SYSTEMS LTD

SOUTHPORT U.K Tel.0704-26866 Fax.0704-25814
LONDON OFFICE Tel.071-377-1777 Fax.071-247-6181

APPLICATION NO:
F/2000/1736

LOCATION:
9 Tamarind Way, Earley Reading.

APPLICANT:
Mr Mrs Hodge C/O Abracad

PROPOSAL:
Proposed two storey side extension to dwelling

EARLIEST DATE FOR DECISION: ***15/07/2000***

APPLICATION WILL HAVE EXPIRED ON:
08/08/2000

CASE OFFICER: **Joss Miller**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr Mrs Hodge
C/O Abracad
The Atrium
Broad Lane
Bracknell
Berks
RG12 9BX

Application Number: F/2000/1736

Parish: **EARLEY**

Location: **9, Tamarind Way, Earley, Reading.**

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

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

Reason

1. This proposal, if permitted, would materially and adversely affect the spacious character of the road junction of Clove Close and Tamarind Way and would result in a cramped appearance detrimental to the street scene. Therefore, it would be contrary to policies LBE2 of the Loddon Area Local Plan and WBE1 of the Wokingham District Local Plan (Deposit Draft).

John Mitchell

John Mitchell
Development Control Manager
Date: 28/07/2000

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.

TOWN AND COUNTRY PLANNING ACT 1990

SECTION 78 APPEAL

APPELLANT: **Mr & Mrs Hodge**

APPEAL SITE: **9 Tamarind Way, Earley**

REASON FOR APPEAL: **Refusal of planning permission for proposed two storey side extension.**

LOCAL PLANNING AUTHORITY REFERENCE : F/2000/1736

DEPARTMENT OF THE ENVIRONMENT TRANSPORT & THE REGIONS REFERENCE: APP/X0360/A/00/1053149

1.0 LOCATION AND SITE DESCRIPTION

1.1 The site is located on Tamarind Way, Earley, at the junction of Clove Close. (See appendix 1 for location plan, scale 1:1250). The surrounding dwellings in the area consist of detached houses and garages.

1.2 The appeal site is located within the identified settlement in the Town Parish of Earley. The site consists of a detached house of brick and tile. There have been no further applications relating to this site. This particular application consists of a two storey side extension.

2.0 RELEVANT PLANNING HISTORY

2.1 There is no additional planning history.

2.2 On the 28 July 2000, planning permission was refused for the following reasons:

> ***The proposal, if permitted, would materially and adversely affect the spacious character of the road junction of Clove Close and Tamarind Way and would result in a cramped appearance detrimental to the street scene. 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 side extension has a depth of 8.8 metres, a height of 4.0 metres to the eaves and 7.0 metres to the ridge, some 1.0 metres lower than the roof of the original dwelling. This is a corner plot with

the extension 0.2 metres from the footpath at the closest point and 1.0 metre at the furthest point. There is some foliage to the front of the house and a 1.8 metre wall to the side and rear boundaries. The dwellings in this area are, like the appellant's dwelling, set in from the road and provide a more spacious setting as a result. It is considered that the proposed side extension would be in a prominent position at the junction of Clove Close and Tamarind Way, thus creating an overbearing and cramped appearance detrimental to the street scene. This proposal would also set an unfortunate precedent in the vicinity and, as such, would have an adverse effect on the character of both the street scenes and the surrounding area.

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.

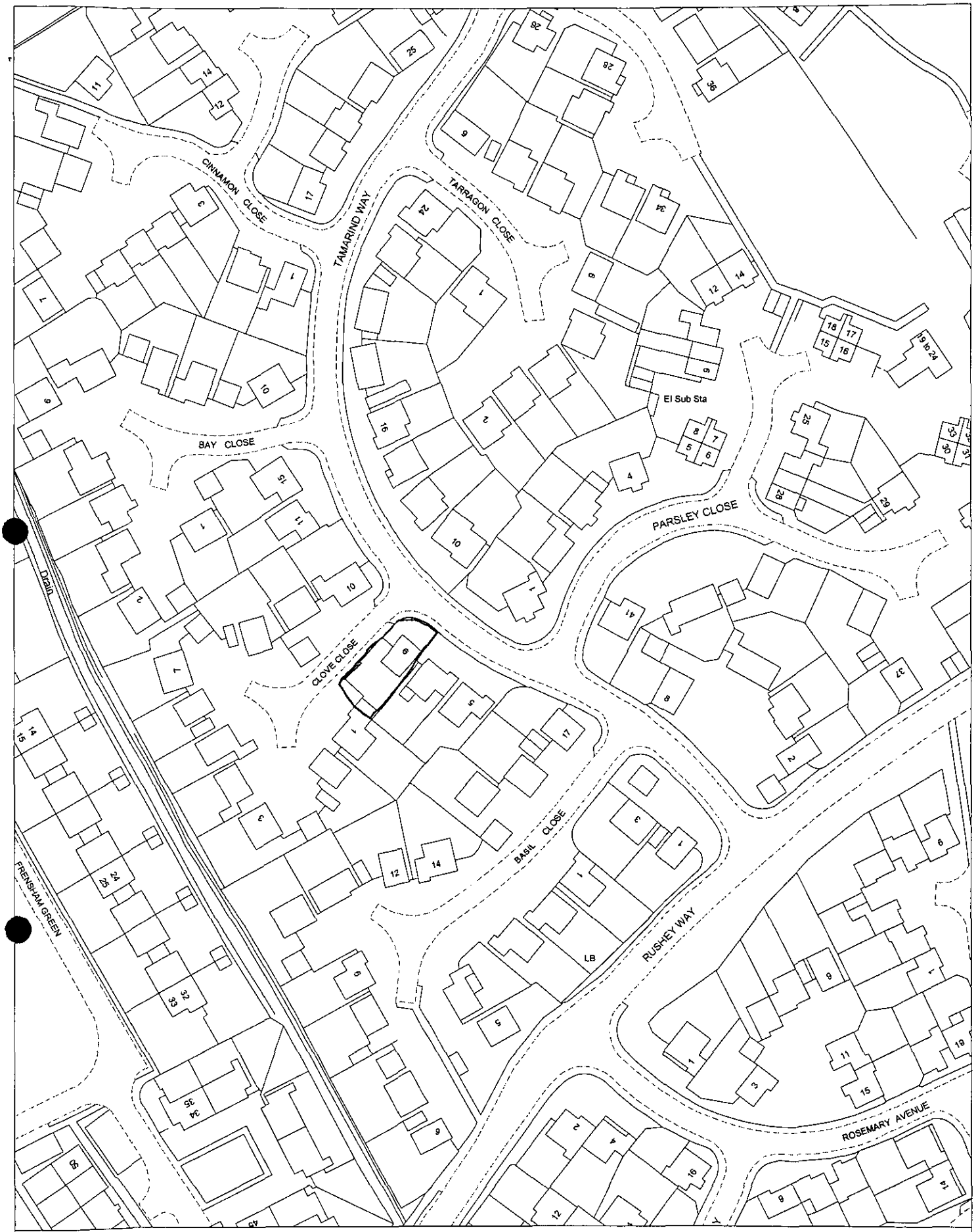
5.0 CONCLUSION

5.1 In conclusion, it is considered that the proposed development, as a result of its bulk, massing, siting and proximity to Clove Close and Tamarind Way, would have an adverse impact detrimental to the street scenes 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



Site Plan, Scale: 1 to 1250

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Date: 15 December 2000

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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

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

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.

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

e) THE LOCAL TOWNSCAPE

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

g) SAFETY AND SECURITY

h) THE PRIVACY AND AMENITY OF THE EXISTING ENVIRONMENT

i) SUPPLEMENTARY PLANNING DESIGN GUIDANCE ADOPTED BY THE COUNCIL.

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

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

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

POLICY WBE2: IMPROVING ON THE LOCAL CONTEXT

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

Implementation: Through the development control process.

Monitoring: Check quality of development on the ground.

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

POLICY WBE3: CHARACTER OF LARGE SCALE DEVELOPMENT

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

Cont.

Appendix 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. 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.

3. All new external work shall be carried out in materials that match in size, colour and texture, those of the existing building.

Reason: To ensure a satisfactory external appearance.

4. 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.

TO: **DEVELOPMENT CONTROL**
Joss Millar

FROM: Environmental Design

DATE: 25th July 2000

Location: 9 Tamarind Way Earley

Proposal: Proposed two storey side extension to dwelling

Application Number: F/2000/1736

In response to your consultation dated 21st June 2000 for the above application, the landscape comment is as follows:

> The application is acceptable and will fit with the locality. The applicant should be sure to make good to the laurel hedge after completion of the works.

Patricia Green

Patricia Green
Landscape Consultant

1959/a

13.JUN.2000* 1736

HOUSEHOLDER PLANNING APPLICATION

Please answer all questions in CAPITAL letters. If any question does not apply, put N/A in the space.
Please submit 6 copies of the completed form and your plans to: Planning Department, Wokingham District Council, PO Box 157, Shute End, Wokingham, Berkshire, RG40 1WR.
Notes to help you fill in the form are attached.
If you still have any questions about the form, please call Ian Jordan on (0118) 9778763.

For office use only
Application No.

You can use this form for applying for full permission only for:

* extensions
* loft conversions
* garages and outbuildings
* garden fences or walls
* new or altered access

This form is for householders (and their agents) occupying houses, bungalows or flats only. You must use the General Planning Application form for all other types of application.

1.	YOUR NAME	MR & MRS P. HODGE
	ADDRESS	9 TAMARIND WAY,
		EARLEY, READING,
		BERKS., 01189
	POST CODE	RG6 5GR Tel. No. 863762
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	ABRACAD
	ADDRESS	THE ATRIUM,
		BROAD LANE,
		BRACKNELL, BERKS., 01344
	POST CODE	RG12 9BX Tel. No. 481047
3. On the 1:2500 and 1:500 scale plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE	SITE LOCATION	9 TAMARIND WAY, EARLEY
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	2 STOREY SIDE EXTENSION

5. ARE THERE ANY TREES ON THE SITE? (YES) / NO
If YES, please show their positions, spread, and species of the trees on the plans. Indicate any which are to be felled.
(Tree at front could be damaging drains)

6. PLEASE LIST THE EXTERNAL MATERIAL TO BE USED
BRICK, TILE & RENDER TO MATCH EXISTING

7. WILL PEDESTRIANS/VEHICLES ACCESS THE SITE? (YES) / ~~NO~~
Please show details of the existing access and any proposed changes on the plans.
No change.

8. WILL THE CAR PARKING PROVISION AT THE SITE BE CHANGED? If YES, please show details of any changes on the plans. ~~YES~~ / (NO)

9. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE? ~~YES~~ / (NO)
If YES, please show the route and any proposed alternative on the plans.

10. CHECK LIST Please ensure that you enclose the following:-

(a) 6 copies of this form, signed and dated ✓
(b) The fee (the current scale of fees is attached) £95-00
If no fee is payable please say why below

(c) 6 copies of plans and drawings ✓
(i) 1:2500 scale location plan with application, site outlined in red. ✓
(ii) 1:500 scale site layout plan showing position of adjoining dwellings ✓
(iii) 1:100 or 1:200 scale floor plans and elevations

11. CERTIFICATE OF OWNERSHIP (SECTION 66 TOWN AND COUNTRY PLANNING ACT 1990)
Please delete either Certificate A or Certificate B below. If neither apply you must complete a full certificate obtainable from the Planning Department.

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

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 (a) of any part of the land to which the application relates. ✓

* None of the land forms part of an agricultural holding.

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

* None of the land forms part of an agricultural holding

SIGNED Alistair Lloyd. ON BEHALF OF Mr & Mrs R Hodge

DATE 8/6/2000

FROM: Joss Miller

DATE: 21 June 2000

DELEGATED

32170

FILE:

23 JUN 2000

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2000/1736

Proposal: Proposed two storey side extension to dwelling.

Site Address: 9, Tamarind Way, Earley, Reading.

Applicant: Mr Mrs Hodge C/O Abracad.

Your observations are required in respect of this application **by 15/07/2000** .

The Town Council has no objections to the proposals, but requests that adequate provision is made for the off-road parking of three cars.

SIGNED: _____ DATE: 20 JUL 2000

Clerk To Earley Parish/Town Council.

Copy for application file.

Appeal Decision

Site visit made on 24 January 2001

The Planning Inspectorate
Room 1404
Tollgate House
Houlton Street
Bristol BS2 9DJ
☎ 0117 987 8927

by C. Hughes BA (Hons) Dip TP MRTPI

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

Date
21 FEB 2001

Appeal Ref: APP/X0360/A/00/1053149
9 Tamarind Way, Earley

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr and Mrs P Hodge against the decision of Wokingham District Council.
- The application (ref:F/2000/1736), dated 8 June 2000, was refused by notice dated 28 July 2000.
- The development proposed is a 2 storey side extension.

Summary of Decision: The appeal is dismissed.

Main Issue

1. The main issue is the effect of the proposed side extension on the character of the street scene at the junction of Clove Close with Tamarind Way, having regard especially to the scale and positioning of the extension.

Planning Policy

2. The Council refers to policy LBE2 of the Loddon Area Local Plan (1995) and to policy WBE1 of the draft Wokingham District Local Plan as proposed to be modified. Policy LBE2 states that 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. Policy WBE1 requires development to respect its local context, having regard, amongst other things, to visual impact, local townscape, and the layout, form, scale and massing of development.

Reasons

3. The 2 houses at the entrance to Clove Close from Tamarind Way are both set back somewhat from the highway of Clove Close. No.9 is the southerly of the 2 properties. The set back of the houses creates space at the junction and invites views along the cul-de-sac.

4. Although the extension would be lower than the existing house, it would still be 2 storeys high, and would extend along the full depth of the house. The side wall of No.9 would be brought close to the rear of the footway of Clove Close. The extension would therefore be substantisal in scale in the context of the street scene, and would encroach on the space between buildings at the junction. Its effect would be harmful to the street scene, in a prominent corner position.

5. Several of the apparent precedents are located on Tamarind Way or within culs-de-sac off Tamarind Way, not at junctions. The junction of Basil Close with Tamarind Way does have

a spacious character because the main 2 storey elements of the buildings on either side of the entrance to the close are set back from the highway.

Conclusions

6. The proposal would harm the character of the street scene and would be contrary to the provisions of local policies. I have taken account of the other matters raised, including the support of neighbours, but these matters are outweighed by the considerations leading to my decision.

Formal Decision

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

Information

8. Particulars of the right of appeal against this decision to the High Court are enclosed for those concerned.

C. Hughes

Tel. (0118) 974 6448 (Direct Line)
Date: December 15, 2000
My ref: F2000/1736
Your ref: APP/X0360/A/00/1053149

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 & Mrs Hodge
SITE: 9 Tamarind Way, 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

WORK SHEET FOR : Joss Miller

Application Number : F/2000/1736

Applicant : Mr Mrs Hodge C/O Abracad.

Location : 9, Tamarind Way, Earley, Reading.
Proposal : Proposed two storey side extension to dwelling

Site Notice Displayed ? :

YES	NO	DATE
✓		28/6

Date of Neighbour Notifications : 21/6

Date of Site Visit : 28/6

Date Registered : 13/06/2000

***Earliest Date for Decision* : 15/07/2000**

Latest Consultation Date/Site Notice Expiry Date : 15/07/2000

This application <u>will have expired on</u>: <u>08/08/2000.</u> You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :
Earley TC - Infringement of building line.
Overdevelopment.

Planning Issues :
Effect on street scene & neighbouring properties DBE1
Identified settlement.

Application Number: F/2000/1736

Appraisal :

This application is for a two storey side extension.

Neighbours.

The majority of the extension will be obscured from No 7 by the main footprint of the applicants house. All other neighbours are a sufficient distance for any impact to be minimised.

Street scene.

The two storey extension has a width of 2.8m a depth of 8.8m an eaves height of 4.0m and a ridge height of 7.0m. There is a front and rear dormer and the roof has a gable end. This is a corner plot with the extension 2.2m from the highway at the closest point and 3.0m at the farthest point. The ridge height on the extension is 1m lower than that of the original ridge. However, the proposal would result in a cramped appearance of the street scene enclosing the entrance to Clare Close. This would be out of character with the more open plan of the surrounding area.

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

(tick appropriate box)

Application Number F/2000/1736
Conditions/Reasons for Refusal

would materially and adversely affect the spacious character of the road junction of Clove Close and Tamarind Way and

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.			This proposal, if permitted would result in a cramped appearance detrimental to the street scene. Therefore it would be contrary to policies LBE2 of the UALP and LBE1 of the UDLP.

28/7/00

RECORD OF SITE VISIT

SITE ADDRESS: 9 Tamarind Way
Earley Reading.

APPLICATION NUMBER: F/2000/1736

OFFICER: Joss Miller

DATE OF SITE VISIT: 28/6

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on front corner of property

2. DESCRIPTION OF SURROUNDINGS
Modern housing estate of detached houses.

3. DESCRIPTION OF SITE/BUILDING
Detached house of brick & tile.

4. RELATIONSHIP TO ADJOINING PROPERTIES
1. Other side of extn.
1. Double garages - then dwelling
Street scene - 1.8m wall starting halfway along side of house. Then 1.5m shrubbery at front

5. SITE CONSTRAINTS

TREES \

ACCESS/PARKING 2 spaces & scope for increase?

LEVELS \

BOUNDARY TREATMENT 1.8m hedge to rear.

OTHERS

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/1736**

9, Tamarind Way, Earley, Reading.

Proposed two storey side extension to dwelling

~~I wish this application to be listed~~ should the officers recommendation be for refusal

~~and my reason(s)~~ are please contact me

Signed: [signature] Date: 11/8/00

Councillor Rolls

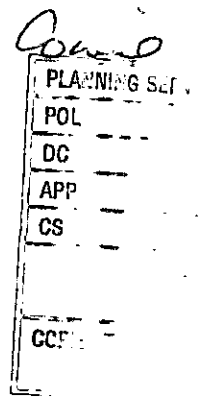
Have not an explanation I must agree

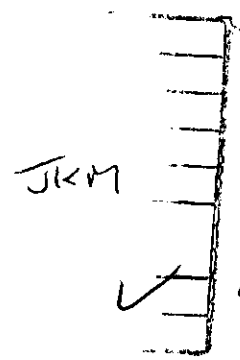
to the refusal

[signature]

1/8/00

Wokingham District Council
Planning Services
P.O. Box 157
Shute End,
Wokingham
RG40 1WR





PLANNING SER.
POL
DC
APP
CS
CCP

JKM

1 Clove Close
Lower Early
Reading
Bucks
RG6 5GJ

15th July 2000

Dear Sirs,

Application Number F/2000/1736
Mr. Mr. Hodge 9 Tamarind Way.

I refer to your letter dated 21 June 2000 and confirm that I have no objection whatsoever in respect of the above planning application.

Yours faithfully.

J. M. RATES

Copy to Early Town Council

Applicationo	Name & Address
F/2000/1736	Mr J M Rates 1 Clover Close Lower Earley RG6 5GJ
App refused, letter Sent 03/08/00	

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

Tel: (0118) 974 6463

Date: **21 June 2000**

My ref: F/2000/1736

CONFIDENTIAL

Councillor Spratling
18 Moor Copse Close
Earley
RG6 7NA

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

Dear Councillor

Application Number: F/2000/1736
9, Tamarind Way, Earley, Reading.
Proposed two storey side extension to dwelling

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

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

If you have any questions please do not hesitate to contact **Joss Miller** on **(0118) 974 6463**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/1736**
9, Tamarind Way, Earley, Reading.
Proposed two storey side extension to dwelling
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____

_____

_____

Signed: _____ Date: _____
Councillor Spratling

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

Nettie, done 03/7
Could you advise Cllr Rolls that we intend to refuse this? Thanks

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

Tel: (0118) 974 6463

Date: **21 June 2000**

My ref: F/2000/1736

CONFIDENTIAL

Councillor Rolls
14 Tiptree Close
Earley
RG6 4HS

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
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If you have any questions please do not hesitate to contact **Joss Miller** on **(0118) 974 6463**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/1736**
9, Tamarind Way, Earley, Reading.
Proposed two storey side extension to dwelling
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Rolls

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

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

Tel: (0118) 974 6463

Date: **21 June 2000**

My ref: F/2000/1736

CONFIDENTIAL

Councillor Hare
9 Easby Way
Lower Earley
RG6 3XA

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

Dear Councillor

Application Number: F/2000/1736
9, Tamarind Way, Earley, Reading.
Proposed two storey side extension to dwelling

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

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

If you have any questions please do not hesitate to contact **Joss Miller** on **(0118) 974 6463**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/1736**
9, Tamarind Way, Earley, Reading.
Proposed two storey side extension to dwelling
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Hare

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

Received by Wokingham District Council

Application No: F/2000/1736

PROPOSAL:
Proposed two storey side extension to dwelling

LOCATION:
9, Tamarind Way, 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 Joss Miller P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 15/07/2000. 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

21 June 2000

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	13 JUN [illegible]
Officer: JM	Application No. F/2000/1736

Map No. 57. Site ...0.03..
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

DELEGATED

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

Location: 9 TAMARIND WAY

Parish: EARLEY Ward: Redhatch
21.6.2000.

Applicant: MR/MRS HODGE

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

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

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red	Scale ?		
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 : 21.6.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees 0 ✓
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (BABTIE) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways .....

EXTERNAL CONSULTATIONS

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

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

HERITAGE BODIES

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

OTHERS:

.....
.....
No pre-apps

NEIGHBOURS:

2 x S/N – Clove Close & Tamarind Way
1, 8, 9, 10 Clove Close ✓
1 Parsley Close
7, 10 Tamarind Way

ADDRESS 9 TAMARIND WAY PARISH CARLEY

PLOT No. 21 AREA HH ORD. SHEET No. SU.7470 58

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
21357	CROSSLAW	DET HOUSE & GARAGE	6.5.86	N/A OA
BR 22886	"	"	27.6.86	APP N/A

DELEGATED

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

13 JUN 2000 1736

1959/a

HOUSEHOLDER PLANNING APPLICATION

Please answer all questions in CAPITAL letters. If any question does not apply, put N/A in the space.
Please submit 6 copies of the completed form and your plans to: Planning Department, Wokingham District Council, PO Box 157, Shute End, Wokingham, Berkshire, RG40 1WR.
Notes to help you fill in the form are attached.
If you still have any questions about the form, please call Ian Jordan on (0118) 9778763.

For office use only
Application No. 1736

You can use this form for applying for full permission only for:

* extensions
* loft conversions
* garages and outbuildings
* garden fences or walls
* new or altered access

This form is for householders (and their agents) occupying houses, bungalows or flats only. You must use the General Planning Application form for all other types of application.

1.	YOUR NAME	MR & MRS P. HODGE
	ADDRESS	9 TAMARIND WAY,
		EARLEY, READING,
		BERKS., 01189
	POST CODE	RG6 5GR Tel. No. 863762
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	ABRACAD Mr Lloyd
	ADDRESS	THE ATRIUM,
		BROAD LANE,
		BRACKNELL, BERKS., 01344
	POST CODE	RG12 9BX Tel. No. 481047
3. On the 1:2500 and 1:500 scale plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE	SITE LOCATION	9 TAMARIND WAY, EARLEY
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	2 STOREY SIDE EXTENSION

5. ARE THERE ANY TREES ON THE SITE? (YES) / NO
If YES, please show their positions, spread, and species of the trees on the plans. Indicate any which are to be felled.
(Tree at front could be damaging drains)

6. PLEASE LIST THE EXTERNAL MATERIAL TO BE USED
BRICK, TILE & RENDER TO MATCH EXISTING

7. WILL PEDESTRIANS/VEHICLES ACCESS THE SITE? (YES) / ~~NO~~
Please show details of the existing access and any proposed changes on the plans.
No change.

8. WILL THE CAR PARKING PROVISION AT THE SITE BE CHANGED? If YES, please show details of any changes on the plans. ~~YES~~ / (NO)

9. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE? ~~YES~~ / (NO)
If YES, please show the route and any proposed alternative on the plans.

10. CHECK LIST Please ensure that you enclose the following:-

(a) 6 copies of this form, signed and dated ✓
(b) The fee (the current scale of fees is attached) £95-00
If no fee is payable please say why below

(c) 6 copies of plans and drawings ✓
(i) 1:2500 scale location plan with application, site outlined in red. ✓
(ii) 1:500 scale site layout plan showing position of adjoining dwellings ✓
(iii) 1:100 or 1:200 scale floor plans and elevations

11. CERTIFICATE OF OWNERSHIP (SECTION 66 TOWN AND COUNTRY PLANNING ACT 1990)
Please delete either Certificate A or Certificate B below. If neither apply you must complete a full certificate obtainable from the Planning Department.

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

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 (a) of any part of the land to which the application relates. ✓

* None of the land forms part of an agricultural holding.

CERTIFICATE B

I certify that:

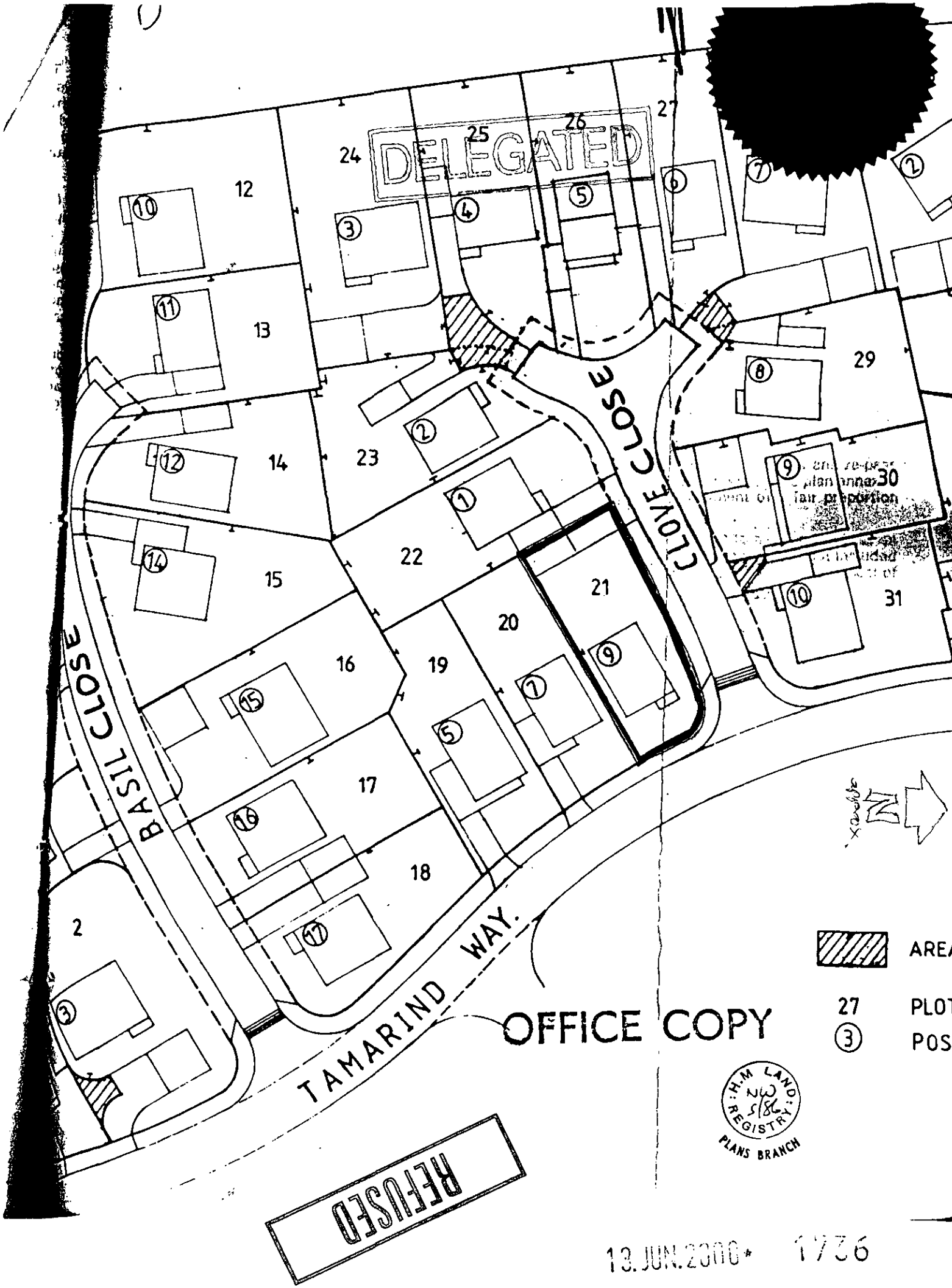
* I have/The applicant has * given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

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

* None of the land forms part of an agricultural holding

SIGNED Alistair Lloyd. ON BEHALF OF Mr & Mrs R Hodge

DATE 8/6/2000



OFFICE COPY

H.M LAND REGISTRY PLANS BRANCH

REFUSED

13.JUN.2006* 1736

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

X SYSTEMS LTD

APPLICATION NO.1736

App

New

at 9

Arbo

Distr

Alloc

Date

Vetti

5 W

Exte

EOT

Deci

Date

Date

Date

JJ/LABE

Name of appellant:
Mr & Mrs P Hodge

Site address:
9 Tamarind Way

Proposal:Proposed 2 storey side extension

Case Officer:JKM

APPD

Appeal Decision

Site visit made on 24 January 2001

The Planning Inspectorate
Room 1404
Tollgate House
Houlton Street
Bristol BS2 9DJ
☎ 0117 987 8927

by C. Hughes BA (Hons) Dip TP MRTPI

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

Date
21 FEB 2001

Appeal Ref: APP/X0360/A/00/1053149
9 Tamarind Way, Earley

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr and Mrs P Hodge against the decision of Wokingham District Council.
- The application (ref:F/2000/1736), dated 8 June 2000, was refused by notice dated 28 July 2000.
- The development proposed is a 2 storey side extension.

Summary of Decision: The appeal is dismissed.

Main Issue

1. The main issue is the effect of the proposed side extension on the character of the street scene at the junction of Clove Close with Tamarind Way, having regard especially to the scale and positioning of the extension.

Planning Policy

2. The Council refers to policy LBE2 of the Loddon Area Local Plan (1995) and to policy WBE1 of the draft Wokingham District Local Plan as proposed to be modified. Policy LBE2 states that 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. Policy WBE1 requires development to respect its local context, having regard, amongst other things, to visual impact, local townscape, and the layout, form, scale and massing of development.

Reasons

3. The 2 houses at the entrance to Clove Close from Tamarind Way are both set back somewhat from the highway of Clove Close. No.9 is the southerly of the 2 properties. The set back of the houses creates space at the junction and invites views along the cul-de-sac.

4. Although the extension would be lower than the existing house, it would still be 2 storeys high, and would extend along the full depth of the house. The side wall of No.9 would be brought close to the rear of the footway of Clove Close. The extension would therefore be substantisal in scale in the context of the street scene, and would encroach on the space between buildings at the junction. Its effect would be harmful to the street scene, in a prominent corner position.

5. Several of the apparent precedents are located on Tamarind Way or within culs-de-sac off Tamarind Way, not at junctions. The junction of Basil Close with Tamarind Way does have

a spacious character because the main 2 storey elements of the buildings on either side of the entrance to the close are set back from the highway.

Conclusions

6. The proposal would harm the character of the street scene and would be contrary to the provisions of local policies. I have taken account of the other matters raised, including the support of neighbours, but these matters are outweighed by the considerations leading to my decision.

Formal Decision

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

Information

8. Particulars of the right of appeal against this decision to the High Court are enclosed for those concerned.

C. Hughes

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr Mrs Hodge
C/O Abracad
The Atrium
Broad Lane
Bracknell
Berks
RG12 9BX

Application Number: F/2000/1736

Parish: **EARLEY**

Location: **9, Tamarind Way, Earley, Reading.**

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

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

Reason

1. This proposal, if permitted, would materially and adversely affect the spacious character of the road junction of Clove Close and Tamarind Way and would result in a cramped appearance detrimental to the street scene. Therefore, it would be contrary to policies LBE2 of the Loddon Area Local Plan and WBE1 of the Wokingham District Local Plan (Deposit Draft).

John Mitchell
Development Control Manager
Date: 28/07/2000

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.

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

PLANNING SERVICES
POL
DC
APP
CS DC
HPT 40258
TLS
ENF
COPIES TO:
FILE:
22 FEB 2001

Your Ref: F/2000/1736

Our Ref: APP/X0360/A/00/1053149

Date: 21 February 2001

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR & MRS P HODGE
SITE AT 9 TAMARIND WAY, EARLEY, READING

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

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

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

Yours faithfully

Miss A Groves

COVERDL1

Tel. (0118) 974 6448 (Direct Line)
Date. November 8, 2000
My ref: F/2000/1736
Your ref:Mr & Mrs P Hodge

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 A Lloyd
Abracad
The Atrium
Broad Lane
Bracknell
Berks
RG12 9BX

Dear Sir

APPEAL BY: **Mr & Mrs P Hodge**
SITE: **9 Tamarind Way, Earley**

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

I have also sent copies to The Planning Inspectorate.

Yours faithfully

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date: November 8, 2000
My ref: F/2000/1736
Your ref: APP/X0360/A/00/1053149

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

Dear Miss Bibi

APPEAL BY: Mr & Mrs P Hodge
SITE: 9 Tamarind Way, Earley

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

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

APPEAL BY: Mr & Mrs P Hodge
SITE: 9 Tamarind Way, Earley
APPLICATION NO.: 1736
PROPOSAL: Proposed 2 storey side extension

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

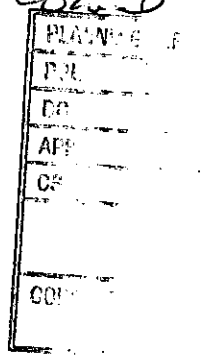
Mr R Raymond, Council Office, Earley Town Council, Radstock House, Radstock Lane, Earley, Reading RG6 2UL

ENVIRONMENTAL DESIGN, WDC
-TREES / LANDSCAPE

Applicationo	Name & Address
F/2000/1736	Mr J M Bates 1 Clove Close Lower Earley RG6 5GJ

App refused, letter
Sent 03/08/00

Wokingham District Council
Planning Services
P.O. Box 157
Shute End,
Wokingham
RG40 1WR



JKM

1 Clove Close
Town Early
Reading
Berks
RG6 5GJ

15th July 2000

Dear Sirs, Application Number F/2000/17.36
Mr & Mrs. Hodge 9 Tomswood Way.

I refer to your letter dated 21st June 2000 and confirm that I have no objection whatsoever in respect of the above Planning application.

Yours faithfully.

J M. BATES

Copy to Early Town Council

TO: **DEVELOPMENT CONTROL**
Joss Millar

FROM: Environmental Design

DATE: 25th July 2000

Location: 9 Tamarind Way Earley

Proposal: Proposed two storey side extension to dwelling

Application Number: F/2000/1736

In response to your consultation dated 21st June 2000 for the above application, the landscape comment is as follows:

> The application is acceptable and will fit with the locality. The applicant should be sure to make good to the laurel hedge after completion of the works.

Patricia Green

Patricia Green
Landscape Consultant

The Planning Inspectorate

Room 1201
Tollgate House
Houlton Street
Bristol BS2 9DJ
http://www.planning-inspectorate.gov.uk

Direct Line 0117-9878099
Switchboard 0117-9878000
Fax No 0117-9878804
GTN 1374-8099

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

Your Ref: F/2000/1736

Our Ref: APP/X0360/A/00/1053149

Date: 19 January 2001

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR & MRS P HODGE
SITE AT 9 TAMARIND WAY, EARLEY, READING

CHANGE OF INSPECTOR

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

Mr C Hughes BA(Hons) DipTP MRTPI.

As part of the normal procedures, the inspector will be visiting the site. The purpose of the visit is to enable the inspector to assess the impact of the proposed development on the surrounding area. We understand that the site can be adequately viewed without any need to gain access to private land. The inspector will, therefore, visit the site, unaccompanied by the parties, during the week commencing 22/1/2001.

In general, decision letters are issued within 5 weeks of the date of the inspector's site visit, although we cannot be precise about individual cases. If despatch of the letter is likely to be significantly delayed, due for example to the receipt of late representations, we will let you know.

Yours faithfully

N. Nash

Mrs N Nash

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

209G

The Planning Inspectorate

For official use only
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/00/1053149 **GRID REF:** SU7470

APPEAL BY: Mr & Mrs P HODGE

SITE: 9 TAMARIND WAY . 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?	YES / [redacted]
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?	[redacted] / NO
3.	Does the appeal relate to an application for approval of reserved matters?	[redacted] / NO
4.	Was an Article 7 (Regulation 6 for listed building or conservation area consent) certificate submitted with the application?	[redacted] / NA
5.	Was it necessary to advertise the proposals under Article 8 of the GDPO 1995 and/or Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990?	[redacted] / NO

6. Is the appeal site within an approved Green Belt or AONB? Please specify which	YES / NO
7. Is there a known surface or underground mineral interest at or within 400 metres of the appeal site which is likely to be a material consideration in determining the appeal? (If YES, please attach details.)	YES / NO
8. a. Are there any other appeals or matters relating to the same site or area still being considered by us or the Secretary of State? If YES, please attach details and, where necessary, give our reference numbers.	YES / NO
b. Would the development require the stopping up or diverting of a public right of way? If YES, please provide an extract from the Definitive Map and Statement for the area, and any other details.	YES / NO
9. Is the site within a Conservation Area? If YES, please attach a plan of the Conservation Area. (If NO, go to Q11.)	YES / NO
10. Does the appeal relate to an application for conservation area consent?	YES / NO
11.a. Does the proposed development involve the demolition, alteration or extension of	YES / NO
a Grade I / II* / II listed building?	Grade I/II*/II
b. Would the proposed development affect the setting of a listed building?	YES / NO
If the answer to question 11a or b is YES, please attach a copy of the relevant listing description from the List of Buildings of Special Architectural or Historic Interest. (If NO, go to Q13.)	
12. Has a grant been made under Sections 3A or 4 of the Historic Buildings and Ancient Monuments Act 1953?	YES / NO
13.a. Would the proposals affect an Ancient Monument (whether scheduled or not)?	YES / NO
b. If YES, was English Heritage consulted ? Please attach a copy of any comments	YES / NO
14.a. Is the appeal site in or adjacent to or likely to affect an SSSI? If YES, please attach the comments of English Nature.	YES / NO
b. Are any protected species likely to be affected by the proposals? If YES, please give details.	YES / NO

15. Copies of the following documents must, if appropriate, be enclosed with this questionnaire:

a	Is the development in Schedule 1 or column one of Schedule2 of the Town & Country Planning (Environmental Impact Assessment)(England & Wales) Regulations 1999? If YES, please indicate which Schedule.	YES / NO 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;		✓
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?	18|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	2	
ii) the planning officer's report to committee		✓
iii) any relevant committee minute		✓
17. FOR APPEALS DEALT WITH BY WRITTEN REPRESENTATIONS ONLY		
Do you intend to send another statement about this appeal? If NO, please send the following information:-	YES / NO	
a. In non-determination cases:		
i) what the decision notice would have said;		
ii) how the relevant development plan policies relate to the issues of this appeal.		
b. In all cases:		
i) the relevant planning history;		
ii) any supplementary reasons for the decision on the application;		
iii) matters which you want our Inspector to note at the site visit.		
18. THE MAYOR OF LONDON CASES ONLY		
a. Was it necessary to notify the Mayor of London about the application? If YES please attach a copy of that notification.	YES / NO	
a. Did the Mayor of London issue a direction to refuse planning permission If YES, please attach a copy of that direction.	YES / NO	

I confirm that a copy of this appeal questionnaire and any enclosures have been sent today to the appellant or agent.

Signature: Dlyhell on behalf of WOKINGHAM DISTRICT Council

Date sent to us and the appellant 8\|11\|00 OUR REF: F\|2080\|1736

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The Planning Inspectorate

Room 1201
Tollgate House
Houlton Street
Bristol BS2 9DJ
http://www.planning-inspectorate.gov.uk

Direct Line 0117-9878099
Switchboard 0117-9878000
Fax No 0117-9878804
GTN 1374-8099

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

Your Ref: F/2000/1736

Our Ref: APP/X0360/A/00/1053149

Date: 4 January 2001

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR & MRS P HODGE
SITE AT 9 TAMARIND WAY, EARLEY, READING

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

Mr J G Roberts BSc (Hons) DipTP MRTPI.

As part of the normal procedures, the inspector will be visiting the site. The purpose of the visit is to enable the inspector to assess the impact of the proposed development on the surrounding area. We understand that the site can be adequately viewed without any need to gain access to private land. The inspector will, therefore, visit the site, unaccompanied by the parties, during the week commencing 22/1/2001.

In general, decision letters are issued within 5 weeks of the date of the inspector's site visit, although we cannot be precise about individual cases. If despatch of the letter is likely to be significantly delayed, due for example to the receipt of late representations, we will let you know.

Yours faithfully

N. Nash

Mrs N Nash

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

209G

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. All new external works shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

Reason: To ensure a satisfactory external appearance.

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 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



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.

Mr Alistair Lloyd
Abracad
The Atrium
Broad Lane
Bracknell
Berkshire
RG12 9BX

9 Tamarind Way
Earley
Reading
Berks
RG6 5GR

1st November 2000

Dear Alistair

Re: Application Number:F/2000/1736

Site Address: 9 Tamarind Way, Earley, Reading.

Proposal: Proposed two-storey side extension to dwelling.

As discussed I would like to go ahead with an appeal following my recent telephone conversation with Joss Miller the case officer at Wokingham District Council. I explained to her that not only do I have the full support of all my neighbour's, it is because of their continued prompting that I have decided to push ahead. I have taken time to detail why I feel the application should be reconsidered and have included some recent photos taken of my immediate area to demonstrate how other developments have been granted that seem to contradict the line taken Wokingham Council. I must also say that having discussed all these points with Joss Miller she seemed to take my view and gave me the impression that she was only following a procedure that the Council has adopted and didn't necessarily agree with this stance but was purely implementing it.

I look forward to hearing from you in due course

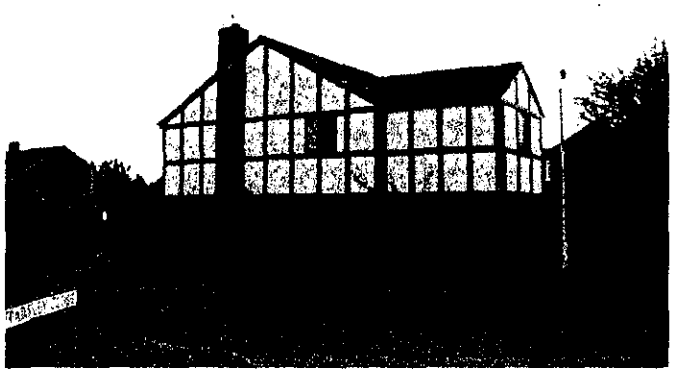
Yours Sincerely

Paul Hodge

Picture (1) This shows the entrance into Basil Close. I feel that with the existing detached garage and the high trees on the corner it cannot be considered any more open than my proposed development on the next corner up!



Picture (2) This shows a development on the adjacent corner of Basil Close where they have almost doubled the original size of their house by building on their garden thus moving closer to their neighbour in Tamarind Way.
It also shows how close the front of this house is to the road entering Basil Close and not set back for parking as on the corner of Clove Close.



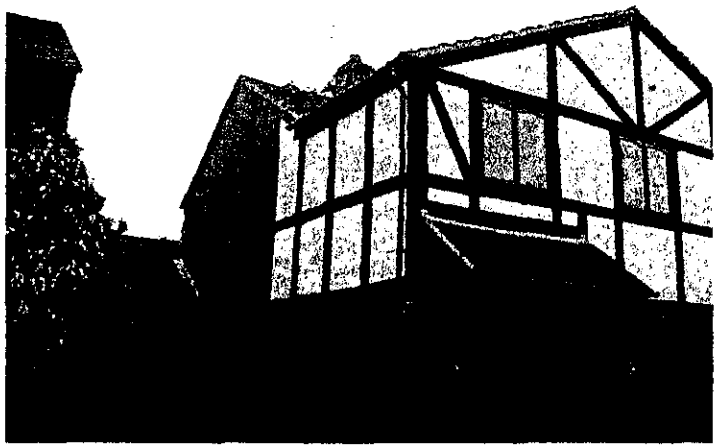
Picture (3) This shows an extension in Basil Close where the development has been taken right up to the boundary fence.



Picture (4) This shows how much room there is around the entrance to Clove close and how far set back both my house and the opposite neighbours house is giving him room for parking to the front. It also demonstrates what would remain given that my proposed extension would remain within my existing boundary wall pictured and would not be to the height of the existing house!



Picture (5) This shows how No 4 in Clove Close has been almost doubled in size by adding what is effectively another house to the front.



Picture (6) This shows my immediate neighbours houses along Tamarind Way with their garages on the side.



Tel. (0118) 974 6448 (Direct Line)
Date. November 7, 2000
My ref. F/2000/1736
Your ref.

Mr J M Bates
1 Clove Close
Lower Earley
Reading
RG6 5GJ

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

Dear Sir,

TOWN AND COUNTRY PLANNING ACT 1990
APPEAL BY: Mr & Mrs P Hodge
SITE: 9 Tamarind Way, 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. If you wish to make any further comments, please write to Miss A Bibi, The Planning Inspectorate, Room 1004, Tollgate House, Houlton Street, Bristol, BS2 9DJ. You should send three copies quoting reference APP/X0360/A/001053149. Representations received after 18 December 2000 will not normally be seen by the Inspector & will be returned.

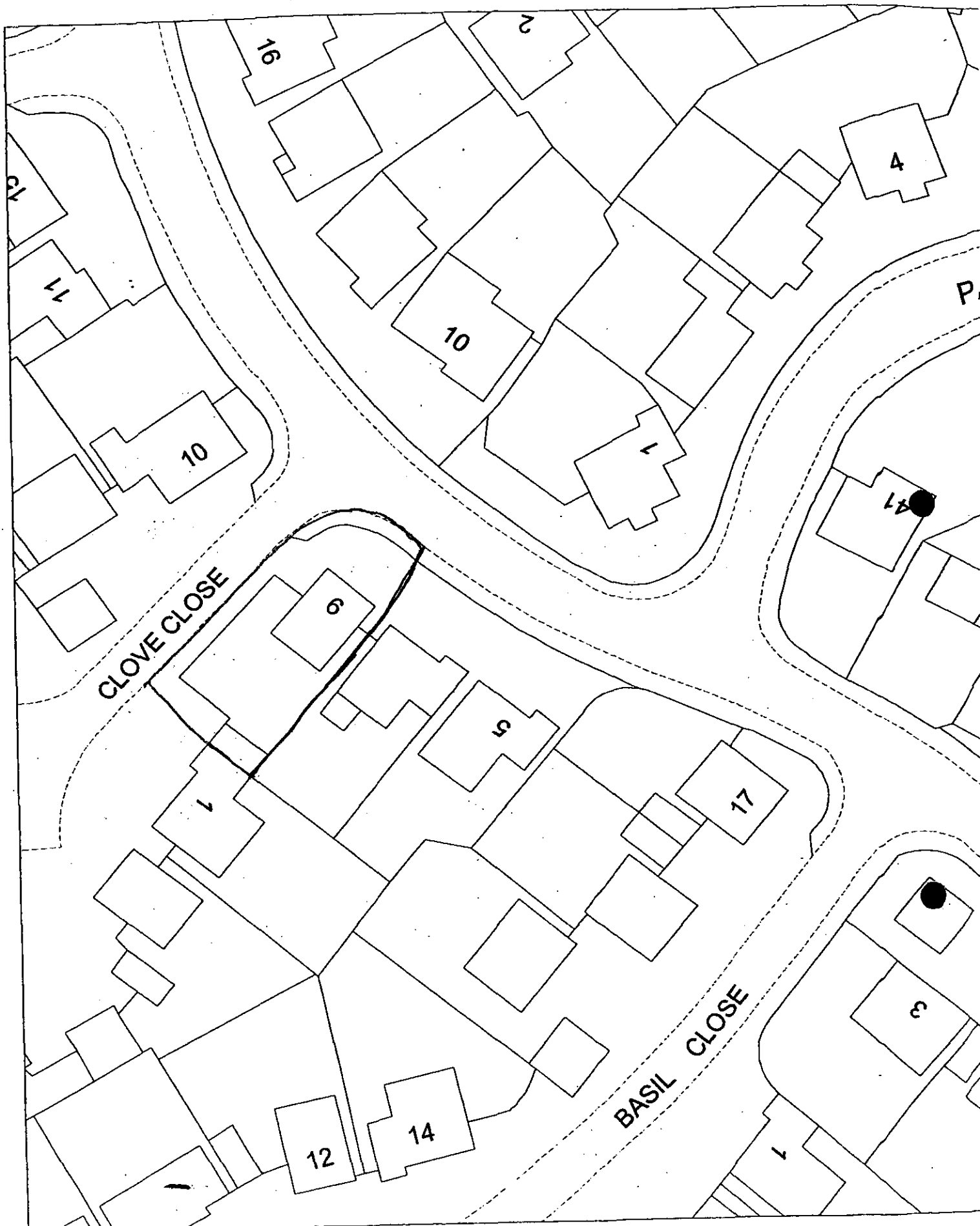
The application, decision notice, and the appellant's grounds of appeal may be inspected in the Environmental Services Department (Planning) at the Civic Offices, Shute End, Wokingham, Berkshire during normal office hours (08.30 to 17.00 on Mondays to Thursdays, 16.00 on Fridays).

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: 7 November 2000

N
W E
S

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

DG

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

Your Ref: F/2000/1736

Our Ref: APP/X0360/A/00/1053149

COPIES TO:

Date: 6 November 2000

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR & MRS P HODGE
SITE AT 9 TAMARIND WAY, EARLEY, READING

I have received an appeal form and accompanying documents for this site. I am the case officer. If you have any questions please contact me. Apart from the questionnaire, please always send **2 copies** of all further correspondence 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

Miss A Bibi

102(BPR)

e Planning Inspectorate

COPY

FOR OFFICIAL USE ONLY
Date received

PLANNING APPEAL

The appeal must reach the Inspectorate within 6 months of the date of the notice of the Local Planning Authority's decision, or within 6 months of the date by which they should have decided the application.

03 ... 2000
COPIES TO: ACK: FILE:

A. INFORMATION ABOUT THE APPELLANT(S)

Full Name: MR & MRS P. HODGE

Address: 9 TAMARIND WAY, EARLEY, READING

Postcode: RG6 5GR Reference: —
Failure to provide the postcode may cause delay in processing your appeal.

Daytime Telephone No: 01252 873131 Fax No: —

Agent's Name (if appropriate): ABRACAD attn. MR. A. LLOYD

Agent's Address: THE ATRIUM, BROAD LANE, BRACKNELL, BERKS.

Postcode: RG12 9BX Reference: MR & MRS P. HODGE
Failure to provide the postcode may cause delay in processing your appeal.

Daytime Telephone No: 01344 481047 Fax No: 01344 459152 (phone first).

B. DETAILS OF THE APPEAL

Name of the Local Planning Authority (LPA): WOKINGHAM DISTRICT COUNCIL.

Description of the Development:

PROPOSED 2 STOREY SIDE EXTENSION.

Address of the Site: 9 TAMARIND WAY, EARLEY, READING

Postcode: RG6 5GR.
Failure to provide the postcode may cause delay in processing your appeal:

National Grid Reference (see key on OS map for instructions).
Grid Letters: Grid Numbers
eg TQ:298407

—

Date and LPA reference number of the application you made which is now the subject of this appeal: 21/6/2000 ref. F/2000/1736

Date of LPA notice of decision (if any): 28/7/2000

Are there any outstanding appeals for this site eg Enforcement, Lawful Development Certificate etc? If so please give details and any DOE reference number here: NONE.

(Rev 1997)

C. REASON FOR THE APPEAL

THIS APPEAL IS AGAINST the decision of the LPA:- **(*Delete as appropriate)** (✓)

1. to *refuse/~~grant~~ subject to conditions, planning permission for the development described in Section B. ☑

2. to *refuse/grant subject to conditions, approval of the matters reserved under an outline planning permission. ☐

3. to refuse to approve any matter (other than those mentioned in 2 above) required by a condition on a planning permission. ☐

Or the failure of the LPA:-

4. to give notice of their decision within the appropriate period on an application for permission or approval. ☐

D. CHOICE OF PROCEDURE

CHOOSE ONE OF THE FOLLOWING TYPES OF PROCEDURES -These are described fully in the booklet "A guide to planning appeals" which accompanied this form.

1. WRITTEN REPRESENTATIONS ☑

If you have chosen the written representations procedure, please tick if the whole site can clearly be seen from a road or other public land. (An unaccompanied site visit will be arranged if the Inspector can adequately view the site from public land.) ☑

2. LOCAL INQUIRY Please give reasons why an inquiry is necessary .....

.....

3. HEARING Although you may prefer a hearing, the Inspectorate must consider your appeal suitable. ☐

E. ESSENTIAL SUPPORTING DOCUMENTS

A copy of each of the following should be enclosed with this form.

1. The application submitted to the LPA; ☑

2. The site ownership details (Article 7 certificate) submitted to the LPA at application stage: ☑

3. Plans, drawings and documents forming part of the application submitted to the LPA: ☑

4. The LPA's decision notice (if any): ☑

5. Other relevant correspondence with the LPA; please identify the correspondence by date or otherwise: ..... NONE ☐

6. A plan showing the site in red, in relation to two named roads (preferably on an extract from the relevant 1:10,000 OS map). **(Failure to submit this can delay your appeal).** ☑

Copies of the following should also be enclosed, if appropriate:

7. If the appeal concerns reserved matters, the relevant outline application, plans submitted and the permission; ☐

8. Any plans, drawings and documents sent to LPA but which do not form part of the submitted application (eg drawings for illustrative purposes); 6 photos of neighbouring properties ☑

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

APPEAL SITE OWNERSHIP DETAILS

IMPORTANT: THE ACCOMPANYING NOTES SHOULD BE READ BEFORE THE APPROPRIATE CERTIFICATE IS COMPLETED. CERTIFICATES A AND B ARE GIVEN BELOW. IF NEEDED, CERTIFICATES C AND D ARE ATTACHED TO THE GUIDANCE NOTES

SITE OWNERSHIP CERTIFICATES

PLEASE DELETE INAPPROPRIATE WORDING WHERE INDICATED (*) AND STRIKE OUT INAPPLICABLE CERTIFICATE

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) of any part of the land to which the appeal relates. ✓

OR

CERTIFICATE B

I certify that:

I have/the appellant 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) of any part of the land to which the appeal relates, as listed below.

Owner's Name	Address at which notice was served	Date on which notice was served

I further certify that:

AGRICULTURAL HOLDINGS CERTIFICATE (TO BE COMPLETED IN ALL CASES WHERE A, B, C OR D OWNERSHIP CERTIFICATE HAS BEEN COMPLETED)

*• None of the land to which the appeal relates is, or is part of, an agricultural holding. ✓

OR

*• I have/the appellant has *given the requisite notice to every person other than my/him/her*self 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 follows:

Tenant's Name	Address at which notice was served	Date on which notice was served

***Delete as appropriate. If the appellant is the sole agricultural tenant the first alternative should be deleted and "not applicable" should be inserted below the second alternative.**

Signed Alistair Lloyd (on behalf of) Mr & Mrs P Hodge

Name (in capitals) ALISTAIR LLOYD Date 1/11/2000

G. GROUNDS OF APPEAL If the written procedure is requested, the appellant's FULL STATEMENT OF CASE **MUST** be made - otherwise the appeal may be invalid. If the written procedure has not been requested, a brief outline of the appellant's case should be made here.

We disagree with Wokingham District Council's reason for refusal. We have stepped the roof of the extension down with dormers front and rear, but further reduction would make the interior cramped.
Neighbours have not objected but rather have been supportive.
In the context of numerous other permitted extensions (photos enclosed) we trust our appeal will be upheld.

PLEASE SIGN BELOW

(copy of 6 photos)

I confirm that a copy of this appeal form and any supporting documents relating to the application not previously sent to the LPA has been sent to them. I undertake that any future documents submitted in connection with this appeal will also be copied to the local planning authority at the same time.

Signed Alistair Lloyd (on behalf of) Mr & Mrs P. Hodge

Name (in capitals) ALISTAIR LLOYD Date 1/11/2000.

The Planning Inspectorate is registered under the Data Protection Act 1984, so that we may hold information supplied by you on our computer system for the purpose of processing this appeal.

CHECKLIST - Please check this list thoroughly to avoid delay in the processing of your appeal.

- This form signed and fully completed.
- Any relevant documents listed at Section E enclosed.
- Full grounds of appeal/outline of case set out at Section G.
- Relevant ownership certificate A, B, C or D completed and signed.
- Agricultural Holdings Certificate completed and signed.

◆ **1ST COPY: Send one copy of the appeal form** with all the supporting documents to:

The Planning Inspectorate
Appeals Registry
Tollgate House
Houlton Street
BRISTOL
BS2 9DJ

◆ **2ND COPY: Send one copy to the LPA,** at the address from which the decision on the application (or any acknowledgments, etc) was received, enclosing any supporting documents not previously submitted to them as part of the application.

◆ **3RD COPY: For you to keep**



Site Plan, Scale: 1 to 500

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Date: 7 November 2000

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