APPLICATION NO:
**F/2000/1453**

LOCATION:
**Land Adjoining 7 Springdale, Earley Reading.**

APPLICANT:
**Mr R Hitchens C/O The TPA Design Co**

PROPOSAL:
**Proposed erection of one dwelling.**

EARLIEST DATE FOR DECISION: **16/06/2000**

APPLICATION EXPIRY DATE: **03/07/2000**

CASE OFFICER: **Lynette Baker**

RAILEX
Marbleboard

# Appeal decision

Site visit made on 12 February 2001

**by Robert A Luck BSc CEng MICE DipTE MIHT MEWI**

**an Inspector appointed by the Secretary of State for the Environment, Transport and the Regions**

The Planning Inspectorate
Tollgate House,
Houlton Street
Bristol BS2 9DJ
☎ 0117 987 8927

Date:
09 MAR 2001

**Appeal Ref: APP/X0360/A/00/1053377**
**Land Adjacent to No 7 Springdale, Earley**

- The appeal is made under Section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is brought by Mr Richard Hitchens against the decision of Wokingham District Council.
- The application (ref: F/2000/1453), dated 5 May 2000, was refused by notice dated 1 August 2000.
- The development proposed is a proposed new attached dwelling adjacent to No 7 Springdale, Earley.

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

## Procedural Matters

1. With his appeal submission the appellant included plans of an alternative proposal which he asked to be considered in the appeal. This proposal has not be considered by the Council and I have therefore determined the appeal on the basis of the original application plan.

2. Planning permission has been granted for a two storey extension to the existing house at 7 Springdale which would be narrower than the present proposal.

## The Main Issue

3. I consider the main issue in this appeal to be the effect of the proposal on the character and appearance of the area, with particular reference to bulk and massing.

## The Development Plan

4. The Development Plan for the area includes the Loddon Area Local Plan (1995). Policy LBE2 requires development proposals to be appropriate both in terms of their relationship with adjoining buildings and in terms of siting, scale, form and massing with the character of the area.

5. The Public Inquiry into the Draft Wokingham Local Plan commenced in October 1998. Draft Policy WBE1 reflects Loddon Local Plan Policy LBE2. In view of the stage reached by the Draft Local Plan I give it limited weight.

## Reasons and Conclusions

6. Springdale is part of a larger development of detached and semi-detached houses and chalet bungalows and, though some have attached linked garages, I saw no terraced properties in Springdale or the adjoining streets. For the most part the dwellings have retained open plan

front gardens and screen fences to the rear gardens of corner plots are set slightly forward of the building line on the side road frontage. In Springdale especially the irregular building line, the variation in the building designs, the openness between buildings at least at first floor level and the semi-mature trees and shrubs in the front gardens give the road a pleasantly spacious and informal character.

7. Springdale is a cul-de-sac which includes a right-angled bend. The appeal site is on the inside of this bend and is adjacent to a semi-detached house, 7 Springdale. It is uncultivated, fully open to the highway and at the time of the site visit was being partly used for parking. In my opinion, in spite of its present barren appearance, the openness of the site reflects the spaciousness of the area as well as providing visibility round the bend in the road. If left available for cultivation it has the potential to make a more positive contribution to the appearance of the street.

8. The proposal would add a third house to end of the existing pair of dwellings, provide parking for two cars on part of the site and parking for No 7 in the existing cultivated front garden of that house. The existing houses have a gable-ended roof and are plain fronted at first floor level with a full-length single story projection at ground floor level, giving an overall simplicity of appearance. The proposed house would have additional gables surmounting a two storey bay on the front elevation and a two storey projection on the side elevation. An additional single storey projection on the side elevation would have a monopitch roof but with a gable over the front door. The more complex design of the proposed house would therefore be totally different from the relative simplicity of the existing houses.

9. The proposed house would be in itself of modest proportions, but in forming a three-house terrace it would enlarge the existing built form, which is compatible in size with other development in the area, to one of incompatibly greater bulk and massing. Whilst this effect would arise principally from the addition of a further dwelling, it would in my view be exacerbated by the uncharacteristically complex appearance of the proposed house. Moreover, a terrace of three clearly separate dwellings would of its nature be out of character with all the other properties in the area. The proposed house would substantially reduce the present openness at the bend in the road and the closeness of the proposed building to the back of the footway, especially at its north-western corner, would give the development a cramped appearance. Both these effects would be exacerbated by the need to erect screening to protect the privacy of users of the proposed rear garden area and by the parking spaces proposed for both the proposed house and No 7. I therefore conclude that for these reasons the proposed development would harm the character and appearance of the area and so conflict with Local Plan Policy LBE2.

**Other Considerations**

10. Concerns have been raised by nearby residents that the proposal would cause road safety problems by increasing both on-street parking and traffic and by blocking visibility round the bend in the road. I note that the footprint of the proposal has been designed to maintain reasonable visibility and that adequate on-site parking would be provided. Whilst it is inevitable that an extra dwelling would generate more traffic, I see no reason why this should cause problems since the existing highway layout is of a similar standard to that commonly applied to similar and larger developments. However, I share the highway authority's

concerns about the effect on visibility of vehicles parked in the existing front garden of No 7 and this consideration adds weight to my conclusion on the main issue.

11. I have also considered the relationship between the proposal and dwellings on the opposite, western, side of the road, with reference to representations from the occupants of No 28 about possible loss of privacy. The proposed house is no closer to the houses opposite than the existing houses on the eastern side of the road. I therefore conclude that the deterioration in the level of privacy that would be caused by the proposal adds only very limited weight to my conclusion on the main issue

**Overall Conclusion**

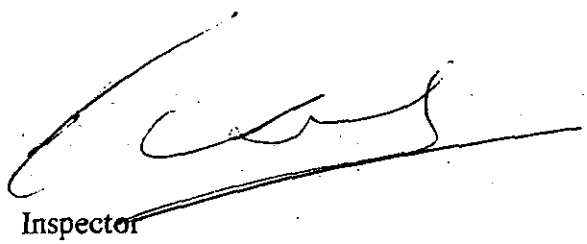
12. For the reasons given above and having regard to all other matters raised I conclude that the appeal should be dismissed.

**Formal Decision**

13. In exercise of the powers transferred to me, I dismiss the appeal.

**Information**

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



Inspector

# WOKINGHAM DISTRICT COUNCIL

## TOWN AND COUNTRY PLANNING ACTS

### Notification of Refusal of Permission

**Mr R Hitchens**
**C/O The TPA Design Co**
**33 St Lukes Road**
**Maidenhead**
**Berkshire**
**SL6 7DN**

**Application Number: F/2000/1453**

**Parish:** **EARLEY**

**Location:** **Land Adjoining 7, Springdale, Earley, Reading.**

**Proposal:** **Proposed erection of one 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 subject to compliance with the following conditions, the reasons for which are specified hereunder.

**Reason**
1. *This proposal if permitted would due to its bulk and massing result in a* cramped appearance in the street scene detrimental to the character of the area. Therefore, the proposal is contrary to Policies LBE2 of the Loddon Area Local Plan and WBE1 of the Wokingham District Local Plan.

John Mitchell
Development Control Manager
Date: 01/08/2000

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

**WORK SHEET FOR :** Lynette Baker

**Application Number :** F/2000/1453

**Applicant :** Mr R Hitchens C/O The TPA Design Co.

**Location :** Land Adjoining 7, Springdale, Earley, Reading.
**Proposal :** Proposed erection of one dwelling.

**Site Notice Displayed ? :**

| YES | NO | DATE |
|---|---|---|
| ✓ | | 13/7/00 |

**Date of Neighbour Notifications :** 22/6

**Date of Site Visit :** 13/7

**Date Registered : 08/05/2000**

**Earliest Date for Decision : 16/06/2000**

**Latest Consultation Date/Site Notice Expiry Date : 16/06/2000**

**Application Expiry Date: 03/07/2000**

**Consultation Responses :**
7 Neighbours - object, street scene, parking & traffic, overlooking, over-development
Earley TC - Over development, terracing poor design.
Landscape - Addition info required.

**Planning Issues :**
Effect on street scene & neighbouring properties WBC.
Identified settlement.

**Application Number: F/2000/1453**

**Appraisal :**

This application is for an additional dwelling.
Neighbours.
No 7 will be joined to the proposed dwelling. It has the same depth so any impact regarding overbearing, overshadowing and privacy will be minimised. There is still sufficient amenity area available to No 7.
No 8 has one side window to the landing. It is 10.5m away from the proposed dwelling. Although a previous extension has approved, an additional family overlooking No 8 would result in a further loss of privacy.
All other dwellings are a sufficient distance for any impact regarding overbearing overshadowing and privacy issues to be minimised.
Street scene.
This cul-de-sac is an open plan estate and the nearest dwellings to the highway are 5m. The proposal would be 3m from the ~~highway~~ with the boundary fence 1.5m from the highway. This would result in a cramped appearance in the street scene detrimental to the characters of the area.
There is sufficient parking to satisfy Council policies.

There has been a 2 storey extension approved in 1995. However this application has a greater volume, will be situated closer to the highway & will be housing an additional family. All these elements

**Recomendation : Approval:** ☐ **Refusal:** ☑
(tick appropriate box)
would require a larger space, and the proposed site would not be considered suitable due to it size & location.

**Application Number F/2000/1453**
**Conditions/Reasons for Refusal**

| No | Std Con | Std Reas | Non Std Conditions / Reasons for Refusal |
|---|---|---|---|
| 1. | | | This proposal if permitted would, due to its bulk and massing, result in a cramped appearance in the street scene detrimental to the character of the area. Therefore, the proposal is contrary to policies LBE2 of the LALP and LBE1 of the LDLP. |
| 2. | | | The proposal if permitted would, due to its proximity to No 3, result in the loss of privacy detrimental to the neighbouring properties. Therefore the proposal is contrary to policies LBE2 of the LALP and LBE1 of the LDLP. |

# RECORD OF SITE VISIT

SITE ADDRESS: Land Adjoining 7 Springdale Earley Reading.

APPLICATION NUMBER: F/2000/1453

OFFICER: Lynette Baker

DATE OF SITE VISIT: 13/7

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on side boundary fence.

2. DESCRIPTION OF SURROUNDINGS

Chalet and houses on both sides of road (cul-de-sac).

3. DESCRIPTION OF SITE/BUILDING

Corner plot - open plan.

4. RELATIONSHIP TO ADJOINING PROPERTIES

7 - one side window and dormers front & back.

8. No side windows

5. SITE CONSTRAINTS

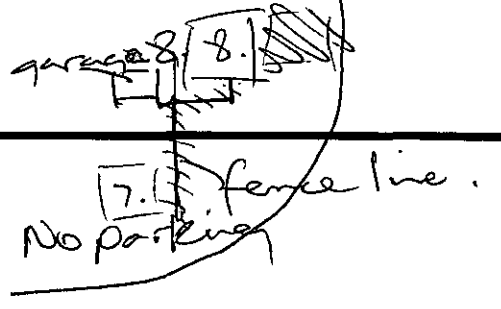
TREES \

ACCESS/PARKING show plan.

LEVELS \

BOUNDARY TREATMENT 1.8m fence to 7 & 8.

OTHERS



PLANNING SERVICES
POL
APP
CS 055
05 JUN 2000
COPIES TO:
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27 Springdale
Earley
Reading
RG6 5PR

The Planning Officer
Wokingham District Coucil
PO Box 157
Shute End
Wokingham

1 June 2000

Dear Sirs

Planning Application No F2000/1453 Proposed erection of one dwelling on land adjoining 7 Springdale

I would like to register my objection to the above planning application. I would like to object for the following reasons.

1) The proposed dwelling would be visually intrusive. It would extend far beyond the run of the surrounding properties and would ruin the look of this part of the street. In addition it would increase the number of cars parked in the road as there would not be room to provide any form of off road parking.

2) The proposed dwelling would occupy the majority of the existing corner plot. This would block the line of sight for any vehicle driving round the corner. As the street has many young children this is likely to constitute a safety hazard to them. I am also concerned that the line of sight may be reduced to below that required by road safety legislation.

3) The addition of a third dwelling onto the existing semi detached houses would in effect turn them into a row of terraces. This would have an immediate detrimental effect on the values of the houses concerned, and may have a similar effect on the values of those in the surrounding area.

Yours faithfully

IR Macey

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LEB
24 Springdale
Emley
Reading
RG6 5PR

29/6/00

Dear Sir,

Land adj. 7 Springdale
Pl. No. F/2000/1453

I am writing with regard to the above planning application which I understand is for a new dwelling house at the above address.
I realise that my property is not close enough to the above land to entitle me to have any direct objection but I am concerned over the traffic implications where the application to be granted permission.

Springdale is a residential cul de sac with the subject land situated on the corner leading into the cul de sac. It is a road that gets heavily parked because most houses have at least 2 cars, garages are not used, and most driveways only take 1 car.

Furthermore, being a cul de sac, it is used by the local children, mine included, as a place to bike and play.

Were permission to be granted for the subject land I consider it would adversely affect the sight lines for the road and would give rise to additional parking and traffic movements which all significantly add to the dangers for the existing cars and users of Springdale.

No doubt, as the planning authority,

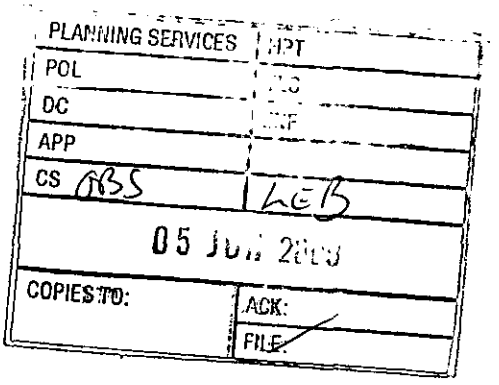
you will be taking these point into account and I consider that these factors give rise to severe reservation which count against granting permission.

Yours faithfully

P R Andrews

| Applicationo | Name & Address |
|---|---|
| F/2000/1453 | Mr 7 Mrs J Rowden<br>31 springdale<br>Earley<br>RG6 5PR |
| F/2000/1453 | Mr & Mrs J Godo<br>29 Springdale<br>Earley<br>RG6 |
| F/2000/1453 | P Eaton<br>28 Springdale<br>Earley<br>RG6 5PR |
| F/2000/1453 | A Graham<br>5 Springdale<br>Earley<br>RG6 5PR |
| F/2000/1453 | I Micey<br>27 Springdale<br>Earey<br>RG6 5PR |
| F/2000/1453 | Mr & Mrs T Bannister<br>34 Springdale<br>Earley<br>RG6 5PR |
| F/2000/1453 | Mrs J M Porter<br>35 Springdale<br>Earley<br>RG6 5PR |
| F/2000/1453 | P R Adams<br>24 Springdale<br>Earley<br>Reading RG6 5PR |

App refused,
Letter sent 03/08/00




1 / 06 / 2000

YOUR REF
F/2000/1453
7 SPRINGDALE EARLEY

Dear Sir/Madam

With reference to your letter dated 22/6/00 I wish to formally notify you of my objection to the planned development.

One of the main attractions when purchasing our property some four and a half years ago was the fact that is was not directly overlooked , the planned extension to number 7 only featured a small shower room window which would directly face us . This on its own we felt would make no real difference to us , but having a complete house opposite would totally change the outlook and feel to our home

Another on going problem in this and many other roads is the fact that many people either do not use their drive ways or indeed do not have enough parking for the number of cars they own and therefor cars remain parked half on road and pavement . Another property can only increase this problem and any extra off road parking on the bend will almost certainly impede access for larger vehicles such as dust carts delivery lorries and indeed fire engines .

Should this application be approved it will turn the three properties into a terrace and one assumes devalue number 6 considerably through no fault of their own The fact that the application is for a two bedroom dwelling that is in no way shape or form in keeping with anything in the area is also of concern

Yours Faithfully

C. & Godo.

Mr & Mrs J GODO
29 SPRINGDALE
EARLEY

2 JUNE 2000

ALAN GRAHAM
5 SPRINGDALE
EARLEY
READING RG6 5PR

Tel: 0118 9863383

| PLANNING SERVICES | HPT |
|---|---|
| POL | TLS |
| DC | JF |
| APP | |
| CS 055 | LEB |
| 05 JUN 2000 | |
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| | FILE: |

YOUR REF: F/2000/1453

MS LYNETTE BAKER

My strong opinion is that the proposed application should be thrown out - unreservedly.

- Safety - This is a corner plot on a right angle. Vision of the corner will not be there. Children play in/near the road and I am concerned over their safety. Cars will not see them.

- Parking - Too many cars already park in the road - including those at No7. even though they have a drive! An extra house will compound the situation. See above (safety)

- Properties - The overall look at the road, detached and semi detached. A further property here will be totally out of place. It is also too small.

- Value - Making 2 semi's into a 'terrace' will alter the value of houses and the road as a whole

Additionally, I would like to add that grass and top soil has already been removed. Should it have been? Or is it considered planning permission is already a 'right'!

If this does go ahead - heaven forbid - the council or the occupier must pay compensation for the future loss in value of the other properties in the road. This should be substantial.

Overcrowding in properties is not good and has already created bad feeling in Springdale.

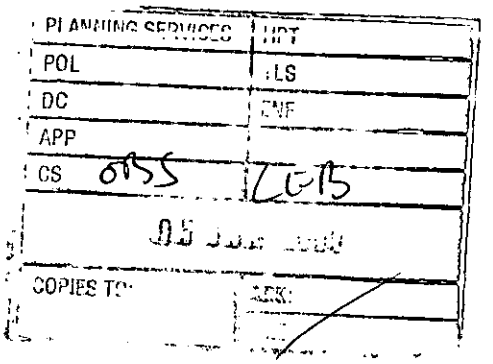
Short term gain? Long time regret!

I look forward to your comments

Yours sincerely

A J Graham

(ALAN GRAHAM)




31 Springdale
Earley
Reading
Berks RG6 5PR

2nd June 2000

Ms L Baker
Planning Officer
Wokingham District Council
P O Box 157
Shute End
Wokingham
Berks RG40 1WR

Dear Ms Baker

Application Number F/2000/1453

With regard to the District Council's letter of 22nd May 2000, we are writing to make you aware of our objection to the above planning application.

We would like to make the following comments which form the basis of our objection:-

1 The amount of land available for the building is too small for a separate dwelling. One of the issues which first attracted us to the area was the spacious layout. If the house is built the existing garden will be almost totally taken up by the building and will generally create a feeling of being cramped. As we are not currently overlooked this will change dramatically with the entrance to the new property being on the side and 3 windows facing our property.

2 It is inevitable that there would be additional vehicle movements to the new property in an already congested area, where there is frequent parking of vehicles on both sides of the road. This takes place on a bend restricting visibility in both directions when passing our property and clearly it is potentially dangerous, bearing in mind the number of small children who live in this road. This will also make it difficult for access in the event of an emergency and certainly doesn't make it easy for pedestrians.

3 From the plans it would appear that No. 6 & No. 7 Springdale will be attached to the new property and this will reduce the attractiveness of the area generally and may well affect the value of the properties in this road.

4 At the time the original plans for an extension to No. 7 Springdale were put forward we didn't object because they were of a smaller scale and were for an extension to the existing house rather than the building of a new property albeit attached to the existing one.

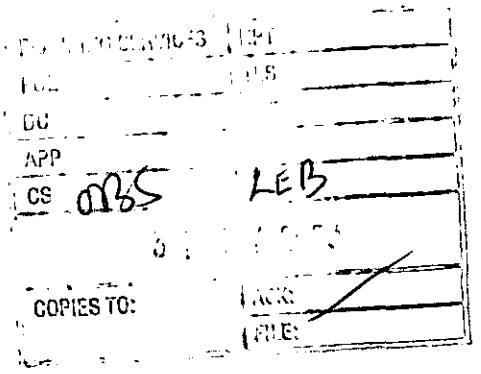
I should be pleased if you would take these views into consideration when the application is dealt with.

Yours sincerely

J E Rowden

Mr J D & Mrs J E Rowden

Copy to Earley Town Council




28 Springdale,
Earley,
Reading,
Berks.
RG6 5PR
0118 9 861911

Date 29th May 2000

Your Ref P/3/MB/AB/AF2

Dear Sir/Madam,
Re: Your letter regarding the planning application for the No.F/2000/1453-Proposed erection of one dwelling on the land attached to No.7 Springdale, Earley.

I refer to your letter of the 26th May 2000 and wish to formally notify you of my objection to the planned development at or near 7, Springdale, Earley.

My grounds for objecting are as follows:

- The proposed additional dwelling will further crowd what is an already crowded road. Cars are permanently parked on both sides of this road and it is reasonable to assume, given the amount of space within which this building will be constructed, that further on-road parking will occur. The parking will then occupy parts of the road that are likely, in my opinion, to cause excessive congestion and impede access for other residents and, potentially, emergency vehicles.
- The amount of space available for building is small, small enough to infer that the size of building likely to be erected will be smaller than, and therefore incompatible with, other houses in the road. This could have a detrimental effect upon the value of other properties in the road.
- The erection of a new property will create a situation where our respective properties will now be able to overlook each other. This will, again, have a detrimental effect upon any future resale value of our own property and represents a significant intrusion upon our privacy.
- I believe that the building, once erected, would create a blind corner which would, in turn, put at risk any children using the street at weekends as a play area.

I would also express my extreme concern at actions already undertaken by the occupier, including the use of an excavator to remove topsoil and thus spoil a piece of land on common view. It creates the impression of a lack of concern, both for the general appearance of the area, and the feelings of other residents. It also implies an intention to proceed regardless with plans, which I believe to be seriously flawed, and of detriment to our neighbourhood. In rejecting these plans, I sincerely hope and trust that the Council will issue appropriate instructions to restore the land to its former condition.

I May I also draw to the Councils attention that when these houses were built, the builders Gough Cooper. Would have built on this land but were unable to due to so possibly, due to a ruling that it would have caused the same problems mentioned above.

I Appreciate that the Council will seek to evaluate the proposed dwelling on its own merits, but would point out that the Council has, on at least one previous occasion, rejected plans for proposed extensions on the property in question on various grounds, grounds which I believe I have re-stated above. I strongly believe that the conditions in the road are unchanged and that, under those circumstances, the Council should again reject these plans.

Yours sincerely



**HIGHWAYS CONSULTATION SHEET**

**From:** Lynette Baker

**Date:** 22 May 2000

**Application Number:** F/2000/1453

**Proposal:** Proposed erection of one dwelling.

**Parish:** EARLEY TOWN

**Site Address:**
Land Adjoining 7, Springdale, Earley, Reading.

**Applicant:**
Mr R Hitchens C/O The TPA Design Co.

Your observations are required in respect of this application within **7 days** of the above date.

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☐ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☐ Recommend approval with **no** condition(s) or reason(s).

COMMENT

Parking on the front garden of no. 7 would encroach on the forward visibility of the bend.

**Signed:** _____ **Print name:** ADAM COSSINS

04/08/00

08 MAY 2000* 1453

1769a

# WOKINGHAM DISTRICT COUNCIL
# PLANNING APPLICATION

PART 1

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

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

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

FOR OFFICE USE ONLY

| | | |
|---|---|---|
| 1. | APPLICANT'S NAME | Mr Richard Hitchens |
| | ADDRESS | 7 Springdale, Earley, Reading Berkshire, |
| | POST CODE | RG6 5PR PHONE |
| 2. If the applicant has an agent, all correspondence will be sent to the agent | AGENT'S NAME | The TPA Design Company |
| | ADDRESS | 33a St Lukes Road, Maidenhead, Berkshire |
| | POST CODE | SL6 7DN PHONE 01628 412388 |
| 3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE. | SITE LOCATION | Land adjacent to No 7 Springdale. |
| 4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used. | | Proposed new attached dwelling adjacent to No 7 Springdale, Earley |
| 5. Give the area in hectares or part of a hectare | AREA OF SITE | 0.0223 |
| 6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee | OWNERSHIP | Owner |
| 7. List all the plans and drawings submitted with the application | PLANS/DRAWINGS | 950/02 |

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?

Tick the boxes(x)

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

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

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

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

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

1769b

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

Residential

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

YES/~~NO~~ — If yes, show existing route(s) and any proposed alternatives on the plans

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

YES/~~NO~~ — If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

To Match existing

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

1·8m fence as indicated

16. HOW WILL SURFACE WATER BE DISPOSED OF?

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/~~NO~~

If no, please give details

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

As Proposed

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

Yes

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

| | No. OF DWELLINGS/HABITABLE ROOMS PROPOSED | TO BE RETAINED | TO BE LOST |
|---|---|---|---|
| HOUSE | 1 / 4 * | / * | / * |
| BUNGALOW | / * | / * | / * |
| FLAT/MAISONETTE | / * | / * | / * |
| OTHER | / * | / * | / * |

* STATE No. OF HABITABLE ROOMS

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

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

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

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

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

£190.00

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

SIGNED [signature] ON BEHALF OF Mr Richard Hitchens DATE 5.5.00

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

ADDRESS 7, SPRINGDALE — PARISH EARLEY

PLOT No. 35 — ORD. SHEET No. SU. 7470

BUILDER

| Plan No. | Applicant | Description of Development | Date of Decision | Decision |
|---|---|---|---|---|
| 02728 | Mr R. Cricket | Ext to form Bed/sit kitchen & garage | 12 6 75. | N/A C/A |
| H5922 | MR & MRS CAMPBELL | 2/ST. EXTENSION | 8.11.95 | C/A |
| 95/6443/F | | | | |
| | | | | |
| | | | | |

(1)

ADDRESS 7 SPRINGDALE — PARISH EARLEY

PLOT No. ~~St~~ 35 — ORD. SHEET No. SU.7470

BUILDER Gough Cooper (Wessex) Ltd

| Plan No. | Applicant | Description of Development | Date of Decision | Decision |
|---|---|---|---|---|
| 433/56 | C Bunce | Outline | 10.7.56 | N/A Refuse. |
| O/225/60 | M.P. Kent | " | 6.10.60 | N/A Refuse |
| O/6/68 | Gough Cooper Ltd | " | 9.5.68 | N/A Refuse |
| 396/71 | " | Semi/Det Hse | 17.6.71 | App C/A |
| 1579/72 | " | Semi/Det Hse | 28.9.72 | - C/A |
| BR 741 | Mr R. Cricket | 2/Storey Exten. | 6.5.74 | App N/A |
| 00778 | " " | " " | 13.6.74 | N/A REFUSED |
| BR 1603 | " " | 5/storey extension | 11.11.74 | App N/A |
| 01704 | " " | " " | 28.11.74 | - REFUSED |
| BR 2668 | " " | " " & garage | 16 5 75 | App N/A |

DATE OF COMPLETION

MINISTRY DECISION O/6/68 Appeal Allowed 30.5.69

SPECIAL ORDERS BR 741 - CANCELLED AT W.A.C. - 9.8.77.

DRAINAGE

**TO: DEVELOPMENT CONTROL**
Lynette Baker

FROM: Environmental Design

DATE: 12th June 2000

**Location: Land adjoining 7 Springdale, Earley.**

**Proposal:** Proposed erection of one dwelling.

**Application Number:** F/2000/1453

In response to your consultation dated 22nd May 2000 for the above application, the landscape comment is as follows:

The proposal is acceptable provided that the applicant submits details of proposed planting by the road frontage. This is a corner site which is significant in terms of the street scene and it requires appropriate planting.

Patricia Green.

Patricia Green
Landscape Consultant

FROM: Lynette Baker

DATE: 22 May 2000

## EARLEY TOWN CONSULTATION SHEET

**Application Number:** F/2000/1453

**Proposal:** Proposed erection of one dwelling..

**Site Address:** Land Adjoining 7, Springdale, Earley, Reading.

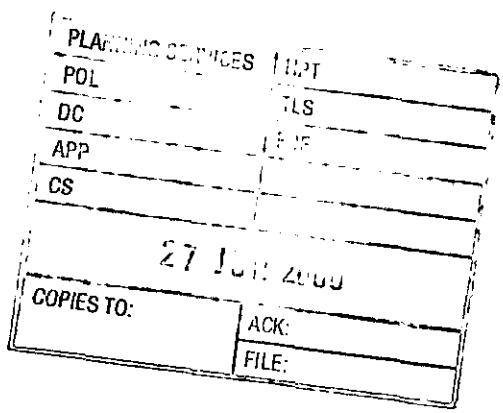
**Applicant:** Mr R Hitchens C/O The TPA Design Co.

Your observations are required in respect of this application **by 16/06/2000** .

---

Councillors considered that this proposal represented overdevelopment, and would create a terracing effect which would be of detriment to the street scene. Furthermore, it was considered that the elevation designs were poor, and were unsympathetic to the design of the existing properties in this road.

It is therefore requested that this application is refused.



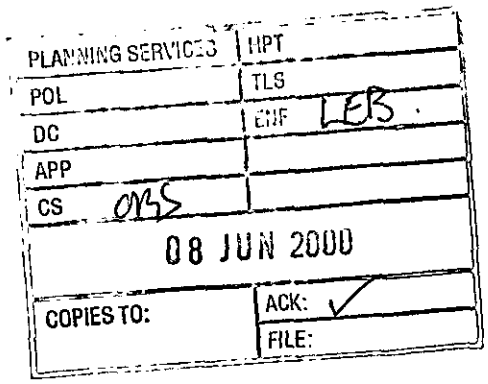

SIGNED: _____ DATE: 22 JUN 2000

Clerk To Earley Parish/Town Council.

34, Springdale
Earley
Reading
RG6 5PR

06.06.00

John Mitchell
Development Control Manager
Environmental Services Department
P.O.Box 157
Shute End
Wokingham
RG40 1WR




Your Ref: Lynette Baker
F/2000/1453

Dear Sir,

Application Number: F/2000/1453

Site Address: Land Adjoining 7, Springdale, Earley, Reading

Proposal: Proposed erection of one dwelling

To an unprofessional eye, the plans that we have examined today do not represent a true picture of the actual area available for development.

We believe that this proposal is an over-development of a limited space which was deliberately designated as a garden to No.7 inorder to preserve a feeling of space within the overall 'Oakwood' development. Similar examples exist at the junctions of Highfields/Springdale, Launcestone Close/Springdale, Chelwood Road/Beech Lane and Squirrels Way/Beech Lane, to name but a few. We believe that planning permission has been refused in the past when requests have been made to move fences in these areas, so to grant permission to build a two storey dwelling would be inappropriate.Furthermore, the character of the area was established in the style of houses as built by Gough Cooper & we believe that the proposed development will detract from the homogenity of the "Oakwood" estate.

No 7 does not currently have a garage and the proposed development will not change that situation. In fact, we would suggest that the area designated to parking space barely conforms to the requirement to accommodate two cars. At the present time numerous cars are parked daily outside No.7; ½ on the road & ½ on the curb, causing potential hazards for passing traffic on the bend. Nine driveways (Nos 28-36) converge at the bend. an already hazardous situation will be exacerbated by the proposed development.There are many occasions now when it would be impossible for emergency vehicles to pass. There has been an incident recently when the occupant of No 33 reversed into a car belonging to No.7 when it was parked on the bend. An already hazardous situation will be exacerbated by the proposed development

We noted that the plans exceed previous planning consent for an extension to No.7. An extension would have been acceptable but we contend that the proposed development smacks of a speculative venture seeking short term profits over the long term interest of the area .

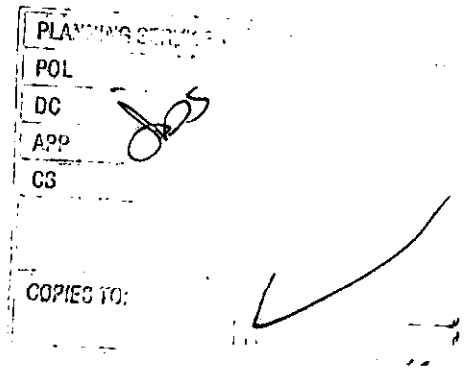
Yours faithfully,

Mr T and Mrs A Bannister

35 Springdale
Earley
Reading
RG6 5PR

7 June 2000

Lynette Baker
Environmental Services Department
Planning Services
Wokingham District Council
PO Box 157
Shute End
Wokingham
RG40 1WR




Dear Ms Baker

**Application Number** : F/2000/1453

**Site Address** : Land adjoining 7 Springdale, Earley, Reading

**Proposal** : Erection of one dwelling

I have received notification of the above application and have inspected the proposed plans. My main concern relates to the proposed new parking spaces for Number 7 Springdale itself as these are shown outside the red line of the planning application; I believe the line should be extended to include these spaces in order that you can ensure they are provided. There is currently a lot of parking on the road in Springdale and I therefore think it important that you are able to enforce the proper provision.

Yours sincerely

Mrs J M Porter

**Received by Wokingham District Council**

# Application No: F/2000/1453

**PROPOSAL:**
Proposed erection of one dwelling.

**LOCATION:**
Land Adjoining 7, Springdale, Earley, Reading.

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

**WOKINGHAM DISTRICT COUNCIL, PLANNING RECEPTION, SHUTE END, WOKINGHAM between 8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday.**
**(TEL: (0118) 974 6428)**
**OR**
**WOODLEY LIBRARY, HEADLEY ROAD, WOODLEY between 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. (closed all day Wednesday). If you intend to view this application at Woodley Library or Earley Town Council (see details above & below) please allow 4 days from the date of this notice for delivery of plans.**
**OR**
**EARLEY TOWN COUNCIL, RADSTOCK HOUSE, RADSTOCK LANE, EARLEY between 9.00am – 1.00pm & 2.00pm – 4.30pm Monday to Friday.**
**(TEL: (0118) 986 8995)**

**Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Lynette Baker P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 16/06/2000. Written comments submitted will become available for public inspection.**

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

**Head of Planning and Transportation**

**22 May 2000**

* Pre-apps attached.

# WOKINGHAM D.C. DEVELOPMENT CONTROL

| | |
|---|---|
| Start date: | 08 MAY 2000 |
| Officer: LEB | Application No. F/2000/1453 |

Map No. 58 Site 0.02...
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description: (F) PROPOSED ERECTION OF ~~DWELLING~~ DWELLING ~~ATTACHED~~

LAND ADJOINING

Location: 7 SPRINGDALE

Parish: EARLEY Ward: Redhatch

22.5.2000

Applicant: MR R HITCHENS

Fee Received 190-00 (5) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

---

**Additional information required for validation**

| | | Reason | Requested | Received |
|---|---|---|---|---|
| 1 | 1:2500 OS location plan showing property edged in blue/red | | | |
| 2 | 1:500 block plan showing existing & proposed dev. + adj. Properties | | | |
| 3 | Forms unsigned | | | |
| 4 | Correct S 66 certificate | | | |
| 5 | Elevation plans | | | |
| 6 | Floor plans | | | |
| 7 | Metric scale disclaimer | | | |
| 8 | Encroachment letter | | | |
| 9 | Miscellaneous | | | |

APPLN NO. _____

## ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

---

Date Site Notice Sent : 22.5.2000 Parish Council Informed - YES / NO

### INTERNAL CONSULTATIONS

| | |
|---|---|
| Building Control | NF: ..... |
| Landscape | NK: ..... |
| Trees | NK: ✓ ..... |
| Conservation Officer | NK: ..... |
| Environmental Health | NA: ..... |
| Housing | NA: ..... |
| Leisure & Cultural services | PA: ..... |
| Public Rights of Way | PA: ..... |
| Property | NG: ..... |
| District Secretary (only if called in by SOS) | MA: ..... |
| Policy & Plans | QA: ..... |
| Strategic Planning (JSPU) | HA: ..... |
| Minerals (BABTIE) | GA: ..... |
| Archaeological Site (BABTIE) | : ..... |
| Education | AP: ..... |
| Social Services | BT: ..... |
| Highways | XA: ✓ ..... |

### EXTERNAL CONSULTATIONS

| | |
|---|---|
| Adjacent D P A | : ..... |
| Adjacent Parish | : ..... |
| Southern Electricity Board | BN: ..... |
| British Gas | BM: ..... |
| PSA Oil Pipeline | BD: ..... |
| Transco | : ..... |
| Environment Agency | BP: ..... |
| Rail Track | BI: ..... |
| Police Arch. Liaison Officer | PC: ..... |

### HERITAGE BODIES

| | |
|---|---|
| The Georgian Group | KC: ..... |
| Ancient Monuments Society | KA: ..... |
| Council for British Arch. | KB: ..... |
| RCHME | KF: ..... |
| Telecommunications (NRPB) | : ..... |
| Sport England | : ..... |

**OTHERS:**

* Pre-apps attached .....

.....

.....

**NEIGHBOURS:**

S/N + 28-36 odd + Even + 5 + 8 Springdale .....
2 Highfield .....

tpa

Terry Platt Architects

33A St Lukes Road Maidenhead Berks SL6 7DN

Tel.01628 412388 Fax. 01628 412390

08.MAY2000* 1453

Development Control Manager
Environmental Services Department
Planning Services
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berks RG40 1WR

950la01
5th May 2000

Dear Sir,

*REF: Proposed new attached dwelling adjacent to No: 7 Springdale, Earley.*

In July 1999 I exchanged correspondence with your officer Ms Dawes regarding the erection of a detached house at the above site.

Taking into account the comments of your officer I have prepared revised plans for a two bed dwelling attached to the flank wall of No 7. The proposed dwelling will occupy land for which permission has been granted for a two-storey side extension ((Ref: 45022). The height of the house will be as approved for the extension and the bulk is not significantly greater than that of the approved extension. The house has been designed with two principle elevations, reflecting the corner position of the property.

Your officer should note that at present the garden area is unfenced and the construction of a dwelling will ensure that the corner remains open. The alternative option is to enclose the garden with a 1.8m high fence erected at the rear of the footpath.

The house will have garden space and parking to meet planning requirements.

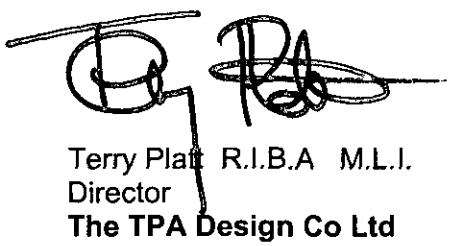
I enclose the following documents in respect of a full planning application:

1. Six copies of drawing no 950 / 02.
2. Five sets of Planning Forms.
3. One copy of Certificate 'A'.
4. A cheque for the sum of £190.00, planning fee.

The application is made under the guidance of PPG3, which encourages the use of land with in existing residential neighbourhoods for new housing with easy access to public transport and other community facilities.

My client has spoken to neighbours adjacent to and opposite the site, and they have raised no objection to the proposal. Please call this office if you have any queries.

Yours sincerely,



Terry Platt R.I.B.A M.L.I.
Director
**The TPA Design Co Ltd**

cc Mr R Hitchens

1789/a

# SECTION 66 CERTIFICATE

08.MAY 20[illegible]

WOKINGHAM DISTRICT COUNCIL

Application No.

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

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

**OR**

+ See Note (a) to Certificate A

**OR**

(b) Insert description of steps taken.

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

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

## CERTIFICATE A

I certify that:

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

## CERTIFICATE B

I certify that:

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

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

## CERTIFICATE C

I certify that

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

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

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

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

  (b) . . . . . .

  . . . . . .

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

  on (d) . . . . . .

1789/b

## CERTIFICATE D

I certify that

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

**OR**

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

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

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

on (d) . . . . . ●

## ALL APPLICANTS MUST COMPLETE THIS SECTION

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

### Agricultural Holdings Certificate

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

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

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

**OR**

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

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

Signed . . . . . .

On behalf of Mr. Richard Hitchens . . . . . .

Date . 5.5.00 . . . . . .

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

ADDRESS 7, SPRINGDALE — PARISH EARLEY

PLOT No. 35 — ORD. SHEET No. SU. 7470

BUILDER

| Plan No. | Applicant | Description of Development | Date of Decision | Decision |
|---|---|---|---|---|
| 2728 | Mr R. Ericker | Ext to form bed/sit kitchen & garage | 12 6 75. | n/a c/a |
| H5922 | MR & MRS CAMPBELL | 2/ST. EXTENSION | 8.11.95 | c/a |
| 25/6H13/F | | | | |
| | | | | |
| | | | | |

(1)

ADDRESS 7 SPRINGDALE — PARISH EARLEY

PLOT No. St 35 — ORD. SHEET No. SU.7470

BUILDER Gough Cooper (Wessex) Ltd

| Plan No. | Applicant | Description of Development | Date of Decision | Decision |
|---|---|---|---|---|
| 433/56 | C Bunce | Outline | 10.7.56 | N/A Refused |
| O/225/60 | M.P Kent | " | 6.10.60 | N/A Refused |
| O/6/68 | Gough Cooper Ltd | " | 9.5.68 | N/A Refused |
| 396/71 | " | Semi/Det Hse | 17.6.71 | App C/A |
| 1579/72 | " | Semi/Det Hse | 28.9.72 | - C/A |
| BR 741 | Mr R. Ericker | 2/STOREY EXTEN. | 6.5.74 | App N/A |
| 00778 | " " | " " | 13.6.74 | N/A REFUSED |
| BR 1603 | " " | 5/storey extension | 11.11.74 | App N/A |
| 01704 | " " | " " | 28.11.74 | - REFUSED |
| BR 2668 | " " | " " & garage | 16 5 75 | App N/A |

DATE OF COMPLETION

MINISTRY DECISION O/6/68 Appeal Allowed 30.5.69

SPECIAL ORDERS BR 741 - CANCELLED BY W.A.C. - 9.8.77.

DRAINAGE

1769a

# WOKINGHAM DISTRICT COUNCIL
# PLANNING APPLICATION

PART 1

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

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

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

FOR OFFICE USE ONLY

08.MAY2000* 1453

| | | |
|---|---|---|
| 1. | APPLICANT'S NAME | Mr Richard Hitchens |
| | ADDRESS | 7 Springdale, Earley, Reading Berkshire, |
| | POST CODE | RG6 5PR PHONE |
| 2. If the applicant has an agent, all correspondence will be sent to the agent | AGENT'S NAME | The TPA Design Company |
| | ADDRESS | 33a St Lukes Road, Maidenhead, Berkshire |
| | POST CODE | SL6 7DN PHONE 01628 412388 |
| 3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE. | SITE LOCATION | Land adjacent to № 7 Springdale. |
| 4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used. | | Proposed new attached dwelling adjacent to № 7 Springdale, Earley |
| 5. Give the area in hectares or part of a hectare | AREA OF SITE | 0.0223 |
| 6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee | OWNERSHIP | Owner |
| 7. List all the plans and drawings submitted with the application | PLANS/DRAWINGS | 950/02 |

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?

Tick the boxes(x)

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

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

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

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

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

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

Residential

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

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

14. STATE EXTERNAL MATERIALS TO BE USED.

To Match existing

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

1·8m fence as indicated

16. HOW WILL SURFACE WATER BE DISPOSED OF?

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/NO

If no, please give details

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

As Proposed

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

Yes

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

| | No. OF DWELLINGS/HABITABLE ROOMS PROPOSED | TO BE RETAINED | TO BE LOST |
|---|---|---|---|
| HOUSE | 1 / 4 * | / * | / * |
| BUNGALOW | / * | / * | / * |
| FLAT/MAISONETTE | / * | / * | / * |
| OTHER | / * | / * | / * |

* STATE No. OF HABITABLE ROOMS

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

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

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

£190.00

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

SIGNED [signature] ON BEHALF OF Mr Richard Hitchens DATE 5.5.00

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

Name of appellant:
Richard Hitchens

Site address:
Land adjoining 7 Springdale, Earley

Proposal:Proposed erection of 1 dwelling

Case Officer:JKM

Applicat

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Winnersh

District
Allocate
Date Re

Vetting

5 Week
Extende

EOT Agr

Decision
Date

Date Commenced

Date Completed

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APPROVED

# Appeal decision

The Planning Inspectorate
Tollgate House,
Houlton Street
Bristol BS2 9DJ
☎ 0117 987 8927

Site visit made on 12 February 2001

**by Robert A Luck BSc CEng MICE DipTE MIHT MEWI**

**an Inspector appointed by the Secretary of State for the Environment, Transport and the Regions**

Date:
09 MAR 2001

**Appeal Ref: APP/X0360/A/00/1053377**
**Land Adjacent to No 7 Springdale, Earley**

- The appeal is made under Section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is brought by Mr Richard Hitchens against the decision of Wokingham District Council.
- The application (ref: F/2000/1453), dated 5 May 2000, was refused by notice dated 1 August 2000.
- The development proposed is a proposed new attached dwelling adjacent to No 7 Springdale, Earley.

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

## Procedural Matters

1. With his appeal submission the appellant included plans of an alternative proposal which he asked to be considered in the appeal. This proposal has not be considered by the Council and I have therefore determined the appeal on the basis of the original application plan.

2. Planning permission has been granted for a two storey extension to the existing house at 7 Springdale which would be narrower than the present proposal.

## The Main Issue

3. I consider the main issue in this appeal to be the effect of the proposal on the character and appearance of the area, with particular reference to bulk and massing.

## The Development Plan

4. The Development Plan for the area includes the Loddon Area Local Plan (1995). Policy LBE2 requires development proposals to be appropriate both in terms of their relationship with adjoining buildings and in terms of siting, scale, form and massing with the character of the area.

5. The Public Inquiry into the Draft Wokingham Local Plan commenced in October 1998. Draft Policy WBE1 reflects Loddon Local Plan Policy LBE2. In view of the stage reached by the Draft Local Plan I give it limited weight.

## Reasons and Conclusions

6. Springdale is part of a larger development of detached and semi-detached houses and chalet bungalows and, though some have attached linked garages, I saw no terraced properties in Springdale or the adjoining streets. For the most part the dwellings have retained open plan

front gardens and screen fences to the rear gardens of corner plots are set slightly forward of the building line on the side road frontage. In Springdale especially the irregular building line, the variation in the building designs, the openness between buildings at least at first floor level and the semi-mature trees and shrubs in the front gardens give the road a pleasantly spacious and informal character.

7. Springdale is a cul-de-sac which includes a right-angled bend. The appeal site is on the inside of this bend and is adjacent to a semi-detached house, 7 Springdale. It is uncultivated, fully open to the highway and at the time of the site visit was being partly used for parking. In my opinion, in spite of its present barren appearance, the openness of the site reflects the spaciousness of the area as well as providing visibility round the bend in the road. If left available for cultivation it has the potential to make a more positive contribution to the appearance of the street.

8. The proposal would add a third house to end of the existing pair of dwellings, provide parking for two cars on part of the site and parking for No 7 in the existing cultivated front garden of that house. The existing houses have a gable-ended roof and are plain fronted at first floor level with a full-length single story projection at ground floor level, giving an overall simplicity of appearance. The proposed house would have additional gables surmounting a two storey bay on the front elevation and a two storey projection on the side elevation. An additional single storey projection on the side elevation would have a monopitch roof but with a gable over the front door. The more complex design of the proposed house would therefore be totally different from the relative simplicity of the existing houses.

9. The proposed house would be in itself of modest proportions, but in forming a three-house terrace it would enlarge the existing built form, which is compatible in size with other development in the area, to one of incompatibly greater bulk and massing. Whilst this effect would arise principally from the addition of a further dwelling, it would in my view be exacerbated by the uncharacteristically complex appearance of the proposed house. Moreover, a terrace of three clearly separate dwellings would of its nature be out of character with all the other properties in the area. The proposed house would substantially reduce the present openness at the bend in the road and the closeness of the proposed building to the back of the footway, especially at its north-western corner, would give the development a cramped appearance. Both these effects would be exacerbated by the need to erect screening to protect the privacy of users of the proposed rear garden area and by the parking spaces proposed for both the proposed house and No 7. I therefore conclude that for these reasons the proposed development would harm the character and appearance of the area and so conflict with Local Plan Policy LBE2.

**Other Considerations**

10. Concerns have been raised by nearby residents that the proposal would cause road safety problems by increasing both on-street parking and traffic and by blocking visibility round the bend in the road. I note that the footprint of the proposal has been designed to maintain reasonable visibility and that adequate on-site parking would be provided. Whilst it is inevitable that an extra dwelling would generate more traffic, I see no reason why this should cause problems since the existing highway layout is of a similar standard to that commonly applied to similar and larger developments. However, I share the highway authority's

concerns about the effect on visibility of vehicles parked in the existing front garden of No 7 and this consideration adds weight to my conclusion on the main issue.

11. I have also considered the relationship between the proposal and dwellings on the opposite, western, side of the road, with reference to representations from the occupants of No 28 about possible loss of privacy. The proposed house is no closer to the houses opposite than the existing houses on the eastern side of the road. I therefore conclude that the deterioration in the level of privacy that would be caused by the proposal adds only very limited weight to my conclusion on the main issue

**Overall Conclusion**

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

**Formal Decision**

13. In exercise of the powers transferred to me, I dismiss the appeal.

**Information**

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

Inspector

# The Planning Inspectorate

Room 1004
Tollgate House
Houlton Street
Bristol BS2 9DJ
http://www.planning-inspectorate.gov.uk

Direct Line 0117-9876079
Switchboard 0117-9878000
Fax No 0117-9878443
GTN 1374-6079

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

Your Ref: F/2000/1453

Our Ref: APP/X0360/A/00/1053377

Date: 9 March 2001

Dear Madam

**TOWN & COUNTRY PLANNING ACT 1990**
**APPEAL BY MR R HITCHENS**
**SITE AT LAND ADJ:, 7 SPRINGDALE, EARLEY, READING, BERKS, RG6 5PR**

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:

The Complaints Officer
The Planning Inspectorate
Room 14/04
Tollgate House
Houlton Street
Bristol
BS2 9DJ

Phone No. 0117 987 8927 Fax No. 0117 987 6219

HPT 40998
COL
CS DR
12 MAR 2001
COPIES TO:
ACK:
FILE:

Yours faithfully

Miss A Groves

COVERDL1

# The Planning Inspectorate

Room 1004
Tollgate House
Houlton Street
Bristol BS2 9DJ
http://www.planning-inspectorate.gov.uk

Direct Line 0117-9876079
Switchboard 0117-9878000
Fax No 0117-9878443
GTN 1374-6079

PLANNING SERVICES H/T
POL TLC
DC ENF
APP
CS
1 JAN 2001
COMES TO: ACK:
FILE:

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

Your Ref: F/2000/1453

Our Ref: APP/X0360/A/00/1053377

Date: 9 January 2001

Dear Madam

**TOWN & COUNTRY PLANNING ACT 1990**
**APPEAL BY MR R HITCHENS**
**SITE AT LAND ADJ:, 7 SPRINGDALE, EARLEY, READING, BERKS, RG6 5PR**

I enclose third party correspondence relating to the above appeal.

If you have any comments on the points raised, please send 2 copies to me no later than 9 weeks from the starting date. Comments submitted after that deadline may not be seen by the Inspector.

Yours faithfully

Miss A Groves

211AL(BPR)

24 Springdale
Earley
Reading
RG6 5PR

18/12/00

Dear Sirs

T+CP. Act 90 Appeal
APP/X0360/A/00/1053377
Land adj. 7 Springdale, Earley

We are writing with our concerns about the proposed development on the above land, namely a new house, which has now gone to appeal.

The land in question is a small area on the blind side of a bend leading into a cul de sac where we live.

We are worried about the proposed development on three grounds.

1/ The land in question is only a

small site and any development on it will be an over intensification of what is already a heavily developed locality.

2/ It will mean increased vehicle parking in a road already full of parked cars in the evenings and weekends. Whilst the houses in the road have garages these are rarely used, and most houses appear to have two or more cars hence the number of cars parked in the road or on pavements.

3/ It will mean increased traffic movement in the road already made difficult by the parked cars, especially as it is on the blind side of the bend. This will be particularly dangerous for the children who play/ride their bikes in this end of the cul de sac.

We trust all the above points will be taken into account when considering the appeal.

Yours faithfully

P. Andrews + Helen Andrews

5 Springdale
Earley
Reading
RG6 5PR

Your ref: APP/X0360/A/00/1053377
Tel: 01189 863383

21 December 2000

Miss A Groves
The Planning Inspectorate
Room 1004
Tollgate House
Houlton Street
Bristol
BS2 9DJ

Dear Miss Groves

RE: 7 Sprindale, Earley Reading

I refer to my previous letter on this subject.

I understand that the planning application was rejected and I wish to lodge my concern at the appeal.

My previous comments apply and I wish them to be taken into account within the appeal process.

Some reasons why this planning permission should NOT be granted are:

- Safety. There would be no visibility for drivers on the right angle of Springdale
- Parking. Cars are already parked on the corner. This would cause more obstruction and less visibility.
- An extra property squeezed into very little space.
- Devaluation of ALL the properties in Springdale. No. 6 would become an end terrace house. The houses in Springdale are either detached or semi.

If this plan is passed, I will be seeking compensation for the devaluation of my property.

Please send me the result of the decision.

I look forward to hearing from you shortly.

Yours sincerely,

**Alan Graham**
**Pension Review Team**

# The Planning Inspectorate

Room
Tollgate House
Houlton Street
Bristol BS2 9DJ

Direct Line 0117-987 6079
Switchboard 0117-987 8000
Fax No 0117-987 6079
GTN 1374-6079

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

Your Ref: F/2000/1453

Our Ref: APP/X0360/A/00/1053377

Date: 5th January 2001

08 JAN 2001
FILE:

Dear Madam

**TOWN AND COUNTRY PLANNING ACT 1990**
**APPEAL BY Mr R Hitchens**
**SITE AT LAND ADJ:, 7 SPRINGDALE, EARLEY, READING, BERKS, RG6 5PR**

I enclose third party correspondence relating to the above appeal.

If you have any comments on the points raised, please send 2 copies to me no later than 9 weeks from the starting date. Comments submitted after that deadline may not be seen by the Inspector.

Yours faithfully

Miss A Groves

211A

RECEIVED IN PINS AA
14 DEC 2000

28 Springdale
Earley
Reading
Berks. RG6 5PR
Tel. 0118 986 1911

Miss Groves
[address?]

4th December 2000

Dear Miss Groves

**Your Ref: f/2000/1453**
**Planning Reference: APP/X0360/A/00/1053377**

Many thanks for your letter of the 23rd November 2000, referring to the appeal lodged by Mr Hitchens against the refusal of planning permission for his proposed development at or near 7, Springdale, Earley.

I would strongly support moves to contest that appeal in the belief that the original grounds for the refusal of planning permission were substantial and significant. I therefore make no apologies for restating those grounds (as I saw them) with additional comments where appropriate.

These are:

- The proposed additional dwelling will further crowd what is an already crowded road. Cars are permanently parked on both sides of this road and it is reasonable to assume, given the amount of space within which this building will be constructed, that further on-road parking will occur. The parking will then occupy parts of the road that are likely, in my opinion, to cause excessive congestion and impede access for other residents and, potentially, emergency vehicles. The level of car ownership in the street is already considerably higher than it was when the street was first constructed: an additional dwelling will only throw that into sharper relief.
- The proposed development would introduce an end-terraced property into an area consisting entirely of detached or semi-detached houses. This is utterly incompatible with other houses in the road. Such incompatibility would surely have a detrimental effect upon the value of other properties.
- The erection of a new property will create a situation where our respective properties will now be able to overlook each other. This will, again, have a detrimental effect upon any future resale value of our own property and represents a significant intrusion upon our privacy.

- I believe that the building, once erected, would create a blind corner which would, in turn, put at risk any children using the street at weekends as a play area which, the street being a cul-de-sac, they are inclined to do.

I was pleased to see that the Planning Committee chose to add to the two previous occasions its rejection of plans for proposed extensions on the property in question and assume that it is in the nature of things that an appeal against that rejection was inevitable. However, such a history of rejection – three times in all, now, allied with the original non-development of the land adjacent to No. 7 by the builders, Cough Cooper – indicates the conditions in the road present an overwhelmingly compelling case for keeping the land undeveloped.

Those conditions remain unchanged and, as a result, I feel bound to contest any appeal against the rejection of the planning application and feel strongly that the appeal should, itself, be rejected.

Yours sincerely

P N Eaton

RECEIVED IN PINS AA
18 DEC 2000

31 Springdale
Earley
Reading
RG6 5PR
Berks

15th December 2000

Miss A. Groves
The Planning Inspectorate
Room 1004
Tollgate House
Houlton Street
Bristol BS2 9DJ

Dear Miss Groves

REFERENCE APP/X0360/A/00/1053377

With regard to the above planning permission application, we note that our previous letter dated 2nd June 2000 will be taken into consideration during the appeal.

I would be grateful if you could please notify us of the result of the appeal.

Yours sincerely

J.D. Rowden. J.E. Rowden.

Mr & Mrs J. D. Rowden.

By FAX 18/8 Reply reqd.

33309 01189746484

FROM S. Foster
On BEHALF OF Mr R. Hiatt

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| 21 AUG 2000 | |
| COPIES TO: | ACK |

A.A.O Mrs Joss Miller

RE 7 SPRINGDALE EARLEY.

DEAR Mrs MILLER,

I enclose a copy of the above site with the inclusion of the additional property, which you will see marked. As you may recall this was refused by you under officer approval.

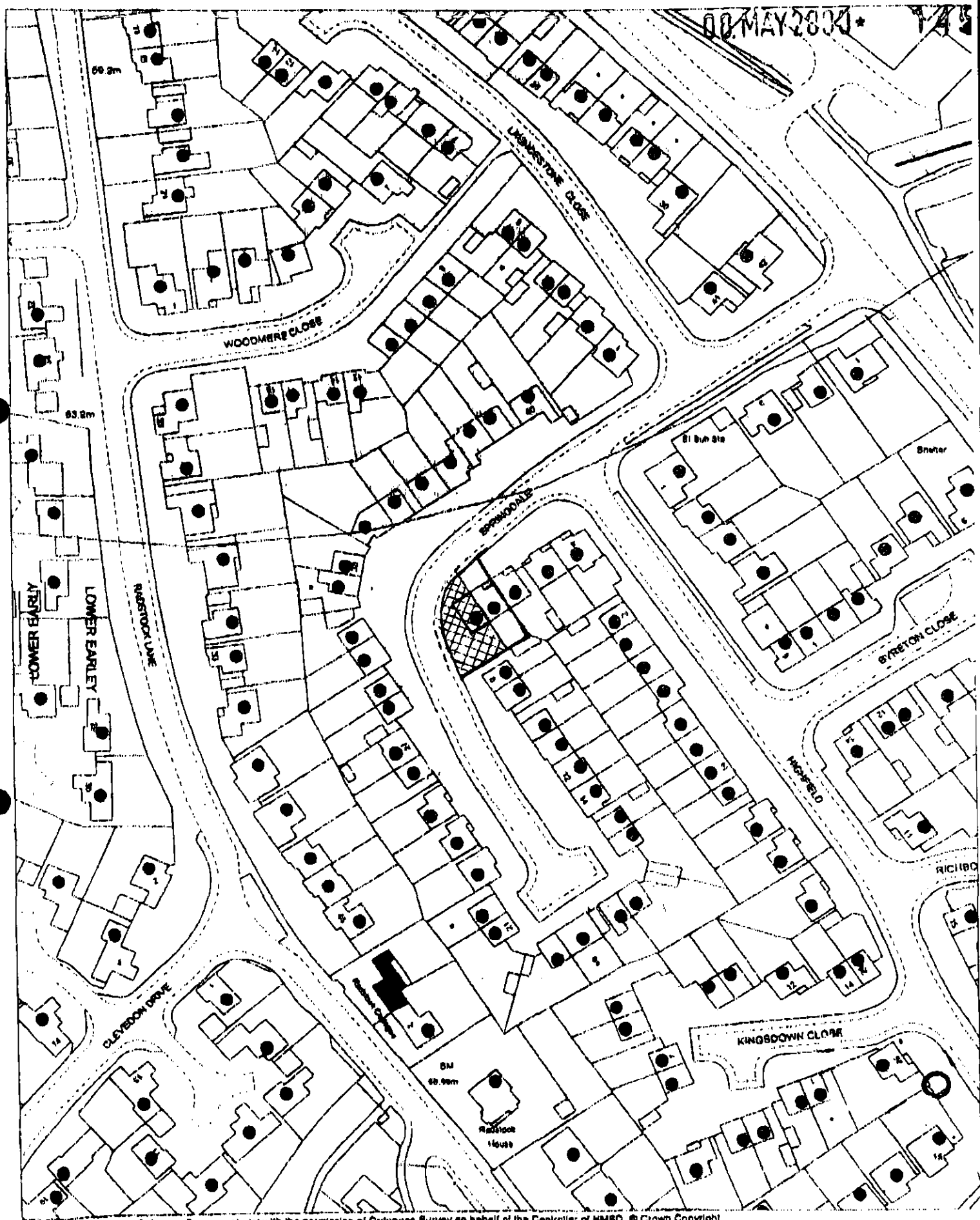
Having looked at the submitted drawings for detailed consent, I was concerned that the drawings as submitted were not of an appropriate design and do not show the matter in a true light

I therefore asked wether an outline consent would receive a more favourable response. I understand you are infact todays duty officer, perhaps I may call you later to discuss matters

Yours
Sincerely
S. Foster

2 PAGES

08.MAY2000

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Development Control Section, Environmental Services, Wokingham District Council.

17 May 2000

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| 22 AUG 2000 | |
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| | FILE: |

Stuart Foster
CA
To Victoria Rd
Wargrave
R.G. 10 8AE.

Joss - think you dealt with this one - sorry!!

Dear Sir/Madam,

further to the detailed application of 7 Springdale Earley I would like to be submitted an outline application which may allow for a more appropriate detailed design. I enclose for your benefit a site plan

Yours faithfully

S Foster

08 MAY 2000




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Development Control Section, Environmental Services, Wokingham District Council.
17 May 2000

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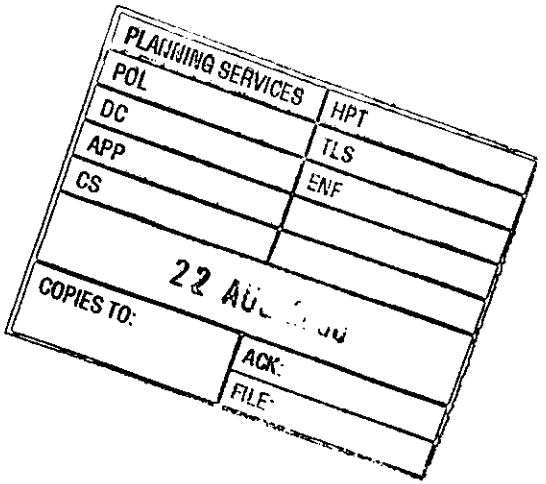
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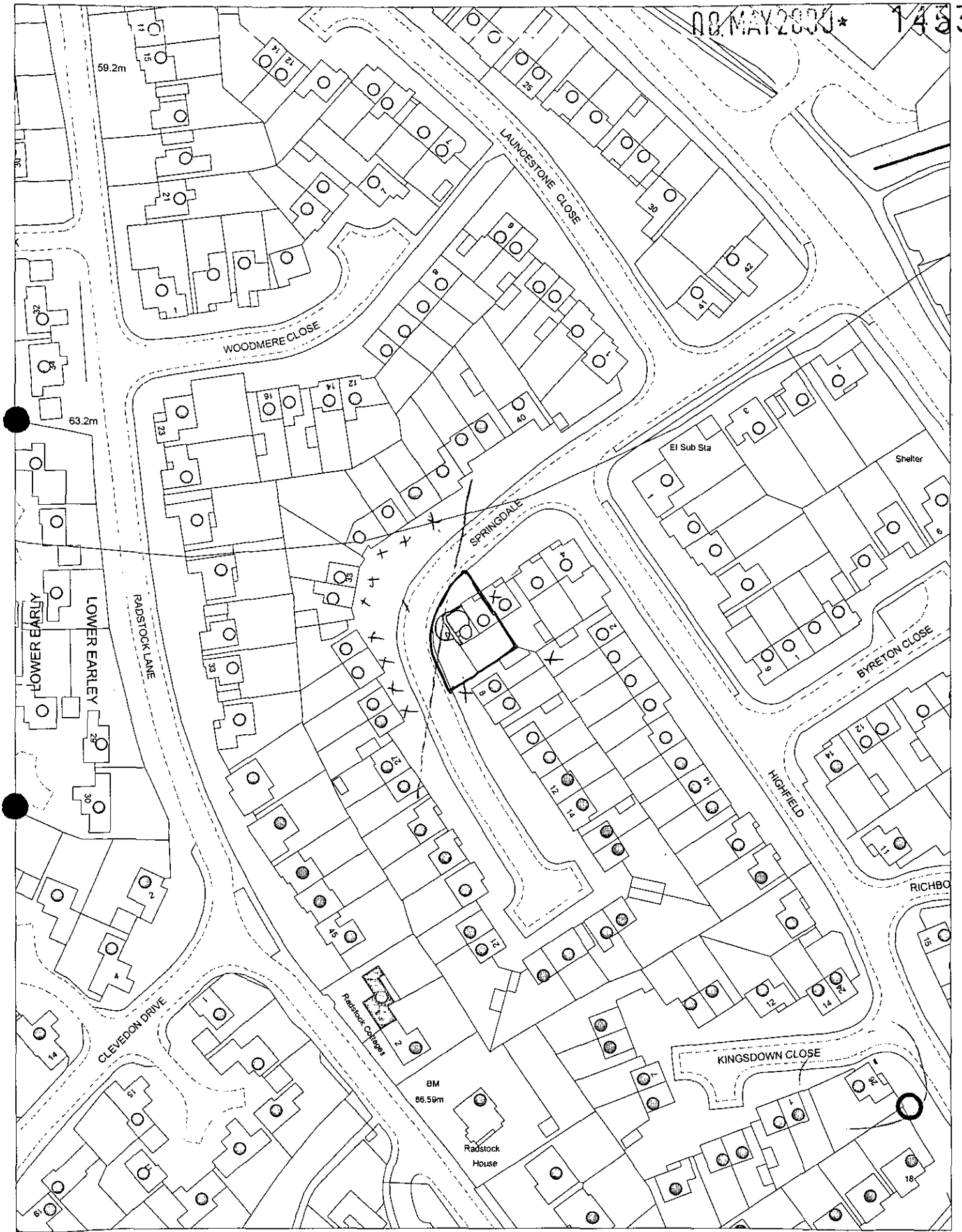


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Development Control Section, Environmental Services, Wokingham District Council.

17 May 2000

Scale: 1 : 1250

N
W E
S

Tel: (0118) 974 6447

Date: 21/7/00

My ref: F/2000/1453


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


**CONFIDENTIAL**

Councillor D Hare
9 Easby Way
Lower Earley
RG6 3XA

Dear Councillor

**Application Number: F/2000/1453**
**Land Adjoining 7, Springdale, Earley, Reading.**
**Proposed erection of one dwelling..**

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

If you have any questions please do not hesitate to contact ~~Lynette Baker~~ Joss Miller on **(0118) 974 6447**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

John Mitchell
Development Control Manager

Tel: (0118) 974 6447

Date: 21/7/00

My ref: F/2000/1453

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

**CONFIDENTIAL**

Councillor A Spratling
18 Moor Copse Close
Earley
RG6 7NA

*Dear Councillor*

**Application Number: F/2000/1453**
**Land Adjoining 7, Springdale, Earley, Reading.**
**Proposed erection of one dwelling..**

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

If you have any questions please do not hesitate to contact ~~Lynette Baker~~ Jess Mile on **(0118) 974 6447.** If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

John Mitchell

John Mitchell
Development Control Manager

Tel: (0118) 974 6447

Date: 21/7/00

My ref: F/2000/1453

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

**CONFIDENTIAL**

Councillor F Rolls
14 Tiptree Close
Earley
RG6 4HS

Dear Councillor

**Application Number: F/2000/1453**
**Land Adjoining 7, Springdale, Earley, Reading.**
**Proposed erection of one dwelling.**

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

If you have any questions please do not hesitate to contact ~~Lynette Baker~~ Joss Miller on **(0118) 974 6447.**
If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 31/7/00

Yours faithfully

John Mitchell
Development Control Manager

---

**LISTING FORM** Joss Miller
Case officer: ~~Lynette Baker~~ Application Number: **F/2000/1453**
**Land Adjoining 7, Springdale, Earley, Reading.**
**Proposed erection of one dwelling.**

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor F Rolls

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

# The Planning Inspectorate

Room 1202W
Tollgate House
Houlton Street
Bristol BS2 9DJ
http://www.planning-inspectorate.gov.uk

Direct Line 0117-9878644
Switchboard 0117-9878000
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Ms D Gumbrell (Planning Department)
Wokingham District Council
Po Box 157
Wokingham
Berkshire
RG41 1BN

Your Ref: F/2000/1453

Our Ref: APP/X0360/A/00/1053377

Date: 22 January 2001

Dear Madam

**TOWN & COUNTRY PLANNING ACT 1990**
**APPEAL BY MR R HITCHENS**
**SITE AT LAND ADJ:, 7 SPRINGDALE, EARLEY, READING, BERKS, RG6 5PR**

I am writing to inform you that the inspector appointed by the Secretary of State to determine the above appeal in accordance with the provisions of Schedule 6 of the act is:

Mr R A Luck BSc CEng MICE DipTE MIHT MEWI

The Secretary of State has arranged for the inspector to visit the appeal site at 15:30 on Monday 12/2/2001. You are requested to arrange for the inspector to be met at the site to enable the inspection to be made.

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. This 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 inspector's site visit, although we cannot be precise about individual cases. If despatch of the letter is likely to be significantly delayed, due for example to the receipt of late representations, we will let you know.

Yours faithfully

Mr A Godfrey

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

209D

The Planning Inspectorate

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| --- |
| Date received |

# QUESTIONNAIRE

To be used for all appeals made on or after August 2000

## PLANNING, LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT

**APPEAL REF:** APP/X0360/A/00/1053377 **GRID REF:** SU7470

**APPEAL BY:** RICHARD HITCHENS

**SITE:** LAND ADJOINING 7 SPRINGDALE, EARLEY

You must ensure that a copy of a completed questionnaire, together with any enclosures, is received by us and the appellant, within 2 weeks of the 'starting date' given in our letter. 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'.*

**NB: PLEASE TELL US OF ANY CHANGES TO THE INFORMATION YOU HAVE GIVEN ON THIS FORM.**

| | | |
| --- | --- | --- |
| 1. | Do you agree to the written representations procedure? | YES / [redacted] |
| OR | Do the you wish to be heard by an Inspector at: a. a local inquiry? | [redacted] / NO |
| | or b. a hearing? | [redacted] / NO |
| 2. a. | If the written procedure is agreed, could the Inspector see the whole site clearly from a road or other public land? | [redacted] / NO |
| b. | *From your knowledge of the issues, would our Inspector need to enter the site for* any reason e.g. to view/measure any dimensions from within it? | YES / [redacted] |
| 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?<br><br>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?<br>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<br><br>a Grade I / II* / II listed building? | YES / NO<br><br>Grade I/II*/II |
| b. Would the proposed development affect the setting of a listed building?<br><br>If the answer to question 11a or b is YES, please attach a copy of the relevant listing description from the List of Buildings of Special Architectural or Historic Interest. (If NO, go to Q13.) | YES / NO |
| 12. Has a grant been made under Sections 3A or 4 of the Historic Buildings and Ancient Monuments Act 1953? | YES / NO |
| 13.a. Would the proposals affect an Ancient Monument (whether scheduled or not)? | YES / NO |
| b. If YES, was English Heritage consulted ? Please attach a copy of any comments | YES / NO |
| 14.a. Is the appeal site in or adjacent to or likely to affect an SSSI?<br>If YES, please attach the comments of English Nature. | YES / NO |
| b. Are any protected species likely to be affected by the proposals?<br>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 Schedule2 of the Town & Country Planning (Environmental Impact Assessment)(England & Wales) Regulations 1999? If YES, please indicate which Schedule. | YES / NO<br>Sch 1 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 1of the planning register? If YES, please send a copy to us. | YES / NO | |
| | | Number of Documents Enclosed | N/A |
| d. | Any comments or directions received from the Secretary of State, other Government Departments or statutory agencies / undertakers whether or not as a result of consultations under the GDPO; | 1 | |
| e. | Any representations received as a result of an Article 7 (or Regulation 6) notice; | | ✓ |
| f. | A copy of any notice published under Article 8 of the GDPO 1995; and/or Section 73 of the Planning (Listed Buildings and Conservation Areas)Act 1990; and/or Regulation 5 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990; | | ✓ |
| g. | Any representations received as a result of a notice published under Article 8 and/or Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (or Regulation 5); | | ✓ |
| h. | Details of any other applications or matters you are currently considering relating to the same site; | | ✓ |
| i. | For all appeals, including those against non determination, you must provide details of all relevant development plan policies. *Each extract must include the front page, the title and date of approval or adoption. Where plans & policies have not been approved or adopted, please give the stage or status of the plan.* | 2 | |
| j. | Any supplementary planning guidance, together with its status, that you consider necessary. | | ✓ |
| k. | A list of any conditions or limitations you would agree to if the appeal were to be allowed; | 1 | |
| l. | 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? | 26/12/00 | |
| 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 | 10 | |
| ii) the planning officer's report to committee | | ✓ |
| iii) any relevant committee minute | | ✓ |
| 17. FOR APPEALS DEALT WITH BY WRITTEN REPRESENTATIONS ONLY<br>Do you intend to send another statement about this appeal?<br>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?<br>If YES please attach a copy of that notification. | YES / NO | |
| a. Did the Mayor of London issue a direction to refuse planning permission<br>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: Dymell on behalf of WOKINGHAM DISTRICT Council

Date sent to us and the appellant 24/11/00 OUR REF: F/2000/1453

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2-16 Colegate
Norwich NR3 1BQ

## HIGHWAYS CONSULTATION SHEET

**From:** Lynette Baker

**Date:** 22 May 2000

**Application Number:** F/2000/1453

**Proposal:** Proposed erection of one dwelling.

**Parish:** EARLEY TOWN

**Site Address:**
Land Adjoining 7, Springdale, Earley, Reading.

**Applicant:**
Mr R Hitchens C/O The TPA Design Co.

Your observations are required in respect of this application within **7 days** of the above date.

✓ below as applicable;

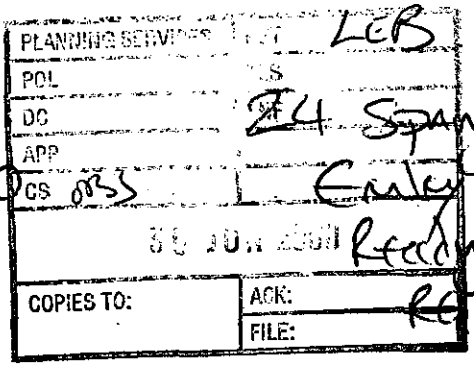
1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☐ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☐ Recommend approval with **no** condition(s) or reason(s).

COMMENT

Parking on the front garden of no. 7 would encroach on the forward visibility of the bend.

**Signed:** _____ **Print name:** ADAM COSSINS

04/08/00




74 Springdale
Ennis
Reading
6 SPR

29/6/00

Dear Sir,

Land adj. 7 Springdale
Pl. No. F/2000/1453

I am writing with regard to the above planning application which I understand is for a new dwelling house at the above address.
I realise that my property is not close enough to the above land to entitle me to have any direct objection but I am concerned over the traffic implications where the application to be granted permission.

Springdale is a residential cul de sac with the subject land situated on the corner leading into the cul de sac. It is a road that gets heavily parked because most houses have at least 2 cars, garages are not used, and most driveways only take 1 car.

Furthermore, being a cul de sac, it is used by the local children, mine included, as a place to bike and play.

Were permission to be granted for the subject land I consider it would adversely affect the sight lines for the road and would give rise to additional parking and traffic movements which all significantly add to the dangers for the existing cars and users of Springdale.

No doubt, as the planning authority you will be taking these points into account and I consider that these factors give rise to severe reservation which count against granting permission.

Yours faithfully

P R Andrews

2 JUNE 2000

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| 05 JUN 2000 | |
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ALAN GRAHAM
5 SPRINGDALE
EARLEY
READING RG6 5PR

Tel: 0118 9863383

YOUR REF: F/2000/1453

MS LYNETTE BAKER

My strong opinion is that the proposed application should be thrown out - unreservedly.

- Safety - This is a corner plot on a right angle. Vision of the corner will not be there. Children play in/near the road and I am concerned over their safety. Cars will not see them.

- Parking - Too many cars already park in the road - including those at No 7. even though they have a drive! An extra house will compound the situation See above (safety)

- Properties - The overall look at the road, detached and semi detached. A further property here will be totally out of place. It is also too small.

- Value - Making 2 semi's into a 'terrace' will alter the value of houses and the road as a whole

Additionally, I would like to add that grass and top soil has already been removed. Should it have been?. Or is it considered planning permission is already a 'right'!

If this does go ahead - heaven forbid - the council or the occupier must pay compensation for the future loss in value of the other properties in the road. This should be substantial.

Overcrowding in properties is not good and has already created bad feeling in Springdale.

Short term gain?. Long time regret!

I look forward to your comments

Yours sincerely

A J Graham

(ALAN GRAHAM)

| PLANNING SERVICES | HPT |
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| POL | TLC |
| DC | ENF |
| APP | |
| CS OBS | LCB |
| 05 JUN 2000 | |
| COPIES TO: | |

31 Springdale
Earley
Reading
Berks RG6 5PR

2nd June 2000

Ms L Baker
Planning Officer
Wokingham District Council
P O Box 157
Shute End
Wokingham
Berks RG40 1WR

Dear Ms Baker

Application Number F/2000/1453

With regard to the District Council's letter of 22nd May 2000, we are writing to make you aware of our objection to the above planning application.

We would like to make the following comments which form the basis of our objection:-

1 The amount of land available for the building is too small for a separate dwelling. One of the issues which first attracted us to the area was the spacious layout. If the house is built the existing garden will be almost totally taken up by the building and will generally create a feeling of being cramped. As we are not currently overlooked this will change dramatically with the entrance to the new property being on the side and 3 windows facing our property.

2 It is inevitable that there would be additional vehicle movements to the new property in an already congested area, where there is frequent parking of vehicles on both sides of the road. This takes place on a bend restricting visibility in both directions when passing our property and clearly it is potentially dangerous, bearing in mind the number of small children who live in this road. This will also make it difficult for access in the event of an emergency and certainly doesn't make it easy for pedestrians.

3 From the plans it would appear that No. 6 & No. 7 Springdale will be attached to the new property and this will reduce the attractiveness of the area generally and may well affect the value of the properties in this road.

4 At the time the original plans for an extension to No. 7 Springdale were put forward we didn't object because they were of a smaller scale and were for an extension to the existing house rather than the building of a new property albeit attached to the existing one.

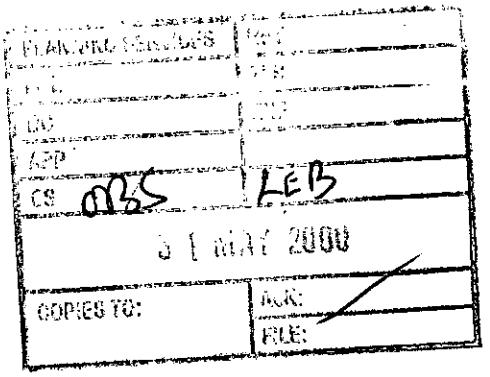
I should be pleased if you would take these views into consideration when the application is dealt with.

Yours sincerely

J E Rowden

Mr J D & Mrs J E Rowden

Copy to Earley Town Council




28 Springdale,
Earley,
Reading,
Berks.
RG6 5PR
0118 9 861911

Date 29th May 2000

Your Ref P/3/MB/AB/AF2

Dear Sir/Madam,
Re: Your letter regarding the planning application for the No.F/2000/1453-Proposed erection of one dwelling on the land attached to No.7 Springdale, Earley.

I refer to your letter of the 26th May 2000 and wish to formally notify you of my objection to the planned development at or near 7, Springdale, Earley.

My grounds for objecting are as follows:

- The proposed additional dwelling will further crowd what is an already crowded road. Cars are permanently parked on both sides of this road and it is reasonable to assume, given the amount of space within which this building will be constructed, that further on-road parking will occur. The parking will then occupy parts of the road that are likely, in my opinion, to cause excessive congestion and impede access for other residents and, potentially, emergency vehicles.
- The amount of space available for building is small, small enough to infer that the size of building likely to be erected will be smaller than, and therefore incompatible with, other houses in the road. This could have a detrimental effect upon the value of other properties in the road.
- The erection of a new property will create a situation where our respective properties will now be able to overlook each other. This will, again, have a detrimental effect upon any future resale value of our own property and represents a significant intrusion upon our privacy.
- I believe that the building, once erected, would create a blind corner which would, in turn, put at risk any children using the street at weekends as a play area.

I would also express my extreme concern at actions already undertaken by the occupier, including the use of an excavator to remove topsoil and thus spoil a piece of land on common view. It creates the impression of a lack of concern, both for the general appearance of the area, and the feelings of other residents. It also implies an intention to proceed regardless with plans, which I believe to be seriously flawed, and of detriment to our neighbourhood. In rejecting these plans, I sincerely hope and trust that the Council will issue appropriate instructions to restore the land to its former condition.

I May I also draw to the Councils attention that when these houses were built, the builders Gough Cooper. Would have built on this land but were unable to due to so possibly, due to a ruling that it would have caused the same problems mentioned above.

I Appreciate that the Council will seek to evaluate the proposed dwelling on its own merits, but would point out that the Council has, on at least one previous occasion, rejected plans for proposed extensions on the property in question on various grounds, grounds which I believe I have re-stated above. I strongly believe that the conditions in the road are unchanged and that, under those circumstances, the Council should again reject these plans.

Yours sincerely



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| 05 JUN 2000 | |
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27 Springdale
Earley
Reading
RG6 5PR

The Planning Officer
Wokingham District Coucil
*PO Box 157*
Shute End
Wokingham

1 June 2000

Dear Sirs

Planning Application No F2000/1453 Proposed erection of one dwelling on land adjoining 7 Springdale

I would like to register my objection to the above planning application. I would like to object for the following reasons.

1) The proposed dwelling would be visually intrusive. It would extend far beyond the run of the surrounding properties and would ruin the look of this part of the street. In addition it would increase the number of cars parked in the road as there would not be room to provide any form of off road parking.

2) The proposed dwelling would occupy the majority of the existing corner plot. This would block the line of sight for any vehicle driving round the corner. As the street has many young children this is likely to constitute a safety hazard to them. I am also concerned that the line of sight may be reduced to below that required by road safety legislation.

3) The addition of a third dwelling onto the existing semi detached houses would in effect turn them into a row of terraces. This would have an immediate detrimental effect on the values of the houses concerned, and may have a similar effect on the values of those in the surrounding area.

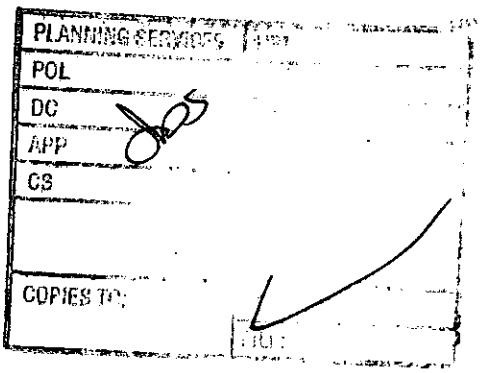
Yours faithfully

IR Macey

35 Springdale
Earley
Reading
RG6 5PR

7 June 2000

Lynette Baker
Environmental Services Department
Planning Services
Wokingham District Council
PO Box 157
Shute End
Wokingham
RG40 1WR




Dear Ms Baker

**Application Number** : *F/2000/1453*

**Site Address** : Land adjoining 7 Springdale, Earley, Reading

**Proposal** : Erection of one dwelling

I have received notification of the above application and have inspected the proposed plans. My main concern relates to the proposed new parking spaces for Number 7 Springdale itself as these are shown outside the red line of the planning application; I believe the line should be extended to include these spaces in order that you can ensure they are provided. There is currently a lot of parking on the road in Springdale and I therefore think it important that you are able to enforce the proper provision.

Yours sincerely

Mrs J M Porter

**TO: DEVELOPMENT CONTROL**
Lynette Baker

FROM: Environmental Design

DATE: 12th June 2000

**Location: Land adjoining 7 Springdale, Earley.**

**Proposal:** Proposed erection of one dwelling.

**Application Number:** F/2000/1453

In response to your consultation dated 22nd May 2000 for the above application, the landscape comment is as follows:

The proposal is acceptable provided that the applicant submits details of proposed planting by the road frontage. This is a corner site which is significant in terms of the street scene and it requires appropriate planting.

Patricia Green.

Patricia Green
Landscape Consultant

FROM: Lynette Baker

DELEGATED

DATE: 22 May 2000

## EARLEY TOWN CONSULTATION SHEET

**Application Number:** F/2000/1453

**Proposal:** Proposed erection of one dwelling..

**Site Address:** Land Adjoining 7, Springdale, Earley, Reading.

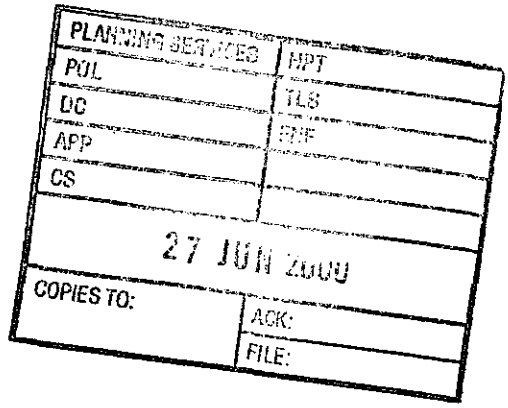
**Applicant:** Mr R Hitchens C/O The TPA Design Co.

Your observations are required in respect of this application **by 16/06/2000** .

---

Councillors considered that this proposal represented overdevelopment, and would create a terracing effect which would be of detriment to the street scene. Furthermore, it was considered that the elevation designs were poor, and were unsympathetic to the design of the existing properties in this road.

It is therefore requested that this application is refused.




SIGNED: _____ DATE: 22 JUN 2000

Clerk To Earley Parish/Town Council.

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| 05 JUN 2000 | |
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| | FILE: |

27 Springdale
Earley
Reading
RG6 5PR

The Planning Officer
Wokingham District Coucil
PO Box 157
Shute End
Wokingham

1 June 2000

Dear Sirs

Planning Application No F2000/1453 Proposed erection of one dwelling on land adjoining 7 Springdale

I would like to register my objection to the above planning application. I would like to object for the following reasons.

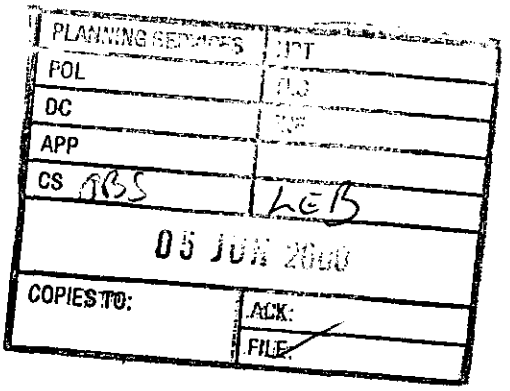
1) The proposed dwelling would be visually intrusive. It would extend far beyond the run of the surrounding properties and would ruin the look of this part of the street. In addition it would increase the number of cars parked in the road as there would not be room to provide any form of off road parking.

2) The proposed dwelling would occupy the majority of the existing corner plot. This would block the line of sight for any vehicle driving round the corner. As the street has many young children this is likely to constitute a safety hazard to them. I am also concerned that the line of sight may be reduced to below that required by road safety legislation.

3) The addition of a third dwelling onto the existing semi detached houses would in effect turn them into a row of terraces. This would have an immediate detrimental effect on the values of the houses concerned, and may have a similar effect on the values of those in the surrounding area.

Yours faithfully

IR Macey




1 / 06 / 2000

YOUR REF
F/2000/1453
7 SPRINGDALE EARLEY

Dear Sir/Madam

With reference to your letter dated 22/6/00 I wish to formally notify you of my objection to the planned development.

One of the main attractions when purchasing our property some four and a half years ago was the fact that is was not directly overlooked , the planned extension to number 7 only featured a small shower room window which would directly face us . This on its own we felt would make no real difference to us , but having a complete house opposite would totally change the outlook and feel to our home

Another on going problem in this and many other roads is the fact that many people either do not use their drive ways or indeed do not have enough parking for the number of cars they own and therefor cars remain parked half on road and pavement . Another property can only increase this problem and any extra off road parking on the bend will almost certainly impede access for larger vehicles such as dust carts delivery lorries and indeed fire engines .

Should this application be approved it will turn the three properties into a terrace and one assumes devalue number 6 considerably through no fault of their own The fact that the application is for a two bedroom dwelling that is in no way shape or form in keeping with anything in the area is also of concern

Yours Faithfully

C. J. Godo

Mr & Mrs J GODO
29 SPRINGDALE
EARLEY

**PROPOSED CONDITIONS IN THE EVENT OF THE APPEAL BEING ALLOWED, WITHOUT PREJUDICE TO THE COUNCIL'S CASE.**

Conditions.

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

2. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

3. The development shall not commence until details of all boundary treatments have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the Local Planning Authority. The approved scheme shall be maintained in perpetuity.

4. Immediately following the implementation of this permission, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification) no buildings, extensions or alterations permitted by Classes A, B, C, D and E of Part 1 of the Second Schedule of the 1995 Order shall be carried out without the prior written permission of the Local Planning Authority.

5. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 7 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays

6. Prior to the commencement of development, details of the slab levels of the proposed buildings shall be submitted to and approved in writing by the Local Planning Authority. The constructed development shall not vary from the approved levels.

7. Precautions shall be taken for the duration of the construction period to prevent the deposit of mud and similar debris (including blown litter) on the adjacent public highways, in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

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

9. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

10. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

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 visual amenities of neighbouring properties and the locality.

4. To safeguard the character of the premises and the residential and visual amenities of the occupiers of adjoining properties

5. To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period

6. In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.

7. In the interests of highway safety and convenience

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

9. In the interests of visual amenity.

10. In the interests of visual amenity.

# LODDON AREA LOCAL PLAN

## Adopted 5 May 1995

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

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

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

### ❖ LBE2 INAPPROPRIATE DESIGN

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

## ENVIRONMENTAL IMPROVEMENT

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

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

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

### ❖ LBE3 REFURBISHMENT AND REDEVELOPMENT

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

### ❖ LBE4 ENVIRONMENTAL ENHANCEMENT SCHEMES

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

## SUNLIGHT, DAYLIGHT AND NOISE

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

### ❖ LBE5 SUNLIGHT AND DAYLIGHT

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




# 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.

# WOKINGHAM DISTRICT COUNCIL

## TOWN AND COUNTRY PLANNING ACTS

### Notification of Refusal of Permission

**Mr R Hitchens**
**C/O The TPA Design Co**
**33 St Lukes Road**
**Maidenhead**
**Berkshire**
**SL6 7DN**

**Application Number: F/2000/1453**

**Parish:** **EARLEY**

**Location:** **Land Adjoining 7, Springdale, Earley, Reading.**

**Proposal:** **Proposed erection of one dwelling.**

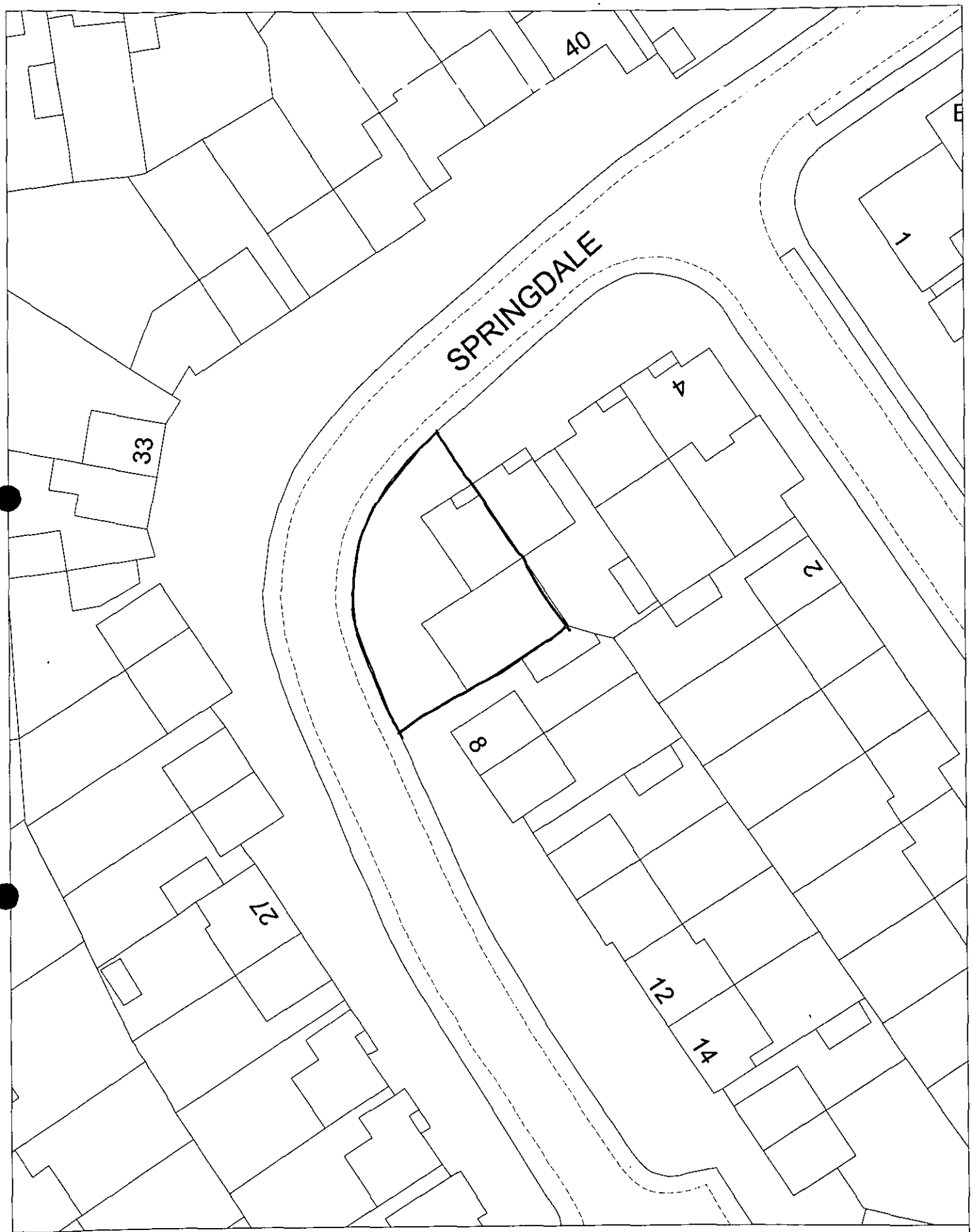
The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Refuse Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions,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

**Reason**

1. This proposal if permitted would due to its bulk and massing result in a cramped appearance in the street scene detrimental to the character of the area. Therefore, the proposal is contrary to Policies LBE2 of the Loddon Area Local Plan and WBE1 of the Wokingham District Local Plan.

John Mitchell
Development Control Manager
Date: 01/08/2000

**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.***




Site Plan, Scale: 1 to 500

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Date: 23 November 2000

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# WOKINGHAM DISTRICT COUNCIL
# PLANNING APPLICATION

PART 1

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

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

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

FOR OFFICE USE ONLY

| | | |
|---|---|---|
| 1. | APPLICANT'S NAME | Mr Richard Hitchens |
| | ADDRESS | 7 Springdale, Earley, Reading Berkshire, |
| | POST CODE | RG6 5PR PHONE |
| 2. If the applicant has an agent, all correspondence will be sent to the agent | AGENT'S NAME | The TPA Design Company |
| | ADDRESS | 33a St Lukes Road, Maidenhead, Berkshire |
| | POST CODE | SL6 7DN PHONE 01628 412388 |
| 3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE. | SITE LOCATION | Land adjacent to No 7 Springdale. |
| 4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used. | | Proposed new attached dwelling adjacent to No 7 Springdale, Earley |
| 5. Give the area in hectares or part of a hectare | AREA OF SITE | 0.0283 |
| 6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee | OWNERSHIP | Owner |
| List all the plans and drawings submitted with the application | PLANS/DRAWINGS | 950/02 |

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?

Tick the boxes(x)

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

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

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

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

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

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

Residential

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

YES/NO

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

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

YES/NO

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

14. STATE EXTERNAL MATERIALS TO BE USED.

To Match existing

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

1.8m fence as indicated

16. HOW WILL SURFACE WATER BE DISPOSED OF?

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/NO

If no, please give details

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

As Proposed

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

Yes

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

| | No. OF DWELLINGS/HABITABLE ROOMS PROPOSED | TO BE RETAINED | TO BE LOST |
|---|---|---|---|
| HOUSE | 1 / 4 * | / * | / * |
| BUNGALOW | / * | / * | / * |
| FLAT/MAISONETTE | / * | / * | / * |
| OTHER | / * | / * | / * |

* STATE No. OF HABITABLE ROOMS

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

YES/NO

If YES, complete Part 2 of the form

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

YES/NO

If YES, please ask for and complete Part 3 of the form

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

£190.00

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

SIGNED [signature] ON BEHALF OF Mr Richard Hitchens DATE 5.5.00

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

TOWN AND COUNTRY PLANNING ACT 1990

SECTION 78 APPEAL

**APPELLANT:** **Mr R Hitchens**

**APPEAL SITE:** **Land adjoining 7 Springdale, Earley**

**REASON FOR APPEAL:** **Refusal of planning permission for proposed erection of one dwelling.**

---

**LOCAL PLANNING AUTHORITY REFERENCE : F/2000/1453**

**DEPARTMENT OF THE ENVIRONMENT TRANSPORT & THE REGIONS REFERENCE: APP/X0360/A/00/1053377**

---

## 1.0 LOCATION AND SITE DESCRIPTION

1.1 The site is located on a corner plot of Springdale, Earley. (See appendix 1 for location plan, scale 1:1250). The surrounding dwellings in the area consist of terraced and semi-detached houses.

1.2 The appeal site is located within the identified settlement in the Town Parish of Earley. The site consists of a semi-detached house of brick and tile. In 1995 a planning application was approved for a two storey side extension. This particular application consists of the proposed erection of one dwelling.

## 2.0 RELEVANT PLANNING HISTORY

2.1

| Appl. | Description | Determined |
|---|---|---|
| 45022 | 2 storey side extension | Approved 08.11.95 |

2.2 On the 1 August 2000, planning permission was refused for the following reasons:

> ***The proposal, if permitted would, by reason of its bulk and massing, result in a cramped appearance in the street scene detrimental to the character of the area. The proposal is, therefore, contrary to policy LBE2 of the***

***Loddon Area Local Plan and policy WBE1 of the Wokingham District Local Plan.***

2.3 This refusal of planning permission forms the subject of the present appeal.

## 3.0 POLICY BACKGROUND

3.1 Loddon Area Local Plan (Adopted 5 May 1995)
The Loddon Area Local Plan forms the statutory basis for the operation of planning policy in this part of the District. The planning and Transportation Committee at their meeting on the 21 November 1996 resolved to reaffirm the decisions of the committee and the Council in relation to the current adopted Local Plans and to note that they will continue to carry weight as the most up-to-date adopted policies, except in relation to housing provision.

3.2 LBE2 - *Inappropriate design* (See appendix 2) is relevant in the consideration of this appeal.

3.3 Wokingham District Local Plan (Deposit Draft 1997)
The draft Wokingham District Local Plan (WDLP) was placed on deposit from 21 October to 2 December 1997 and has formed the basis for the development control decisions since 21 October 1997. The County Council issued a statement of general conformity with the structure plan in May 1997. The public Local Inquiry into the plan commenced in October 1998.

3.4 WBE1 – *Development in its local context* (See appendix 3) is relevant in consideration to this appeal.

## 4.0 THE CASE FOR THE LOCAL PLANNING AUTHORITY

4.1 It is submitted that the appeal proposal is unacceptable by virtue of its detrimental impact on the character and appearance of the area.

4.2 The proposed dwelling has a width of 5.1 metres at the narrowest point and 6.9 metres at the widest point, a depth of 7.4 metres, a height of 4.7 metres to the eaves and 7.3 metres to the ridge. This cul-de-sac is

an open plan estate and the closest dwellings to the highway are a distance of at least 5.0 metres. The site is a corner plot and the proposed dwelling would be a distance of 3.0 metres from the highway. The boundary fence surrounding this property would be 1.5 metres from the highway.

4.3 In 1995 planning permission was granted for a two storey side extension (the outline of which is indicated on the site plan). However, the currant application has a greater volume than that of the previous application and, as it would also be situated closer to the highway, the proposed site would not be considered suitable due to its size and location.

4.4 Although the decision notice did not refer to the proposed parking facilities, the Highways Section did comment that, 'parking on the front garden of No. 7 would encroach on the forward visibility of the bend.'

4.3 In summary, the proposal, due to its bulk, massing, siting and proximity to the highway, is inappropriate to, and out of character with, the street scenes and surrounding area.

4.4 For the above reasons, the proposals are contrary to policies LBE2 of the Loddon Area Local Plan and WBE1 of the Wokingham District Local Plan.

## 5.0 CONCLUSION

5.1 In conclusion, it is considered that the proposed development, as a result of its bulk, massing, siting, proximity to the highway and cramped appearance on the street scene, would have an adverse impact detrimental to both the street scene and the character of the surrounding area.

5.2 For the above reasons, the Inspector is respectfully requested to dismiss this appeal. (See appendix 4 for suggested conditions.)

Joss Miller
Assistant Planning Officer
Wokingham District Council

Appendix 1

Appendix 2

Appendix 3

Appendix 4

**CONDITIONS IN THE EVENT OF THE APPEAL BEING ALLOWED**

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

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

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

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

3. The area shown on the permitted drawings for vehicle parking shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

   Reason: Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

4. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

   Reason: To ensure a satisfactory external appearance.

5. No work of any sort shall take place between the hours of 18.00 and 08.00 Mondays to Fridays and 13.30 to 08.00 Saturdays and no work shall take place on Sundays or Bank Holidays.

   Reason: In the interests of the amenities of the occupants of this property and other properties nearby.

TOWN AND COUNTRY PLANNING ACT 1990

SECTION 78 APPEAL

**APPELLANT:** **Mr R Hitchens**

**APPEAL SITE:** **Land adjoining 7 Springdale, Earley**

**REASON FOR APPEAL:** **Refusal of planning permission for proposed *erection of one* dwelling.**

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**TRANSPORT & THE REGIONS REFERENCE: APP/X0360/A/00/1053377**

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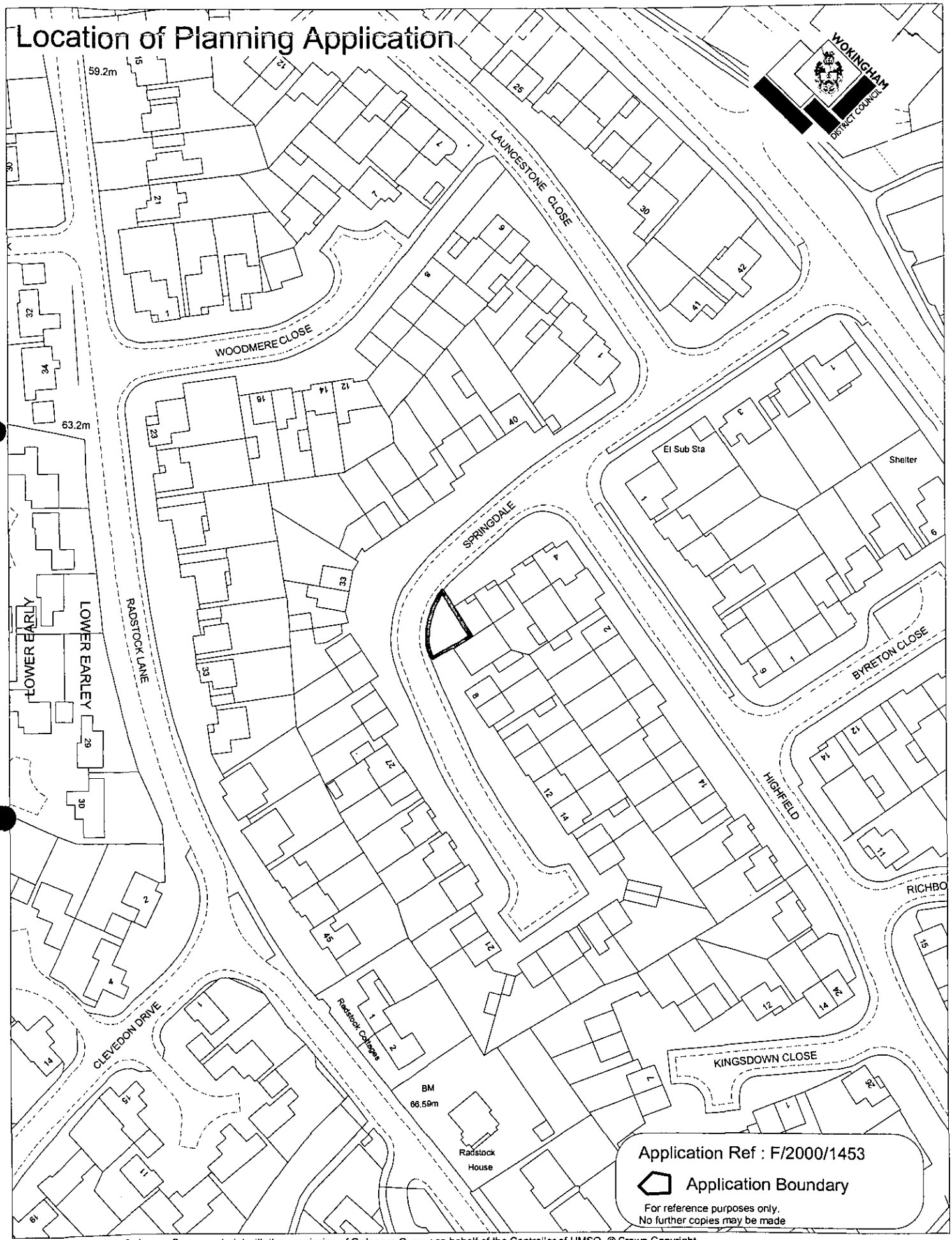
5.2 For the above reasons, the Inspector is respectfully requested to dismiss this appeal. (See appendix 4 for suggested conditions.)

Joss Miller
Assistant Planning Officer
Wokingham District Council

Appendix 1

# Location of Planning Application

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Development Control Section, Environmental Services, Wokingham District Council.

18 December 2000

Scale: 1 : 1250

N W E S

Appendix 2

# LODDON AREA LOCAL PLAN

## Adopted 5 May 1995

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

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

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

### ❖ LBE2 INAPPROPRIATE DESIGN

*PROPOSALS FOR DEVELOPMENT THAT IS INAPPROPRIATE IN TERMS OF ITS RELATIONSHIP WITH ADJOINING SITES AND BUILDINGS, OR WHICH WOULD ADVERSELY AFFECT THE CHARACTER OF AN AREA, BY VIRTUE OF ITS 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.

***1.4.05*** 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*

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.

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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**

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Implementation: Through the development control process.

Monitoring: Check quality of development on the ground.

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**POLICY WBE3: CHARACTER OF LARGE SCALE DEVELOPMENT**

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

Cont.

Appendix 3




# 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.

Appendix 4

**CONDITIONS IN THE EVENT OF THE APPEAL BEING ALLOWED**

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

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

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

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

3. The area shown on the permitted drawings for vehicle parking shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

   Reason: Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

4. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

   Reason: To ensure a satisfactory external appearance.

5. No work of any sort shall take place between the hours of 18.00 and 08.00 Mondays to Fridays and 13.30 to 08.00 Saturdays and no work shall take place on Sundays or Bank Holidays.

   Reason: In the interests of the amenities of the occupants of this property and other properties nearby.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no fences, gates, walls or other means of enclosure shall be erected within the curtilage of any dwelling house the subject of this permission, or forward of any wall of that dwelling house which fronts onto any highway. This condition shall not be construed as prohibiting the erection of any means of enclosure shown on the approved drawings, or its replacement in the same location to the same or lower height as originally approved.

Reason: To safeguard the visual amenities of neighbouring residents and the locality.

7. Prior to the commencement of the development, details of the slab levels of the proposed buildings shall be submitted to and approved in writing by the Local Planning Authority. The constructed development shall not vary from the approved levels.

Reason: In order to ensure a satisfactory form of development relative to the surrounding buildings and landscape.

8. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of the building hereby approved and retained.

Reason: In the interests of visual amenity.

9. All planting seeding and turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner; and any trees or plants which within a period of five years from the completion of the landscaping die, are removed or become seriously damaged or

diseased shall be replaced in the next planting season with others of similar size and species.

Reason: In the interests of visual amenity.

10. Prior to commencing work on site, provision shall be made to accommodate all site operatives' visitors and construction vehicles loading, off-loading, parking and turning within the site during the construction period, in accordance with details to be submitted and agreed in writing by their Local Planning Authority. The provision should be maintained and used at all times.

Reason: To prevent queuing and parking off the site, in the interests of highway safety and convenience.

11. Precautions shall be taken for the duration of the construction period to prevent the deposit of mud and similar debris on the adjacent public highways, in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development.

Reason: In the interests of highway safety and convenience.

**WOKINGHAM DISTRICT COUNCIL**

TOWN AND COUNTRY PLANNING ACT 1990

**APPEAL BY: Richard Hitchens**
**SITE: Land adjoining 7 Springdale, Earley**
**APPLICATION NO.: 1453**
**PROPOSAL: Proposed erection of 1 dwelling**

LIST OF PERSONS CIRCULATED WITH NOTICE OF APPEAL

District Councillor(s) for Redhatch

Mr D A Hare

Mrs F M Rolls

Mr A W Spratling

Clerk(s) of Parish / Town Council of Earley

Mr R Raymond, Council Office, Earley Town Council, 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

Environmental Design WDC
-Landscape & Trees

| Applicationo | Name & Address |
|---|---|
| F/2000/1453 | Mr & Mrs J Rowden<br>31 Springdale<br>Earley<br>RG6 5PR |
| F/2000/1453 | Mr & Mrs J Godo<br>29 Springdale<br>Earley<br>RG6 5PR |
| F/2000/1453 | P Eaton<br>28 Springdale<br>Earley<br>RG6 5PR |
| F/2000/1453 | A Graham<br>5 Springdale<br>Earley<br>RG6 5PR |
| F/2000/1453 | I Macey<br>27 Springdale<br>Earey<br>RG6 5PR |
| F/2000/1453 | Mr & Mrs T Bannister<br>34 Springdale<br>Earley<br>RG6 5PR |
| F/2000/1453 | Mrs J M Porter<br>35 Springdale<br>Earley<br>RG6 5PR |
| F/2000/1453 | P R Andrews<br>24 Springdale<br>Earley<br>Reading RG6 5PR |

App refused,
Letter sent 03/08/00

# The Planning Inspectorate

Room 1004
Tollgate House
Houlton Street
Bristol BS2 9DJ
http://www.planning-inspectorate.gov.uk

Direct Line 0117-9876079
Switchboard 0117-9878000
Fax No 0117-9878443

CC
APP
CS
COPIES TO: GTN
ACK: 1374-6079
FILE:

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

Your Ref: F/2000/1453

Our Ref: APP/X0360/A/00/1053377

Date: 16 January 2001

Dear Madam

**TOWN & COUNTRY PLANNING ACT 1990**
**APPEAL BY MR R HITCHENS**
**SITE AT LAND ADJ:, 7 SPRINGDALE, EARLEY, READING, BERKS, RG6 5PR**

I enclose for your information a copy of the appellant's final comments on the above appeal. Normally, no further comments, from any party, will now be taken into consideration.

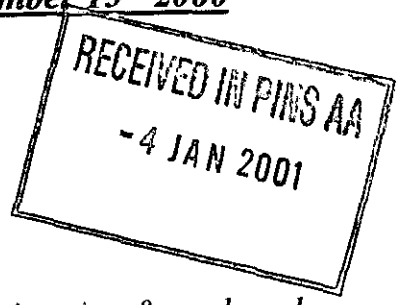
Yours faithfully

Miss A Groves

217L(BPR)

*R.Hitchens*
*7Springdale*
*Earley*
*Reading*
*Berkshire*
*RG6 5PR*

*December 15th 2000*




*Your Ref : APP / X0360 / A / 00 / 1053377*
*LPA : Wokingham District Council*
*LPA Ref No : F / 2000 / 1453*

*Dear Sir,*

*I acknowledge receipt of the Wokingham District Council questionaire & enclosed documents in relation to my appeal and lay out the invited response and comments as required.*

***Ref : Questionaire Item 2.***
*You can see the whole site clearly from the road.*

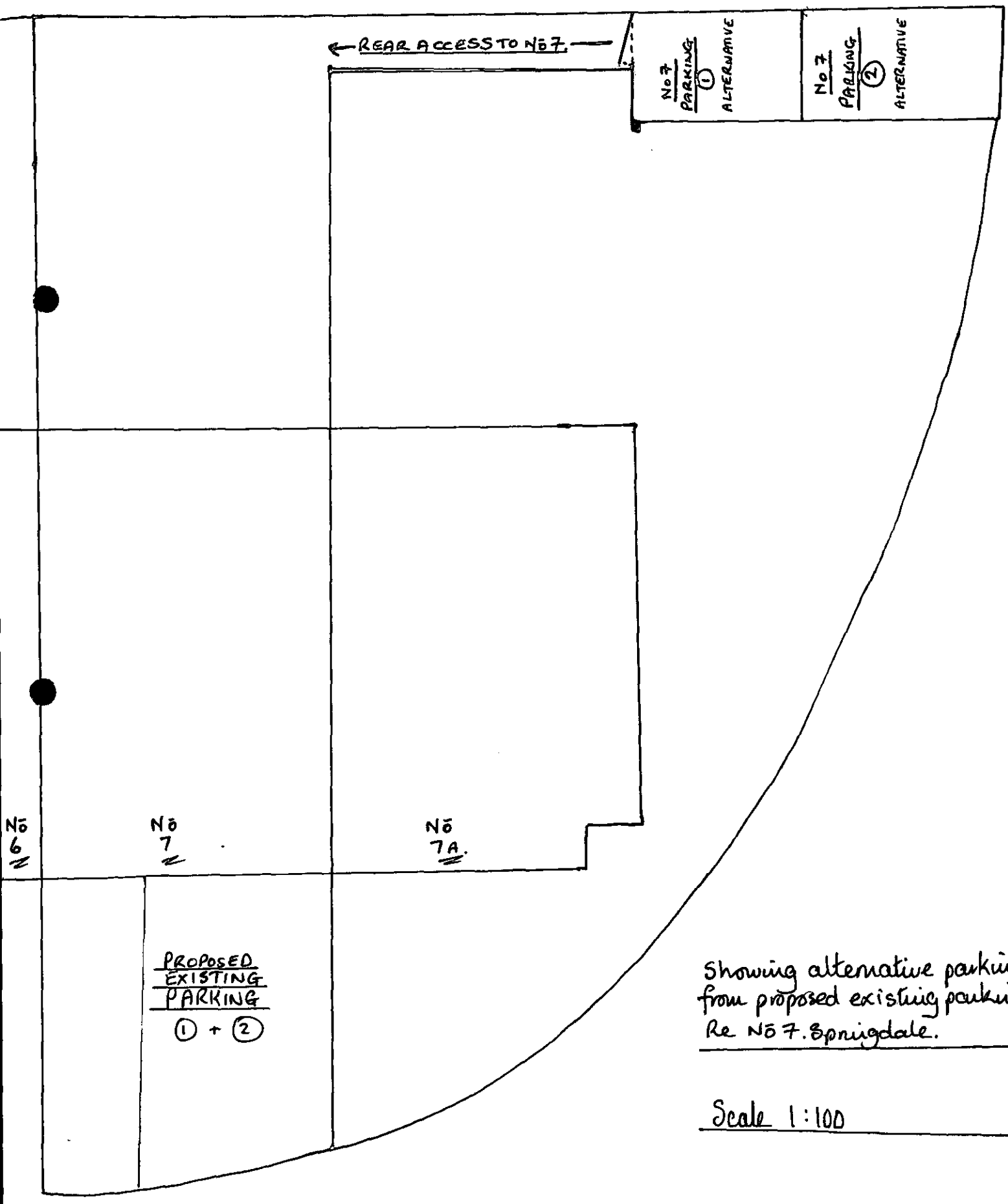
***Ref : From Enviromental Design to Development controller.***
*Appropriate planting shall be done as required / as specified.*

***Ref : Earley town consultation sheet / 22.05.00***
*a)There are varying types of properties ranging from semi's ,detached ,terraced and chalet within the immediate area. In addition the proposed erection is firmly within the existing building lines.*
*b)It is agreed on this point . Hence the new proposal is an alternative which matches existing in all respects thereby negating the point of objection.*

***Ref : Highways consultation sheet***
*Although refusal was not based on anything from the Highways Department an alternative can be submitted to the existing proposed parking for No 7 should the council have a preference . ( Enclosed drawing / plans reflecting this ).*

*Yours Faithfully*

*R.Hitchens*




Showing alternative parking from proposed existing parking Re Nō 7. Sprigdale.

Scale 1:100

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no fences, gates, walls or other means of enclosure shall be erected within the curtilage of any dwelling house the subject of this permission, or forward of any wall of that dwelling house which fronts onto any highway. This condition shall not be construed as prohibiting the erection of any means of enclosure shown on the approved drawings, or its replacement in the same location to the same or lower height as originally approved.

Reason: To safeguard the visual amenities of neighbouring residents and the locality.

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Reason: To prevent queuing and parking off the site, in the interests of highway safety and convenience.

11. Precautions shall be taken for the duration of the construction period to prevent the deposit of mud and similar debris on the adjacent public highways, in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development.

Reason: In the interests of highway safety and convenience.

Tel. 0118 974 6463 (Direct Line)

Date. 9 March, 2001

My ref. JM/JM/F/2000/1453

Your ref. APP/XO360/A/00/1053377

Mr R A Luck
Room 1202W
Tollgate House
Houlton Street
Bristol
BS2 9DJ


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) 977 8909
DX: 33506 – Wokingham
E-mail:


Dear Mr Luck,

**RE: ADDITIONAL PLANS RELATING TO 7 SPRINGDALE, EARLEY (F/2000/1453)**

Further to your appeal site visit accompanied by Mr Hitchens and the case officer, Joss Miller on 12 February 2000, I am writing to confirm that the additional plans received would result in an increase in volume of the building and, therefore, would require a new application. Since the above mentioned application is currently the subject of an appeal, I would be unable to offer more detailed comments on the revised plans, as your decision on this matter would influence the outcome of any further development on this site.

I hope this information is of use to you. If you have any further questions relating to this matter the case officer, Joss Miller, can be contacted on the above telephone number.

Yours sincerely

JOHN MITCHELL

Development Control Manager

cc: Mr Hitchens (appellant)

Tel. 0118 974 6463 (Direct Line)

Date. 9 March, 2001

My ref. JM/JM/F/2000/1453

Your ref. APP/XO360/A/00/1053377

Mr R Hitchens
7 Springdale
Earley
Reading
Berkshire
RG6 5PR


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) 977 8909
DX: 33506 – Wokingham
E-mail:


Dear Mr Luck,

**RE: ADDITIONAL PLANS RELATING TO 7 SPRINGDALE, EARLEY (F/2000/1453)**

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I hope this information is of use to you. If you have any further questions relating to this matter the case officer, Joss Miller, can be contacted on the above telephone number.

Yours sincerely

JOHN MITCHELL
Development Control Manager

cc: Mr Hitchens (appellant)

Tel. (0118) 974 6448 (Direct Line)
Date: December 18, 2000
My ref: F/2000/1453
Your ref: APP/X0360/A/00

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

Miss A Groves
The Planning Inspectorate
Room 1004
Tollgate House
Houlton Street
BRISTOL
BS2 9DJ

Dear Miss Groves

**APPEAL BY: Mr R Hitchens**
**SITE: Land adjoining 7 Springdale Earley**

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

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date: November 23, 2000
My ref: F/2000/1453
Your ref: APP/X0360/A/00/1053377

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

Miss A Groves
The Planning Inspectorate
Room 1004
Tollgate House
Houlton Street
BRISTOL
BS2 9DJ

Dear Miss Groves

**APPEAL BY: Mr R Hitchens**
**SITE: Land adjacent to 7 Springdale, Earley**

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

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date. November 23, 2000
My ref: F/2000/1453
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

Mr R Hitchens
7 Springdale
Earley
Reading
RG6 5PR

Dear Sir

**APPEAL BY:** **Yourself**
**SITE:** **Land adjacent to 7 Springdale**

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

Tel. (0118) 974 6448 (Direct Line)
Date. November 23, 2000
My ref. F/2000/1453
Your ref.

Mrs J M Porter
35 Springdale
Earley
RG6 5PR

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 Madam,

**TOWN AND COUNTRY PLANNING ACT 1990**
**APPEAL BY:*Richard Hitchens***
**SITE: Land adjacent to 7 Springdale, Earley**

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

Comments already made, following the original application for planning permission, will be forwarded to The Planning Inspectorate and copied to the appellant

If you wish to make further representations about the appeal ,you should send three copies, quoting reference APP/X0360/A/00/1053377, to Miss A Groves, The Planning Inspectorate, Room 1004, Tollgate House, Houlton Street, Bristol, BS2 9DJ. Comments received after 26/12/00 will not normally be seen by the Inspector & will be returned.

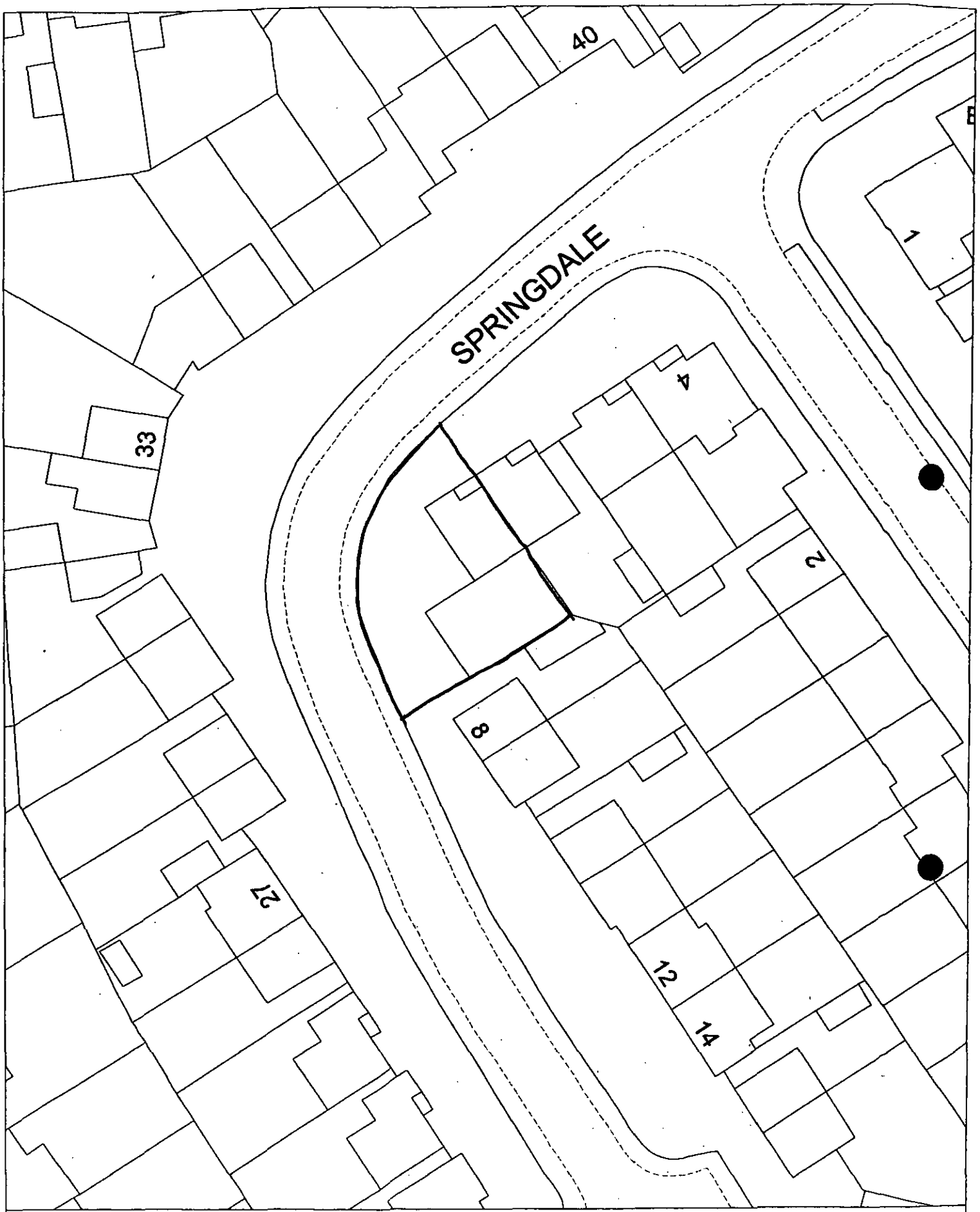
The application, decision notice, and the appellant's grounds of appeal may be inspected in the Environmental Services Department (Planning) at the Civic Offices, Shute End, Wokingham, Berkshire during normal office hours (08.30 to 17.00 on Mondays to Thursdays, 16.00 on Fridays).

A free booklet, Guide to taking part in Planning Appeals, is available from this office.

**If you wish to be notified of the result of the appeal, you should write to the Planning Inspectorate requesting a copy of the decision.**

Yours faithfully

Denise Gumbrell
Appeals Assistant




Site Plan, Scale: 1 to 500

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Date: 23 November 2000

N
W E
S

# The Planning Inspectorate

Room 1004
Tollgate House
Houlton Street
Bristol BS2 9DJ
http://www.planning-inspectorate.gov.uk

PLANNING SERVICES | HPT
DC Direct Line- 0117-9876079
APSwitchboard – 0117-9878000
CSFax No. – 0117-9878443
GTN 1374-6079
COPIES TO: | ACK: | FILE:

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

Your Ref: F/2000/1453

Our Ref: APP/X0360/A/00/1053377

Date: 14 November 2000

Dear Madam

**TOWN & COUNTRY PLANNING ACT 1990**
**APPEAL BY MR R HITCHENS**
**SITE AT LAND ADJ:, 7 SPRINGDALE, EARLEY, READING, BERKS, RG6 5PR**

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 to me, 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.

I must **receive** the following documents within this timetable:

**Within the next 2 weeks**

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

i) any comments they made at application stage will be sent to me and if they want to make any additional comments I must receive 3 copies within **6 weeks of the starting date.** If we receive representations 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 make sure that the appellant and I receive a copy of a completed appeal questionnaire and supporting documents (including relevant development plan policies when appeals are against non-determination).

**Within the next 6 weeks**

**You** and the appellant must make sure that I receive 2 copies of any statement. 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.*

**Within the next 9 weeks**

**You** and the appellant must make sure that I receive 2 copies of any comments on each other's statement and any comments on any representations received from interested parties. I will forward the appellant's to you at the appropriate time.

Site visit arrangements

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

You **must keep to the timetable** set out above and ensure that I receive your representations within the deadlines. If I do 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, we must receive 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 C M Bate

102(BPR)

The Planning Inspectorate

| For official use only |
| --- |
| Date received |

# PLANNING APPEAL FORM

**Please send each appeal on a separate form**

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 Richard Hitchens

Address 7 Sprigdale
Earley
Reading. Berkshire
Postcode RG6 5PR

Your reference

Daytime phone no 0118 9670080/90

Fax no

E-mail address

## B. AGENT DETAILS (if any)

Name

Address

Postcode

Your reference

Daytime phone no

Fax no

E-mail address

## C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the LPA Wokingham District Council

LPA's application reference no F2000/1453

Date of the planning application

Date of LPA's decision notice (if issued) 1/8/00

## D. APPEAL SITE ADDRESS

Address 7a Sprigdale, Earley, Reading
Berkshire
Postcode RG6 5PR

National grid reference

*(Please see the key on an Ordnance Survey map for instructions; this should be 2 letters and 6 numbers, eg TQ 298407)*

## E. DESCRIPTION OF THE DEVELOPMENT

*(This must be the same as on the application sent to the LPA, unless minor amendments were agreed)*

End of terrace

Size of the whole appeal site (*in hectares*)

0.0283

Area of floor space of proposed development *(in square metres)*

Ground floor - 57 sq mts 1st floor 51 sq mts.

## 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 which you do not like. ☐
3. Refuse approval of details listed under a previous outline planning permission. ☐
4. Grant approval of details listed under a previous outline planning permission subject to conditions which you do not like. ☐
5. Refuse to approve any matter required by a condition on a previous planning permission (other than those in 3 or 4 above). ☐

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

## G. GROUNDS OF APPEAL

If you want your appeal dealt with by the written procedure, your **FULL STATEMENT MUST** be made, otherwise we will return the appeal form. You should give a clear explanation of why you disagree with each of the LPA's reasons for not granting permission, if appropriate. Please continue on a separate sheet(s) if you need to and attach them to this form. If you have requested a hearing or an inquiry, please provide a brief outline of your case.

See Attached.

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
  Appeals Registry
  Tollgate House
  Houlton Street
  BRISTOL
  BS2 9DJ
  Fax no: 0117 987 8769

- **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 as they will have everything which you sent them at application stage, but send them any supporting documents not previously sent to them 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.

2) Write to you and the LPA and tell you the procedure for your appeal.

3) Tell you the timetable for us receiving further information or representations.
**If your representations are received after the deadline, they will not normally be seen by our Inspector and will be returned to you.**

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

5) Tell you our Inspector's decision.

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The Copyright Unit
Her Majesty's Stationery Office
St Clements House
2-16 Colegate
Norwich NR3 1BQ

## G. GROUNDS OF APPEAL (continued)

## H. CHOICE OF PROCEDURE

**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 tick **one** box only* ✔

**1. WRITTEN REPRESENTATIONS** ☑

Can the whole site be seen from a road or other public land and there is no need for the Inspector to enter the site (eg to take measurements or to enter a building)? If yes, please tick the box. If so, we will arrange an unaccompanied site visit. ☑

**2. HEARING** ☐

Although you may prefer a hearing, we will decide whether a hearing is suitable for your appeal after consulting the LPA.

**3. INQUIRY** ☐

Please give reasons why you think an inquiry is necessary.

## I. APPEAL SITE OWNERSHIP DETAILS

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

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

### 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 notice served | Date the notice was served |
|---|---|---|
| | | |
| | | |
| | | |

### CERTIFICATES C and D ☐

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

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

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

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

*OR*

(b) The appeal site is, or is part of, an agricultural holding and the appellant (or the agent) has given the requisite notice to every person other than the appellant who, on the day 21 days before the date of the appeal, was a tenant of an agricultural holding on all or part of the land to which the appeal relates, as listed below: ☐

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

### PLEASE SIGN BELOW

I confirm that this section has been fully completed and the details of the ownership of the appeal site are correct, to the best of my knowledge.

Signed _____ (on behalf of) _____

Name (in capitals) R. HITCHENS Date Nov 1st 2000



***Please turn over***

## J. ESSENTIAL SUPPORTING DOCUMENTS

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

✔

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

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

7. **Additional plans or drawings** relating to the application but not previously seen by the LPA. ☑
   Please number them clearly and list the numbers here:
   Additional Plans/Submissions B) 1, 2 + 3.
8. Any relevant **correspondence** with the LPA. ☐
9. If the appeal is against the LPA's refusal or failure to grant permission for 'details' imposed on a grant of outline permission, please enclose:
   (a) the relevant outline application; ☐
   (b) all plans sent at outline application stage; ☐
   (c) the original outline planning permission; ☐
10. A copy of any Environmental Statement plus certificates and notices relating to publicity (if one was sent with the application, or required by the LPA). ☐
11. If you have sent other appeals for this or nearby sites to us and these have not been decided, please give details and our reference numbers. ☐

## K. PLEASE SIGN BELOW

**(Unsigned forms will be returned. Signed forms 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 documents to the LPA – ***N.B.*** *if you do not, your appeal will not normally be accepted.*
2. I confirm that section J has been fully completed.
3. I will send 2 copies of any further documents relating to this appeal to the Inspectorate.

Signed _____ (on behalf of) _____

Name (in capitals) R. KITCHENS Date 1/11/00

*Mr. R. Hitchens*
*7 Springdale Road*
*Earley*
*Reading*
*Berkshire*
*RG6 5PR*

*November 1st 2000*

*Dear Sir,*

*Following our discussions with the Senior Planning Officer at the Wokingham District Council we have been advised to submit for your consideration the following :*

*A)* ***The original application Plan ( subsequently refused )***
*B)* ***The amended plans / application for your perusal .***

*The original application we understand , failed only on the building design and mass . We have approached these matters as follows :*

***Submission of drawings***

***1) Showing the site excluding any development ( 3 Dimensional scaled drawing & O.S.map )***
***2) Showing the site including the new proposal ( 3 Dimensional scaled drawing & O.S.map )***
***3) The new development detail***

*Submission 2) is to show the new 'developments' impact on the road and area .*

*The newly proposed dwelling will occupy land for which permission has been granted for a two-storey side extension ( ref 45022). The height of the house will be as approved for the extension and the bulk is not significantly greater than that of the approved extension . The new proposal mirrors the immediate adjoining / surrounding properties and has been designed reflecting the corner position of the property . At present the garden area is unfenced and the construction of a dwelling will ensure that the corner remains open . The house shall have garden space and parking the same as in the original submission meeting planning requirements .*
*Our new proposal is made under the guidance of PPG3 , which encourages the use of land within existing residential areas for new housing with easy access to public transport and other community facilities .*

***Cont ,***

***In Conclusion*** ,

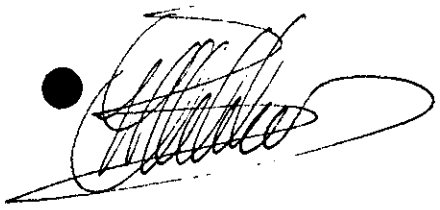
*It is submitted that the officer failed to consider that the site more than adequately provides for an additional unit ,and their refusal based on submission A) is flawed as can be seen by our documents / drawings 1,2 & 3 . We do however accept the design failures and ask that the appeals officer consider our minor amendments now mirroring the existing properties , as suggested by the Senior Planning Officer at the Wokingham District Council.*

*The Highways Authority found no fault with the original application and in addition it is worthy of note that neither of the adjoining properties to this site & their owners made or had any objection whatsoever to the original application .*

***We therefore submit that the officers failed to give adequate consideration to the attributed site plans which clearly shows that 'build mass ' in this instance is not excessive . With regard to the design we have now put forward an alternative that mirrors the existing / adjoining property .***

*Thank you for your consideration in this matter .*

*Yours Faithfully*



***R. Hitchens***

*( Resident / owner )*

# The Planning Inspectorate

**Remember we must receive documents before the deadline for submitting appeals expires.**

You need to send:

- A copy of the site ownership certificate sent with the planning application.

**Please give our reference number when you reply.**

The Planning Inspectorate
Room 1004
Tollgate House
Houlton Street
Bristol
BS2 9DJ

# The Planning Inspectorate

Room 1004
Tollgate House
Houlton Street
Bristol BS2 9DJ
http://www.planning-inspectorate.gov.uk

Direct Line 0117-9876079
Switchboard 0117-9878000
Fax No 0117-9878139
GTN 1374-6079

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

Your Ref: F/2000/1453

Our Ref: APP/X0360/A/00/1053377

Date: 8 November 2000

Dear Madam

**TOWN & COUNTRY PLANNING ACT 1990**
**APPEAL BY MR R HITCHENS**
**SITE AT LAND ADJ:, 7 SPRINGDALE, EARLEY, READING, BERKS, RG6 5PR**

Please find enclosed copies of correspondence sent to the appellant.

Yours faithfully

Miss A Bibi

211B(BPR)

# The Planning Inspectorate

Room 1004
Tollgate House
Houlton Street
Bristol BS2 9DJ
http://www.planning-inspectorate.gov.uk

Direct Line 0117-9876079
Switchboard 0117-9878000
Fax No 0117-9878443
GTN 1374-6079

Mr R Hitchens
7 Springdale
Earley
Reading
Berks
RG6 5PR

Your Ref:

Our Ref: APP/X0360/A/00/1053377

Date: 8 November 2000

Dear Sir

**TOWN & COUNTRY PLANNING ACT 1990**
**APPEAL BY MR R HITCHENS**
**SITE AT LAND ADJ:, 7 SPRINGDALE, EARLEY, READING, BERKS, RG6 5PR**

Thank you for sending us the above appeal.

I have checked the appeal documents but you have not included those on the attached checklist [201A]. Please send one copy of these to me at the above address and one copy to the local planning authority (LPA), as soon as possible. If you do not have them, you may be able to obtain copies from the LPA.

Please remember that there is a 6 month deadline for the submission of all your appeal documents. This deadline runs from the date of the LPA's refusal notice or, if your appeal is against the LPA's failure to make a decision, from the end of the 8 week period which the LPA had to determine the application. **If we have not received all your appeal documents by the 6 month deadline, we will not be able to proceed and your appeal will be turned away.**

If you have any queries about this letter, please phone or write to me.

Yours faithfully

Miss A Bibi

213(BPR)