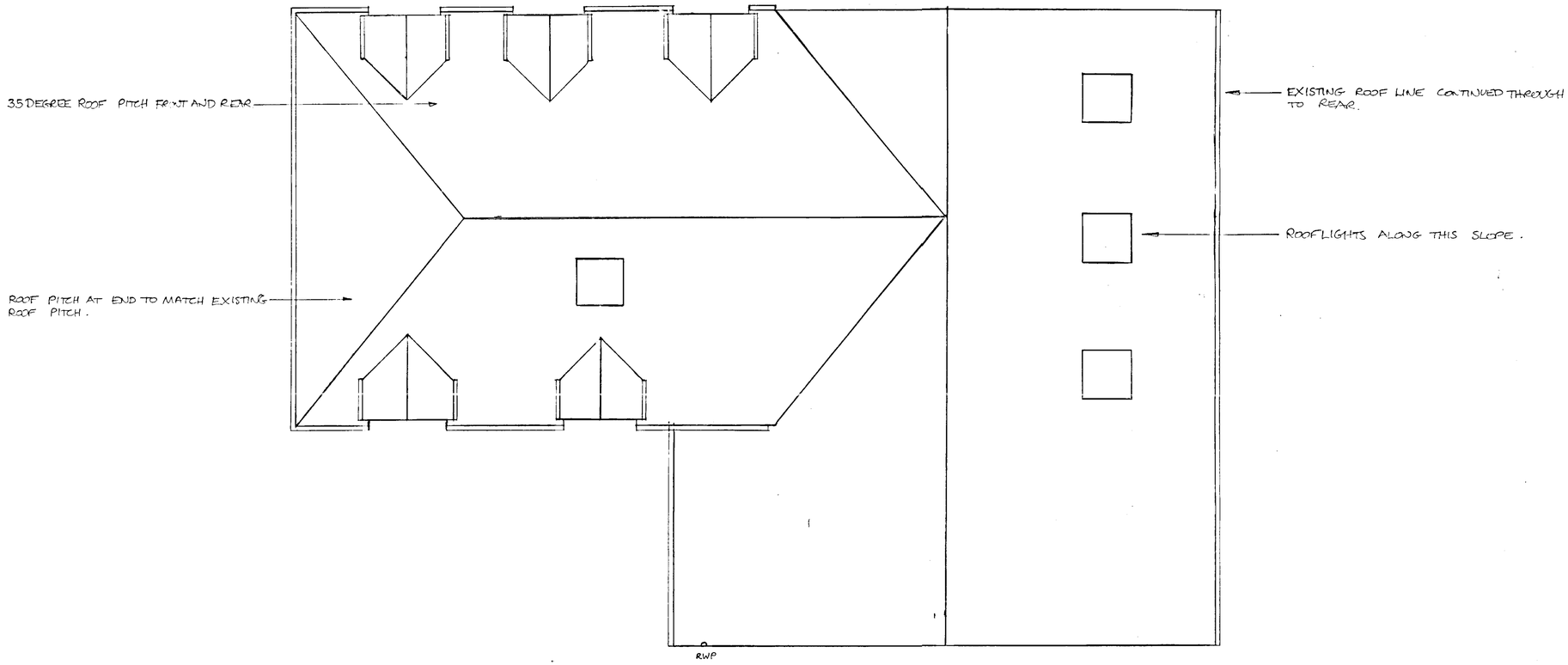



wade 567

notes

10.DEC.2001 5441

client

architect

project
85 NEW WOKINGHAM ROAD
CROWTHORNE, BERKSHIRE.

drawing
PROPOSED EXTENSIONS
PROPOSED ROOF PLAN

REVISED

scale	date	drn.by	chkd.by
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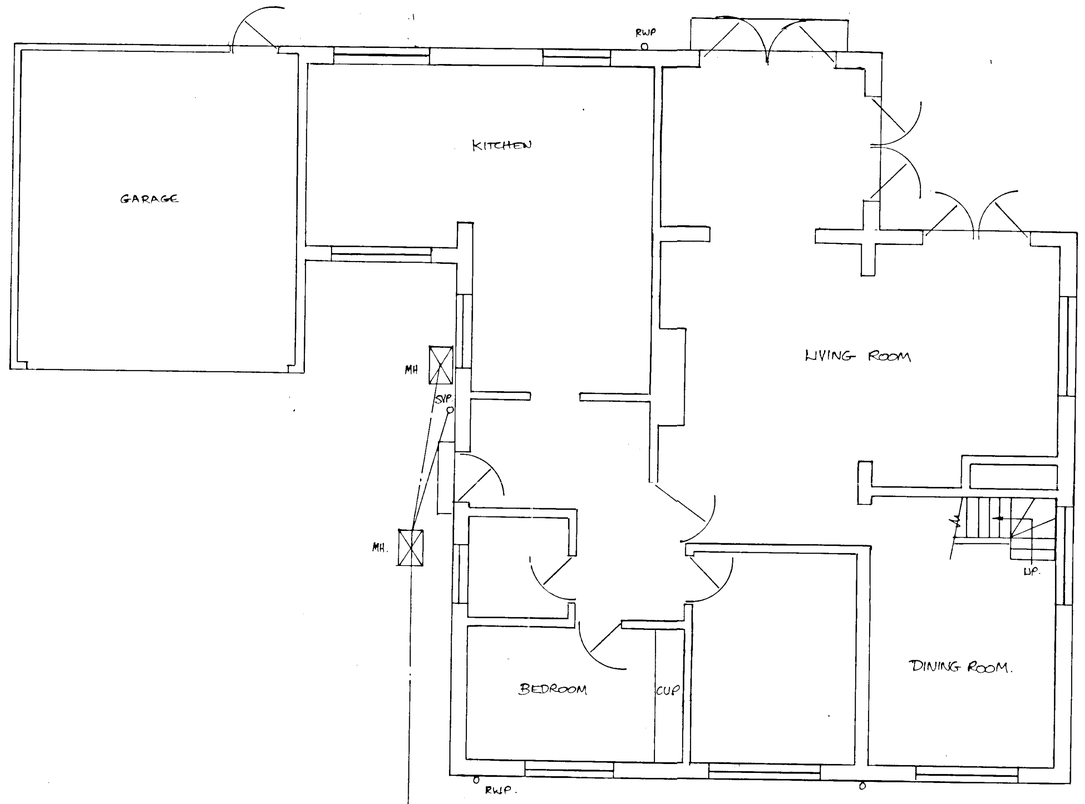
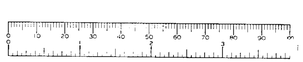


KEY

SVP	SOIL VENT PIPE
RWP	RAIN WATER PIPE
G	GULLY
MH	MANHOLE.



notes

10.DEC.2001* 5441

A	NOV 01	UPDATED TO SHOW AS BUILT DETAILS

client
MR AND MRS D. BOLT

architect

project
85 NEW WOKINGHAM ROAD
CROWTHORNE, BERKSHIRE.

drawing
PROPOSED EXTENSIONS -
EXISTING GROUND FLOOR PLAN.

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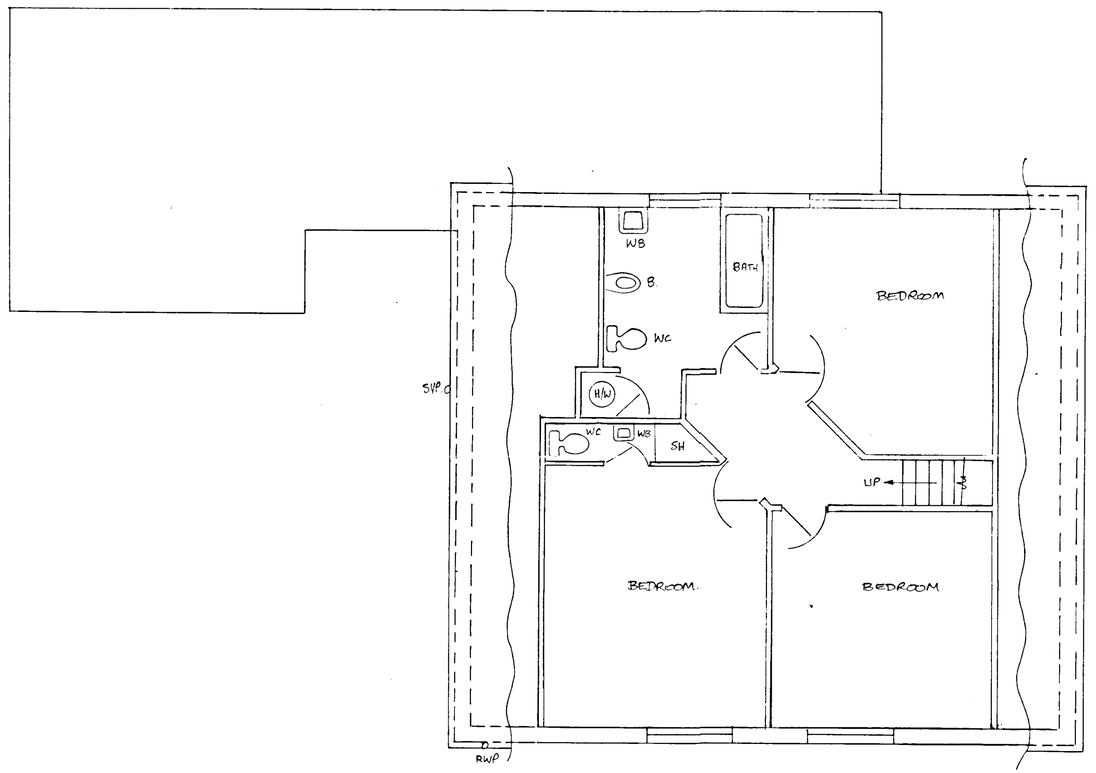
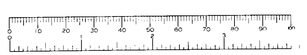


KEY.

SVP	SOIL VENT PIPE
RWP	RAIN WATER PIPE.
WC	TOILET
WB	WASH BASIN
SH	SHOWER.
B	BIDET.



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architect

project

85 NEW WOKINGHAM ROAD
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drawing

PROPOSED EXTENSIONS -
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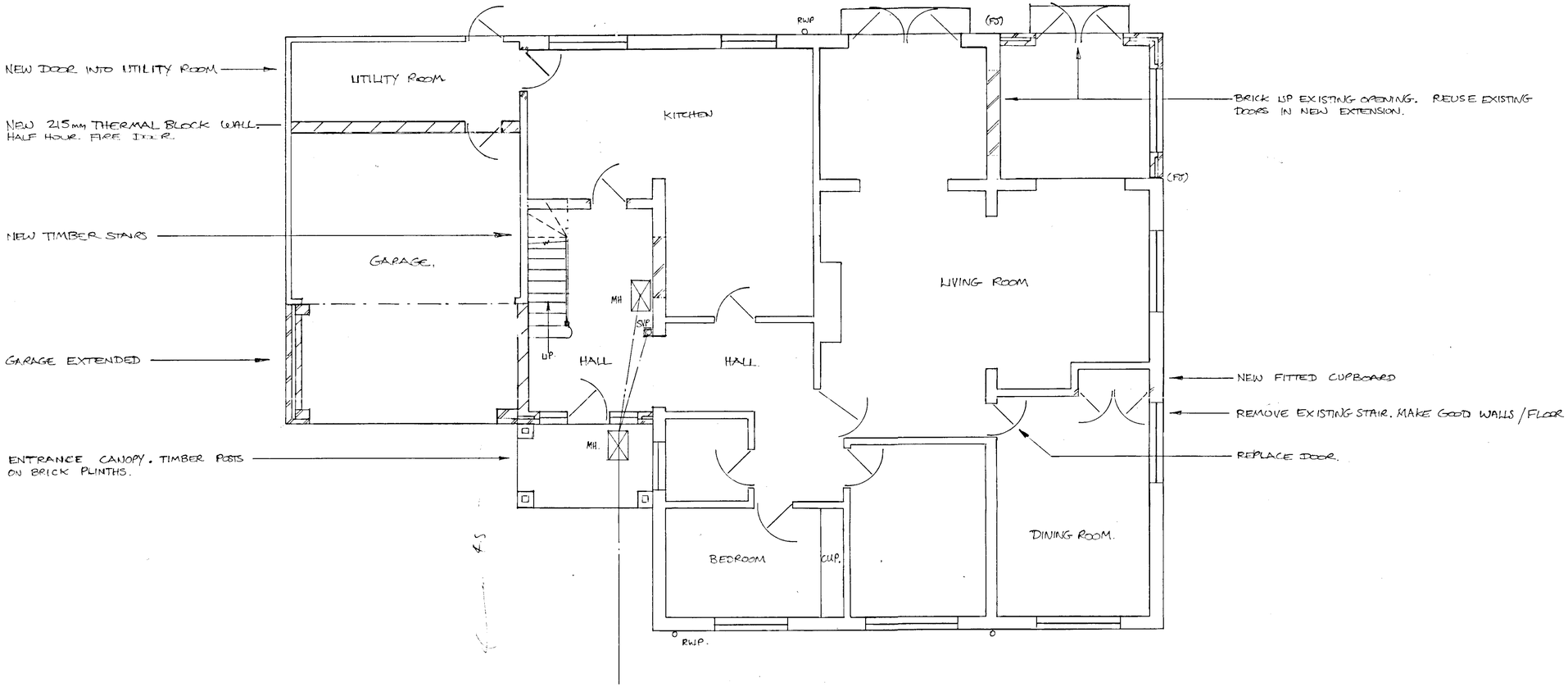

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SVP	SOIL VENT PIPE
RWP	RAIN WATER PIPE
H	HOPPER
MH	MANHOLE.
G	GULLY
BIG	BACK INLET GULLY
FJ.	FURFIX OR SIMILAR APPROVED JOINT

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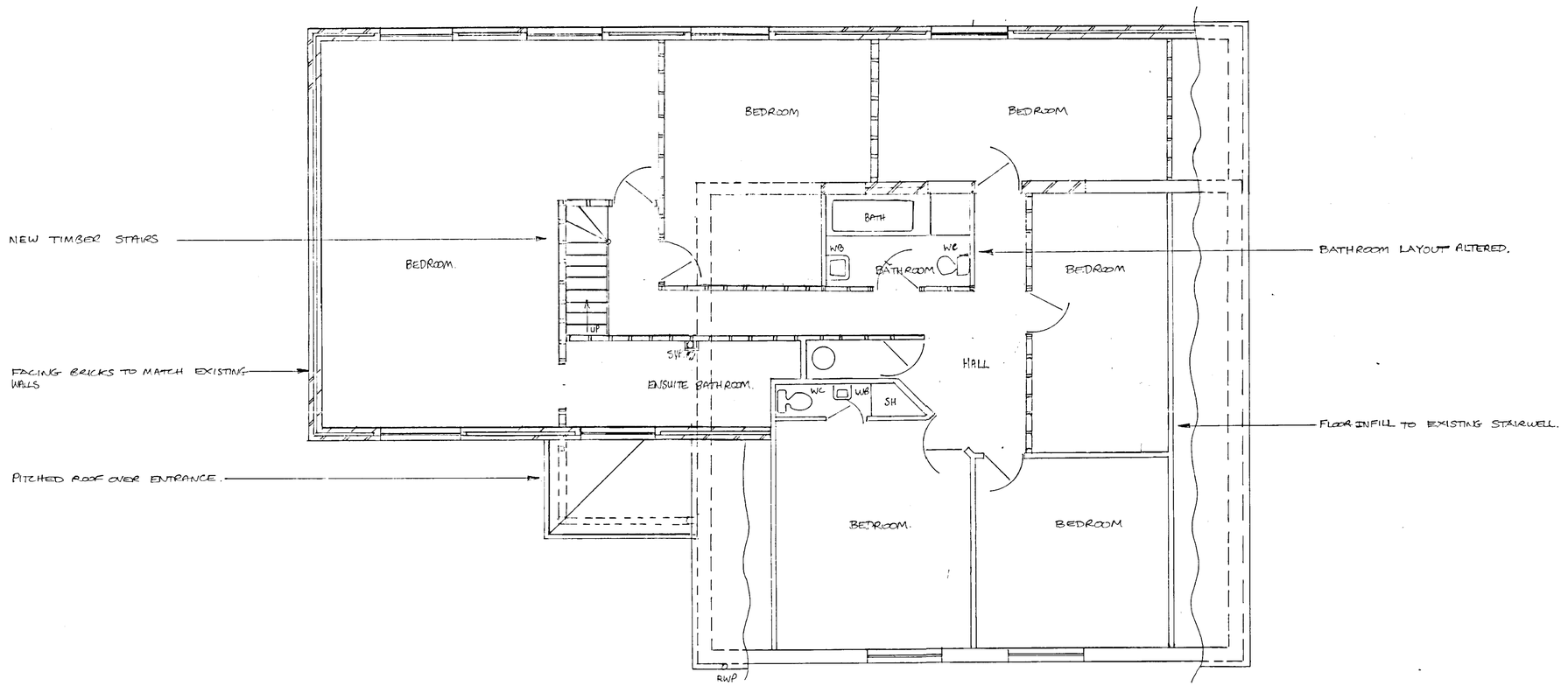

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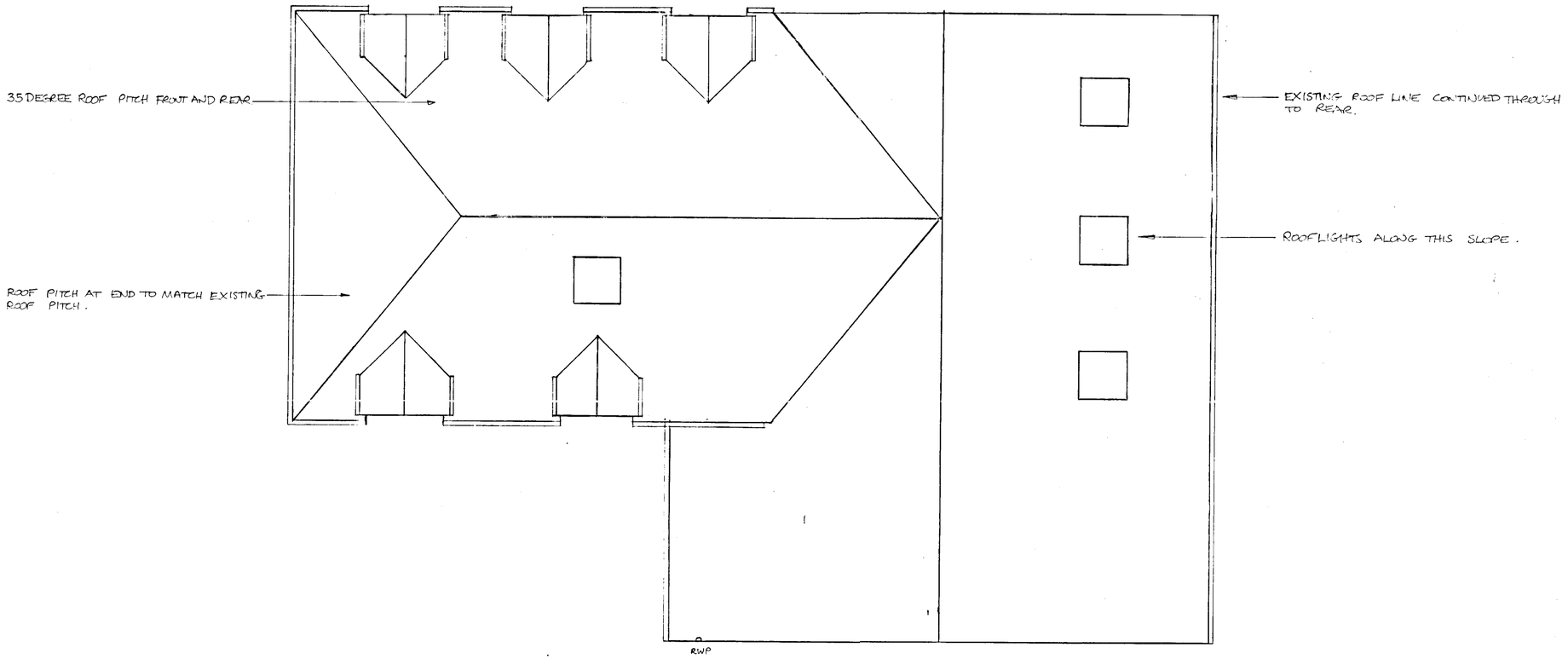

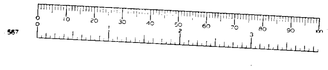

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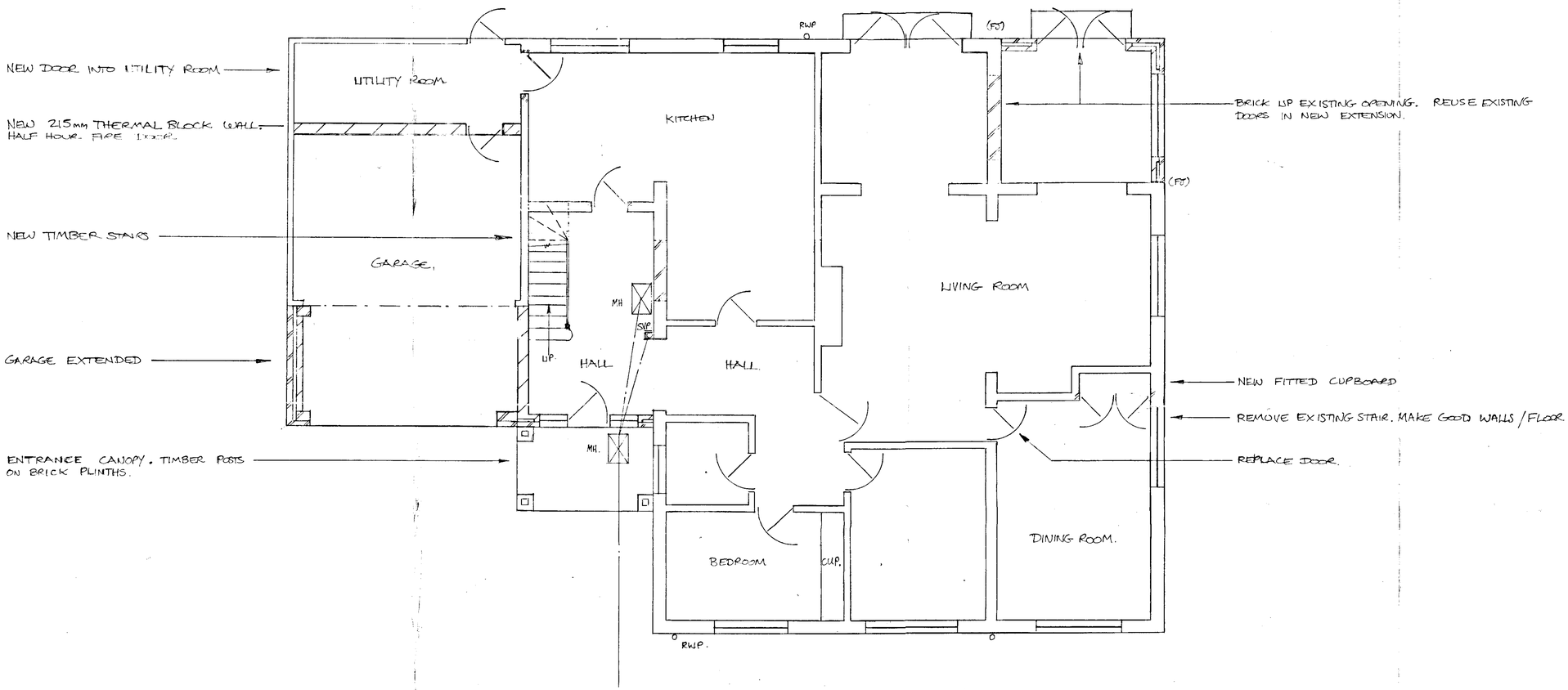

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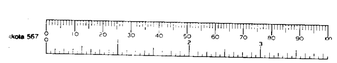

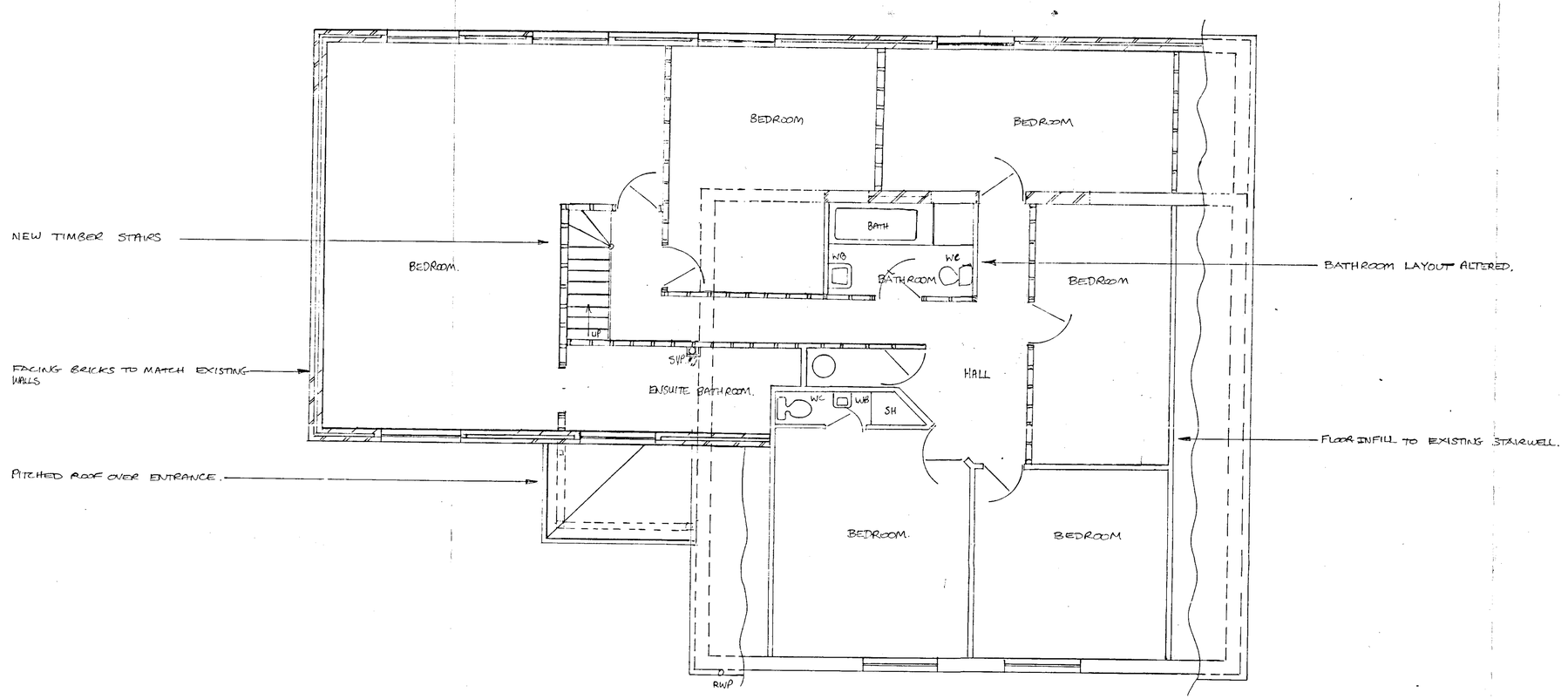

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PROPOSED 1ST FLOOR PLAN

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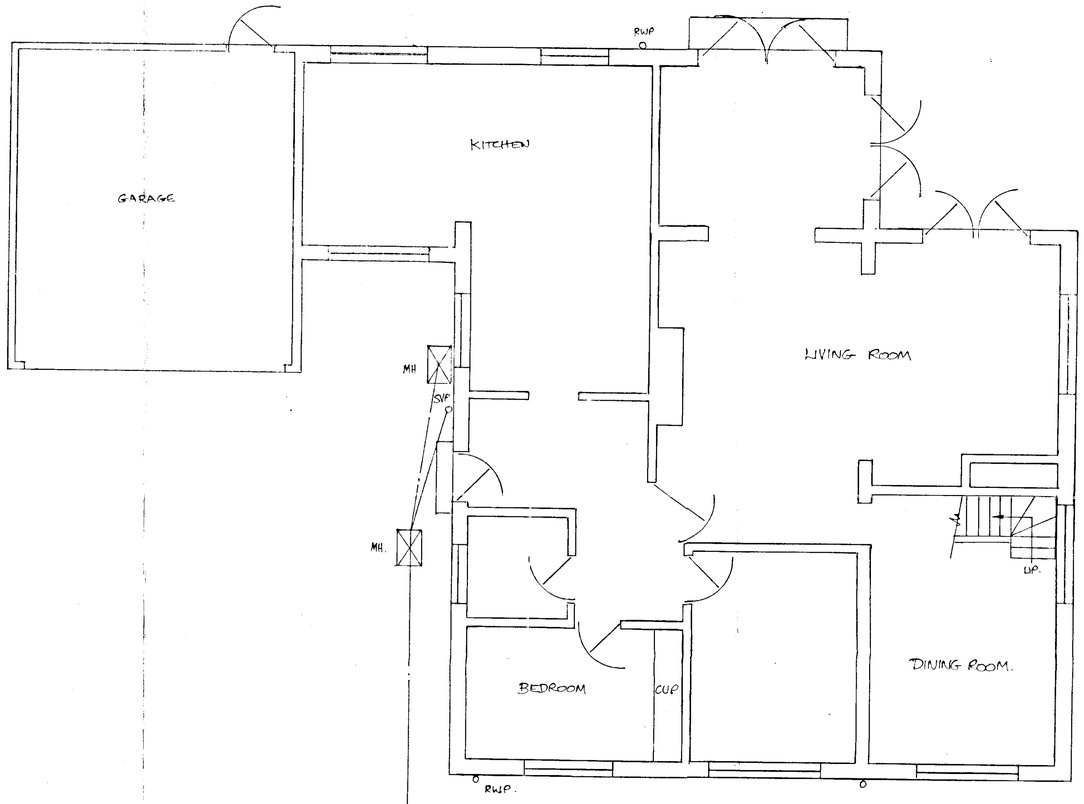

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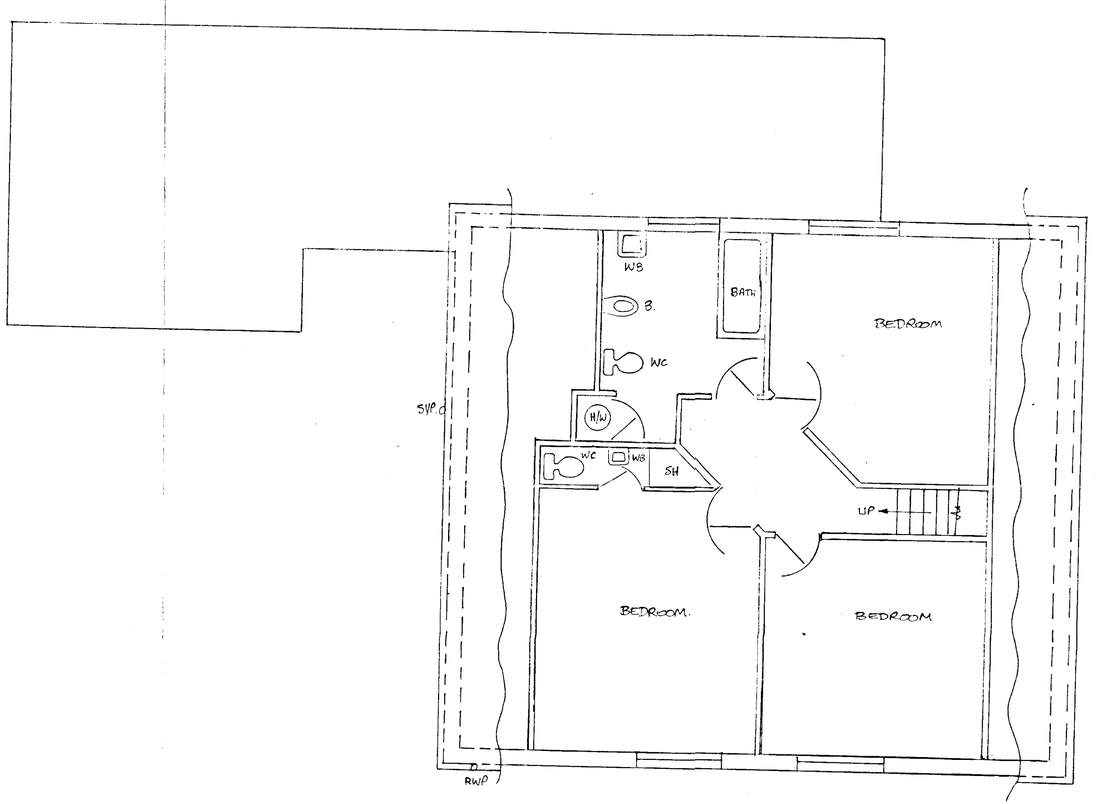

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SOUTHPORT U.K. Tel.01704-226866 Fax.01704-225614
LONDON OFFICE Tel.020 7377 1777 Fax.020 7247 6181

SYSTEMS LTD

APPLICATION NO.5441

Name of appellant:
Mr & Mrs D Bolt

Site address:
85 New Wokingham Rd

Proposal:Proposed 2 storey side extension & rear extensions to dwelling

Case Officer:PT

557
05

WRITTEN REPRESENTATION APPEAL

CASE OFFICER: PT

APPLICATION NUMBER: 5441

APPELLANT: Mr & Mrs D Bolt

SITE: 85 New Wokingham Rd, Wokingham Without

APPEAL REF: APP/X0360/A/02/1095879

START DATE: 31/07/02

DATE OF SITE VISIT 12/11/02

Progress Record	Date Actioned	Initials
Appeal Logged:	02/08/02	
Entered on Access:	05/08/02	DG
Notification Letters Due:	**14/08/02**	
Notification Letters Sent:	05/08/02	DG
Questionnaire Due:	**14/08/02**	
Questionnaire Sent:	05/08/02	DG
Statement Due:	11/09/02	
Statement Sent:	9/9/02	LJ (TO APPELLANT & AGENT)
Comments on Statement Due	02/10/02	
Comments on Statement Sent	—	
Decision letter circulated:	20/11/02	DG
Decision entered on Access:	20/11/02	DG

Appeal Decision

Site visit made on 12 November 2002

by Wendy Hoare LLB Solicitor

an Inspector appointed by the First Secretary of State

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

Date
19 NOV 2002

Appeal Ref: APP/X0360/A/02/1095879
85 New Wokingham Road, Crowthorne, Berks RG45 6JN

- 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 D Bolt against the decision of Wokingham District Council.
- The application (Ref.F/2001/5441), dated 25 November 2001, was refused by notice dated 1 February 2002.
- The development proposed is the erection of two storey side and rear extensions to dwelling.

Summary of Decision: The appeal is dismissed.

Main Issue

1. The main issue is the effect that the development would have on the living conditions of neighbours with particular regard to overbearing and loss of light.

The Development Plan and other Policies

2. The statutory development plan for the area comprises the Berkshire Structure Plan (1996-2006) and the South East Area Local Plan. Both plans were adopted in 1995. I have also taken into account as a material consideration the emerging Wokingham District Local Plan. Given the stage that it has reached in the statutory procedure leading to adoption I have given considerable weight to it in this case.

3. The Structure Plan Policy LD3 states that development proposals will only be permitted where they do not give rise to an unacceptable impact on the environment, including serious harm to the character or appearance of an area, or the amenities of neighbouring land uses.

4. The South Area Local Plan Policy SBE1 requires new development to be of a high standard of design appropriate to the character of the area in which it is to be situated. Policy SBE2 indicates that 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.

5. The emerging Local Plan Policy WOS3 sets out development control principles including that development should be appropriate in scale of activity and character to the area in which they are located and be integrated into their local context without detriment to the amenities of adjoining land uses and occupiers.

Reasons

6. The appeal property is located within a residential area. It comprises a detached chalet bungalow with a single attached garage linked by a single storey side extension. My

observations at the time of my site visit confirmed the Council's evidence that there are many different house styles, shapes and sizes along this road.

7. The neighbouring property at No 83 to the south is a bungalow whilst No 87 to the north is a two storey house. At present there is a fence about 1.7 m high along the boundary with No 83. This fence is some 1 m from the side elevation of the building at No 85 and 3 m from No 83. The existing garage at the appeal property is positioned alongside this boundary and is about 6.5 m long with a flat roof. The bungalow at No 83 has kitchen, toilet and bedroom windows along this side elevation. The bedroom is a habitable room and is served only by this window. The scheme proposes a first floor extension above the existing garage. The structure would remain about 1 m from the boundary fence but its length would increase to some 8.5 m. The eaves height would be about 4.8 m with a hipped roof.

8. In my view, the proposed increase in height of the flank wall so close to the bedroom window at No 83 would have an unacceptable overbearing impact on the occupants of that bungalow. As regards loss of light, a 25° line from the bedroom window at a height of 2 m on the centre line would be breached by the proposed extension. The existing garage and trees on the boundary already block light to the north-facing bedroom to some extent. However, I consider that the proposed increase in height of the built form would result in a material loss of light to the bedroom at No 83 notwithstanding the removal of the trees. Although the current adjoining owner does not object to the proposal I must also have regard to the long-term implications of the development and the effect on any future occupants of No 83. I conclude that the development would have a significant adverse impact on the living conditions of neighbours. It would not be in accordance with Structure Plan Policy LD3, South Area Local Plan Policy SBE2 and emerging Local Plan Policy WOS3.

Conclusions

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

Formal Decision

10. In exercise of the powers transferred to me, I dismiss the appeal and refuse planning permission for the erection of two storey side and rear extensions to dwelling.

Information

11. 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.

INSPECTOR

APPENDICES

1. Location Plan of Site
2. Copy of Decision Notice and plans for application F/2001/5513
3. Berkshire Structure Plan Policies
4. Wokingham District Local Plan Policies including the Inspector's report recommended rewording of this policy.
5. South East Area Local Plan Policies
6. Conditions in the event planning permission is granted
7. Plan showing 25° line plotted from bedroom window

APPENDIX 1



Site Plan, Scale: 1 to 1250

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

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Date: 5 August 2002

APPENDIX 2

(HP)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr Durham
C/O H D Trafford RIBA
51 Proctors Road
Wokingham
Berkshire
RG40 1RA

Application Number: F/2001/5513

Parish: **WOKINGHAM**

Location: **9, Staverton Close, Wokingham.**

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

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

Reason
1. The proposed development by reason of its bulk, massing and location would form a dominant and overbearing feature to the detriment of the residential amenity of the adjacent dwelling. As such the proposal is contrary to policy SBE2 of the South East Area Local Plan and policies WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft).

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

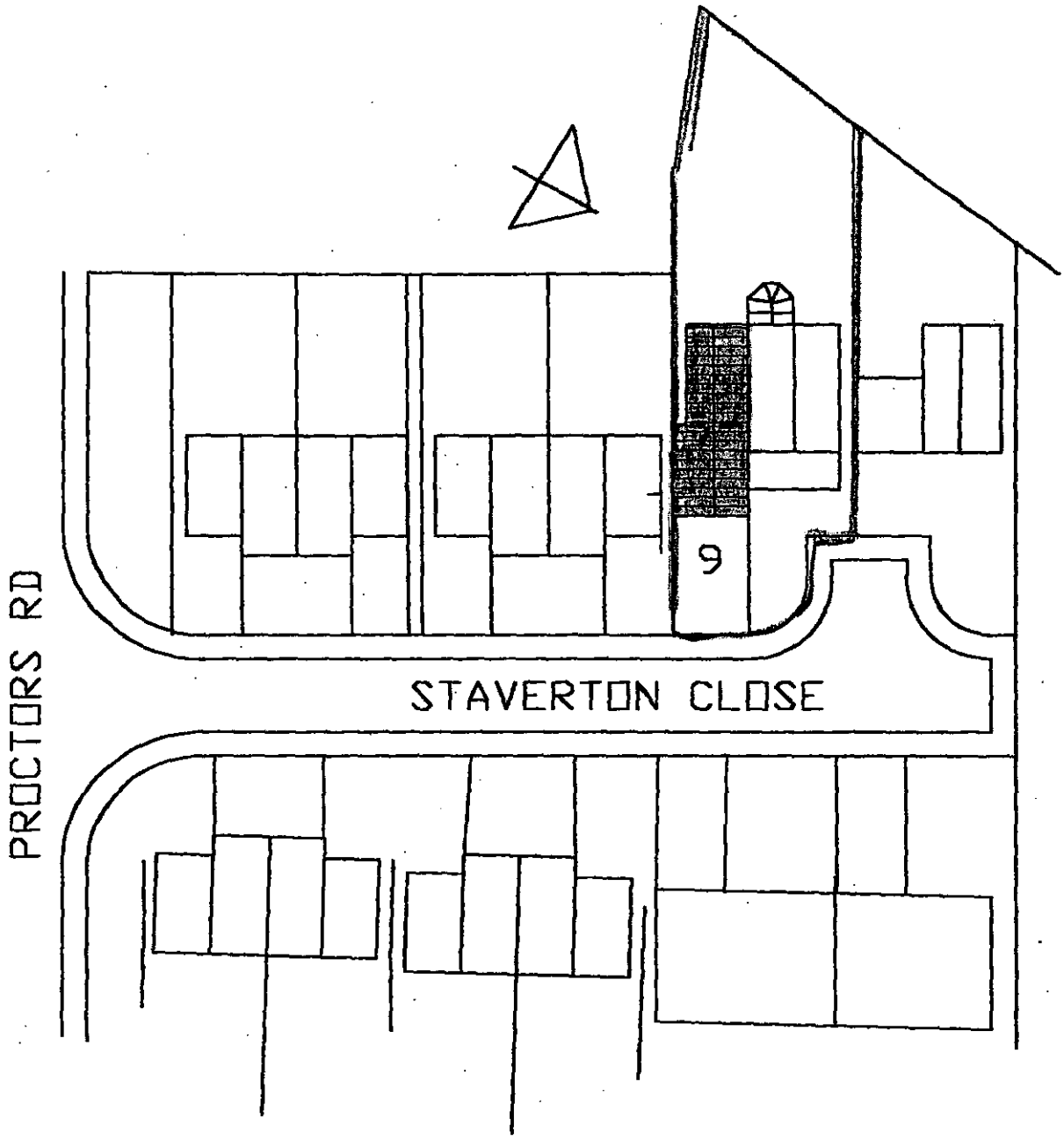
Berkshire Structure Plan Policy EN1.
South East Area Local Plan Poliicy SBE2.
Deposit Draft Wokingham District Local Plan Policy WBE1.

A Cronin

Anna Cronin
Head of Planning & Transportation
Date: 01/02/2002

Notice checked by: _____

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



JOB

PROPOSED EXTENSIONS TO
9 STAVERTON PLACE,FOR
MR. G DURHAM
BLOCK PLAN 1:500

N.D.TRAFFORD RIBA
51 PROCTORS RD.
WOKINGHAM
BERKS RG40 1RP

DWG NO. DT/GD/3

Dave Please phone me to discuss asap Thanks Dave (PT)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr & Mrs Bolt
C/O Mr A Giddulph
21 Rosebery Road
Cheam
Sutton
Surrey SM1 2BW

Application Number: F/2001/5441

Parish: **WOKINGHAM WITHOUT**

Location: **85, New Wokingham Road, Crowthorne.**

Proposal: **Proposed two storey side and rear extensions to dwelling.**

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

Reason

1. The proposed two storey side and rear extension, by virtue of its design, siting, scale, bulk and massing would have an overbearing and dominating impact and would also result in a material loss of light to No. 83 New Wokingham Road, to the detriment of the occupier. As such, it is therefore contrary to policy LD3 of the Berkshire Structure Plan, policies SEB1 and SEB2 of the South East Area Local Plan and to policies WBE1 and WOS3 of the Wokingham District Local Plan (Deposit Draft).

A Cronin W.D.C. 01189 746000

Anna Cronin
Head of Planning & Transportation
Date: 01/02/2002

Officer Philip Taylor

Notice checked by: _____

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

APPEALS TO THE SECRETARY OF STATE

PLANNING & ADVERTISEMENT APPEALS

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

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

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

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

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

PURCHASE NOTICES

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

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

COMPENSATION

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

APPENDIX 3

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

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

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

(i) housing proposals for 100 or more dwellings;

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

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

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

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

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

ENVIRONMENTAL IMPACT

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

Environmental Impact of Development

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

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

Limiting Impact of Development

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

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

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

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

Environmental Impact of Transport Schemes

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

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

APPENDIX 4

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.

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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.

"When determining new housing development proposals a sequential approach will be applied whereby:

A) previously developed land and buildings within the boundaries of category A settlements will be developed first;

B) secondly, land and buildings on the edge of category A settlements that are served by good public transport corridors will be considered;

C) lastly, development proposals for land and buildings in category B settlements will only consist of limited infilling and small windfall development.

1.41 That the Council extends the boundary of the Identified Settlement of Spencers Wood to include the development near to Lambs Lane and adopt PA P/1 and PA A/13.

1.42 That the Council carry out a thorough review of all settlement boundaries before the next review of the Plan.

1.43 That Policy WOS2 is re-titled "Housing Development Principles"

NEW PARAGRAPH 1.12A

(Proposed Amendment 1/5)

OBJECTION ISSUES

1.44 Although there were no objections recorded against this proposed amendment, objectors to other parts of this Chapter have asked for such a change.

CONCLUSIONS

1.45 I concur with the Council's proposed amendment as it would clarify its objectives.

RECOMMENDATION

1.46 That the Plan is amended in accordance with PA 1/5.

POLICY WOS3

(Proposed Amendment 1/6)

REPRESENTATIONS

168	Councillor R Eke (S)	1301	Beazer Strategic Land (O)
1035	English Nature (O)	2447	Envt Agency (Thames Region) (O)
1287	Mr J Vernon (O)	2542	S Grundon Ltd (O)

OBJECTION ISSUES

1.47 It was said that landscaping schemes should be comprised predominantly of locally native species. It was suggested the policy does not provide clear guidance and in order to cover indirect impact on adjacent developments, additional wording should be inserted at the start of criterion B). One objector asked for removal of reference to the generation of traffic as all development is likely to result in some traffic. Reference to alternative modes of transport and locations which minimise travel should also be included. An objector suggested that, as shown at Basingstoke Road, traffic is so heavy it would cause chaos and be expensive; nothing has been thought through properly.

CONCLUSIONS

1.48 PA 1/5 should satisfy objection 2447, but I agree with the Council that it is too detailed a point to be included within the policy itself. PA 1/6 would ensure there is no indirect impact on adjacent developments. Criterion D) is quite acceptable as it is qualified by the word 'significant' and criterion C) relates to the need to travel and the use of alternative modes of transport to that of the private car. I do accept that Wokingham District does have to contend with traffic congestion, but that is more reason to ensure development schemes are located in sustainable areas and a significant effort is made to encourage people to use public transport rather than exacerbate poor traffic conditions. Under the Miscellaneous section of the Introduction Chapter, an objector suggested that the Royal Town Planning Institute document "Access Policy for Local Plans" is adopted. I endorse that suggestion, but it should be in the text.

RECOMMENDATION

1.49 That the Policy WOS3 is amended in accordance with PA 1/6 and the inclusion of PA 1/5 to create paragraph 1.12A.

1.50 That reference is made in the supporting text to the document "Access Policy for Local Plans".

PARAGRAPH 1.13

REPRESENTATIONS

1479	St Nicholas Hurst Parish Council (O)	1672	Alfred McAlpine Dvpts Ltd (O)

POLICY WOS3: DEVELOPMENT CONTROL PRINCIPLES

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

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

b) RETAIN IMPORTANT MAN-MADE, LANDSCAPE AND NATURE CONSERVATION FEATURES AND PROVIDE FOR FURTHER LANDSCAPE TREATMENT WHERE RELEVANT TO THE TYPE OF DEVELOPMENT AND/OR THE PROTECTION OF LOCAL VISUAL AMENITY

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

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

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

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

Implementation: Through the development control process.

Monitoring: Planning applications determined.

Services, Amenities and Infrastructure

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

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

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

Cont.

APPENDIX 5

1.4 QUALITY & CONSERVATION OF THE BUILT ENVIRONMENT



NEW DEVELOPMENT REDEVELOPMENT AND REFURBISHMENT

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

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

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

❖ ***SBE1 DESIGN OF NEW DEVELOPMENT***

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

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

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

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

❖ ***SBE2 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 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, local shopping centres in particular, where comprehensive development 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.

❖ SBE3 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.

❖ SBE4 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.

❖ SBE5 SUNLIGHT AND DAYLIGHT

IN CONSIDERING PROPOSALS FOR NEW DEVELOPMENT, REDEVELOPMENT AND

APPENDIX 6

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

APPEAL REF: APP/X0360/A/02/1095879
APPLICATION NUMBER: F2001/5441
SITE ADDRESS: 85 New Wokingham Road, Crowthorne

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

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

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order 1995 (or any order revoking and re-enacting that order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as a habitable space

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.

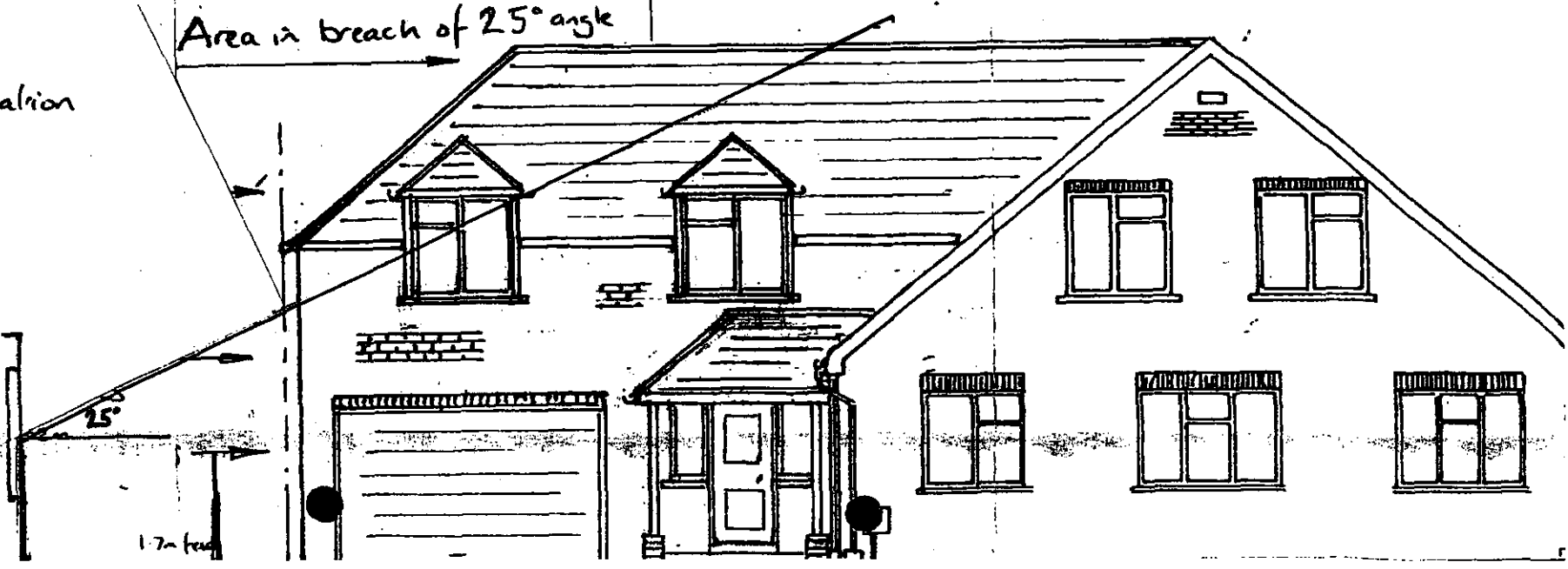
3. To ensure that adequate parking space is available on the site on the site and reduce the likelihood of roadside parking.

APPENDIX 7



PROPOSED REAR ELEVATION

Proposed Front Elevation



File Copy.

Tel. (0118) 974 6448 (Direct Line)
Date: September 6, 2002
My ref: F/2001/5441
Your ref: APP/X0360/A/02/1095879

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

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

Dear Mrs Pocock

APPEAL BY: Mr & Mrs Bolt
SITE: 85 New Wokingham Rd, Crowthorne

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

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

PAUL TAYLOR
TOWN PLANNING
WOKINGHAM DISTRICT COUNCIL
PO BOX 157
SHUTE END, WOKINGHAM.
BERKSHIRE RG40 1WR

MR A. BIDDULPH
21 ROSEBERY ROAD
CHEAM SUTTON
SURREY SM1 2BW

2ND JANUARY 2007

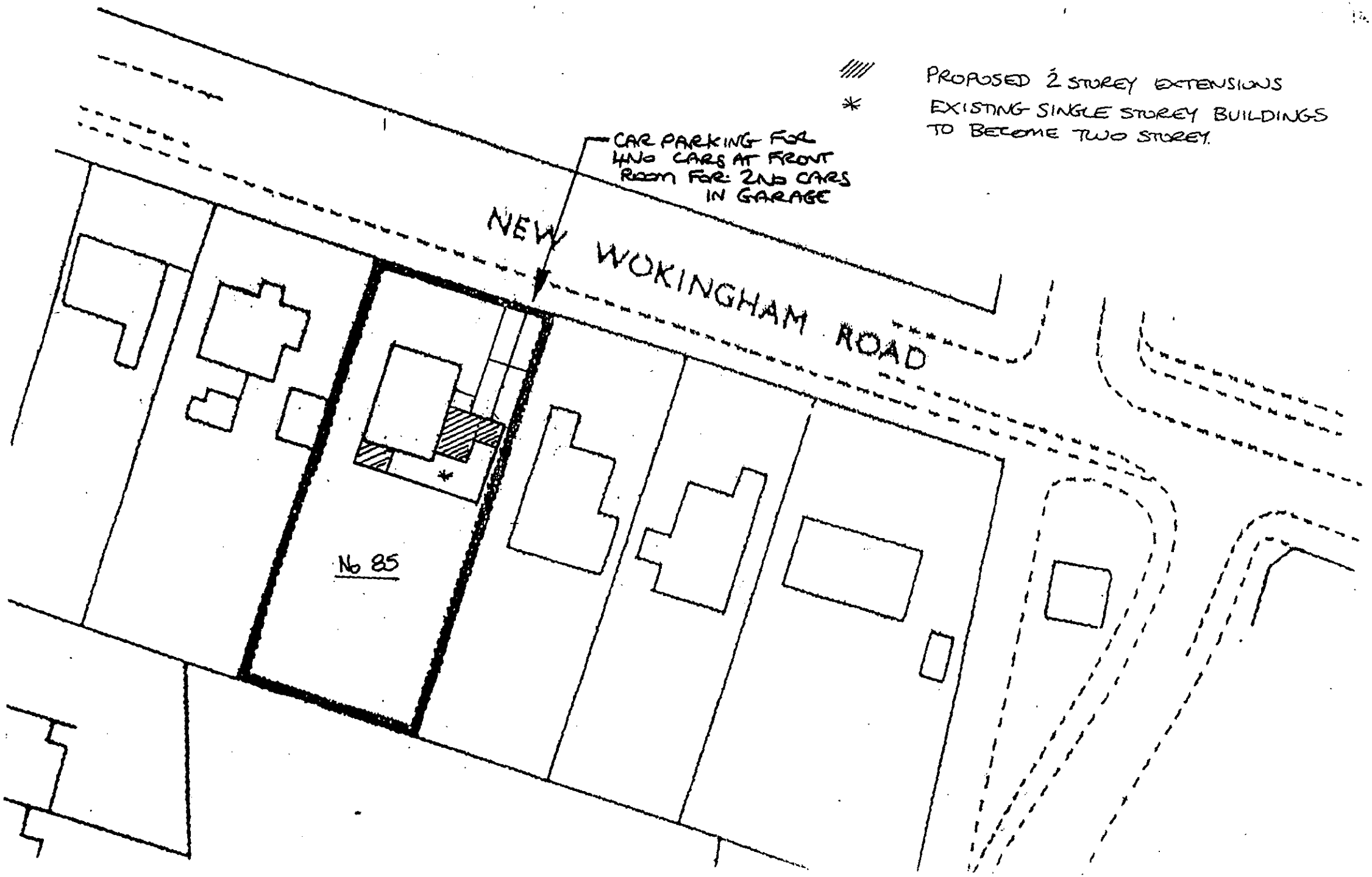
Dear Mr Taylor

RE 85 NEW WOKINGHAM ROAD CROWTHORNE.

- Further to our recent telephone conversation we enclose the block plan showing spaces for 5 to 6 cars at the front. The existing ground floor bedroom will not
- be used as a bedroom now that there are sufficient 1st floor bedrooms and will be used as a study.

Yours Sincerely
A Biddulph
A. BIDDULPH

85 NEW WOKINGHAM ROAD, CROWTHORNE. BLOCK PLAN. SCALE 1:500. DRG. 0104/10/1
REV A JAN 2001 CAR PARKING SPACES SHOWN



OR INTO UTILITY ROOM →

15mm THERMAL BLOCK WALL.
OUR FIRE DOOR →

MBER STAIRS →

EXTENDED →

ICE CANOPY. TIMBER POSTS
K PLINTHS. →

UTILITY ROOM

GARAGE.

KITCHEN

RWP

(FJ)

LIVING R

MH

SVP.

UP.

HALL

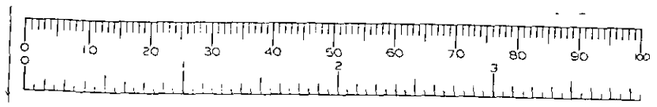
HALL.

MH.

BEDROOM.
STUDY

CUP.

RWP.



TOWN PLANNING
WOKINGHAM DISTRICT COUNCIL
PO BOX 157
SHUTE END, WOKINGHAM
BERKSHIRE RG40 1WR
ATTENTION MRS C. HURST

MR A. BIDDULPH
21 ROSEBERY ROAD
CHEAM SUTTON
SURREY SM1 2BW

7TH JUNE 2001

Dear Mrs Hurst

RE - 85 NEW WOKINGHAM ROAD, CROWTHORNE.

As requested in your letter dated 30/11/01 we enclose 4 copies of the block plan and 6 copies of the revised front elevation / other side elevation.

The car parking is difficult to indicate on the block plan. Two small cars can fit in the existing garage. There is room to park two further cars in front of the garage.

We confirm there is no encroachment over the boundary lines and therefore certificate B is not required.

Yours sincerely
A. Biddulph
A. BIDDULPH

cc MR AND MRS D. BOLT.

85 NEW WOKINGHAM ROAD, CROWTHORNE, BERKSHIRE. PROPOSED ELEVATIONS. DRAWING 0104/10/12. SCALE 1:10

REV A. DEC 2004. ROOFLIGHT SHOWN ON FRONT ELEVATION.

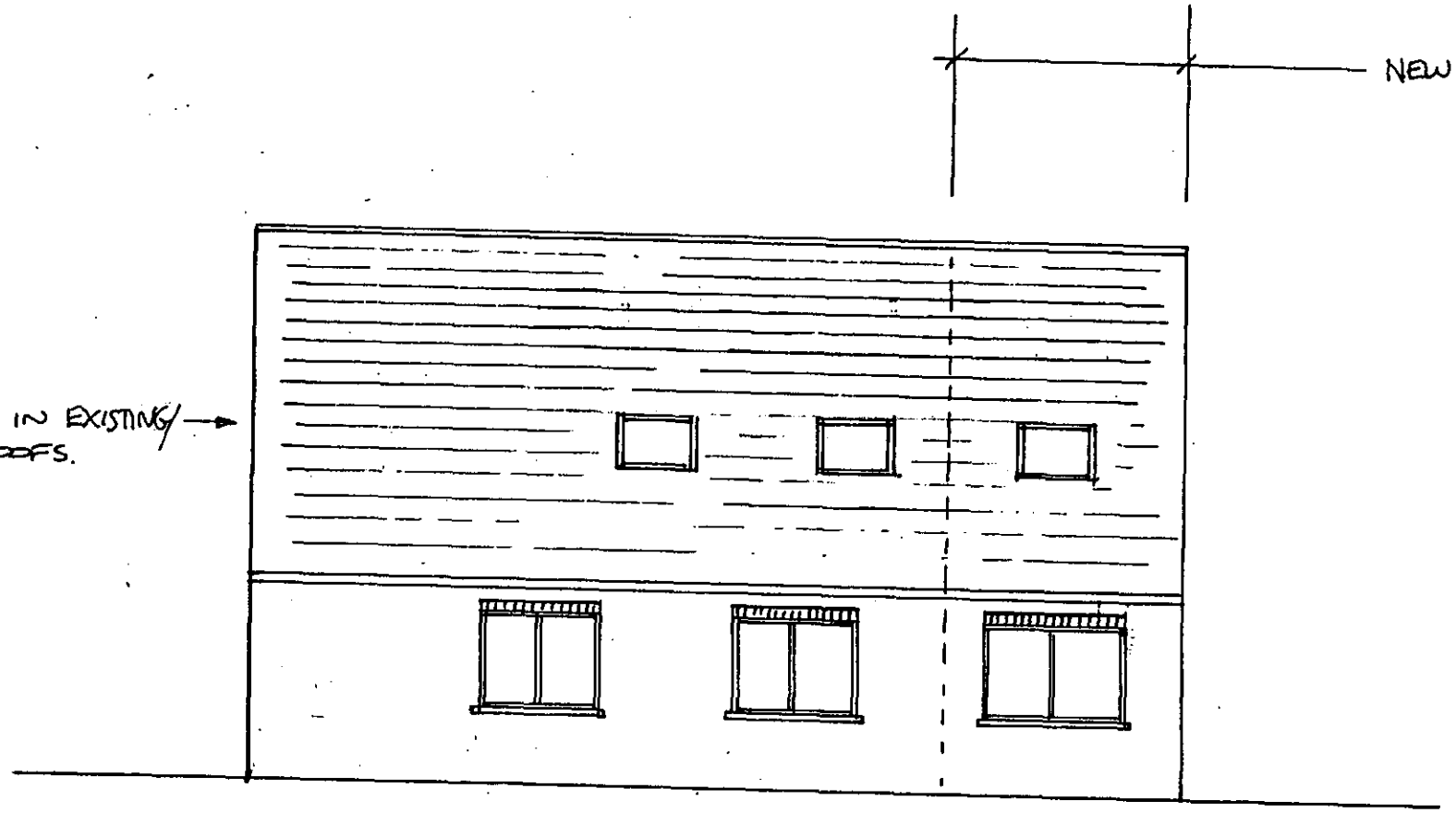


PROPOSED REAR ELEVATION

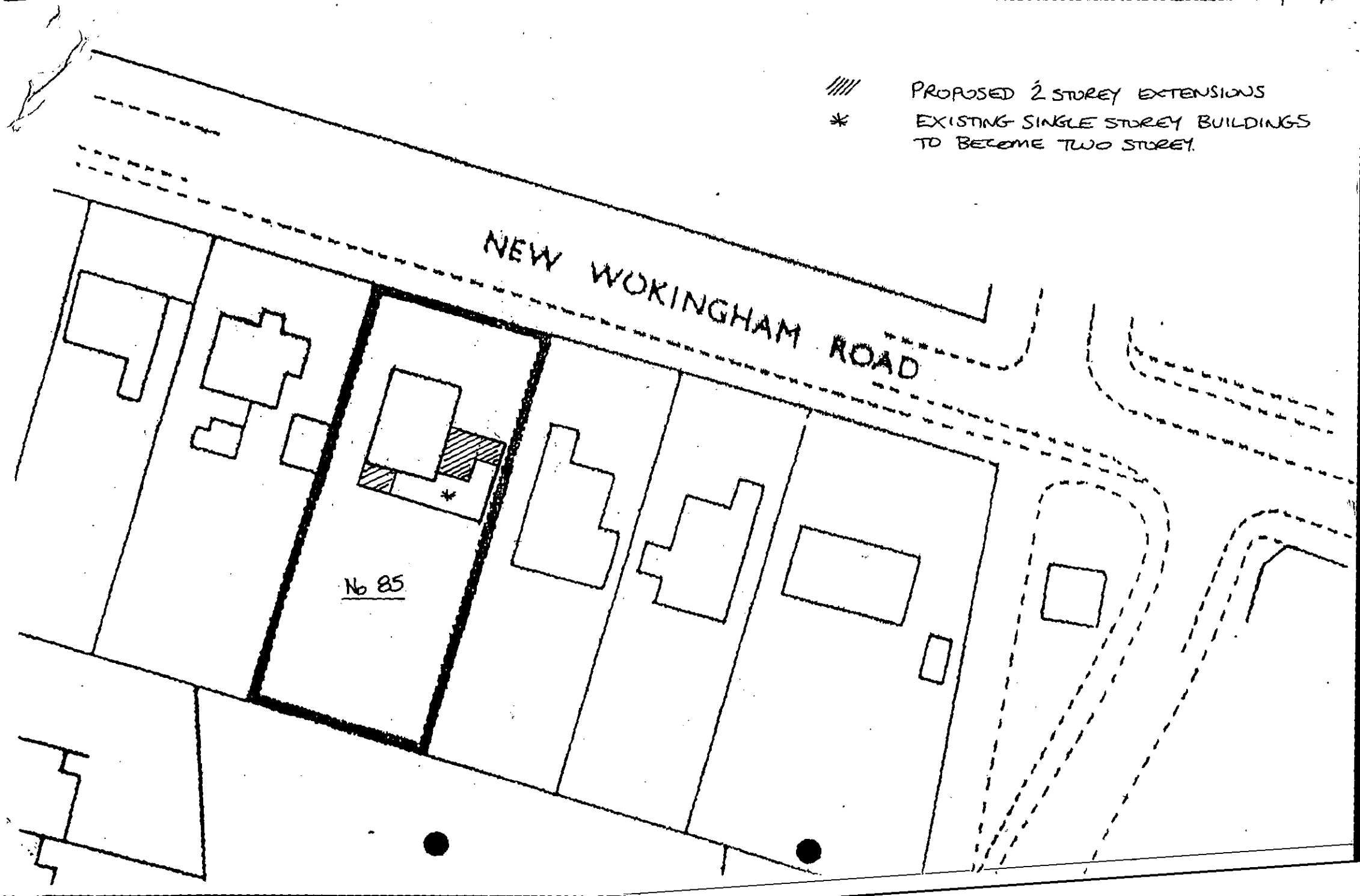


PROPOSED FRONT ELEVATION

OJ NEW WOKINGHAM ROAD, CROWTHORNE. PROPOSED SIDE EXTENSION. SCALE 1:10
DRAWING 0104/10/16.



85 NEW WOKINGHAM ROAD, CROWTHORNE. BLOCK PLAN. SCALE 1:500. DRG. 0104/10/17



APPENDIX 3

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

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

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

(i) housing proposals for 100 or more dwellings;

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

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

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

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

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

ENVIRONMENTAL IMPACT

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

Environmental Impact of Development

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

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

Limiting Impact of Development

POLICY FRAMEWORK

National Policy

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APPENDIX 4

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B) secondly, land and buildings on the edge of category A settlements that are served by good public transport corridors will be considered;

C) lastly, development proposals for land and buildings in category B settlements will only consist of limited infilling and small windfall development.

1.41 That the Council extends the boundary of the Identified Settlement of Spencers Wood to include the development near to Lambs Lane and adopt PA P/1 and PA A/13.

1.42 That the Council carry out a thorough review of all settlement boundaries before the next review of the Plan.

1.43 That Policy WOS2 is re-titled "Housing Development Principles"

NEW PARAGRAPH 1.12A

(Proposed Amendment 1/5)

OBJECTION ISSUES

1.44 Although there were no objections recorded against this proposed amendment, objectors to other parts of this Chapter have asked for such a change.

CONCLUSIONS

1.45 I concur with the Council's proposed amendment as it would clarify its objectives.

RECOMMENDATION

1.46 That the Plan is amended in accordance with PA 1/5.

POLICY WOS3

(Proposed Amendment 1/6)

REPRESENTATIONS

168	Councillor R Eke (S)	1301	Beazer Strategic Land (O)
1035	English Nature (O)	2447	Envt Agency (Thames Region) (O)
1287	Mr J Vernon (O)	2542	S Grundon Ltd (O)

OBJECTION ISSUES

1.47 It was said that landscaping schemes should be comprised predominantly of locally native species. It was suggested the policy does not provide clear guidance and in order to cover indirect impact on adjacent developments, additional wording should be inserted at the start of criterion B). One objector asked for removal of reference to the generation of traffic as all development is likely to result in some traffic. Reference to alternative modes of transport and locations which minimise travel should also be included. An objector suggested that, as shown at Basingstoke Road, traffic is so heavy it would cause chaos and be expensive; nothing has been thought through properly.

CONCLUSIONS

1.48 PA 1/5 should satisfy objection 2447, but I agree with the Council that it is too detailed a point to be included within the policy itself. PA 1/6 would ensure there is no indirect impact on adjacent developments. Criterion D) is quite acceptable as it is qualified by the word 'significant' and criterion C) relates to the need to travel and the use of alternative modes of transport to that of the private car. I do accept that Wokingham District does have to contend with traffic congestion, but that is more reason to ensure development schemes are located in sustainable areas and a significant effort is made to encourage people to use public transport rather than exacerbate poor traffic conditions. Under the Miscellaneous section of the Introduction Chapter, an objector suggested that the Royal Town Planning Institute document "Access Policy for Local Plans" is adopted. I endorse that suggestion, but it should be in the text.

RECOMMENDATION

1.49 That the Policy WOS3 is amended in accordance with PA 1/6 and the inclusion of PA 1/5 to create paragraph 1.12A.

1.50 That reference is made in the supporting text to the document "Access Policy for Local Plans".

PARAGRAPH 1.13

REPRESENTATIONS

1479	St Nicholas Hurst Parish Council (O)	1672	Alfred McAlpine Dvpts Ltd (O)

POLICY WOS3: DEVELOPMENT CONTROL PRINCIPLES

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

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

b) RETAIN IMPORTANT MAN-MADE, LANDSCAPE AND NATURE CONSERVATION FEATURES AND PROVIDE FOR FURTHER LANDSCAPE TREATMENT WHERE RELEVANT TO THE TYPE OF DEVELOPMENT AND/OR THE PROTECTION OF LOCAL VISUAL AMENITY

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

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

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

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

Implementation: Through the development control process.

Monitoring: Planning applications determined.

Services, Amenities and Infrastructure

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

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

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

Cont.

APPENDIX 5

1.4 QUALITY & CONSERVATION OF THE BUILT ENVIRONMENT



NEW DEVELOPMENT REDEVELOPMENT AND REFURBISHMENT

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

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

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❖ SBE1 DESIGN OF NEW DEVELOPMENT

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

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

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

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

❖ SBE2 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 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, local shopping centres in particular, where comprehensive development 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.



❖ SBE3 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.

❖ SBE4 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.

❖ SBE5 SUNLIGHT AND DAYLIGHT

IN CONSIDERING PROPOSALS FOR NEW DEVELOPMENT, REDEVELOPMENT AND

APPENDIX 6

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

APPEAL REF: APP/X0360/A/02/1095879
APPLICATION NUMBER: F2001/5441
SITE ADDRESS: 85 New Wokingham Road, Crowthorne

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

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

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order 1995 (or any order revoking and re-enacting that order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as a habitable space

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.

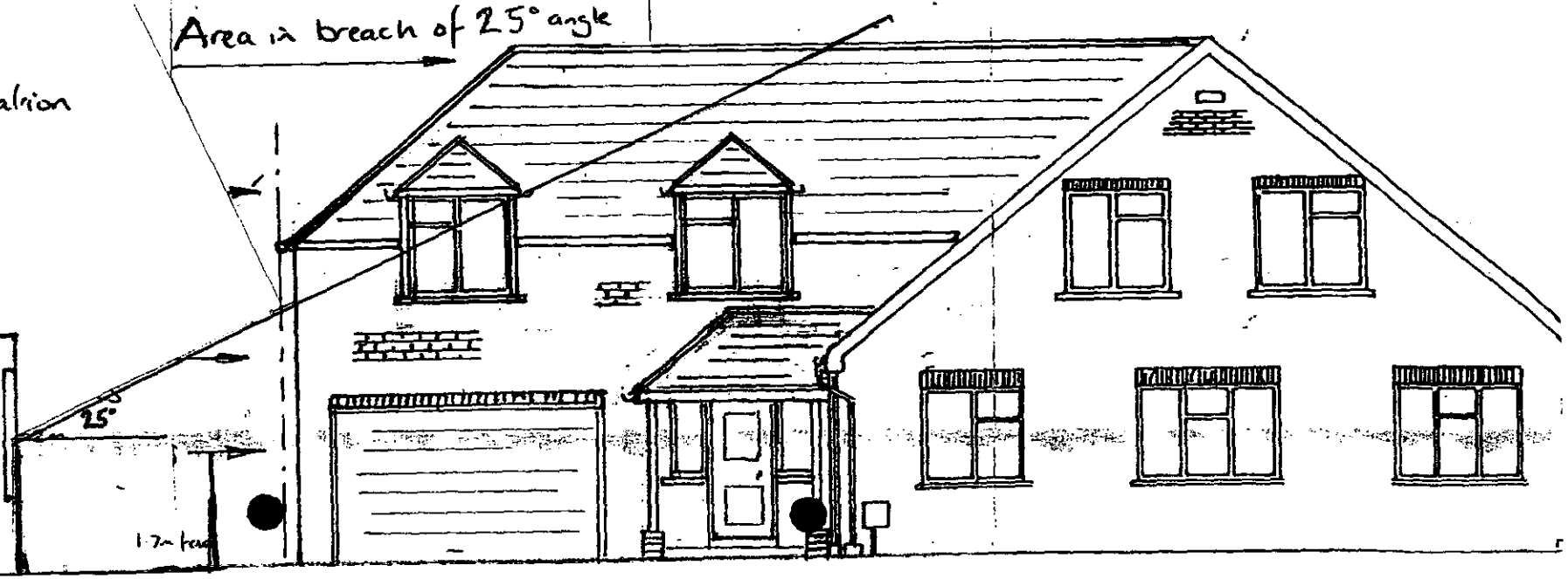
3. To ensure that adequate parking space is available on the site on the site and reduce the likelihood of roadside parking.

APPENDIX 7



PROPOSED REAR ELEVATION

Proposed Front Elevation



The Planning Inspectorate

For offical use only
Date received

QUESTIONNAIRE

PLANNING, LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT

APPEAL REF: APP/X0360/A/02/1095879 GRID REF:

APPEAL BY: Mr & Mrs D Bolt

SITE: 85 New Wokingham Rd, Crowthorne

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

If notification or consultation under an Act, Order or Departmental Circular would have been necessary before granting permission and has not yet taken place, please inform the appropriate bodies of the appeal now and ask for any comments to be sent direct to us within 6 weeks of the 'starting date'.

1.	Do you agree to the written representations procedure?	YES / ~~NO~~
OR	Do you wish to be heard by an Inspector at: a. a local inquiry?	~~YES~~ / NO
	or b. a hearing?	~~YES~~ / NO
2.	If the written procedure is agreed, could the Inspector make an unaccompanied site visit? ***(It is our policy that Inspectors make an unaccompanied site visit whenever practicable e.g. the site can be seen clearly from a road or other public land. You must only indicate the need for an accompanied visit when it is necessary to enter the site e.g. to view or measure dimensions from within it.)***	~~YES~~ / NO
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

Please turn over

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

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

		Number of Documents Enclosed	N/A
a	Is the development in Schedule 1 or column one of Schedule 2 of the Town & Country Planning (Environmental Impact Assessment)(England & Wales) Regulations 1999? If YES, please indicate which Schedule.	YES / NO Sch1 Sch 2 col 1	
b.	Is the development within a 'sensitive area' as defined by regulation 2 of the Town & Country Planning (Environmental Impact Assessment)(England & Wales) Regulations 1999?	YES / NO	
c.	Has a screening opinion been placed on Part 1 of the planning register? If YES, please send a copy to us.	YES / NO	
d.	Any comments or directions received from the Secretary of State, other Government Departments or statutory agencies / undertakers whether or not as a result of consultations under the GDPO;	1	
e.	Any representations received as a result of an Article 7 (or Regulation 6) notice;		✓
f.	A copy of any notice published under Article 8 of the GDPO 1995; and/or Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990; and/or Regulation 5 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990;		✓
g.	Any representations received as a result of a notice published under Article 8 and/or Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (or Regulation 5);		✓
h.	Details of any other applications or matters you are currently considering relating to the same site;		✓
i.	**For all appeals, including those against non determination, you must provide details of all relevant development plan policies.** ***Each extract must include the front page, the title and date of approval or adoption. Where plans & policies have not been approved or adopted, please give the stage or status of the plan.***	3	
j.	Any supplementary planning guidance, together with its status, that you consider necessary.		✓
k.	Any other relevant information or correspondence you consider we should be aware of.		✓

16. a. What is the date you told those you notified about the appeal that we must receive any further comments by?	11/09/02	
b. Copies of the following documents must, if appropriate, be enclosed with this questionnaire.	Number of Documents Enclosed	N/A
i) representations received from interested parties about the original application	3	
ii) the planning officer's report to committee		✓
iii) any relevant committee minute		✓
17. FOR APPEALS DEALT WITH BY WRITTEN REPRESENTATIONS ONLY		
Do you intend to send another statement about this appeal? If NO, please send the following information:-	YES / ~~NO~~	
a. In non-determination cases:		
i) what the decision notice would have said;		
ii) how the relevant development plan policies relate to the issues of this appeal.		
b. In all cases:		
i) the relevant planning history;		
ii) any supplementary reasons for the decision on the application;		
iii) matters which you want our Inspector to note at the site visit.		
18. THE MAYOR OF LONDON CASES ONLY		
a. Was it necessary to notify the Mayor of London about the application? If YES, please attach a copy of that notification.	YES / NO	
b. Did the Mayor of London issue a direction to refuse planning permission If YES, please attach a copy of that direction.	YES / NO	

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

Signature: _____ on behalf of WOKINGHAM UNITARY ~~Council~~

Date sent to us and the appellant 05/08/02 OUR Ref: F/2001/5441

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

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WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

APPEAL BY: Mr & Mrs D Bolt
SITE: 85 New Wokingham Rd, Wokingham Without
APPLICATION NO.: 5441
PROPOSAL: Proposed 2 storey side extension & rear extensions to dwelling

LIST OF PERSONS CIRCULATED WITH NOTICE OF APPEAL

District Councillor(s) for Wokingham Without

Mrs P Helliar- Symons

Mr P A Lewis

Mr A J Ross

Clerk(s) of Parish / Town Council of Wokingham Without

Mrs G M Barrett, The Lodge, Pinewood Leisure Centre, Old Wokingham Rd, Wokingham RG41 6QE

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

6 + 8 The Chase, CROWTHORNE

20 Bramblegate, CROWTHORNE

76, 78, 82, 83 + 87 New Wokingham Rd, CROWTHORNE.

Date: 09 January 2002

To: Highways

We have received Revised Plans for the following planning application:

Application Number: F/2001/5441

Location: 85, New Wokingham Road, Crowthorne.

Proposal: Proposed two storey side and rear extensions to dwelling.

Applicant: Mr & Mrs Bolt C/O Mr A Diddulph.

Case Officer: Phillip Taylor

The new plans show the following: Revised ground floor plans showing bedroom now as a study. Revised parking layout 1:500 plan.

Comments are required by 23/01/2002.

Should you have any queries regarding this application please contact the case officer Phillip Taylor on (0118) 974 6444.

CONDITIONAL APPROVAL

C049, R049

C122, R122

Adam

16/01/02

PLANNING SERVICES | HPT
POL | TLS
APP | ENF
CS |
08 JAN 2002
COPIES TO: | ACK:
FILE:

Wokingham Without Parish Council Consultation Sheet

Officer Phillip Taylor

No F 2001 5441

Proposal two storey rear and side extensions to dwelling

Site 85 New Wokingham Road, Crowthorne.

Committee's Comments

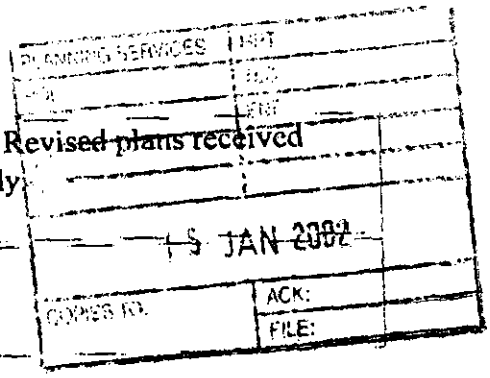
no comments

Signed :
Clerk to Wokingham Without Parish Council

08 January 2002

Wokingham Without Parish Council Consultation Sheet

Officer	Phillip Taylor
No	F 2001 5441
Proposal	two storey rear and side extensions to dwelling. Revised plans received showing car parking, change of bedroom to study
Site	85 New Wokingham Road, Crowthorne.



Committee's Comments

no comments to original application, nor to revised plans.

Signed : _____
Clerk to Wokingham Without Parish Council

15 January 2002

PLANNING SERVICES	HPT
POL	
DC PT	
APP	
CS	
1 : *** 2002	
COPIES TO:	ACK: ✓
	FILE:

BY HAND

A M Stubbs
8 The Chase
Crowthorne
Berkshire
RG45 6HT

10 January 02

Mr P Taylor
Wokingham District Council
Planning Services
Shute End
Wokingham
Berkshire
RG401WR

Your ref:- F/2001/5441.

Dear Mr Taylor,

Your recent letter refers, and I would comment as follows.

Having visited your offices and reviewed the planning application I was surprised at the extent of the application which proposes that the existing property be expanded to a 6/7 bedroom house, the sheer scale of which in my view is simply not in keeping with the 3/4 bedroom houses existing within the immediate area. However, you will decide whether the application is to proceed.

If the application is to proceed I would ask that a mandatory stipulation that some planting of mature trees is to take place in order to visually break up the sheer bulk of the proposed building.

My concern is that some of the existing trees on the boundary have been lopped, rather clumsily and presumably without permission, and any further erosion would definitely have an impact on the value of my own property.

I would therefore like to see some additional trees planted within the area detailed on the attached sketch plan.

I look forward to hearing from you in due course.

Yours sincerely,

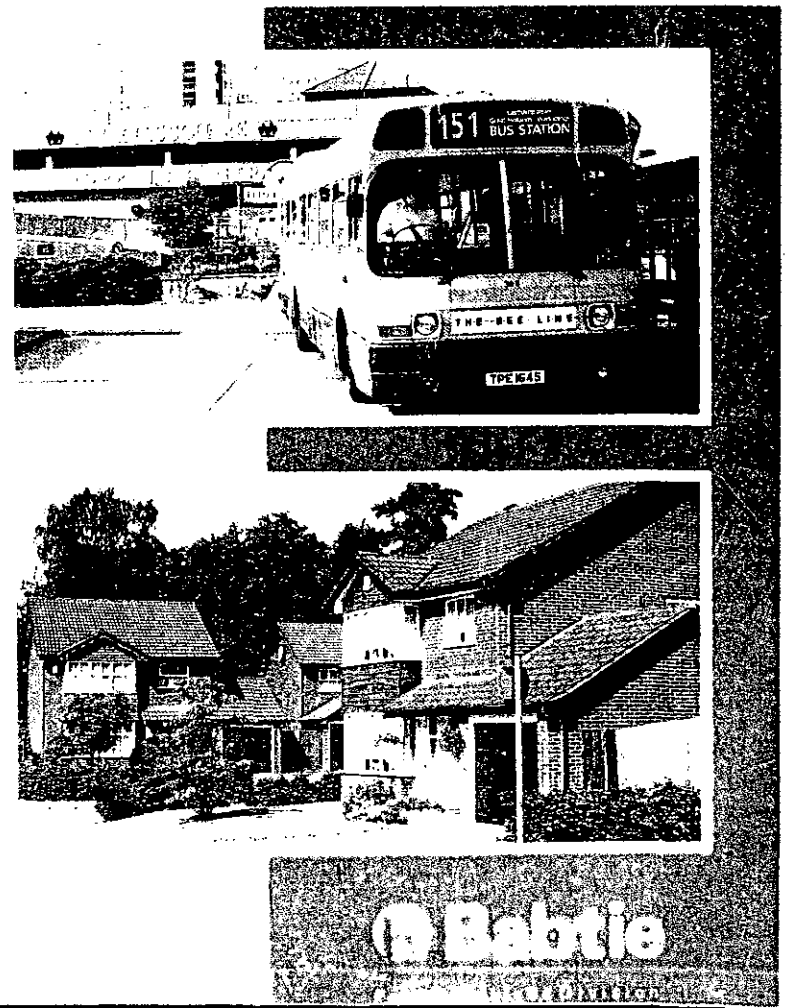
A M Stubbs.


NEW WOKINGHAM ROAD
No. 85.
Area of proposed planting.



BERKSHIRE STRUCTURE PLAN 1991-2006

Incorporating Alterations adopted in August 1997



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

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

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

(i) housing proposals for 100 or more dwellings;

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

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

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

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

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

ENVIRONMENTAL IMPACT

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

Environmental Impact of Development

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

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

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

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

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

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

Environmental Impact of Transport Schemes

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

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

SOUTH EAST AREA LOCAL PLAN

Adopted 15 April 1994

Published by: Wokingham District Council
Planning Department
Shute End
Wokingham
Berkshire
RG11 1WR
Telephone: (0734) 786833
Fax: (0734) 778735

1.4 QUALITY & CONSERVATION OF THE BUILT ENVIRONMENT



NEW DEVELOPMENT REDEVELOPMENT AND REFURBISHMENT

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

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

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

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

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

❖ SBE2 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 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, local shopping centres in particular, where comprehensive development 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.



❖ SBE3 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.

❖ SBE4 ENVIRONMENTAL ENHANCEMENT SCHEMES

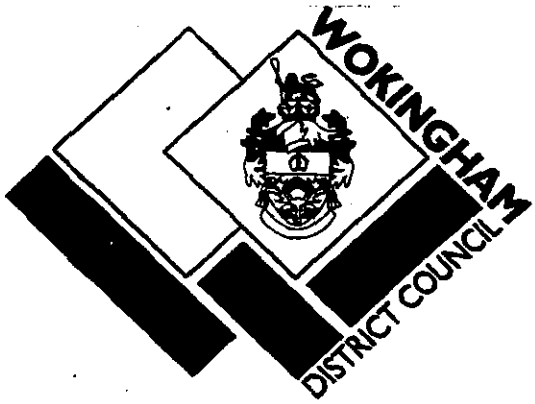
ENVIRONMENTAL ENHANCEMENT SCHEMES WILL BE ENCOURAGED WITHIN THE PLAN AREA AS OPPORTUNITIES ARISE AND WILL INCLUDE THE AREAS AS SHOWN ON THE PROPOSALS MAP AND AS SET OUT IN PART TWO OF THE PLAN.

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.

❖ SBE5 SUNLIGHT AND DAYLIGHT

IN CONSIDERING PROPOSALS FOR NEW DEVELOPMENT, REDEVELOPMENT AND



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.

POLICY WOS3: DEVELOPMENT CONTROL PRINCIPLES

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

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

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

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

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

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

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

Implementation: Through the development control process.

Monitoring: Planning applications determined.

Services, Amenities and Infrastructure

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

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

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

Cont.

Environmental Services

For office use only.
Application number:

Householder planning application form

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

1	Your name	MR AND MRS D. BOLT
	Address and postcode	85 NEW WOKINGHAM ROAD CROWTHORNE BERKS RG45 6JN
	Phone number	01344 761477
	Agent's Name	MR A. BIDDULPH
	Address and postcode	21 ROSEBERY ROAD CHEAM SUTTON SURREY SM1 2BW
	Phone number	0208 642 6080
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	85 NEW WOKINGHAM ROAD CROWTHORNE BERKS
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO STOREY SIDE AND REAR EXTENSIONS
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐ No ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	PITCHED TILED ROOF AND FACING BRICKS TO MATCH EXISTING
7	Will the proposal change the pedestrian or vehicle access to the site? *Please show details of the existing access and any proposed changes on the plans.*	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☑ No ☐

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 4 (BUT ONE AT GRND FLOOR)	Proposed: 7
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☑	No ☐
11	Checklist. Please make sure that you enclose the following.		
	a Six copies of this form signed and dated. ✓		
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below. ✓		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

DRGS 0104/10/01A, 02A, 04 10A, 11A, 12, 14, 15.

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

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

Certificate A

I certify that

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

Certificate B

I certify that

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

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

None of the land forms part of an agricultural holding.

Your signature: A Bolt on behalf of MR AND MRS D. BOLT

Date 25/11/01

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

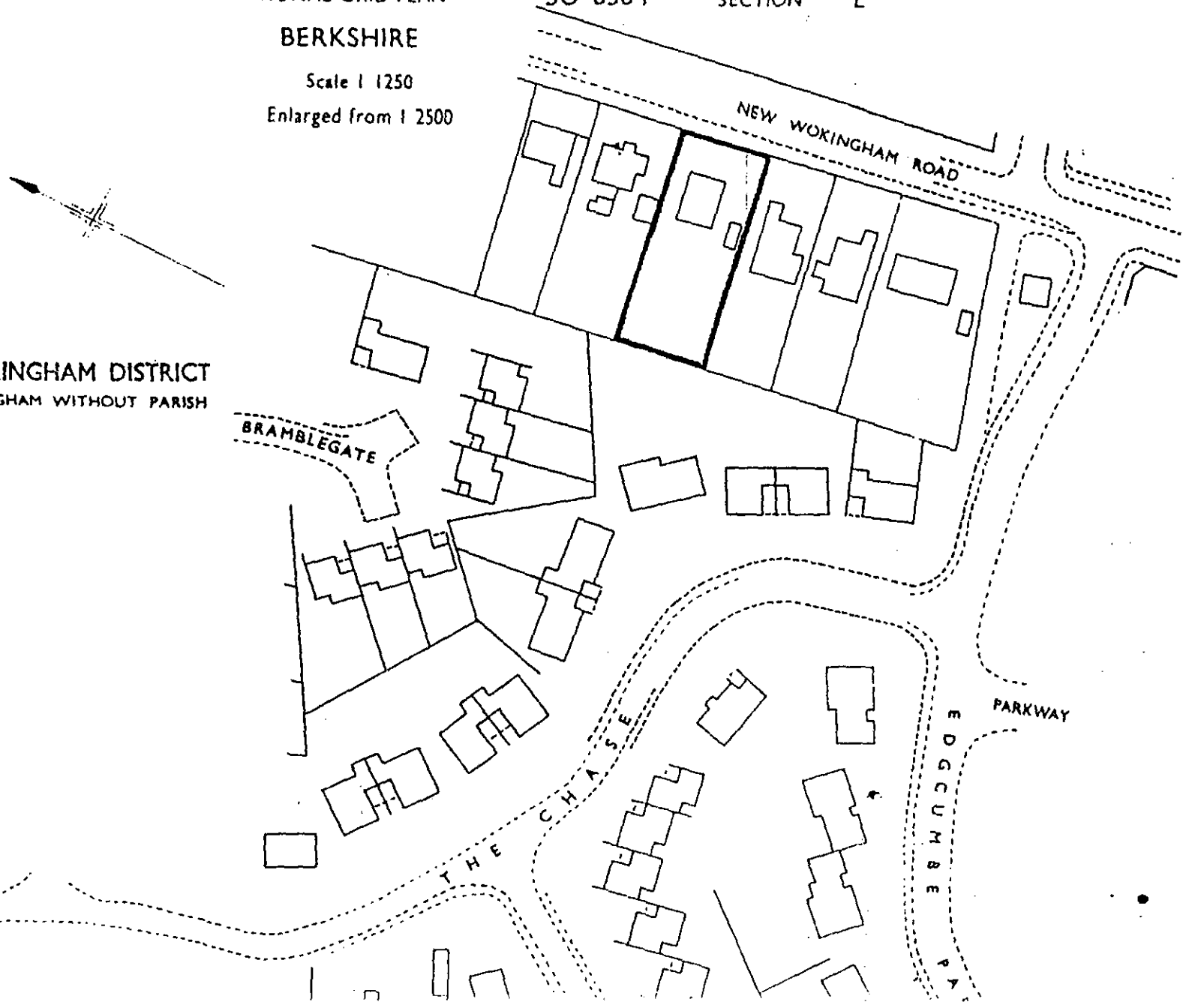
H. M. LAND REGISTRY

NATIONAL GRID PLAN SU 8364 SECTION E

BERKSHIRE

Scale 1 1250

Enlarged from 1 2500



WOKINGHAM DISTRICT

WOKINGHAM WITHOUT PARISH

Tel. 0118 9746429 (Direct Line)

Date 30/11/01

Your ref.

My ref.

Mr A Biddulph
21 Rosebery Rd
Cheam
Sutton
Surrey SM1 2BW

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire, RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 977 8735
Minicom No: (0118) 977 890
DX: 33506 - Wokingham

Dear

I return your application as it cannot be determined for the following reasons:

rest of papers retained awaiting your reply.

Tick relevant box

1) **Permission is not required as proposed development is permitted development.** ☐

2) **No location plans submitted - 4 copies of a 1:2500 scale location plan required with the site outlined in red. The plan must include the junction of two named roads and a north point.** ☐

3) **The location plans submitted do not have the site outlined in red.** ☐

4) **The red line denoting the application site does not extend to the public highway.** ☐

5) **No block plans submitted - 4 copies of a 1:500 scale block required with the existing and proposed development and any adjoining properties indicated.** ☑
highlight position of extensions & show car parking layout.

6) **The application has not been made on the Authority's prescribed forms. (Correct forms are enclosed).** ☐

7) **Less than 4 copies of the application form/plans have been submitted.** ☐

PTO

Cont.

Tick relevant box

8) The information contained on the application form is inaccurate/missing as follows: ☐

Is any encroachment intended? If so please ~~sign~~ fill in Cert B & serve notice.

9) The Section 66 Certificate is missing/unsigned/not deleted. ☐

10) No fee has been submitted OR the fee submitted is incorrect and should be £. ☐

11) The following floor plans are required: ☐

12) The following elevational plans are required: ☑
6 copies other side elevation
+ front elevation to show roof light

13) An Environmental Impact Assessment is required. ☐

14) The plans submitted contain Imperial measurements or Imperial scales. (Only Metric measurement or scales are acceptable). ☐

15) An outline application proposing the change of use of land is not acceptable, the application can only be made as a full application. ☐

16) The plan submitted with this outline application must be marked "for illustrative purposes only", alternatively Question 10 must be completed by indicating which matters are not reserved. ☐

Please resubmit your application with the above-mentioned information.

Yours sincerely

C Hurst

Mrs C Hurst
Senior Technical Assistant
Development Control Admin

TOWN AND COUNTRY PLANNING ACT 1990

SECTION 78 APPEAL

APPELLANT :	Mr and Mrs Bolt
APPEAL SITE :	85 New Wokingham Road, Crowthorne
REASON FOR APPEAL :	Refusal of planning permission for the erection of a two-storey side and rear extension to dwelling.

LOCAL PLANNING AUTHORITY REFERENCE : F/2001/5441

DEPARTMENT OF THE ENVIRONMENT,
TRANSPORT AND THE REGIONS REFERENCE : APP/X0360/A/02/1095879

1.00 LOCATION AND SITE DESCRIPTION

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

1.02 No. 85 New Wokingham Road is a detached chalet Bungalow with a single attached garage linked by a single storey side extension. Development along this road has a ribbon form and comprises many different house styles, shapes and sizes. The adjacent neighbours are No 83 set to the south which is a bungalow and no 87 set to the north which is a two storey house is built in-line with the adjacent neighbour No.11 but set back to almost full depth to the adjacent No.7. No's 1 –7 are built in line.

2.0 Relevant Planning History

2.01 The original dwelling received planning permission 1963. Following this there is a lengthy planning history.

Application No.	Description	Date	Decision
19140	Single storey front extension	1983	Conditional Approval
41077	Conservatory	1993	Conditional Approval
99/68773/F	2 storey side	1999	Refused
99/69830/F	Single storey side	1999	Conditional approval
F/2001/4193	2 storey side and single storey front	2001	Refused
F/2001/5513	2 storey side extension	2001	Refused

2.02 In January 2002 the appeal planning application (F/2001/5513) for the erection of a two-storey side extension was refused under delegated powers for the following reason.

Reason

"The proposed two storey extension by reason of its bulk, massing and location would form a dominant and overbearing feature to the detriment of the residential amenity of the adjacent dwelling. As such it would be contrary to policy SBE2 of the South

East Area Local Plan and to policy WOS3 and WBE1 of the Wokingham District Local Plan."

3.0 Policy Background

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

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

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

Wokingham District Local Plan (Deposit Draft) 1997
The draft Wokingham District Local Plan (WDLP) was placed on deposit from 21st October to 2nd of December 1997 and has formed the basis for development control decisions since 21st October 1997. The County Council issued a statement of general conformity with the structure plan in May 1997. The public local inquiry into the plan commenced in October 1998. The Inspector's report on the local plan inquiry was published in October 2001 but has yet to be formally considered and adopted.

3.02 The relevant Wokingham District Local Plan (Deposit Draft) policy is (see appendix 4):

WBE1- Development in its local context

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

WOS3 – Development control Principles

3.03 The relevant South Area Local Plan policy is:

SBE1 – Design of New Development
SBE2 – Inappropriate design

3.04 The relevant Berkshire Structure Plan policy is:
LD3-Environment Impact and Design
(see appendix 4):

4.0 Case for the Local Authority

4.01 The main issue raised by this application is the unacceptable overbearing and overshadowing impact on No.83 New Wokingham Road.

4.02 The existing relationship between the properties is of single storey buildings separated by a 1.7 metre fence, 1.0 metre from No 85 and 3.0m from No 83. The total gap is 4.0m. No.85 has its garage located here, a structure 6.5 metres long with a flat roof.

4.03 No 83 which is a bungalow, has a number of windows along this side elevation. These comprise of a kitchen and toilet but more importantly a bedroom with only one window. This bedroom is clearly a habitable roof and it is imperative that light is not restricted to it.

4.04 The proposed extension would comprise a first floor extension above the garage. The 1.0m gap to the fence would be maintained but the length of the structure here would grow 8.5 metres. The eaves height would be 4.8m and the roof would be fully hipped. Dormer windows would be inserted front and rear.

4.05 In order to calculate the impact of the proposal on No.83 in terms of overshadowing a 25° line was plotted from the bedroom window at a height of 2.0m on the centre line. When transposed onto the submitted front elevation plans this line could clearly be seen to be breached by the proposed extension. The flank wall here 8.5m high was also considered to be a very dominating feature producing an unacceptable overbearing effect from the outlook of the bedroom.

4.06 The proposal is not considered to have any adverse impact on the character of the streetscene nor would it lead to any highway safety problems. Adequate parking and a turning area are provided on site to meet council parking standards.

5.0 Comments on the appellants statement

5.1 The appellants claim in point 4 of their statement that the existing garage already blocks light to the bedroom exacerbated by the trees on the boundary. The height of the garage is quite low and would comply with council day-lighting if for example it was a proposed extension.

6.0 Conclusion

6.01 The two storey side and rear extension proposed in application F/2001/5441 is considered form a dominant and overbearing feature and would result in a material loss of light to a bedroom to the detriment of the amenity of the neighbouring residents at No.83 New Wokingham Road.

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

7.0 Conditions in the event planing permission is granted

7.1 see appendix 6

APPENDICES

1. Location Plan of Site
2. Copy of Decision Notice and plans for application F/2001/5513
3. Berkshire Structure Plan Policies
4. Wokingham District Local Plan Policies including the Inspector's report recommended rewording of this policy.
5. South East Area Local Plan Policies
6. Conditions in the event planning permission is granted
7. Plan showing 25° line plotted from bedroom window

APPENDICES

1. Location Plan of Site
2. Copy of Decision Notice and plans for application F/2001/5513
3. Berkshire Structure Plan Policies
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5. South East Area Local Plan Policies
6. Conditions in the event planning permission is granted
7. Plan showing 25° line plotted from bedroom window

APPENDIX 1



Site Plan, Scale: 1 to 1250

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

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Date: 5 August 2002

N
W E
S

APPENDIX 2

(HP)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr Durham
C/O H D Trafford RIBA
51 Proctors Road
Wokingham
Berkshire
RG40 1RA

Application Number: F/2001/5513

Parish: **WOKINGHAM**

Location: **9, Staverton Close, Wokingham.**

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

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

Reason
1. The proposed development by reason of its bulk, massing and location would form a dominant and overbearing feature to the detriment of the residential amenity of the adjacent dwelling. As such the proposal is contrary to policy SBE2 of the South East Area Local Plan and policies WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft).

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

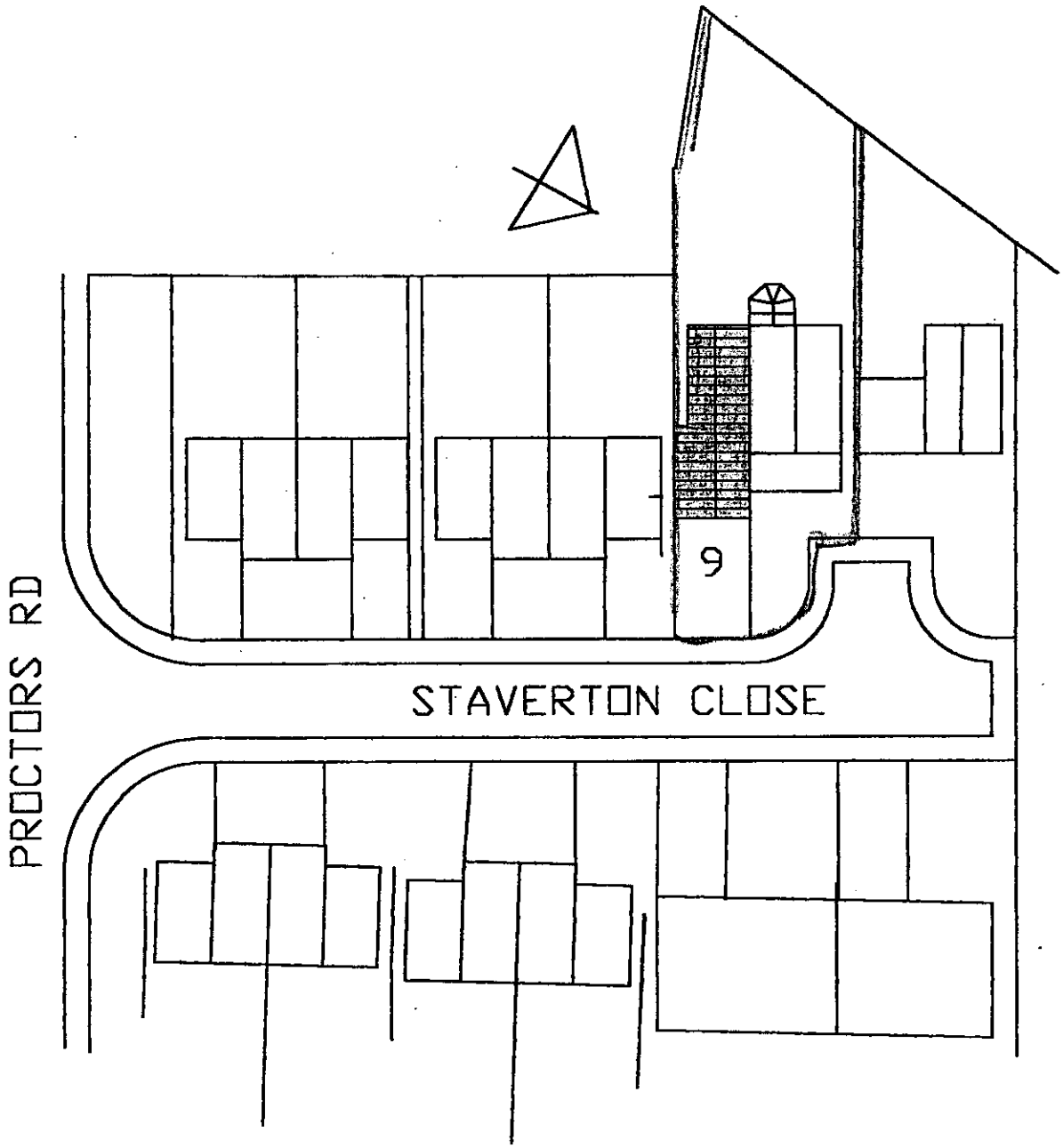
Berkshire Structure Plan Policy EN1.
South East Area Local Plan Poliicy SBE2.
Deposit Draft Wokingham District Local Plan Policy WBE1.

A Cronin

Anna Cronin
Head of Planning & Transportation
Date: 01/02/2002

Notice checked by: _____

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



JOB

PROPOSED EXTENSIONS TO
9 STAVERTON PLACE,FOR
MR. G DURHAM
BLOCK PLAN 1:500

N.D.TRAFFORD RIBA
51 PROCTORS RD.
WOKINGHAM
BERKS RG40 1RP

DWG NO. DT/GD/3

The Planning Inspectorate

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

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

PLANNING SERVICES 63418
POL TLS
DC DG
APP
20 NOV 2002
CORRECTED TO ACK FILE

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

Your Ref: F/2001/5441

Our Ref: APP/X0360/A/02/1095879

Date: 19 November 2002

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR & MRS D BOLT
SITE AT 85 NEW WOKINGHAM ROAD, CROWTHORNE, BERKS, RG45 6JN

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

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

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

Phone No. 0117 372 8252

Fax No. 0117 372 8139

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

Yours faithfully

KF
Mrs Margaret Pocock

COVERDL1

Tel. (0118) 974 6448 (Direct Line)
Date: August 5, 2002
My ref: F/2001/5441
Your ref: APP/X0360/A/02/1095879

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

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

Dear Mrs Pocock

APPEAL BY: Mr & Mrs D Bolt
SITE: 85 New Wokingham Rd, Crowthorne

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

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date. August 5, 2002
My ref: F/2001/5441
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 E Drewelus
Crockers Farm
Coldharbour
Surrey
RH5 6HE

Dear Sir

APPEAL BY: **Mr & Mrs D Bolt**
SITE: **85 New Wokingham Rd, Crowthorne**

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

I have also sent copies to The Planning Inspectorate.

Yours faithfully

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

The Planning Inspectorate

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

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

H

59344

DG

02 AUG 2002

TO FILE:

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

Your Ref: F/2001/5441

Our Ref: APP/X0360/A/02/1095879

Date: 31 July 2002

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR & MRS D BOLT
SITE AT 85 NEW WOKINGHAM ROAD, CROWTHORNE, BERKS, RG45 6JN

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

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

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

The following documents must be **submitted** within this timetable:

Within 2 weeks from the starting date -

You must notify any statutory parties and any other interested persons who made representations to you about the application, that the appeal has been made. You should tell them that:-

i) any comments they made at application stage will be sent to me and if they want to make any additional comments, wherever possible, they must submit 3 copies within **6 weeks of the starting date.** If representations are submitted after the deadline, they will not normally be seen by the Inspector and they will be returned.

ii) they can get a copy of our booklet 'Guide to taking part in planning appeals' free of charge from you, and

iii) if they want to receive a copy of the appeal decision they must write to me asking for one.

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

Within 6 weeks from the starting date -

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

Within 9 weeks from the starting date -

You and the appellant must submit 2 copies of any final comments on each other's statement and on any comments on any representations from interested parties to me. Your final comments must not be submitted in place of, or to add to, your 6 week statement and no new evidence is allowed. I will forward the appellant's final comments to you at the appropriate time.

Site visit arrangements

We will arrange for our Inspector to visit the appeal site and we will send you the details. Our aim is to arrange the visit within 12 weeks of the **starting date**, but from time to time it may take us a little longer.

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

Planning obligations - Section 106 agreements

A planning obligation, often referred to as a 'section 106 agreement', is either a legal agreement made between the LPA and a person 'interested in the land', or a legally binding undertaking signed unilaterally by a person 'interested in the land'.

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

Yours faithfully

Mrs Margaret Pocock
102(BPR)

K. PLEASE SIGN BELOW

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

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

Signature E L Drewlls (on behalf of) MR & MRS BOLT

Name (in capitals) E L DREWELLS Date 20/07/02

The gathering and subsequent processing of the personal data supplied by you in this form, is in accordance with the terms of our registration (Reg No: E311018) under the Data Protection Act 1998. Further information about our Data Protection policy can be found on our Website under "Privacy Statement" and in the booklet accompanying this appeal form.

NOW SEND:

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

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

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

- **1 COPY for you to keep**

When we receive your appeal form, we will:

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

   YOU MUST KEEP TO THE TIMETABLE
   If information or representations are sent late we may disregard them. They will not be seen by the Inspector but will be sent back to you.
4) Tell you about the arrangements for the site visit, hearing or inquiry.

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

Published by the Planning Inspectorate April 2002

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The Planning Inspectorate

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

For official use only
Date received

PLANNING APPEAL FORM

58997

If you need this document in large print, on audio tape, in Braille or in another language, please contact our helpline on 0117 372 6372.

Please use a separate form for each appeal

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

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

PLAN DG 25 JUL 2002 COPIES TO ACK: FILE:

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

A. APPELLANT DETAILS

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

Name MR & MRS D BOLT

Address 85 NEW WOKINGHAM ROAD Daytime phone no

CROWTHORNE BERKS Fax no

Postcode RG45 6JN E-mail address

B. AGENT DETAILS FOR THE APPEAL (if any)

Name EDMUND L DREWELLS

Address CROCKERS FARM Your reference

COLDHARBOUR Daytime phone no

SURREY Fax no

Postcode RH5 6HE E-mail address edmund@drewellsfusion.co.uk

C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the LPA WOKINGHAM DISTRICT COUNCIL LPA's application reference no F/2001/5441

Date of the planning application 25/11/01 Date of LPA's decision notice (if issued) 01/02/02

Please turn over

D. APPEAL SITE ADDRESS

Address 85 NEW WOKINGHAM ROAD

CROWTHORNE BERKS

Postcode RG45 6JN

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

E. DESCRIPTION OF THE DEVELOPMENT

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

TWO STOREY SIDE AND REAR EXTENSION

Size of the whole appeal site (in hectares): 0.094 ha

Area of floor space of proposed development (in square metres): 111.5m²

F. REASON FOR THE APPEAL

This appeal is against the decision of the LPA to:

*Please tick **one** box only* ✔

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

or

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

J. ESSENTIAL SUPPORTING DOCUMENTS

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

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

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

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

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

I. APPEAL SITE OWNERSHIP DETAILS

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

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

CERTIFICATE A ☑

I certify that, on the day 21 days before the date of this appeal, nobody, except the appellant, was the owner (see Note (i) of the *Guidance Notes* for a definition) of any part of the land to which the appeal relates;

OR

CERTIFICATE B ☐

I certify that the appellant (or the agent) has given the requisite notice to everyone else who, on the day 21 days before the date of this appeal, was the owner (see Note (i) of the *Guidance Notes* for a definition) of any part of the land to which the appeal relates, as listed below:

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

CERTIFICATES C and D ☐

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

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

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

✔

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

OR

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

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

G. CHOICE OF PROCEDURE

CHOOSE ONE PROCEDURE ONLY

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

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

*Please tick **one** box only* ✔

1. WRITTEN REPRESENTATIONS ☑

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

2. HEARING ☐

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

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

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

3. INQUIRY ☐

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

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

Please turn over

H. GROUNDS OF APPEAL

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

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

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

Please continue on a separate sheet if necessary.

See Attached Statement of Case

H. GROUNDS OF APPEAL (continued)

Please turn over

STATEMENT OF CASE

With reference to the reasons for refusal of this application we would wish to Appeal on the following grounds:-

1) In our opinion the proposed two story extension would not have an overbearing and dominating impact. The houses in New Wokingham Road are very varied in Character, but what is clearly apparent is the fact that the buildings are generally the full width of the plot.
2) Taking into account the street scene there is a is a variety of Chalet Bungalows, Bungalows and two story houses which vary considerably in size and bulk
3) The proposed extension does not extend beyond the front and rear building line and the height is no greater than that already prevalent in the area.
4) The case made in respect to the loss of material light to the bedroom window to the adjoining property is not sustainable. Currently this window is adjacent to the garage wall and there are two trees on the boundary that restrict the amount of light. The proposed extension would require the removal of these trees and therefore on balance there would be no material change to the day lighting to this window
4) In consideration to the above we would contend that there is no conflict with Local plan or County Structure Plan Policies



Site Plan, Scale: 1 to 1250

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Date: 5 August 2002

N
W E
S

Tel. (0118) 974 6448 (Direct Line)
Date. August 5, 2002
My ref. F/2001/5441
Your ref.

WOKINGHAM UNITARY
Aiming for Excellence

The Owner / Occupier
8 The Chase
Crowthorne
RG45 6HT

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

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
APPEAL BY: Mr & Mrs Bolt
SITE: 85 New Wokingham Rd, Crowthorne
PROPOSAL: Proposed 2 storey side & rear extensions to dwelling

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

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

If you wish to make further representations, you may do so in writing, to Mrs M Pocock, The Planning Inspectorate, Room 3 / 03, Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. You should, if possible, send three copies quoting reference APP/X0360/A/02/1095879. Comments received after **11/09/02** will not normally be seen by the Inspector & will be returned.

The application, decision notice, and the appellant's grounds of appeal can 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 Mondays to Thursdays, & 08.30 to 16.00 Fridays).

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

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

Yours faithfully

Denise Gumbrell
Appeals Assistant

10 DEC 2001* 5513

Amended side elevation to 9 Staverton Close for G.Durham

Dwg No:	Date
DT\GD\4	11/11/01

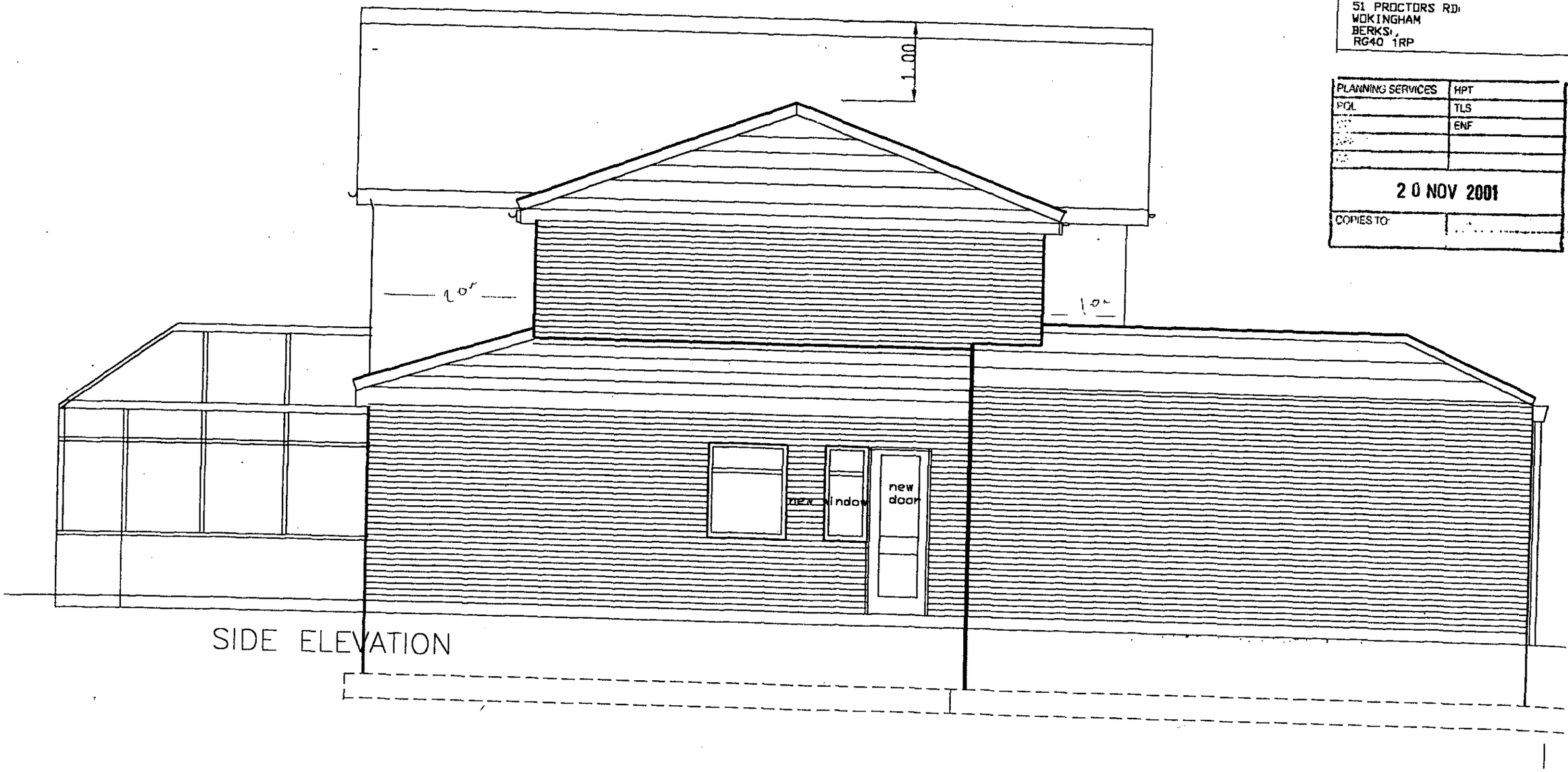
Scale 1—50

N. D. TRAFFORD, DIP: ARCH: (DUNELM) R. I. B. A.
ARCHITECT
51 PROCTORS RD:
WOKINGHAM
BERKS:
RG40 1RP

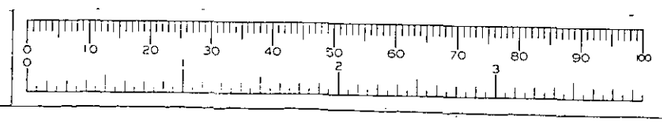
PLANNING SERVICES	HPT
POL	TLS
	ENF

20 NOV 2001

COPIES TO:



SIDE ELEVATION



10.DEC.2001* 5573

REVISED PLANS TO
9 STAVERTON CL
FOR G.DURHAM

Dwg No	Date
DT\GD\2	11/11/2001

Scale 1 – 50

N. D. TRAFFORD, DIP. ARCH. (DUNELM) R. I. B. A.
ARCHITECT
51 PROCTORS RD.
WOKINGHAM
BERKS.,
RG40 1RP

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	

20 NOV 2001

COPIES TO:	ALA

EX.BEDROOM
EX.BEDROOM
EX.BEDROOM
EX.BEDROOM
8.84
0.95
ex.bath
0.80
1.05
2.00
0.84
1.20
bathroom
1.86
1.18
3.90
3.19
BEDROOM
6.4m
2.00
1m
5.81
3.3m
dwp

0 10 20 30 40 50 60 70 80 90 100
0 1 2 3

PLANNING SERVICES	
PCL	TLS
DC	SNP
APP	
20 NOV 2001	
COPIES TO	

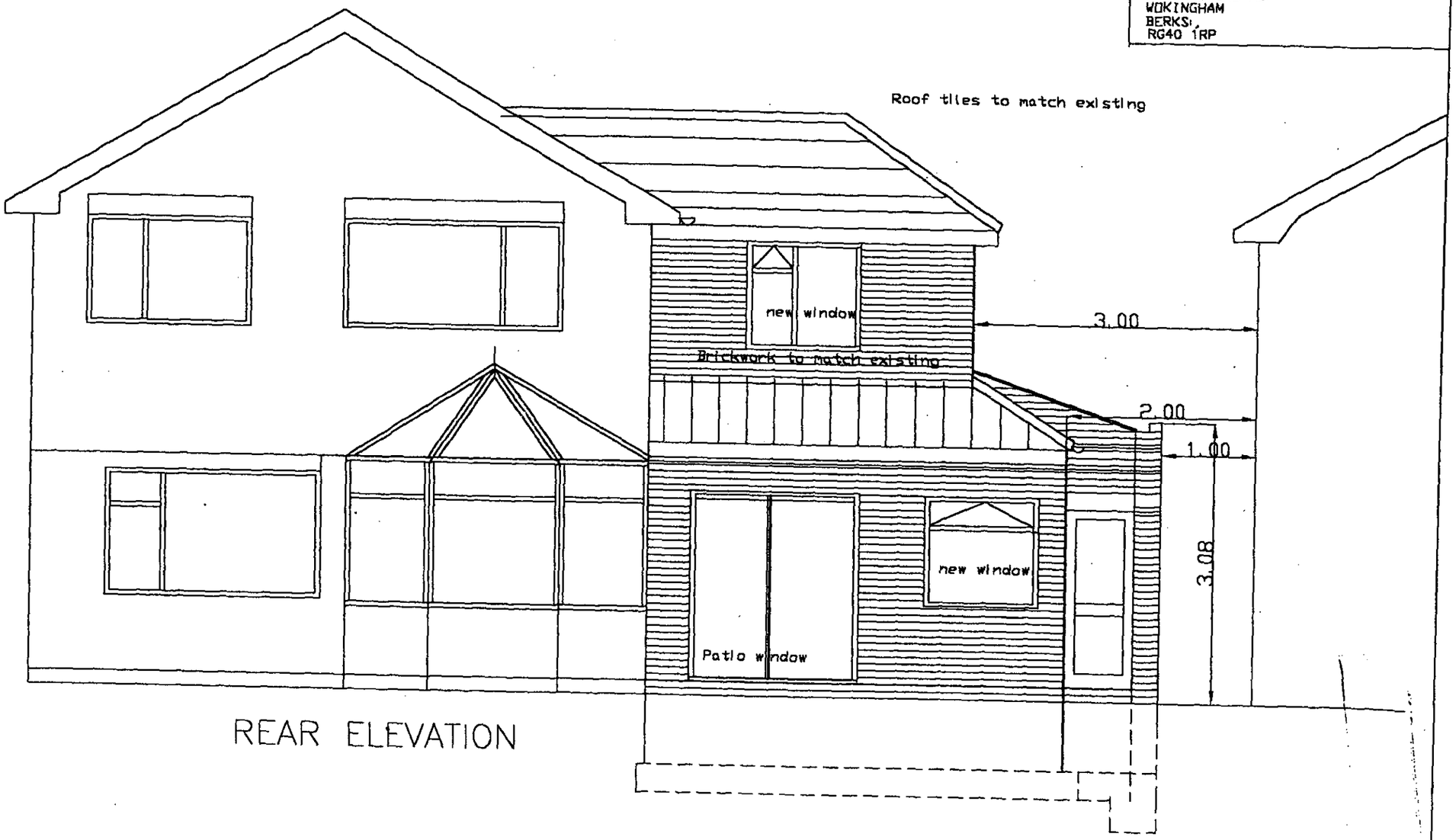
10 DEC 2001 Fig 3

Amended rear elevation
9 staverton Close for
G.Durham

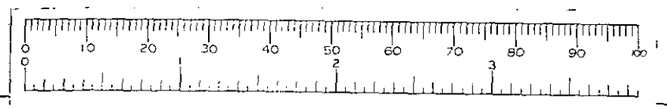
Dwg No	Date
DT/GD/5	11/11/2001

Scale 1–50

N. D. TRAFFORD, DIP. ARCH. (DUNELM) R. I. B. A.
ARCHITECT
51 PROCTORS RD.
WOKINGHAM
BERKS.
RG40 1RP



REAR ELEVATION



AMENDED FRONT ELEVATION TO 9 STAVERTON CLOSE FOR G.DURHAM

Dwg. No.	Date
DT/GD/3	11/11/200
Scale 1-50	

N. D. TRAFFORD, DIP. ARCH. (BUNELM) R. I. B. A.
ARCHITECT
51 PROCTORS RD.
WOKINGHAM
BERKS.
RG40 1RP

PLANNING SERVICES	HPT
POL	TLS
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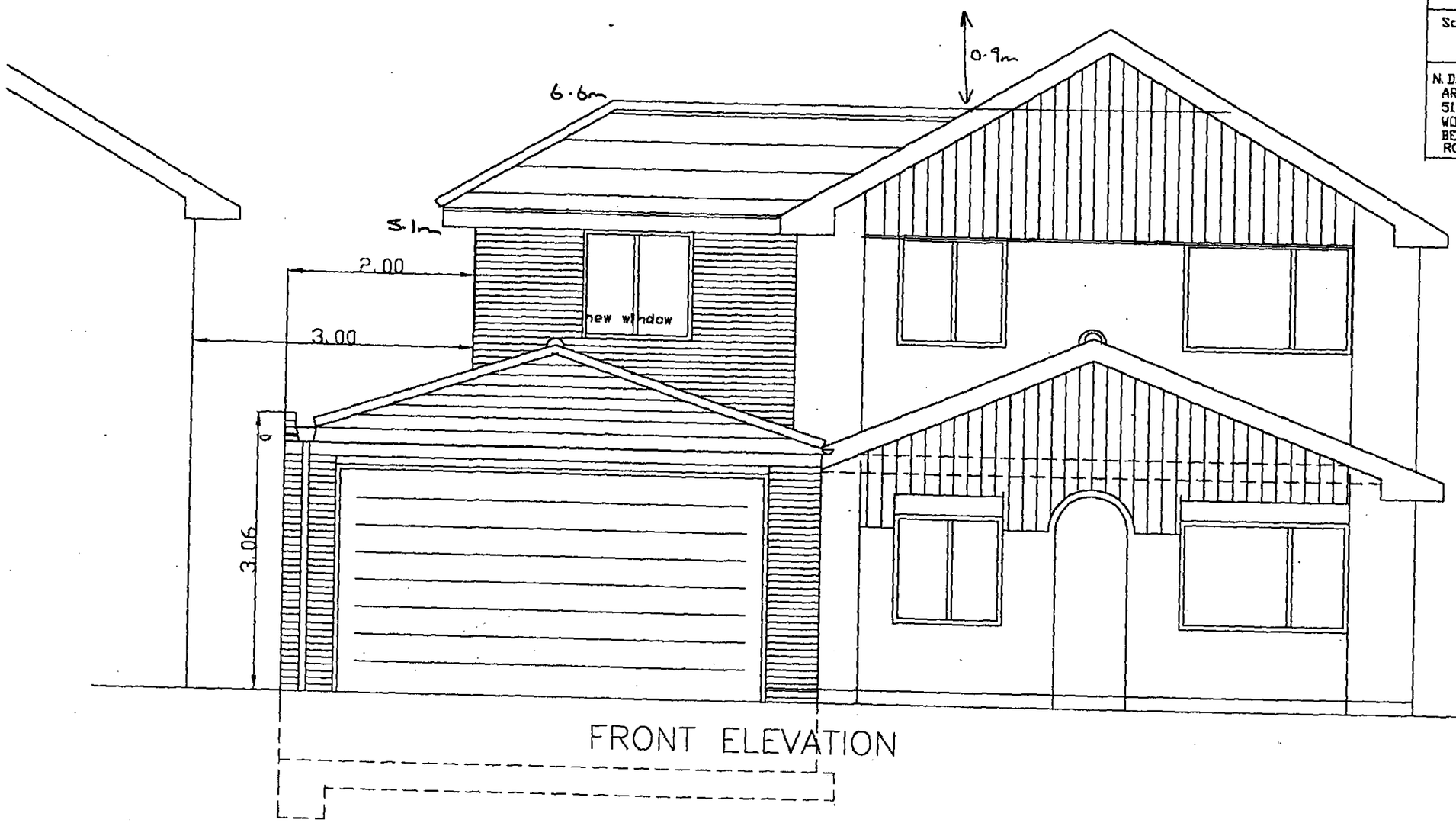
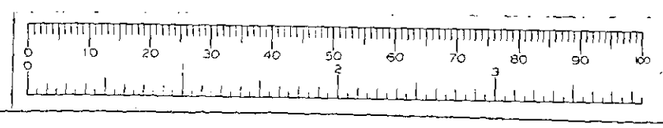
APP	
CS	

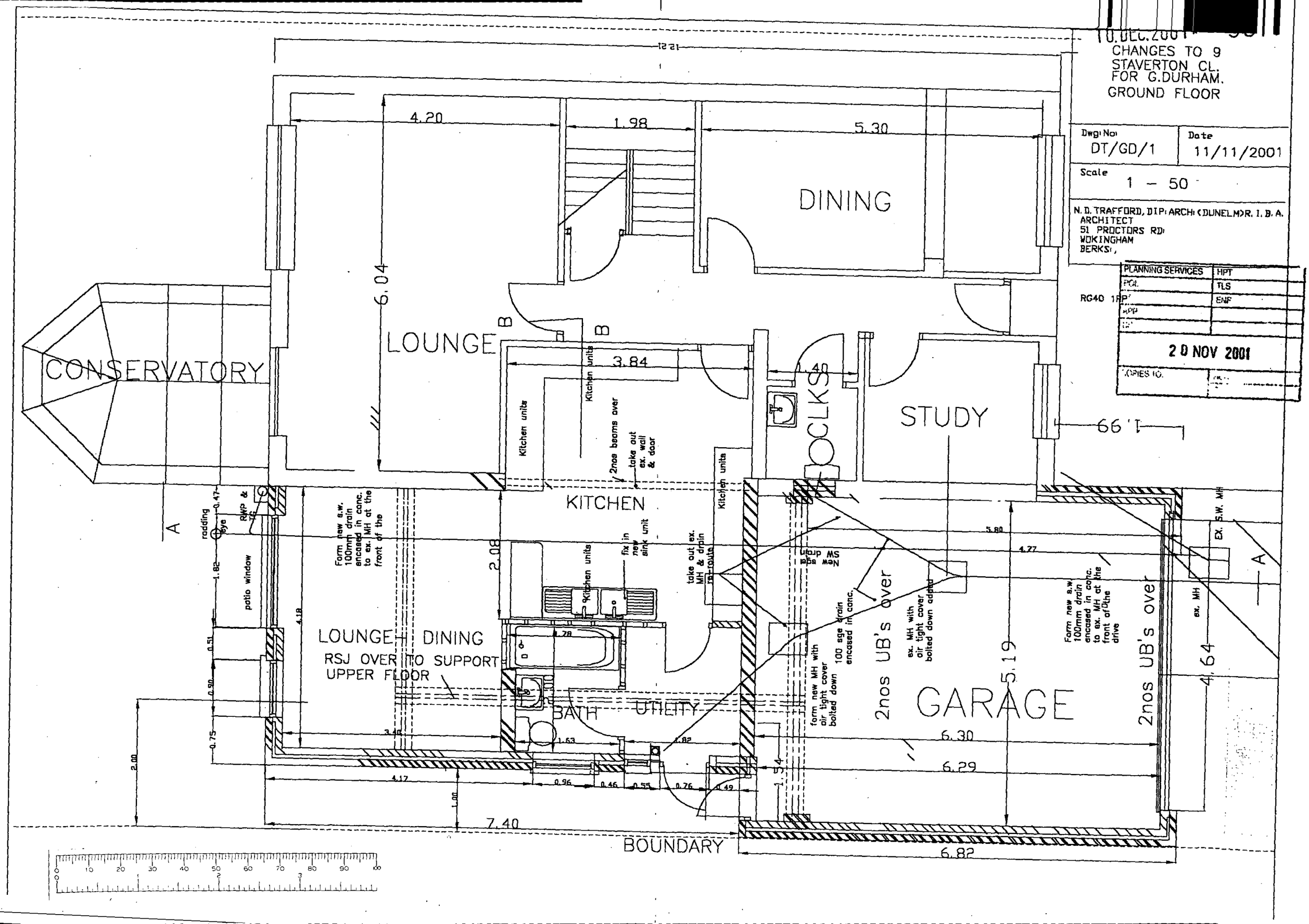
2 0 NOV 2001

COPIES TO.	ACK.



FRONT ELEVATION





10.DEC.2001
CHANGES TO 9
STAVERTON CL.
FOR G.DURHAM.
GROUND FLOOR
Dwg: No: DT/GD/1
Date 11/11/2001
Scale 1 - 50
N.D. TRAFFORD, DIP: ARCH: (DUNELM) R.I.B.A.
ARCHITECT
51 PROCTORS RD:
WOKINGHAM
BERKS:
RG40 1RP
PLANNING SERVICES
HPT
TLS
ENF
20 NOV 2001
CONSERVATORY
LOUNGE
DINING
STUDY
KITCHEN
LOUNGE DINING
RSJ OVER TO SUPPORT UPPER FLOOR
BATH
UTILITY
GARAGE
2nos UB's over
2nos UB's over
BOUNDARY
Kitchen units
2nos beams over
take out ex. wall & door
fix in new sink unit
take out ex. MH & drain re-route
Form new s.w. 100mm drain encased in conc. to ex. MH at the front of the
Form new s.w. 100mm drain encased in conc. to ex. MH at the front of the drive
100 sge drain encased in conc.
ex. MH with air tight cover bolted down added
form new MH with air tight cover bolted down
New sge SW drain
EX. S.W. MH
ex. MH
radding eye
RWP & TG
patio window
4.20
1.98
5.30
6.04
3.84
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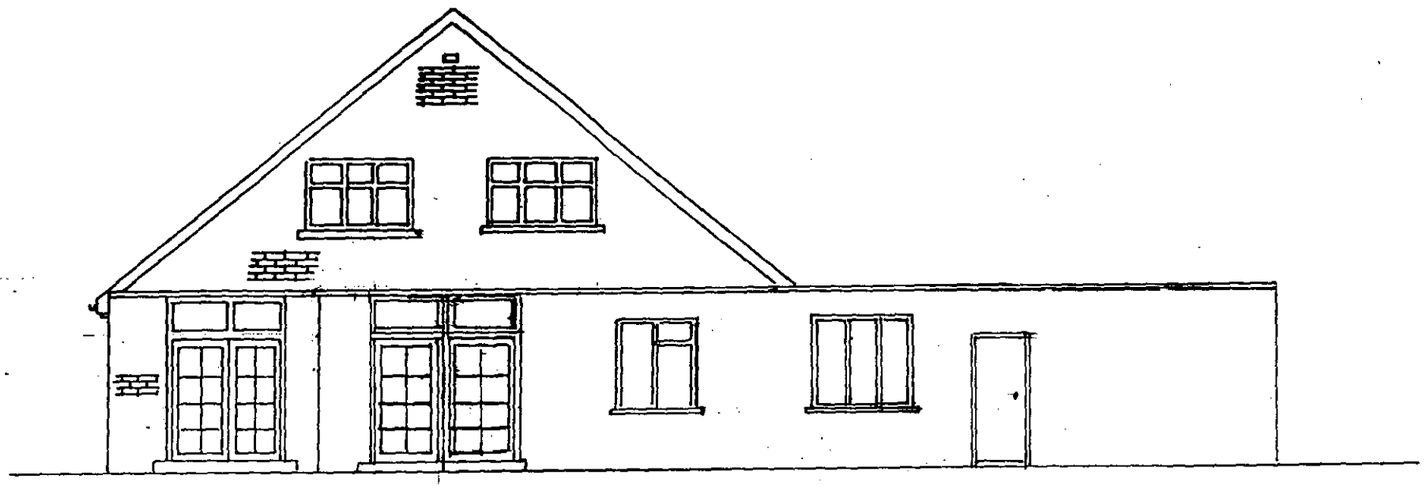
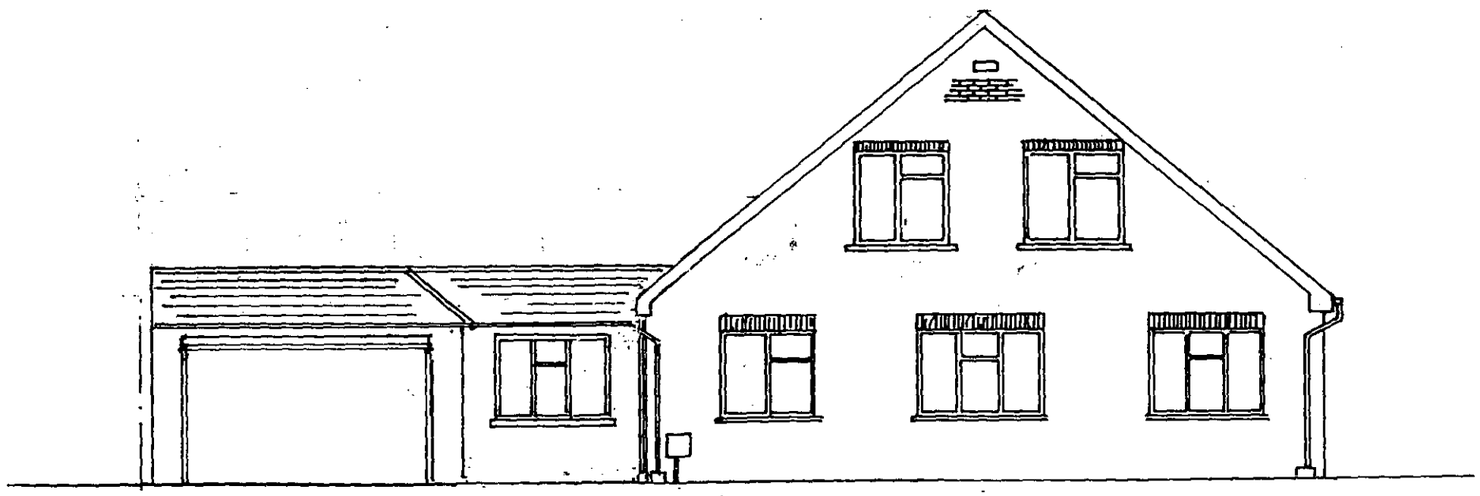
2.08
4.18
5.80
4.77
5.19
4.64
6.30
6.29
6.82
7.40
4.17
3.40
1.63
1.82
1.54
0.96
0.46
0.55
0.76
0.49
1.00
2.00
0.75
0.90
0.51
1.82
0.47

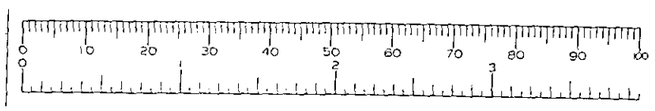
85 NEW WOKINGHAM ROAD, CROWTHORNE, BERKSHIRE. EXISTING ELEVATIONS. DRAWING No 0104/10/03. SCALE 1:100



REAR ELEVATION



FRONT ELEVATION



85 NEW WOKINGHAM ROAD, CROWTHORNE, BERKSHIRE. PROPOSED ELEVATIONS. DRAWING 0104/10/12^A SCALE 1:100

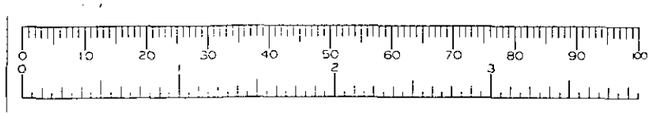
REX A. DEC 2001 ROOFLIGHT SHOWN ON FRONT ELEVATION.



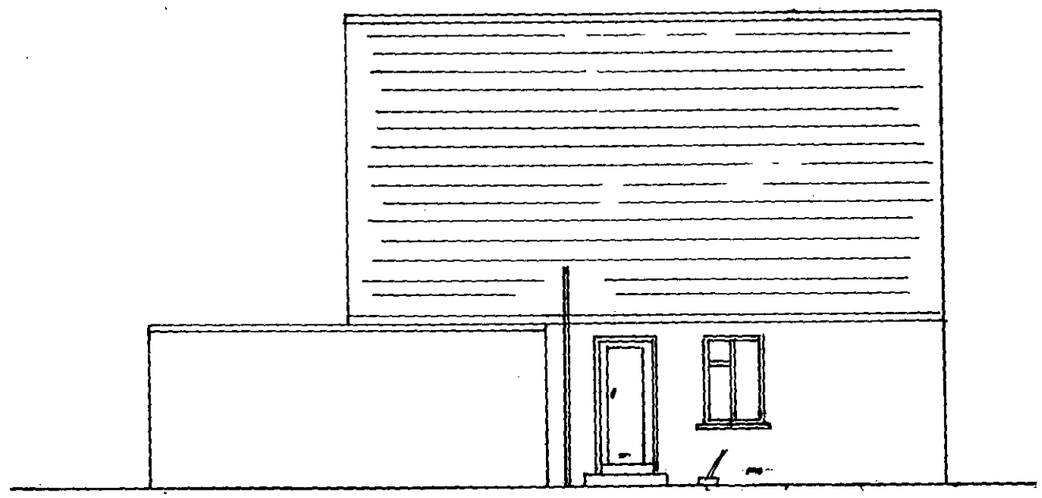
PROPOSED REAR ELEVATION

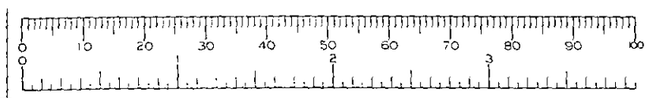


PROPOSED FRONT ELEVATION



85 NEW WOKINGHAM ROAD, CROWTHORNE, BERKSHIRE. EXISTING SIDE ELEVATION. DRAWING

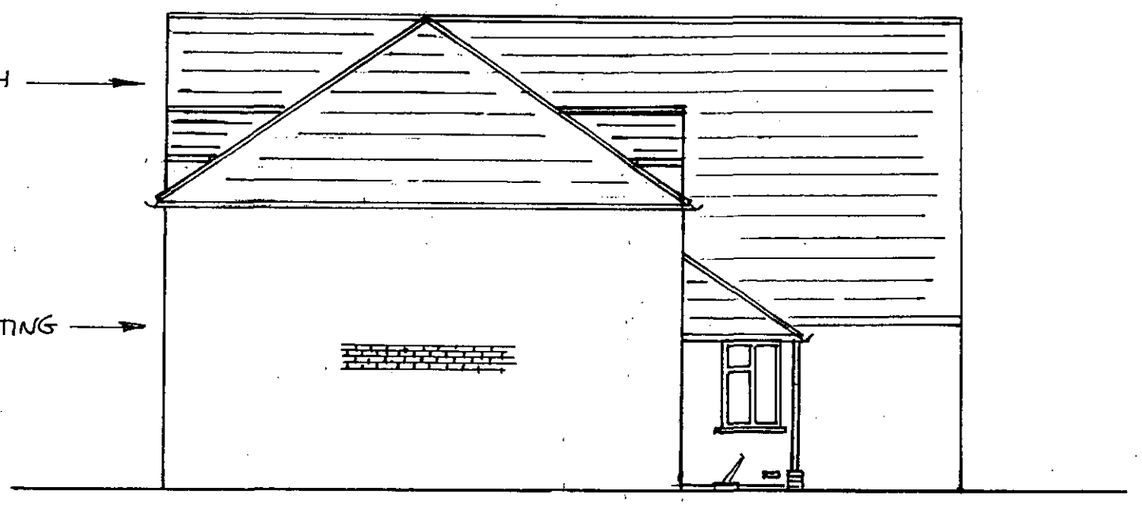


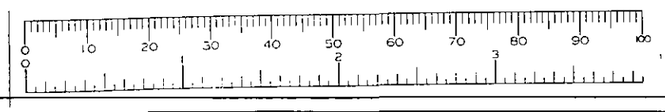


85, NEW WOKINGHAM ROAD, CROWTHORNE, BERKSHIRE. PROPOSED SIDE ELEVATION. DRAWING 0104/10/14 SCALE 1:100

PITCHED TILED ROOF TO MATCH EXISTING ROOF.

FACING BRICKS TO MATCH EXISTING BRICKWORK.





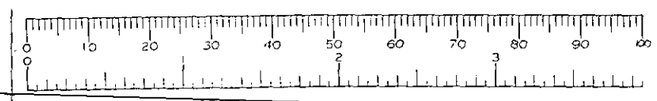
85 NEW WOKINGHAM ROAD, CROWTHORNE, BERKSHIRE. PROPOSED ELEVATIONS. DRAWING 0104/10/12. SCALE 1:10



PROPOSED REAR ELEVATION



PROPOSED FRONT ELEVATION



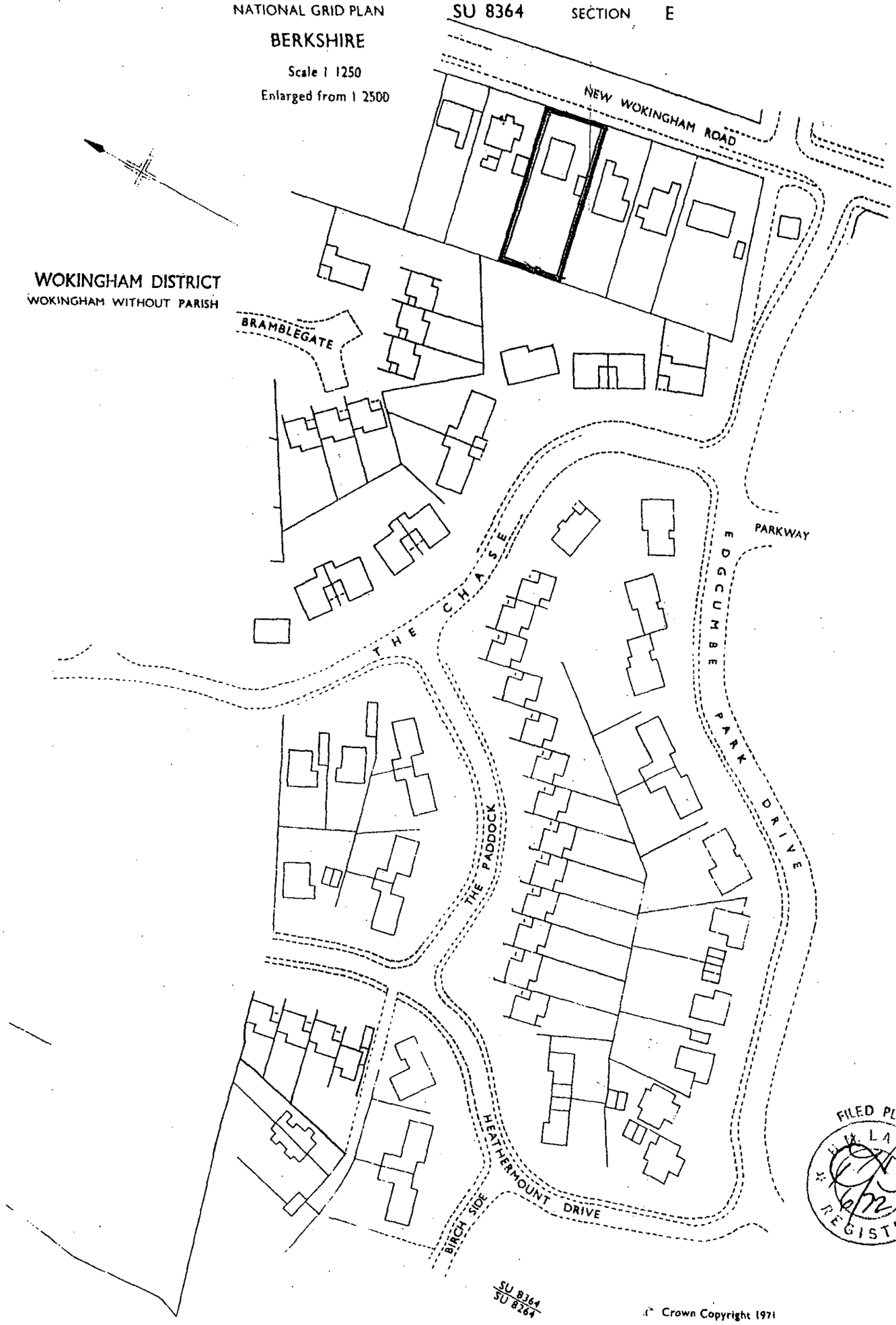
H. M. LAND REGISTRY

NATIONAL GRID PLAN SU 8364 SECTION E

BERKSHIRE

Scale 1 1250

Enlarged from 1 2500



SU 8364
SU 8764

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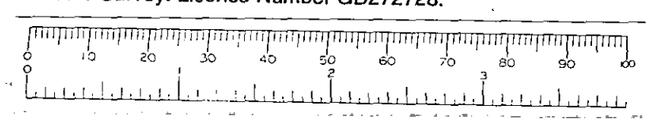

N.DEC.2001* 5515

Amended side elevation to 9 Staverton Close for G.Durham

Dwg No:	Date
DT\GD\4	11/11/01

Scale 1–50

N. D. TRAFFORD, DIP: ARCH: (DUNELM) R. I. B. A.
ARCHITECT
51 PROCTORS RD:
WOKINGHAM
BERKS:,
RG40 1RP

PLANNING SERVICES	HPT
POL	TLS
	ENF

20 NOV 2001

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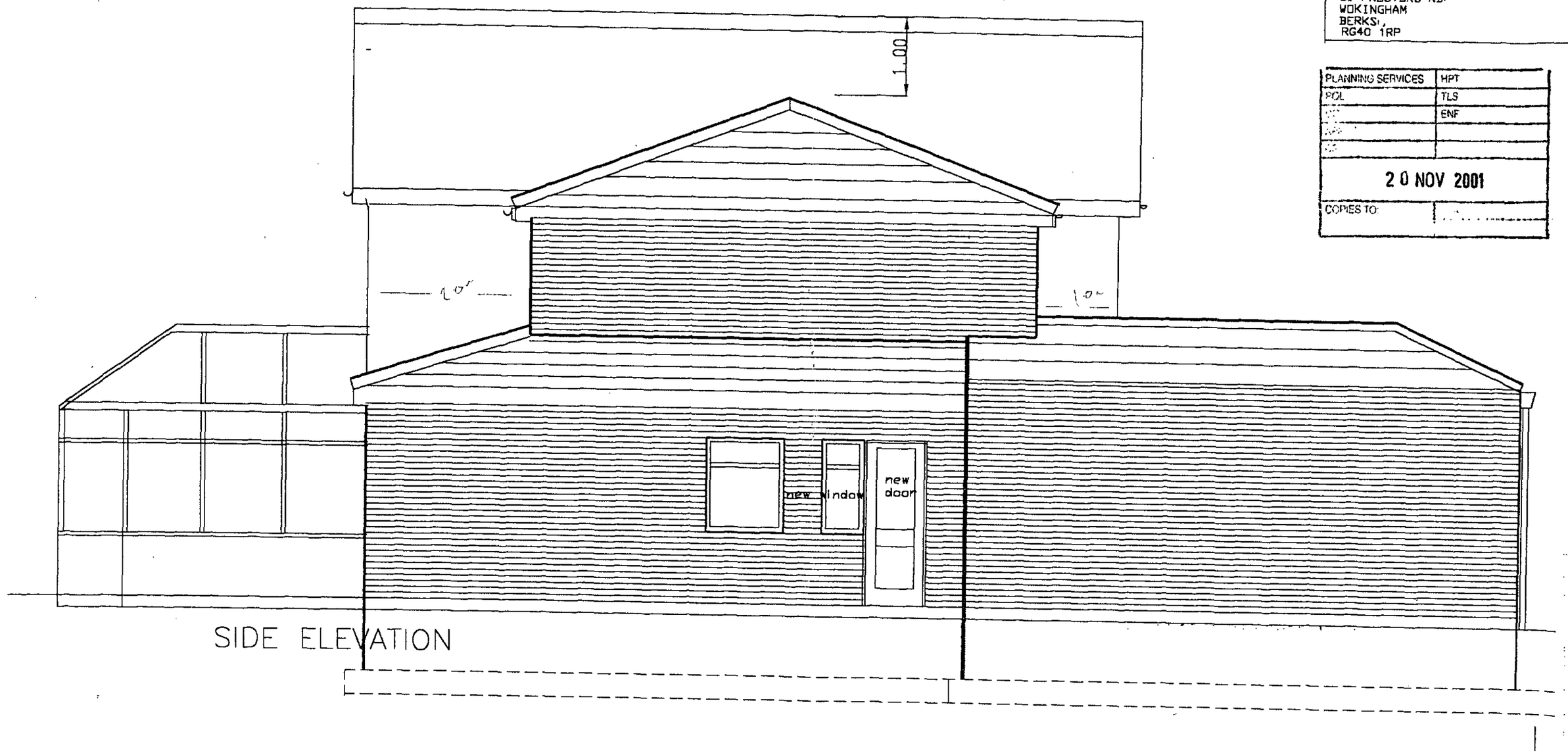

SIDE ELEVATION



10. DEC. 2001 * 5513

REVISED PLANS TO
9 STAVERTON CL
FOR G.DURHAM

Dwg No:	Date
DT\GD\2	11/11/2001

Scale 1 – 50

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WOKINGHAM
BERKS.,
RG40 1RP

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	

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EX.BEDROOM
EX.BEDROOM
EX.BEDROOM
EX.BEDROOM
8.84
0.95
ex.bath
0.80
1.05
2.00
0.84
1.20
1.18
bathroom
1.86
3.90
3.19
BEDROOM
6.4m
2.00
1m
5.81
3.3m
0wp

0 10 20 30 40 50 60 70 80 90 100
0 1 2 3

PLANNING SERVICES	
PCL	TLS
DC	SMP
APP	

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10 DEC 2001 Rec'd

Amended rear elevation 3
9 staverton Close for
G.Durham

Dwg No:	Date
DT/GD/5	11/11/2001

Scale 1–50

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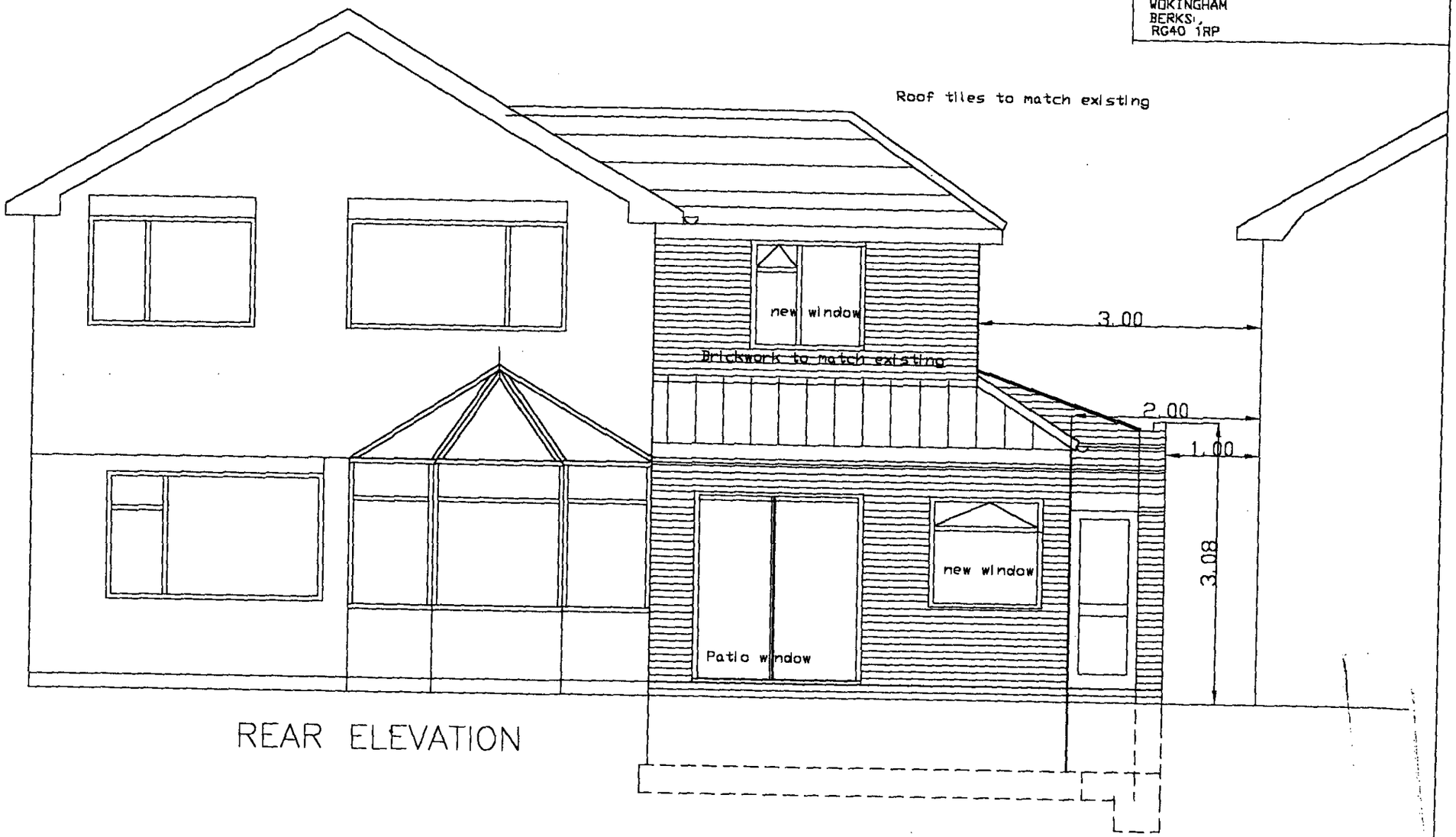
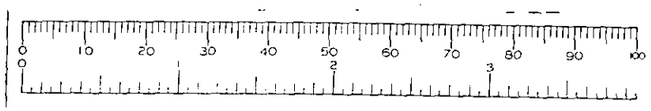
ARCHITECT
51 PROCTORS RD.
WOKINGHAM
BERKS.,
RG40 1RP



REAR ELEVATION



10.DEC.2001* 5575

AMENDED FRONT ELEVATION TO 9 STAVERTON CLOSE FOR G.DURHAM

Dwg. No.	Date
DT/GD/3	11/11/2001

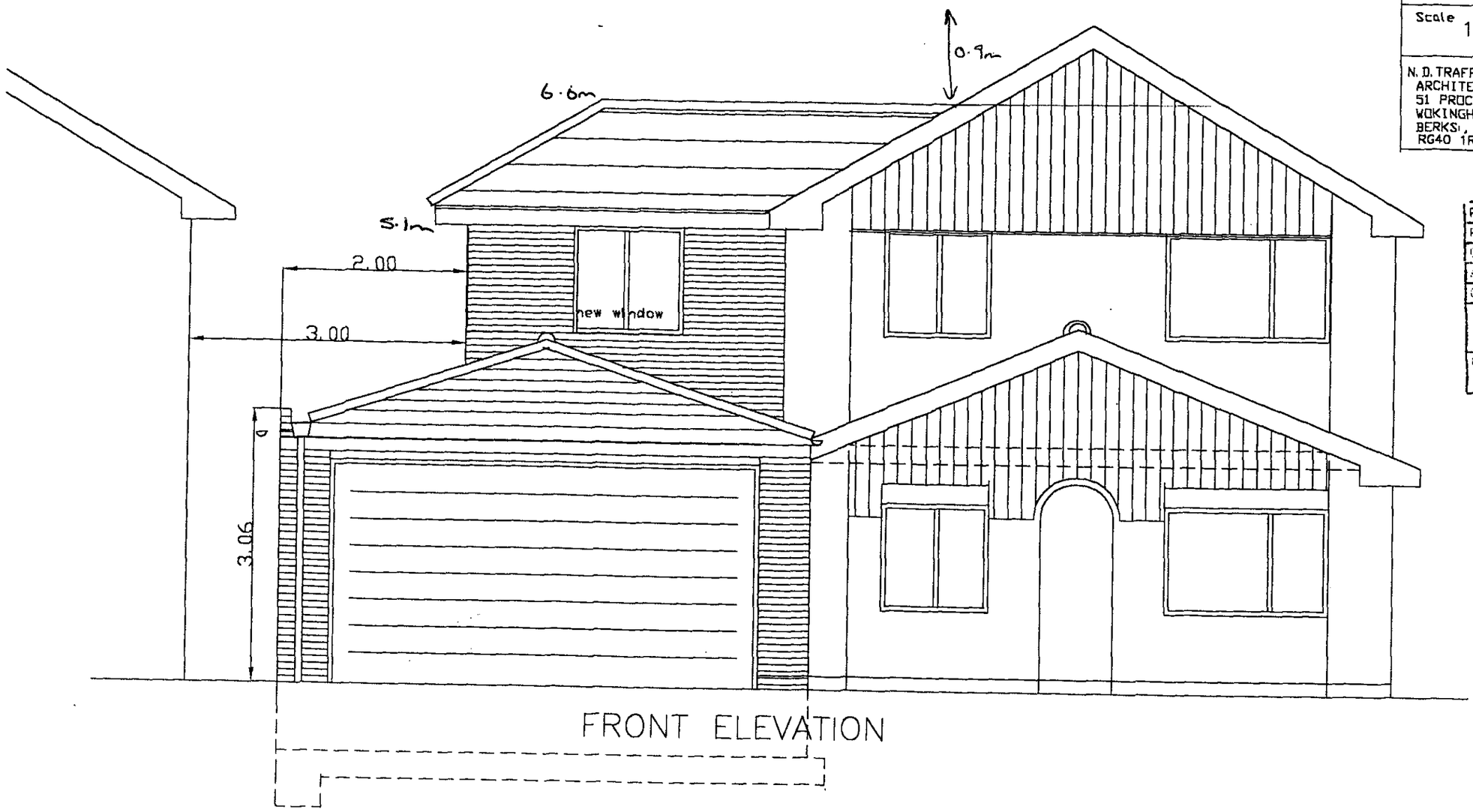
Scale 1–50

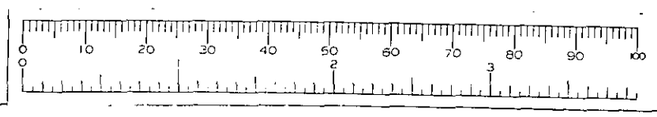
N. D. TRAFFORD, DIP. ARCH. (DUNELM) R. I. B. A.
ARCHITECT
51 PROCTORS RD.
WOKINGHAM
BERKS.
RG40 1RP

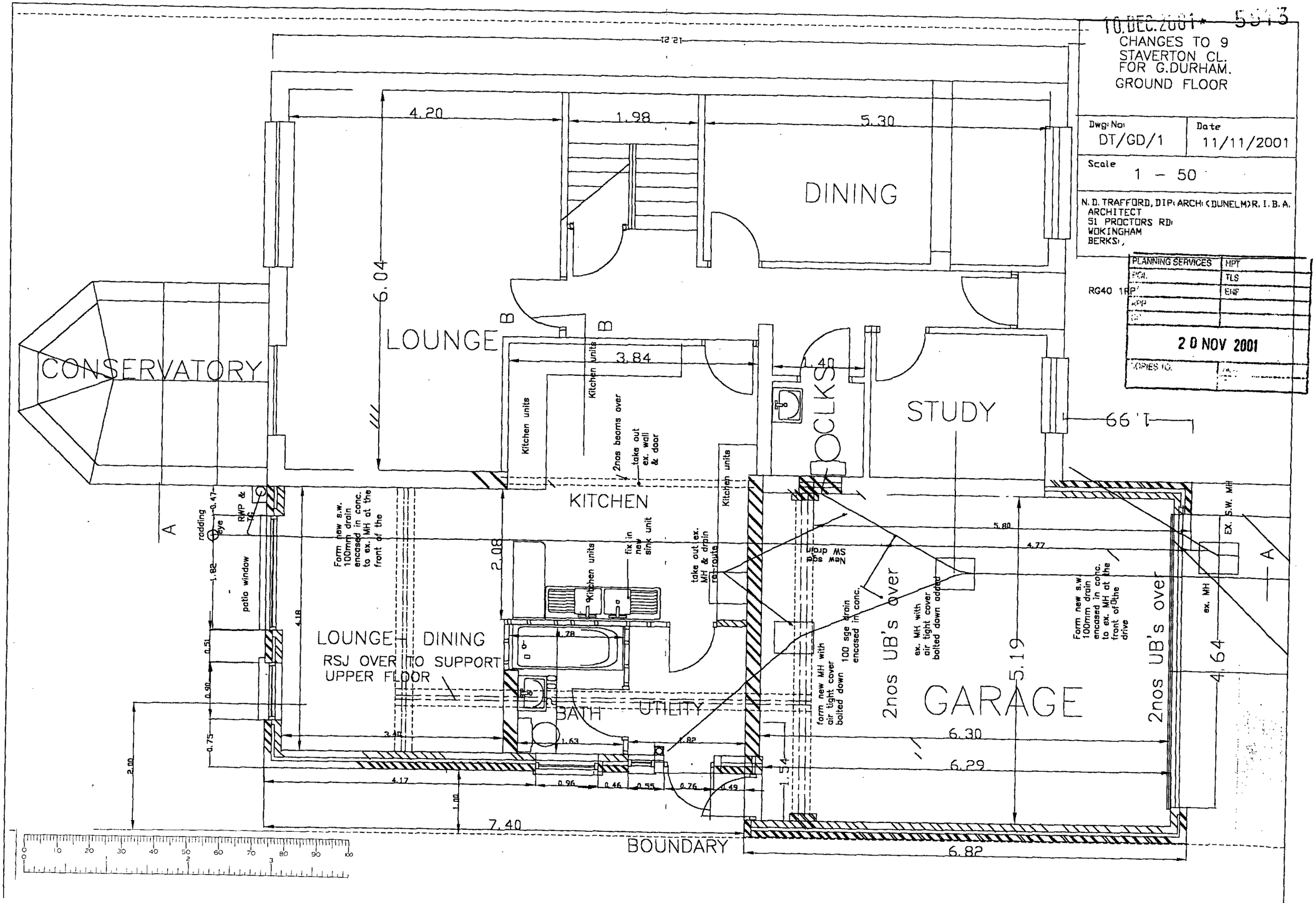
PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	

20 NOV 2001

COPIES TO:	ACK:






10.DEC.2001 5513
CHANGES TO 9
STAVERTON CL.
FOR G.DURHAM.
GROUND FLOOR
Dwg: No: DT/GD/1
Date 11/11/2001
Scale 1 - 50
N. D. TRAFFORD, DIP: ARCH: (DUNELM) R. I. B. A.
ARCHITECT
51 PROCTORS RD:
WOKINGHAM
BERKS:,
RG40 1RP
PLANNING SERVICES
HPT
TLS
ENF
20 NOV 2001
CONSERVATORY
LOUNGE
DINING
STUDY
KITCHEN
LOUNGE + DINING
RSJ OVER TO SUPPORT UPPER FLOOR
BATH
UTILITY
GARAGE
2nos UB's over
2nos UB's over
BOUNDARY
Kitchen units
2nos beams over
take out ex. wall & door
fix in new sink unit
take out ex. MH & drain re-route
Form new s.w. 100mm drain encased in conc. to ex. MH at the front of the
Form new s.w. 100mm drain encased in conc. to ex. MH at the front of the drive
100 sge drain encased in conc.
form new MH with air tight cover bolted down
ex. MH with air tight cover bolted down added
New sge SW drain
ex. MH
EX. S.W. MH
radding eye
RWP & TG
patio window
4.20
1.98
5.30
6.04
3.84
1.40
1.99
2.08
4.18
5.80
4.77
5.19
4.64
6.30
6.29
6.82
7.40
3.40
1.63
1.82
4.17
0.96
0.46
0.55
0.76
0.49
1.54
1.00
2.00
0.47
1.82
0.51
0.90
0.75
A
A
B
B