APPLICATION NO:
F/2000/0521

LOCATION:
Old Pollard Lodge Road, Whistley Green, Hurst. Reading.

APPLICANT:
Mr Jones & Ms Lewis C/O Heighway Field Associates (J Heighway)

PROPOSAL:
Proposed two storey rear extension to dwelling.

EARLIEST DATE FOR DECISION: **09/03/2000**

APPLICATION EXPIRY DATE: **30/03/2000**

CASE OFFICER: **Emy Circuit**

RAILEX
Marbleboard

EASIFILE EP7

0521

Appeal Decision

Site visit made on 04 December 2000

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

by Sue Turner RIBA MRTPI IHBC

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

Date 10 JAN 2001

Appeal Ref: APP/X0360/A/00/1049841
The Old Pollard, Lodge Road, Whistley Green, Hurst.

- 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 Ms H Lewis & Mr I Jones against the decision of Wokingham District Council.
- The application (ref: F/2000/0521), dated 1 February 2000, was refused by notice dated 28 March 2000.
- The development proposed is a 2 storey rear extension.

Summary of Decision: The appeal is dismissed.

Main Issues

1. I consider that the main issue in this case is the effect of the proposed development on the character and appearance of the surrounding area.

Planning Policy

2. The development plan for the area includes the Loddon Area Local Plan, which was adopted in 1995. Policies LBE1 and LBE2 are relevant to this case. Policy LBE1 seeks to ensure that new development is of a high standard of design appropriate to the character of the area in which it is situated. It includes the criteria that it should make a positive contribution to its setting and the character of the area and retain important natural, man made or landscape features of the site compatible with good design. Policy LBE2 states that development will not normally be permitted if it is inappropriate in terms of its relationship with adjoining sites and buildings or if it would adversely affect the character of the area.

3. My attention has also been drawn to emerging Policies WOS3 and WBE1 of the Wokingham District Local Plan, Deposit Draft, 1999. These policies have similar objectives to those of the relevant adopted policies, but set out more detailed considerations against which proposals for development will be assessed. As the Deposit Draft is currently the subject of a Public Local Inquiry and is at an advanced stage in the development plan process I will attach considerable weight to these policies.

Reasons

4. The appeal site lies towards the north of the small, linear settlement of Whistley Green. It is one of a number of properties situated between Lodge Road, a quiet, rural lane to the west and the busier A321, Broadwater Lane to the east. The area is mixed in character and contains a variety of building styles. Most of the houses have access from Lodge Road and are positioned centrally in their sites or close to Lodge Road, with gardens to the east.

However the appeal property, whilst accessed from Lodge Road, has a long front garden and the house itself is situated close to the eastern boundary. This boundary is defined by a mixed hedge, containing young trees and two large conifers, which provides an attractive and established natural screen from Broadwater Lane. A drainage ditch runs parallel to the house in the narrow gap between the rear boundary and the back of the house.

5. Old Pollard is one of the older properties in Whistley Green. It is a modest but attractive two-storey house and is rectangular in shape with a simple pitched roof. A single storey lean-to extension runs along the east and part of the south elevations. The proposal includes the removal of this structure and the construction of a two-storey extension to the east.

6. I note that the existing house is of some local historic importance and that its simple form and small scale contribute to the character of the area. However further subsidiary extensions would, in my view, introduce a complexity of design which would harm the balance and simplicity of the original house. Although it would substantially enlarge the house, the simple rectangular form of the proposed extension would reflect the character of the original building and would leave its more important, front elevation largely unaltered.

7. The design of the proposed extension would not, in my view, be inappropriate in this area of mixed character, where many of the surrounding properties have large extensions. However the plans indicate that the proposed extension would project further east than the existing extension and would cross the existing drainage ditch. It is clear that this ditch would need to be excavated and that this would undermine its eastern bank, on which much of the mature landscaping which forms the site boundary is planted. I am not satisfied that the retention of this attractive natural feature could be ensured by condition and I consider that its loss would have a significant detrimental impact on the character and appearance of the area.

Conclusions

8. Although the design of the proposal would not be unsympathetic to the character of the existing building or other buildings in the area, I consider that this is outweighed by the harm to the character of the surrounding area which would be caused by the loss of important landscape features. The proposal would therefore be inconsistent with Local Plan Policy LBE1 and LBE2 and emerging Policies WOS3 and WBE1. I have considered all other matters but have found none which outweigh my conclusion on the main issue.

Formal Decision

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

Information

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

INSPECTOR

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr Jones & Ms Lewis
C/O Heighway Field Associates (J Heighway)
8 College Glen
MAIDENHEAD
Berkshire
SL6 6BL

Application Number: F/2000/0521

Parish: **HURST**

Location: **Old Pollard, Lodge Road, Whistley Green, Reading**

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

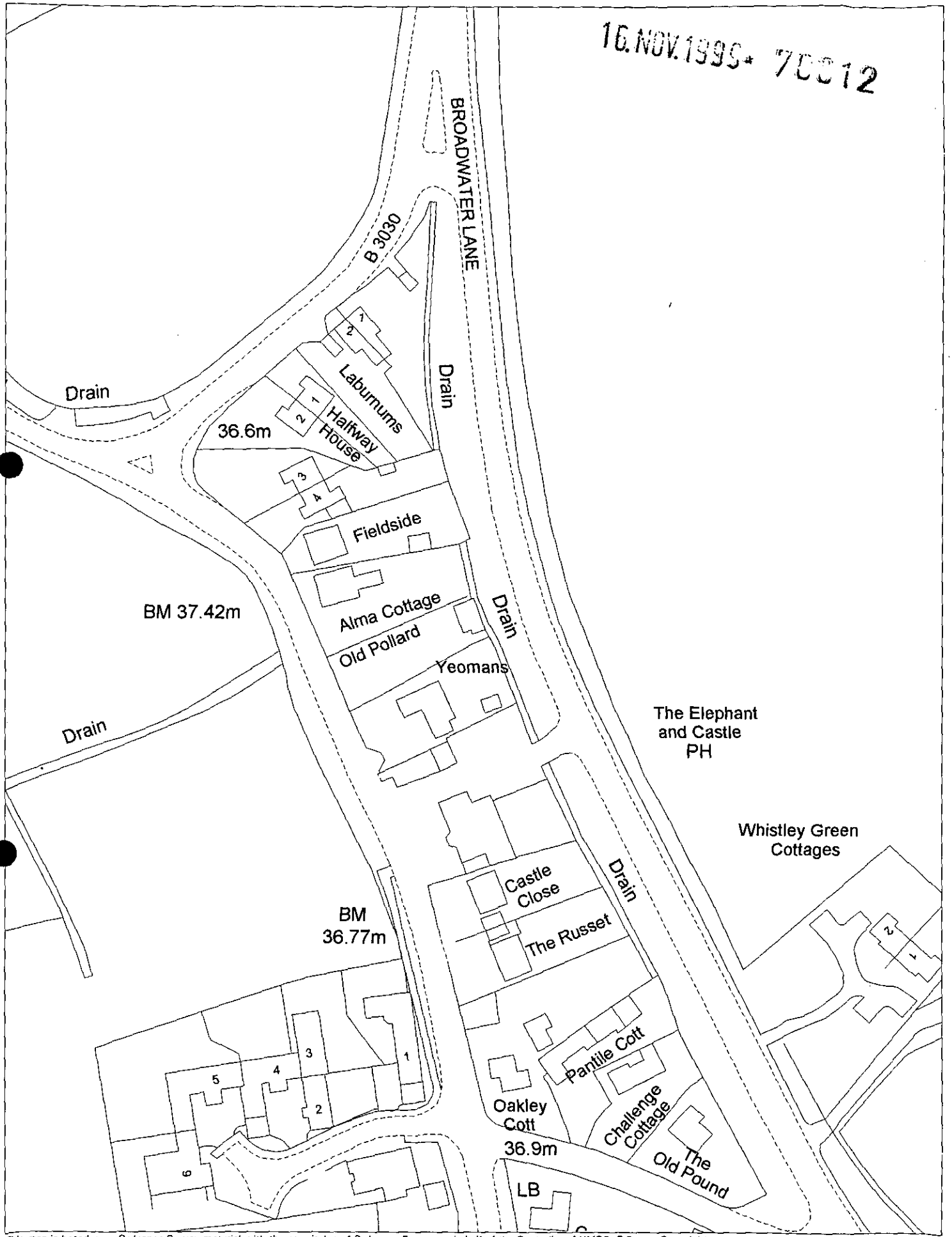
The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Refuse Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions,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

Reason

1. Due to its scale, the proposed extension would be detrimental to the appearance of the property, prominent in Broadwater Lane and, as such, be harmful to the character of the area. The proposal is therefore contrary to Policies WBE1 and WOS3 of the Wokingham District Local Plan (Deposit Draft), as proposed to be amended, and Policies LBE1 and LBE2 of the Loddon Area Local Plan.

Head of Planning and Transportation
Date: 28 March 2000

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



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Central Support Section, Environmental Services, Wokingham District Council.

8 November 1999 Scale: 1 : 1250

"OLD POLLARD"

ADDRESS WHISTLEY GREEN PARISH HURST

PLOT No. Old Property O.S. SHEET No. SU. 7974 38

BUILDER

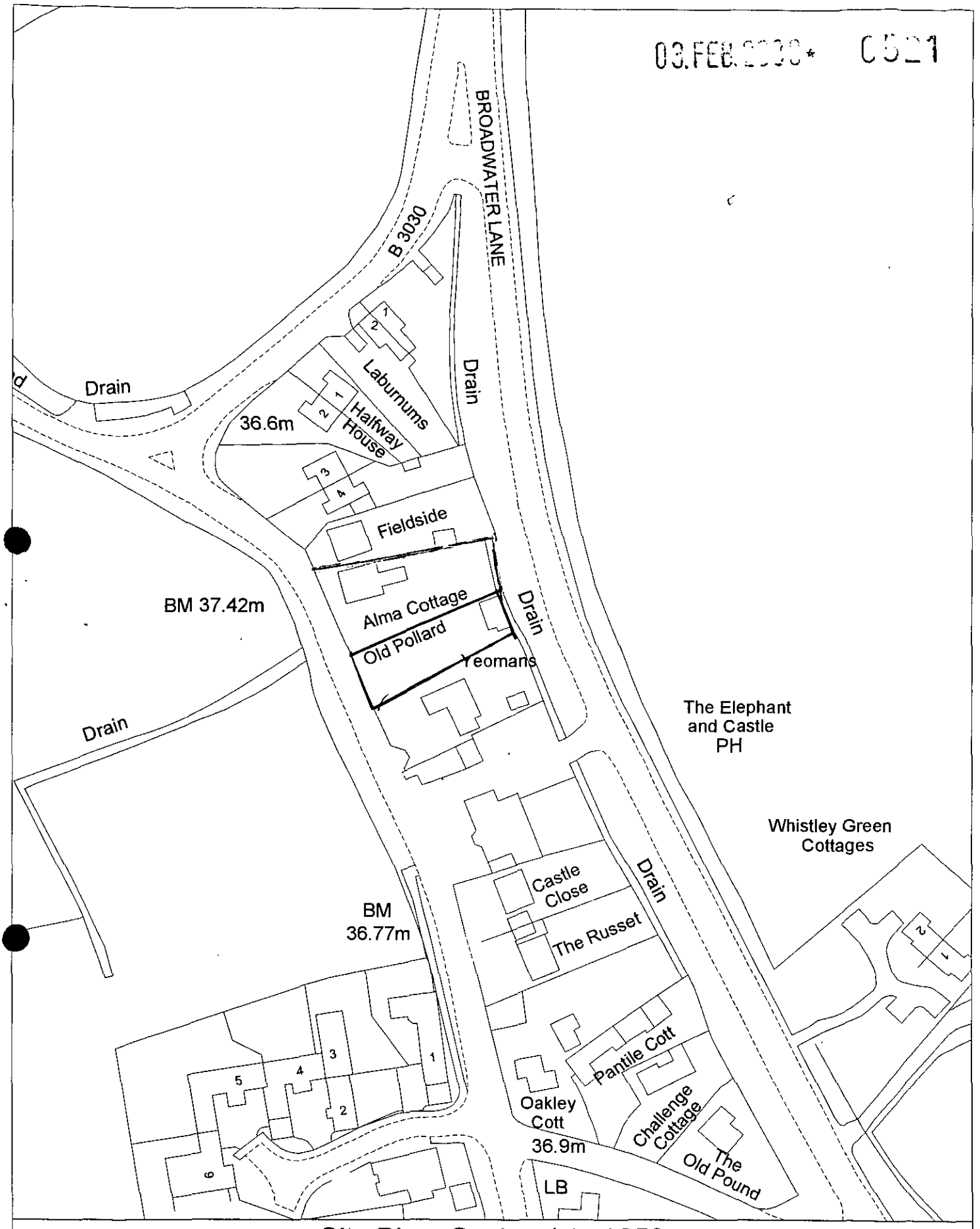
Plan No.	Applicant	Description of Development	Date of Decision	Decision
1945/72	Mr C.W. Sanders	Garage	21.12.72	C/A
98/68635/F	Mr A. Chesters.	s/st/fr/ser/exts and loft conversion	9/8/99	C/A
99/70812/F	Ms. Lewis & Mr. Jones	2 st/r ext.	18/1/00	REF
F/2000/0521	" " "	" "	28/3/00	REF
F/2000/2817	Miss Lewis & Mr. Jones	Demolish dwelling & erect replacement	1/2/01	REF

DATE OF COMPLETION

MINISTRY DECISION Appeal Dismissed 0521 - 10/01/01

SPECIAL ORDERS

DRAINAGE



Site Plan, Scale: 1 to 1250

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Date: 9 February 2000

Applicationo	Name & Address
F/2000/0521	Mr J Phillips Yeomans Lodge Road Whistey Green Reading Rg10 0EH
F/2000/0521	S Lacey Alma Cottage Lodge Road Whistley Green Reading RG10 0EH

App refused, letter sent 30/03/00

Received by Wokingham District Council

Application No: F/2000/0521

Proposal:
Proposed two storey rear extension to dwelling.

Location:
Old Pollard , Lodge Road, Whistley Green, 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)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 09/03/2000. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

Tel: (0118) 974 6479

Date: 22/3/00

My ref: F/2000/0521

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

PLANNING SERVICES	HPT
PSE	TLS
DC	ENF
APP	
CS	
24 MAR 2000	
COPIES TO:	

CONFIDENTIAL

Councillor A Drake
Walden Acres
Wokingham Road
Hurst
RG10 0RU

Dear Councillor

Application Number: F/2000/0521
Old Pollard , Lodge Road, Whistley Green, Reading.
Proposed two storey rear extension to dwelling.

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

If you have any questions please do not hesitate to contact **Emy Circuit** on **(0118) 974 6479**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 3/4/00

Yours faithfully

Chris Ward
Head of Planning and Transportation

LISTING FORM
Case officer: **Emy Circuit** Application Number: **F/2000/0521**
Old Pollard , Lodge Road, Whistley Green, Reading.
Proposed two storey rear extension to dwelling.

Transfer: Yes ☐ No ☑
Reason for Transfer:

Signed: A D Drake Date: 23.3.00

Councillor A Drake

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

Tel: (0118) 974 6479

Date: 22/3/00

My ref: F/2000/0521

CONFIDENTIAL

Councillor A Drake
Walden Acres
Wokingham Road
Hurst
RG10 0RU

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

Dear Councillor

Application Number: F/2000/0521
Old Pollard , Lodge Road, Whistley Green, Reading.
Proposed two storey rear extension to dwelling.

I write to let you know that the above mentioned application has been recommended for

APPROVAL: ☐ REFUSAL: ☑ under delegated powers.

If you have any questions please do not hesitate to contact **Emy Circuit** on **(0118) 974 6479**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 3/4/00

Yours faithfully

Chris Ward
Head of Planning and Transportation

LISTING FORM
Case officer: **Emy Circuit** Application Number: **F/2000/0521**
Old Pollard , Lodge Road, Whistley Green, Reading.
Proposed two storey rear extension to dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

Signed: _____ Date: _____

Councillor A Drake

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 03 FEB 2000	Map No. 38 Site 0.06
Officer: EXC / Application No. F/2000/0521	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description:
(F) PROPOSED TWO STOREY REAR EXTENSION TO DWELLING

Location: THE OLD POLLARD LODGE ROAD WHISTLEY GREEN

Parish: HURST Ward: Hurst.
14.2.2000

Applicant: MR JONES & MS LEWIS
RE-SUBMISSION

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

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

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

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 14.2.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

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

HERITAGE BODIES

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

OTHERS: (Area/Site of Archaeological Potential)

.....

.....

No pre-apps.

NEIGHBOURS:

S/N + Yeomans, Whistley Green, Hurst.

Alma Cottage, Hodge Rd, Whistley Green.

WORK SHEET FOR : Emy Circuit

Application Number : F/2000/0521

Applicant : Mr Jones & Ms Lewis C/O Heighway Field Associates (J Heighway).

Location : Old Pollard , Lodge Road, Whistley Green, Reading.

Proposal : Proposed two storey rear extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		22/2/00

Date of Neighbour Notifications : .....

Date of Site Visit : 22/2/00

Date Registered : 03/02/2000

Earliest Date for Decision : 09/03/2000

Latest Consultation Date/Site Notice Expiry Date : 09/03/2000

Application Expiry Date: 30/03/2000

Consultation Responses :

Highways - conditions

Conservation - alterations do not overcome previous reasons for refusal.

Hurst PC - no objection

Landscape - no objection

Neighbours - Water course at rear, encroachment onto Highway verge. unclear if watercourse is to be diverted into bank - maintenance vital.

Planning Issues :

Identified Settlement

Green Route Enhancement area

Neighbours | Streetscene (ASC close)

Application Number: F/2000/0521
Old Pollard, Lodge Road, Whistley Green, Hurst.

Appraisal: The proposal is for a two-storey rear extension to a two-storey cottage, in a semi-rural location. The property is located in the Identified settlement. In 1999, following extensive negotiation, single-storey, mono-pitch roof extensions to the property were approved (68635). The scale of the approved plans was significantly less than those initially submitted, which were considered to be out of scale and character. In January 2000 an application for a two-storey rear extension to the property and a conservatory at the front of the property, as previously approved, was refused because it was considered that the scale of the proposed extension would be harmful to the character of the property and it would be unacceptably prominent in Broadwater Lane. The current proposal differs from that refused in January in that the single storey conservatory has been omitted and a double hipped roof has been substituted for the previous gables at the rear of the property.

The Conservation Officer's Comments on application 68635 indicated that the property dates from the early eighteenth century and, although it has been subject to major alterations and does not warrant listing, it has local importance and any alterations should respect its scale and massing.

The proposed two-storey rear extension would replace the existing single-storey lean-to and extend the full width of the property, projecting 3.2 metres to the rear – the depth of the two-storey cottage is 3.7 metres so the resulting flank walls would be 6.9 metres. This would represent a significant increase in the scale and massing of the property, even with the proposed hipped roof.

There is a drainage ditch at the rear of the property and the rear wall of the existing lean-to forms the bank of the ditch, as shown in drawings SUR 7, 8 & 10. As the proposed extension would be 1.3 metres deeper than the existing lean-to it would extend over this ditch, which would be piped under the extension, and into the verge on Broadwater Lane. It is noted that the 1:500 site plan does not show the position of the existing property in relation this accurately and the 1:1250 location plan (SUR1) indicates the boundary of the application as the eastern bank of the ditch.

The top of the opposite bank is about half the height of the rear wall of the property and the most significant of the trees that screen the property from Broadwater Lane are approximately two metres to the rear of this wall. Therefore, although the application form states (Q5) that there are no trees on the site it does not appear feasible to construct the extension and the rear access without excavating the far bank of the ditch and removing some of the trees, thus increasing the prominence of the proposed extension.

A two-storey extension of this size would be out of scale with the original cottage and, therefore harmful the character of the property and hence the surrounding area. The proposed extension would also be prominent from Broadwater Lane.

Recommendation: refusal

Application Number F/2000/0521
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal

Due to its scale, the proposed extension would be detrimental to the appearance of the property, prominent in Broadwater Lane and, as such, be harmful to the character of the area. The proposal is therefore, contrary to Policies WBE1 and WOS3 of the Wokingham District Local Plan (Deposit Draft), as proposed to be amended and Policies LBE1 and LBE2 of the Loddon Area Local Plan.

RECORD OF SITE VISIT

SITE ADDRESS: Old Pollard Lodge Road Whistley Green Reading.

APPLICATION NUMBER: F/2000/0521

OFFICER: Emy Circuit

DATE OF SITE VISIT: 22/2/00

1 SITE/STATUTORY NOTICE DISPLAYED ? yes - in Lodge Road.

2. DESCRIPTION OF SURROUNDINGS semi-rural setting, 2 storey dwelling to N and bungalow to S.

3. DESCRIPTION OF SITE/BUILDING two-storey cottage, lean-to extensions to side and rear. Rear forms edge of drain + bank on opposite side to c ½ way up the wall.

4. RELATIONSHIP TO ADJOINING PROPERTIES - located on edge of plot & while neighbours are more centrally located so no impact on neighbours.

5. SITE CONSTRAINTS

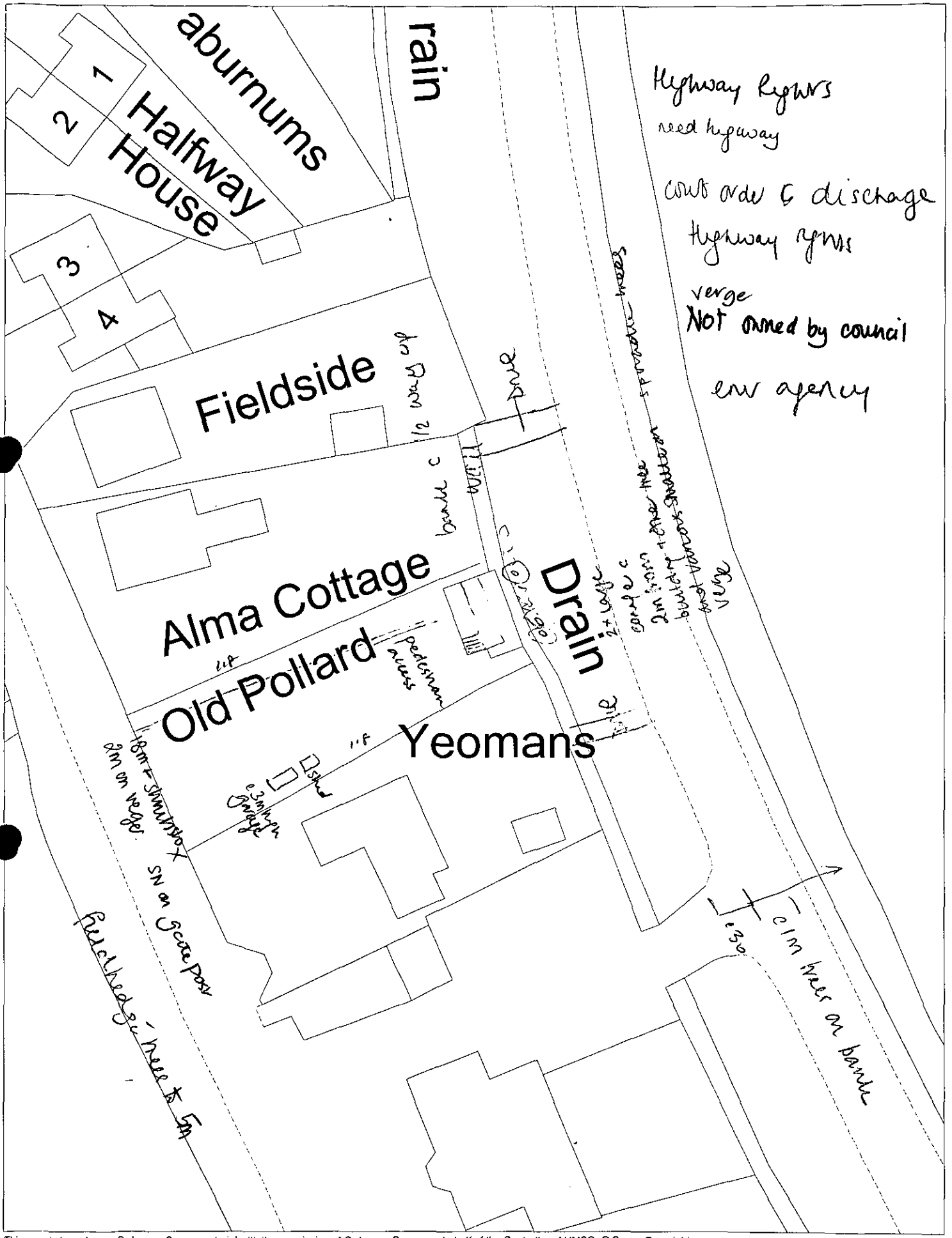
TREES 2 large conifers + another tree about 2m from the rear of the existing building + various smaller trees on verge

ACCESS/PARKING - from Lodge Road

LEVELS

BOUNDARY TREATMENT front + sides 1.8M fences + shrubs to 2m on verge beyond front fence - rear, ditch, bank + various trees as above.

OTHERS - verge not owned by WDC but have highway rights.



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Development Control Section, Environmental Services, Wokingham District Council.

18 February 2000

Scale: 1 : 500

N
W E
S

HIGHWAYS CONSULTATION SHEET

From: Emy Circuit

Date: 14 February 2000

Application Number: F/2000/0521

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

Site Address:
Old Pollard , Lodge Road, Whistley Green, Reading.

Applicant:
Mr Jones & Ms Lewis C/O Heighway Field Associates (J Heighway).

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).

Sc 23 - Parking & Garaging (SR06)

Signed: N.S. Trotter **Print name:** N TROTTER

28-2-00

TO: DEVELOPMENT CONTROL FROM: **Harold Sanders**
DATE: 16/02/00

Location:

Old Pollard, Lodge Road, Whistley Green,Reading

Proposal:

Two storey extension to dwelling

Application Number: F/2000/0521

In response to your consultation for the above application, the conservation / design / listed building comments are as follows:

The present proposal was part of the previous application. It would appear that the applicant may consider it acceptable to replace the ground floor conservatory on the front,which already has planning consent, with an extra bedroom with ensuite shower and toilet , plus a bathroom at first floor at the rear.

I consider the Planning Case Officer had previously clearly stated the planning issues in relation to extending this cottage and, in particular, the problem of adding accommodation at first floor level.

I do not consider this proposal would overcome the previous adverse comments or reason for refusal.

Harold Sanders

Harold Sanders
Conservation Architect

15 FEB 2000

To:
Harold Sanders
Urban Design And Conservation Officer

From: Emy Circuit

Date: 14 February 2000

Application Number: F/2000/0521

Proposal: Proposed two storey rear extension to dwelling..

Site Address:
Old Pollard , Lodge Road, Whistley Green, Reading.

Applicant: HURST
Mr Jones & Ms Lewis C/O Heighway Field Associates (J Heighway).

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

TO: **DEVELOPMENT CONTROL** FROM: Environmental Design

Envy Circuit DATE: 3rd March 2000

Location: Old Pollard, Lodge Road, Whistley Green, Hurst

Proposal: Proposed two storey rear extension to dwelling

Application Number: F/2000/0521

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

This application is acceptable.

Patricia Green.

Patricia Green
Landscape Consultant

Mr J Phillips
Yeomans
Lodge Road
Whistley Green
Reading
RG10 0EH

YOUR REF:- EMY CIRCUIT/F/2000/0521

22/2/00

PLANNING SERVICES	DPT
POL	TLS
DC	ENF
APP	
HURST OBS	ES
24 FEB 2000	
COPIES TO:	ACK:
	FILE:

PLANNING APPLICATION:- F/2000/0521
Site:- OLD POLLARD, WHISTLEY GREEN HURST
PROPOSED:- TWO STOREY REAR EXTENSION

Dear Madam,

Thank you for your letter regarding the above Planning Application.

The property "Old Pollard" is adjoining my bungalow "YEOMANS" at Whistley Green Hurst. A main water course forms the rear boundry of both our properties. Having studied the drawings of the new planning application I would like you to consider the following points.

A/ I consider the proposed extension is too large for the available space. The proposal shows the rear building line extending from the existing some 1.4M over the main water course & into the bank of the verge of the A321 road. Please note that all property owners along this section of the A321 have recently received letters (ref: WBC/W/99/205 & DH/DF/H24) from your council regarding encroachment onto the verge of the A321. It would be somewhat surprising to allow this encroachment.

B/ It is not clear to me from the proposed drawings whether the main water course is being piped & built over, or whether it is being piped & diverted into the bank of the A321 verge.

Drawings No DES 20B & DES 24B appear to conflict.

c) It is vital that the main water course is properly maintained to ensure free drainage of the area which is very low lying.

If the above points are resolved to your satisfaction I have no objection to a two storey rear extension.

Yours faithfully
J. Phillips

WOKINGHAM DISTRICT COUNCIL

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP OBS	ES
CS	

YOUR REF
:EMY CIRCUIT/F/2000/0521

01 MAR 2000

COPIES TO:	ACK:
	FILE:

ALMA COTTAGE
LODGE ROAD
WHISTLEY GREEN
READING BERKS
RG10 0AH 27/2/00

Dear Ms Circuit

Thank you for your letter of 14/2/00 notifying me of the proposed extension to OLD POLLARD.

Following my telephone call of 22/02/00 I have no further comments but I would be grateful if you could keep me informed of the progress of this application and any subsequent ones.

Yours faithfully

Stephen Lacey

STEPHEN LACEY

ST. NICHOLAS HURST PARISH COUNCIL

Clerk: Mr. R. Wardle, D.M.A., F.C.I.S., M.I.Mgt.,
Glenrocques, 52 Altwood Road, Maidenhead, Berkshire, SL6 4PZ
Telephone/Fax: (01628) 628485

4th March, 2000

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

For the attention of Emy Circuit

Dear Miss Circuit,

Application F/2000/0521

I refer to the above-mentioned Application by Ms H. Lewis and Mr. I. Jones of Old Pollard, Lodge Road, Hurst, for proposed two storey rear extension to dwelling.

The Council have no adverse comments to make on the application.

Yours sincerely,

Clerk

03.FEB.2000* 0521

Heighway Field Associates
chartered architects

8 college glen
maidenhead
berkshire
SL6 6BL

t 01628 783118
f 01628 783156
e hfassoc.tv@btinternet.com

Ms E Circuit
Planning Department
Wokingham District Council
PO BOX 157
Shute End
Wokingham
Berkshire
RG40 1WR

1st February 2000

Dear Ms Circuit,

RE: Proposed alterations and extension to the Old Pollard, Lodge Road, Hurst. Previous Application No 99/70812/F.

Please find enclosed a new Full Planning Application with regards to the above.

Please note that we have now omitted the 'previously approved' single storey front extension. We have also made the two gables to the rear hip roofs to further reduce the mass of the proposed extension when viewed from Broadwater Lane.

We do however maintain that the impact on Broadwater Lane is negligible as the extension is small in scale and set at the bottom of a heavily planted evergreen bank. Furthermore the property is set well back from the road.

We are also of a view that the proposals are wholly appropriate and indeed not contrary to Policies WOS3 and WBE1 as detailed on the Refusal Document.

Please be advised that we have been instructed to Appeal the previous refusal for Planning Permission. I am sure that if this application is approved then the Appeal will be withdrawn.

Finally I would kindly ask you to reply to my letter dated 21st January 2000.

Yours sincerely.

Jonathan Heighway
BSc(Hons) Dip Arch RIBA

london
0171 422 0042

exeter
01392 490800

"OLD POLLARD"

ADDRESS WHISTLEY GREEN PARISH HURST

PLOT No. Old Property O.D. SHEET No. SU. 38 7974

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
1945/72	Mr C.W. Sanders	Garage	21.12.72	C/A
98/68635/F	Mr A. Chesters.	s/st/sc/ser/extn's and loft conversion	9/8/99	C/A
99/70812/F	Ms. Lewis & Mr. Jones	2 St/R Ext.	18/1/00	RE

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

1959/a

03. FEB. 2008

HOUSEHOLDER PLANNING APPLICATION

Please answer all questions in CAPITAL letters. If any question does not apply, put N/A in the space.
Please submit 6 copies of the completed form and your plans to: Planning Department, Wokingham District Council, PO Box 157, Shute End, Wokingham, Berkshire, RG40 1WR.
Notes to help you fill in the form are attached.
If you still have any questions about the form, please call Ian Jordan on 01734 778763.

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 or bungalows only. You must use the General Planning Application form for all other types of application.

1.	YOUR NAME	MS. H. LEWIS ← MR. I. JONES
	ADDRESS	THE OLD POLLARD, LODGE ROAD
		~~WHISTLEY~~ GREEN, HURST.
	POST CODE	Tel. No.
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	J. HEIGHWAY
	ADDRESS	HEIGHWAY FIELD ASSOCIATES
		8 COLLEGE GLEN
		MAIDENHEAD. BERKS
	POST CODE	SL6 6BL Tel. No. 01628 783115
3. On the plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE.	SITE LOCATION	THE OLD POLLARD, LODGE ROAD, WHISTLEY GREEN, HURST, BERKS.
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	2 STOREY REAR EXTENSION.

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 — PAINTED BRICKWORK TO ALL MATERIALS 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

FREE RESUBMISSION WITHIN 12 MONTHS OF REFUSAL.

(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
1 50

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 T. Mayl ON BEHALF OF H. Lewis & I. Jones

DATE 1 2.5

F/2000/0521

Eastlight Eastlight Eastlight Eastlight Eastlight Eastlight Eastlight Eastlight Eastlight Eastlight Eastlight Eastlight Eas

Jiffex File	THE OLD POLLARD.
	APPEAL
FOOLSCAP	L.P.A COPY.

Ref: Buff 43212, Blue 43213, Green 43214, Orange 43216, Pink 43217. Made in England.

F/2000/0521

EASTLIGHT

MERIDIAN A4

10 PART

MANILLA DIVIDERS

RE-ORDER CODE 46840



APPENDIX 1

APPLICATION 98/68635/F

APPROVED SINGLE STOREY EXTENSION

L1 - Planning Application, dated:	2 November 1998
L2 - WDC acknowledgement letter, dated:	20 November 1998
L3 - WDC comment letter, dated:	1 December
L4 - WDC comment letter, dated:	10 March
L5 - Revised Planning Application, dated:	1 February 1999
L6 - WDC comment letter, dated:	10 March 1999
L7 - WDC comment letter, dated:	24 May 1999
L8 - HFA response, dated:	16 July
L9 - Approval Document, dated:	9 August 1999
L10 - Approved drawings	

L1

1959/a

HOUSEHOLDER PLANNING APPLICATION

Please answer all questions in CAPITAL letters. If any question does not apply, put N/A in the space.
Please submit 6 copies of the completed form and your plans to: Planning Department, Wokingham District Council, PO Box 157, Shute End, Wokingham, Berkshire, RG40 1WR.
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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 or bungalows only. You must use the General Planning Application form for all other types of application.

1.	YOUR NAME	MR A CHESTERS
	ADDRESS	134 OXFORD ROAD
		WINDSOR
		BERKS 01753
	POST CODE	SL4 5DU Tel. No. 731860
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	MR D. FURBY
	ADDRESS	HEIGHWAY FIELD ASSOCIATES
		8 COLLEGE GLEN
		MAIDENHEAD. BERKS
	POST CODE	SL6 6BL Tel. No. 01628 783118
3. On the plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE.	SITE LOCATION	THE OLD POLLARD,
		LODGE ROAD,
		WHISTLEY GREEN, HURST, BERKS.
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	2 STOREY SIDE & FRONT &
		LOFT EXTENSION

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

6. PLEASE LIST THE EXTERNAL MATERIAL TO BE USED
PAINTED BRICKWORK TO ALL MATERIALS TO MATCH EXISTING.

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

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

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

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

(a) 6 copies of this form, signed and dated ✓
(b) The fee (the current scale of fees is attached) ✓
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
1:50

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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 [signature] ON BEHALF OF MR. A. CHESTERS.

DATE 2.11.98

Tel. 0118 974 6428

20 November, 1998

25 NOV 1998

Your ref.

My Ref. 98/68635/F

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 D Furby (Heighway Field Associates)
8 College Glen
Maidenhead
Berkshire
SL6 6BL

Dear Sir/Madam

Application Number: 98/68635/F

Location: The Old Pollard Whistley Green, Hurst.

Proposal: PROPOSED TWO STOREY SIDE/REAR EXTENSION TO DWELLING PLUS LOFT CONVERSION .

Thank you for the above application which has now been accepted along with the sum of £ 95.00 in fees.

The Council will try to deal with your application within 8 weeks. However, it is not always possible to do so, particularly in the case of complex schemes, and those which require modification. If you have not received notification of the outcome of your application by 7th January 1999 you have the right to appeal to the Secretary of State for the Environment. Appeals must be made within 6 months of this date, on a form which is available from the Department of Environment, Transport and the Regions.

If you have any queries concerning your application, please contact quoting the above reference number.

Please note that approval under Building Regulations may be required for the proposed development, for which a separate application must be made. To obtain advice on this matter, you should contact the Building Control Section of the District Council on 0118 974 6375.

Yours Faithfully

Development Control Manager

L3

Tel. 0118 974 6454 (Direct Line)

Date. 1 December, 1998

My ref. HM/98/68635/F

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

Mr. D. Furby,
Heighway Field Associates,
8 College Glen,
Maidenhead,
Berks. SL6 6BL

3 - DEC 1998

Dear Mr. Furby,

PROPOSED TWO STOREY SIDE / REAR EXTENSION PLUS LOFT CONVERSION
THE OLD POLLARDS, WHISTLEY GREEN, HURST

I refer to our site meeting on 30 November 1998 where the above application was discussed. The site is located in an identified settlement where development is deemed acceptable in principle, subject to other policies in the local plan. Policies WOS3 and WBE1of the Wokingham District Local Plan (Deposit Draft) require development proposals to be of a high quality design that respects the local context by virtue of siting, layout, massing, materials, colour and texture.

The extension proposed is deemed to be totally out of keeping with the original property and at odds with the surrounding area which has a spacious feel and is semi-rural in character. As it stands, the present scheme is unacceptable.

Old Pollards is a Victorian cottage, characterised by a gable ended shallow pitched roof, similar to Alma Cottage and The Elephant and Castle P.H. This will need to be retained by any extension. The following amendments are suggested:

- Development should be limited to two storeys and the height of the existing roof should not be increased.
- The width of any extension should be no greater than the flank wall of the existing property i.e. 3.7m to ensure pitch angles match.
- The depth of any extension should be no greater than the depth of the existing property i.e. 3.7m.
- Any extension of the property facing Broadwater Lane other than a single storey replacement of the existing is deemed unacceptable.
- The existing solid to void relationship should be maintained where at all possible.
- No additional windows should be added on either side elevation to avoid additional overlooking of adjacent residential properties.

The above amendments are suggested without prejudice to the formal determination of the application.

I would appreciate receipt of amended plans within seven days.

Yours sincerely

H. P. Morgan.

HEATHER MORGAN
Senior Planning Officer

Please also erect site notice on London Road frontage.

C4

Tel. 0118 974 6454 (Direct Line)

Date. 10 March, 1999

My ref. HPM/98/68635/F

Your ref.

12 MAR 1999

Mr. D. Furby,
Heighway Field Associates,
8 College Glen,
Maidenhead,
Berks. SL6 6BL

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

Dear Mr. Furby,

PROPOSED TWO STOREY SIDE/REAR EXTENSION - 98/68635/F
THE OLD POLLARDS, WHISTLEY GREEN, HURST

I refer to your letter dated 19 February 1999 with amended plans regarding the above. I also understand that you met with Mr. Sanders, our Senior Urban Design and Conservation Officer on 4 March 1999.

JH 07'0

Whilst much of the historic structure is existing, the building is not of sufficient merit to recommend listing. Notwithstanding this, it is considered the building is sufficiently different that it's original mass, scale and character should be retained. It is unusual since few of this scale are in evidence in the local area. The character of the property is in part created by the layout of the rooms. For this reason it is considered that the loss of structural walls within the property should be resisted. There is no objection in principle to a new single storey extension to provide kitchen accommodation either along the lines of the amended plans received on 24 February 1999, or to the side. Notwithstanding my comments of 1 December 1998 the dwelling is considered to be so unusual in it's scale and massing that a two storey extension would be unacceptable. Any proposed extensions should be single storey with a mono-pitch so that the original mass of the building is not adversely affected. It may be possible to accommodate additional bedrooms here and in the existing structure.

Please could you provide amended plans along the lines outlined above and I look forward to receipt of amended plans within the next 14 days. This letter represents Officer opinion only and cannot be seen to prejudice any decision made by the Local Planning Authority.

Yours sincerely,

H. P. Morgan

HEATHER MORGAN
Senior Planning Officer

C5

1959/a

HOUSEHOLDER PLANNING APPLICATION

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		MAIDENHEAD. BERKS
	POST CODE	SL6 6BL Tel. No. 01628 783118
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		WHISTLEY GREEN, HURST, BERKS.
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	2 STOREY SIDE & FRONT
		SINGLE STOREY REAR TO MATCH EXTG

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6. PLEASE LIST THE EXTERNAL MATERIAL TO BE USED — PAINTED BRICKWORK TO ALL MATERIALS 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)	X
	If no fee is payable please say why below	

MINOR AMMENDMENT ON RUNNING APPLICATION

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

1 50

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- 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 [signature] ON BEHALF OF MR. A. CHESTERS

DATE 1/2/99

LG

Tel. 0118 974 6454 (Direct Line)

Date. 10 March, 1999

My ref. HPM/98/68635/F

Your ref.

12 MAR 1999

Mr. D. Furby,
Heighway Field Associates,
8 College Glen,
Maidenhead,
Berks. SL6 6BL

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

Dear Mr. Furby,

PROPOSED TWO STOREY SIDE/REAR EXTENSION - 98/68635/F
THE OLD POLLARDS, WHISTLEY GREEN, HURST

I refer to your letter dated 19 February 1999 with amended plans regarding the above. I also understand that you met with Mr. Sanders, our Senior Urban Design and Conservation Officer on 4 March 1999.

CJH 8/3/0

Whilst much of the historic structure is existing, the building is not of sufficient merit to recommend listing. Notwithstanding this, it is considered the building is sufficiently different that it's original mass, scale and character should be retained. It is unusual since few of this scale are in evidence in the local area. The character of the property is in part created by the layout of the rooms. For this reason it is considered that the loss of structural walls within the property should be resisted. There is no objection in principle to a new single storey extension to provide kitchen accommodation either along the lines of the amended plans received on 24 February 1999, or to the side. Notwithstanding my comments of 1 December 1998 the dwelling is considered to be so unusual in it's scale and massing that a two storey extension would be unacceptable. Any proposed extensions should be single storey with a mono-pitch so that the original mass of the building is not adversely affected. It may be possible to accommodate additional bedrooms here and in the existing structure.

Please could you provide amended plans along the lines outlined above and I look forward to receipt of amended plans within the next 14 days. This letter represents Officer opinion only and cannot be seen to prejudice any decision made by the Local Planning Authority.

Yours sincerely,

H. P. Morgan

HEATHER MORGAN
Senior Planning Officer

L7

Tel. 0118 974 6454 (Direct Line)

Date. 24 May, 1999

My ref. HPM/98/68635/F

Your ref.

25 MAY 1999

Mr. J. Heighway,
Heighway Field Associates,
8 College Glen,
Maidenhead,
Berks. SL6 6BL.

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

Dear Mr. Heighway,

PROPOSED SINGLE STOREY FRONT, SIDE AND REAR EXTENSION THE OLD POLLARDS, WHISTLEY GREEN, HURST

I refer to the revised plans received on 7 May in respect of the above planning application. Whilst the scheme is broadly acceptable there are still a couple of detailed matters which need to be addressed. These are set out below:

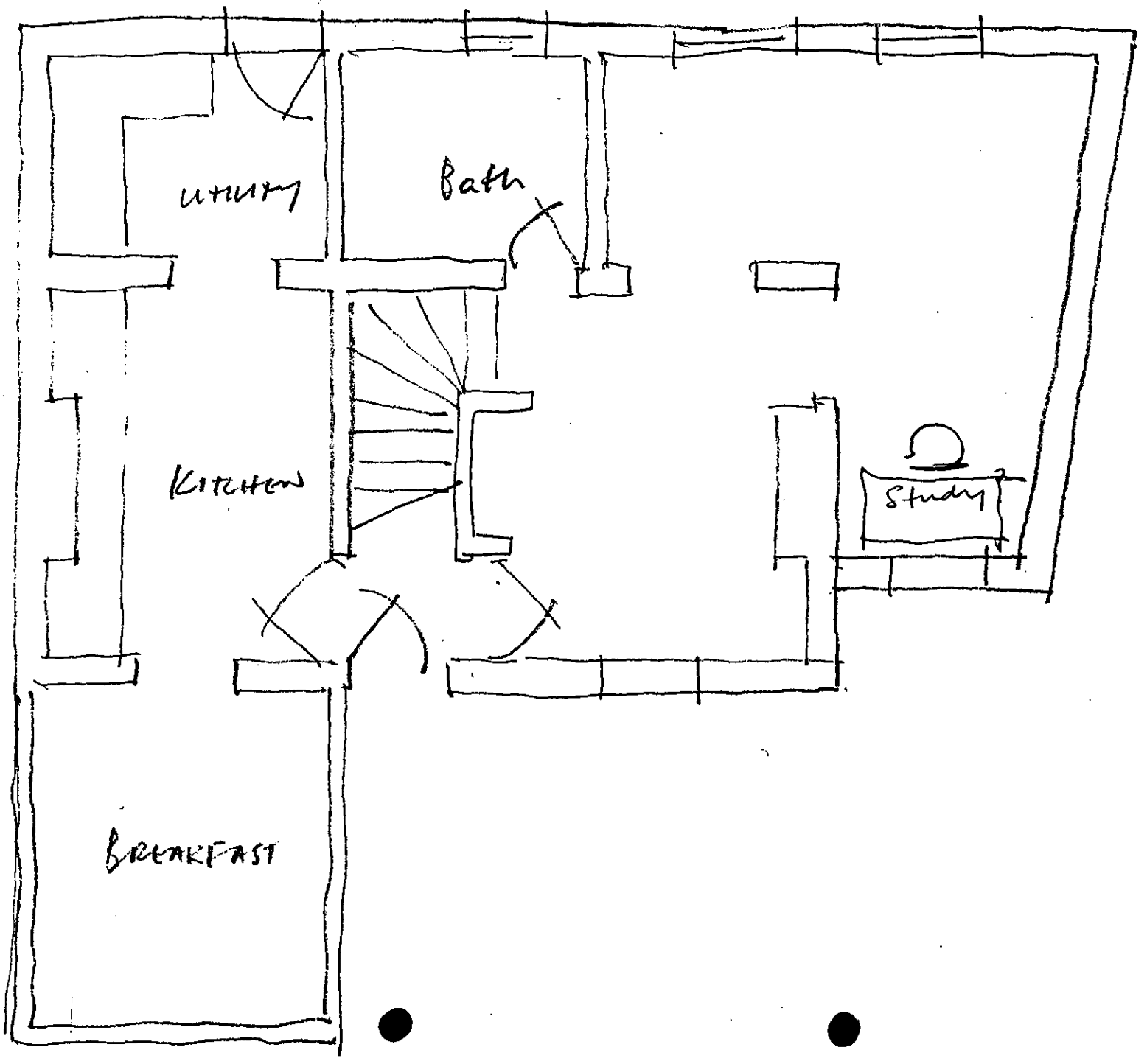
- The Breakfast Room should be a glazed Conservatory in it's totality in order that it does not conflict with the brick 'classic' front.

- In order to retain the proportions of the interior of the cottage the end wall with the fireplace/chimney should be retained. A link to the study/extended Living Area can still be maintained by accessing from the rear. A sketch plan is enclosed for guidance.

I would appreciate receipt of amended plans within the next 10 days. Please do not hesitate to contact me should you have any additional queries.

Yours sincerely,

HEATHER MORGAN
Senior Planing Officer
Enclosure: Sketch Plan


utility
Bath
Kitchen
Study
BREAKFAST

L8

Ms H Morgan
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

16th July 1999

Dear Ms Morgan,

Re: Proposed alterations to The Old Pollard, Lodge Road, Whistley Green, Hurst, Berkshire, minor amendments.
Your ref: 98/68635/F.

Further to our recent meeting and your subsequent letter please find enclosed four copies of drawings numbered, DES20A, DES22A and DES24A.

The front wall of the front extension has now been totally glazed to afford a 'view' of the existing facade which I believe your conservation people felt was important.

I trust that this is sufficient to enable you to favour the scheme with an approval.

If you require any additional information then please do not hesitate to contact me by telephone in the first instance.

Yours sincerely,

Jonathan Heighway
BSc(Hons) Dip Arch RIBA

C 3

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

NOTIFICATION OF CONSENT FOR PLANNING PERMISSION

Mr A Chesters
C/O Mr D Furby (Heighway Field Associates
8 College Glen
Maidenhead
Berkshire
SL6 6BL

13 AUG 1999

Application No : 98/68635/F

Parish : ST NICHOLAS HURST PARISH

Proposal : PROPOSED SINGLE STOREY FRONT SIDE AND REAR EXTENSIONS TO DWELLING PLUS LOFT CONVERSION

Location : THE OLD POLLARD, WHISTLEY GREEN, HURST

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

CONDITION(S) :

01
The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

02
All new external brickwork/work shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

03
Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order) no additional windows shall be constructed in the side elevations of extensions facing Yeomans and Alma Cottage.

04
This permission relates to the application as amended by and shall be carried out in accordance with revised Drawing Nos DES/20A, DES/22A and DES/24A submitted to the Local Planning Authority on 20/07/99 showing single storey front, side and rear extension.

REASON(S) :

01
In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

02
To ensure a satisfactory external appearance.

03
In the interests of residential amenity.

APPEALS TO THE SECRETARY OF STATE

PLANNING APPEALS

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State for the Environment under Section 78 of the Town and Country Planning Act 1990.
- If you want to appeal, then you must do so within six months of the date of this notice, using a form which you can get from the Department of the Environment at Tollgate House, Houlton Street, Bristol, BS2 9DJ.
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of the development order and to any directions given under the order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based its decision on a direction given by him.

ADVERTISEMENT APPEALS

- If you are aggrieved by the decision of your local planning authority to refuse permission for an advertisement or to grant it subject to conditions, then you can appeal to the Secretary of State for the Environment under the Town and Country Planning (Control of Advertisement) Regulations 1992.
- If you want to appeal, then you must do so within 8 weeks of the date of this notice, using a form which you can get from the Department of the Environment, Tollgate House, Houlton Street, Bristol, BS2 9DJ.

In both cases the Secretary of State has made a statuary requirement for appellants to copy their appeal forms direct to The Planning Department, Wokingham District Council, PO Box No. 157, Civic Offices, Shute End, Wokingham, Berkshire, RG40 1WR, at the same time as the appeal is sent to the Department of the Environment. Details of this procedure will be given by the Department on the appeal forms.

PURCHASE NOTICES

- If either the local planning authority or the Secretary of State for the Environment refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part IX of the Town and Country Planning Act 1971.

COMPENSATION

- In certain circumstances compensation may be claimed from the local planning authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him.
- These circumstances are set out in Sections 114 and related provision of the Town and Country Planning Act 1990 (since repealed).

APPENDIX 2

TWO STOREY REAR EXTENSION

REFERENCE 99/70812F

PREVIOUSLY REFUSED
TWO STOREY EXTENSION.

L11 - Planning Application Form, dated:	2 November 1999
L12 - Accompanying Letter, dated:	2 November 1999
L13 - Amplification Letter, dated:	9 December 1999
L14 - Letter of Explanation from the Practice, dated:	19 January 2000
L15 - Letter to Councillor Drake, dated:	19 January 2000
L16 - Letter to Head of Planning and Transportation, dated:	21 January 2000
L17 - Letter of Complaint about Planning Process, dated:	21 January 2000
L18 - Refusal Document, dated:	18 January 2000
L19 - Refused Drawings	

L11

1959/a

HOUSEHOLDER PLANNING APPLICATION

Please answer all questions in CAPITAL letters. If any question does not apply, put N/A in the space.
Please submit 6 copies of the completed form and your plans to: Planning Department, Wokingham District Council, PO Box 157, Shute End, Wokingham, Berkshire, RG40 1WR.
Notes to help you fill in the form are attached.
If you still have any questions about the form, please call Ian Jordan on 01734 778763.

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 or bungalows only. You must use the General Planning Application form for all other types of application.

1.	YOUR NAME	MS. H. LEWIS & MR. I. JONES
	ADDRESS	THE OLD POLLARD, LODGE ROAD
		~~WHISTLEY~~ GREEN, HURST.
	POST CODE	Tel. No.
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	J. HEIGHWAY
	ADDRESS	HEIGHWAY FIELD ASSOCIATES
		8 COLLEGE GLEN
		MAIDENHEAD. BERKS
	POST CODE	SL6 6BL Tel. No. 01628 783118
3. On the plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE.	SITE LOCATION	THE OLD POLLARD.
		LODGE ROAD,
		WHIGTLEY GREEN, HURST, BERKS.
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	2 STOREY REAR EXTENSION.

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 — PAINTED BRICKWORK TO ALL MATERIALS 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) £95
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
1:50

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 T. Mayl ON BEHALF OF H. Lewis + I. Jones

DATE 2.11.99

Ms H Morgan
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

2nd November 1999

Dear Ms Morgan,

Re: Proposed alterations to The Old Pollard, Lodge Road, Whistley Green, Hurst, Berkshire.

You will no doubt recall this project!

The Old Pollard has now be sold to new owners and we have been retained to extend the property.

Accordingly please find enclosed our completed full planning application.

The proposed extension will now be to the rear of the property with accommodation arranged over two floors. We will not be extending to the side which was previously approved, however our clients would like us to retain the approved 'sun room' to the front.

Internally we will retain the existing staircase, introduce one additional bedroom and add a first floor bathroom and ensuite.

We are of a view that these proposals are sympathetic to the original design of the property and are conscious of the discussions that we previously had.

I trust that this is in order but if you have any further queries then please do not hesitate to contact me.

Yours sincerely,

Jonathan Heighway
BSc(Hons) Dip Arch RIBA

L13

Ms E Circuit
Planning Department
Wokingham District Council
PO BOX 157
Shute End
Wokingham
Berkshire
RG40 1WR

9th December 1999

Dear Ms Circuit,

RE: The Old Pollard, Lodge Road, Hurst. Application No 99/70812/F.

Further to our telephone conversation yesterday I can confirm that our clients would like you to include the previously approved 'conservatory' within this current planning application.

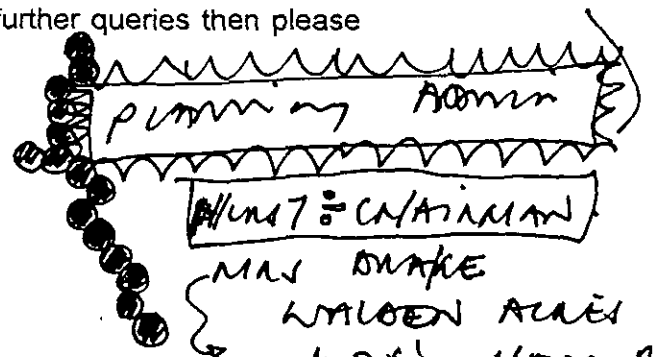
We have now amended the ground floor plan to show it as it was omitted in error.

I have also marked up the drainage ditch and whilst writing would confirm that a structural engineer will design a new concrete drain that will sit under the proposed floor. The flow of water will therefor not be impeded and there is nothing for the neighbours to worry about.

I trust that this is in order but if you have any further queries then please do not hesitate to contact me.

Yours sincerely,

Jonathan Heighway
BSc(Hons) Dip Arch RIBA



44 (a)

Ms E Circuit
Planning Department
Wokingham District Council
PO BOX 157
Shute End
Wokingham
Berkshire
RG40 1WR

19th January 2000

Faxed in the first instance 0118 974 6484

Dear Ms Circuit,

RE: Proposed alterations and extension to the Old Pollard, Lodge Road, Hurst. Application No 99/70812/F.

Further to our telephone conversation on 10th January 2000 I confirm that I was absolutely staggered to hear that you were intending to refuse our Clients' application under Delegated Powers.

As far as I am aware the Parish Council have raised no objections, nor have the immediate neighbours or anyone else for that matter. One of the neighbours did raise the issue of the drain to the rear and you will I am sure confirm that we have resolved this matter to everyone's satisfaction.

The Old Pollard is located in a recognised settlement village of Hurst which in not Green Belt land. Whilst the property is old it is not Listed and indeed Ms Morgan has confirmed in writing that it does not warrant Listing. It should also be noted that the properties that bound the site are of no architectural significance, indeed they are positively ugly.

The proposed two storey extension is located to the rear of the property and is screened completely from Broadwater Lane by a row of Evergreen trees that are located on our Client's land. These trees will be retained.

You will appreciate that planning permission was granted last year (Application No 98/68635/F) for a single storey front, side and rear extension, after months of negotiations with your planning officer Ms Morgan and your conservation architect Mr Sanders.

Since the approval of the previous application the property changed hands hence the new proposals before you.

The new scheme is I believe superior in design to that already approved. Indeed I would draw your attention to Ms Morgan's letter dated 24th May 1999 with particular regards.to the glass breakfast room and internal walls, which were considered important. You will see from the enclosed drawings, namely DES20A, DES22A and DES24A which were in fact the approved drawings that this was never achieved.

The designs before you do infact retain the existing structural arrangement. In addition you will recall that our clients are quite happy to omit the approved conservatory thereby retaining the existing front facade which I sure you will agree would be an improvement.

Our Clients purchased the property with a view to creating a family home therefore the three bedrooms shown on the drawings are an absolute necessity as they have two small children.

House prices in the area are extremely high and our Clients who wish to live in Hurst have not found an existing property suitable for their needs within their price range.

You will appreciate that the accommodation currently afforded by the property is indeed substandard. The single storey structure to the rear is single skin and does not come near to complying with current building regulations as it suffers from damp, heat loss and condensation.

The bathroom is currently located on the ground floor off a study. It is an inner room that again does not meet current regulations. The kitchen is extremely small and two bedrooms are simply not enough for the demands of current living.

The property is located on a large plot and I consider the two storey extension wholly appropriate. I would consider it extremely unreasonable for the local authority to refuse this application.

Whilst writing I would confirm that the extension would be built in a sympathetic manor with the use of reclaimed bricks, lime mortar, lime plaster, natural slate and traditional timber sash windows.

I should point out that since purchasing the property our Clients have spent a considerable amount of money renovating the property. Indeed upon purchase it was uninhabited and nearly derelict.

Time does indeed move on and people should be allowed (within reason) to adapt their property to suite their needs. With this in mind I have carefully studied your Local Plan and I can not find anything to set a Policy objection.

Surely the local authority should be encouraging and helping young families to live in areas such as Hurst thereby maintaining a healthy cross spectrum of the community.

I hope that having read this letter that you will reconsider your opinion of this application. If you would like to meet on site or require any further information then please do not hesitate to contact me.

Finally I should confirm that it is our Client's intention to discuss their application with their Ward Councillor in the hope that it will be tabled for a Committee decision. With this in mind I would appreciate it if you could refrain from pushing through the Delegated refusal until our Client's have had an opportunity to speak to their Councillor.

Yours sincerely,.

Jonathan Heighway
BSc(Hons) Dip Arch RIBA

Note Drawings sent post only.

US Ack.

Cllr A Drake
Walden Acres
Wokingham Road
HURST
RG10 ORU

19th January 2000

Dear Cllr,

RE: Proposed alterations and extension to the Old Pollard, Lodge Road, Hurst. Application No 99/70812/F.

The above planning application is currently being considered by Emy Circuit at the planning department.

We understand that she is mindful to refuse The Application under Delegated powers, which is something that we and our Clients find extremely surprising.

Our Clients have asked us to forward the drawings to you so that they may have an opportunity to discuss their proposals with you. Accordingly please find enclosed a bound set of drawings, our latest letter to Ms Circuit of today's date, a letter from Ms Morgan dated 24th May and the drawings of a scheme that was approved last year.

I very much hope that having considered the enclosed you will form a positive opinion of our Clients proposals. If you have any technical queries then please feel to telephone me.

In the meantime Helen Lewis will be contacting you directly.

I trust that this is inorder and thank you for your time.

Yours sincerely,

Jonathan Heighway
BSc(Hons) Dip Arch RIBA

LV6

Mr C Wood
Head of Planning and Transportation
Wokingham District Council
PO BOX 157
Shute End
Wokingham
Berkshire
RG40 1WR

21st January 2000

Faxed in the first instance 0118 974 6484

Dear Mr Wood,

RE: Proposed alterations and extension to the Old Pollard, Lodge Road, Hurst. Application No 99/70812/F.

We received your letter dated 18th January detailing the refusal of Planning Permission with regards to the above application this morning.

I spoke to the case officer Emy Circuit on 10th January and she informed me that whilst her recommendation would be for refusal she would shortly be preparing the Members Listing. I was told that the Councillors would then have 10 days to decide whether they wished the application to go to Committee or not.

I told Ms Circuit that our Clients would no doubt be seeking the support of their Ward Councillor. I subsequently wrote to Ms Circuit on 19th January and my letter was faxed in the first instance.

We have maintained contact throughout the planning process with your Department and I am now completely at a loss as to what to tell our Clients. In the circumstances I feel that they have been very unfairly treated and my initial reaction is that they will be seeking legal advice.

I look forward to an explanation by return if at all possible as this situation is highly embarrassing.

Yours sincerely,

Jonathan Heighway
BSc(Hons) Dip Arch RIBA

cc Ms E Circuit
Cllr Drake

47

Ms E Circuit
Planning Department
Wokingham District Council
PO BOX 157
Shute End
Wokingham
Berkshire
RG40 1WR

21st January 2000

Faxed in the first instance 0118 974 6484

Dear Ms Circuit,

RE: Proposed alterations and extension to the Old Pollard, Lodge Road, Hurst. Application No 99/70812/F.

Further to your Notice of Refusal received today please find enclosed a copy of my letter to Mr Wood.

I await your explanation.

Yours sincerely,

Jonathan Heighway
BSc(Hons) Dip Arch RIBA

U8

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

NOTIFICATION OF REFUSAL FOR PLANNING PERMISSION

Ms H Lewis and Mr I Jones
C/o J Heighway
Heighway Field Associates
8 College Glen
Maidenhead
Berks
SL6 6BL

21 JAN 2000

Application No : 99/70812F

Parish : HURST

Proposal : PROPOSED TWO STOREY REAR EXTENSION TO DWELLING

Location : OLD POLLARD, LODGE ROAD, HURST

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

REASON(S) :
01
Due to its scale, the proposed extension would be detrimental to the appearance of the property, prominent in Broadwater Lane and, as such, be harmful to the character of the area. The proposal is therefore, contrary to Policies WBE1 and WOS3 of the Wokingham District Local Plan (Deposit Draft), as proposed to be amended and Policies LBE1 and LBE2 of the Loddon Area Local Plan.

Head of Planning and Transportation

Date 18 January 2000

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations. The applicant should contact the Building Control Section of the District Council's Environmental Services for further information.

Note Would you please ensure that the Red Public Notice relating to this planning application which the Council sent to you to put on display is now removed, if this has not already been done. This will avoid any confusion by local residents as to whether further applications have been made, and will assist in keeping the country side and townscapes tidy.

APPEALS TO THE SECRETARY OF STATE

PLANNING APPEALS

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State for the Environment under Section 78 of the Town and Country Planning Act 1990.
- If you want to appeal, then you must do so within six months of the date of this notice, using a form which you can get from the Department of the Environment at Tollgate House, Houlton Street, Bristol, BS2 9DJ. 0117 987 8000 21.1.00
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of the development order and to any directions given under the order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based its decision on a direction given by him.

ADVERTISEMENT APPEALS

- If you are aggrieved by the decision of your local planning authority to refuse permission for an advertisement or to grant it subject to conditions, then you can appeal to the Secretary of State for the Environment under the Town and Country Planning (Control of Advertisement) Regulations 1992.
- If you want to appeal, then you must do so within 8 weeks of the date of this notice, using a form which you can get from the Department of the Environment, Tollgate House, Houlton Street, Bristol, BS2 9DJ.

In both cases the Secretary of State has made a statuary requirement for appellants to copy their appeal forms direct to The Planning Department, Wokingham District Council, PO Box No. 157, Civic Offices, Shute End, Wokingham, Berkshire, RG40 1WR, at the same time as the appeal is sent to the Department of the Environment. Details of this procedure will be given by the Department on the appeal forms.

PURCHASE NOTICES

- If either the local planning authority or the Secretary of State for the Environment refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part IX of the Town and Country Planning Act 1971.

COMPENSATION

- In certain circumstances compensation may be claimed from the local planning authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him.
- These circumstances are set out in Sections 114 and related provision of the Town and Country Planning Act 1990 (since repealed).

APPENDIX 3

REFUSED TWO STOREY EXTENSION SUBJECT OF APPEAL

L20 - Planning Application Form, dated:	1 February 2000
L21 - Supporting Letter, dated:	1 February 2000
L22 - Response to previous correspondence, dated:	8 February 2000
L23 - Response to previous correspondence, dated:	10 March 2000
L24 - Planning Application Acknowledgement, dated:	14 February 2000
L25 - Refusal Document, dated:	28 March 2000

L20

1959/a

HOUSEHOLDER PLANNING APPLICATION

Please answer all questions in CAPITAL letters. If any question does not apply, put N/A in the space.
Please submit 6 copies of the completed form and your plans to: Planning Department, Wokingham District Council, PO Box 157, Shute End, Wokingham, Berkshire, RG40 1WR.
Notes to help you fill in the form are attached.
If you still have any questions about the form, please call Ian Jordan on 01734 778763.

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 or bungalows only. You must use the General Planning Application form for all other types of application.

1.	YOUR NAME	MS. H. LEWIS ← MR. I. JONES
	ADDRESS	THE OLD POLLARD, LODGE ROAD
		~~WHIST~~ WHISTLEY GREEN, HURST
	POST CODE	Tel. No.
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	J. HEIGHWAY
	ADDRESS	HEIGHWAY FIELD ASSOCIATES
		6 COLLEGE GLEN
		MAIDENHEAD, BERKS
	POST CODE	SL6 6BL Tel. No. 01628 783118
3. On the plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE.	SITE LOCATION	THE OLD POLLARD, LODGE ROAD, WHIGTLEY GREEN, HURST, BERKS.
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	2 STOREY REAR EXTENSION.

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 — PAINTED BRICKWORK TO ALL MATERIALS 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

FREE RESUBMISSION WITHIN 12 MONTHS OF REFUSAL.

(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
150

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 T. Mayl ON BEHALF OF H. Lewis + I. Jones

DATE 1 7 *

L21

Ms E Circuit
Planning Department
Wokingham District Council
PO BOX 157
Shute End
Wokingham
Berkshire
RG40 1WR

1st February 2000

Dear Ms Circuit,

RE: Proposed alterations and extension to the Old Pollard, Lodge Road, Hurst. Previous Application No 99/70812/F.

Please find enclosed a new Full Planning Application with regards to the above.

Please note that we have now omitted the 'previously approved' single storey front extension. We have also made the two gables to the rear hip roofs to further reduce the mass of the proposed extension when viewed from Broadwater Lane.

We do however maintain that the impact on Broadwater Lane is negligible as the extension is small in scale and set at the bottom of a heavily planted evergreen bank. Furthermore the property is set well back from the road.

We are also of a view that the proposals are wholly appropriate and indeed not contrary to Policies WOS3 and WBE1 as detailed on the Refusal Document.

Please be advised that we have been instructed to Appeal the previous refusal for Planning Permission. I am sure that if this application is approved then the Appeal will be withdrawn.

Finally I would kindly ask you to reply to my letter dated 21st January 2000.

Yours sincerely.

Jonathan Heighway
BSc(Hons) Dip Arch RIBA

L22

Tel: (0118) 974 6479 (Direct Line)
Fax: (0118) 974 6484
Email: Emy.Circuit@wokingham.gov.uk
Date: 8 February 2000
My ref: EXC/99/70812/F

Mr Jonathan Heighway
Heighway Field Associates
8 College Glen
MAIDENHEAD
SL6 6BL

11 FEB 2000

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 Heighway

APPLICATION NO.99/70812/F - PROPOSED TWO-STOREY EXTENSION TO OLD POLLARD, LODGE ROAD, HURST

I write in response to your letter of 21 January 2000.

The Council's procedure for dealing with delegated applications is that, following consultation, Members are notified of the officers' recommendation and have ten days during which they may request applications be determined by the Development Control Sub-Committee. To facilitate prompt decision making, if members are satisfied with the recommendation, they can also notify officers that they do not wish to list an application, in which case the decision can be issued before the end of the ten day period. This was situation with the above application. The public consultation period ended on 30 December 1999, a listing letter was sent on 13 January 2000 and returned by the relevant Member on 15 January, following which, in accordance with these procedures, the decision notice was issued.

I must stress that the listing procedure is a confidential exercise, and is not intended to facilitate applicants or objectors lobbying Councillors. Furthermore, the relevant Member(s) cannot reverse the decision, merely require the application to be determined by committee. The Development Control Sub-Committee does, of course, have the power to make a decision at variance with the officers' recommendation.

With regard to the refusal of planning permission for the proposals, it was considered that, due to the scale and siting of the property, the proposed extension would be out of scale and unacceptably prominent. It was not felt that there were any minor alterations that would make the proposals acceptable. During the long negotiation, with your practice, prior to granting of the existing permission for the site, it was stated that a two storey extension would be unacceptable and that any extensions should be single storey with a mono-pitch roof. A copy of Heather Morgan's letter, of 10 March 1999, is enclosed for your information. The decision to refuse planning permission is consistent with the advice given in this letter. I assume that your client was also aware of its contents prior to the latest planning application being submitted.

I hope this addresses the points you have raised but please contact the case officer, Emy Circuit, if you require any further clarification.

Yours sincerely

M L Thorp,
Principal Development Control Officer

L23

Tel. 0118 974 6454 (Direct Line)

Date. 10 March, 1999

My ref. HPM/98/68635/F

Your ref.

Mr. D. Furby,
Heighway Field Associates,
8 College Glen,
Maidenhead,
Berks. SL6 6BL

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

Dear Mr. Furby,

PROPOSED TWO STOREY SIDE/REAR EXTENSION - 98/68635/F
THE OLD POLLARDS, WHISTLEY GREEN, HURST

I refer to your letter dated 19 February 1999 with amended plans regarding the above. I also understand that you met with Mr. Sanders, our Senior Urban Design and Conservation Officer on 4 March 1999.

Whilst much of the historic structure is existing, the building is not of sufficient merit to recommend listing. Notwithstanding this, it is considered the building is sufficiently different that it's original mass, scale and character should be retained. It is unusual since few of this scale are in evidence in the local area. The character of the property is in part created by the layout of the rooms. For this reason it is considered that the loss of structural walls within the property should be resisted. There is no objection in principle to a new single storey extension to provide kitchen accommodation either along the lines of the amended plans received on 24 February 1999, or to the side. Notwithstanding my comments of 1 December 1998 the dwelling is considered to be so unusual in it's scale and massing that a two storey extension would be unacceptable. Any proposed extensions should be single storey with a mono-pitch so that the original mass of the building is not adversely affected. It may be possible to accommodate additional bedrooms here and in the existing structure.

Please could you provide amended plans along the lines outlined above and I look forward to receipt of amended plans within the next 14 days. This letter represents Officer opinion only and cannot be seen to prejudice any decision made by the Local Planning Authority.

Yours sincerely,

HEATHER MORGAN

Senior Planning Officer

L24

Tel. **(0118) 974 6479**

Date: 14 February 2000

Your Ref:

My Ref: **Emy Circuit - F/2000/0521**

Mr Jones & Ms Lewis
C/O Heighway Field Associates (J Heighway)
8
College Glen
Maidenhead
Berkshire
SL6 6BL

WOKINGHAM DISTRICT COUNCIL

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

Dear Sir/Madam

Application Number: F/2000/0521

Site Address: Old Pollard , Lodge Road, Whistley Green, Reading.

17 FEB 2000

Proposal: Proposed two storey rear extension to dwelling..

Thank you for the above application, which has now been accepted along with the sum of £0 in fees.

The Council will try to deal with your application within 8 weeks. However, it is not always possible to do so, particularly in the case of complex schemes, and those that require modification. If you have not received notification of the outcome of your application by **30/03/2000** you have the right to appeal to the Secretary of State for the Environment, Transport and the Regions. Appeals must be made within 6 months of this date, on a form, which is available from the Department of the Environment, Transport and the Regions.

If you have any queries concerning your application please contact your case officer, **Emy Circuit,** on **(0118) 974 6479** quoting reference number **F/2000/0521.**

Please note that approval under Building Regulations may be required for the proposed development, for which a separate application must be made. To obtain advice on this matter, you may contact the Building Control Section of the District Council on 0118 974 6375.

Yours faithfully,

Chris Wood
Head of Planning and Transportation

27.3.00
EMY CIRCUIT
PUT THRU THIS MORNING
COMMENTS FROM NEIGHBOURS
PARISH OK

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr Jones & Ms Lewis
C/O Heighway Field Associates (J Heighway)
8 College Glen
MAIDENHEAD
Berkshire
SL6 6BL

30 MAR 2000

Application Number: F/2000/0521

Parish: **HURST**

Location: **Old Pollard, Lodge Road, Whistley Green, Reading**

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

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

Reason

1. Due to its scale, the proposed extension would be detrimental to the appearance of the property, prominent in Broadwater Lane and, as such, be harmful to the character of the area. The proposal is therefore contrary to Policies WBE1 and WOS3 of the Wokingham District Local Plan (Deposit Draft), as proposed to be amended, and Policies LBE1 and LBE2 of the Loddon Area Local Plan.

Head of Planning and Transportation
Date: 28 March 2000

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

APPEALS TO THE SECRETARY OF STATE

PLANNING APPEALS

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State for the Environment under Section 78 of the Town and Country Planning Act 1990.
- If you want to appeal, then you must do so within six months of the date of this notice, using a form which you can get from the Department of the Environment at Tollgate House, Houlton Street, Bristol, BS2 9DJ.
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of the development order and to any directions given under the order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based its decision on a direction given by him.

ADVERTISEMENT APPEALS

- If you are aggrieved by the decision of your local planning authority to refuse permission for an advertisement or to grant it subject to conditions, then you can appeal to the Secretary of State for the Environment under the Town and Country Planning (Control of Advertisement) Regulations 1992.
- If you want to appeal, then you must do so within 8 weeks of the date of this notice, using a form which you can get from the Department of the Environment, Tollgate House, Houlton Street, Bristol, BS2 9DJ.

In both cases the Secretary of State has made a statuary requirement for appellants to copy their appeal forms direct to The Planning Department, Wokingham District Council, PO Box No. 157, Civic Offices, Shute End, Wokingham, Berkshire, RG40 1WR, at the same time as the appeal is sent to the Department of the Environment. Details of this procedure will be given by the Department on the appeal forms.

PURCHASE NOTICES

- If either the local planning authority or the Secretary of State for the Environment refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part IX of the Town and Country Planning Act 1971.

COMPENSATION

- In certain circumstances compensation may be claimed from the local planning authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him.
- These circumstances are set out in Sections 114 and related provision of the Town and Country Planning Act 1990 (since repealed).



VIEW TO FRONT OF SITE - LONDON ROAD.



VIEW TO REAR OF SITE - BROADWATER LANE.

Heighway Field Associates
chartered architects

SHEET A.



VIEW LOOKING SOUTH DOWN BROTONVICA LANE.



VIEW LOOKING NORTH UP LONDON ROAD.



VIEW LOOKING SOUTH DOWN LONDON ROAD.

Heighway Field Associates
chartered architects

SHEET 8.



VIEW TO REAR OF SITE - BROOMHILL LANE.



VIEW TO REAR OF SITE. BROOMHILL LANE.



VIEW TO REAR OF SITE - BROOMHILL LANE.

Heighway Field Associates
chartered architects

SHEET C.







Heighway Field Associates
chartered architects

SHEET D.

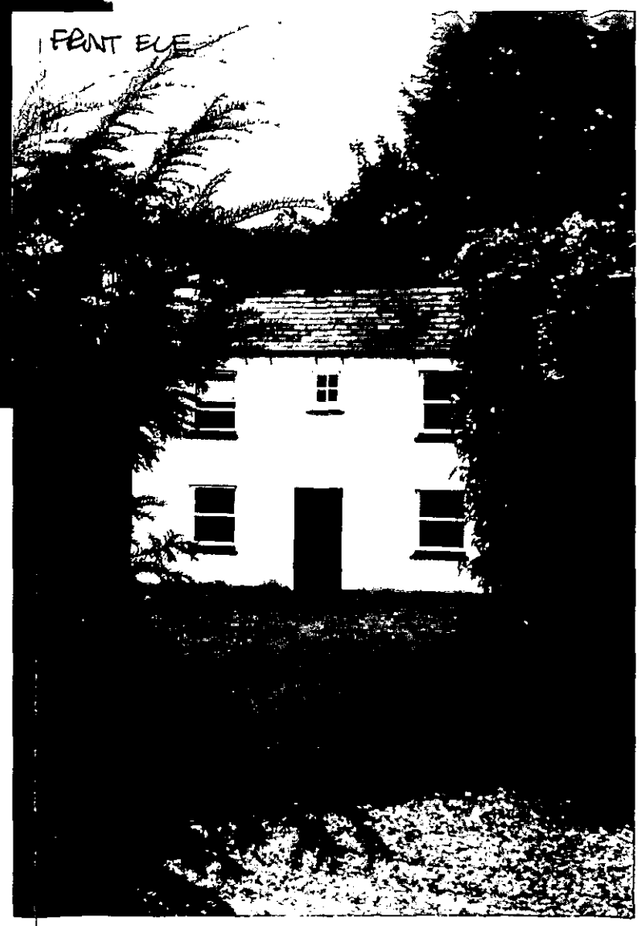
SHEET 'E'
AUGUST 2000.













1.4 QUALITY AND CONSERVATION OF THE BUILT ENVIRONMENT



NEW DEVELOPMENT, REDEVELOPMENT AND REFURBISHMENT

.4.01 The most attractive and successful urban ıvironments are those where all the component ırts g. buildings, trees, roads, spaces, people, affic) have been satisfactorily accommodated to eate interesting, lively and pleasant places. In der to maintain and enhance the character of the ilt environment, the design of new buildings or tensions to existing buildings and the creation of ew spaces within that environment, are very ıportant.

.4.02 The District Council is particularly ıncerned to promote a high standard of design in ew development, and to ensure that new ıildings are responsive to their location. This ıeans that new buildings need to be appropriate terms of their function, siting, scale, form, assing, materials, colour and texture in their elationship 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 sufficie rejuvenate the area as a whole.

❖ LBE3 REFURBISHMENT AND REDEVELOPMENT

ENCOURAGEMENT WILL BE GIVEN TO REFURBISHMENT OR PARTIAL REDEVELOPM OF AREAS OR INDIVIDUAL SCHEMES WHE SIGNIFICANT ENVIRONMENTAL ENHANCEM WILL RESULT TO THE BENEFIT OF COMMUNITY.

❖ LBE4 ENVIRONMENTAL ENHANCEMENT SCHEMES

ENVIRONMENTAL ENHANCEMENT SCH WILL BE ENCOURAGED WITHIN THE PLAN AS OPPORTUNITIES ARISE AND WILL INC THE AREAS AS SHOWN ON THE PROPOSALS AND AS SET OUT IN PART TWO OF THE PLA

SUNLIGHT, DAYLIGHT AND NOISE

1.4.07 Daylight penetration into new buil and existing buildings affected by development, is an important am consideration as is sunlight penetration of s outside windows. In this respect it should a be the intention to maximise penetration o development and minimise the impact of development on old as far as is possible. orientation of rooms, gardens and both publ private spaces is therefore critical since tog the two aspects can provide warmth, comfo pleasant living and working conditions. The also have some impact on energy consumpti reducing the dependence on artificial lightir heating. Further guidance on this matter c found in the District Council's Develop Control Guidelines.

❖ LBE5 SUNLIGHT AND DAYLIGHT

IN CONSIDERING PROPOSALS FOR DEVELOPMENT, REDEVELOPMENT REFURBISHMENT THE DISTRICT COUNCIL

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) HAVE NO SIGNIFICANT DETRIMENTAL IMPACT UPON 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.

POLICY FRAMEWORK

National Policy

4.5 Advice on design at the national level is limited. There is no Planning Policy Guidance Note purely on design considerations. Paras 13 - 20 and Annex A (paras A1 - A7) of PPG1 refer specifically to the issue of design. Paras 4 - 7 of Planning Policy Guidance Note 3 (PPG 3) *Housing* look at good design in the context of housing development.

4.6 Comprehensive guidance on heritage issues is given in Planning Policy Guidance Note 15 (PPG 15) *Planning and the Historic Environment*. Planning Policy Guidance Note 16 (PPG 16) *Archaeology and Planning* gives advice on archaeology and planning.

Strategic Policy

4.7 The *Berkshire Structure Plan 1991 - 2006* acknowledges that the quality of the County's environment relates to its character, identifiable 'sense of place', and people's living conditions. The plan recognises that these depend partly on care for the built environment, but that also of importance are the maintenance and improvement of interests that have a bearing on the County's character, the limitation and control of specific threats to pleasant living conditions, and the conservation of natural resources.

Supplementary Planning Guidance

4.8 The environmental policies in this plan are augmented by additional guidance in the form of Planning Guidelines, Development Briefs, Design Guides, and Conservation Area Studies. This additional guidance includes detailed advice that is not appropriate for inclusion in the plan. The policies of the plan take precedence over the supplementary planning guidance and provide the main thrust for environmental policy in the plan area.

THE BUILT ENVIRONMENT

DESIGN PRINCIPLES

4.9 Proposed development should be considered in the context of the surrounding area. This will allow vernacular style and any good features to be interpreted in the new development helping to contribute to its sense of place.

POLICY WBE1: DEVELOPMENT IN ITS LOCAL CONTEXT

THE COUNCIL WILL REQUIRE GOOD CONTEMPORARY DESIGN THROUGHOUT THE PLAN AREA, WHICH RESPECTS ITS LOCAL CONTEXT. WHEN CONSIDERING ANY APPLICATION FOR DEVELOPMENT THE COUNCIL WILL HAVE REGARD TO THE FOLLOWING CONSIDERATIONS:

a) ITS ENVIRONMENTAL IMPACT

b) ITS VISUAL IMPACT

c) ACCESSIBILITY

Cont

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

e) THE LOCAL TOWNSCAPE

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

g) SAFETY AND SECURITY

h) THE PRIVACY AND AMENITY OF THE EXISTING ENVIRONMENT

i) SUPPLEMENTARY PLANNING DESIGN GUIDANCE ADOPTED BY THE COUNCIL.

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

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

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

POLICY WBE2: IMPROVING ON THE LOCAL CONTEXT

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

Implementation: Through the development control process.

Monitoring: Check quality of development on the ground.

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

POLICY WBE3: CHARACTER OF LARGE SCALE DEVELOPMENT

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

Cont.

PPG 15

resource and an irreplaceable asset. There should be a general presumption in favour of the preservation of listed buildings, except where a convincing case can be made out, against the criteria set out in this section, for alteration or demolition. While the listing of a building should not be seen as a bar to all future change, the starting point for the exercise of listed building control is the statutory requirement on local planning authorities to 'have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses' (section 16). This reflects the great importance to society of protecting listed buildings from unnecessary demolition and from unsuitable and insensitive alteration and should be the prime consideration for authorities in determining an application for consent.

3.4 Applicants for listed building consent must be able to justify their proposals. They will need to show why works which would affect the character of a listed building are desirable or necessary. They should provide the local planning authority with full information, to enable them to assess the likely impact of their proposals on the special architectural or historic interest of the building and on its setting.

General criteria

3.5 The issues that are generally relevant to the consideration of all listed building consent applications are:

i. the importance of the building, its intrinsic architectural and historic interest and rarity, in both national and local terms ('historic interest' is further explained in paragraph 6.11);

ii. the particular physical features of the building (which may include its design, plan, materials or location) which justify its inclusion in the list: list descriptions may draw attention to features of particular interest or value, but they are not exhaustive and other features of importance (eg. interiors) may come to light after the building's inclusion in the list;

iii. the building's setting and its contribution to the local scene, which may be very important, eg. where it forms an element in a group, park, garden or other townscape or landscape, or where it shares particular architectural forms or details with other buildings nearby;

iv. the extent to which the proposed works would bring substantial benefits for the community, in particular by contributing to the economic regeneration of the area or the enhancement of its environment (including other listed buildings).

3.6 The grading of a building in the statutory lists is clearly a material consideration for the exercise of listed building control. Grades I and II* identify the outstanding architectural or historic interest of a small proportion (about 6%) of all listed buildings. These buildings are of particularly great importance to the nation's built heritage: their significance will generally be beyond dispute. But it should be emphasised that the statutory controls apply equally to all listed buildings, irrespective of grade; and since Grade II includes about 94% of all listed buildings, representing a major element in the historic quality of our towns, villages and countryside, failure to give careful scrutiny to proposals for their alteration or demolition could lead to widespread damage to the historic environment.

3.7 The following paragraphs deal first with alterations and extensions and then with demolitions, though considerations relevant to the two types of case to some extent overlap. For instance, some of the considerations set out in paragraph 3.19, in relation to demolitions, may also be relevant to substantial works of alteration or extension which would significantly alter the character of a listed building. Since listed building consent applications will often raise the issue of the most appropriate use for a building, the question of use is also discussed here.

Use

3.8 Generally the best way of securing the upkeep of historic buildings and areas is to keep them in active use. For the great majority this must mean economically viable uses if they are to survive, and new, and even continuing, uses will often necessitate some degree of adaptation. The range and acceptability of possible uses must therefore usually be a major consideration when the future of listed buildings or buildings in conservation areas is in question.

3.9 Judging the best use is one of the most important and sensitive assessments that local planning authorities and other bodies involved in conservation have to make. It requires balancing the economic viability of possible uses against the effect of any changes they entail in the special architectural and historic interest of the building or area in question. In principle the aim should be to identify the optimum viable use

X SYSTEMS LTD

APPLICATION NO.0521

Name of appellant:
Mr Jones & Ms Lewis

Site address:
Old Pollard, Lodge Rd, Whistley Green

Proposal:2 storey rear extension

Case Officer:EXC

Date 11/6/97

Date Commenced

Date Completed

J:ZLABELEP.DOC VER2 03/04/95

APPROVED

WRITTEN REPRESENTATION APPEAL

CASE OFFICER: EXC

APPLICATION NUMBER: 0521

APPELLANT: Mr Jones & Ms Lewis

SITE: Old Pollard, Lodge Rd, Whistley Green, Hurst

APPEAL REF: APP/X0360/A/00/1049841

START DATE: 14/09/00

DATE OF SITE VISIT 04/12/00

Progress Record	Date Actioned	Initials	Time Hours : Mins.
Appeal Logged:	15/09/00		
Entered on Access:	20/09/00	DG	
Notification Letters Due:	**28/09/00**		
Notification Letters Sent:	20/9/00	DG.	
Questionnaire Due:	**28/09/00**		
Questionnaire Sent:	20/9/00	DG.	
File received by Officer:	20/9/00		
Statement Due:	**26/10/00**		
Checked by Team Leader:			
Statement Sent: X2 (Don't forget to inform Den)	25/10/00	DG	
Comments on Statement Due			
Comments on Statement Sent X2			
Decision letter circulated:	11/01/01	DG.	
Decision entered on Access.	11/01/01		

CONDITIONS SENT 21/9/00 D.G)

Appeal Decision

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

Site visit made on 04 December 2000

by Sue Turner RIBA MRTPI IHBC

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

Date **10 JAN 2001**

Appeal Ref: APP/X0360/A/00/1049841
The Old Pollard, Lodge Road, Whistley Green, Hurst.

- 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 Ms H Lewis & Mr I Jones against the decision of Wokingham District Council.
- The application (ref: F/2000/0521), dated 1 February 2000, was refused by notice dated 28 March 2000.
- The development proposed is a 2 storey rear extension.

Summary of Decision: The appeal is dismissed.

Main Issues

1. I consider that the main issue in this case is the effect of the proposed development on the character and appearance of the surrounding area.

Planning Policy

2. The development plan for the area includes the Loddon Area Local Plan, which was adopted in 1995. Policies LBE1 and LBE2 are relevant to this case. Policy LBE1 seeks to ensure that new development is of a high standard of design appropriate to the character of the area in which it is situated. It includes the criteria that it should make a positive contribution to its setting and the character of the area and retain important natural, man made or landscape features of the site compatible with good design. Policy LBE2 states that development will not normally be permitted if it is inappropriate in terms of its relationship with adjoining sites and buildings or if it would adversely affect the character of the area.

3. My attention has also been drawn to emerging Policies WOS3 and WBE1 of the Wokingham District Local Plan, Deposit Draft, 1999. These policies have similar objectives to those of the relevant adopted policies, but set out more detailed considerations against which proposals for development will be assessed. As the Deposit Draft is currently the subject of a Public Local Inquiry and is at an advanced stage in the development plan process I will attach considerable weight to these policies.

Reasons

4. The appeal site lies towards the north of the small, linear settlement of Whistley Green. It is one of a number of properties situated between Lodge Road, a quiet, rural lane to the west and the busier A321, Broadwater Lane to the east. The area is mixed in character and contains a variety of building styles. Most of the houses have access from Lodge Road and are positioned centrally in their sites or close to Lodge Road, with gardens to the east.

However the appeal property, whilst accessed from Lodge Road, has a long front garden and the house itself is situated close to the eastern boundary. This boundary is defined by a mixed hedge, containing young trees and two large conifers, which provides an attractive and established natural screen from Broadwater Lane. A drainage ditch runs parallel to the house in the narrow gap between the rear boundary and the back of the house.

5. Old Pollard is one of the older properties in Whistley Green. It is a modest but attractive two-storey house and is rectangular in shape with a simple pitched roof. A single storey lean-to extension runs along the east and part of the south elevations. The proposal includes the removal of this structure and the construction of a two-storey extension to the east.

6. I note that the existing house is of some local historic importance and that its simple form and small scale contribute to the character of the area. However further subsidiary extensions would, in my view, introduce a complexity of design which would harm the balance and simplicity of the original house. Although it would substantially enlarge the house, the simple rectangular form of the proposed extension would reflect the character of the original building and would leave its more important, front elevation largely unaltered.

7. The design of the proposed extension would not, in my view, be inappropriate in this area of mixed character, where many of the surrounding properties have large extensions. However the plans indicate that the proposed extension would project further east than the existing extension and would cross the existing drainage ditch. It is clear that this ditch would need to be excavated and that this would undermine its eastern bank, on which much of the mature landscaping which forms the site boundary is planted. I am not satisfied that the retention of this attractive natural feature could be ensured by condition and I consider that its loss would have a significant detrimental impact on the character and appearance of the area.

Conclusions

8. Although the design of the proposal would not be unsympathetic to the character of the existing building or other buildings in the area, I consider that this is outweighed by the harm to the character of the surrounding area which would be caused by the loss of important landscape features. The proposal would therefore be inconsistent with Local Plan Policy LBE1 and LBE2 and emerging Policies WOS3 and WBE1. I have considered all other matters but have found none which outweigh my conclusion on the main issue.

Formal Decision

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

Information

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

INSPECTOR

The Planning Inspectorate

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

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

PLANNING SERVICES | HPT
POL | TLS
DC | ENF
APP | 0117-9878443
CS | 1374-6079
11 JAN 2001
COPIES TO: | ACK:
FILE:

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

Your Ref: F/2000/0521

Our Ref: APP/X0360/A/00/1049841

Date: 10 January 2001

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MS H LEWIS & MR I JONES
SITE AT OLD POLLARD, LODGE RD, WHISTLEY GREEN, READING, BERKS, RG10 0EH

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

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

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

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

Yours faithfully

G. Nall

pp Miss A Groves

COVERDL1

Applicationo	Name & Address
F/2000/0521	Mr J Phillips Yeomans Lodge Road Whistey Green Reading Rg10 0EH
F/2000/0521	S Lacey Alma Cottage Lodge Road Whistley Green Reading RG10 0EH
App refused, letter sent 30/03/00	

HIGHWAYS CONSULTATION SHEET

From: Emy Circuit

Date: 14 February 2000

Application Number: F/2000/0521

Proposal: Proposed two storey rear extension to dwelling..

Site Address:
Old Pollard , Lodge Road, Whistley Green, Reading.

Applicant:
Mr Jones & Ms Lewis C/O Heighway Field Associates (J Heighway).

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).

Sc 23 - Parking & Garaging (SR 06)

Signed: N.S. Trotter **Print name:** N TROTTER

28-2-00

TO: DEVELOPMENT CONTROL FROM: **Harold Sanders**
DATE: 16/02/00

Location:

Old Pollard, Lodge Road, Whistley Green,Reading

Proposal:

Two storey extension to dwelling

***Application Number*: F/2000/0521**

In response to your consultation for the above application, the conservation / design / listed building comments are as follows:

The present proposal was part of the previous application. It would appear that the applicant may consider it acceptable to replace the ground floor conservatory on the front,which already has planning consent, with an extra bedroom with ensuite shower and toilet , plus a bathroom at first floor at the rear.

I consider the Planning Case Officer had previously clearly stated the planning issues in relation to extending this cottage and, in particular, the problem of adding accommodation at first floor level.

I do not consider this proposal would overcome the previous adverse comments or reason for refusal.

Harold Sanders

Harold Sanders
Conservation Architect

TO: **DEVELOPMENT CONTROL** FROM: Environmental Design

Emy Circuit DATE: 3rd March 2000

Location: Old Pollard, Lodge Road, Whistley Green, Hurst

Proposal: Proposed two storey rear extension to dwelling

Application Number: F/2000/0521

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

This application is acceptable.

Patricia Green.

Patricia Green
Landscape Consultant

ST. NICHOLAS HURST PARISH COUNCIL

Clerk: Mr. R. Wardle, D.M.A., F.C.I.S., M.I.Mgt.,
Glenrocques, 52 Altwood Road, Maidenhead, Berkshire, SL6 4PZ
Telephone/Fax: (01628) 628485

4th March, 2000

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

For the attention of Emy Circuit

Dear Miss Circuit,

Application F/2000/0521

I refer to the above-mentioned Application by Ms H. Lewis and Mr. I. Jones of Old Pollard, Lodge Road, Hurst, for proposed two storey rear extension to dwelling.

The Council have no adverse comments to make on the application.

Yours sincerely,

Clerk

Mr J Phillips
Yeomans
Lodge Road
Whistley Green
Reading
RG10 0EH

YOUR REF:- EMY CIRCUIT/F/2000/0521

22/2/00

PLANNING SERVICES	RPT
PDL	TLS
DC	ENF
APP	
HORST OBS	ES
24 FEB 2000	
COPIES TO:	ACK:
	FILE:

PLANNING APPLICATION:- F/2000/0521
Site:- OLD POLLARD, WHISTLEY GREEN HURST
PROPOSED:- TWO STOREY REAR EXTENSION

Dear Madam, I thank you for your letter regarding the above Planning Application.

The property "Old Pollard" is adjoining my bungalow "YEOMANS" at Whistley Green Hurst. A main water course forms the rear boundry of both our properties. Having studied the drawings of the new planning application I would like you to consider the following points.

A/ I consider the proposed extension is too large for the available space. The proposal shows the rear building line extending from the existing some 1.4M over the main water course & into the bank of the verge of the A321 road. Please note that all property owners along this section of the A321 have recently received letters (ref: WP0/W/99/205 & DH/DF/H24) from your council regarding encroachment onto the verge of the A321. It would be somewhat surprising to allow this encroachment.

B/ It is not clear to me from the proposed drawings whether the main water course is being piped & built over, or whether it is being piped & diverted into the bank of the A321 verge.
Drawings No DES 20B & DES 24B appear to conflict.

C/ It is vital that the main water course is properly maintained to ensure free drainage of the area which is very low lying.

If the above points are resolved to your satisfaction I have no objection to a two storey rear extension.

Yours faithfully

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP OBS	ES
CS	
01 MAR 2000	
COPIES TO:	ACK:
	FILE:

YOUR REF
EMY CIRCUIT/F/2000/0521

ALMA COTTAGE
LODGE ROAD
WHISTLEY GREEN
READING BERKS
RG10 0AH 27/2/00

Dear Ms Circuit

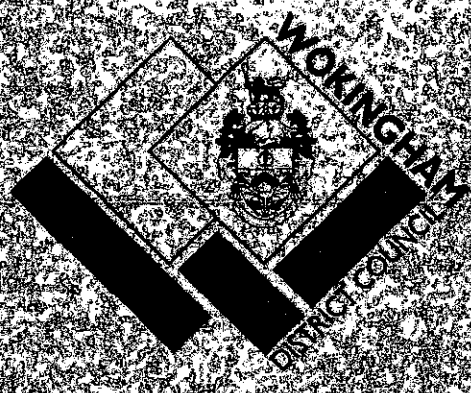
Thank you for your letter of 14/2/00 notifying me of the proposed extension to OLD POLLARD.

Following my telephone call of 22/02/00 I have no further comments but I would be grateful if you could keep me informed of the progress of this application and any subsequent ones.

Yours faithfully

Stephen Lacey

STEPHEN LACEY



Wokingham District Local Plan

Deposit Draft 1997

Consolidated Document November 1999

November 1999

1.9 For the purposes of this plan the identified settlements are:

ARBORFIELD CROSS
BARKHAM HILL
CHARVIL
EARLEY/SONNING/WOODLEY
FINCHAMPSTEAD
FINCHAMPSTEAD NORTH
HURST
PINEWOOD
RISELEY
SHINFIELD
SINDLESHAM
SPENCERS WOOD
SWALLOWFIELD
THREE MILE CROSS
TWYFORD
WARGRAVE
WINNERSH
WOKINGHAM.

1.10 Areas of sporadic development exist within the plan area which involve very few properties and/or are dominated by areas of undeveloped rural land either between, or to the rear and in front of properties causing them to be characterised by a loose settlement pattern, or to form a narrow strip of development in what is a distinctly rural area. These areas of development have not been included within the identified settlements.

POLICY WOS2: GENERAL DEVELOPMENT PRINCIPLES

SUBJECT TO THE DETAILED PROVISIONS OF OTHER POLICIES CONTAINED IN THIS PLAN, DEVELOPMENT WILL BE ALLOWED WITHIN THE BOUNDARIES OF THE IDENTIFIED SETTLEMENTS SHOWN ON THE PROPOSALS MAP AND LISTED IN THE TEXT.

OUTSIDE THESE SETTLEMENTS DEVELOPMENT WILL ONLY BE ALLOWED IN EXCEPTIONAL CIRCUMSTANCES AND WILL BE STRICTLY CONTROLLED THROUGH THE APPLICATION OF THE DETAILED POLICIES AND PROVISIONS OF THIS PLAN AND STRUCTURE PLAN POLICIES C2 (DEVELOPMENT OUTSIDE BUILT UP AREAS AND SETTLEMENTS) AND C4 (CONTROL OF DEVELOPMENT IN THE GREEN BELT).

Implementation: Through the development control process.

Monitoring: Planning applications determined.

1.11 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 appropriateness of the use of existing buildings and the design of new buildings or extensions to existing buildings, are very important.

1.12 The Council is particularly concerned to promote a high standard of design in new buildings, to ensure that new buildings are responsive to their location and to their potential occupants' and/or users' needs. New development needs to be appropriate in terms of function, siting, scale, form, massing, materials, colour and texture in its relationship with adjoining buildings and sites. Accordingly, new development will be expected to make an acceptable and positive contribution to the built environment. In addition new development should be appropriately located so as to reduce the need to travel and to encourage alternative modes of transport to the car.

1.12a Landscaping schemes should be comprised predominantly, if not wholly, of locally native species.

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) HAVE NO SIGNIFICANT DETRIMENTAL IMPACT UPON 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.

POLICY FRAMEWORK

National Policy

4.5 Advice on design at the national level is limited. There is no Planning Policy Guidance Note purely on design considerations. Paras 13 - 20 and Annex A (paras A1 - A7) of PPG1 refer specifically to the issue of design. Paras 4 - 7 of Planning Policy Guidance Note 3 (PPG 3) *Housing* look at good design in the context of housing development.

4.6 Comprehensive guidance on heritage issues is given in Planning Policy Guidance Note 15 (PPG 15) *Planning and the Historic Environment*. Planning Policy Guidance Note 16 (PPG 16) *Archaeology and Planning* gives advice on archaeology and planning.

Strategic Policy

4.7 The *Berkshire Structure Plan 1991 - 2006* acknowledges that the quality of the County's environment relates to its character, identifiable 'sense of place', and people's living conditions. The plan recognises that these depend partly on care for the built environment, but that also of importance are the maintenance and improvement of interests that have a bearing on the County's character, the limitation and control of specific threats to pleasant living conditions, and the conservation of natural resources.

Supplementary Planning Guidance

4.8 The environmental policies in this plan are augmented by additional guidance in the form of Planning Guidelines, Development Briefs, Design Guides, and Conservation Area Studies. This additional guidance includes detailed advice that is not appropriate for inclusion in the plan. The policies of the plan take precedence over the supplementary planning guidance, and provide the main thrust for environmental policy in the plan area.

THE BUILT ENVIRONMENT

DESIGN PRINCIPLES

4.9 Proposed development should be considered in the context of the surrounding area. This will allow vernacular style and any good features to be interpreted in the new development, helping to contribute to its sense of place.

POLICY WBE1: DEVELOPMENT IN ITS LOCAL CONTEXT

THE COUNCIL WILL REQUIRE GOOD CONTEMPORARY DESIGN THROUGHOUT THE PLAN AREA, WHICH RESPECTS ITS LOCAL CONTEXT. WHEN CONSIDERING ANY APPLICATION FOR DEVELOPMENT THE COUNCIL WILL HAVE REGARD TO THE FOLLOWING CONSIDERATIONS:

a) ITS ENVIRONMENTAL IMPACT

b) ITS VISUAL IMPACT

c) ACCESSIBILITY

Cont.

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

e) THE LOCAL TOWNSCAPE

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

g) SAFETY AND SECURITY

h) THE PRIVACY AND AMENITY OF THE EXISTING ENVIRONMENT

i) SUPPLEMENTARY PLANNING DESIGN GUIDANCE ADOPTED BY THE COUNCIL.

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

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

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

POLICY WBE2: IMPROVING ON THE LOCAL CONTEXT

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

Implementation: Through the development control process.

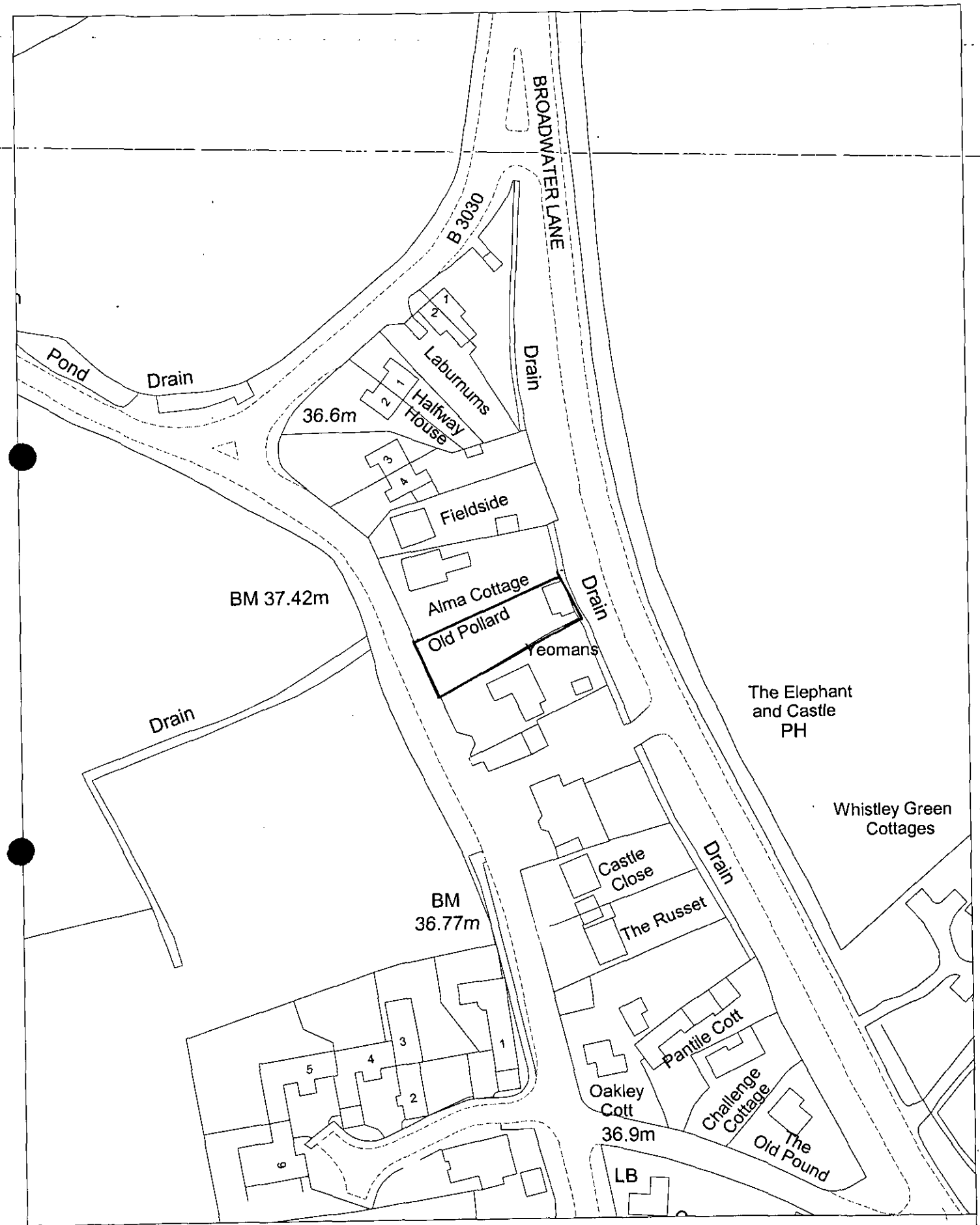
Monitoring: Check quality of development on the ground.

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

POLICY WBE3: CHARACTER OF LARGE SCALE DEVELOPMENT

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

Cont.



Site Plan, Scale: 1 to 1250

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Date: 20 September 2000

N W E S

TOWN AND COUNTRY PLANNING ACT 1990

SECTION 78 APPEAL

APPELLANT: **Mr Jones and Ms Lewis**

APPEAL SITE: **Old Pollard, Lodge Road, Whistley Green, Hurst**

REASON FOR APPEAL: **Refusal of planning permission for a two-storey rear extension**

LOCAL PLANNING AUTHORITY REFERENCE : F/2000/0521

DEPARTMENT OF THE ENVIRONMENT, TRANSPORT AND THE REGIONS REFERENCE : APP/X0360/A/00/1049841

1.00 Site Description

1.01 Old Pollard is a small scale, two-storey dwelling, with single-storey lean-to extensions to the side and rear. The property is located on a 0.06 hectare site, in the village of Hurst, between Broadwater Lane (to the east) and Lodge Road (to the west). There are other dwellings and a pub to the north and south but there is countryside to the east and west so, although the site lies within the Identified Settlement, the area has a spacious, semi-rural character.

A site location plan at scale 1:1250 is contained in Appendix 1

2.00 Relevant Planning History

2.01 In 1998 an application for a two-storey, side/rear extension plus loft conversion was submitted. The application was not considered acceptable but, following negotiation, single-storey, front, side and rear extensions were approved. In January 2000 an application for a single-storey front extension, as previously approved, and a two-storey rear extension was refused and in of March the same year an application for a similar two-storey rear extension was also refused. Both applications were refused for the following reason

"Due to its scale, the proposed extension would be detrimental to the appearance of the property, prominent in Broadwater Lane and, as such, be harmful to the character of the area. The proposal is therefore contrary to policies WBE1 and WOS3 of the Wokingham District Local Plan, Deposit Draft (as proposed to be amended), and Policies LBE1 and LBE2 of the Loddon Area Local Plan ."

3.00 Policy Background

3.01 The development plan for the area comprises of the Berkshire Structure Plan and the Loddon Area Local Plan. There is also an emerging district wide local plan.

3.02 The Loddon Area Local Plan (LALP) was adopted on 5 May 1995 and on 26 November 1996, the Planning and Transportation Committee resolved that it should continue to carry weight as the most up to date adopted plan, except relation to housing provision. The following Loddon Area Local Plan policies are relevant to this appeal:

LBE1 Design of New Development
LBE2 Inappropriate Design

A copy of these policies is contained in Appendix 2.

3.03 The emerging local plan is the Wokingham District Local Plan, Deposit Draft (WDLPDD). Berkshire County Council issued a statement of general conformity with the structure plan in May 1997 and the plan was placed on deposit on 21 October 1997. The first phase of the Public Local Inquiry into the emerging plan took place between October 1998 and October 1999 and the second phase commence in February 2000 and is ongoing. The following policies are considered relevant to this appeal:

WOS3 Development Control Principles

WBE1 Development in its Local Context

At Deposit six responses were received relating to policy WOS3, one in support and five objections. Three reposes were received in relation to policy WBE1, two objections and one in support. Amendments have been proposed to policy WOS3.

A copies of these policies are contained in Appendix 3.

4.00 THE COUNCIL'S CASE

4.01 The aim of policies LBE1 and LBE2 of the adopted local plan and WOS3 and WBE1 of the emerging plan is to promote a high standard of design, which respects its local context. New development should be appropriate to the character of the area in which it is situated and make a positive contribution to its setting. The Council will have regard to the visual impact of development proposals and development that is inappropriate in terms of its relationship with adjoining sites or by virtue of its siting, scale, layout, form or massing will not be acceptable.

4.02 Access to Old Pollard is from Lodge Road but the property is located close to the eastern boundary of the site and, hence, is most prominent in Broadwater Lane. The dwellings on either side are more centrally located on their plots and front Broadwater Lane. Immediately to the rear of the property is a drain. The land rises, by about one metre, on the opposite side of this and there is a deep verge separating the site from Broadwater Lane. There are a number of trees on the verge, including two large conifers close to the rear of the house, which screen the property from Broadwater Lane.

4.03 Old Pollard is a small scale dwelling, believed to date from the early eighteenth century. Although the property has been subject to extensive internal alterations and would not merit listing, it is of local

importance and any extensions and alterations should respect its character.

4.04 The original building has a simple form with a rectangular footprint and a pitched roof. The existing extension, to the rear and side of the house, is sympathetic in scale and design, being single-storey with a mono-pitch roof. The depth of the original house is 3.8 metres and the single-storey extension is 1.8 metres deep, giving a total depth of 5.6 metres. The existing extension would be replaced by the proposed two-storey extension, which would span the whole width of the property and have a depth of 3.2 metres, resulting in a 6.9 metre flank wall, almost doubling the depth at first-floor level. The roof form would be relatively complex, consisting of two hipped sections, the ridges of which would be perpendicular to the existing ridge line. Due to its scale and massing, the proposed extension would dominate the original dwelling, rather than being subservient to it, and, hence, would be detrimental to its character and appearance.

4.05 The extension would also cause the property to be prominent in the Broadwater Lane street scene. The existing property is already much closer to the eastern boundary of the site than any of the neighbouring dwellings, although it is not prominent because the part of the building nearest to the boundary is single-storey and it is screened by existing vegetation. The rear wall of the existing extension forms the western bank of the drain, as shown on the existing side elevations, drawing Nos SUR7 and SUR9, and the opposite bank is over one metre higher (Drawing No DES 22A), with vegetation growing close to the edge. The extension would be 1.8 metres deeper than the existing structure and it would be necessary to pipe the drain under it (Drawing No DES20B). Furthermore, Drawing No DES20B indicates a back door in the dining room and a path at the rear of the extension. It appears that this would necessitate excavation of the opposite bank and it is not clear that this could be achieved without removal, or at least harm, to

some of the trees on the verge. Thus, the extension would not only be prominent due to its scale and proximity to the site boundary but also because the rear of the building would be less well screened than is currently the case. Hence, the extension would be prominent in Broadwater Lane and this would be harmful to the character of the area. The prominence of the extension should also be considered in the context of the rural setting. The land to the east is designated as Countryside and also a Green Gap and in these areas, extensions which cumulatively result in a significant scale of increase are resisted due to their impact on the countryside character.

5.0 COMMENTS ON THE GROUNDS OF APPEAL

5.01 The appellant refers to 'Loddon Road'. The road to the west of the site is in fact called Lodge Road.

5.02 With regard to the appellants comments on the reasons for refusal (section 7), the Council does not agree that Broadwater Lane can be described as having a by-pass type character. Regardless of the character of the surrounding development, the scale, massing and siting of the proposed extension would cause it to be detrimental to the character of the house itself and unacceptably prominent in Broadwater Lane, as argued in section 4 above. That the proposal would cause less harm to the character of the building and surrounding area than an alternative proposal might, is not a reason to permit the proposed development. It is not accepted that an extension of this scale is required to enable this small dwelling to meet modern living requirements, as is demonstrated by the previous approval.

5.03 Views of Old Pollard from Lodge Road are limited due to the high boundary fence along this boundary.

6.00 CONCLUSION

6.01 The scale and design of the proposed two-storey extension would result in a considerable increase in the massing of the property, which, combined with the proximity to the boundary, would cause the proposal to be prominent in the street scene. This would be harmful to the character and appearance of the surrounding area and, as such, contrary to the policies cited. For this reason, the Inspector is respectfully requested to dismiss the appeal.

LIST OF APPENDICES

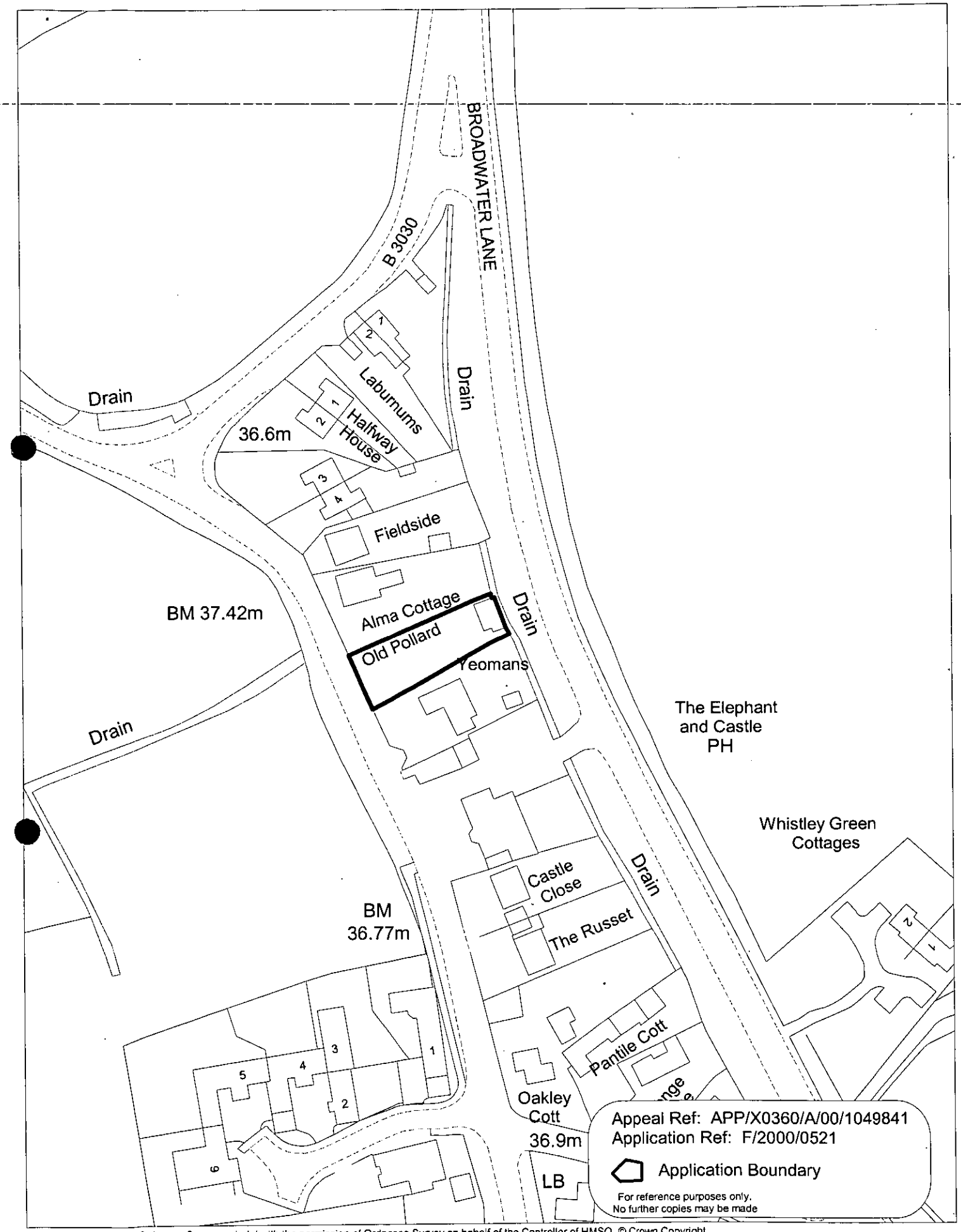
1. Location plan at 1:1250.

2. Extracts from the Loddon Area Local Plan.

3. Extracts from the Wokingham District Local Plan Deposit Draft.

APPENDIX 1 -

Appeal Site Location Plan at 1:1250



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Development Control Section, Environmental Services, Wokingham District Council.

Scale: 1 : 1250

APPENDIX 2 -

Extracts from the Loddon Area Local Plan

LODDON AREA LOCAL PLAN

Adopted 5 May 1995

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

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.

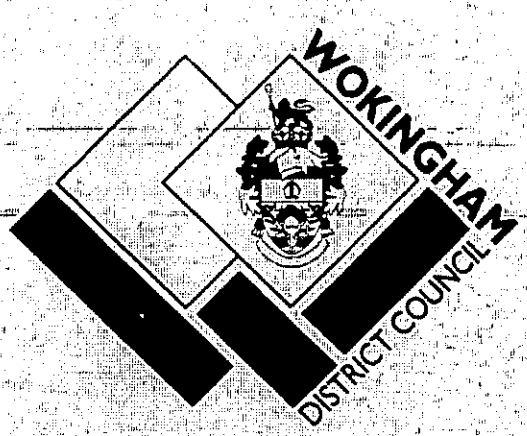
❖ LBE5 SUNLIGHT AND DAYLIGHT

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

APPENDIX 3 -

Extracts from the Wokingham District Local Plan

Deposit Draft



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:

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.

POLICY FRAMEWORK

National Policy

4.5 Advice on design at the national level is limited. There is no Planning Policy Guidance Note purely on design considerations. Paras 13 - 20 and Annex A (paras A1 - A7) of PPG1 refer specifically to the issue of design. Paras 4 - 7 of Planning Policy Guidance Note 3 (PPG 3) *Housing* look at good design in the context of housing development.

4.6 Comprehensive guidance on heritage issues is given in Planning Policy Guidance Note 15 (PPG 15) *Planning and the Historic Environment*. Planning Policy Guidance Note 16 (PPG 16) *Archaeology and Planning* gives advice on archaeology and planning.

Strategic Policy

4.7 The *Berkshire Structure Plan 1991 - 2006* acknowledges that the quality of the County's environment relates to its character, identifiable 'sense of place', and people's living conditions. The plan recognises that these depend partly on care for the built environment, but that also of importance are the maintenance and improvement of interests that have a bearing on the County's character, the limitation and control of specific threats to pleasant living conditions, and the conservation of natural resources.

Supplementary Planning Guidance

4.8 The environmental policies in this plan are augmented by additional guidance in the form of Planning Guidelines, Development Briefs, Design Guides, and Conservation Area Studies. This additional guidance includes detailed advice that is not appropriate for inclusion in the plan. The policies of the plan take precedence over the supplementary planning guidance, and provide the main thrust for environmental policy in the plan area.

THE BUILT ENVIRONMENT

DESIGN PRINCIPLES

4.9 Proposed development should be considered in the context of the surrounding area. This will allow vernacular style and any good features to be interpreted in the new development, helping to contribute to its sense of place.

POLICY WBE1: DEVELOPMENT IN ITS LOCAL CONTEXT

THE COUNCIL WILL REQUIRE GOOD CONTEMPORARY DESIGN THROUGHOUT THE PLAN AREA, WHICH RESPECTS ITS LOCAL CONTEXT. WHEN CONSIDERING ANY APPLICATION FOR DEVELOPMENT THE COUNCIL WILL HAVE REGARD TO THE FOLLOWING CONSIDERATIONS:

a) ITS ENVIRONMENTAL IMPACT

b) ITS VISUAL IMPACT

c) ACCESSIBILITY

Cont.

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

e) THE LOCAL TOWNSCAPE

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

g) SAFETY AND SECURITY

h) THE PRIVACY AND AMENITY OF THE EXISTING ENVIRONMENT

i) SUPPLEMENTARY PLANNING DESIGN GUIDANCE ADOPTED BY THE COUNCIL.

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

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

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

POLICY WBE2: IMPROVING ON THE LOCAL CONTEXT

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

Implementation: Through the development control process.

Monitoring: Check quality of development on the ground.

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

POLICY WBE3: CHARACTER OF LARGE SCALE DEVELOPMENT

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

Cont.

GROUNDS OF APPEAL

REFUSAL OF WOKINGHAM DISTRICT COUNCIL TO GRANT PLANNING APPROVAL FOR TWO STOREY REAR EXTENSION COUNCIL REFERENCE F2000/0521

Appendix 1

1. Planning History

The documents referred to below are incorporated in the appendices bound in the back of this document.

APPLICATION DATED 2/11/98 FOR A TWO-STOREY SIDE AND FRONT EXTENSION WITH LOFT EXTENSION, CONVERTING 1/2/99 TO A SINGLE-STOREY EXTENSION LA REFERENCE 98/68635/F. Planning Application was submitted on the 2/11/98, followed by a meeting on site with the Senior Planning Officer, she wrote to our practice on the 1st December with some guidance (L3) - this comprised six points. Point 1 states that the development should be limited to two storeys. Point 2 governs the width and 3 the depth. Point 4 contradicts point 1. Point 5 is ambiguous and point 6 perfectly reasonable.

The Local Authority responded to revised sketches (letter L4) on the 10 March, and the Planning Officer changed her recommendation in respect of the two storey extension for no apparent reason.

Amended plan submitted along with revised application form (L5).

Further letter from Heather Morgan, dated 10 March (L6) refers to the removal of the structural walls within the property, it was not proposed to remove these walls. She reiterates unacceptability of two-storey extension.

Further letter, dated 24 May (L7) requiring Minor Amendments to single storey extension. Revised drawings submitted (L8) Planning Approval received (L9) with amended drawings (L10).

Appendix 2

2. Revised Application for Two Storey Extension

It was considered that the Local Authority were being unreasonable in their attitude towards a two storey extension facing Broadwater Lane, for reasons that will be covered later and we were therefore instructed by our clients to re-submit a revised application, reference 99/70812F. Planning Application (L11) were submitted on the 2/11/99, with a covering letter (L12). The intention of the application was to reduce the impact of the side extension previously Approved along with the sunroom on the front elevation. Internally the existing staircase was to be retained with the addition of a bathroom and bedroom accommodation.

No objections were received from the Parish Council or adjoining neighbours (L14). In spite of this Planning Officer intended to refuse the Application under delegated powers. Letters were sent to Local Councillor on behalf of the new owners. Refusal received (L18) with the new owners deciding not to Appeal the Scheme for the time being as they were hopeful that a reasonable solution could be agreed with Wokingham District Council.

Responses to our letters of requiring an explanation were received and are bound in Appendix 3, with the Appeal Documents.

Appendix 3

3. Application For Two Storey Rear Extension, Reference F/2000/0521 refused - the subject of this Appeal

After further consultation with the **new owners** we were instructed to submit a revised Planning Application in an attempt to overcome the objections put forward by the Planning Officer. Application submitted 1/2/2000 (L20). (Registered by W.D.C. 14/2/00).

Accompanying letter 1 February (L21). This Application omitted the previously approved single storey front extension and reduced the mass of the rear extension by the substitution of the gables to the rear with a pair of hips.

Letter of explanation (L22) in respect of our complaint about the Planning Process and includes reiteration that a two-storey extension to the rear would be unacceptable. No objective reason given.

Further letter from Heather Morgan amplifying her views and giving reasons for the previous refusal, which will be disputed later.

Letter of acceptance of Planning Application (L24), dated 14 February, Refusal Document (L25) giving single reason for refusal.

4. Details of Appeal

The following should be considered in respect of the site record photographs included in Appendix 4, and extracts from the Wokingham District Council Loddon Area Local Plan 1995 and Wokingham District Local Plan deposit draft consolidated document, November 1999, Appendix 5.

5. Site Characteristics

The site fronts Loddon Road with Broadwater Lane to the rear, separated by a fence and heavily planted verge, access is via a private drive from Loddon Road, there is no access to Broadwater Lane. On the right hand side of the property viewed from Loddon Road is a bungalow, and on the left hand side a two-storey house with an inappropriate rear extension. Each side off Broadwater Lane are a pair of private drives giving access to, Alma Cottage to the right and the bungalow to the left, see attached photographs.

The Old Pollard is set at the rear of the site and it is not clear from the present access arrangements whether it was originally serviced from Broadwater Lane. However, it is clear that the building now faces Loddon Road as it's main façade, containing the front door is in this direction. See sheets D of the site photographs. On the other hand it's appearance from Broadwater Lane is that of a shadowy presence behind the tree planting. See sheet C and A of the record photographs.

6. The Building

The Old Pollard comprises a mid-nineteenth century two storey construction of painted brickwork underneath a pitch slated roof, there is a later extension to the rear and side as illustrated on the

photographs. The windows are in their original position but have been replaced with sliding sash in aluminium.

The internal plan is substantially unchanged with the staircase in the original position. The building is not listed and does not lie within a conservation area. It is of some historic interest as pointed out by the Local Authority, with which we would not disagree.

7.Reasons for Refusal

The Application was turned down for the following reason:

1. "Due to it's scale the proposed extension would be detrimental to the appearance of the property, prominent in Broadwater Lane and would be harmful to the character of the area. The proposal is therefore contrary to polices WBE1 and WOS3 of the Wokingham District Plan (deposit draft as proposed to be amended and policies LBE1 and LBE2 of the Loddon area of the Local Plan)."

Extracts from these plans are attached as Appendix 5. Policy LBE1 refers to the design of new development, as does LBE2. Not withstanding that we consider that our proposals conform to the 'high standard of design' to which they refer.

Policy WBE1 again refers to new development and in particular to 'of the vernacular style'. The proposed extension is in the style of the existing building. Policy WOS3 refers to Development Control Principals sections BCDER not relevant to this Appeal.

A - refers to land use, the present use is residential and it is retained.

F - refers to 'high quality of design' that respects a local context by virtue of siting layout-massing materials, colour and texture. It would seem therefore that the only reason for refusal is the interpretation of whether a two storey extension on the Broadwater Lane rear elevation is acceptable in aesthetic terms or not, the principal of the extension having been established by the previous Approval.

We have prepared a comparative drawing to show the four elevations of the existing building, those of the approved single storey extension with front conservatory and the elevations of the Appeal Application. (Appendix 6).

We could understand the Planning Officers concern if we were proposing to build a two-storey extension on the front elevation (forwarding Loddon Road), but we cannot understand their concern with a two-storey extension to Broadwater Lane. As we explained previously the street scape is that of a wide by-pass type road with a heavily planted verge, behind which are a series of architecturally uninspiring buildings with some very inappropriate first floor extensions particularly at Alma Cottage itself, appearing as a grey mass. Similarly Loddon Road appears as an 'ordinary' suburban development of one and two storey buildings fronting what was once a country lane. It is only when one is immediately opposite Old Pollard, that one appreciates the pleasant building set at the back of the long garden.

Our view is that this is an important elevation that should be conserved, and that a two-storey elevation to the rear would be preferable to the extensions permitted in the previous approval. The small sacrifice of increasing the bulk of the building to Broadwater Lane is a reasonable compromise to accept if the house is to be improved and upgraded for today's living requirements, rather than be

demolished to make way for a modern development. Indeed it should be noted that the gable ends to the rear extension (refused Application No. 99/0812F) were amended to incorporate a pair of hip roofs fronting Broadwater Lane to reduce further the brick extension.

We understand the concerns of the Planning Officer to maintain the historical references of the building and confirm that these proposals retain the old rear wall in tact, with exception of one additional opening at first floor level. While not Listed, we are of the view that our proposals comply fully with (3.3) of TPG15 'to have special regard to the desirability of preserving the building or it's setting or of any features of special architectural and historic interest, which it possesses'. We would respectfully request that the Inspector allow this Appeal.

LODDON AREA LOCAL PLAN

Adopted 5 May 1995

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

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 ...TING, SCALE, FORM, MASSING, MATERIALS, COLOUR OR TEXTURE, WILL NOT NORMALLY BE PERMITTED.

ENVIRONMENTAL IMPROVEMENT

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

1.4.05 Often the more attractive and successful ...an environments have evolved organically over ... 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

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

DETR REF: APP/X0360/A/00/1049841
LPA REF: F/2000/0521
APPEAL SITE: OLD POLLARD, LODGE ROAD, WHISTELY GREEN, HURST

1. The development hereby permitted shall be begun before the expiration of five years.

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

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

4. No trees, hedgerows or shrubs within the curtilage of the site, except those shown on the approved plan(s) or otherwise clearly indicated in the approved details as being removed, shall be felled, lopped or pruned, nor shall any roots be removed or pruned without the prior consent of the Local Planning Authority during development and for a period of five years after completion of the development hereby approved. The branch structure and trunks of the trees to be retained and their root systems shall be protected from any damage during site works, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Any trees, hedgerows or shrubs removed or which die or become dangerous, damaged or diseased before the end of a period of five years after completion of the development hereby approved shall be replaced with new trees, hedging or shrub species (of such size species and in such number and position as maybe agreed in writing), before the end of the first available planting season (1st November to 31st March) following their loss or removal.

5. Details of the precise relationship between the extension hereby approved and the boundary of the application site shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development.

PLAN	
POL	ILS
DC	
APP	
CS	
11 SEP 2000	
COPIES TO:	ACK:
	FILE:

3048/02/PAH/lfp
7 September 2000

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

Dear Sirs

Re: Application Number F2000/1521 Old Pollard, Lodge Road, Whistley Green, Reading

Please find enclosed my Planning Appeal in respect of the Application as above refused on 28th March 2000. Please acknowledge its safe receipt.

Yours faithfully

Paul Heighway Dip Arch RIBA
HEIGHWAY FIELD ASSOCIATES

Cc Wokingham District Council, Environmental Services Department, P O Box 157, Shute End, Wokingham, Berkshire, RG40 1WR

The Planning Inspectorate

For official use only
Date received

QUESTIONNAIRE

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

PLANNING, LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT

APPEAL REF: APP/X0360/A/00/1049841 GRID REF: SU7974

APPEAL BY: MR Jones & Ms Lewis

SITE: Old Pollard, Hodge Rd. Whistley Green.

You must ensure that a copy of a completed questionnaire, together with any enclosures, is received by us and the appellant, within 2 weeks of the 'starting date' given in our letter. Please send our copy to the case officer. Their address is shown on our letter.

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

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

1.	Do you agree to the written representations procedure?	YES / ~~NO~~
OR	Do the you wish to be heard by an Inspector at: a. a local inquiry?	~~YES~~ / NO
	or b. a hearing?	~~YES~~ / NO
2. a.	If the written procedure is agreed, could the Inspector see the whole site clearly from a road or other public land?	~~YES~~ / NO
b.	From your knowledge of the issues, would our Inspector need to enter the site for any reason e.g. to view/measure any dimensions from within it?	YES / ~~NO~~
3.	Does the appeal relate to an application for approval of reserved matters?	~~YES~~ / NO
4.	Was an Article 7 (Regulation 6 for listed building or conservation area consent) certificate submitted with the application?	~~YES / NO~~ / NA
5.	Was it necessary to advertise the proposals under Article 8 of the GDPO 1995 and/or Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990?	~~YES~~ / NO

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

15.	Copies of the following documents must, if appropriate, be enclosed with this questionnaire:	
a	Is the development in Schedule 1 or column one of Schedule2 of the Town & Country Planning (Environmental Impact Assessment)(England & Wales) Regulations 1999? If YES, please indicate which Schedule.	~~YES~~ / NO Sch 1 Sch 2 col 1
b.	Is the development within a 'sensitive area' as defined by regulation 2 of the Town & Country Planning (Environmental Impact Assessment)(England & Wales) Regulations 1999?	~~YES~~ / NO
c.	Has a screening opinion been placed on Part 1of the planning register? If YES, please send a copy to us.	~~YES~~ / NO

		Number of Documents Enclosed	N/A
d.	Any comments or directions received from the Secretary of State, other Government Departments or statutory agencies / undertakers whether or not as a result of consultations under the GDPO;	1	
e.	Any representations received as a result of an Article 7 (or Regulation 6) notice;		✓
f.	A copy of any notice published under Article 8 of the GDPO 1995; and/or Section 73 of the Planning (Listed Buildings and Conservation Areas)Act 1990; and/or Regulation 5 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990;		✓
g.	Any representations received as a result of a notice published under Article 8 and/or Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (or Regulation 5);		✓
h.	Details of any other applications or matters you are currently considering relating to the same site;		✓
i.	For all appeals, including those against non determination, you must provide details of all relevant development plan policies. *Each extract must include the front page, the title and date of approval or adoption. Where plans & policies have not been approved or adopted, please give the stage or status of the plan.*	2	
j.	Any supplementary planning guidance, together with its status, that you consider necessary.		✓
k.	A list of any conditions or limitations you would agree to if the appeal were to be allowed;		
	To follow with Statement		
l.	Any other relevant information or correspondence you consider we should be aware of.		✓

16.a. What is the date you told those you notified about the appeal that we must receive any further comments by?		26/10/00
b. Copies of the following documents must, if appropriate, be enclosed with this questionnaire.	Number of Documents Enclosed	N/A
i) representations received from interested parties about the original application	5	
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 / [redacted]
a. In non-determination cases:		
i) what the decision notice would have said;		
ii) how the relevant development plan policies relate to the issues of this appeal.		
b. In all cases:		
i) the relevant planning history;		
ii) any supplementary reasons for the decision on the application;		
iii) matters which you want our Inspector to note at the site visit.		
18. THE MAYOR OF LONDON CASES ONLY		
a. Was it necessary to notify the Mayor of London about the application? If YES please attach a copy of that notification.		YES / NO
a. Did the Mayor of London issue a direction to refuse planning permission If YES, please attach a copy of that direction.		YES / NO

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

Signature: Olynell on behalf of Wokingham District Council

Date sent to us and the appellant 20/09/00 OUR REF: F/2000/0591

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WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

APPEAL BY: Mr Jones & Ms Lewis
SITE: Old Pollard, Lodge Rd, Whistley Green, Hurst
APPLICATION NO.: 0521
PROPOSAL: 2 storey rear extension

LIST OF PERSONS CIRCULATED WITH NOTICE OF APPEAL

District Councillor(s) for Hurst

Mrs A Drake

Clerk(s) of Parish / Town Council of Hurst

Mr R Wardle, Glenrocques, 52 Altwood Rd, Maidenhead, SL6 4PZ

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

Conservation Officer WDC

ENVIRONMENTAL DESIGN WDC
- LANDSCAPE

HEIGHWAY FIELD ASSOCIATES

3 Cathedral Close, Exeter, Devon EX1 1EZ

■ Tel: 01392 490800 ■ Fax: 01392 499639 ■ e-mail: Architects@Heighwayfield.co.uk

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20 NOV 2000	
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5048/02/PAH/clb

17 November 2000

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

I DON'T THINK THIS IS THE CORRECT APPLICATION NO.

Dear Sirs

RE: APPLICATION NUMBER F2000/~~1521~~0521 OLD POLLARD, LODGE ROAD, WHISTLEY GREEN, READING

Our response to the objections from the neighbour and Local Authority are as follows:

1. The proposed extension is indeed within the curtilage of the dwelling and the ditch to the rear is also within the curtilage.

2. The drainage ditch would be culverted and the capacity of the water course consequently increased.

In response to the Local Authority;

4.01 -

4.02 -

4.03 The Old Pollard is indeed small in scale and accommodation is inadequate for modern day living.

4.04 The existing extension may well be sympathetic to the original house but it does not comply with current Building Regulations being single skin. Furthermore the existing bathroom is located on the ground floor in the existing extension. The floor slab is suffering from subsistence. The new roof is not complex in form and will be straight forward to construct. It should be noted that the roofs have been hipped to reduce the impact on Broadwater Lane. Furthermore the ridge of the new roof will be lower than the existing roof. In our opinion, the proposed extension would not dominate the existing dwelling.

4.05 The existing planting and trees will be retained thereby screening the property and extension. The Old Pollard may well be closer to the boundary then the neighbouring properties but it has been there considerably longer. It is contended that the extension would not be detrimental to the character of the countryside. The existing trees will not be damaged.

Yours faithfully

P Heighway

Paul Heighway Dip Arch RIBA
HEIGHWAY FIELD ASSOCIATES

CC. Wokingham District Council

The Planning Inspectorate

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

Direct Line 0117-9878460
Switchboard 0117-9878000
Fax No 0117-9878804
GTN 1374-8460

17 NOV 2000
COPIES TO: ACK: FILE:

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

Your Ref: F/2000/0521

Our Ref: APP/X0360/A/00/1049841

Date: 15 November 2000

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MS H LEWIS & MR I JONES
SITE AT OLD POLLARD, LODGE RD, WHISTLEY GREEN, READING, BERKS, RG10 0EH

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

Mrs S J Turner RIBA MRTPI IHBC BArch MSc

With reference to the above appeal the Secretary of State has arranged for the inspector to visit the appeal site at 13:30 on Monday 4/12/2000 and you are requested to arrange for the inspector to be met at the site at 13:30 to enable the inspection to be made.

The inspector will expect to be accompanied by representatives of both parties. If one of the parties fails to arrive, the inspector will determine the most suitable course of action, which could mean that she will conduct the visit unaccompanied. In other circumstances, the visit might have to be aborted.

At the commencement of the site inspection the Inspector will make it clear that the purpose of the visit is not to discuss the merits of the appeal or to listen to arguments from any of the parties.

The Inspector will ask the parties to draw attention to any physical features on the site and in its vicinity. In turn the inspector may wish to confirm particular features referred to by interested parties in their written representations.

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

Yours faithfully

Miss H Langridge

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

209D

The Planning Inspectorate

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

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

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27 OCT 2000
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FILE:

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

Your Ref: F/2000/0521

Our Ref: APP/X0360/A/00/1049841

Date: 26 October 2000

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MS H LEWIS & MR I JONES
SITE AT OLD POLLARD, LODGE RD, WHISTLEY GREEN, READING, BERKS, RG10 0EH

I enclose third party correspondence relating to the above appeal.

If you have any comments on the points raised, please send them to me no later than 9 weeks from the starting date. Comments received after that deadline may not be seen by the Inspector. = 16/11/00

Yours faithfully

Asmat Bibi

Miss A Bibi

211AL(BPR)

Mr John Phillips
Yeomans
Lodge Road
Whistley Green
Reading
RG10 0EH

3/10/00.

YOUR REF:- F/2000/0521

APPEAL REF:- APP/X0360/A/00/1049841

APPEAL BY:- MS H. LEWIS & MR I. JONES

SITE:- OLD POLLARD, LODGE RD, WHISTLEY GREEN HURST.

ENCLOSED:- PHOTO OF REAR BOUNDRY OF "OLD POLLARD" & MAIN WATER COURSE.

Dear Sir/Madam,

Thank you for your letter regarding the above appeal against the refusal of Planning Permission for a Two Storey rear extension at Old Pollard.

As stated in my previous letter my Bungalow "Yeomans" adjoins the Old Pollard site & a main water course forms the rear boundry of both our properties.

I object to the proposed extension for the following reasons:-

1/ The proposed extension is too large for the space available at the rear of Old Pollard. The appellants drawings clearly show the existing rear building line & this is up to the edge of the main water course & therefore the boundry.
The proposed drawing D.E.S 23A & DES 20B clearly show the water course being piped & the proposed extension being built over the pipe & therefore the boundry, & into the curtilage bank of the A321 road (Broadwater Lake).
I am surprised that part of the proposed extension is outside the boundry of the property.

2/ It is vital that proper provision is made for the main water course. Whistley Green is very low lying, adjacent to the river Loddon, & the water course plays a major part in the drainage of the area.

One minor point, the appellants grounds for appeal papers, keep refering to Old Pollard facing LODDON ROAD, this should in fact be LODGE ROAD.

Yours faithfully
J. Phillips
JOHN PHILLIPS.

MISS A. BIBI
THE PLANNING INSPECTORATE ROOM 1004
TOLLGATE HOUSE
HOULTON ST:
BRISTOL BS2 9DJ.



APPEAL REF: APP/X0360/A/00/1049841

Mr John Phillips
Yeomans
Lodge Road
Whistley Green
Reading
RG10 0EH

PHOTO TAKEN DECEMBER 1999

SHOWING REAR BOUNDRY OF "OLD POLLARD" & APPROXIMATLEY 6"-8" OF WATER IN THE MAIN WATER COURSE WHICH FORMS THE REAR BOUNDRY OF "OLD POLLARD", & MY BUNGALOW "YEOMANS"

J Phillips

Tel. (0118) 974 6448 (Direct Line)
Date: October 25, 2000
My ref: F/2000/0521
Your ref: APP/X0360/A/00/1049841

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

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

Dear Miss Bibi

APPEAL BY: Mr Jones & Ms Lewis
SITE: Old Pollard, Lodge Rd, Whistley Green, Hurst

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

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date. September 21, 2000
My ref: F/2000/1907
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

Heighway Field Associates
3 Cathedral Close
Exeter
EX1 1EZ

Dear Sirs

APPEAL BY: **Mr I Jones & Ms H Lewis**
SITE: **Old Pollard, Lodge Rd, Whistley Green**

With reference to this appeal, I enclose a copy of the Council's suggested conditions in the event the appeal is allowed.

* I have also sent a copy to The Planning Inspectorate.

Yours faithfully

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Sent with compliments slip 21/9/00

Tel. (0118) 974 6448 (Direct Line)
Date: September 20, 2000
My ref: F/2000/0541
Your ref: APP/X0360/A/00/1049841

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

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

Dear Miss Bibi

APPEAL BY: MsLewis & Mr Jones
SITE: Old Pollard, Lodge Lane, Whistley Green

With reference to this appeal, I enclose a copy of the completed questionnaire & associated documents. I am unable to include the conditions as the officer dealing with the appeal is on leave until 2nd October.
I have also sent copies to the appellant's agent.

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date. September 20, 2000
My ref: F/2000/0521
Your ref:5000

file copy

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

Heighway Field Associates
3 Cathedral Close
Exeter
EX1 1EZ

Dear Sirs

APPEAL BY: **Ms Lewis & Mr Jones**
SITE: **Old Pollard, Lodge Rd, Whistley Green**

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

I have also sent copies to The Planning Inspectorate.

Yours faithfully

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

The Planning Inspectorate

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

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Fax No 01-17-9878443
GTN 1374-6079

PLANNING SERVICES
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15 SEP 2000
COPIES TO:
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FILE:

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

Your Ref: F/2000/0521

Our Ref: APP/X0360/A/00/1049841

Date: 14 September 2000

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MS H LEWIS & MR I JONES
SITE AT OLD POLLARD, LODGE RD, WHISTLEY GREEN, READING, BERKS, RG10 0EH

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

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

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

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

Within the next 2 weeks

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

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

You must make sure that the appellant and I receive a copy of a completed appeal questionnaire and supporting documents (including relevant development plan policies when appeals are against non-determination).

Within the next 6 weeks

You and the appellant must make sure that I receive 2 copies of any statement. I will send a copy of your statement to the appellant and send you a copy of their statement. Please keep your statement concise, *as recommended in Annex 1(i) of DETR Circular 05/2000.*

Within the next 9 weeks

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

Site visit arrangements

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

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

Planning obligations - Section 106 agreements

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

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

Yours faithfully

Miss A Bibi

102(BPR)

The Planning Inspectorate

FOR OFFICIAL USE ONLY
Date received

PL
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COPIES TO: ACK: FILE:

PLANNING APPEAL

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

A. INFORMATION ABOUT THE APPELLANT(S)

Full Name: MS H LEWIS & MR I JONES

Address: THE OLD POLLARD, LODGE ROAD, WHISTLEY GREEN HURST, BERKSHIRE

Postcode: RG10 0EH Reference: 5000

Failure to provide the postcode may cause delay in processing your appeal.

Daytime Telephone No: 01628 789930 Fax No: 01628 783156

Agent's Name (if appropriate): HEIGHWAY FIELD ASSOCIATES

Agent's Address: 3 CATHEDRAL CLOSE
EXETER

Postcode: EX1 1EZ Reference: 5000

Failure to provide the postcode may cause delay in processing your appeal.

Daytime Telephone No: 01392 490800 Fax No: 01392 499639

B. DETAILS OF THE APPEAL

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

Description of the Development: TWO STOREY REAR EXTENSION

Address of the Site: THE OLD POLLARD
LODGE ROAD
WHISTLEY GREEN
HURST, BERKSHIRE

Postcode: RG10 0EH

Failure to provide the postcode may cause delay in processing your appeal

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

SU 7974

Date and LPA reference number of the application you made and which is now the subject of this appeal:

F/2000/0521 14 FEB 2000

Date of LPA notice of decision (if any):

28 MARCH 2000

Are there any outstanding appeals for this site eg Enforcement, Lawful Development Certificate etc? If so please give details and any Planning Inspectorate reference number here:

NO

C. REASON FOR THE APPEAL

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

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

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

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

Or the failure of the LPA:-

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

D. CHOICE OF PROCEDURE

CHOOSE ONE OF THE FOLLOWING TYPES OF PROCEDURES - Appeals decided by written representations are normally decided much quicker than by the hearing/inquiry method. For further information see the booklet "Making your planning appeal" which accompanied this form.

1. WRITTEN REPRESENTATIONS ☑

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

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

.....

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

E. ESSENTIAL SUPPORTING DOCUMENTS

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

1. The application submitted to the LPA; ☑
2. The site ownership details (Article 7 certificate) submitted to the LPA at application stage; ☑
3. Plans, drawings and documents forming part of the application submitted to the LPA; ☑
4. The LPA's decision notice (if any); ☑
5. Other relevant correspondence with the LPA; please identify the correspondence by date or otherwise: ..... SEE ATTACHED LIST ☑
6. A plan showing the site in red, in relation to two named roads (preferably on an extract from the relevant 1:10,000 OS map). **(Failure to submit this can delay your appeal).** ☑

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

7. If the appeal concerns reserved matters, the relevant outline application, plans submitted and the permission; ☐
8. Any plans, drawings and documents sent to LPA but which do not form part of the submitted application (eg drawings for illustrative purposes); ☑
9. Additional plans or drawings relating to the application but not previously seen by the LPA. Please number them clearly and list the numbers here: ..... SEE ATTACHED LIST ☑

F. APPEAL SITE OWNERSHIP DETAILS

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

SITE OWNERSHIP CERTIFICATES

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

CERTIFICATE A

I certify that:

On the day 21 days before the date of this appeal nobody, except the appellant, was the owner (see Note (i) of the guidance notes) of any part of the land to which the appeal relates.

OR

CERTIFICATE B

I certify that:

~~I have/the appellant has *given the requisite notice to everyone else who, on the day 21 days before the date of this~~ appeal, was the owner (see Note (i) of the guidance notes) of any part of the land to which the appeal relates, as listed below.

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

I further certify that:

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

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

OR

*• ~~I have/the appellant has *given the requisite notice to every person other than my/him/her*self who, on the day~~ 21 days before the date of the appeal, was a tenant of an agricultural holding on all or part of the land to which the appeal relates, as follows:

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

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

Signed [signature] (on behalf of) MS H LEWIS & MR I JONES

Name (in capitals) PAUL ARTHUR HEIGHWAY Date 8 Sept 2000

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

SEE ATTACHED DOCUMENTS

PLEASE SIGN BELOW

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

Signed ..... (on behalf of) MS. H. LEWIS & MR I JONES

Name (in capitals) PAUL ARTHUR HEIGHWAY Date 8th AUG 2020.

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

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

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

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

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

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