APPLICATION NO:
F/2000/0888

LOCATION:
248 Finchampstead Road, Wokingham.

APPLICANT:
M Bowyer Esq C/O C R Fish

PROPOSAL:
Proposed erection of detached garage.

EARLIEST DATE FOR DECISION: **13/04/2000**

APPLICATION EXPIRY DATE: **03/05/2000**

CASE OFFICER: **Emy Circuit**

RAILEX
Marbleboard

Appeal Decision

Site visit made on 05 February 2001

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
13 MAR 2001

Appeal Ref: APP/X0360/A/00/1053886
248 Finchampstead Road, Wokingham

- 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 M. Bower Esq. Against the decision of Wokingham District Council.
- The application (ref: F/2000/0888), dated 8 March 2000, was refused by notice dated 17 May 2000.
- The development proposed is an oak framed car barn/ garage.

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

Main Issue

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 South East Area Local Plan, adopted in 1994 and Policies SBE1 and SBE2 are relevant to this case. Policy SBE1 seeks to ensure that that new development is of a high standard of design appropriate to the character of the area in which it is to be situated. It includes the criteria that it should make a positive contribution to its setting and the character of the area and that it should retain important natural or landscape features of the site. Policy SBE2 states, amongst other things, that proposals for development that would adversely affect the character of an area, by virtue of its siting, scale, form, materials, colour or texture, will not normally be permitted.

3. My attention has also been drawn to Policies WOS3 and WBE1 of the Deposit Draft Wokingham District Local Plan. These policies include the criteria that development should be of a high quality of design and should respects its local context. They are generally consistent with the relevant policies in the adopted plan and I shall attach considerable weight to them to reflect the fact that the Deposit Draft Local Plan has been the subject of a Local Inquiry and is at a relatively advanced stage in the development plan process.

Reasons

4. The appeal site is situated on the southern edge of Wokingham in a residential area which extends along the busy Finchampstead Road. The surrounding area contains many mature trees and hedges and properties are generally large detached houses set well back from the road in generous plots. The appeal property, however, is a semi-detached house, which occupies a corner site. Together with the attached property, No 250 Finchampstead Road, it faces south onto an unmade track which provides vehicular access to both properties. To the south of the track lies a large expanse of open space, Woodcray Manor golf course.

5. The main garden to the appeal property lies to the west of the site between the house and Finchampstead Road. It is separated from the front entrance drive by a tall, dense conifer hedge and screened from the road by a timber fence. The boundary continues round the corner as a dense hedge, which contains an oak tree and which includes an expanse of unkempt brambles along the southern boundary. This hedge is clearly visible from the south and serves to soften the boundary between the residential area and the open space.

6. The proposed car barn would be situated close to the vehicular entrance to the site and would face south towards the golf course. It would partly overlap the front of the house, but would not completely obscure views of it from the south. Whilst extending closer to the Finchampstead Road than the house, it would not be significantly closer to the road than the established building line of houses to the north of the site. The appeal property occupies an individual and well screened corner plot which relates to the access track rather than the main road. The layout on the site already differs from the prevailing street pattern along the Finchampstead Road and on this basis I am satisfied that the siting of the car barn would not be unsympathetic to the pattern of development in the surrounding area.

7. I acknowledge that the site occupies a sensitive location at the edge of the settlement and that the proposed car barn would be clearly visible from the adjacent green gap/ wedge. However in my view it would be an attractive, well-proportioned building, with a traditional form, simple detailing and natural materials which would mellow with age. I consider that the scale and design of the proposal is appropriate for this semi rural area and that it would not adversely affect the appearance of the house or the character of the surrounding area.

8. The Council has expressed concern that the proposal would result in the loss of existing vegetation which currently contributes to the green character of the area. However the plans indicate that the proposal would require only minimal reduction of the southern boundary hedge and the removal of the conifer hedge within the site. I do not consider that either of these changes would have a significant impact on the appearance of the site or harm the landscape character of the wider area.

9. No dimensions are provided on the plans to indicate the exact distance between the proposed building and the existing oak tree, but the Council has suggested that it may need to be removed if the proposed development were to take place. However my assessment of the situation on the site leads me to conclude that the development could be carried out without removing or harming the tree. I am satisfied that its retention in good condition could be ensured by a condition attached to any approval.

Conditions

10. The Council has suggested a condition requiring the submission and approval of material samples, but the appellant has questioned the need for such a condition as there is no intention to change from the materials referred to in the original application. I consider, however, that in this sensitive location it is important to ensure that the external appearance of the building is satisfactory and I will attach a condition accordingly.

11. I have already referred to the need for a condition in order to protect the existing oak tree in the front boundary hedge and the Council has suggested a condition to include all existing trees and hedgerows on the land. I do not, however, consider that a condition to cover the whole of the site is necessary in order to ensure that the rural character of the site is maintained and I intend to attach a condition which refers only to the front boundary hedge.

12. The council has suggested a condition requiring the garage to be kept available for the parking of cars and not used for any business or as habitable space. I agree that it is necessary to ensure that adequate parking space is kept available on the site in order to minimise parking on the roadside or the access track and I will attach a condition accordingly.

Conclusions

13. I conclude that the siting, scale and design of the proposed development would be appropriate to its setting and would not harm the character of the surrounding area. It would be consistent with Local Plan Policies SBE1 and SBE2 and with relevant policies in the Deposit Draft Wokingham District Local Plan. I have considered all other matters raised but find none which outweigh my conclusion on the main issue. I therefore conclude that the appeal should succeed.

Formal Decision

14. In exercise of the powers transferred to me, I allow the appeal and grant planning permission for an oak framed car barn/ garage at 248 Finchampstead Road, Wokingham in accordance with the terms of the application [No: F/2000/0888] dated 8 March 2000, and the plans submitted therewith, subject to the following conditions:

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

    2) No development shall take place until samples of the materials to be used in the construction of the external surfaces of the car barn/ garage hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

    3) No development shall take place until there has been submitted to and approved by the local planning authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows along the southern boundary of the land, and details of any to be retained, together with measures for their protection in the course of development

    4) The two parking spaces in the car barn/ garage hereby permitted shall be kept available for the parking of cars at all times and shall not thereafter be used for any purpose other than the parking of vehicles incidental to the use of the dwelling.

Information

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

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

17. An applicant for any approval required by a condition attached to this permission has a statutory right of appeal to the Secretary of State if that approval is refused or granted conditionally or if the authority fails to give notice of its decision within the prescribed period.

18. Attention is drawn to the enclosed note relating to the requirements of the Chronically Sick and Disabled Persons Act 1970, as amended.

INSPECTOR

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

M Bowyers Esq
C/O C R Fish
Llanberis
68 Hampers Green
PETWORTH
West Sussex
GU28 9NP

Application Number: F/2000/0888

Parish: **WOKINGHAM**

Location: **248 Finchampstead Road, Wokingham**

Proposal: **Proposed erection of detached garage**

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

Reason

1. The proposed garage, by virtue of its scale and location, combined with the removal of existing planting, would be prominent and form an intrusive feature which would be out of character and harmful to the street scene. The proposal is, therefore, contrary to Policies WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft) and Policies SBE1 and SBE2 of the South East Area Local Plan.

John Mitchell
Development Control Manager
Date: 17 May 2000

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

WORK SHEET FOR : Emy Circuit

Application Number : F/2000/0888

Applicant : M Bowyers Esq C/O C R Fish.

Location : 248, Finchampstead Road, , Wokingham.
Proposal : Proposed erection of detached garage.

Site Notice Displayed ? :

YES	NO	DATE
✓		28 March 2000

Date of Neighbour Notifications : .....

Date of Site Visit : .....28 March 2000.....

Date Registered : 08/03/2000

Earliest Date for Decision : 13/04/2000

Latest Consultation Date/Site Notice Expiry Date : 13/04/2000

Application Expiry Date: 03/05/2000

Consultation Responses :
Landscape -
Oak in hedge should be protected

Wokingham TC - should be "no objections"

Highways - conditions.

Planning Issues :

Identified Settlement, adjacent to Gap/Countryside
Neighbours/Streetscene

Application Number: F/2000/0888
248 Finchampstead Road, Wokingham

Appraisal: The proposal is for a 'carbarn', consisting of a garage/store and an open fronted car parking bay, to the front of the house.

The structure would have a width of 7.62 metres and depth of 5.48 metres and have a pitched roof, with gables to the side and a ridge height of 4.85 metres. It would be located 8.5 metres back from the front of the site, 8.5 metres forward of the house and would overlap the front elevation by about 2 metres. Construction of the garage would require removal of the existing conifer hedge and an oak tree. The oak tree in particular contributes to the character of the area and the transition from urban to rural at the settlement boundary.

The garage would not be close enough to 250 Finchampstead Road to be overbearing or reduce natural daylighting, although it would cause the front of the property to feel more enclosed.

There are broken views of the front of the property from Finchampstead Road, particularly in the vicinity of the entrance to Woodcray Manor golf course and removal of the conifer hedge and oak tree would increase visibility of the house and the proposed garage. This combined with the scale of the structure and its location, to the front of the house, would cause the garage to be prominent and to dominate views of the house. For this reason it would be out of character with the surrounding area and harmful to its character.

Recommendation: refusal

Application Number F/2000/0888
~~Conditions~~/Reasons for Refusal

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

The proposed garage, by virtue of its, scale and location, combined with the removal of existing planting, would be prominent and form an intrusive feature which would be out of character and harmful to the street scene. The proposal is, therefore, contrary to policies WOS3, WBE1 of the WDLPDD and Policies SBE1 and SBE2 of the SEALP.

John Mitchell
16/5/00.

RECORD OF SITE VISIT

SITE ADDRESS: 248 Finchampstead Road Wokingham.

APPLICATION NUMBER: F/2000/0888

OFFICER: Emy Circuit

DATE OF SITE VISIT: 28 March 2000

1 SITE/STATUTORY NOTICE DISPLAYED ? telegraph pole.

2. DESCRIPTION OF SURROUNDINGS residential adjacent to 'country' lane ~~west~~, rural to ~~west~~ side of 250 + golf course at front of house - semi-rural character due to location on edge of settlement.

3. DESCRIPTION OF SITE/BUILDING

two-storey semi-detached house

4. RELATIONSHIP TO ADJOINING PROPERTIES

Semi-detached - garage to rear of houses.

5. SITE CONSTRAINTS

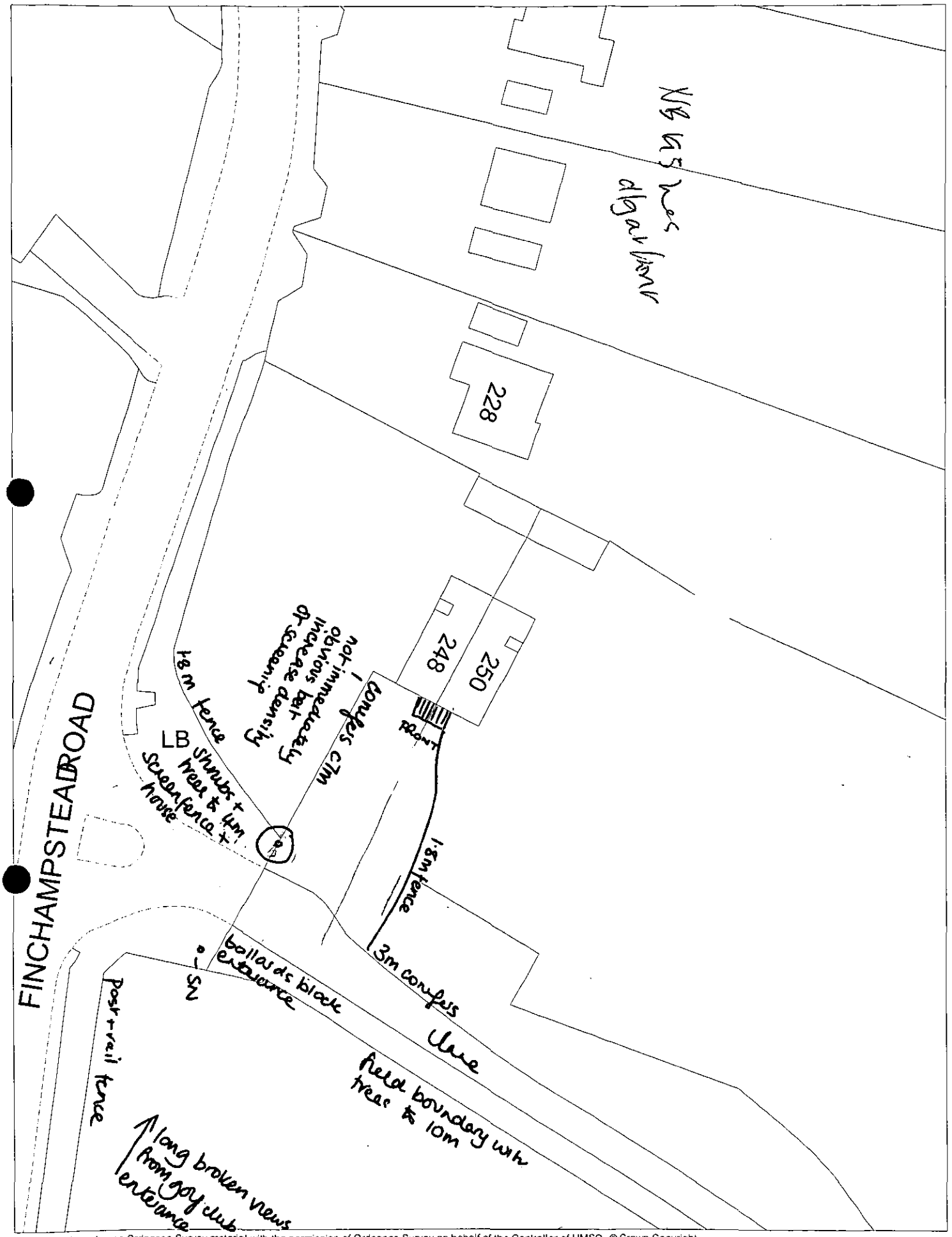
TREES conifer hedge containg well established oak

ACCESS/PARKING - driveway + proposed garage

LEVELS /

BOUNDARY TREATMENT fences + various trees/shrubs to Finchampstead Rd boundary + along lane.

OTHERS /



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Development Control Section, Environmental Services, Wokingham District Council.

27 March 2000

Scale: 1 : 500

N W E S

Received by Wokingham District Council

Application No: F/2000/0888

Proposal:
Proposed erection of detached garage.

Location:
248, Finchampstead Road, , Wokingham.

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

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

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

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 13/04/2000. 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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	08 MAR 2000
Officer: EXC	Application No. F/2000/0888

Map No. 91. Site ...011.....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) PROPOSED ERECTION OF DETACHED GARAGE

Location: 248 FINCHAMPSTEAD ROAD

Parish: ~~FINCHAMPSTEAD~~ WOK? Ward: Wescott
20-3-2000

Applicant: M BOWER

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

Enforcement Section (4) 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	other side.		
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 : 29.3.2000 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:

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NEIGHBOURS: S/N + 185, 185a + 250 FINCHAMPSTEAD ROAD

.....

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.....

.....

.....

.....

Emy

TO: DEVELOPMENT CONTROL FROM: Environmental Design

DATE: 10th April 2000

Location: 248 Finchampstead Road Wokingham

Proposal: Proposed erection of detached garage

Application Number: F/2000/0888

In response to your consultation dated 20th March 2000 for the above application, the landscape comment is as follows:

The application is not acceptable at present.

The applicant should show the ~~cherry~~ OAK. tree growing within the conifer hedge that is to be taken down. This tree should be saved and would be a pleasant setting for the proposed garage. The protection of the tree may mean that the garage has to be sited nearer to the house (no. 248). The access route to the proposed garage must be aligned around the tree.

Patricia Green.

Patricia Green
Landscape Consultant

HIGHWAYS CONSULTATION SHEET

From: Emy Circuit

Date: 20 March 2000

Application Number: F/2000/0888

Proposal: Proposed erection of detached garage.

Site Address:
248, Finchampstead Road, , Wokingham.

Applicant:
M Bowyers Esq C/O C R Fish.

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 - GARAGING (SE06)

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

4-4-00

LANNING SERVICES	HPT
	TLS
	ENF
2 . . 2000	
TO:	ACK:
	FILE:

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Emy Circuit

Application Number: F/2000/0888

Proposal: Proposed erection of detached garage

Site Address: 248 Finchampstead Road, Wokingham

Applicant: M Bowyers Esq. c/o C R Fish

Your observations are required in respect of this application by **13/04/2000**

Objections:

No Objections

siting prominent? incongruous.

SIGNED: [signature] **DATE:** 28/03/00

CLERK TO WOKINGHAM TOWN COUNCIL

Environmental Services

For office use only.
Application number: 08 MAR 2000* 08[illegible]

Householder planning application form

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

1	Your name	M. BOWERS esq.
	Address and postcode	248 FINCHAMPSTEAD ROAD WOKINGHAM BERKSHIRE
	Phone number	
	Agent's Name	C. R. FISH
	Address and postcode	LAWBERTS. 68 HAMPERS. GREEN PETWORTH. WEST. SX. GU28 9NP.
	Phone number	PETWORTH (01798) 343410
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	248 FINCHAMPSTEAD. RD, WOKINGHAM.
4	Give brief details of the proposal for example, two storey side extension. About the application	OAK FRAMED. CARPORT/GARAGE
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐ No ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	MACHINE MADE CLAY TILES. STAINED SW. BARONE.
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

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

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

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

Certificate A

I certify that

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

Certificate B

I certify that

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

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

None of the land forms part of an agricultural holding.

Your signature: C. Rush.

on behalf of M. Bowers. esq

Date 8th MARCH 2006

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

1933

ADDRESS 248 FINCHAMPSTEAD ROAD PARISH WOKINGHAM

PLOT No. ORD. SHEET No. (91)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisi
97/66401/O	WOODCRAY MANOR FARM PARTNERSHIP	O/L. DWELLING & CHANGED ACCESS	M 11.97	Re
97/66738/O	"	"	15.1.98	Re
98/68751/F	Mr. M. Bower	Erect Bound. fence	8.2.99	G

MINISTRY DECISION 97/66401/97/66738 - APPEALS DISMISSED - 1-5-98

SPECIAL ORDERS PD Enq - Erect Fence - Mr. Bower - 9/10/98



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Development Control Section, Environmental Services, Wokingham District Council.

15 March 2000

Scale: 1 : 1250

N W E S

SOUTHPORT
LONDON OF
SYSTEMS LTD

APPLICATION NO.0888

Name of appellant:
Mr M Bowers

Site address:
248 Finchampstead Rd

Proposal:Proposed erection of detached garage

Case Officer:EXC

WRITTEN REPRESENTATION APPEAL

CASE OFFICER: EXC

APPLICATION NUMBER: 0888

APPELLANT: Mr M Bowers

SITE: 248 Finchampstead Rd, Wokingham

APPEAL REF: APP/X0360/A/00/1053886

START DATE: 16/11/00

DATE OF SITE VISIT 05/02/01

Progress Record	Date Actioned	Initials
Appeal Logged:	17/11/00	
Entered on Access:	27/11/00	DG
Notification Letters Due:	**30/11/00**	
Notification Letters Sent:	27/11/00	DG
Questionnaire Due:	**30/11/00**	
Questionnaire Sent:	27/11/00	DG
File received by Officer:	27/11/00	
Statement Due:	**28/12/00**	
Checked by Team Leader:	—	
Statement Sent:	22/12/00	ES.
Comments on Statement Due	18/01/01	
Comments on Statement Sent	—	
Decision letter circulated:	16/03/01	DG
Decision entered on Access.	16/03/01	DG

Appeal Decision

Site visit made on 05 February 2001

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
13 MAR 2001

Appeal Ref: APP/X0360/A/00/1053886
248 Finchampstead Road, Wokingham

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- The appeal is made by M. Bower Esq. Against the decision of Wokingham District Council.
- The application (ref: F/2000/0888), dated 8 March 2000, was refused by notice dated 17 May 2000.
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Summary of Decision: The appeal is allowed and planning permission granted subject to conditions set out in the Formal Decision below.

Main Issue

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 South East Area Local Plan, adopted in 1994 and Policies SBE1 and SBE2 are relevant to this case. Policy SBE1 seeks to ensure that that new development is of a high standard of design appropriate to the character of the area in which it is to be situated. It includes the criteria that it should make a positive contribution to its setting and the character of the area and that it should retain important natural or landscape features of the site. Policy SBE2 states, amongst other things, that proposals for development that would adversely affect the character of an area, by virtue of its siting, scale, form, materials, colour or texture, will not normally be permitted.

3. My attention has also been drawn to Policies WOS3 and WBE1 of the Deposit Draft Wokingham District Local Plan. These policies include the criteria that development should be of a high quality of design and should respects its local context. They are generally consistent with the relevant policies in the adopted plan and I shall attach considerable weight to them to reflect the fact that the Deposit Draft Local Plan has been the subject of a Local Inquiry and is at a relatively advanced stage in the development plan process.

Reasons

4. The appeal site is situated on the southern edge of Wokingham in a residential area which extends along the busy Finchampstead Road. The surrounding area contains many mature trees and hedges and properties are generally large detached houses set well back from the road in generous plots. The appeal property, however, is a semi-detached house, which occupies a corner site. Together with the attached property, No 250 Finchampstead Road, it faces south onto an unmade track which provides vehicular access to both properties. To the south of the track lies a large expanse of open space, Woodcray Manor golf course.

5. The main garden to the appeal property lies to the west of the site between the house and Finchampstead Road. It is separated from the front entrance drive by a tall, dense conifer hedge and screened from the road by a timber fence. The boundary continues round the corner as a dense hedge, which contains an oak tree and which includes an expanse of unkempt brambles along the southern boundary. This hedge is clearly visible from the south and serves to soften the boundary between the residential area and the open space.

6. The proposed car barn would be situated close to the vehicular entrance to the site and would face south towards the golf course. It would partly overlap the front of the house, but would not completely obscure views of it from the south. Whilst extending closer to the Finchampstead Road than the house, it would not be significantly closer to the road than the established building line of houses to the north of the site. The appeal property occupies an individual and well screened corner plot which relates to the access track rather than the main road. The layout on the site already differs from the prevailing street pattern along the Finchampstead Road and on this basis I am satisfied that the siting of the car barn would not be unsympathetic to the pattern of development in the surrounding area.

7. I acknowledge that the site occupies a sensitive location at the edge of the settlement and that the proposed car barn would be clearly visible from the adjacent green gap/ wedge. However in my view it would be an attractive, well-proportioned building, with a traditional form, simple detailing and natural materials which would mellow with age. I consider that the scale and design of the proposal is appropriate for this semi rural area and that it would not adversely affect the appearance of the house or the character of the surrounding area.

8. The Council has expressed concern that the proposal would result in the loss of existing vegetation which currently contributes to the green character of the area. However the plans indicate that the proposal would require only minimal reduction of the southern boundary hedge and the removal of the conifer hedge within the site. I do not consider that either of these changes would have a significant impact on the appearance of the site or harm the landscape character of the wider area.

9. No dimensions are provided on the plans to indicate the exact distance between the proposed building and the existing oak tree, but the Council has suggested that it may need to be removed if the proposed development were to take place. However my assessment of the situation on the site leads me to conclude that the development could be carried out without removing or harming the tree. I am satisfied that its retention in good condition could be ensured by a condition attached to any approval.

Conditions

10. The Council has suggested a condition requiring the submission and approval of material samples, but the appellant has questioned the need for such a condition as there is no intention to change from the materials referred to in the original application. I consider, however, that in this sensitive location it is important to ensure that the external appearance of the building is satisfactory and I will attach a condition accordingly.

11. I have already referred to the need for a condition in order to protect the existing oak tree in the front boundary hedge and the Council has suggested a condition to include all existing trees and hedgerows on the land. I do not, however, consider that a condition to cover the whole of the site is necessary in order to ensure that the rural character of the site is maintained and I intend to attach a condition which refers only to the front boundary hedge.

12. The council has suggested a condition requiring the garage to be kept available for the parking of cars and not used for any business or as habitable space. I agree that it is necessary to ensure that adequate parking space is kept available on the site in order to minimise parking on the roadside or the access track and I will attach a condition accordingly.

Conclusions

13. I conclude that the siting, scale and design of the proposed development would be appropriate to its setting and would not harm the character of the surrounding area. It would be consistent with Local Plan Policies SBE1 and SBE2 and with relevant policies in the Deposit Draft Wokingham District Local Plan. I have considered all other matters raised but find none which outweigh my conclusion on the main issue. I therefore conclude that the appeal should succeed.

Formal Decision

14. In exercise of the powers transferred to me, I allow the appeal and grant planning permission for an oak framed car barn/ garage at 248 Finchampstead Road, Wokingham in accordance with the terms of the application [No: F/2000/0888] dated 8 March 2000, and the plans submitted therewith, subject to the following conditions:

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

    2) No development shall take place until samples of the materials to be used in the construction of the external surfaces of the car barn/ garage hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

    3) No development shall take place until there has been submitted to and approved by the local planning authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows along the southern boundary of the land, and details of any to be retained, together with measures for their protection in the course of development

    4) The two parking spaces in the car barn/ garage hereby permitted shall be kept available for the parking of cars at all times and shall not thereafter be used for any purpose other than the parking of vehicles incidental to the use of the dwelling.

Information

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

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

17. An applicant for any approval required by a condition attached to this permission has a statutory right of appeal to the Secretary of State if that approval is refused or granted conditionally or if the authority fails to give notice of its decision within the prescribed period.

18. Attention is drawn to the enclosed note relating to the requirements of the Chronically Sick and Disabled Persons Act 1970, as amended.



INSPECTOR

The Planning Inspectorate

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

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

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

Your Ref: F/2000/0888

Our Ref: APP/X0360/A/00/1053886

Date: 13 March 2001

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR M BOWERS
SITE AT 248 FINCHAMPSTEAD ROAD, WOKINGHAM, BERKSHIRE, RG40 3HB

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

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

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

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

Yours faithfully

Miss A Groves

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TOWN AND COUNTRY PLANNING ACT 1990

SECTION 78 APPEAL

APPELLANT: **Mr M Bowers**

APPEAL SITE: **248 Finchampstead Road**

REASON FOR APPEAL: **Refusal of Planning Permission for the erection of a detached garage**

LOCAL PLANNING AUTHORITY REFERENCE : F/2000/0888

DEPARTMENT OF THE ENVIRONMENT, TRANSPORT AND THE REGIONS REFERENCE : APP/X0360/A/00/1053886

1.00 SITE DESCRIPTION

1.01 248 Finchampstead Road is a semi-detached dwelling, located on a 1.1 hectare piece of land, in a predominantly residential area within, but on the edge of, the Identified Settlement of Wokingham. To the south and east of the appeal site and its adjoining neighbour is an area of countryside, designated as a Green Gap/Wedge, important to the physical and visual separation of settlements. This area is occupied by a golf course. Finchampstead Road is an important route into Wokingham and is designated as a Green Route, the visual quality of which should be protected.

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

2.00 RELEVANT PLANNING HISTORY

2.01 248 Finchampstead Road is an older property, the erection of which predates planning records. Except for the erection of a boundary fence, which was approved in 1999, no other planning consents are recorded.

2.02 On 17 May 2000 planning permission for the erection of a detached garage was refused for the following reason:

"The proposed garage, by virtue of it scale and location, combined with the removal of existing planting, would be

prominent and form an intrusive feature which would be out of character and harmful to the street scene. The proposal is, therefore, contrary to Policies WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft) and Policies SBE1 and SBE2 of the South East Area Local Plan".

3.00 POLICY BACKGROUND

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

3.02 The South East Area Local Plan was adopted on 15 April 1994 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 in relation to housing provision. The following South East Area Local Plan policies are relevant to this appeal.

SBE1 Design of New Development
SBE2 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. Berkshire County Council issued a statement of general conformity with the structure plan in May 1997 and the plan was placed on deposit in 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 commenced in February 2000 and ended on 29 November 2000. The following policy is relevant to this appeal:

WOS3 Development Control Principles
WBE1 Development in its local context.

3.04 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.

Copies of these policies is 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 by virtue of its siting, scale, layout, form, massing or impact on landscape features will not be acceptable. These considerations are of particular importance in this case, due to the sensitive location of the appeal site on the settlement edge and an important green route into the town.

4.02 The appeal site is located in an established residential area. Development in the area is characterised by individually designed, detached dwellings on substantial plots, fronting the road but generally well set back from it. There are a large number of mature trees, shrubs and hedges in the front gardens, which assist in screening the properties from the road and contribute to the pleasant, green character of the area. On the whole, there is an absence of separate structures, such as garages, in the front gardens.

4.03 248 Finchampstead Road is perpendicular to the road with access from a side lane. Vehicles approach the site via the golf club entrance to the south, as bollards at the western end of the track prevent direct vehicular access from Finchampstead Road. 350 Finchampstead Road has a conifer hedge along its boundary with the lane while the vegetation along the southern side of the lane has a more rural character and includes trees of up to 10 metres in height. This

vegetation serves to soften the settlement boundary and contributes to the character of the area.

4.04 Most of the land surrounding 248 Finchampstead Road lies to the west, between the side of the house and Finchampstead Road. A 1.8 metre boundary fence encloses the garden but this is set back from the pavement, particularly at the corner of the site, and shrubs and trees, of up to about four metres in height, on the strip of land between the fence and pavement provide screening, to the site. Of particular importance is an oak tree, located close to the front boundary of the property. The frontage of the house is open but a 5 metre, evergreen, conifer hedge separates the frontage from the side garden area. Although this is not immediately obvious from the road, due to the vegetation along the footpath edge, it intensifies the screening of the site and adds to the green character of the area.

4.05 The appeal proposal is for a 'carbarn', consisting of a garage/store and an open fronted car parking bay, to be located to the front of the house. The structure would have a width of 7.62 metres and depth of 5.48 metres and have a pitched roof, with gables to the side and a ridge height of 4.85 metres. It would be located 8.5 metres back from the front of the site, 8.5 metres forward of the house and would overlap the front elevation by about 2 metres, projecting about 6 metres to the side.

4.06 Construction of the garage would require removal of the existing conifer hedge. The plans do not show the position of the oak tree but it appears probable that this would also need to be removed or, if this were not the case, the construction of a building at such proximity is likely to be detrimental to its health. The oak tree in particular contributes to the green character of the area and the transition from urban to rural at the settlement boundary.

4.07 Separate buildings in front gardens are not characteristic of the area. Furthermore, there are broken views of the front of the property from Finchampstead Road, particularly in the vicinity of the entrance to

Woodcray Manor golf course and removal of the existing vegetation would increase visibility of the house and the proposed garage. This combined with the scale of the structure and its location, to the front of the house and closer to Finchampstead Road, would cause the garage to be prominent and to dominate views of the house. For this reason it would be out of keeping with the surrounding area and harmful to its character.

5.00 Comments on the Appellants Grounds of Appeal

5.01 With regard to the appellants grounds of appeal, the comments regarding scale and location have been addressed in section 4 above. Under the heading *"Location"* the appellant states that *"Wokingham District Council revealed that the policy of not building in front the property was a purely 'an unwritten rule'"*. This is not the case. The relevant policies referred to in section 3 and paragraph 4.01 specify matters that should be considered in assessing the impact of proposals, which include siting. In this case it is considered that the siting, combined with the other issues mentioned, would be detrimental to the character of the area.

5.02 The appellant has mentioned cases, in the vicinity, where garages have been permitted forward of existing dwellings. While the Council does not to wish to comment on specific instances, it is noted that those examples photographed generally appear to be positioned closer to the dwelling and to set back further from the front boundary of the plot than the appeal proposal would be.

5.03 In "General Comments" the appellant suggests that planning permission would not be required to erect a boundary fence along the front boundary of the property. Since this boundary is adjoining a track used by vehicles it is considered that planning permission would in fact be required to carry out this development.

6.00 CONCLUSION

6.01 The proposal, to construct a detached garage to the front of the dwelling, represents a form of development which would be out of character with the surrounding area, while the siting of the garage, in close proximity to the front and side boundaries, and its scale, combined with the reduction in the vegetation on the site and in particular the impact on the oak tree, would cause it to be prominent in the street scene. As such it would be contrary to the policies cited and 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 South East 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

N W E S

APPENDIX 2 -

Extracts from the South East Area Local Plan

SOUTH EAST AREA LOCAL PLAN

Adopted 15 April 1994

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

1.4 QUALITY & CONSERVATION OF THE BUILT ENVIRONMENT



NEW DEVELOPMENT REDEVELOPMENT AND REFURBISHMENT

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

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

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

❖ SBE1 DESIGN OF NEW DEVELOPMENT

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

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

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

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

❖ SBE2 INAPPROPRIATE DESIGN

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

VIRTUE OF ITS SITING, SCALE, FORM, MASSING, MATERIALS, COLOUR OR TEXTURE, WILL NOT NORMALLY BE PERMITTED.

ENVIRONMENTAL IMPROVEMENT

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

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

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



❖ SBE3 REFURBISHMENT AND REDEVELOPMENT

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

❖ SBE4 ENVIRONMENTAL ENHANCEMENT SCHEMES

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

SUNLIGHT, DAYLIGHT AND NOISE

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

❖ SBE5 SUNLIGHT AND DAYLIGHT

IN CONSIDERING PROPOSALS FOR NEW DEVELOPMENT, REDEVELOPMENT AND

APPENDIX 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.

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

APPEAL BY: Mr M Bowers
SITE: 248 Finchampstead Rd, Wokingham
APPLICATION NO.: 0888
PROPOSAL: Proposed erection of detached garage

LIST OF PERSONS CIRCULATED WITH NOTICE OF APPEAL

District Councillor(s) for Wescott

Mr J P Green

Mr R J Wyatt

Clerk(s) of Parish / Town Council of Wokingham

Mr K Abnett, Town Hall, Market Place, Wokingham, Berks. RG40 1AS

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

Environmental Design, WDC
-Trees

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/00/1053886 **GRID REF:** SU 804667

APPEAL BY: MR. M. BOWER

SITE: 248 FINCHAMPSTEAD RD. WOKINGHAM

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

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

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

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

6. Is the appeal site within an approved Green Belt or AONB?	
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)	YES / NO
	Regulations 1999? If YES, please indicate which Schedule.	Sch 1 Sch 2 col 1
b.	Is the development within a 'sensitive area' as defined by regulation 2 of the Town & Country Planning (Environmental Impact Assessment)(England & Wales) Regulations 1999?	YES / NO
c.	Has a screening opinion been placed on Part 1of the planning register? If YES, please send a copy to us.	YES / NO

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

16.a. What is the date you told those you notified about the appeal that we must receive any further comments by?	28·12·00	
b. Copies of the following documents must, if appropriate, be enclosed with *this questionnaire.*	Number of Documents Enclosed	N/A
i) representations received from interested parties about the original application	2	
ii) the planning officer's report to committee		✓
iii) any relevant committee minute		✓
17. FOR APPEALS DEALT WITH BY WRITTEN REPRESENTATIONS ONLY		
Do you intend to send another statement about this appeal? If NO, please send the following information:-	YES / [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: Dlynell on behalf of WOKINGHAM DISTRICT Council

Date sent to us and the appellant 27/11/00 OUR REF: F12000/0888

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HIGHWAYS CONSULTATION SHEET

From: Emy Circuit

Date: 20 March 2000

Application Number: F/2000/0888

Proposal: Proposed erection of detached garage.

Site Address:
248, Finchampstead Road, , Wokingham.

Applicant:
M Bowyers Esq C/O C R Fish.

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 - GARAGING (SE 06)

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

4-4-00

PLANNING SERVICES
HPT
TLS
EAP
2 MAR 2000
ACK:
FILE:

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Emy Circuit

Application Number: F/2000/0888

Proposal: Proposed erection of detached garage

Site Address: 248 Finchampstead Road, Wokingham

Applicant: M Bowyers Esq. c/o C R Fish

Your observations are required in respect of this application by **13/04/2000**

Objections:

No Objections

SIGNED: _____

CLERK TO WOKINGHAM TOWN COUNCIL

DATE: 28/03/00

Emy

TO: DEVELOPMENT CONTROL FROM: Environmental Design

DATE: 10th April 2000

Location: 248 Finchampstead Road Wokingham

Proposal: Proposed erection of detached garage

Application Number: F/2000/0888

In response to your consultation dated 20th March 2000 for the above application, the landscape comment is as follows:

The application is not acceptable at present.

The applicant should show the ~~cherry~~ oak tree growing within the conifer hedge that is to be taken down. This tree should be saved and would be a pleasant setting for the proposed garage. The protection of the tree may mean that the garage has to be sited nearer to the house (no. 248). The access route to the proposed garage must be aligned around the tree.

Patricia Green.

Patricia Green
Landscape Consultant

Tel. 0118 974 6464 (Direct Line)
Fax. 0118 974 6484
Email. Eileen.Davis@wokingham.gov.uk
Date. October 30, 2000
My ref. EMD/442/WM/F

Mr M. Bower
248 Finchampstead Road
WOKINGHAM
Berks, RG40 3HB

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6486
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Dear Mr Bower,

TOWN AND COUNTRY PLANNING ACT 1990: TREE(S) AT PRIVATE PROPERTY

Thank you for your recent enquiry. I can confirm that the tree(s) detailed below is (are) not covered by a Tree Preservation Order or situated within a Conservation Area.

If the property (or an addition) was built within the last 5 years, the tree(s) may be subject to a planning condition which will need to be discharged before carrying out work. Confirmation of this can be obtained by writing to our Development Control Section at the above address. If this does not apply then the consent of the District Council to carry out works is not required.

If it is proposed to fell more than 5 cubic metres of trees or sell more than 2 cubic metres in any calendar quarter, a felling licence from the Forestry Authority may be required. Further details are available from the Tree Officers or the Forestry Authority (Tel: 01420 23337).

This letter does not seek to imply ownership of land which should be verified before any works are carried out.

Date of Enquiry: 30/10/00

Location of Tree(s): 248 Finchampstead Road, Wokingham

Description of tree(s): Any species

Additional Information: none

Yours sincerely

Eileen Davis

Eileen Davis
Technical Officer, Tree and Landscape Service.

The Planning Inspectorate

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

Direct Line 0117 9878881
Switchboard 0117 9878000
Fax No 0117 9878804
GTN 1374 8881

PLANNING SERVICES HPT
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APP
CS
17 JAN 2001
COPIES TO: ADR:

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

Your Ref: F/2000/0888

Our Ref: APP/X0360/A/00/1053886

Date: 16 January 2001

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR M BOWERS
SITE AT 248 FINCHAMPSTEAD ROAD, WOKINGHAM, BERKSHIRE, RG40 3HB

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 5/2/2001 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 T Mannikko

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

209D

The Planning Inspectorate

38462

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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03 JAN 2001
COPIES TO: | ACK:
FILE:

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

Your Ref: F/2000/0888

Our Ref: APP/X0360/A/00/1053886

Date: 8 January 2001

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR M BOWERS
SITE AT 248 FINCHAMPSTEAD ROAD, WOKINGHAM, BERKSHIRE, RG40 3HB

I enclose a copy of the appellants statement relating to the above appeal.

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

Yours faithfully

Miss A Groves

211AL(BPR)

248 Finchampstead Road
Wokingham
Berkshire
RG40 3HB

22 December 2000

Dear Miss Groves,

Re: APP/X0360/A/1053886

I am writing in response to the reply from the LPA (Wokingham District Council).

In essence I am satisfied with the conditions that would be placed upon me if the appeal is granted. However, for clarity, I would like to make the following points with reference to their section "Proposed conditions for appeal if allowed":

1. I have no concerns with this.
2. Samples would be supplied in keeping with the original application and acceptance of these would be reasonable and related to the original application. That is to say that the style of a tiled roof and stained timber cladding is to be maintained. My only point here is that I would want to avoid further planning complications due to unreasonable rejection of materials.
3. The only proposed removal of planting would be the Lleylandii hedge indicated on the application. There is a mature hedge and oak tree which would be preserved and were always intended to remain in good condition. It is assumed that any landscaping approval would relate to these issues. Again, my point would be to remove the introduction of complications for landscape approval.
4. I have no concerns with this.

In conclusion, I am very keen to preserve the visual character of the property and surrounding area and will willingly work with the LPA to ensure all reasonable requests are met.

Yours faithfully,

M. Bower

Mark Bower

Wokingham District Council Environmental Services Department, PO Box 157, Shute End, Wokingham
Berks, RG40 1WR

FAX

Date: 28.12.00

Number of pages including cover sheet: 19

To:
Miss A Groves.

Phone:

Fax phone: 0117 987 8624

CC:

From:
Den Gunbrell

Phone: 0118 9746448

Fax phone: 0118 9746484

REMARKS: ☒ Urgent ☐ For your review ☐ Reply ASAP ☐ Please comment

In my absence, a colleague has sent one copy of this to you + 1 to the agent. I am, therefore, faxing you a 2nd copy.

Apologies, Den.

(Happy New Year!)

* * * TRANSMISSION RESULT REPORT (28.DEC.2000 9:35) * * *

TTI WDC PLAN&TRANSPORT

DATE	TIME	ADDRESS	MODE	TIME	PAGE	RESULT	FILE
28.DEC.	9:29	0117 987 8624	ES	7'01"	P.19	OK	658

●: STANDARD
M: MEMORY
D : DETAIL
P : POLLING
F : FINE
L : SEND LATER
E : ECM
* : PC

Tel. (0118) 974 6448 (Direct Line)
Date: November 27, 2000
My ref: F/2000/0888
Your ref: APP/X0360/A/00/1053886

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

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

Dear Miss Groves

APPEAL BY: Mr M Bower
SITE: 248 Finchampstead Rd, Wokingham

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

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date. November 27, 2000
My ref: F/2000/0888
Your ref:

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

Mr M Bower
248 Finchampstead Rd
Wokingham
Berks
RG40 3HB

Dear Sir

APPEAL BY: **Yourself**
SITE: **248 Finchampstead Rd, Wokingham**

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

I have also sent copies to The Planning Inspectorate.

Yours faithfully

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date. November 27, 2000
My ref. F/2000/0888
Your ref.APP/X0360/A/00/1053886

Mr K Abnett
Town Hall
Market Place
Wokingham
Berks
RG40 1AS

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

Dear Sir

TOWN AND COUNTRY PLANNING ACT 1990
APPEAL BY: Mr M Bower
SITE: 248 Finchampstead Rd, Wokingham

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

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

If you wish to make further representations about the appeal, you may do so, in writing, to Miss A Groves, The Planning Inspectorate, Room 1004, Tollgate House, Houlton Street, Bristol, BS2 9DJ. You should send three copies quoting reference APP/X0360/A/00/1053886. Comments received after 28/12/00 will not normally be seen by the Inspector & will be returned.

Copies of the appeal form, decision notice, and the appellant's grounds of appeal are attached.

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

Yours faithfully

Denise Gumbrell
Appeals Assistant
Enc.



Site Plan, Scale: 1 to 1250

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Date: 27 November 2000

N
W E
S

248 Finchampstead Road
Wokingham
Berkshire
RG40 3HB

15 November 2000

Dear Sir,

Re: Planning Appeal
Application Number F/2000/0888

Please read this letter as detail for Part "**G. Grounds of Appeal**"

The application of a proposed garage at the above address was rejected as being harmful to the street scene for the following 3 reasons:
1. Scale
2. Location
3. Removal of existing planting

In my opinion these reasons are unjustified for the reasons set out below.

Scale.

The garage would be almost completely concealed from public view by a mature hedge and fence that would remain. The garage design was scaled to fit appropriately within the 1/3 of an acre that the property is located within and the existing out buildings. I would consider this a large enough area to accommodate a building of the proposed size. The size is consistent with other garages in the surrounding area, which are located with a lot less land around them. However, if the scale of the proposed garage were to become the only issue stopping permission being granted, I would be prepared to consider reducing the size of the building in line with any guidelines you could provide.

Location.

Position of garage within grounds
Following discussions with Wokingham District Council, I understand that the objection is that the garage would be 'in front' of the house and therefore harmful to the street scene. Wokingham District Council revealed that the policy of not building in front of the property was purely 'an unwritten rule'.

The location of the garage is consistent with other properties in the nearby area. I enclose 13 photographs of properties along the Finchampstead Road alone where the garage has been built in full view of the road and in front of the property. All of these are within ½ mile of my address. Refusal of this proposal would therefore be inconsistent and contradict recent property developments that have had permission granted. There are many other examples locally.

Position of garage in relation to the public highway
The Finchampstead Road, running past the house, would have almost no visibility of the garage at all as due to its position, a mature hedge and a fence would conceal it. The path adjacent to the property is a footpath across private land. My property has vehicle rights across this private land but this is not a public road, in fact the road has been blocked by bollards at the end nearest to the house. The planning application notice for the garage was placed at the end of the footpath (and in clear view of the road). Any persons affected by the change were notified of the proposal and had the opportunity to raise their concerns. I understand that no objections were received.

Removal of existing planting.

The planting to be removed is a Lleylandii hedge. I enclose a letter from the Council informing me that there are no tree preservation orders on the property. A discussion with the Council outlined their dislike of Leylandii and encouraged me to remove them. Clearly I am at liberty to remove the trees regardless of planning permission and so I see no reason that this planting should be sighted as a constraint.

General Comments

During the planning of the garage I considered the visual effect it would have. The positioning has been determined to conceal as much of the proposed building as possible, while still allowing a vehicle to enter. The design and style of the garage has been chosen to offer a soft and rustic image to keep within the character of the immediate area and so to appear unobtrusive. The garage would be of a wooden shiplap construction with a pitched tile roof, similar to the style of the existing out buildings. The photographs of garages I enclose seem to be less considerate.

I understand that I would not need planning permission to erect a fence along this boundary of the property. If I were to do this then the fence would be far more visible (the garage would be some 10 feet or so in from the boundary) and offer a less pleasant scene. However, I have no restriction on this.

The character of my property is an important feature to me and I have strived to preserve it in the proposed design. There are other properties locally that have exercised far less consideration but have been successful in their planning applications. I look forward to an objective review of the application which would allow me to development my property sympathetically to the local area.

Yours faithfully,

M. Bower

Mark Bower

The Planning Inspectorate

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

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

Your Ref: F/2000/0888

Our Ref: APP/X0360/A/00/1053886

Date: 16 November 2000

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR M BOWERS
SITE AT 248 FINCHAMPSTEAD ROAD, WOKINGHAM, BERKSHIRE, RG40 3HB

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

pp Miss A Groves

102(BPR)

The Planning Inspectorate

FOR OFFICIAL USE ONLY
Date received

16 NOV 2000

COPIES TO:

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: Mr Mark Bower

Address: 248 Finchampstead Road
Wokingham, Berkshire

Postcode: RG40 3HB Reference:
Failure to provide the postcode may cause delay in processing your appeal.

Daytime Telephone No: 07767 785589 Fax No:

Agent's Name (if appropriate):

Agent's Address:

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

Daytime Telephone No: Fax No:

B. DETAILS OF THE APPEAL

Name of the Local Planning Authority (LPA): Wokingham District Council

Description of the Development:
Proposed erection of detached garage.

Address of the Site:
248 Finchampstead Road
Wokingham
Berkshire
Postcode: RG40 3HB
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 804667

Date and LPA reference number of the application you made and which is now the subject of this appeal:
17 May 2000. F/2000/0888

Date of LPA notice of decision (if any):
17 May 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: ....30 oct 00..... ✓

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: .....13 Photographs..... ✓

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 ..... M. Bower ..... (on behalf of) .....

Name (in capitals) ..... MARK BOWER ..... Date ..... 15 Nov 00 .....

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.

Please see enclosed letter.

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 M. Bower (on behalf of) .....

Name (in capitals) MARK BOWER Date 15 Nov 00

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.

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