APPLICATION NO:

F/2001/3287

LOCATION:
3 Wright Close, Woodley Reading.

APPLICANT:
M Gacke Esq

Is 2nd storey ext.

PROPOSAL:
Proposed two storey side extension to dwelling plus side extension to form double garage.

EARLIEST DATE FOR DECISION: **04/03/2001**

APPLICATION WILL HAVE EXPIRED ON:
28/03/2001

CASE OFFICER: **Karen Wildsmith**

Appeal Decision

Site visit made on 12th November 2001

by Clive Whitehouse BA(Hons) MCD MRTPI

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

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

22 NOV 2001

Appeal Ref: APP/X0360/A/01/1070529
3 Wright Close, Woodley, Reading

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr M Gacke against the decision of Wokingham District Council.
- The application (Ref. F/2001/3287), dated 31st January 2001, was refused by notice dated 21st June 2001.
- The development proposed is a two-storey side extension and double garage.

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

Procedural Matters

1. A revised drawing showing a hipped roof design was submitted to the Council in May 2001, and I confirm that I will consider the appeal on that basis. The appellant proposed a further revision as part of his appeal submissions but that has not been the subject of consultation and I will deal with the scheme on the same basis as considered by the Council.

Main Issue

2. I consider the main issue in this case to be the effect of the proposal on the street scene.

Planning Policy

3. The development plan for the area consists of the Berkshire Structure Plan and the Lodden Area Local Plan (LLP), both adopted in 1995. The structure plan contains a general provision that schemes should not cause serious harm to the character or appearance of an area. LLP policy LBE1 seeks a high standard of design appropriate to the area and LBE2 resists proposals considered to be inappropriate in terms of scale, form and massing.

4. My attention has also been drawn to policies contained in the deposit draft Wokingham District Local Plan. So far as the appeal proposal is concerned, policy WOS3 carries forward development control principles similar to those of the LLP.

Inspector's Reasons

5. The appeal property is a detached house in a short cul-de-sac on a modern housing estate. No.3 is located at a point where a cycle track crosses the cul-de-sac and this results in a greater side space than is typically available to houses in the area. The Close contains a variety of house styles, and many have been extended in various ways.

6. In my view the design of the proposed bedroom extension above the existing single storey element would be in keeping with the design of the existing house and its surroundings. I also consider that the proposed double garage would be commensurate with the space available at the side of the house. In my opinion the combined effect would not be unduly obtrusive in the street scene.

7. My attention was drawn to a similar extension nearby at 39 Stonehaven Drive, which in my view is in keeping with its situation. There are some differences in the house type and setting in that case, but the similarities are sufficient in my view to demonstrate that the appeal proposal would also be acceptable.

8. I consider that the scheme complies with relevant development plan policies and I conclude on the main issue that the proposal would have no unacceptable effects on the street scene.

Other Matters

9. A consultation response from the Council's Highways Officer states that the extension and parking spaces encroach onto the adopted public highway. This has not been substantiated by measurement or detailed evidence as part of the Council's case. I verified the dimensions of the proposed garage on the site and am satisfied that a distance of about 1.4m would remain between the corner of the garage and the nearest surfaced part of the cul-de-sac turning head. The parking spaces in front of the garage would be of similar dimensions to the existing spaces and appear to me to be satisfactory. In my view the use of the turning head would not be impaired by the proposed layout.

10. I consider that the position of the garage would have no adverse effect on visibility for cyclists using the cycle track.

Conditions

11. I have considered the draft conditions suggested by the Council in the light of the advice in Circular 11/95. I agree that materials should match the existing house and that parking space for three cars should be maintained on the forecourt, as indicated on the submitted plan. I propose to vary the suggested wording in the interests of clarity and enforceability.

12. A suggested condition would require the garage to be used for no other purpose than the parking of vehicles. In my view this is unnecessarily restrictive, provided forecourt parking is maintained. A condition preventing the garage being used for business purposes is in my view unnecessary since a separate planning permission would be required for any purpose other than domestic use. The detailed specification for the vehicle crossover from the highway is a matter covered by other legislation and does not need to be the subject of a planning condition.

Conclusions

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

Formal Decision

14. In exercise of the powers transferred to me, I allow the appeal and grant planning permission for a two-storey side extension and double garage at 3 Wright Close, Woodley,

Reading in accordance with the terms of the application Ref. F/2001/3287 dated 31st January 2001, and the plans submitted therewith, subject to the following conditions:

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

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

3) Before the extension is brought into use, space for the parking of three cars shall be laid out and surfaced as indicated on the approved plan and shall thereafter be retained for that purpose.

Information

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

16. This decision does not convey any approval or consent that may be required under any enactment, by-law, order or regulation other than section 57 of the Town and Country Planning Act 1990.

INSPECTOR

(KW)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

M Gacke Esq
3, Wright Close
Woodley
Reading
RG5 4TY

Application Number: F/2001/3287

Parish: **WOODLEY**

Location: **3, Wright Close, Woodley, Reading.**

Proposal: **Proposed two storey side extension to dwelling plus side extension to form double garage.**

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 proposal would form an intrusive feature in the street scene, detrimental to the existing spacious character of the area. As such the proposal is contrary to the Loddon Area Local Plan policies LBE1 and LBE2, the Deposit Draft Wokingham District Local Plan policy WOS3 and to the Berkshire Structure Plan policy LD3.

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 LD3.
Loddon Area Local Plan Policies LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policy WOS3.

John Mitchell
Development Control Manager
Date: 21/06/2001

Notice checked by: _____

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

Tel. 0118 974 6443 (Direct Line)

Date. 15 January, 2002

My ref. CD/FX2002/2593(3287)

Mr M Gacke
3 Wright Close
Woodley
READING
Berkshire
RG5 4TY

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham
E-mail:

PLEASE ADDRESS ALL CORRESPONDENCE TO MRS C DODSWORTH

Dear Mr Gacke,

TWO STOREY SIDE EXTENSION PLUS SIDE EXTENSION TO FORM DOUBLE GARAGE AT 3 WRIGHT CLOSE, WOODLEY

Thank you for your building regulations application Number FX2002/2593 received on 8 January.

There appear to be discrepancies between this application and the planning application number F/2002/3287 which was allowed on appeal on 22 November 2001.

- The garage appears higher and also longer.

Would you please submit a copy of the proposals for consideration by the Planning Department by 31 January. It may be necessary to submit a new planning application if you wish to proceed with the Building Control drawings.

It would be helpful if you quoted the above reference in all correspondence.

If you have any queries with regard to this letter please contact me on 0118 974 6443.

Yours sincerely

CD

MRS C DODSWORTH
Development Control/Building Control Liaison Officer

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	3287	KW
BUILDING CONTROL NUMBER	FX2002/2593	
APPLICANT/AGENT	Mr M. Gacke	
ADDRESS OF SITE	3 Wright Close WOODLEY	
DESCRIPTION OF PROPOSED WORK	2 storey side ext plus side ext to form double garage.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	recd 8/11/02	—
ELEVATIONS	— "	Version 3 recd 14/11/01
FLOOR PLANS	— "	no floor plans with Version 3

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED on Appeal	22/11/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Yes.	
IF YES, WHAT ARE THE DIFFERENCES ? Seen Mike Thorp	See attached notes. BC - garage appears longer + higher	
DATE	15/11/02	

DC no floor plans with Version 3 but elevations show garage to be 7.4 not 8 as BC

Query turning head in cul-de-sac

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED	15/11/02		
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Applicationo	Name & Address
F/2001/3287	Mr & Mrs A Tanner 10 Wright Close Woodley RG5 4TY
F/2001/3287	Mr G Biddle 11 Wright Close Woodley Reading Berkshire RG5 4TY
Application refused	Letter sent 05/07/01

Application Number F/2001/3287
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
			The proposal would form an intrusive feature in the street scene, detrimental to the existing spacious character of the area. As such the proposal is contrary to the Loddon Area Local Plan ~~Part~~ Policies LBE1 and LBE2, contrary to and the Deposit Draft Wokingham District Local Plan Policies WO53. It is also contrary to Policy LD3 of the Berkshire Structure Plan
Informative for approvals			
N16			
LODDON AREA LOCAL PLAN POLICIES:			LBE1 LBE2
SOUTH-EAST AREA LOCAL PLAN POLICIES:			
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:			WO53
GREEN BELT LOCAL PLAN POLICIES:			
BERKSHIRE STRUCTURE PLAN POLICIES:			LD3
MINERALS LOCAL PLAN POLICIES:			

A Cronin

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

Date: 21.6.01.

WORK SHEET FOR : Karen Wildsmith

Application Number : F/2001/3287

Applicant : M Gacke Esq .

Location : 3, Wright Close, Woodley, Reading.
Proposal : Proposed two storey side extension to dwelling plus side extension to form double garage.

Site Notice Displayed ? :

YES	NO	DATE
✓		1/3/01

Date of Neighbour Notifications : .....

Date of Site Visit : 1/3/01

Date Registered : 31/01/2001

Earliest Date for Decision : 04/03/2001

Latest Consultation Date/Site Notice Expiry Date : 04/03/2001

This application will have expired on: 28/03/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Woodley Town - no comments
Environment Agency - No objection
Neighbour - objects - The extension not in keeping in the close
- another neighbour concerned re: access to garage
Highways - objects - The extension + parking spaces will encroach onto the adopted public highway.

Planning Issues :

Inappropriate scale - detrimental impact on street scene
Parking.
Inappropriate design - in terms of relationship with adjoining properties

Application Number: F/2001/3287

Appraisal:

The proposal is for a two storey side extension to an existing two bedroomed house, extending the house to include a further two bedrooms upstairs and a down stairs study and dining room with additional windows to the front and rear of the house. The proposal also includes a double garage attached to the side of the property, replacing an existing single garage.

Three parking spaces are proposed in front of the property in addition to two other parking spaces.

Revised plans were received on the 14th May and placed on the public register. These plans showed an altered roofline. A further consultation took place on these plans.

The Highways Authority commented that the proposed extension and parking spaces would encroach upon the adopted public highway, and recommended refusal of this application. The Highways Authority requested a revised plan showing the internal dimensions of the garage, the extent of the driveway and a parking layout for three cars.

Woodley Town Council Committee made no comment on this application. The Environment Agency noted that a landfill site lies within 250 metres of the property, but that in view of the distance it is unlikely that landfill gas will present a risk to the property.

Two neighbours have written in with comments on the proposal. The first letter was from a neighbour opposite the site with three concerns. She stated that the proposal may obscure the visibility of the cycle path adjacent to the front garden and the end of the close; she also believes that it is not in keeping with the rest of the close and that it would spoil her view. The second neighbour letter was in response to the revised plans. He was concerned about the access and egress from the double garage to the turning circle as that area is frequently used as an overflow carpark in the close.

The property is an end plot with and the proposed development would be of an inappropriate scale in terms of its relationship to neighbouring properties. The development would have a detrimental impact upon the street scene. No other properties in the immediate surroundings have extensions of this size. I believe that the proposal is contrary to Local Plan Policies.

Recommendation: **Refusal:** √

RECORD OF SITE VISIT

SITE ADDRESS: 3 Wright Close
Woodley Reading.

APPLICATION NUMBER: F/2001/3287

OFFICER: Karen Wildsmith

DATE OF SITE VISIT: 1/3/01

1 SITE/STATUTORY NOTICE DISPLAYED ? yes.

2. DESCRIPTION OF SURROUNDINGS

Residential close with detached houses.

3. DESCRIPTION OF SITE/BUILDING

Detached house on corner/end plot
Garage

4. RELATIONSHIP TO ADJOINING PROPERTIES

At end of close near footpath

5. SITE CONSTRAINTS

TREES –

ACCESS/PARKING Encroachment onto public highway

LEVELS

BOUNDARY TREATMENT Adjacent to cyclepath

OTHERS

3 Wright close
2001/3287

20/6/07

M. Gadie claims that 39 Stonehaven Drive is pretty much the same / similar P.A. I checked, it has similar trees, but at Stonehaven Drive the end plot (39) has open space close + is screened by bushes + trees. to st ^ At Wright close I feel the extension would be an intrusive feature.

(Stonehaven 39 = 2001/3320)

1/6/01

3 Wright Close Woodley.

Mr. Biddle of 11 Wright Close telephoned.

- He'd prefer a single garage as the turning circle is too tight. He will write in with his comments.

Kate.

1970

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. F/2001/3287 (Planaps) / (Ludhouse) Date Rec. 14-5-01

Location: 3 WRIGHT CLOSE, WOODLEY, READING

Parish WOODLEY

Applicant: MR GACKE

Description of attached plans PROPOSED EXTENSION AT 3 WRIGHT CLOSE WOODLEY, READING RG5 4ETY FOR MR M GACKE (VERSION 3)

Drawing No's: VERSION 3

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part I Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: _____ Drawing No's

_____

_____

_____

1. NK (Landscape & Trees) _____ ☐
2. NK (Env. Design) _____ ☐
3. XA (Highways) _____ ☐
4. NF (Building Control) _____ ☐
5. BC/DC Liaison _____ ☐

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS: -AS BEFORE (SEE PLAN WITH FILE)

3 WEEKS (21 DAYS) Date for Responses

FURTHER ACTION

Re-advertise App. Y / N (Delete as required)

Redate Application Y / N From _____

New Site Notice (Y) / N

New Description REVISED PLANS

CASE OFFICER KW

Consultations Sent by Admin. on 21.05.PS

Yellow - Part One Copy
Green - Officer's Copy

Planning Application

Received by Wokingham District Council

Application No: F/2001/3287

Proposal:
Proposed two storey side extension to dwelling plus side extension to form double garage.

Location:
3, Wright Close, Woodley, Reading.

The application is available for inspection at Wokingham District Council's offices during the following times:

**PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday**

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Karen Wildsmith P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 11/06/2001. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

18 May 2001

Revised Plans



FRONT ELEVATION

RECEIVED

PROPOSED EXTENTION at 3 WRIGHT CLOSE

WOODLEY, READING RG5 4TY for

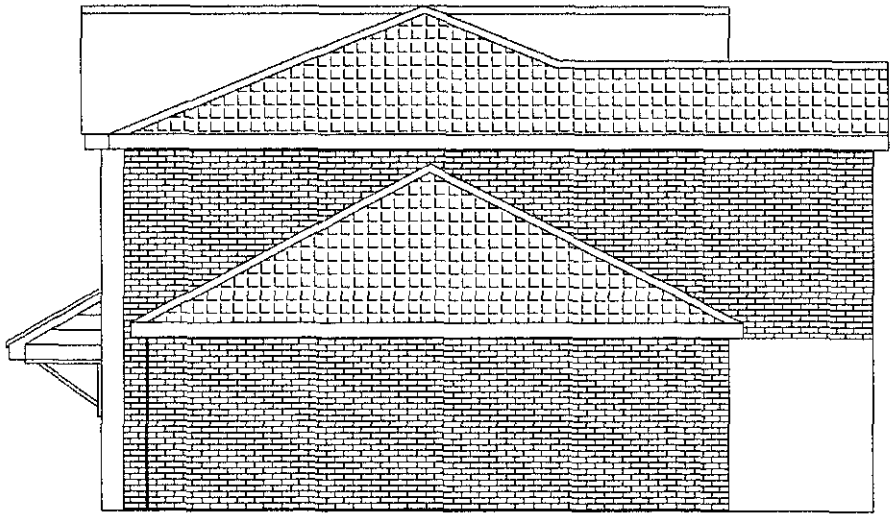
Mr M GACKE (Version 3)

3287

REVISED PLAN



REAR ELEVATION



SIDE ELEVATION

REVISED PLAN
3287

F/2001/3287.

3 Wright Close
Woodley
Reading
Berkshire
RG5 3LH

10th May 2001

Reply Req

PLANNING SERVICES	HRT C/3787
POL	TLS
DC	ENF KW
APP	
CS	
14 MAY 2001	
COPIES TO:	ACK:
	FILE:

Karen Wildsmith
Planning Officer
Environmental Services Department
Wokingham District Council
PO Box 157
Shute End Wokingham
Berks
RG40 1WR

Dear Karen

Following our recent telephone conversation, please find enclosed the latest copy of our plans (Version 3). I would like to draw your attention to the revised plans, particularly the roof, having the double gable end at the rear of the property, thereby in keeping with another house in the close.

As previously explained the redesign of the roof dramatically reduces the impact of the proposed extension. The flying hip roof design gives the impression of a much smaller extension, and in my opinion is more pleasing to the eye.

With reference to the size of the garage, (double 5.2m in width) we are trying to provide for future family needs. At present my wife and I both have our own cars and with our three children coming up to secondary school age it won't be long before they will have cars of their own. The approval of a double garage will create the provision for off road parking for 5 vehicles, therefore easing the parking problems frequently associated with a small close.

Comparing the ratio of size of development, to area of plot, our proposed extension will have a smaller ratio than many other houses in our area. Should yourself and your Manager/Supervisor wish to make another site visit please contact me and I will gladly arrange a time and date to show you around.

I fully understand that you deal with many planning proposals but I would appreciate a quick response as the original date of notification 28/03/01 seems to be slipping further behind. Also, should an appeal be necessary, I would like to start proceedings as soon as possible considering appeals have to be made within six months.

I would like to thank you for your assistance with regard to our planning application and look forward to hearing from you in the very near future.

Yours Sincerely

M. Gacke

Mark Gacke

Date: 21 May 2001

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2001/3287

Location: 3, Wright Close, Woodley, Reading.

Proposal: Proposed two storey side extension to dwelling plus side extension to form double garage.

Applicant: M Gacke Esq.

Case Officer: Karen Wildsmith

The new plans show the following: Version 3 of proposed extension at 3 Wright Close.

Comments are required by 11/06/2001.

Should you have any queries regarding this application please contact the case officer Karen Wildsmith on 0118 974 6430.

Memorandum

To: Adam Coggins

CC:

From: Karen Wildsmith

Date: 26/02/01
Re: Extension to 3 Wright Close, Woodley

F/2001/3287

Thank you for your comments dated 16/02/01. Please find attached revised plans 2 and 5 showing altered dimensions of the garage and parking spaces. I have also attached the original plan 2 showing garage dimensions.

Does this satisfy your query?

Please could I have your comments on the amended plans.

Karen

1327

WOKINGHAM DISTRICT COUNCIL

To KW 100 2992

Date 20/02/01 Time 16:20

WHILE YOU WERE OUT

Name JULIE / ALLAN TANNER

Of

Phone No. 969 8533 Ext.

Phoned	✓	Please call back	✓
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE

RE:- 3 WRIGHT CLOSE

F/2001/3287

WISH TO DISCUSS - ARE NOT THE APPLICANTS

CAN YOU CALL AS LATE AS POSS

Signed JL

cycle path + hedge (double garage)
obscured by garage.

How They get The drive
tight corner.

F/2000/3023

26 WILTSHIRE RD

0118 9884010.

Mr SANKHLA.

525

Tel: (0118) 974 6430 (Direct Line)
Fax: (0118) 974 6484
Email: Karen.Wildsmith@wokingham.gov.uk
Date: 20 February 2001
My ref: F/2001/3287
Your ref:

M Gacke Esq
3 Wright Close
Woodley
Reading RG5 4TY

Dear Mr Gacke,

PROPOSED 2 STOREY SIDE EXTENSION PLUS DOUBLE GARAGE
PLANNING APPLICATION NUMBER F/2001/3287

Thank you for your planning application dated 31st January 2001 regarding the above property.

Please find enclosed a copy of the comments from our Highways officer. I would appreciate it if you could send a copy of the additional plan(s) to myself, as I shall then consult internally in the Department.

Yours sincerely,

Miss Karen Wildsmith
Planning Enforcement

your ref: F/2001/3287

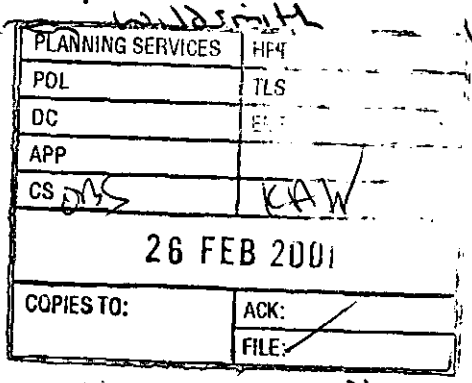
10 Wright Close

Karen Wildsmith — Woodley

22.2.2001

Reading

RG5 4TY



Dear Karen

re: 3 Wright Close, Woodley, proposed extension

Application No: F/2001/3287

With regard to the above property we would like to make the following comments

1) The previous occupants were only allowed to have a hedge at a certain height due to the cycle path. Will the extension obsure the view of the cyclist and cars?

2) The extension will not be in keeping with the rest of the houses in the close

3) We have a nice outlook to the front of our house either would be spoilt by looking at a double garage.

PTO

Yours sincerely

J Tanner

(Mr + Mrs A Tanner)

Home
Newsletter
Walks Programme
Berkshire Walkers
Latest News
Footpaths
Publications
Links to Other Sites
Interesting Places
Places to Stay

January

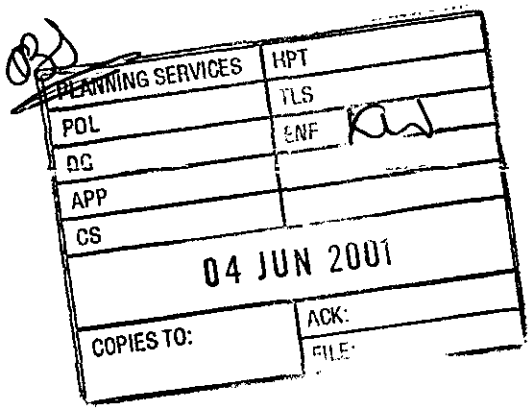
February

Date	Description
Thursday 1st February	Chalkpit Bridge & Weycock Hill
Start 10.30 from Seven Stars layby on A4 at Knowl Hill - GR822794	
Sunday 4th February	Brimpton Common & Hyde End
Start 10.00 from Brimpton Common (verge Parking) - GR570630. Bri lunch.	
Sunday 4th February	Ufton Nervet, Shootersbrook Lane, Sulhamstead
Start 10.30 from St. Peters Church, Ufton Nervet - GR635675	
Sunday 11th February	Long Sutton, Lower Froyle & Horsedown Common
Start 10.00 from Lord Wandsworth College (limited parking) - GR7494 through Long Sutton to Four Horseshoes PH, turn right at pub into col then left and park under trees. Bring packed lunch.	
Sunday 11th February	*Binfield Heath & Shiplake College*
Start 10.30 from Sonning Eye off B478 - park opposite Reading Sailin entrance - GR751	
Thursday 15th February	Devil's Highway & Crowthorne Woods
Start 10.00 from Devil's Highway east of centre of Crowthorne - GR84	
Sunday 18th February	Chievely, Hermitage & Stanmore
Start 10.00 in East Street, Chievely - GR476741 (considerate parking Meet Woodley Library car park 9.00 for car sharing. Bring packed lun	
Sunday 18th February	Rebecca's Well & Bottom Boles Wood

G Biddle
11 Wright Close
Woodley
Reading
Berkshire
RG5 4TY

1st June 2001

Wokingham District Council
Planning Dept
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR



Attention : Karen Wildsmith

Dear Karen,

Ref: 3 Wright Close, Woodley. Application Number F/2001/3287

I have no objection to the extension to the habitable parts, my only concern would be access and egress to the double garage and the proximity of the garage to the turning circle. This area is frequently used as overflow car parking for the close.

Yours sincerely,

G Biddle

Our ref: SP\2001\003166\001
Your ref: F/2001/3287
Date: 6th March 2001

ENVIRONMENT AGENCY

FAO: Karen Wildsmith

District Planning Officer
Wokingham District Council
Council Offices,
Shute End,
Po Box 157
Wokingham
Berkshire
RG11 1BN

Dear Sir/Madam

2 STOREY SIDE EXTENSION & SIDE EXTENSION TO FORM DOUBLE GARAGE 3 WRIGHT CLOSE, WOODLEY, READING

Thank you for your letter dated 08 February 2001 which was received on 12 February 2001. You are asked to quote the following reference in any correspondence: SU77SE/18/43.The Environment Agency has the following comments:

The Environment Agency has no objection to the proposed development.

Advice To Planning Authority

Waste Regulation : Contact Miranda Wycherley On 01276 454384

According to our records, there is one landfill site within 250 metres of the site, as follows:

Grid reference	Distance from site	Landfill name	Details
SU 771 733	135m	Woodley Airfield	Inert

In view of distance it is unlikely that landfill gas will present a risk to this proposal.

If you have any further queries please do not hesitate to contact me on 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully

Sarah Paxman
Development Planning Oficer

HPT 40832
TLS
ENF
08 MAR 2001
COPIES TO:
ACK:
FILE:

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 7SQ
Telephone : 01276 454300 Fax : 01276 454301

FROM: Karen Wildsmith

DATE: 08 February 2001

DELEGATED

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2001/3287

Proposal: Proposed two storey side extension to dwelling plus side extension to form double garage..

Site Address: 3, Wright Close, Woodley, Reading.

Applicant: M Gacke Esq .

Your observations are required in respect of this application **by 04/03/2001** .

The committee agreed to make no comment on this application

SIGNED: _____ DATE: 8.3.01.

Clerk To Woodley Parish/Town Council.

WOKINGHAM DISTRICT COUNCIL

ENVIRONMENTAL SERVICES DEPARTMENT
HIGHWAYS

MEMORANDUM

FROM: Adam Coggins, Highways

MY REF: F/2001/3287

YOUR REF: F/2001/3287

TO: Karen Wildsmith, Planning
CC:

DATE: 9th February 2001

PLANNING APPLICATION F/2001/3287
PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING PLUS SIDE EXTENSIONTO FORM DOUBLE GARAGE.
3 WRIGHT CLOSE, WOODLEY, READING

THE HIGHWAY AUTHORITY RECOMMEND REFUSAL FOR THE FOLLOWING REASON(S) STATED BELOW:

1. The proposed extension and parking spaces will encroach onto the adopted public highway.

Adam Coggins

Highways Officer

PLANS SUPERSEDED BY 'VERSION 3' DATED 14 MAY 2001

Memorandum

To: Adam Coggins

CC:

From: Karen Wildsmith

Date: 26/02/01
Re: Extension to 3 Wright Close, Woodley

F/2001/3287

Thank you for your comments dated 16/02/01. Please find attached revised plans 2 and 5 showing altered dimensions of the garage and parking spaces. I have also attached the original plan 2 showing garage dimensions.

Does this satisfy your query?

Please could I have your comments on the amended plans.

Karen

HIGHWAYS CONSULTATION SHEET

From: Karen Wildsmith **Date:** 08 February 2001

Application Number: F/2001/3287

Proposal: Proposed two storey side extension to dwelling plus side extension to form double garage.

Parish: WOODLEY TOWN

Site Address:
3, Wright Close, Woodley, Reading.

Highways Conds -

Applicant:
M Gacke Esq .

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

✓ below as applicable;

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

Comment.

Highways require a revised plan(s) that shows the following:

1. The internal dimensions of the garage amended. The minimum internal dimensions for a double garage must be 5.0m x 5.0m.
2. The extent of the driveway must be clearly marked on.
3. A parking layout for 3 vehicles within the curtilage of the property. The outline of the spaces is to be marked on the plan accurately with minimum dimensions.

Signed: _____ **Print name:** Adam Coggins 16/02/01

(1)

ADDRESS 3 WRIGHT CLOSE PARISH WOODLEY

PLOT No. 158 (WOODLEY AIRFIELD - PHASE I) ORD. SHEET No. SU. 7772 47

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision	
~~M/1/62~~ M/1/63	ADWEST	MINERAL EXTRACTION	13.11.63	N/A	C/A
M/1/64	"	"	11.3.64	N/A	C/A
O/119/64	WOODLEY DEVS.	O/APP RES. DEV. 240 ACRES	28.2.66	N/A	REF
50/73, 141/73	ADWEST	" AREA / ROAD PATTERNS ETC.			
01201	"	" 20 ACRES	5.9.74	N/A	REF
04538	"	" & W/HOUSING: 284.3 ACRES			
08308	ADWEST / WIMPEY	" : 138.3 "	30.10.78	N/A	C/A
07209, 10	"	PERIPHERAL ROAD	W/DRAWN		
09497	"	LINKS FROM "	15.2.79	N/A	C/A
12133	BRYANT	DETACHED HOUSE & GARAGE	13.12.79	N/A	C/A
BR 12151	"	"	29.11.79	APP	N/A
40601	MR & MRS OGLESBY	EXT. TO GARAGE / CANOPY	15.3.93		C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO. 170 ETC.

DRAINAGE

091074 FP/93/1187 MR & MRS OGLESBY EXT. TO GARAGE 4.3.93 APP

1933

(2)

ADDRESS 3 WRIGHT CLOSE PARISH WOODLEY

PLOT No. 158 ORD. SHEET No. SU.7772 (4

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisi
H3256	MR & MRS R. OGLESBY	6' FENCE AROUND SIDE GARDEN	6.10.94	C

MINISTRY DECISION

SPECIAL ORDERS

1959/a

HOUSEHOLDER PLANNING APPLICATION

31. JAN. 2001 WOKINGHAM DISTRICT COUNCIL

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

For office use only
Application No.

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

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

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

1.	YOUR NAME ADDRESS POST CODE	*M Gacke Esq* *3 Wright Close,* *Woodley, Reading RG5 4TY* Tel. No.
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME ADDRESS POST CODE	 *N/A* Tel. No.
3. On the 1:2500 and 1:500 scale plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE	SITE LOCATION	*As above*
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	*Two storey side extension plus double garage.*

5. ARE THERE ANY TREES ON THE SITE? If YES, please show their positions, spread, and species of the trees on the plans. Indicate any which are to be felled. — ~~YES~~ / NO

6. PLEASE LIST THE EXTERNAL MATERIAL TO BE USED — *Brick to match existing under pantiles to match existing.*

7. WILL PEDESTRIANS/VEHICLES ACCESS 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

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

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

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

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

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

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

CERTIFICATE A

I certify that:

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

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

CERTIFICATE B

I certify that:

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

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

* None of the land forms part of an agricultural holding

SIGNED M. Tyrrell ~~ON BEHALF OF~~

DATE 31-01-01

Received by Wokingham District Council

Application No: F/2001/3287

Proposal:
Proposed two storey side extension to dwelling plus side extension to form double garage.

Location:
3, Wright Close, Woodley, Reading.

The application is available for inspection at Wokingham District Council's offices during the following times:

PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Karen Wildsmith P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 04/03/2001. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

08 February 2001

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/3287
CASE OFFICER: Karen Wildsmith

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)



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Development Control Section, Environmental Services, Wokingham District Council.
31 January 2001 Scale: 1 : 1250

N W E S

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 31 JAN 2001	Map No. 44 Site 0.04
Officer: KW | Application No. F/2001/3287	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description:
(F) PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING PLUS SIDE EXTENSION TO FORM DOUBLE GARAGE

Location: 3 WRIGHT CLOSE

Parish: WOODLEY Ward: Loddon. 8201 B

Applicant: M RACKE

Fee Received 95-00 (7) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

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

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 8.2.01 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline ✓
Transco : .....
Environment Agency 250 m landfill consultation.

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

HERITAGE BODIES

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

OTHERS:

No pre apps

NEIGHBOURS:

Site notice and see map

(1)

ADDRESS 3 WRIGHT CLOSE PARISH WOODLEY

PLOT No. 158 (WOODLEY AIRFIELD - PHASE 1) ORD. SHEET No. SU 7772 47

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
M/1/63	ADNEST	MINERAL EXTRACTION	13.11.63	N/A C/A
M/1/64	"	"	11.3.64	N/A C/A
0/119/64	WOODLEY ACNS.	O/LINE RES. DEV. 240 ACRES	28.2.66	N/A REF
50/73, 741/73	ADNEST	" AREA / ROAD PERIMETER.		
01201	"	" 20 ACRES	5.9.74	N/A REF
044538	"	" & W/HOUSING: 284.3 ACRES		
08308	ADNEST / WIMPEY	" : 138.3 "	30.10.78	N/A C/D
07209.10	"	PERIPHERAL ROAD	W/DRAWN	
09497	"	LINKS ROAD "	15.2.79	N/A C/A
12133	BRYANT	DETACHED HOUSE & GARAGE	13.12.79	N/A C/A
AR 12151	"	"	29.11.74	ADD N/A
40601	MR & MRS OGLESBY	EXT. TO GARAGE / CANOPY	15.3.93	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO. 170 ER.

DRAINAGE

091074 FP/93/1187 MR & MRS OGLESBY EXT. TO GARAGE 4.3.93 APP.

1933

(2)

ADDRESS 3 WRIGHT CLOSE PARISH WOODLEY

PLOT No. 158 ORD. SHEET No. SU 7772 (4

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisio
H3256	MR & MRS A. COLLEY	6' FENCE AROUND SIDE GARDEN	6.10.94	C/

MINISTRY DECISION

SPECIAL ORDERS

1959/a

HOUSEHOLDER PLANNING APPLICATION

31. JAN. 2001 287

Please answer all questions in CAPITAL letters. If any question does not apply, put N/A in the space.
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2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME ADDRESS POST CODE	0118 3757821 *N/A* Tel. No.
3. On the 1:2500 and 1:500 scale plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE	SITE LOCATION	*As above*
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	*Two storey side extension plus double garage.*
5. ARE THERE ANY TREES ON THE SITE? If YES, please show their positions, spread, and species of the trees on the plans. Indicate any which are to be felled.		~~YES~~ / NO
6. PLEASE LIST THE EXTERNAL MATERIAL TO BE USED		*Brick to match existing under pantiles to match existing.*
7. WILL PEDESTRIANS/VEHICLES ACCESS 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
9. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE? If YES, please show the route and any proposed alternative on the plans.		YES / ~~NO~~

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

* None of the land forms part of an agricultural holding

SIGNED [signature] ~~ON BEHALF OF~~

DATE 31-01-01 ~~29-01-01~~

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

Tel: 0118 974 6502

Date: **08 February 2001**

My ref: F/2001/3287

CONFIDENTIAL

Councillor Clifford
45 Colemansmoor Road
Woodley
RG5 4DG

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

Dear Councillor

Application Number: F/2001/3287
3, Wright Close, Woodley, Reading.
Proposed two storey side extension to dwelling plus side extension to form double garage.

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

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

If you have any questions please do not hesitate to contact **Karen Wildsmith** on **0118 974 6502**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Karen Wildsmith** Application Number: **F/2001/3287**
3, Wright Close, Woodley, Reading.
Proposed two storey side extension to dwelling plus side extension to form double garage.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Clifford

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

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

Tel: 0118 974 6502

Date: **08 February 2001**

My ref: F/2001/3287

CONFIDENTIAL

Councillor Clacey
26 Southlake Crescent
Woodley
RG5 3QJ

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

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

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3, Wright Close, Woodley, Reading.
Proposed two storey side extension to dwelling plus side extension to form double garage.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Clacey

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

(KW)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

M Gacke Esq
3, Wright Close
Woodley
Reading
RG5 4TY

Application Number: F/2001/3287

Parish: **WOODLEY**

Location: **3, Wright Close, Woodley, Reading.**

Proposal: **Proposed two storey side extension to dwelling plus side extension to form double garage.**

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 proposal would form an intrusive feature in the street scene, detrimental to the existing spacious character of the area. As such the proposal is contrary to the Loddon Area Local Plan policies LBE1 and LBE2, the Deposit Draft Wokingham District Local Plan policy WOS3 and to the Berkshire Structure Plan policy LD3.

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 LD3.
Loddon Area Local Plan Policies LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policy WOS3.

John Mitchell

John Mitchell
Development Control Manager
Date: 21/06/2001

Notice checked by: _____

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

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

Tel: 0118 974 6502

Date: **08 February 2001**

My ref: F/2001/3287

CONFIDENTIAL

Councillor Thair
13 Tennyson Road
Woodley
RG5 3RH

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

Dear Councillor

Application Number: F/2001/3287
3, Wright Close, Woodley, Reading.
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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Karen Wildsmith** Application Number: **F/2001/3287**
3, Wright Close, Woodley, Reading.
Proposed two storey side extension to dwelling plus side extension to form double garage.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Thair

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

TOWN AND COUNTRY PLANNING ACT

SECTION 78 APPEAL

APPELLANT: **Mr M Gacke**

APPEAL SITE: **3 Wright Close, Woodley, Reading**

REASON FOR APPEAL: The proposal would form an intrusive feature in the street scene, detrimental to the existing spacious character of the area. As such the proposal is contrary to the Loddon Area Local Plan Policies LBE1 and LBE2, the Deposit Draft Wokingham District Plan Policy WOS3 and to the Berkshire Structure Plan Policy LD3.

LOCAL PLANNING AUTHORITY REFERENCE: **F/2001/3287**

DEPARTMENT OF THE ENVIRONMENT, TRANSPORT AND THE REGIONS REFERENCE: **APP/X0360/A/01/1070529**

1.00 LOCATION AND SITE DESCRIPTION

1.01 The site is located within Woodley, part of the identified settlement of Earley/Sonning/Woodley in the Local Plan. (See Appendix 1 for Location Plan) The site lies in an established residential area. It is accessed off Hawker Way, off Miles Way in Woodley.

2.00 RELEVANT PLANNING HISTORY

2.01 A planning application was submitted in January 2001 for a proposed two-storey side extension to dwelling plus side extension to form double garage.

2.02 The Local Authority received amended plans during discussions concerning the application and further plans from the applicant on 21st May 2001, upon which there was a three-week public consultation.

2.02 In July 2001, the planning application (F/2001/3287) was refused under delegated powers for the following reason:

"The proposal would form an intrusive feature in the street scene, detrimental to the existing spacious character of the area. As such the proposal is contrary to the Loddon Area Local Plan Policies LBE1 and LBE2, the Deposit Draft Wokingham District Plan Policy WOS3 and to the Berkshire Structure Plan Policy LD3" (Appendix 2)

3.00 POLICY BACKGROUND

3.01 See Appendix 3 for Local Plan status.

3.02 The relevant Berkshire Structure Plan Policy (see Appendix 4) is:
LD3 – Environmental Impact of Development

3.03 The relevant Wokingham District Local Plan policy (see Appendix 5):
WOS3 – Development Control Principles

3.04 The relevant Loddon Area Local Plan Policies (See Appendix 6)
LBE1 – Design of New Development
LBE2 – Inappropriate Design

4.00 THE CASE FOR THE LOCAL AUTHORITY

4.01 Policy LD3 of the Berkshire Structure Plan 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.

4.02 Policy WOS3 of the Wokingham District Local Plan (Deposit Draft) requires all development proposals to be appropriate in scale of activity and character to the area in which they are located and be integrated into

their context without detriment to the amenities of adjoining land uses and occupiers. The same Policy states that proposals should have no significant effect upon road safety or cause highway, traffic generation or traffic related environmental problems; and be of high quality of design that respects the local context by virtue of siting, layout, massing, materials, colour and texture.

4.03 Policy LBE1 of the Loddon Area Local Plan states that new development shall be of a high standard of design appropriate to the character of the area in which it is to be situated and make a positive contribution to its setting and the character of the area and contribute to the creation of a safe and attractive environment in which to live and work.

4.04 Policy LBE2 states that proposal a for development that is inappropriate in terms of its relationship with adjoining sites and buildings, or which could adversely affect the character of an area, by virtue its siting, scale, form, massing, materials, colour or texture, will not normally be permitted.

5.00 COMMENTS ON THE APPELLANTS STATEMENT

5.01 In response to the appellant's first paragraph, each individual planning application is determined on its own merits. Therefore the reference other properties in Wright Close having extensions is not wholly appropriate, as each separate planning application will have a different impact on the character, appearance, siting and massing of the properties in the close.

5.02 In response to the second paragraph, the applicant did amend the plans of his application, and one set of amendments was sent out on public consultation. The Local Planning Authority considered the initial submitted plans to be unacceptable and therefore endeavoured to discuss any proposed revisions to the plans.

5.03 The applicant did revise his plans concerning the garage proposals. The refusal of the planning application concerned the impact of the whole proposed development, not separately concerning the extension to the side of the property and the garage.

5.04 The family circumstances concerning the household demand for parking spaces on the applicant's land are not planning considerations.

5.05 The applicant refers to 39 Stonehaven Drive, Woodley, which is in the same neighbourhood and is also located at the end of a Close. The character, appearance, siting and massing of that property are different to those proposed here. 3 Wright Close is located immediately adjacent to a turning area on the public highway and our Highways Officer has advised that the proposed extension and parking spaces will encroach onto the adopted public highway, and therefore recommends refusal in accordance with Policy WOS3. 39 Stonehaven Drive has a different impact upon the public highway, not having a significant impact on road safety, and the proposal at 39 Stonehaven Drive did not generate an objection from our Highways Officer.

6.00 CONCLUSION

6.01 The proposal would have an unacceptable impact upon the adjacent properties in the Close, causing serious harm to the character and appearance of the area and would be to the detriment of the adjoining properties.

6.02 The design of the building is inappropriate in terms of scale, form, massing and siting within the Close. It does not make a positive contribution to the setting or character of the area.

6.03 The proposal would have a significant impact on road safety within the Close, as the proposed extension and parking spaces would encroach onto the adopted public highway.

6.04 Two objections were received from neighbours within Wright Close. One from number 10 Wright Close expressed the view that the extension is not in keeping in the Close and that the proposal may obscure the visibility of the cycle path adjacent to the front garden and the end of the Close. The second letter of objection from number 11 Wright Close was as a response to the consultation on the revised plans. He was concerned about the access and egress from the double garage to the turning circle as that area is frequently used as an overflow carpark in the close.

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

7.00 CONDITIONS IN THE EVENT PLANNING PERMISSION IS GRANTED

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 resemble 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 habitable spacer.
4) The area shown on the permitted drawings for vehicle parking and garaging shall be kept available for such use and no development, whether permitted

by the Town and Country (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to precluded vehicular access to this parking space.

5) Before any part of the development hereby permitted is commenced, the proposed vehicular access shall be formed in accordance with details to be submitted and approved by the Local Planning Authority.

Reasons for conditions

1) In pursuance of Section 91 (1) of the Town and Country Planning Act 1990.
2) To ensure the external appearance of the building is satisfactory.
3) To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.
4) Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.
5) In the interests of highway safety and convenience.

Karen Wildsmith
Senior Minerals and Waste Office
19/09/01

APPENDICES

1. Site Location Plan
2. Refusal notice
3. Local Plan status
4. Berkshire Structure Plan Policy LD3
5. Wokingham District Local Plan policy WOS3
6. Loddon Area Local Plan Policies LBE1 and LBE2

CD

GRAHAM BIDDLE FRICS

Chartered Surveyor

42 Calder Close, Tilehurst, Reading

RG30 4XL

PLANNING SERVICES	HPT52090
	TLS
DC CAD	ENF
APP	
CS	
22 JAN 2002	
COPIES TO:	ACK:
	FILE:

Telephone: 0118 942 406

Mrs C Dodsworth
Development Control/Building Control Liaison Officer
Wokingham District Council,
Shute End,
WOKINGHAM
Berks RG40 1WW

F/2001/3287

21 January 2002

Ref: FX/2002/2593(3287)

Dear Mrs Dodsworth,

PROPOSED ALTERATIONS TO 3 WRIGHT CLOSE, WOODLEY, READING.

Please find attached a set of amended drawings as requested in your letter dated 15 January to my client Mr Gacke.

You will note that the drawings are now in accordance with the Planning Consent. Mr Stephens from Building Control has also a set of amended drawings.

Yours sincerely

Graham Biddle

Graham Biddle

BC + DC plans now agree.
BC garage reduced in length to correspond with DC Approval
CD 22/1/02

SYSTEMS LTD

SOUTHPORT U.K.
LONDON OFFICE

APPLICATION NO.3287

Name of appellant:
Mr M Gacke

Site address:
3 Wright Close

Proposal:Proposed 2 storey side extension to dwelling + side extension to form double garage.
Case Officer:KW

ALLOWED
05/11/01

WRITTEN REPRESENTATION APPEAL

CASE OFFICER: KW

APPLICATION NUMBER: 3287

APPELLANT: Mr M Gacke

SITE: 3 Wright Close, Woodley

APPEAL REF: APP/X0360/A/01/1070529

START DATE: 08/08/01

DATE OF SITE VISIT

ALLOWED 22/11/01

Progress Record	Date Actioned	Initials
Appeal Logged:	09/08/01	
Entered on Access:	13/08/01	DG
Notification Letters Due:	**22/08/01**	
Notification Letters Sent:	13/08/01	DG.
Questionnaire Due:	**22/08/01**	
Questionnaire Sent:	17/08/01	DG.
Statement Due:	**19/09/01**	
Statement Sent:	19/09/01	DG
Comments on Statement Due	10/10/01	
Comments on Statement Sent	~~[illegible]~~	
Decision letter circulated:	05/11/01	DG
Decision entered on Access:	05/11/01	DG

Appeal Decision

Site visit made on 12th November 2001

by Clive Whitehouse BA(Hons) MCD MRTPI

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

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

22 NOV 2001

Appeal Ref: APP/X0360/A/01/1070529
3 Wright Close, Woodley, Reading

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr M Gacke against the decision of Wokingham District Council.
- The application (Ref. F/2001/3287), dated 31st January 2001, was refused by notice dated 21st June 2001.
- The development proposed is a two-storey side extension and double garage.

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

Procedural Matters

1. A revised drawing showing a hipped roof design was submitted to the Council in May 2001, and I confirm that I will consider the appeal on that basis. The appellant proposed a further revision as part of his appeal submissions but that has not been the subject of consultation and I will deal with the scheme on the same basis as considered by the Council.

Main Issue

2. I consider the main issue in this case to be the effect of the proposal on the street scene.

Planning Policy

3. The development plan for the area consists of the Berkshire Structure Plan and the Lodden Area Local Plan (LLP), both adopted in 1995. The structure plan contains a general provision that schemes should not cause serious harm to the character or appearance of an area. LLP policy LBE1 seeks a high standard of design appropriate to the area and LBE2 resists proposals considered to be inappropriate in terms of scale, form and massing.

4. My attention has also been drawn to policies contained in the deposit draft Wokingham District Local Plan. So far as the appeal proposal is concerned, policy WOS3 carries forward development control principles similar to those of the LLP.

Inspector's Reasons

5. The appeal property is a detached house in a short cul-de-sac on a modern housing estate. No.3 is located at a point where a cycle track crosses the cul-de-sac and this results in a greater side space than is typically available to houses in the area. The Close contains a variety of house styles, and many have been extended in various ways.

6. In my view the design of the proposed bedroom extension above the existing single storey element would be in keeping with the design of the existing house and its surroundings. I also consider that the proposed double garage would be commensurate with the space available at the side of the house. In my opinion the combined effect would not be unduly obtrusive in the street scene.

7. My attention was drawn to a similar extension nearby at 39 Stonehaven Drive, which in my view is in keeping with its situation. There are some differences in the house type and setting in that case, but the similarities are sufficient in my view to demonstrate that the appeal proposal would also be acceptable.

8. I consider that the scheme complies with relevant development plan policies and I conclude on the main issue that the proposal would have no unacceptable effects on the street scene.

Other Matters

9. A consultation response from the Council's Highways Officer states that the extension and parking spaces encroach onto the adopted public highway. This has not been substantiated by measurement or detailed evidence as part of the Council's case. I verified the dimensions of the proposed garage on the site and am satisfied that a distance of about 1.4m would remain between the corner of the garage and the nearest surfaced part of the cul-de-sac turning head. The parking spaces in front of the garage would be of similar dimensions to the existing spaces and appear to me to be satisfactory. In my view the use of the turning head would not be impaired by the proposed layout.

10. I consider that the position of the garage would have no adverse effect on visibility for cyclists using the cycle track.

Conditions

11. I have considered the draft conditions suggested by the Council in the light of the advice in Circular 11/95. I agree that materials should match the existing house and that parking space for three cars should be maintained on the forecourt, as indicated on the submitted plan. I propose to vary the suggested wording in the interests of clarity and enforceability.

12. A suggested condition would require the garage to be used for no other purpose than the parking of vehicles. In my view this is unnecessarily restrictive, provided forecourt parking is maintained. A condition preventing the garage being used for business purposes is in my view unnecessary since a separate planning permission would be required for any purpose other than domestic use. The detailed specification for the vehicle crossover from the highway is a matter covered by other legislation and does not need to be the subject of a planning condition.

Conclusions

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

Formal Decision

14. In exercise of the powers transferred to me, I allow the appeal and grant planning permission for a two-storey side extension and double garage at 3 Wright Close, Woodley,

Reading in accordance with the terms of the application Ref. F/2001/3287 dated 31st January 2001, and the plans submitted therewith, subject to the following conditions:

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

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

3) Before the extension is brought into use, space for the parking of three cars shall be laid out and surfaced as indicated on the approved plan and shall thereafter be retained for that purpose.

Information

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

16. This decision does not convey any approval or consent that may be required under any enactment, by-law, order or regulation other than section 57 of the Town and Country Planning Act 1990.

INSPECTOR

(KW)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

M Gacke Esq
3, Wright Close
Woodley
Reading
RG5 4TY

Application Number: F/2001/3287

Parish: **WOODLEY**

Location: **3, Wright Close, Woodley, Reading.**

Proposal: **Proposed two storey side extension to dwelling plus side extension to form double garage.**

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 proposal would form an intrusive feature in the street scene, detrimental to the existing spacious character of the area. As such the proposal is contrary to the Loddon Area Local Plan policies LBE1 and LBE2, the Deposit Draft Wokingham District Local Plan policy WOS3 and to the Berkshire Structure Plan policy LD3.

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 LD3.
Loddon Area Local Plan Policies LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policy WOS3.

John Mitchell

John Mitchell
Development Control Manager
Date: 21/06/2001

Notice checked by: _____

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

Tel. (0118) 974 6448 (Direct Line)
Date. August 13, 2001
My ref. F/2001/3287
Your ref.

Mr G Biddle
11 Wright Close
Woodley
Reading
Berkshire
RG5 4TY

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

Dear Sir,

TOWN AND COUNTRY PLANNING ACT 1990
APPEAL BY: Mr M Gacke
SITE: 3 Wright Close, Woodley
PROPOSAL: Proposed 2 storey side extension to dwelling & side extension to form double garage

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

As your interests may be affected, you can give your views on the appeal in writing to Miss A Groves 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/01/1070529. Comments received after 19/09/01 will not normally be seen by the Inspector & will be returned.

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

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

If you wish to be notified of the result of the appeal, you should write to Miss Groves at the Planning Inspectorate requesting a copy of the decision. Please quote reference APP/X0360/A/01/1070529.

Yours faithfully

Denise Gumbrell
Appeals Assistant



Site Plan, Scale: 1 to 1250

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Date: 13 August 2001

your ref: F/2001/3287 10 Wright Clo
Karen Wildsmith Woodley
Reading
RG5 4TY

22.2.2001

PLANNING SERVICES	
POL	
DC	
APP	
CS DBS	KAW
26 FEB 2001	
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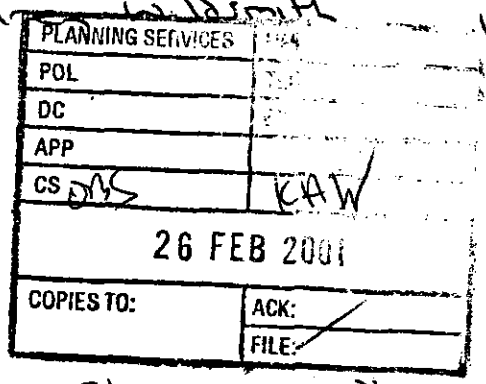


Dear Karen

re: 3 Wright Close, Woodley, proposed exten

application no: F/2001/3287

With regard to the above property we would like to make the following comments

1) The previous occupants were only allowed to have a hedge at a certain height due to the cycle path. Will the extension obscure the view of the cyclist and cars?

2) The extension will not be in keeping with the rest of the houses in the close

3) We have a nice outlook to the front of our house & this would be spoilt by looking at a double garage.

PTO

yours sincerely

J Tanner

(Mr+Mrs A Tanner)

FROM: Karen Wildsmith

DATE: 08 February 2001

DELEGATED

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2001/3287

Proposal: Proposed two storey side extension to dwelling plus side extension to form double garage..

Site Address: 3, Wright Close, Woodley, Reading.

Applicant: M Gacke Esq .

Your observations are required in respect of this application **by 04/03/2001** .

The committee agreed to make no comment on this application

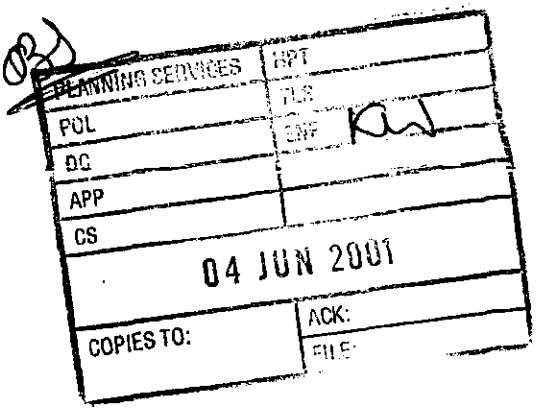
SIGNED: [signature] DATE: 8.3.01.

Clerk To Woodley Parish/Town Council.

G Biddle
11 Wright Close
Woodley
Reading
Berkshire
RG5 4TY

1st June 2001

Wokingham District Council
Planning Dept
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR



Attention : Karen Wildsmith

Dear Karen,

Ref: 3 Wright Close, Woodley. Application Number F/2001/3287

I have no objection to the extension to the habitable parts, my only concern would be access and egress to the double garage and the proximity of the garage to the turning circle. This area is frequently used as overflow car parking for the close.

Yours sincerely,

G Biddle

Our ref: SP\2001\003166\001
Your ref: F/2001/3287
Date: 6th March 2001

ENVIRONMENT AGENCY

FAO: Karen Wildsmith

District Planning Officer
Wokingham District Council
Council Offices,
Shute End,
Po Box 157
Wokingham
Berkshire
RG11 1BN

Dear Sir/Madam

2 STOREY SIDE EXTENSION & SIDE EXTENSION TO FORM DOUBLE GARAGE 3 WRIGHT CLOSE, WOODLEY, READING

Thank you for your letter dated 08 February 2001 which was received on 12 February 2001. You are asked to quote the following reference in any correspondence: SU77SE/18/43.The Environment Agency has the following comments:

The Environment Agency has no objection to the proposed development.

Advice To Planning Authority

Waste Regulation : Contact Miranda Wycherley On 01276 454384

According to our records, there is one landfill site within 250 metres of the site, as follows:

Grid reference	Distance from site	Landfill name	Details
SU 771 733	135m	Woodley Airfield	Inert

In view of distance it is unlikely that landfill gas will present a risk to this proposal.

If you have any further queries please do not hesitate to contact me on 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully

Sarah Paxman
Development Planning Oficer

REF: 40832
FLD
ENF
08 MAR 2001
COPIES TO:
ACK:
FILE:

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 7SQ
Telephone : 01276 454300 Fax : 01276 454301

WOKINGHAM DISTRICT COUNCIL

ENVIRONMENTAL SERVICES DEPARTMENT
HIGHWAYS

MEMORANDUM

FROM: Adam Coggins, Highways

MY REF: F/2001/3287

YOUR REF: F/2001/3287

TO: Karen Wildsmith, Planning
CC:

DATE: 9th February 2001

PLANNING APPLICATION F/2001/3287
PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING PLUS SIDE EXTENSIONTO FORM DOUBLE GARAGE.
3 WRIGHT CLOSE, WOODLEY, READING

THE HIGHWAY AUTHORITY RECOMMEND REFUSAL FOR THE FOLLOWING REASON(S) STATED BELOW:

1. The proposed extension and parking spaces will encroach onto the adopted public highway.

Adam Coggins

Highways Officer

PLANS SUPERSEDED BY VERSION 3 DATED 14 MAY 2001

HIGHWAYS CONSULTATION SHEET

From: Karen Wildsmith **Date:** 08 February 2001

Application Number: F/2001/3287

Proposal: Proposed two storey side extension to dwelling plus side extension to form double garage.

Parish: WOODLEY TOWN

Site Address:
3, Wright Close, Woodley, Reading.

Applicant:
M Gacke Esq .

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

✓ below as applicable;

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

Comment.

Highways require a revised plan(s) that shows the following:

1. The internal dimensions of the garage amended. The minimum internal dimensions for a double garage must be 5.0m x 5.0m.
2. The extent of the driveway must be clearly marked on.
3. A parking layout for 3 vehicles within the curtilage of the property. The outline of the spaces is to be marked on the plan accurately with minimum dimensions.

Signed: _____ **Print name:** Adam Coggins 16/02/01

Tel. (0118) 974 6448 (Direct Line)
Date. August 13, 2001
My ref. F/2001/3287
Your ref.

Mr G Biddle
11 Wright Close
Woodley
Reading
Berkshire
RG5 4TY

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

Dear Sir,

TOWN AND COUNTRY PLANNING ACT 1990
APPEAL BY: Mr M Gacke
SITE: 3 Wright Close, Woodley
PROPOSAL: Proposed 2 storey side extension to dwelling & side extension to form double garage

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

As your interests may be affected, you can give your views on the appeal in writing to Miss A Groves 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/01/1070529. Comments received after 19/09/01 will not normally be seen by the Inspector & will be returned.

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If you wish to be notified of the result of the appeal, you should write to Miss Groves at the Planning Inspectorate requesting a copy of the decision. Please quote reference APP/X0360/A/01/1070529.

Yours faithfully

Denise Gumbrell
Appeals Assistant



Site Plan, Scale: 1 to 1250

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Date: 13 August 2001

N
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The Planning Inspectorate

For offical use only Date received

QUESTIONNAIRE

PLANNING, LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT

APPEAL REF: APP /X0360/A/11/1D70529 **GRID REF:** _____

APPEAL BY: Mr M Gaeke

SITE: 3 Wright Close, Woodley.

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

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

1.	Do you agree to the written representations procedure?			YES / ~~NO~~
OR	Do you wish to be heard by an Inspector at:	a.	a local inquiry?	~~YES~~ / NO
		or b.	a hearing?	~~YES~~ / NO
2.	If the written procedure is agreed, could the Inspector make an unaccompanied site visit?			~~YES~~ / NO
	(It is our policy that Inspectors make an unaccompanied site visit whenever practicable e.g. the site can be seen clearly from a road or other public land. You must only indicate the need for an accompanied visit when it is necessary to enter the site e.g. to view or measure dimensions from within it.)			
3.	Does the appeal relate to an application for approval of reserved matters?			~~YES~~ / NO
4.	Was an Article 7 (Regulation 6 for listed building or conservation area consent) certificate submitted with the application?			~~YES / NO~~ / NA
5.	Was it necessary to advertise the proposals under Article 8 of the GDPO 1995 and/or Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990?			~~YES~~ / NO

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

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

		Number of Documents Enclosed	N/A
d.	Any comments or directions received from the Secretary of State, other Government Departments or statutory agencies / undertakers whether or not as a result of consultations under the GDPO;	3	
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?	19/09/01
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: [signature] on behalf of Wokingham District Council

Date sent to us and the appellant 16/08/01 Our Ref: T2001/3287

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

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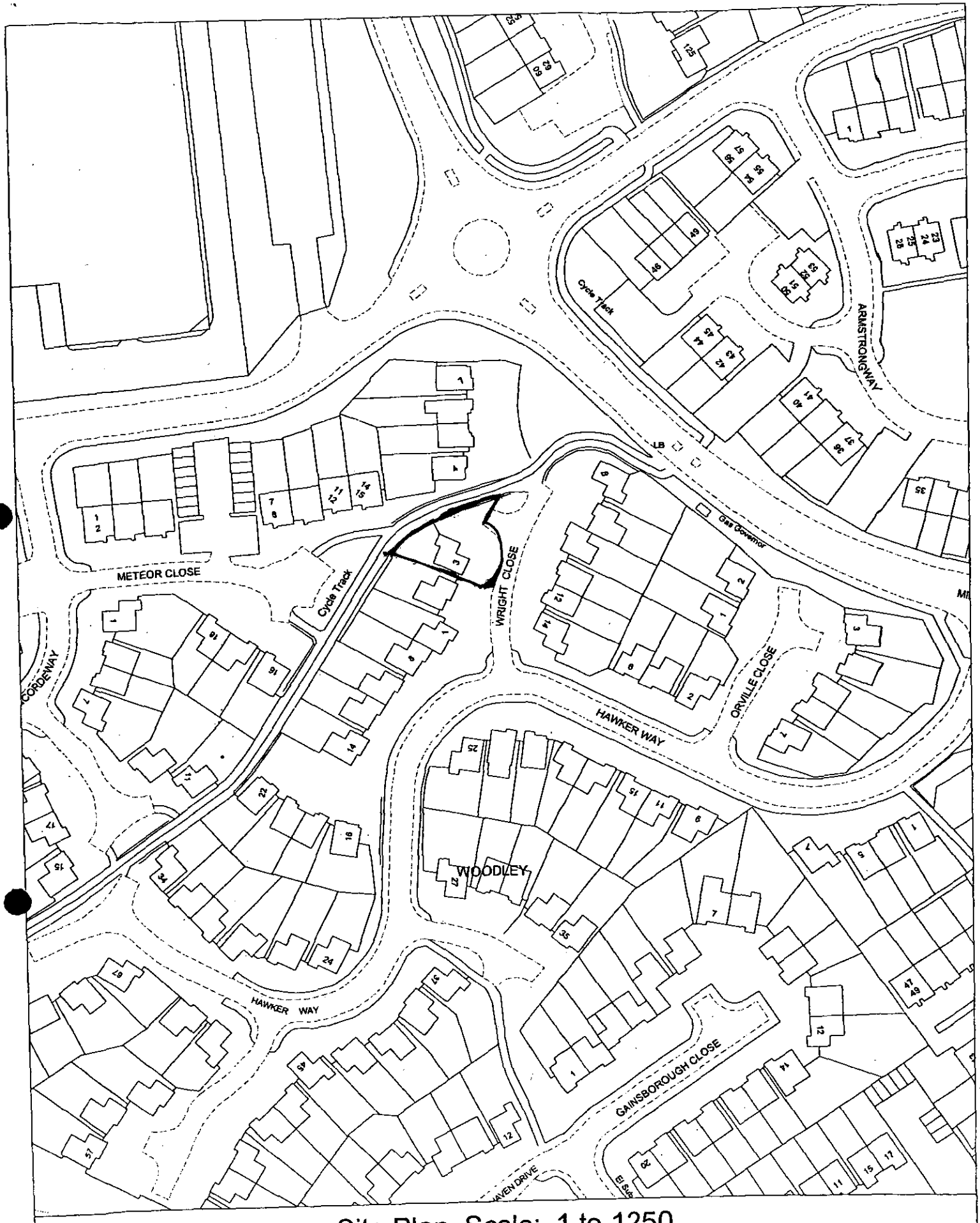
2-16 Colgate
Norwich NR3 1BQ

APPENDIX 1



Site Plan, Scale: 1 to 1250

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Date: 13 August 2001

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APPENDIX 2

(KW)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

M Gacke Esq
3, Wright Close
Woodley
Reading
RG5 4TY

Application Number: F/2001/3287

Parish: **WOODLEY**

Location: **3, Wright Close, Woodley, Reading.**

Proposal: **Proposed two storey side extension to dwelling plus side extension to form double garage.**

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 proposal would form an intrusive feature in the street scene, detrimental to the existing spacious character of the area. As such the proposal is contrary to the Loddon Area Local Plan policies LBE1 and LBE2, the Deposit Draft Wokingham District Local Plan policy WOS3 and to the Berkshire Structure Plan policy LD3.

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 LD3.
Loddon Area Local Plan Policies LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policy WOS3.

John Mitchell

John Mitchell
Development Control Manager
Date: 21/06/2001

Notice checked by: _____

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

APPENDIX 3

WOKINGHAM DISTRICT COUNCIL

RELEVANT DEVELOPMENT PLAN POLICIES (South East)

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

Berkshire Structure Plan

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

Replacement Minerals Local Plan for Berkshire, as amended by Alterations

3. The Replacement Minerals Local Plan for Berkshire was adopted in March 1996 and is the statutory Minerals Local Plan for the area. Alterations to the Replacement Minerals Local Plan for Berkshire were adopted in May 2001.

South East Area Local Plan

4. The South East Area Local Plan was adopted on 15th April 1994 and is the statutory local plan for the area in which the site is situated. The Planning and Transportation Committee at their meeting on 21 November 1996 resolved to "re-affirm the decisions of this Committee and the Council in relation to the current adopted local plans and to note that they will continue to carry weight as the most up to date adopted policies, except in relation to housing provision".

Draft Wokingham District Local Plan

5. The Draft Wokingham District Local Plan was placed on deposit from 21st October to 2nd December 1997 and has formed the basis for development

control decisions since 21st October 1997. The County Council issued a statement of general conformity with the structure plan in May 1997. The public local inquiry into the plan commenced on 6th October 1998. The Inspector's report on the local plan inquiry is not expected until Summer 2001 (with the exception of policy WSM1).

APPENDIX 4

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.

APPENDIX 5

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.

APPENDIX 6

1.4 QUALITY AND CONSERVATION OF THE BUILT ENVIRONMENT



NEW DEVELOPMENT, REDEVELOPMENT AND REFURBISHMENT

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

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

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

❖ *LBE1 DESIGN OF NEW DEVELOPMENT*

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

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

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

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

❖ LBE2 INAPPROPRIATE DESIGN

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

ENVIRONMENTAL IMPROVEMENT

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

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

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

❖ LBE3 REFURBISHMENT AND REDEVELOPMENT

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

❖ LBE4 ENVIRONMENTAL ENHANCEMENT SCHEMES

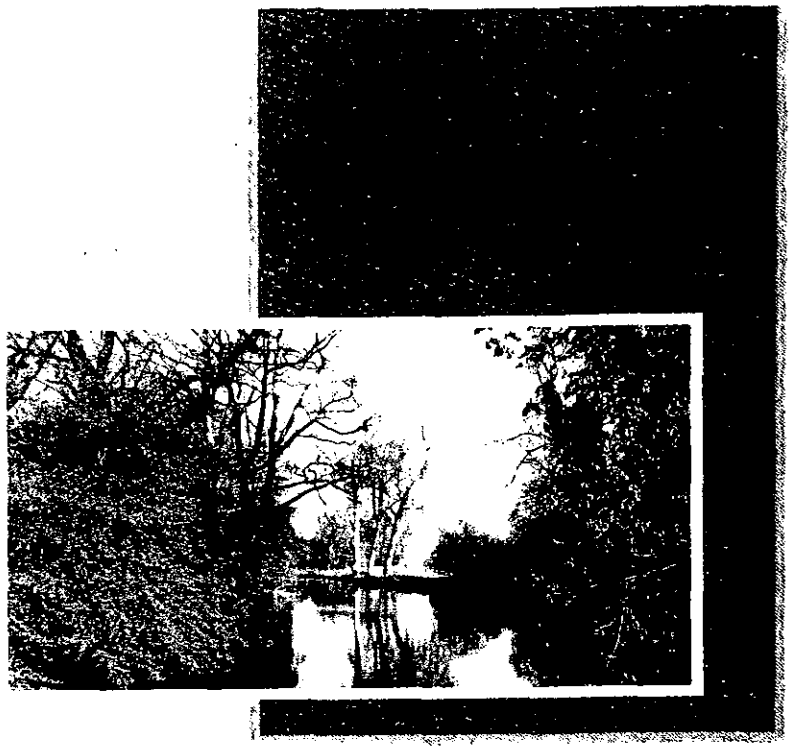
ENVIRONMENTAL ENHANCEMENT SCHEMES WILL BE ENCOURAGED WITHIN THE PLAN AREA AS OPPORTUNITIES ARISE AND WILL INCLUDE THE AREAS AS SHOWN ON THE PROPOSALS MAP AND AS SET OUT IN PART TWO OF THE PLAN.

SUNLIGHT, DAYLIGHT AND NOISE

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

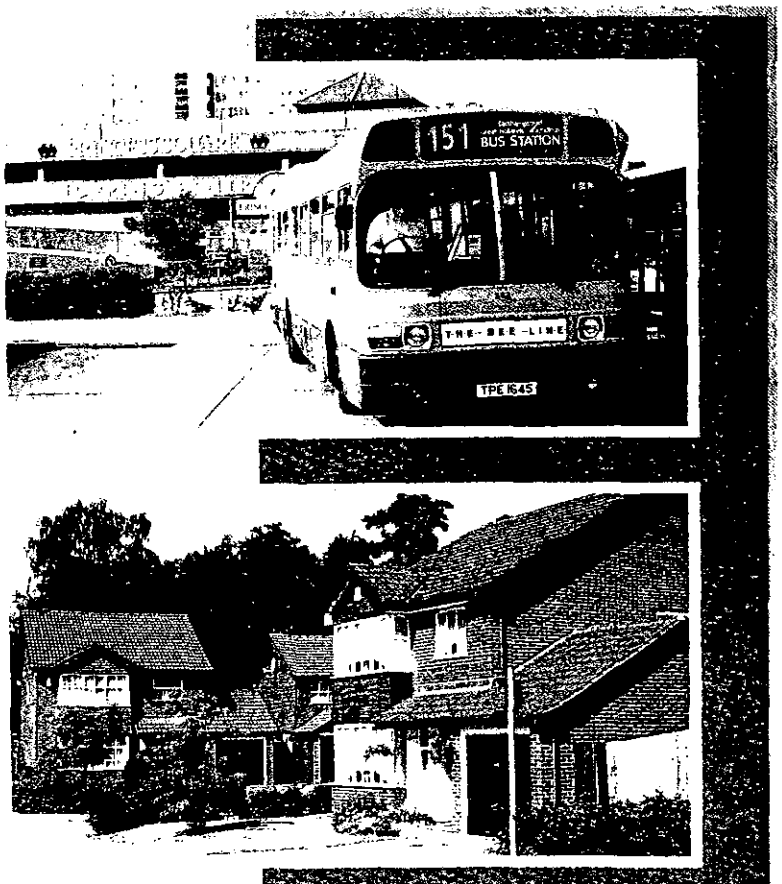
❖ LBE5 SUNLIGHT AND DAYLIGHT

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



BERKSHIRE STRUCTURE PLAN 1991-2006

Incorporating Alterations adopted in August 1997



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(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.



Wokingham District Local Plan
Deposit Draft

With Proposed Amendments Highlighted

February 2000

- **Proposed Amendments April 1999**
- **Additional Proposed Amendments September 1999**
- **Proposed Transport Amendments February 2000**

POLICY WOS3: DEVELOPMENT CONTROL PRINCIPLES

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

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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

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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.

LODDON AREA LOCAL PLAN

Adopted 5 May 1995



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

1.4 QUALITY AND CONSERVATION OF THE BUILT ENVIRONMENT



NEW DEVELOPMENT, REDEVELOPMENT AND REFURBISHMENT

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

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

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❖ *LBE1 DESIGN OF NEW DEVELOPMENT*

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

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ENVIRONMENTAL IMPROVEMENT

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❖ LBE3 REFURBISHMENT AND REDEVELOPMENT

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

❖ LBE4 ENVIRONMENTAL ENHANCEMENT SCHEMES

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

SUNLIGHT, DAYLIGHT AND NOISE

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

❖ LBE5 SUNLIGHT AND DAYLIGHT

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

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

APPEAL BY: Mr M Gacke
SITE: 3 Wright Close, Woodley
APPLICATION NO.: 3287
PROPOSAL: Proposed 2 storey side extension to form double garage

LIST OF PERSONS CIRCULATED WITH NOTICE OF APPEAL

District Councillor(s) for Loddon

Mr C Clacey

Mr A Clifford

Mr D A Thair

Clerk(s) of Parish / Town Council of Woodley

Ms D Mander, The Pavilion, Woodford Park, Haddon Drive, Woodley, Reading RG5 4LY

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

Environment Agency, Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 7SQ
-FAO Sarah Paxman Ref: SU77SE/18/43

Applicationo	Name & Address
F/2001/3287	Mr & Mrs A Tanner 10 Wright Close Woodley RG5 4TY
F/2001/3287	Mr G Biddle 11 Wright Close Woodley Reading Berkshire RG5 4TY
Application refused	Letter sent 05/07/01

3 Wright Close
Woodley
Reading
Berkshire
RG5 3LH

10th May 2001

Karen Wildsmith
Planning Officer
Environmental Services Department
Wokingham District Council
PO Box 157
Shute End Wokingham
Berks
RG40 1WR

Dear Karen

Following our recent telephone conversation, please find enclosed the latest copy of our plans (Version 3). I would like to draw your attention to the revised plans, particularly the roof, having the double gable end at the rear of the property, thereby in keeping with another house in the close.

As previously explained the redesign of the roof dramatically reduces the impact of the proposed extension. The flying hip roof design gives the impression of a much smaller extension, and in my opinion is more pleasing to the eye.

With reference to the size of the garage, (double 5.2m in width) we are trying to provide for future family needs. At present my wife and I both have our own cars and with our three children coming up to secondary school age it won't be long before they will have cars of their own. The approval of a double garage will create the provision for off road parking for 5 vehicles, therefore easing the parking problems frequently associated with a small close.

Comparing the ratio of size of development, to area of plot, our proposed extension will have a smaller ratio than many other houses in our area. Should yourself and your Manager/Supervisor wish to make another site visit please contact me and I will gladly arrange a time and date to show you around.

I fully understand that you deal with many planning proposals but I would appreciate a quick response as the original date of notification 28/03/01 seems to be slipping further behind. Also, should an appeal be necessary, I would like to start proceedings as soon as possible considering appeals have to be made within six months.

I would like to thank you for your assistance with regard to our planning application and look forward to hearing from you in the very near future.

Yours Sincerely

Mark Gacke



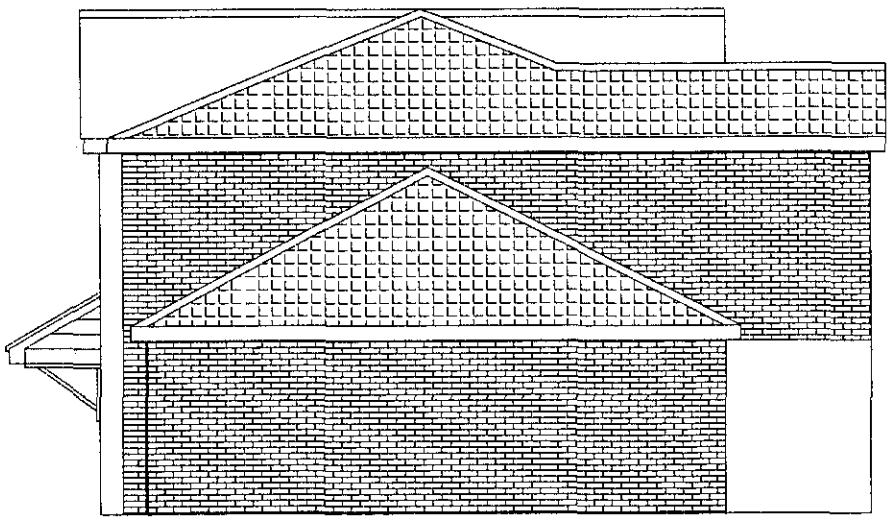
FRONT ELEVATION

PROPOSED EXTENTION at 3 WRIGHT CLOSE
WOODLEY, READING RG5 4TY for
Mr M GACKE

Version 3



REAR ELEVATION



SIDE ELEVATION

15/11/02

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

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CS DG
22 NOV 2001
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FILE

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

Your Ref: F/2001/3287

Our Ref: APP/X0360/A/01/1070529

Date: 22 November 2001

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR M GACKE
SITE AT 3 WRIGHT CLOSE, WOODLEY, READING

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

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

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

Phone No. 0117 372 8252

Fax No. 0117 372 8139

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

Yours faithfully

Mrs Margaret Pocock

COVERDL1

3287 48671

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
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CS DG
12 OCT 2001
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FILE:

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

Your Ref: F/2001/3287

Our Ref: APP/X0360/A/01/1070529

Date: 11 October 2001

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR M GACKE
SITE AT 3 WRIGHT CLOSE, WOODLEY, READING

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

Yours faithfully

Simon Campbell

Mr Simon Campbell

217L(BPR)

Your Ref: APP/X0360/A/01/1070529

3 Wright Close
Woodley
Reading
RG5 4TY

Mr Simon Campbell
The Planning Inspectorate
3/03 Kite Wing
Temple Quay House
2 The Square, Temple Quay
Bristol
BS1 6PN

08th October 2001

Dear Mr Campbell

I am in receipt of the statement from the LPA and your acknowledgement of the statement. I am disappointed with your acceptance of their statement considering it was received by your office on 21st September, this being 2 days after the six week deadline. The LPA's decision on my original planning application was also delayed earlier in the year when I should have received a decision by 28th March 2001 but was continuously kept waiting as the planning officer, Karen Wildsmith was undecided about the application. This leads me to my comments on the LPA's statement as follows:-

1. The LPA took over six months to decide a refusal against this application and now state that the proposed works would cause serious harm to the character or appearance of the area (Policy LD3). Surely if the proposal causes such serious harm a decision could have been made sooner.

2. I am in receipt of a letter from Woodley Town Council, this being the local Parish Council, indicating that they have no comments to be made against my application as well as a letter from the Environment Agency, indicating that they too have no objection to my proposal, thus making it difficult to comprehend 4.02 of the LPA's statement.

3. With regard to the comments received from the residents of no.10 and no. 11 Wright Close. I have previously met with my LPA case officer, Karen Wildsmith on site and proved that the visibility would not be obscured from the cycle path to which she agreed. Also the resident at no. 11 Wright Close shows concern about access to and from the proposed garage. I can confirm that the garage extension will not encroach upon the turning circle under any circumstances, therefore still enabling overflow parking for other vehicles from the Close. I can only re-iterate that providing additional parking facilities within my own boundary will ease the parking problem frequently experienced within the Close eliminating the detriment to highway safety.

4. In response to 6.02 of the LPA's statement I would like to point out that the siting of my property is comparable to no.4 Wright Close which has been extended to the side within a metre of the adjoining cycle path. No. 14 Wright Close is also comparable to my proposal, having been extended to the side, thus restricting the view from the Close into the main road.

I hope that you take the above comments into consideration and await your response with regard to an appointment for a site visit at which I will be able to demonstrate further the points made above.

Yours Sincerely

M. Gacke

Mark Gacke

48352

The Planning Inspectorate

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

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

GTN 1371-6079

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

Your Ref: F/2001/3287

Our Ref: APP/X0360/A/01/1070529

Date: 2 October 2001

PLANNING SERVICES
DC ENF
3 OCT 2001
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Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR M GACKE
SITE AT 3 WRIGHT CLOSE, WOODLEY, READING

Thank you for your letter enclosing statements on the above appeal.

Your comments were submitted outside the deadline given for their submission. We would not normally accept them, but due to exceptional circumstances we have decided to accept them and take them into account.

I have sent a copy of your statement and this letter to the appellant.

Yours faithfully

Simon Campbell

Mr Simon Campbell

219L(BPR)

Tel. (0118) 974 6448 (Direct Line)
Date: October 1, 2001
My ref: F/2001/3287
Your ref: APP/X0360/A/01/1070529

Mr S Campbell
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 Mr Campbell

APPEAL BY: MR M GACKE
SITE: 3 WRIGHT CLOSE, WOODLEY

As I explained in my telephone call today, this appeal statement was sent to you on 19/09/01, which I understood to be the last acceptable date. It was returned to us as though late. At your suggestion, I am sending it back for your reconsideration.

Yours sincerely

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

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

Your Ref: F/2001/3287

Our Ref: APP/X0360/A/01/1070529

Date: 21 September 2001

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR M GACKE
SITE AT 3 WRIGHT CLOSE, WOODLEY, READING

Thank you for your letter about the above appeal.

Unfortunately, we received it after the deadline set for its receipt. All the parties involved in an appeal have a responsibility to meet the deadlines set. Letters received after the due dates are normally disregarded except in extraordinary circumstances.

I am therefore returning your letter.

Yours faithfully

Simon Campbell

Mr Simon Campbell

218(BPR)

Tel. (0118) 974 6448 (Direct Line)
Date: September 19, 2001
My ref: F/2001/3287
Your ref: APP/X0360/A/01/1070529

Miss A Groves
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 Miss Groves

APPEAL BY: Mr M Gacke
SITE: 3 Wright Close, Woodley

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

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date: August 17, 2001
My ref: F/2001/3287
Your ref: APP/X0360/A/01/1070529

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

Miss A Groves
The Planning Inspectorate
Room 3/03 Kite Wing
Temple Quay House
2 The Square
Temple Quay
BRISTOL
BS1 6PN

Dear Miss Groves

APPEAL BY: Mr M Gacke
SITE: 3 Wright Close, Woodley

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

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date. August 17, 2001
My ref: F/2001/3287
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 Mark Gacke
3 Wright Close
Woodley
Reading
RG5 4TY

Dear Sir

APPEAL BY: **Yourself**
SITE: **3 Wright Close**

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

I have also sent copies to The Planning Inspectorate.

Yours faithfully

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

The Planning Inspectorate

(H)

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 0117-3728443
GTN 1371-6079

DG

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COPIES TO:

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

Your Ref: F/2001/3287

Our Ref: APP/X0360/A/01/1070529

Date: 8 August 2001

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR M GACKE
SITE AT 3 WRIGHT CLOSE, WOODLEY, READING

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

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

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

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

Within 2 weeks from the starting date -

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

i) any comments they made at application stage will be sent to me and if they want to make any additional comments, wherever possible, they must submit 3 copies within **6 weeks of the starting date.** If representations are submitted after the deadline, they will not normally be seen by the Inspector and they will be returned.
ii) they can get a copy of our booklet 'Guide to taking part in planning appeals' free of charge from you, and
iii) if they want to receive a copy of the appeal decision they must write to me asking for one.

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

Within 6 weeks from the starting date -

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

Within 9 weeks from the starting date -

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

Site visit arrangements

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

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

Planning obligations - Section 106 agreements

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

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

Yours faithfully

G. Neal

Miss A Groves

102(BPR)

DC 46289

The Planning Inspectorate 01 [illegible] 2001

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

If you need this document in large print, on audio tape, in Braille or in another language, please contact our helpline on 0117 372 8939.

Please use a separate form for each appeal

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

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

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

A. APPELLANT DETAILS

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

Name MR MARK GACKE

Address 3 WRIGHT CLOSE

WOODLEY

Postcode RG5 4TY

Daytime phone no 0118 9873421

Fax no

E-mail address mark@jameswhite.freeserve.co.uk

B. AGENT DETAILS (if any)

Name

Address

Your reference

Daytime phone no

Fax no

Postcode

E-mail address

C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the LPA WOKINGHAM DISTRICT COUNCIL

LPA's application reference no F/2001/3287

Date of the planning application 31-01-01

Date of LPA's decision notice (if issued) 21-06-01

D. APPEAL SITE ADDRESS

Address 3 WRIGHT CLOSE

WOODLEY

READING

Postcode RG5 4TY

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 extension plus side extension to form double garage

F. REASON FOR THE APPEAL

This appeal is against the decision of the LPA to:

*Please tick **one** box only* ✔

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

or

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

G. CHOICE OF PROCEDURE

CHOOSE ONE PROCEDURE ONLY

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

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

*Please tick **one** box only* ✔

1. WRITTEN REPRESENTATIONS ☑

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

2. HEARING ☐

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

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

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

3. INQUIRY ☐

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

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

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.

I wish to make an appeal against the decision made by the LPA on the grounds of:

1. WDC state that the proposed works would form an obtrusive feature in the street scene. I would like to add that of 13 houses within Wright Close, all dwellings that have had additional land to the side have been granted permission and carried out extensions that are built almost to the side boundary lines of their properties. Whereas I have requested planning permission for a side extension that would only use 5 metres of a 12 metre width from the existing property to the boundary, thus leaving 7 metres of open land remaining to the side.

2. Since the initial application I have amended my plans several times including the re-design of the roof structure to appear less obtrusive, and moving the double gable end to the rear (to match the extension on the house opposite) all of which were requested by the LPA as they were undecided on the original plans.

3. I have also compromised greatly by offering to reduce the size of the garage from a double to a 1½ width. Although the LPA have no objections to me building the bedrooms on top of the existing property they have refused any building to the side of the property which I consider to be a harsh decision as stated above.

I would also like to add that both my wife and I have a car and with 3 growing children in the family it may not be many years before we could have 4/5 vehicles within the house hold. We live in a close and are very much aware of the common parking problems associated with this. The proposal I am suggesting would allow for 4/5 vehicles off road parking. This would most definitely reduce the possible risk of serious congestion with the close.
I enclose with this appeal a copy of the original plans, revised plans that contain changes requested by the LPA and plans showing my compromise in size reducing the double garage to a 1½ garage. I have also included relevant correspondence that has taken place with the LPA, pictures of our property and others in our close, which have been extended. I realise that every planning application is assessed individually but I would like to bring your attention to 39 Stonehaven Drive (a similar property to ours) which has recently been granted planning permission (application number F/2000/2211 and F/2001/3820) to build exactly the same as our application.

I hope I have provided you with the relevant information you require, however should you have any queries please do not hesitate to contact me.

I look forward to hearing from you with regard to making an appointment for a site visit.

H. GROUNDS OF APPEAL (continued)

Please turn over

I. APPEAL SITE OWNERSHIP DETAILS

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

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

CERTIFICATE A

☑

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

OR

CERTIFICATE B

☐

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

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

CERTIFICATES C and D

☐

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

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

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

✔

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

OR

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

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

J. ESSENTIAL SUPPORTING DOCUMENTS

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

✔

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

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

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

_____

_____

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

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

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

K. PLEASE SIGN BELOW

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

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

Signature M. Wacke (on behalf of) _____

Name (in capitals) MARK CACKE Date 29/07/01

The Planning Inspectorate is registered under the Data Protection Act to hold personal data supplied by you.

NOW SEND:

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

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

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

- **1 COPY for you to keep**

When we receive your appeal form, we will:

1) Tell you if it is valid and who is dealing with it.

2) Tell you and the LPA the procedure for your appeal.

3) Tell you the timetable for us receiving further information or representations.

   YOU MUST KEEP TO THE TIMETABLE
   If information or representations are received late we may disregard them. They will not be seen by the Inspector but will be sent back to you.

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

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

Published by the Planning Inspectorate March 2001

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Norwich NR3 1BQ

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WOODLEY.



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WOODLEY



ADDITIONAL PLANS SHOWING
COMPROMISED GARAGE SIZE
REDUTION TO 1/2 WIDTH.



double garage.
allowed on appeal.

FRONT ELEVATION

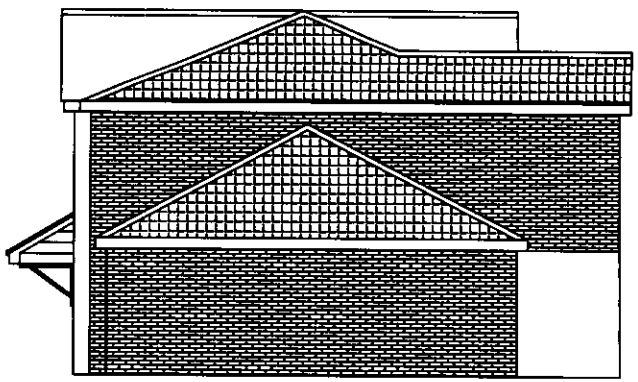


REAR ELEVATION

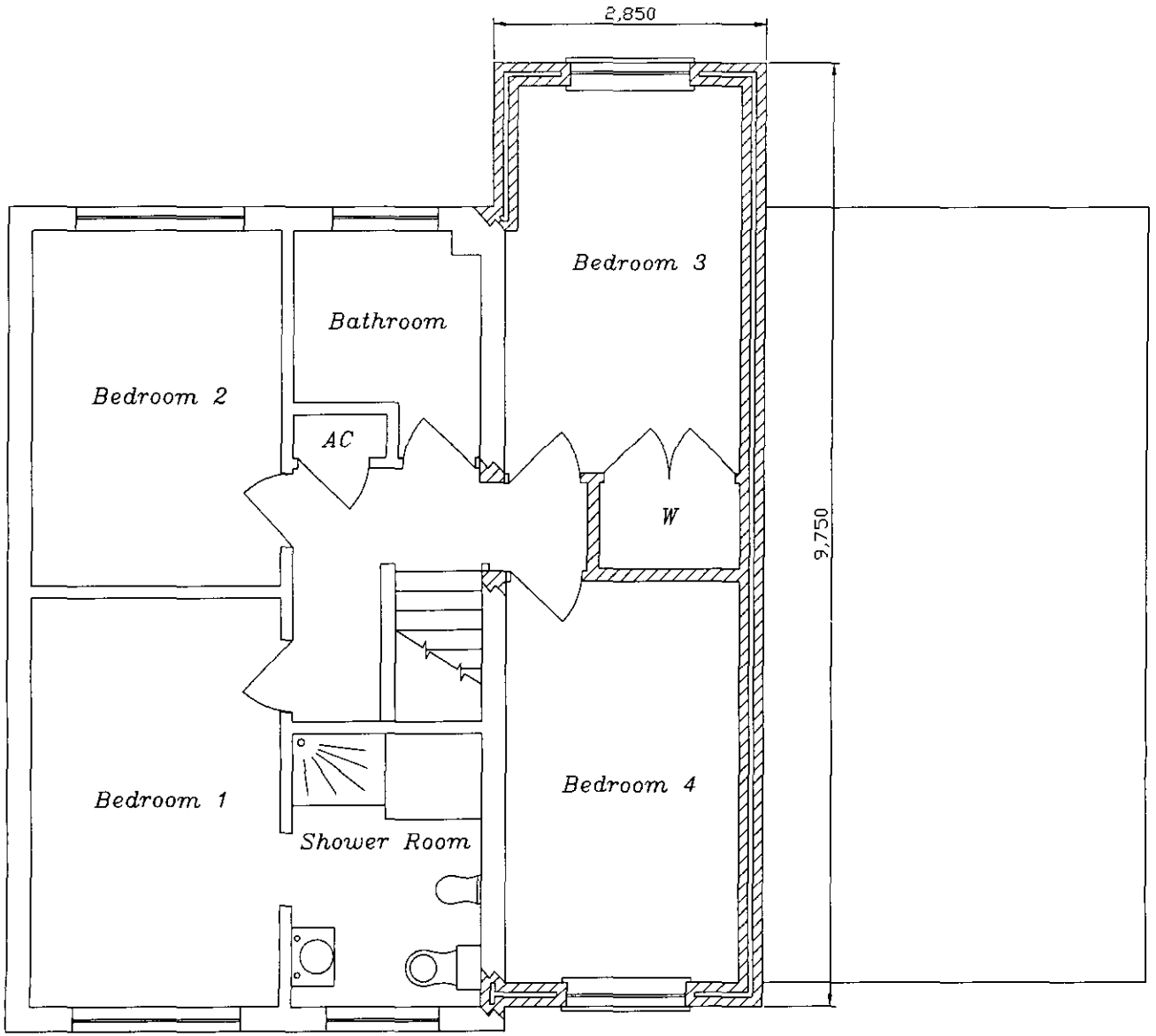
PROPOSED EXTENTION at 3 WRIGHT CLOSE

WOODLEY, READING RG5 4TY for

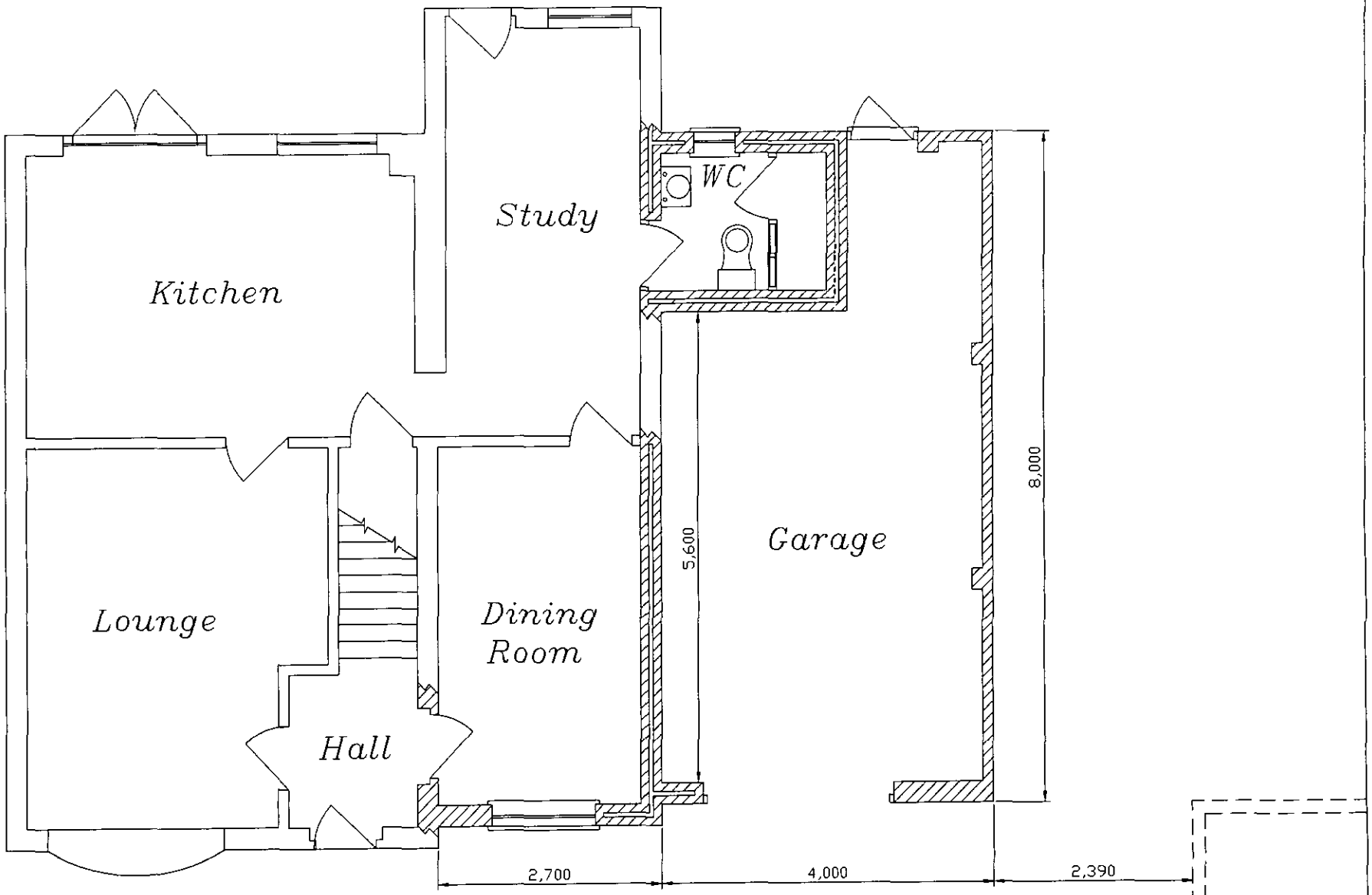
Mr M GACKE (Version 4)



SIDE ELEVATION



First Floor Plan



Ground Floor Plan