaces are dealt with in Section 3.3.

Note that numerical values given here are purely advisory. Different criteria may be used, based on the requirements for daylighting in an area viewed against other site layout constraints.

A modified form of the procedure adopted for new buildings can be used to find out whether an existing building still receives enough skylight. First, draw a section in a plane perpendicular to each affected main window wall of the existing building (Figure 6). Measure the angle to the horizontal subtended by the

w development at the level of the centre of the lowest window. If this angle is less than 25° for the whole of the development then it is unlikely to have a substantial effect on the diffuse skylight enjoyed by the existing building.

Section

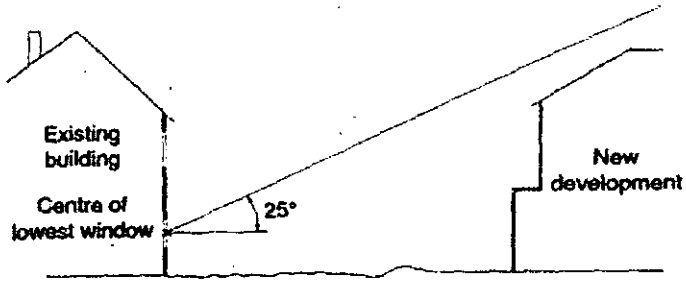


Figure 6 Section in plane perpendicular to the affected window wall

If, for any part of the new development, this angle is more than 25°, a more detailed check is needed to find the loss of skylight to the existing building. Both the total amount of skylight and its distribution within the building are important.

Any reduction in the total amount of skylight can be calculated by finding the vertical sky component at the centre of each main window. (In the case of a floor-to-ceiling window, such as a patio door, a point 2 m above ground on the centre line of the window may be used.) The reference point is in the external plane of the window wall. Windows to bathrooms, toilets, storerooms, circulation areas and garages need not be analysed. The vertical sky component can be found by using the skylight indicator (Appendix A) or Waldram Diagram (Appendix B).

If this vertical sky component is greater than 27% then enough skylight should still be reaching the window of the existing building. Any reduction below this level should be kept to a minimum. If the vertical sky component, with the new development in place, is both less than 27% and less than 0.8 times its former value, then occupants of the existing building will notice the reduction in the amount of skylight. The area lit by the window is likely to appear more gloomy, and electric lighting will be needed more of the time.

The impact on the daylighting distribution in the existing building can be found by plotting the no-sky line in each of the main rooms. For houses this would include living rooms, dining rooms and kitchens. Bedrooms should also be analysed, although they are less important. In non-domestic buildings each main room where daylight is expected should be investigated. The no-sky line divides points on the working plane which can and cannot see the sky. (In houses the working plane is assumed to be horizontal and 0.85 m high; in offices 0.7 m high: in special interiors like hospital wards and infant school classrooms a different height may be appropriate.) Areas beyond the no-sky line, since they receive no direct daylight, usually look dark and gloomy compared with the rest of the room, however bright it is outside. According to the British Standard[1], supplementary electric lighting will be needed if a significant part of the working plane lies beyond the no-sky line. Appendix D gives hints on how to plot the no-sky line.

If, following construction of a new development, the no-sky line moves so that the area of the existing room which does receive direct skylight is reduced to less than 0.8 times its former value, then this will be noticeable to the occupants, and more of the room will appear poorly lit. This is also true if the no-sky line encroaches on key areas like kitchen sinks and worktops.

These guidelines need to be applied sensibly and flexibly. There is little point in designing tiny gaps in the roof lines of new development in order to safeguard no-sky lines in existing buildings. If an existing building contains rooms lit from one side only and greater than 5 m deep, then a greater movement of the no-sky line may be unavoidable. Another important issue is whether the existing building is itself a good neighbour, standing a reasonable distance from the boundary and taking no more than its fair share of light.

However, as a general rule the aim should be to minimise the impact to existing property. This is particularly important where successive extensions are planned to the same building. In this case the total impact on skylight of all the extensions needs to be calculated and compared with the guidelines.

For domestic extensions which adjoin the front or rear of a house, a quick method can be used to assess the diffuse skylight impact on the house next door. It applies only where the nearest side of the extension is perpendicular to the window (Figure 7); it is not valid for windows which directly face the extension, or for buildings opposite. For these cases the guidelines, in the left-hand column of this page, should be used.

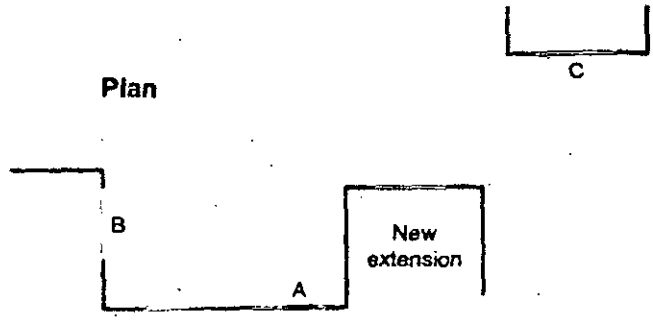


Figure 7 To assess the impact of the new extension, the 45° approach may be used for window A but not for windows B and C which directly face it

Figure 8 illustrates the application of the method, the '45° approach'. Take the elevation of the window wall and draw diagonally down at an angle of 45° away from the near top corner of the extension. Then take the plan and draw diagonally back at an angle of 45° towards the window wall from the end of the extension. (Note that the section perpendicular to the window is not used here.) If the centre of a main window of the next-door property lies on the extension side of both these 45° lines then the extension may well cause a significant reduction in the skylight received by the window. (In the case of a floor-to-ceiling window, such as a patio door, a point 2 m above the ground on the centre line of the window may be used.)

Like most rules of thumb, this one needs to be interpreted flexibly. For example, if the extension has a much larger building behind it then the daylight from that direction may be blocked anyway. If the extension has a pitched roof then the top of the extension can be taken as the height of its roof halfway along the slope (Figure 8). Special care needs to be taken in cases where an extension already exists on the other side of the window, to avoid a tunnel effect (Figure 9); it is then advisable to plot the no-sky line in the obstructed room (as already described). Finally, as with the other guidelines in th Section, the 45° approach deals with diffuse skylight only. Additional checks will need to be made for the sunlight which may be blocked.

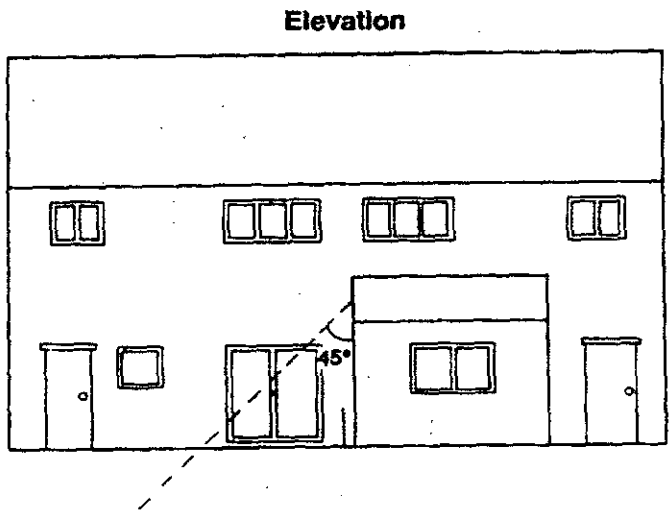


Figure 8 Application of the 45° approach to a domestic extension. A significant amount of light is likely to be blocked if the centre of the window (or, for a floor-to-ceiling window as here, a point 2 m from the ground) lies within the 45° lines on both plan and elevation

The windows of some existing buildings will also hav rights to light. None of the guidelines here is intende to replace, or be a means of satisfying, the legal requirements contained in rights-to-light law.

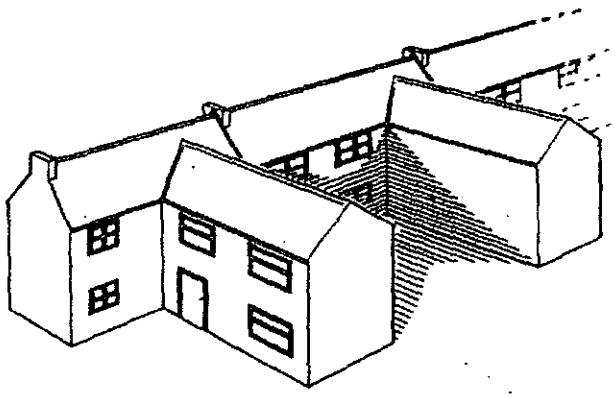


Figure 9 A tunnel effect can occur if windows are obstructed by extensions on both sides

The criterion used in rights-to-light cases is very muc a minimum standard, so it is usually true that if the guidelines given here are satisfied then a new development will not infringe rights to light. But this is not always true, particularly if the existing building is unusually deep or has especially small or low windows. If an existing building does have rights to light, and this will usually be the case if it is more tha 20 years old, then the designer of the new development should check that it does not infringe them. Appendix E gives further details.

Obstruction of light from the sky is just one of the ways in which a new development can affect existing buildings nearby. The obstruction of sunlight is also important (see Sections 3.2 and 3.3) as are questions of view and privacy (see Section 5).

Copy

DORIAN
109 Anderson Avenue
Earley
Reading
RG6 1HA

Ref F/2001/5308

21 February 2002

Phillip Taylor
Development Control Officer
Wokingham District Council
Planning Services
P O Box 157
WOKINGHAM
RG40 1WR

Dear Sir

Proposed extension to No 111 Anderson Avenue

As the owners and occupiers of No 109 Anderson Avenue we wish to record that we have no objections to the extension to No 111 Anderson Avenue as proposed by the plans submitted to you.

Yours faithfully

J A E Climpson (Mr)

O M Climpson (Mrs)

Tel: (0118) 974 6448 (Direct Line)
Email: Denise.Gumbrell@wokingham.gov.uk
Date: April 10, 2002
My ref: **F/2001/5308**

The Owner / Occupier
2
FAIRVIEW AVENUE
EARLEY
READING
RG6 1HE

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

Dear Sir/Madam

APPLICATION No: F/2001/5308
APPEAL BY: Mr & Mrs Barltrop
SITE: 111 Anderson Avenue Earley Reading
PROPOSAL: Proposed single storey rear extension to dwelling.

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/02/1087265**. Comments received after **17/05/2002** 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: 11 April 2002

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Countryside Designs

BUILDING AND LANDSCAPE DESIGN CONSULTANTS

The Acorns
Long Lane
Tilehurst
Reading
Berks
RG31 6YB
tel/fax 0118 941 6571
mobile 07970 439713

GORING
OFFICE 01491 875050

15th November 2001.

Planning Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks.

Dear Sir/madam,

RE-PROPOSED SINGLE STOREY REAR EXTENSION at
111 ANDERSON AVENUE, EARLEY, READING. RG6 1HA.

please find attached herewith a Planning Application for a rear extension to the Bungalow together with drawings and cheque for £95.00 to cover your fee.

For information: -

- The Bungalow will still only remain 3 bedrooms.
- Both neighbouring Bungalows have had sizable rear extensions permitted.
- The rear garden area length will be 16 m. after the extension is built.
- All materials will match as much as possible.

I would be grateful if you could register this as quickly as possible and forward an acknowledgement and receipt.

In the meantime if you have any queries give me a call at my office.

Yours FaithFully

LESLIE A. JONES

Enc's:- 6 copies Planning form
6 copies of Drg. Nos. 660/02 (proposals)
" /03 (Site+location Plans)
1 cheque for £95-00.

TPA. No F/2001/5308.

The Planning Inspectorate

For offical use only
Date received

QUESTIONNAIRE

PLANNING, LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT

APPEAL REF: APP/X0360/A/02/1087265 **GRID REF:** _____

APPEAL BY: MR + MRS BARLTROP

SITE: 111 Anderson Avenue, Fawley

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:

a	Is the development in Schedule 1 or column one of Schedule 2 of the Town & Country Planning (Environmental Impact Assessment)(England & Wales) Regulations 1999? If YES, please indicate which Schedule.	~~YES~~ / NO Sch1 Sch 2 col 1
b.	Is the development within a 'sensitive area' as defined by regulation 2 of the Town & Country Planning (Environmental Impact Assessment)(England & Wales) Regulations 1999?	~~YES~~ / NO
c.	Has a screening opinion been placed on Part 1 of the planning register? If YES, please send a copy to us.	~~YES~~ / NO

	Number of Documents Enclosed	N/A
d. Any comments or directions received from the Secretary of State, other Government Departments or statutory agencies / undertakers whether or not as a result of consultations under the GDPO;		✓
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?	17/05/02	
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	2	
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 11/04/02. Our Ref: F/2001/5308

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

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WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

APPEAL BY: Mr & Mrs C Barltrop
SITE: 111 Anderson Avenue, Earley
APPLICATION NO.: 5308
PROPOSAL: Proposed single storey rear extension to dwelling

LIST OF PERSONS CIRCULATED WITH NOTICE OF APPEAL

District Councillor(s) for Whitegates

Mrs J Lissaman

Mr G Storry

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 of the following addresses:

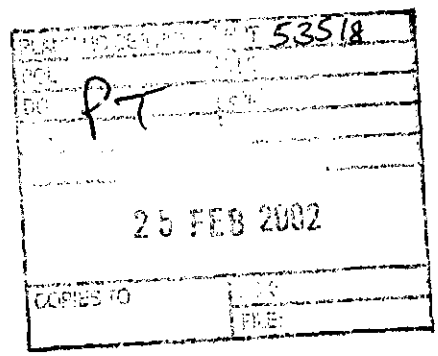
91 – 95 Church Rd, Earley, Reading RG6 1HG (odds)

109 & 113 Anderson Avenue, Earley, Reading RG6 1HA

2 Fairview Avenue, Earley, Reading RG6 1HE

DORIAN
109 Anderson Avenue
Earley
Reading
RG6 1HA

Ref F/2001/5308



21 February 2002

Phillip Taylor
Development Control Officer
Wokingham District Council
Planning Services
P O Box 157
WOKINGHAM
RG40 1WR

Dear Sir

Proposed extension to No 111 Anderson Avenue

As the owners and occupiers of No 109 Anderson Avenue we wish to record that we have no objections to the extension to No 111 Anderson Avenue as proposed by the plans submitted to you.

Yours faithfully

J A E Climpson (Mr)

O M Climpson (Mrs)

FROM: Phillip Taylor

DATE: 26 November 2001

DELEGATED

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2001/5308

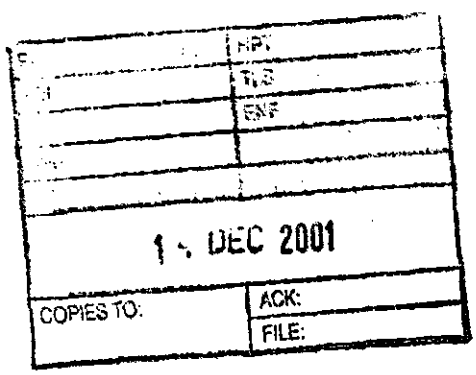
Proposal: Proposed single storey rear extension to dwelling..

Site Address: 111, Anderson Avenue, Earley, Reading.

Applicant: Mr & Mrs Barlthrop C/O Countryside Designs.

Your observations are required in respect of this application **by 20/12/2001** .

NO OBJECTION



SIGNED: _____ DATE: 13 DEC 2001

Clerk To Earley Parish/Town Council.

TOWN AND COUNTRY PLANNING ACT 1990

SECTION 78 APPEAL

APPELLANT : Mr and Mrs Barlthrop

APPEAL SITE : No.111 Anderson Avenue, Earley, Berkshire.

REASON FOR APPEAL : Refusal of planning permission for the erection of a single storey rear extension.

LOCAL PLANNING AUTHORITY REFERENCE : F/2001/5308

DEPARTMENT OF THE ENVIRONMENT, TRANSPORT AND THE REGIONS REFERENCE : APP/X0360/A/02/1087265

1.00 LOCATION AND SITE DESCRIPTION

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

1.02 No.111 Anderson Avenue is a three bedroom bungalow with a single detached garage. It is not known when the property was constructed. The property is set back at an angle, 4.0m from the road. The two adjacent neighbours No.109 and No.113 Anderson Avenue lie parallel but are also positioned at an angle to the road.

2.0 Relevant Planning History

2.01 There is no known planning history for the site barring the application on which this application is based. However following refusal of the planning permission a revised planning application (F/2002/6055) was submitted to the council which incorporated alterations to the design as recommended by the council in order for the extension to comply with day lighting guidance and local plan policy. This application has subsequently been given conditional approval.

2.02 In February 2002 the appeal planning application (F/2001/5308) for the erection of a single storey rear extension was refused under delegated powers for the following reasons.

" The proposed single storey extension, by virtue of its design, siting, bulk and massing would cause loss of light to a bedroom of No.109 Anderson Avenue to the detriment of the occupier. As such, it is therefore contrary to policy LD3 of the Berkshire Structure Plan, Policy LBE5 of the Loddon Area Local Plan and to policy WBE1 of the Wokingham District Local Plan (Deposit Draft)"

3.0 *Policy Background*

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

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

Loddon Area Local Plan (Adopted 5th May 1995)
The Loddon Area Local Plan forms the statutory basis for the operation of planning policy in this part of the district.

Wokingham District Local Plan (Deposit Draft) 1997
The draft Wokingham District Local Plan (WDLP) was placed on deposit from 21st October to 2nd of 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 in October 1998. The Inspector's report on the local plan inquiry was published in October 2001 but has yet to be formally considered and adopted.

3.02 The relevant Wokingham District Local Plan (Deposit Draft) policy is (see appendix 4):
WBE1- Development in its local context

The Inspector's report recommended rewording of this policy. His recommended replacement is included in appendix 4.

3.03 The relevant Loddon Area Local Plan policies area are:
LBE5- Sunlight and Daylight (see appendix 5)

3.04 The relevant Berkshire Structure Plan policy is:
LD3-Environment Impact and Design (see appendix 3)

4.0 Case for the Local Authority

4.01 The main issue raised by this application is the impact on the daylight to a bedroom window on a neighbouring property.

4.02 The proposed extension would project rearwards 5.0m running parallel with the adjacent neighbour No.109 Anderson Avenue. The extension would rise 2.8m to the eaves with a fully hipped roof rising to 6.1m to meet the existing ridge.

4.03 The side elevation of No.109 has a bedroom window, which is the primary source of daylight to the room. The window is set 1.0m above ground level and is 1.5 metres in height.

4.04 It is standard practise by the council to test the impact on day lighting conditions to neighbouring properties. The council uses 'Site Layout and Planning for Daylight and Sunlight- A guide to good practice' written by P J Littlefair for the Building Research Establishment, as guidance. This guide contains advice and a number of tests to help make development control decisions on new developments and extensions to old developments.

4.05 The test used on application F/2001/5308 involved taking a section drawing of the two properties and plotting a 25 degree line from the horizontal plane, from the centre of the window. The test revealed that a 300mm section of the roof would breach this line.

4.06 The Guide to good practice does assert that the guidance is guidance and not absolute, so it should be used sensibly and with flexibility. However it also states that should a building or extension breach the 25 degree line a more detailed assessment is needed.

4.07 The window affected is the primary source of light to a bedroom. The room is of modest size and the window is a standard size. The rear wall of No.111 does not project past the window and a clear view can be taken across the No.111 garden. The orientation of the buildings means that early morning sunlight would come from the part of the sky potentially obscured by the proposed extension. For a bedroom this early morning light is considered most important and warrants the more rigid application of the guidance notes. Policy LBE5 (see appendix 5) seeks to ensure adequate daylight penetration and day lighting conditions for both new and old developments. In this case the development would have a detrimental impact on day lighting to the adjacent neighbour contrary to the above policies and good practice guidance.

5.0 Comments on the appellants statement

5.1 The statement of the appellant incorrectly states that the window, which would suffer restricted day light would be a secondary living room window also on the side elevation but situated further forward. Application F/2001/5308 was refused because of unacceptable loss of light to the bedroom window, which is the primary source of light to that room.

6.0 Conclusion

6.01 The single storey rear extension proposed in application F/2001/5308 is considered by virtue of its design, siting, bulk and massing to cause loss of light to a bedroom a No.109 Anderson Avenue to the detriment of the amenity of the occupier.

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

7.0 Conditions in the event planing permission is granted

7.1 see appendix 6

APPENDICES

1. Location Plan of Site
2. Copy of Decision Notice
3. Berkshire Structure Plan Policies
4. Wokingham District Local Plan Policies including the Inspector's report recommended rewording of this policy.
5. Loddon Area Local Plan Policies
6. Conditions in the event planning permission is granted

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 0117-3728701
Switchboard 0117-3728000
Fax No 0117-3728804
GTN 1371-8701

COPIES TO | FOR | FILE

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

Your Ref: F/2001/5308

Our Ref: APP/X0360/A/02/1087265

Date: 17 July 2002

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR & MRS C BARLTROP
SITE AT 111 ANDERSON AVENUE, EARLEY, READING

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

Mr Roger Mather MA DipArch RIBA FRTPI(Rtd)

The Inspector will visit the appeal site at 11:15 on 29 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



Miss Emily Pears

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

209D

Appendices

Appendix 1



Site Plan, Scale: 1 to 1250

This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

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Date: 11 April 2002

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Appendix 2

Application No: F/2001/5308 PT

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr & Mrs Barlthrop
C/O Countryside Designs
The Acorns
Long Lane
Tilehurst
Reading
Berkshire RG31 6YB

Application Number: F/2001/5308

Parish: **EARLEY**

Location: **111, Anderson Avenue, Earley, Reading.**

Proposal: **Proposed single storey rear extension to dwelling.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Refuse Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council, the reason for which is specified hereunder.

Reason
1. The proposed single storey extension, by virtue of its design, siting, bulk and massing would cause loss of light to a bedroom of No. 109 Anderson Avenue to the detriment of the amenity of the occupier. As such, it is therefore contrary to policy LD3 of the Berkshire Structure Plan, policy LBE5 of the Loddon Area Local Plan and to policy WBE1 of the Wokingham District Local Plan (Deposit Draft).

Informative
1. You are invited to discuss with officers a revised scheme whereby the reason for refusal may be overcome.

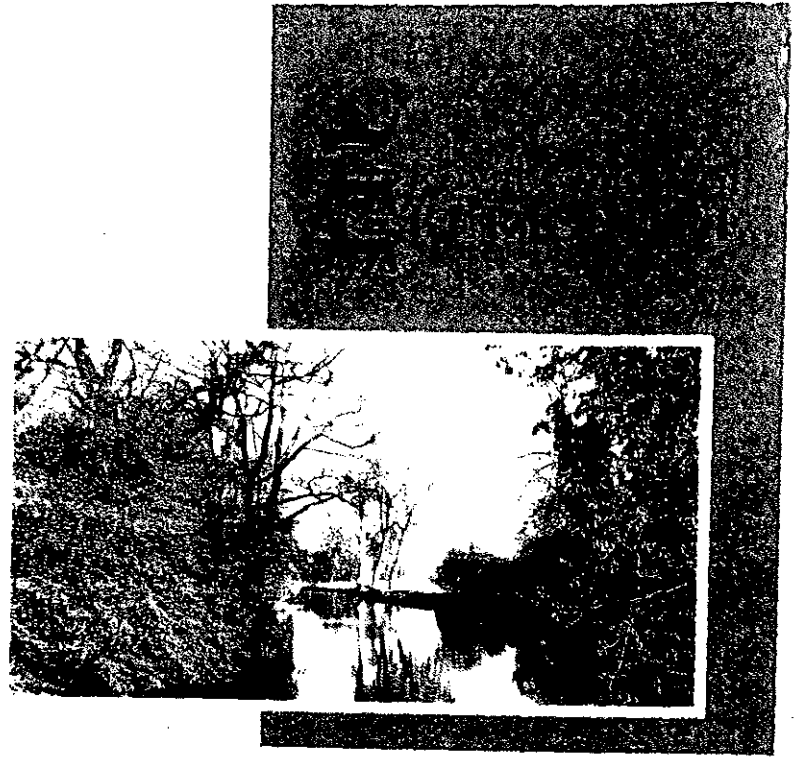
A Cronin

Anna Cronin
Head of Planning & Transportation
Date: 13/02/2002

Notice checked by: _____

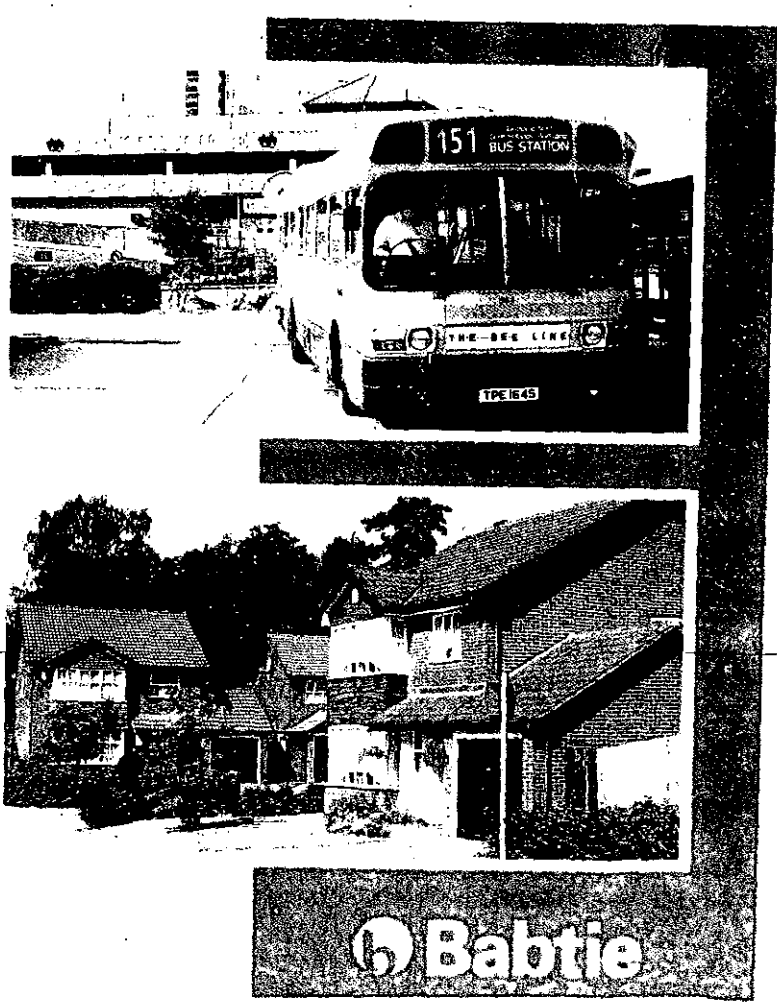
If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

Appendix 3



BERKSHIRE STRUCTURE PLAN 1991-2006

Incorporating Alterations adopted in August 1997



4.8 The provision of suitable small recycling facilities, such as bottle and can banks, in association with development acceptable under other policies in this Plan, will contribute towards meeting a target of recycling at least 25% of the County's household waste by the year 2000 as proposed in Policy W2 (35% by 2007). The nature and type of facilities will depend on the type of development and the waste management systems being used. However, the facilities may include two separate elements :

- local recycling facilities for the public to deposit different types of recyclable material; and
- facilities for source separation and storage of different types of waste.

4.9 Policy LD2 will normally apply to the following categories of development:

(i) housing proposals for 100 or more dwellings;

(ii) new development, redevelopment or refurbishment of shopping centres or facilities where the floorspace of existing and new development amounts to 500 sq.metres or more;

(iii) business, industrial, distribution or storage development involving a net increase in floorspace of 500 sq.metres or more;

(iv) major transport, leisure, recreation, tourist or community facilities;

(v) car parks for the public including 'park and ride' schemes with over 200 spaces; and

(vi) appropriate smaller developments which frequently attract a significant number of people (e.g. community or shopping schemes).

ENVIRONMENTAL IMPACT

4.10 The County Council considers that even where proposals for development may be acceptable in principle within the provisions of other policies in the Structure Plan and in local plans, local planning authorities need to be satisfied that proposals will not have any significant adverse environmental impact.

Environmental Impact of Development

Policy LD3 **Development proposals will only be permitted where they do not give rise to an unacceptable impact on the environment, including serious harm to the character or appearance of an area, or the amenities of neighbouring land uses.**

4.11 In a highly constrained County such as Berkshire, most major development is likely to have a significant impact, either by itself or cumulatively, and environmental assessments may be required for a wider range of development than that specifically referred to in Circular 15/88 in order to determine the acceptability of proposals.

4.12 Circular 15/88, which explains the provisions of the Town and Country Planning (Assessment of Environmental Effects) Regulations advises that environmental assessments need to be carried out for development proposals which are likely to have significant environmental impacts by virtue of their nature, size and location. To enable the local planning authorities to make such assessments, relevant proposals should be accompanied by "environmental statements" on the lines set out in Schedule 3 to the Regulations. The Circular gives a broad indication of the type and scale of project which may require an environmental assessment, although it is recognised that an assessment may also be needed for smaller development proposals where they are likely to give rise to significant environmental effects.

4.13 It will be up to the local planning authorities to determine the size, location and types of development for which an environmental assessment will normally be required. The environmental statement provided by a developer with a planning application should examine the impacts of the proposed development and make clear how measures to ameliorate these impacts have been incorporated into the design of the development, so that the local planning authorities can properly undertake an environmental assessment. Judgement as to whether on balance a particular proposal is likely to have an unacceptable impact on the environment will depend upon the size, location and type of development being considered.

4.14 Many proposals which do not necessitate a full environmental statement as specified in Schedule 3 to the Regulations may, nevertheless, have a substantial environmental impact either individually or cumulatively with other schemes. In such cases, planning applications will need to be accompanied by sufficient relevant information for their impact to be assessed by the local planning authority.

4.15 The County Council, as highway authority, will ensure that the environmental impact of new transport schemes or improvements is minimised. Improvements to the highway network will need to take account of the broader environmental implications, as well as the transport benefits of any scheme.

Environmental Impact of Transport Schemes

Policy LD4 **The County Council will seek to ensure that the environmental impact of any transport scheme is kept to the practical minimum by comprehensive planning.**

4.16 Steps to be taken in seeking to minimise the potential environmental impact of transport improvements will include careful alignment, design and use of materials, together with comprehensive landscaping and forms of lighting and signage that are as unobtrusive as possible.

Appendix 4



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 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.

CONCLUSIONS

4.10 Fostering good design is an important objective in national plan is strongly endorsed in PPG 1, PPG 3 and PPG 13 as well as th published Urban White Paper. Developing sustainable environments at higher densities and reducing the need to travel are key themes. I therefore support the policy in principle and must emphasise the message needs to be strongly conveyed that poor designs will be rejected. However, the present wording is not sufficiently specific and conveys the impression that new development should mirror its immediate surroundings. This may not be appropriate and the policy needs to be retitled and restructured to give clear guidance of what is expected in terms of design and sustainability.

4.11 I would also suggest removing reference to supplementary planning guidance from the policy itself. This can be referred to in the supporting text, but an attempt to afford it Section 54A status should be resisted.

RECOMMENDATION

4.12 That reference to supplementary planning guidance is removed from the policy and inserted into the supporting text. That this is supplemented by a reference to development briefs as I have recommended under Policy WBE19.

4.13 That Policy WBE1 is deleted and replaced as follows:

"Policy WBE1: Design and new development

New development will be expected to achieve high standards of design and layout, which makes efficient use of land and buildings. A scheme should create its own identity, whilst taking account of the wider locality, including the surrounding townscape and landscape. In addition, development proposals will be expected to have regard to the following principles:

A) a reduction in the level of car parking below maximum standards wherever possible in order to promote sustainable transport choices;

B) encouragement of measures that promote accessibility to services and facilities by public transport, cycling and walking;

C) incorporation of features that maximise the safety and security of people living in or using the development;

D) creation of easily accessible and attractive open spaces".

Appendix 5

LODDON AREA LOCAL PLAN

Adopted 5 May 1995

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

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, undeveloped areas and special features which contribute to the character and attractive qualities of the area but also to seek opportunities to enhance the quality of the built environment.

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

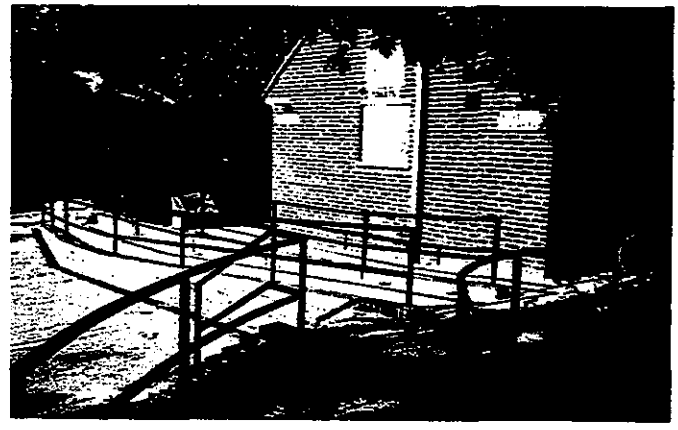
SEEK TO ENSURE GOOD DAYLIGHTING CONDITIONS AND ADEQUATE SUNLIGHT PENETRATION TO BOTH NEW AND EXISTING DEVELOPMENT.

1.4.08 The effects of noise nuisance is an important consideration. In the case of residential development the location and siting of new dwellings should normally be such as to ensure that the facade noise level to any dwelling does not exceed 65dB(A) on the L10 18 hour index from traffic noise and 60dB(A) (24 hour Leq) from railways. This may not always be achievable, particularly in central locations and, therefore, in the case of any new dwelling likely to be affected by higher noise ratings, it is essential that the building is designed so that the internal noise level with windows closed does not exceed 40dB(A) on the L10 18 hour index. In the case of new buildings whose occupiers might create noise adequate soundproofing measures will be required. Specific policies concerning noise pollution are contained in the Replacement Structure Plan for Berkshire (Policies EN15 & EN16).There are also relevant powers under the Building Regulations. For these reasons there is no additional policy in this plan.

1.4.09 There is provision under the Noise Insulation Regulations 1.975 for sound insulation to be provided by the Departments of Environment and Transport, in certain circumstances, to existing residential properties which are subjected to road traffic noise level increases. Where a new road or other development is to be constructed which will give rise to an increase in road traffic noise in excess of the levels in the Regulations, the costs of sound insulation to existing properties and the provision of noise absorbing barriers should be borne by the developer.

ACCESS FOR DISABLED PERSONS

1.4.10 The arrangement of the built environment is of crucial importance for those sections of the community who are physically disabled and who wish to conduct as independent a life as possible. Although our towns and cities have not been built with regard to the needs of disabled people, about one person in twenty has some form of permanent or temporary disability which makes mobility difficult and reduces their opportunities to use the built environment as fully as possible.



1.4.11 Current legislation requires that all public buildings make provision for adequate means of access for the disabled. Developers' attention is drawn to two publications:

(i) the British Standards Institution 'Code of Practice for Access of the Disabled to Buildings' (BS5810:1979), and

(ii) Design Note 18 'Access for Disabled People to Educational Buildings' (1984).

These specify the requirements for providing means of access for disabled people to buildings which are open to the public. Together with the internal layout and immediate access to buildings, the layout of parking and pedestrian facilities and their surfaces should be considered as an integral part of the design required for enabling ease of access by the disabled.

❖ *LBE6 ACCESS FOR DISABLED PERSONS IN NEW DEVELOPMENT*

PLANNING APPLICATIONS WILL BE ASSESSED AGAINST THE REQUIREMENT TO PROVIDE ADEQUATE MEANS OF ACCESS FOR DISABLED PERSONS.

Appendix 6

SUGGESTED CONDITIONS IN THE EVENT THAT APPEAL IS ALLOWED
(WITHOUT PREJUDICE)

APPEAL REF: APP/X0360/A/02/1087265
APPLICATION NUMBER: F2001/5308
SITE ADDRESS: 111 ANDERSON AVENUE, EARLEY

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

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

3. The window in the side elevation of the development facing No.109 Anderson Avenue hereby permitted shall not at any time be glazed other than with obscured glass.

Reasons

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

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

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

Tel. (0118) 974 6448 (Direct Line)
Date: May 13, 2002
My ref: F/2001/5308
Your ref: APP/X0360/A/02/1087265

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: Mr & Mrs Barltrop
SITE: 111 Anderson Avenue, Earley

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

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date: April 11, 2002
My ref: F/2001/5308
Your ref: APP/X0360/A/02/1087265

Mrs M Pocock
The Planning Inspectorate
Room 3/03 Kite Wing
Temple Quay House
2 The Square
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Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Mrs Pocock

APPEAL BY: Mr & Mrs Barltrop
SITE: 111 Anderson Ave, Earley, Reading

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 11, 2002
My ref: F/2001/5308
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

Countryside Designs
George Cottage
Eastfield Lane
Whitchurch on Thames
Oxon
RG8 7EJ

Dear Sirs

APPEAL BY: **Mr & Mrs Barltrop**
SITE: **111 Anderson Ave, Earley**

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

19/4

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

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

PLANNING SERVICES HPT 55007
POL TLS
DC DA ENF
ACP
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08 APR 2002
C TO ACK

(H)

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

Your Ref: F/2001/5308

Our Ref: APP/X0360/A/02/1087265

Date: 5 April 2002

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR & MRS C BARLTROP
SITE AT 111 ANDERSON AVENUE, EARLEY, READING

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

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

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

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

Within 2 weeks from the starting date -

You must notify any statutory parties and any other interested persons who made representations to you about the application, 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. Our aim is to arrange the visit within 12 weeks of the **starting date**, but from time to time it may take us a little longer.

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
Mrs Margaret Pocock

102(BPR)

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 L A Jones (on behalf of) Mr. & Mrs. BARLTROP.

Name (in capitals) LESLIE A. JONES. (COUNTRYSIDE DESIGNS.) Date 19th MARCH 2002.

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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2-16 Colegate
Norwich NR3 1BQ

The Planning Inspectorate

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

54757

For official use only
Date received
8 APR 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 Mr. & Mrs C. BARLTROP.

Address 111 ANDERSON AVENUE, Daytime phone no

EARLEY, READING. BERKS. Fax no

Postcode RG6 1HA. E-mail address

B. AGENT DETAILS (if any)

Name COUNTRYSIDE DESIGNS.

Address GEORGE COTTAGE, Your reference

EASTFIELD LANE, Daytime phone no 01491 875050

WHITCHURCH ON THAMES. OXON. Fax no (as above).

Postcode RG8 7EJ E-mail address

C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the LPA WOKINGHAM DISTRICT COUNCIL LPA's application reference no F/2001/5308.

Date of the planning application 15th NOVEMBER 2001 Date of LPA's decision notice (if issued) 13th FEB. 2002

D. APPEAL SITE ADDRESS

Address 111 ANDERSON AVENUE, EARLEY, READING, BERKS.

Postcode RG6 1HA.

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)

SINGLE STOREY REAR EXTENSION TO BUNGALOW.

Size of the whole appeal site (in hectares): 475 m² (1/21 hectare)

Area of floor space of proposed development (in square metres): 41 m² (overall extension)

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. ☐

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

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 <u>sole</u> owner of the <u>whole</u> 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 <u>sole</u> 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

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.

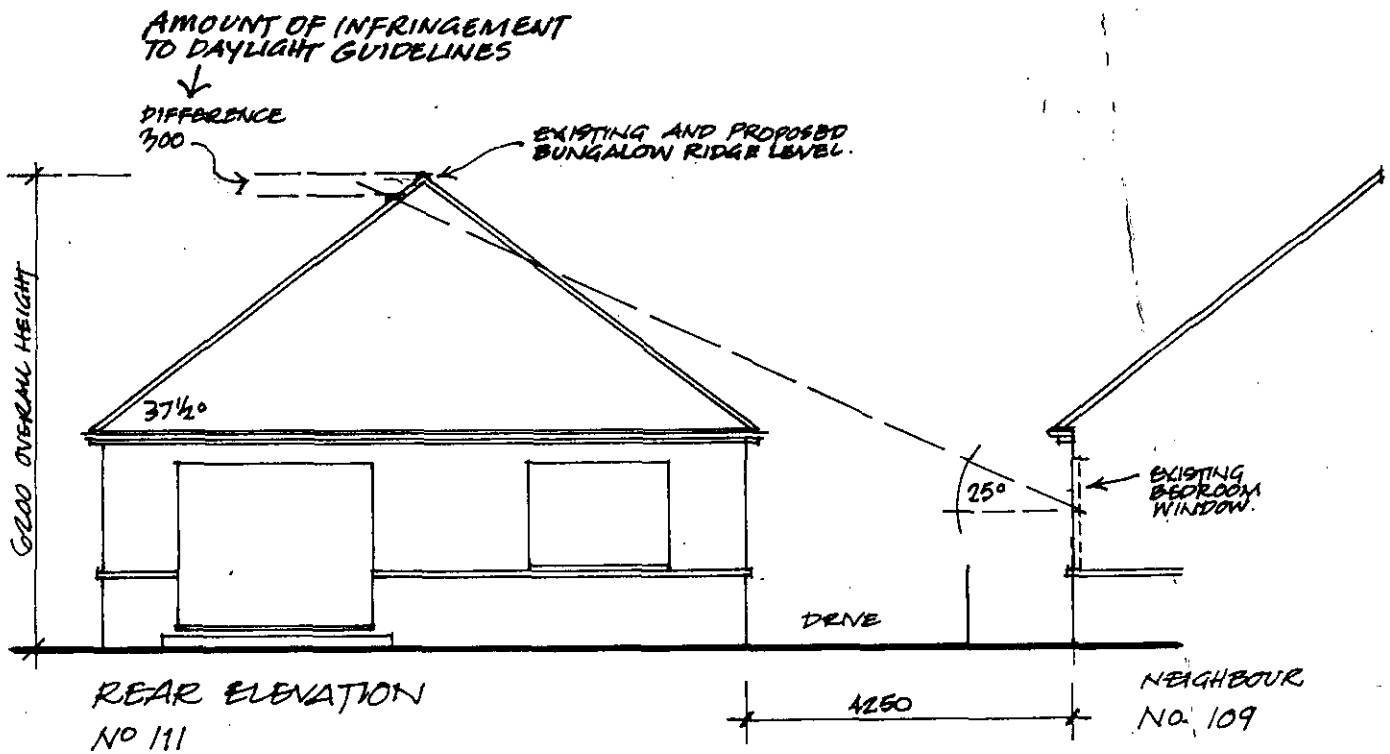
Refer to our booklet 'Making your planning appeal' for help.

Please continue on a separate sheet if necessary.

(SEE SEPARATE SHEETS 3 pages).

H. GROUNDS OF APPEAL (continued)

Please turn over



REAR ELEVATION
No 111

NEIGHBOUR
No. 109

HEIGHTS OF EXISTING BUILDING AS MEASURED:-

GROUND TO FLOOR LEVEL.	230
CEILING HEIGHT	2510
CEILING & JOISTS	110
UNDERSIDE OF RIDGE	3100
RIDGE BOARD	150
RIDGE TILE	100
TOTAL	6200 (overall height).

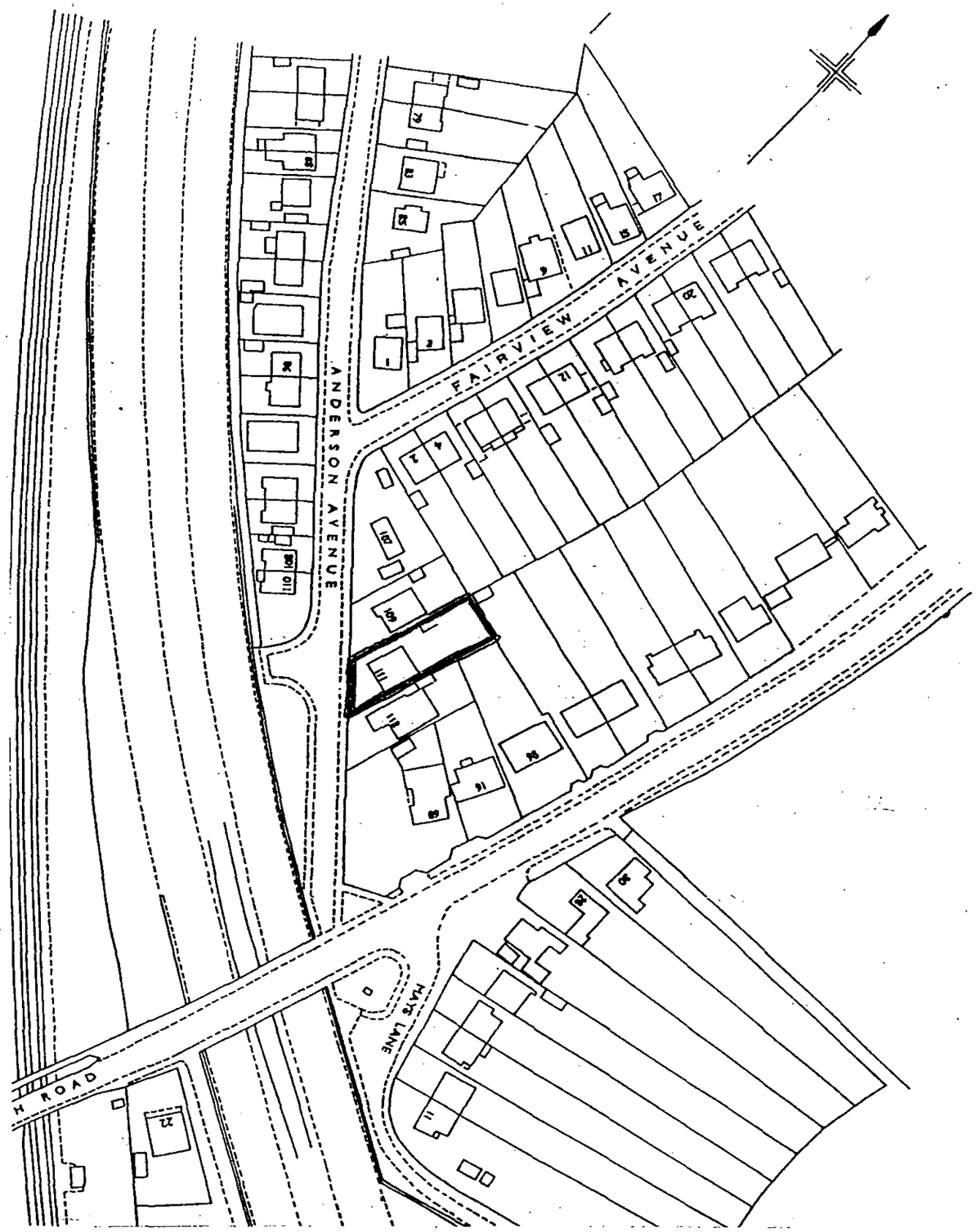
RELATIONSHIP BETWEEN
109 and 111 ANDERSON AVENUE. EARLEY.

660-05

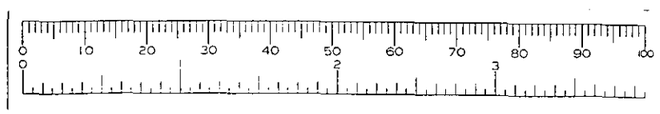
SCALE 1:100

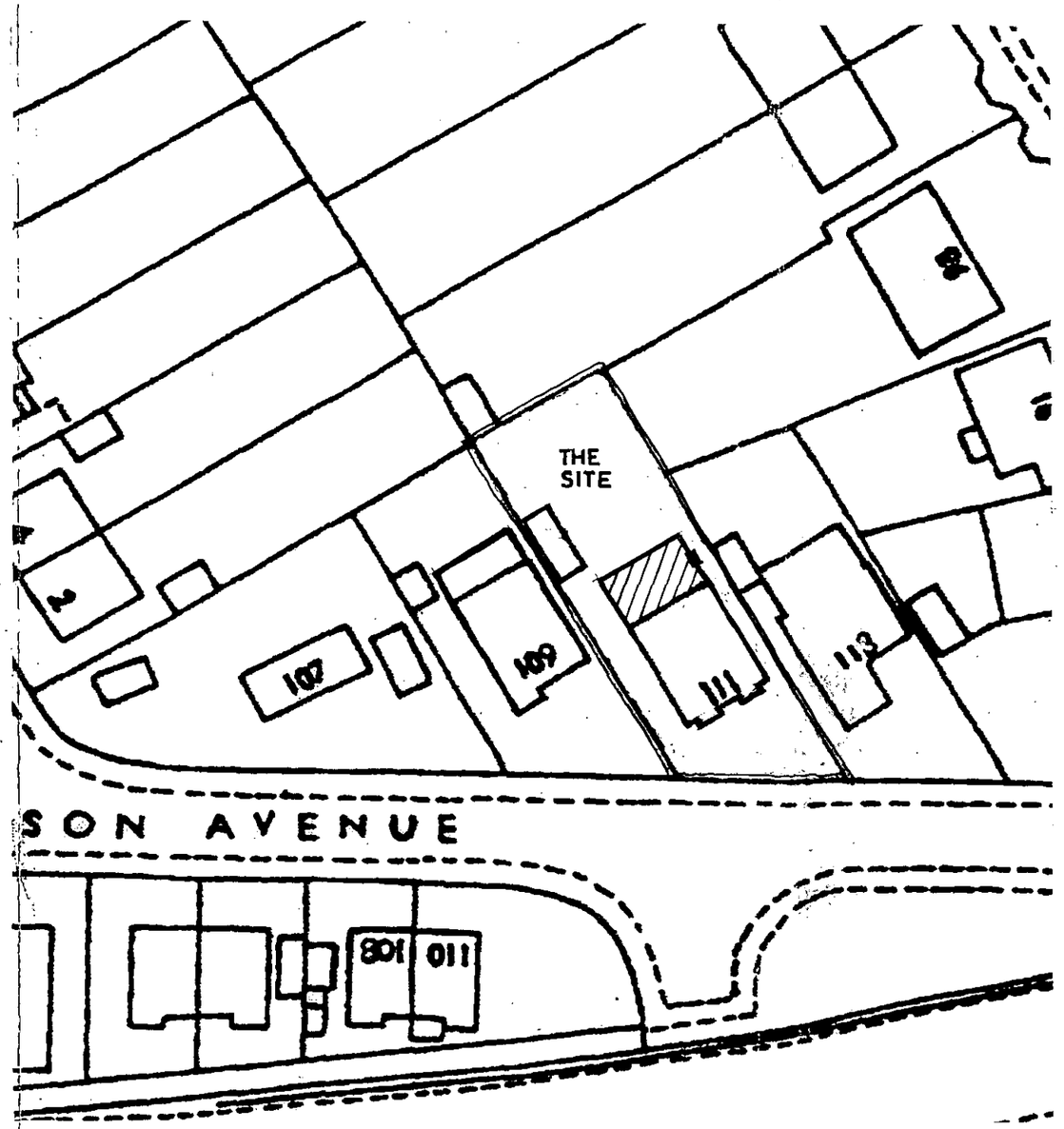
DATE 30th JAN. 2002

COUNTRYSIDE DESIGNS
THE ACORNS, LONG LANE, TILEHURST. READING, RG31GYB.
TEL: 0118 9416571 and 01491 875050.



LOCATION PLAN 1:1250





SITE PLAN 1:500

PROPOSED EXTENSION
111 ANDERSON AVENUE, EARLEY, READING
for Mr. & Mrs BARLTROP date: 14/11/2001

Site + Location Plans **660-03**

Countryside Designs
The Acorns
Long Lane
Tilehurst
Reading
Berks
RG31 6YB
tel/fax 0118 941 6571