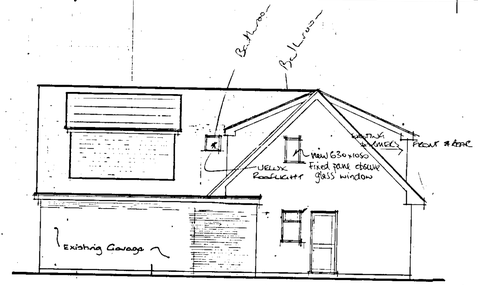
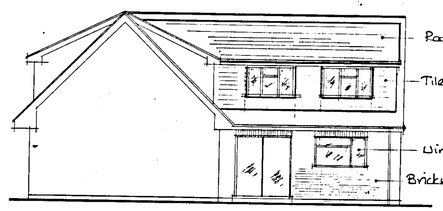


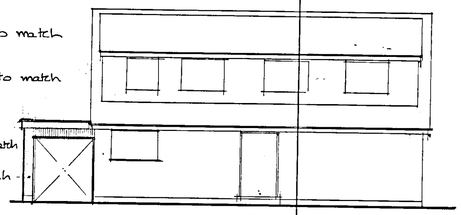
proposed rear elevation



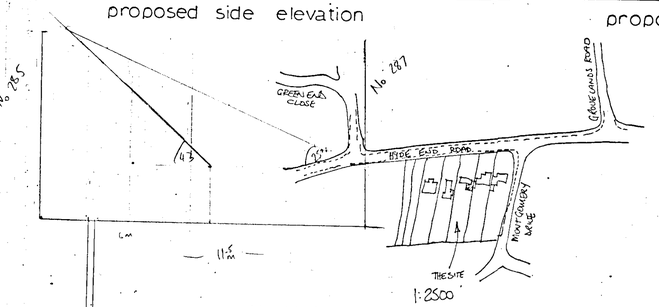
proposed side elevation

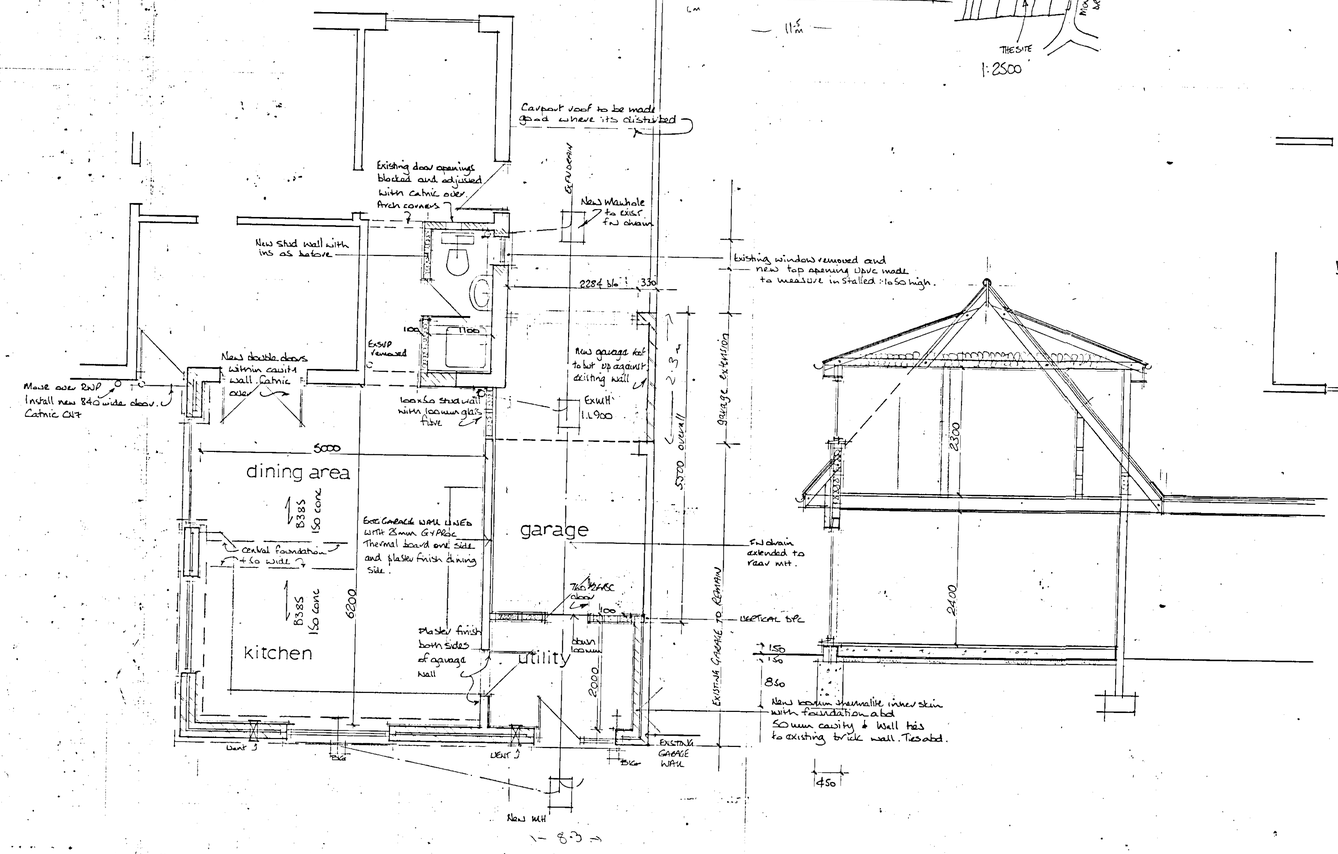


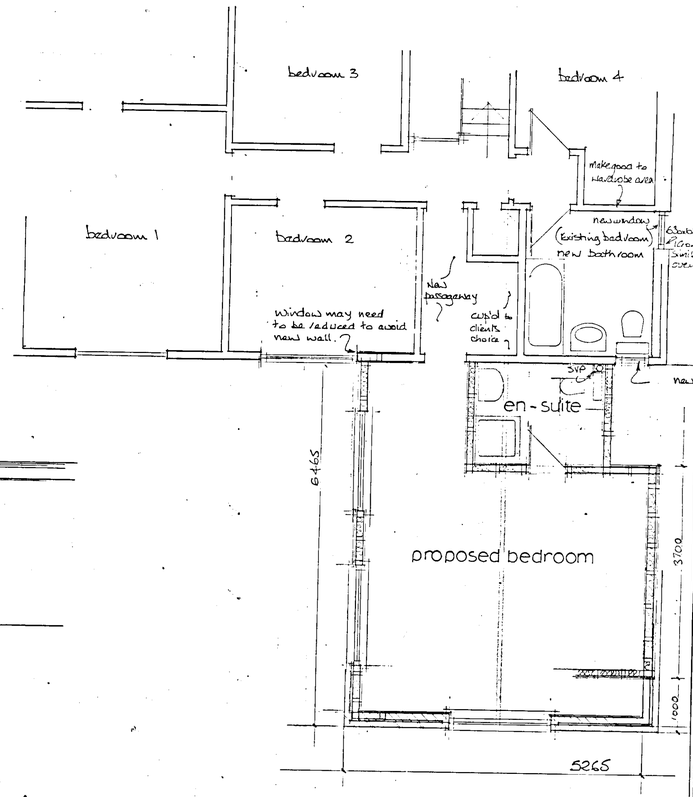
proposed side elevation



proposed front elevation







REFUSED

Notes:
All dimensions must be checked on site and not scaled from this drawing.

nb: all details taken from previously approved plans

06.DEC.2001* 5405

A	Dec 01	Reduce dormer
	Date	Revisions

© copyright

Client
Mr and Mrs GURR

Job Title
285 Hyde End Road
Spencers Wood

Drawing Title
two storey rear and single storey side

Scale 1/50 1/100

Date sept 01 Drawn by hen

Drg. No. G/933 Rev. A

594 x 841mm A1

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

EX SYSTEMS LTD

APPLICATION NO.5405

Name of appellant:
Mr & Mrs Gurr

Site address:
285 Hyde End Rd

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

Case Officer:LS

ALLOWED
12/12/02

S18

DO

Appeal Decision

Site visit made on 26 November 2002

by R E Wilson **BA DipTP MRTPI**

an Inspector appointed by the First Secretary of State

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

Date

12 DEC 2002

Appeal Ref: APP/X0360/A/02/1094820
285 Hyde End Road, Spencers Wood, Reading

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr & Mrs R Gurr against the decision of Wokingham District Council.
- The application (Ref.F2001/5405), dated 5 December 2001, was refused by notice dated 30 January 2002.
- The development proposed is a two-storey rear and a single-storey side extension.

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 the main issue in this case to be the effect of the proposed extension on the visual amenity of the area.

Planning Policy

2. The development plan is the Loddon Area Local Plan (LALP). The council relies on policies LBE1 and LBE2 of the LALP. It also refers to Policies WOS3 and WBE1 of the Deposit Draft version of the Wokingham District Local Plan (WDLP).

Reasons

3. Planning permission was granted in 2001 for a two-storey and single-storey extension at the rear of the appeal property. The council describes the main difference between that approval and the appeal proposal as being the addition of a blind dormer on the east side elevation. The proposed dormer would only just be visible at an oblique angle for a short distance from Hyde End Road. Similarly, it would only just be visible from a very small section of Montgomery Drive, the estate road to the east and southeast of the appeal property.

4. It would be most noticeable from the rear of the adjoining residential property to the east, which is set further forward, nearer the road than the appellants' house. However, the proposed dormer is set back about 3m from the side boundary of these two properties and its effect on the amenities of those living in this adjoining house would not be appreciable and would not be sufficient to warrant me dismissing this appeal.

5. Consequently, the proposed dormer would be consistent with Policies LBE1 and LBE2 of the LALP, because it would be inconspicuous and small in scale and have no adverse effect on the character of the area. The proposal is also consistent with criterion (F) of Policy WOS3 of the Deposit Draft version of the WDLP, since the massing of the dormer is acceptable in a position where it would hardly be seen and in an area where the character of

of the housing is very mixed. Very little weight can be placed on Policy WBE1 of the same plan, because the council has not yet considered the Inspector's proposed modifications to it that would delete reference to detailed design considerations.

Conditions

6. Although the only difference between this application and the earlier permission for the rear extension is the addition of a blind dormer on the east elevation, the application that is the subject of this appeal is phrased in terms that include the whole extension. That being so, it is right to consider all the conditions put forward by the council. Conditions 1,2 and 3 are necessary, subject to minor changes to the wording. The house has a large parking area to the front and conditions 4 and 5 that deal with the use of the garage and on- site parking are not necessary in this particular case.

Conclusions

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

Formal Decision

8. In exercise of the powers transferred to me, I allow the appeal and grant planning permission for a two-storey rear and single-storey side extension at 285 Hyde End Road, Spencers Wood, Reading in accordance with the terms of the application Ref. F2001/5405 dated 5 December 2001, and the plans submitted therewith, subject to the following conditions:

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

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

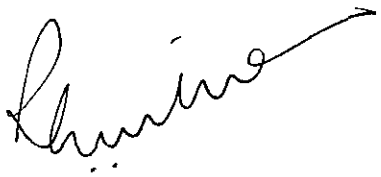
3) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no windows/dormer windows other than those expressly authorised by this permission shall be constructed on the east elevation.

Information

9. A separate note is attached setting out the circumstances in which the validity of this decision may be challenged by making an application to the High Court.

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

11. 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.



INSPECTOR

WRITTEN REPRESENTATION APPEAL

CASE OFFICER: LS

APPLICATION NUMBER: 5405

APPELLANT: Mr & Mrs Gurr

SITE: 285 Hyde End Rd, Shinfield

APPEAL REF: APP/X0360/A/02/1094820

START DATE: 30/07/02

DATE OF SITE VISIT 12/12/02

ALLOWED 12/12/02

Progress Record	Date Actioned	Initials
Appeal Logged:	31/07/02	
Entered on Access:	31/07/02	DG
Notification Letters Due:	**13/08/02**	
Notification Letters Sent:	31/07/02	DG
Questionnaire Due:	**13/08/02**	
Questionnaire Sent:	01/08/02	DG
Statement Due:	**10/09/02**	
Statement Sent:	30/08/02	DG
Comments on Statement Due	01/10/02	
Comments on Statement Sent	—	
Decision letter circulated:	17/12/02	DG
Decision entered on Access:	16/12/02	DG

HIGHWAYS CONSULTATION SHEET

From: Heidi Lynch **Date:** 13 December 2001

Application Number: F/2001/5405

Proposal: Proposed two storey rear extension to dwelling and single storey side extension.

Parish: SHINFIELD PARISH

Site Address:
285, Hyde End Road, Spencers Wood, Reading.

Applicant:
Mr/Mrs Gurr .

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).

C049, R049
C122, R122.

Signed: _____ **Print name:** AC 19/12/01

Shinfield
Parish Council
Clerk: Mrs J Barnes, 36 Ryhill Way, Earley, Reading, Berkshire RG6 4AZ
Tel/Fax: 0118 9547115

02 January 2002

Planning Officer
Development Control South
Wokingham District Council
PO Box 157
Shute End
WOKINGHAM RG40 1WR

Dear Sir/Madam

PLANNING APPLICATIONS
SHINFIELD PARISH COUNCIL'S OBSERVATIONS

I submit the comments of the Planning and Transportation Committee on the following applications:

F/2001/5250 REVISED PLANS
Location: Pearmans Glade, Shinfield Road, Shinfield Green
New plans show: Drive access widened to 4.0 m – drawing no 1620-01B.
Observations: No comment

F/2001/5377
Location: Loddon Reach, Reading Road, Arborfield
Proposal: Proposed single storey side extension to dwelling to form granny annexe
Officer: Helen Pollock
Observations: No comment

F/2001/5383
Location: Shetlands, Brookers Hill, Shinfield
Proposal: Proposed single storey front and rear extension to dwelling
Officer: Heidi Lynch
Observations: No comment

F/20001/5405
Location: 285 Hyde End Road, Spencers Wood
Proposal: Proposed two storey rear extension to dwelling and single storey side extension.
Officer: Heidi Lynch
Observations: No comment

F/2001/5440
Location: Land at Pursers Farm, Basingstoke Road, Spencers Wood
Proposal: Proposed erection of three dwellings plus garages.
Officer: Angela Odell
Observations: No comment

Continued.....

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

APPEAL BY: **Mr & Mrs Gurr**
SITE: **285 Hyde End Rd, Shinfield**
APPLICATION NO.: **5405**
PROPOSAL: **Proposed 2 storey rear extension to dwelling & single storey side extension**

LIST OF PERSONS CIRCULATED WITH NOTICE OF APPEAL

District Councillor(s) for Shinfield

Mr M J Bryant

Mr B Patman

Mr A J Pollock

Clerk(s) of Parish / Town Council of Shinfield

Mrs J Barnes, 36 Ryhill Way, Lower Earley, Reading RG6 4AZ

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

2-10 Montgomery Drive, Spencers Wood (evens)

264, 283, 287. Hyde End Rd, Spencers Wood

The Planning Inspectorate

For offical use only Date received

QUESTIONNAIRE

PLANNING, LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT

APPEAL REF: APP /X0360/A/02/1094820 **GRID REF:** _____

APPEAL BY: MR & MRS GUER.

SITE: 285 Hyde End Rd, SPENCERS WOOD.

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

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

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

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

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

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

	Number of Documents Enclosed	N/A
d. Any comments or directions received from the Secretary of State, other Government Departments or statutory agencies / undertakers whether or not as a result of consultations under the GDPO;	1	
e. Any representations received as a result of an Article 7 (or Regulation 6) notice;		✓
f. A copy of any notice published under Article 8 of the GDPO 1995; and/or Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990; and/or Regulation 5 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990;		✓
g. Any representations received as a result of a notice published under Article 8 and/or Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (or Regulation 5);		✓
h. Details of any other applications or matters you are currently considering relating to the same site;		✓
i. **For all appeals, including those against non determination, you must provide details of all relevant development plan policies.** ***Each extract must include the front page, the title and date of approval or adoption. Where plans & policies have not been approved or adopted, please give the stage or status of the plan.***	3	
j. Any supplementary planning guidance, together with its status, that you consider necessary.		✓
k. Any other relevant information or correspondence you consider we should be aware of.		✓

16. a. What is the date you told those you notified about the appeal that we must receive any further comments by?	10|09|02	
b. Copies of the following documents must, if appropriate, be enclosed with this questionnaire.	Number of Documents Enclosed	N/A
i) representations received from interested parties about the original application	1	
ii) the planning officer's report to committee		✓
iii) any relevant committee minute		✓
17. FOR APPEALS DEALT WITH BY WRITTEN REPRESENTATIONS ONLY		
Do you intend to send another statement about this appeal? If NO, please send the following information:-	YES / ~~NO~~	
a. In non-determination cases:		
i) what the decision notice would have said;		
ii) how the relevant development plan policies relate to the issues of this appeal.		
b. In all cases:		
i) the relevant planning history;		
ii) any supplementary reasons for the decision on the application;		
iii) matters which you want our Inspector to note at the site visit.		
18. THE MAYOR OF LONDON CASES ONLY		
a. Was it necessary to notify the Mayor of London about the application? If YES, please attach a copy of that notification.	YES / NO	
b. Did the Mayor of London issue a direction to refuse planning permission If YES, please attach a copy of that direction.	YES / NO	

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

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

Date sent to us and the appellant 01\|08\|02 OUR REF: F\|2001\|5405

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

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TOWN AND COUNTRY PLANNING ACT 1990

SECTION 78 APPEAL

APPELLANT :	**MR & MRS GURR**
APPEAL SITE :	**285 HYDE END ROAD, SPENCERS WOOD, READING**
REASON FOR APPEAL :	**REFUSAL TO GRANT PLANNING PERMISSION FOR PROPOSED TWO STOREY REAR EXTENSION TO DWELLING AND SINGLE STOREY SIDE EXTENSION**

LOCAL PLANNING AUTHORITY REFERENCE : F/2001/5405

DEPARTMENT OF THE ENVIRONMENT TRANSPORT & THE REGIONS REFERENCE : APP/X0360/A/02/1094820

1.00 LOCATION AND SITE DESCRIPTION

1.01 The application site is a detached chalet bungalow with detached single length garage to the rear of the dwelling along the east side boundary. The site is located within the identified settlement boundary of Spencers Wood. (See Appendix 1)

1.02 The immediate street scene comprises a mix of semi-detached and detached residential dwellings.

2.00 RELEVANT PLANNING HISTORY

2.01 In May 2001 planning consent F/2001/3718 granted a 2-storey rear extension, similar to the application subject to this appeal. The main difference between the previously approved development and the application under discussion is the blind dormer feature in the east elevation of the two-storey rear extension.

2.02 In November 2001 planning permission F/2001/5021 was refused for a two-storey rear extension and single storey side extension. The reason for refusal centred around the blind dormer (5.5 metres wide x 3 metres high structure) in the east elevation of the two-storey rear extension. The application was refused under delegated powers :

" The proposed dormer, due to its design will form an incongruous feature which will have a detrimental effect on the visual amenity of the surrounding area. The proposal is therefore contrary to policy EN1 of the Berkshire Structure Plan, policies WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft) and to policies LBE1 and LBE2 of the Loddon Area Local Plan. "

2.03 In January 2002, planning permission F/2002/5405 for a two-storey rear extension and single storey side extension was refused. Again, the reason centred around the blind dormer (4 metres wide x 3 metres high structure) in the east elevation of the two-storey rear extension. The application was refused under delegated powers :

" The proposed dormer, due to its design will form an incongruous feature which will have a detrimental effect on the visual amenity of the surrounding area. The proposal is therefore contrary to policies WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft) and policies LBE1 and LBE2 of the Loddon Area Local Plan. "

3.00 POLICY BACKGROUND

3.01 The Development Plan that applies to the area in which the appeal site is located comprises the Loddon Area Local Plan. The Deposit Draft Wokingham District Local Plan will replace the adopted Loddon Area Local Plan.

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

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

3.02 The relevant Loddon Area Local Plan Policies are (see Appendix 2) :

LBE1 - Design of New Development
LBE2 - Inappropriate Design

3.03 The relevant Wokingham District Local Plan (Deposit Draft) Policies are (see Appendix 3) :

WBE1 - Development in its Local Context
WOS3 - Development Control Principles

3.04 The Inspector's report (October 2001) comments on policy WBE1. It is recommended that the importance of good design is more strongly emphasised within this policy. (See Appendix 4).

4.00 THE CASE FOR THE LOCAL AUTHORITY

4.01 The reason for refusal centres around the incongruous blind dormer proposed in the east elevation of the two-storey rear extension. The 'blind' dormer is large and bulky. It measures 4 metres wide with a monopitch roof. The structure would be set 0.2 metres down from the roofline and 0.6 metres above the eaves. It appears especially bulky and incongruous when read against the original dwelling. The 'blind' dormer has been designed in an unsympathetic manner to the extension. It appears as an 'eye sore' disjointed from the roofline behind.

4.02 Despite this feature being screened from the front of the site, there are views to this proposed development from Montgomery Drive. It is therefore considered detrimental to the visual amenity of the surrounding area. Policy EN1 of the Berkshire Structure Plan asserts that the character and quality of the environment will be protected and enhanced, and proposals are to be appropriate in character and form and they should embody a high standard of design. Section 3.04 details the Inspector's recommendation that more emphasis should be placed on the importance of design. Policies LBE1 and LBE2 of the Loddon Area Local Plan and policies WBE1 and WOS3 of the Wokingham District Local Plan (Deposit Draft) accentuate these points further.

5.00 COMMENTS ON THE APPELLANT'S STATEMENT

5.01 The appellant claims that the development will not be visible from the front of the site, and is only visible from a 'minor road'. Montgomery Drive is a residential estate which leads off Hyde End Road, and is part of the local context in which this proposal is read.

5.02 The appellant advises that the neighbours did not register an objection. However this cannot be considered a reason in itself to grant permission for poor development.

5.03 The appellant explains that the Planning Officer advised that if the dormer were to be reduced in scale it would be considered more appropriate. There are no notes on file to suggest this was discussed.

5.04 The appellant draws attention to the mix of dwellings within the locality. This is accepted. However, attention must be given to the design of the extension in relation to the original dwelling (see Sections 4.01 and 4.02) and then its resultant impact on the character and visual amenity of the area.

6.00 CONCLUSION

6.01 The proposed development would form an incongruous feature, harmful to the visual amenity of the area.

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

7.00 CONDITIONS IN THE EVENT OF PLANNING PERMISSION BEING GRANTED

7.01 See Appendix 5.

Louise Smith
Planning Officer

LIST OF APPENDICES

1. Site Location Plan.

2. Loddon Area Local Plan Policies LBE1 and LBE2.

3. Wokingham District Local Plan (Deposit Draft) Policies WBE1 and WOS3.

4. Inspector's Report (2001) comments on Policy WBE1.

5. Conditions in the event of Planning Permission being granted.

Appendices

Appendix 1



Site Plan, Scale: 1 to 1250

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Date: 31 July 2002

N
W E
S

Appendix 2

LODDON AREA LOCAL PLAN

Adopted 5 May 1995

Published by: Wokingham District Council
Planning Department
Shute End
Wokingham
Berkshire
RG40 1WR

1.4 QUALITY AND CONSERVATION OF THE BUILT ENVIRONMENT



NEW DEVELOPMENT, REDEVELOPMENT AND REFURBISHMENT

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

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

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

❖ *LBE1 DESIGN OF NEW DEVELOPMENT*

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

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

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

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

❖ LBE2 INAPPROPRIATE DESIGN

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

ENVIRONMENTAL IMPROVEMENT

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

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

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

❖ LBE3 REFURBISHMENT AND REDEVELOPMENT

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

❖ LBE4 ENVIRONMENTAL ENHANCEMENT SCHEMES

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

SUNLIGHT, DAYLIGHT AND NOISE

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

❖ LBE5 SUNLIGHT AND DAYLIGHT

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

Appendix 3



Wokingham District Local Plan
Deposit Draft

With Proposed Amendments Highlighted

February 2000

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

POLICY 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.

Appendix 4



WOKINGHAM UNITARY
Aiming for Excellence

WOKINGHAM DISTRICT LOCAL PLAN

INSPECTOR'S REPORT

PART TWO

CHAPTERS OTHER THAN HOUSING

Mr D Hollis
October 2001

RECOMMENDATION

4.5 That no changes are made to the Plan in response to these objections.

PARAGRAPH 4.4

REPRESENTATIONS

1775 Hicks Persimmon Limited (O)

OBJECTION ISSUES

4.6 This objection was concerned that there is no policy directed towards the key objective of improvement of poor/degraded land through the control of new development and the implementation of improvement schemes. This was contrary to PPG 12. A new policy was suggested to identify such sites and, where appropriate, to allocate them for development to secure environmental improvements.

CONCLUSIONS

4.7 The objective of securing environmental improvement is established in Policy WOS5. To my mind, enhancement should be a benefit to flow from the development of poor and degraded landscapes as part of the overall package. I do not agree with the implication in the proposed new policy that such benefits should necessarily outweigh other considerations. Just because land is degraded does not necessarily mean that an alternative use would be acceptable. For example, within a countryside location redevelopment of such a site may run counter to the principles of sustainability. In such cases proposals would have to be considered on their merits, as exceptions to the Plan. I do not therefore agree that a new policy is required.

RECOMMENDATION

4.8 That no changes are made to paragraph 4.4.

POLICY WBE1

REPRESENTATIONS

2493 George Wimpey Plc (O)
2566 Martin & Pole, Nicholas (O)
1308 Ms L Erler (S)

OBJECTION ISSUES

4.9 The policy was thought to be too restrictive and the words "will require" should be replaced with "will seek". It was also considered that the policy is a corporate mission statement and has no development control function. It should be deleted or relegated to subtext.

CONCLUSIONS

4.10 Fostering good design is an important objective in national planning guidance and is strongly endorsed in PPG 1, PPG 3 and PPG 13 as well as the recently published Urban White Paper. Developing sustainable environments at higher densities and reducing the need to travel are key themes. I therefore support the policy in principle and must emphasise the message needs to be strongly conveyed that poor designs will be rejected. However, the present wording is not sufficiently specific and conveys the impression that new development should mirror its immediate surroundings. This may not be appropriate and the policy needs to be retitled and restructured to give clear guidance of what is expected in terms of design and sustainability.

4.11 I would also suggest removing reference to supplementary planning guidance from the policy itself. This can be referred to in the supporting text, but an attempt to afford it Section 54A status should be resisted.

RECOMMENDATION

4.12 That reference to supplementary planning guidance is removed from the policy and inserted into the supporting text. That this is supplemented by a reference to development briefs as I have recommended under Policy WBE19.

4.13 That Policy WBE1 is deleted and replaced as follows:

"Policy WBE1: Design and new development

New development will be expected to achieve high standards of design and layout, which makes efficient use of land and buildings. A scheme should create its own identity, whilst taking account of the wider locality, including the surrounding townscape and landscape. In addition, development proposals will be expected to have regard to the following principles:

A) a reduction in the level of car parking below maximum standards wherever possible in order to promote sustainable transport choices;

B) encouragement of measures that promote accessibility to services and facilities by public transport, cycling and walking;

C) incorporation of features that maximise the safety and security of people living in or using the development;

D) creation of easily accessible and attractive open spaces".

POLICY WBE2

REPRESENTATIONS

2487 Slough Properties Ltd (O)
2567 Martin & Pole, Nicholas (O)

OBJECTION ISSUES

4.14 It was considered that there were some areas such as Winnersh Triangle, which although they do not have particularly pronounced or historic architectural styles, do not have poor architectural quality. In such cases further development should be compatible and not used to create artificial visual interest. It was also felt that the policy has no development control function and should either be deleted or relegated to the supporting text.

CONCLUSIONS

4.15 There are many built-up parts of the District of mediocre quality but I do not agree that such circumstances should necessarily be perpetuated in new development. Policy WBE1 calls for better quality in the design of individual developments and this should reinforce local identity and result in improvement of the wider urban area. To my mind Policy WBE2 is a reasonable objective but the point is adequately covered by my recommended rewording of Policy WBE1.

RECOMMENDATION

4.16 That Policy WBE2 is deleted.

POLICY WBE3

REPRESENTATIONS

2494 George Wimpey Plc (O)
2568 Martin & Pole, Nicholas (O)

OBJECTION ISSUES

4.17 The policy was considered to be unreasonable in that it requires details that were likely to change as a result of market demand. The only requirement should be for a master plan. The other objection felt that the policy has no development control function and should be deleted or relegated to the subtext.

Appendix 5

APPENDIX 5 - Conditions in the event of Planning Permission being granted.

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

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

3. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the first floor east elevation of the two storey rear extension hereby permitted except for any which may be shown on the approved drawing(s).

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

5. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

Reasons

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

2. To ensure that the external appearance of the building is satisfactory.

3. To safeguard the residential amenities of the occupiers of neighbouring properties.

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

5. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

Informatives

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

Loddon Area Local Plan Policies LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WBE1 and WOS3.

5405 filing

The Planning Inspectorate

60992.

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PLANNING SERVICES HPT TLS PCL JC APP CS DA 13 SEP 2002 COPIES TO FILE

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

Your Ref: F/2001/5405

Our Ref: APP/X0360/A/02/1094820

Date: 12 September 2002

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR & MRS GURR
SITE AT 285 HYDE END RD, SPENCERS WOOD, READING, BERKS, RG7 1DB

I enclose a copy of the appellants correspondence and third party letters 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. You should comment solely on the representations enclosed with this letter. 7.1/10

You cannot introduce new material or put forward arguments that should have been included in your earlier statement. If you do, your comments will not be accepted and will be returned to you.

Comments submitted after the 9-week deadline will not be seen by the Inspector unless there are extraordinary circumstances for the late submission.

Yours faithfully

Mrs M Pocock

211AL(BPR)

1

1094820

Date: 29 August 2002
Ref: AJP/bp

RECEIVED
2 - SEP 2002
PINS AA PBE

Conservative Group Office

Wokingham District Council
Shute End, Wokingham
Berkshire, RG40 1BN

Tel: 0118 974 6005
Fax: 0118 974 6014

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

Dear Mrs Pocock

Town and Country Planning Act 1990
Appeal by: Mr & Mrs Gurr
Site: 285 Hyde End Road, Spencers Wood
Proposal: Proposed 2 storey rear extension to dwelling & single storey side extension

I am writing in connection with the above Planning Appeal. I spoke to the officers shortly after the Council refused Mr & Mrs Gurr's planning application and I found it a little difficult to understand exactly why it had been refused. It seems to be more to do with the aesthetic grounds rather than real planning issues.

I would like to support Mr & Mrs Gurr's planning appeal and hope that you will be able to approve the extension to their house.

Yours sincerely

Anthony Pollock

Anthony Pollock
District Councillor, Shinfield

cc Mr & Mrs Gurr

Email: conservative.group@wokingham.gov.uk

R.G.Sutherland
283 Hyde End Rd
Spencers Wood
Reading RG7 1DB

8 September, 2002

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

Dear Mrs Pocock,

Reference APP/X0360/A/02/1094820

I am writing to register my concerns over this appeal. There has been a sequence of three applications, and I assume that you have my comments relating to these.

The extension which has been carried out has added approximately 50% to the floor area. The windowless dormer under appeal would add 75 cm to the new bedroom, but would add to the already major impact on 283. My previous comments on the windowless dormer stand. Please note that I did not register a specific objection against the final application because those comments were on record, and were taken into account.

The impact of the existing extension has been greater than expected, partly because the foundations of number 285 is a little higher. We had not realised that the roof level of the original garage would be raised.

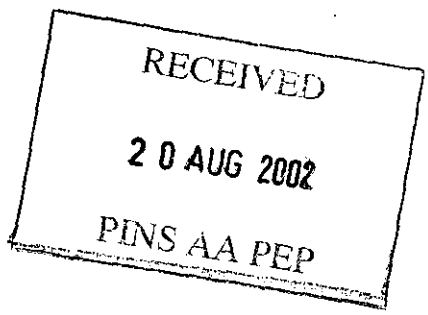
The stated grounds for appeal imply that there is no theme to the local properties and that extensions are every where. Numbers 281, 283 and 285 were in fact built as a set, which is obvious from the front. 281 was enlarged during building but it and 283 are as built. They were aligned so that they were not visible from inside the other houses. We have now lost that feature, and the impact on the view from the bedrooms as well as the ground floor is considerable. The proposed dormer would effectively bring the ridge towards us, and being vertical, would be darker in apearance.

Yours faithfully

RG Sutherland

Mr & Mrs Gurr
285 Hyde End Road
Spencers Wood
Reading
Berks
RG7 1DB

Mrs M Pocock
The Planning Inspectorate
3/03 Kite Wing
Temple Quay
Bristol
BS1 6PN



16th August 2002

Dear Mrs Pocock,

Our Ref: APP/X0360/A/02/1094820

After the Councils decision we sought the advice of Mr John Redwood, as we felt Wokingham District Council, had been misleading us.

Enclosed are copies of the letter John Redwood wrote on our behalf to Wokingham District Council, please can you attach them to our appeal.

Many thanks

Yours faithfully

Mrs A Gurr

THE RT. HON. JOHN REDWOOD, MP

HOUSE OF COMMONS
LONDON SW1A 0AA

22 February 2002

Ms Anna Cronin
Head of Planning & Transportation
Wokingham District Council
Shute End
Wokingham
RG40 1WL

Dear Ms Cronin

I am writing on behalf of my constituents Mr and Mrs Gurr of 285 Hyde End Road, Spencers Wood RG7 1DB concerning your decision to turn down their application for an extension to their property (your reference F2001/5405).

I find it very difficult to understand the reasoning or the English used in your statement of reasons for rejection. As you rightly point out, in the whole of the first section entitled 'Impact upon Neighbouring Properties' there is no adverse impact on neighbouring properties that need worry the planning authorities. This is borne out by the fact that no neighbour has complained about the latest proposal put to you by Mr and Mrs Gurr.

However, in the letter of rejection, you continue in the second section to discuss the 'Impact upon the street scene and visual amenity'. This begins rightly by pointing out that the bulk of this extension cannot be seen from the street. You state 'the proposed garage extension will be visible to the front of the property, however, it will it will be designed to match the existing garage' (sic). This implies that you agree with my constituents that there will be no adverse impact upon the street. However, you go on to say that the blind dormer facing number 283 will, 'detract from the visual amenity of the area and and especially number 283' (sic). This makes no sense. You have already accepted that you cannot see the blind dormer from the street. You have also accepted that there is no unacceptable impact upon neighbouring properties and yet you contradict yourself in this very flimsy reason for rejection put as a talisman at the end of your badly written decision letter.

I do hope you will reconsider this matter urgently as it does seem that this application has been handled incompetently and Mr and Mrs Gurr were offered misleading advice which led them to put in the application in the form they chose.

Yours sincerely

5405 filing

The Planning Inspectorate

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19 OCT 2002
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Ms D Gumbrell (Planning Department)
Wokingham District Council
Po Box 157
Shute End
Wokingham
Berkshire
RG41 1BN

Your Ref: F/2001/5405

Our Ref: APP/X0360/A/02/1094820

Date: 9 October 2002

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR & MRS GURR
SITE AT 285 HYDE END RD, SPENCERS WOOD, READING, BERKS, RG7 1DB

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

Yours faithfully

Mrs Margaret Pocock

217L(BPR)

Mr & Mrs Gurr
285 Hyde End Road
Spencers Wood
Reading
Berks
RG7 1DB
25th September 2002

Mrs M Pocock
The Planning Inspectorate
3/03 Kite Wing
Temple Quay
Bristol
BS1 6PN

2nd October 2002

Dear Mrs Pocock

Ref: APP/X0360/A/02/1094820

In response to you letter dated 12th September.

Mr Sutherland's letter dated 8th September states that "281 was enlarged during building but it and 283 are as built". We would point out that this in fact is not the case. No 281 was actually reduced in width during building and since then has been extended three times, as Wokingham Council would be able to verify from their records.

From the rear the new extension has a lop-sided appearance because of the permitted window dormer to the left and the lack of a dormer to the right.

Section 78 Appeal ref 5.03

We find it extremely difficult to understand why, the Planning Officer was giving us and the person doing our drawings advice, and not putting these notes on our file. However the fact remains this advice was given and it was due to their advice that we stopped building for twelve weeks and amended our plans to their verbal specification. By amending these plans we thought all parties were now happy.

We were led to believe the Planning Officer was giving us helpful advice and providing a service. Had we known they we mis-leading us we would never have spent time and money amending our plans.

Yours faithfully

Mr & Mrs Gurr

The Planning Inspectorate

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15 NOV 2002
ES TO:
ACK:
FILE:

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

Your Ref: F/2001/5405

Our Ref: APP/X0360/A/02/1094820

Date: 12 November 2002

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR & MRS GURR
SITE AT 285 HYDE END RD, SPENCERS WOOD, READING, BERKS, RG7 1DB

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

Mr Roger Wilson BA DipTP MRTPI

The Inspector will visit the appeal site at 14:45 on 26 November 2002. It is important that you make immediate arrangements for the Inspector to be met at the site to enable the inspection to be made. If you cannot attend, you should arrange for someone else to attend in your place. **If this is not possible, you must let me know immediately.**

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 he 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 date of the Inspector's site visit, although we cannot be precise about individual cases. If despatch of the letter is likely to be significantly delayed, we will let you know.

The Planning Inspectorate

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DG
TLS
ENF
11 NOV 2002
ACK:
FILE:

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

Your Ref: F/2002/6340
Our Ref: APP/X0360/A/02/1095974
Date: 12 November 2002

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR FRASER
SITE AT 21 ADWELL DRIVE, LOWER EARLEY, READING, BERKSHIRE

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

Mr Roger Wilson BA DipTP MRTPI

The Inspector will visit the appeal site at 14:00 on 26 November 2002. It is important that you make immediate arrangements for the Inspector to be met at the site to enable the inspection to be made. If you cannot attend, you should arrange for someone else to attend in your place. **If this is not possible, you must let me know immediately.**

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 he will conduct the visit unaccompanied. In other circumstances, the visit might have to be aborted.

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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 date of the Inspector's site visit, although we cannot be precise about individual cases. If despatch of the letter is likely to be significantly delayed, we will let you know.

Yours faithfully

Miss Kate Hallett

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

209D

The Planning Inspectorate

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

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

PLANNING SERVICES
64271
13 DEC 2002

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

Your Ref: F/2001/5405

Our Ref: APP/X0360/A/02/1094820

Date: 12 December 2002

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR & MRS GURR
SITE AT 285 HYDE END RD, SPENCERS WOOD, READING, BERKS, RG7 1DB

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

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

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

Phone No. 0117 372 8252

Fax No. 0117 372 8139

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

Yours faithfully

Mrs Margaret Pocock

COVERDL1

Tel. (0118) 974 6448 (Direct Line)
Date: August 30, 2002
My ref: F/2001/5405
Your ref: APP/X0360/A/02/1094820

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

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

Dear Mrs Pocock

APPEAL BY: Mr & Mrs Gurr
SITE: 285 Hyde End Rd, Spencers Wood

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

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date: August 1, 2002
My ref: F/2001/5405
Your ref: APP/X0360/A/02/1094820

Mrs M Pocock
The Planning Inspectorate
Room 3/03 Kite Wing
Temple Quay House
2 The Square
Temple Quay
BRISTOL
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Environmental Services Department
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P.O. Box 157
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Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Mrs Pocock

APPEAL BY: Mr & Mrs Gurr
SITE: 285 Hyde End Rd Spencers Wood

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

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date. August 1, 2002
My ref: F/2001/5405
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 & Mrs R Gurr
285 Hyde End Rd
Spencers Wood
Reading
RG7 1DB

Dear Sir / Madam

APPEAL BY: **Yourselves**
SITE: **285 Hyde End Rd**

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

I have also sent copies to The Planning Inspectorate.

Yours faithfully

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

The Planning Inspectorate

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

Direct Line 0117-3726079
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GTN 1371-6079

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

Your Ref: F/2001/5405

Our Ref: APP/X0360/A/02/1094820

Date: 30 July 2002
31 JUL 2002

COPIES TO

FILE:

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR & MRS GURR
SITE AT 285 HYDE END RD, SPENCERS WOOD, READING, BERKS, RG7 1DB

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

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

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

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

Within 2 weeks from the starting date -

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

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

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

Within 6 weeks from the starting date -

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

Within 9 weeks from the starting date -

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

Site visit arrangements

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

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

Planning obligations - Section 106 agreements

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

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

Yours faithfully

Mrs M Pocock

102(BPR)

The Planning Inspectorate

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

58483.

DG

For official use only
Date received
11 JUL 2002
COPIES TO

PLANNING APPEAL FORM

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

Please use a separate form for each appeal

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

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

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

A. APPELLANT DETAILS

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

Name MR & MRS R. GURR

Address 285 HYDE END ROAD

SPENCERS WOOD, READING

Postcode RG7 1DB

Daytime phone no 0118 9885948

Fax no

E-mail address

B. AGENT DETAILS (if any)

Name

Address

Your reference

Daytime phone no

Fax no

Postcode

E-mail address

C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the LPA WOKINGHAM DISTRICT COUNCIL

LPA's application reference no F/2001/5405

Date of the planning application 6/12/01

Date of LPA's decision notice (if issued) 30/01/02

D. APPEAL SITE ADDRESS

Address 285 HYDE END ROAD

SPENCERS WOOD

READING

Postcode RG7 1DB

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

E. DESCRIPTION OF THE DEVELOPMENT

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

PROPOSED TWO STOREY REAR EXTENSION TO DWELLING & SINGLE STOREY SIDE EXTENSION

Size of the whole appeal site (in hectares)

0.2 HECTARES

Area of floor space of proposed development (in square metres)

72.14 SQ METRES

F. REASON FOR THE APPEAL

This appeal is against the decision of the LPA to:

*Please tick **one** box only* ✔

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

   or

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

G. CHOICE OF PROCEDURE

CHOOSE ONE PROCEDURE ONLY

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

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

*Please tick **one** box only* ✔

1. WRITTEN REPRESENTATIONS ☑

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

2. HEARING ☐

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

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

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

3. INQUIRY ☐

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

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

H. GROUNDS OF APPEAL

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

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

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

Please continue on a separate sheet if necessary.

This application was refused on the basis, that the proposed dormer "will form an incongruous feature having a detrimental effect on the visual amenity of the surrounding area.

The dormer in this application is not visible from the front of the property facing Hyde End Road. To the easterly side of the property, on which the proposed dormer would be situated, there are two properties then a minor road, which services a residential development.

Neither of the two properties registered an objection to this application and the dormer is largely concealed from the minor road, 35 yards away by flora, trees and fencing.

Furthermore the properties in this area are of mixed design, ages and years, many of which have been extended in a variety of different ways over a number of years. Therefore there is no uniformity in the properties, which in itself adds interest to this locality.

This application followed a previous application, which included a much larger dormer. After this application was refused we sought advice from the Planning Authority as to what needed to be done to make the plan acceptable.

The Planning Authority suggested that if the dormer were reduced in size to that submitted in the original application then the authorities would look favourably on this.

Two weeks before the decision was reached we rang Wokingham District Council and our Case Officer informed us that a decision looked very promising, as this point we feel that we were given very misleading information. Had we been advice to make further amendments this would have been possible.

J. APPEAL SITE OWNERSHIP DETAILS

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

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

CERTIFICATE A

☑

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

OR

CERTIFICATE B

☐

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

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

CERTIFICATES C and D

☐

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

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

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

✔

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

OR

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

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

H. GROUNDS OF APPEAL (continued)

Please turn over

J. ESSENTIAL SUPPORTING DOCUMENTS

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

✔

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

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

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

_____

_____

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

_____

_____

_____

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

K. PLEASE SIGN BELOW

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

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

Signature Roger Gunn (on behalf of) _____

Name (in capitals) ROGER GUNN Date 8th July 02

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

NOW SEND:

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

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

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

- **1 COPY for you to keep**

When we receive your appeal form, we will:

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

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

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

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

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The Copyright Unit
Her Majesty's Stationery Office
St Clements House
2-16 Colegate
Norwich NR3 1BQ

Tel: (0118) 974 6448 (Direct Line)
Email: Denise.Gumbrell@wokingham.gov.uk
Date: 31 July 2002
My ref: **F/2001/5405**

WOKINGHAM UNITARY
Aiming for Excellence

The Owner / Occupier
283
HYDE END ROAD
SPENCERS WOOD
READING
RG7 1DB

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

Dear Sir/Madam

APPLICATION No: F/2001/5405
APPEAL BY: Mr/Mrs Gurr
SITE: 285 Hyde End Road Spencers Wood Reading
PROPOSAL: Proposed two storey rear extension to dwelling and single storey side extension.

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

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

If you wish to make further representations, you should, if possible, send three copies to Mrs M Pocock, The Planning Inspectorate, Room 3/03, Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. Please quote reference **APP/X0360/A/02/1094820**. Comments received after **10/09/2002** will not normally be seen by the Inspector & will be returned.

The application, and the appellant's grounds of appeal may be inspected in the Environmental Services Department (Planning) at the Civic Offices, Shute End, Wokingham, Berkshire during office hours (08:30- 17:00 Monday to Thursday, & 08:30-16:00 Friday).

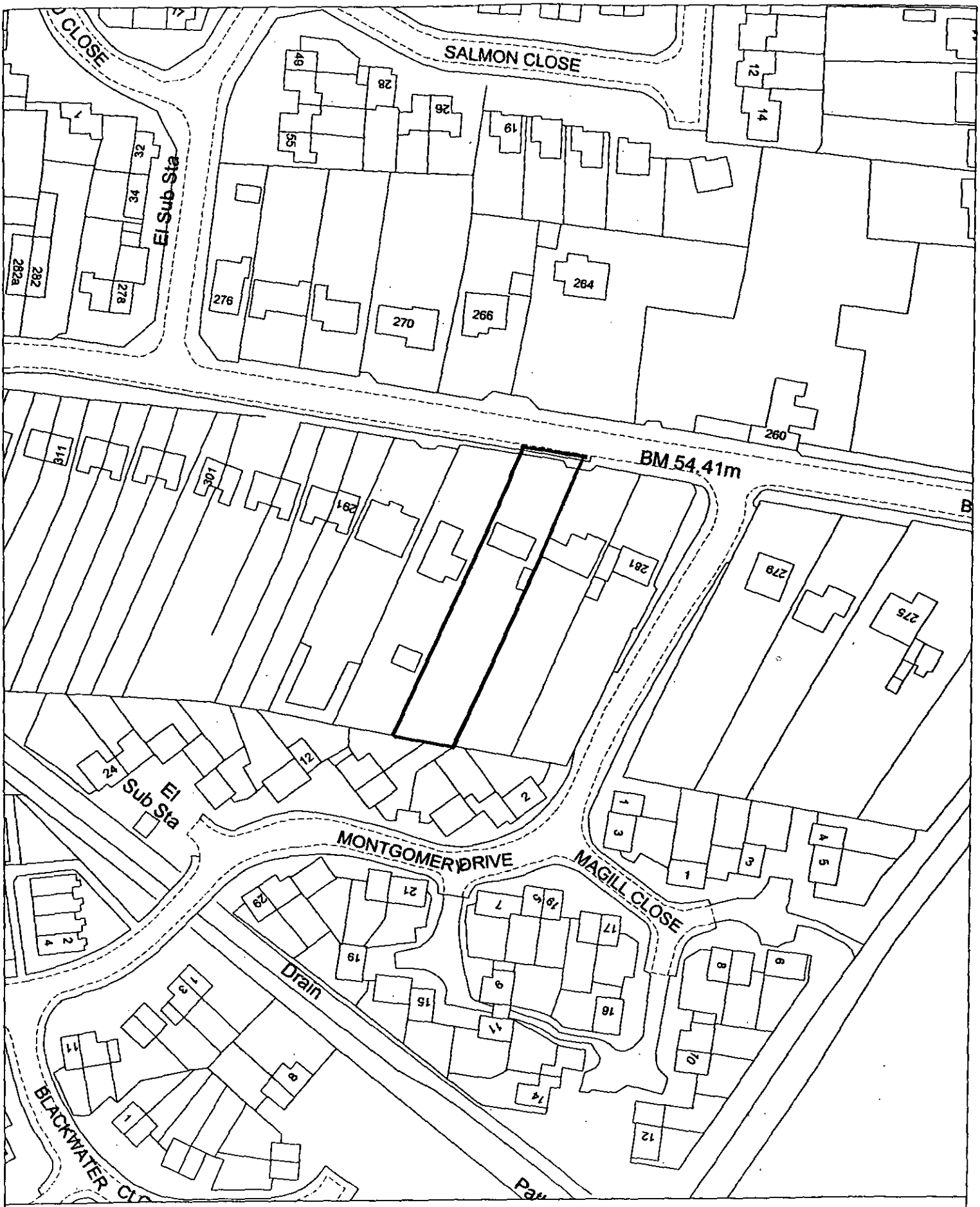
A free booklet, "Guide to taking part in planning appeals" is available from this office.

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

Yours faithfully

Denise Gumbrell

Appeals Assistant



Site Plan, Scale: 1 to 1250

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Date: 31 July 2002