[redacted]

X SYSTEMS LTD

APPLICATION NO:
F/2001/3143

LOCATION:
3 West Drive, Sonning Reading.

APPLICANT:
Mr & Mrs L Mc Sweeney C/O The Truline Partnership

PROPOSAL:
Proposed two storey side/front extension and single storey rear extension to dwelling.

EARLIEST DATE FOR DECISION: **08/02/2001**

APPLICATION WILL HAVE EXPIRED ON:
06/03/2001

CASE OFFICER: **Farah Humayun**

Appeal Decision

Site visit made on 20 November 2001

by P H Garnham, MA, MRTPI

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

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

Date:
30 NOV 2001

Appeal Ref : APP/X0360/A/01/1071729
Land at 31 West Drive, Sonning, Berks.

- 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 brought by Mr & Mrs McSweeney against the decision of the Wokingham District Council.
- The application (ref : F/2001/3143) dated 4 January 2001, was refused by notice dated 5 March 2001.
- The development proposed is a two-storey side/front extension and a single storey rear extension to the dwelling.

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

Preamble

1. No 31 West Drive is a substantial two storey house, one of many such properties situated along West Drive. The proposal comprises a side extension on two storeys and a rear extension at ground floor level. Clearly, the Council does not take exception to the proposed rear extension. Plots along the Drive are of ample size and the majority of the dwellings are on two storeys. Many architectural styles and choices of materials are evident. Clearly, some houses have been extended. For the most part, the depth of plots is uniformly generous although plot widths are by no means uniform. The area has a spacious sylvan quality, with plentiful landscaping.

The Development Plan and other relevant policy considerations

2. The development plan comprises the Berkshire County Structure Plan and the Lodden Area Local Plan. Local Plan Policy LTV6 refers to open land and gaps in frontages and garden areas that significantly contribute to the character of settlements. Development on such gaps will not normally be permitted. It seems to me that this policy could be interpreted as applying to the space about buildings and gaps between buildings. Policy LBE1 requires new development to achieve a high standard of design, appropriate to the character of the area in which it is to be situated. Policy LBE2 provides that development that is inappropriate in terms of its relationship with adjoining buildings, or which would adversely affect the character of an area, for example in terms of scale or massing, will not normally be permitted. The emerging plan is the Wokingham District Local Plan (Deposit Draft) and its policies are a material consideration. Emerging policy WOS3 expresses general development control principles. Development should be appropriate in scale and integrated into its local context. Emerging policy WBE1 also requires that attention be paid to the local context. Environmental and visual impacts will be addressed.

The Main Issue

3. From all that I have seen and read in connection with this appeal I consider that the main issue is the effect of the proposed side extension on the street scene.

Reasons

4. The plot has a width of about 20.42m, less than that of many plots in the area although it is not unique in this respect. I note that the precise position of the boundary between No 31 and No 29 to the east may be in contention. Such matters relating to ownership are not for me to determine but it appeared to me that the proposed extension, if built, would come to within about 1m of the physical boundary and it is on this basis that my assessment is made.

5. The evidence suggests that the dwelling, with hipped roof, was originally sited centrally on its plot and that it has since been extended on the west side to within about 1.5m of the boundary. The proposed two-storey extension would bring the side of the building to within about 1m of the eastern boundary. This element would also project some 2.25m in advance of the face of the dwelling, or about 1.1m in advance of the face of the porch. At the rear of the dwelling, the two-storey extension would respect the existing rear face of the building but the single storey extension of the breakfast area would project some 1.35m behind the face of the present kitchen wall.

6. There are no issues regarding detailed design features or the integration of the proposal into the building as a whole. The Council's objection refers principally to the proposed additional bulk on the east side of the house, the effect of which would be to bring the dwelling much closer to the eastern boundary, which is situated within a tall, dense hedge, and to No 29. The house is set well back from the road and surrounding vegetation is an important element in the street scene. In my view the hipped roof of the proposed extension, together with the relatively low eaves line are factors that would reduce the perceived bulk of the extension, particularly above first floor level. In my view a reasonable gap would remain between properties and the resulting effect would be little different from the relationship to be observed between some dwellings elsewhere along the Drive. I do not regard this gap as being of special significance to the character of the area, such that the proposal would breach Local Plan policy LTV6.

7. The face of the proposed extension is set well back from the frontage and behind the main elevation of No 29. I consider that the proposed extension would not unbalance the existing design, rather it would serve to complement the extension that was built some years ago on the west side provided that matching materials are used for the external surfaces. That matter could be addressed by a suitable planning condition. In addition, the dense vegetation in the vicinity serves to screen many views of dwellings and also serves as a foil to individual properties. I do not doubt that the proposed extension would be seen from the Drive as part of the enlarged dwelling. Nevertheless in my view it would neither dominate the scene nor close an important gap between buildings such that harm would occur to the character of the area.

8. S54A of the Town and Country Planning Act 1990 provides that where, in making any determination under the Planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise. For the reasons set out above, I consider that the proposal would not run counter to any of the relevant development plan policies identified in para 2 above, or those of the emerging Local Plan.

9. I note the planning history in relation to No 29 West Drive, particularly in respect of extensions. I also note the appeal decision (Ref. APP/X0360/A/98/299829/P7) in respect of a proposed extension on the east side of No 29 where, although dismissing the appeal on another issue, the Inspector found that the extension would not be significantly harmful to the street scene. Clearly the proposal related to that side of No 29 distant from No 31, and the matter has not affected my determination of this appeal on the stated issue.

10. I have given careful consideration to all other matters raised in connection with this appeal, including the representations made at application stage by an occupier of No 29. I do not find that the proposal would be likely to have adverse effects on the living conditions for occupiers of No 29, in terms of either loss of privacy or outlook. I agree that the window of the proposed shower-room facing east should be obscure-glazed, but no other matter raised has been as important as those that have led to my conclusions.

Conclusion

11. For the reasons given above, I conclude that the appeal should succeed and planning permission will be granted, subject to conditions as indicated, together with the standard time-limiting condition.

Formal Decision

12. In exercise of the powers transferred to me, I hereby allow the appeal and grant planning permission for the erection of a two-storey side/front extension and a single storey rear extension to the dwelling at 31 West Drive, Sonning, in accordance with the terms of the application Ref. F/2001/3143 dated 4 January 2001 and the plans submitted therewith, subject to the following conditions :

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

    2) The materials to be used in the construction of the external surfaces of the extensions hereby permitted shall match those used in the existing building in terms of colour, type and texture.

    3) The east-facing window to the first floor en-suite shower room shall be obscure-glazed and retained as such.

P. H. Garnham MA MRTPI, Inspector.

Information

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

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

(FH)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr & Mrs L Mc Sweeney
C/O The Truline Partnership
20 Cliddesden Road
Basingstoke
Hants
RG21 3DT

Application Number: F/2001/3143

Parish:	**SONNING**
Location:	**31 West Drive, Sonning, Reading.**
Proposal:	**Proposed two storey side/front extension and single storey rear extension to dwelling.**

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

Reason

1. It is considered that the proposed development would have an overbearing impact which detracts from the street scene. As such the proposal is contrary to policies LBE2 and LTV6 of the Loddon Area Local Plan and to policies WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft).

John Mitchell
Development Control Manager
Date: 05/03/2001

Notice checked by: _____

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

Revised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	3/43	FH
BUILDING CONTROL NUMBER.	FP 2002/2636	Nick
APPLICANT/AGENT	The Turline Partnership	
ADDRESS OF SITE	31 West Shanza Drive SOMING.	
DESCRIPTION OF PROPOSED WORK	2 storey side/front ext + s/s rear ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	—	✓
ELEVATIONS	B recd 21/1/02	recd 9/1/01
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED on Appeal	30/11/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	✓	
DATE	24/1/02	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

The Planning Inspectorate

3/23 Hawk Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
http://www.planning-inspectorate.gov.uk

Direct Line 0117-3728099
Switchboard 0117-3728000
Fax No 0117-3728804
GTN 1371-8099

PLANNING SERVICES HP 49433 TLS FPS DC APP DK COPIES TO:

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

Your Ref: F/2001/3143

Our Ref: APP/X0360/A/01/1071729

Date: 1 November 2001

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR & MRS L MC SWEENEY
SITE AT 31 WEST DRIVE, SONNING, READING

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

Mr Paul Garnham MA MRTPI

The Inspector will visit the appeal site at 12:45 on Tuesday 20/11/2001. 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.

Yours faithfully

N. Nash

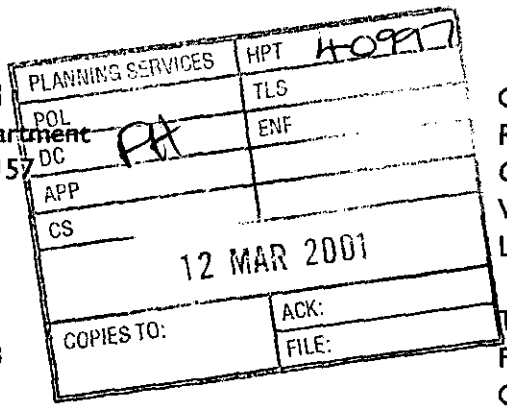
Mrs Nesta Nash

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

209D

RAILTRACK

Southern



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

Application No: F/2001/3143
Fao: Farah Humayun

Outside Party Engineer (West)
Railtrack Southern
CP2-2-H
Waterloo Station
LONDON SE1 8SW

Tel 0207 902 3183
Fax 0207 902 3632
O/R: GWR/07/BP/MW
8th March 2001

Dear Madam/Miss,

Location: 31 West Drive , Sonning. (Reading to Slough Railway Route).

Proposal: Two Storey Side / Front Extension and Single Storey Rear Extension to Dwelling.

Thank you for your letter of 18th January 2001 about the above planning application, I must apologise for the **very late** response, please note the site is actually on the **Great Western Railtrack Zone.**

Railtrack Southern's standard safety requirements i.e. (**Comments/Conditions** to be observed in connection with all development of land adjacent to the railway) are attached on behalf of my colleagues on the **'Great Western'** who may wish to add further comments of their own.

Please note, **no details** were actually enclosed with your letter, it will be much appreciated if they can be **forwarded** direct the **'Great Western Zone'** as soon as possible (see the address below).

For your assistance with all future developments that are adjacent to the railway on the **'Southern Zone'** I have attached a copy of a 'Wessex Area Map'.

If planning approval is **granted** for the above proposal, Railtrack will be obliged if you would request the **applicant / developer** to respond direct to the **'Great Western'** with regards to the standard **'Comments & Conditions'**, where applicable in this case.

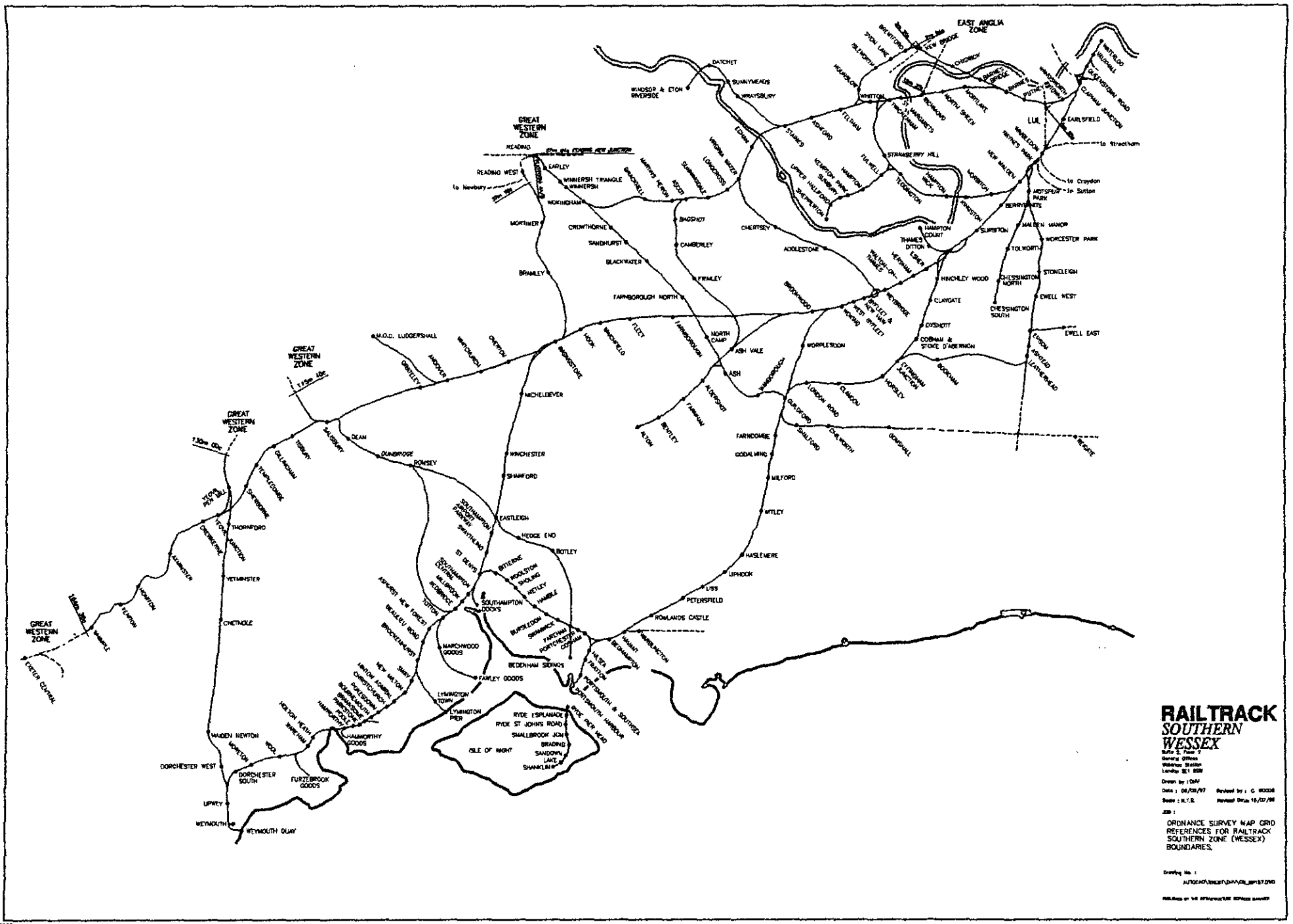
Your assistance with all of Railtrack's interests and safety concerns will be very much appreciated, once again I apologise for the late response and any inconvenience caused, will you please advise the **Great Western Railtrack Zone** of the outcome of this application at your earliest convenience.

Yours faithfully,

Bernard Purcell
for Engineering Manager.

cc: Mike Welch, Outside Parties Manager, Great Western Railtrack, 2nd Floor, (RT2B), 125 House, 1 Gloucester Street, Swindon, Wiltshire SN1 1GW

***Enclosure:* Comments/Conditions to be observed in connection with the development of land adjacent to the Railway & a copy of the 'Wessex Area Map' of the Railtrack Southern Zone.**


EAST ANGLIA ZONE
GREAT WESTERN ZONE
LUL
DATCHET
WINDSOR & ETON RIVERSIDE
SUNNYMEADS
WRAYSBURY
READING
READING WEST
to Newbury
EARLEY
WINNERSH TRIANGLE
WINNERSH
WOKINGHAM
MORTIMER
CROWTHORNE
SANDHURST
BLACKWATER
BRAMLEY
FARNBOROUGH NORTH
BAGSHOT
CAMBERLEY
FRIMLEY
CHERTSEY
ADDLESTONE
WEYBRIDGE
BYFLEET & NEW HAW
WEST BYFLEET
WOKING
M.O.D. LUDGERSHALL
GRATELEY
ANDOVER
MICHELDEVER
WINCHESTER
SHAWFORD
EASTLEIGH
HEDGE END
BOTLEY
SOUTHAMPTON PARKWAY
SHIRLEY
SOUTHAMPTON CENTRAL
MILLBROOK
REDBRIDGE
TOTTON
SOUTHAMPTON DOCKS
ASHURST NEW FOREST
BEAULIEU ROAD
BROCKENHURST
MARCHWOOD GOODS
FAWLEY GOODS
BEDENHAM SIDINGS
BURSLEDON
SWANWICK
FAREHAM
PORTCHESTER
COSHAM
HAVANT
BEDHAMPTON
HILSEA
FRATTON
PORTSMOUTH & SOUTHSEA
PORTSMOUTH HARBOUR
LYMINGTON TOWN
LYMINGTON PIER
RYDE ESPLANADE
RYDE ST JOHNS ROAD
SMALLBROOK JCN
BRADING
SANDOWN
SHANKLIN
ISLE OF WIGHT
RYDE PIER HEAD
NEW MILTON
HOLTON HEATH
WAREHAM
HAMWORTHY GOODS
MAIDEN NEWTON
DORCHESTER WEST
DORCHESTER SOUTH
WOOL
FURZEBROOK GOODS
UPWEY
WEYMOUTH
WEYMOUTH QUAY
EXETER CANAL
YEOVIL JUNCTION
YETMINSTER
CHETNOLE
SHERBORNE
TEMPLECOMBE
GILLINGHAM
TISBURY
SALISBURY
OAKLEY
QUARRIDGE
ROMSEY
ALDERSHOT
FARNHAM
ALTON
BENTLEY
ASH
ASH VALE
NORTH CAMP
FARNBOROUGH
FLEET
HOOK
WINCHFIELD
BASINGSTONE
BROOKWOOD
WORPLESDON
WANBOROUGH
GUILDFORD
FARNCOMBE
GODALMING
MILFORD
WITLEY
HASLEMERE
LIPHOOK
LISS
PETERSFIELD
ROWLANDS CASTLE
CLAYGATE
OXSHOTT
COBHAM & STOKE D'ABERNON
HINCHLEY WOOD
ESHER
WALTON-ON-THAMES
THAMES DITTON
HAMPTON COURT
KINGSTON
SURBITON
MALDEN MANOR
WORCESTER PARK
TOLWORTH
CHESSINGTON NORTH
CHESSINGTON SOUTH
STONELEIGH
EWELL WEST
EWELL EAST
EPSOM
EPSOM DOWNS
LEATHERHEAD
CLAREMONT
ESHER
HAMPTON
KEMPTON PARK
SUNBURY
HALLIFORD
SHEPPERTON
TWICKENHAM
STRAWBERRY HILL
TEDDINGTON
FULWELL
HAMPTON WICK
NORBITON
NEW MALDEN
RAYNES PARK
WIMBLEDON
HOTSPUR PARK
BERRYLANDS
to Croydon
to Sutton
to Streatham
EARLSFIELD
CLAPHAM JUNCTION
BRIXTON
PUTNEY
BARNES BRIDGE
CHISWICK
KEW BRIDGE
BRENTFORD
SYON LANE
ISLEWORTH
HOUNSLOW
FELTHAM
STAINES
ASHFORD
EGHAM
VIRGINIA WATER
LONGCROSS
SUNNINGDALE
ASCOT
MARTINS HERON
SHOTTERY
WATERLOO
VAUXHALL
CLAPHAM JUNCTION
WANDSWORTH TOWN
NORTHLANE
NORTH SHEEN
RICHMOND
MARGNETT
ST MARGARETS
WHITTON
GLOUCESTER ROAD
CLAPHAM ROAD
WATERLOO
VAUXHALL
BRIXTON
CLAPHAM JUNCTION
WANDSWORTH TOWN
PUTNEY
BARNES BRIDGE
CHISWICK
KEW BRIDGE
BRENTFORD
SYON LANE
ISLEWORTH
HOUNSLOW
FELTHAM
STAINES
ASHFORD
EGHAM
VIRGINIA WATER
LONGCROSS
SUNNINGDALE
ASCOT
MARTINS HERON
SHOTTERY

RAILTRACK

Southern

Comments / Conditions To Be Observed In Connection With The Development Of Land Adjacent To The Railway

Planning Matters

1. If there are any trees on Railtrack's property adjacent to the development site, the design of the foundations of any proposed buildings close to the boundary must take into account the possibility of damage etc. caused by penetration of tree roots. Furthermore, it should be noted that Railtrack cannot accept liability for any such damage caused at a later date. The Building Research Establishment's guidance notes should be implemented.

2. You are no doubt aware that in Autumn leaves falling on to the rails can cause potential hazards to rail traffic, particularly where the railway is at or below the general ground level.

   Any new trees to be planted adjacent to the railway boundary should be in accordance with the attached information sheet on page 5 headed "Tree Species", and be located sufficiently clear of the common boundary not to create a nuisance through penetration of tree roots or overhanging branches which could provide a means of gaining access to the Railtrack's property, or inhibit the maintenance of Railtrack's fencing.

   Proposed tree species should be selected with due consideration for their mature height and root size. Where an inappropriate specie is selected regular maintenance lopping etc. may be required to prevent damage to Railtrack's infrastructure and the train operators' trains. This may be costly if stoppages of the train service are required to undertake maintenance safely.

3. It may be necessary to enhance /renew Railtrack's existing lineside boundary fencing as a result of the development in order to reduce the risk of trespass and possible vandalism. Railtrack will seek payment for any improvements necessary, but would (for their part) continue to maintain the fence for as long as it is required for railway purposes. This will apply only if the enhanced fencing is to a standard acceptable to Railtrack.

   Any additional fencing required on the railway boundary e.g. for screening purposes, must be independent of Railtrack's fencing and allow room for maintenance of both fences.

Building Regulation Matters

4. One set of detailed and fully dimensional drawings should be submitted for approval prior to commencement of work showing full structural details, particularly in respect of foundations (i.e. size, type and depth), services and drainage.

   A location plan will also be required (scale 1:1250 preferred) showing the distance of the scheme from the railway boundary, with special reference to new / existing structures and the nearest railway feature, such as a level crossing, bridge or station.

DevCondBP

Issued by : Railtrack PLC Outside Party Section, CP2 2H, Waterloo General Offices, London SE1 8SW
Date : October 2000

5. Full details of any proposed alteration to ground levels adjacent to Railtrack's lineside fencing should be submitted to Railtrack at the earliest opportunity for approval in the form of cross-sections to a natural scale showing existing and proposed levels. In any event the alteration must not reduce the effective height of Railtrack's fencing.

6. Full details of proposed drainage systems will be required. All drainage needs to be directed away from the railway and into local authority sewers, and it should be installed a minimum distance of 2 metres from the railway boundary.

   The use of soakaways is not favoured by Railtrack and therefore is unacceptable as they could have a detrimental effect on Railtrack's land. The drainage system should be designed to take this into account.

   No increases in surface water discharge into a Railtrack maintained drain or culvert may be made without prior written consent.

Additional Requirements for Protecting Railtrack's Interests

7. For all new developments adjacent to operational lines Railtrack accepts no liability in respect of noise and vibration. Developers should undertake their own investigations to establish any level of noise and vibration likely to originate from the operation of the railway, and design their mitigation measures accordingly.

8. All works, both temporary and permanent, should be designed and constructed so that they will have no influence on the stability of Railtrack's structures and adjoining land.

9. Common boundary or support walls must be of reinforced concrete. Sheet piling will not be acceptable, due to early corrosion.

10. Vibro-compaction will not be permitted, especially in the vicinity of structures, embankments or cutting slopes.

11. Railtrack advise that the use of bored, cast in-situ reinforced concrete piles are recommended. Normally these have no detrimental vibration effects during construction.

12. All structures should be situated at a minimum distance of 2 metres from Railtrack's boundary fence and at a sufficient distance to enable construction to proceed without, in the Railtrack Engineer's opinion, the risk of affecting the normal and safe running of the railway. This clearance will also enable construction and maintenance to proceed without the need to enter on to Railtrack property. Please note that unless previous safety protection has been arranged, access on to Railtrack property will not be permitted for any activity associated with any works.

13. Where the proposal includes the demolition of any existing buildings Railtrack will need to approve full details of the proposed method of demolition (together with those for temporary works) in the form of a Method Statement.

14. All new construction should be sufficiently clear of the boundary, and all foundations should be so designed, that they do not impose any surcharge on railway cutting slopes or structures. In addition, it should be borne in mind that cutting slopes could be subject to erosion through the effects of weathering, and all new construction should be at a sufficient distance from the slope to take this into account.

    At no time should an embankment supporting the railway be cut into or built upon.

15. A suitable kerb or approved crash barrier must be provided along any road or parking area adjacent to Railtrack's fencing to prevent damage by vehicles. Such barriers are to be positioned so as not to afford a means of scaling the fencing.

16. Railtrack reserves the right to request the screening of any light, including vehicular lights, which may interfere with the sighting of signalling apparatus and /or train drivers' vision on approaching trains.

17. Any scaffold which is to be constructed adjacent to the railway must be erected in such a manner that at no time will any poles over-sail or fall on to the railway. Black protective netting around the scaffold may need to be installed. A Method Statement for construction and dismantling of the scaffold will need to be provided for acceptance. Scaffolding may need to be erected under a track closure (possession) of the railway because of the dangers to trains and from the electrified conductor rail. A minimum of 16 weeks notice is required to arrange any possessions of the track.

18. Any cranes or other plant to be used on site must be positioned and operate in such a way that, in the event of mishandling or failure of any part of the equipment or subsidence of the ground supporting the equipment, they will not move or fall within 3 metres of the nearest rail. Their loads or jibs should not under any circumstances oversail Railtrack's property.

19. Full details of any tower cranes to be used on site should be submitted for approval, together with a plan showing the relevant jib radii. The cranes (and any other plant) must be positioned in such a way that, in the event of failure, they will not fall within 3 metres of the nearest rail, nor will their loads or jibs under any circumstances oversail Railtrack's property. A Method Statement must be prepared for Railtrack's approval e.g. it may be necessary to down-rate the crane capacity by 25% to reduce the risk of failure.

20. Railtrack is not in favour of play areas immediately adjacent to railway boundary fencing, due to the increased risk of trespass and vandalism. Should the proposal proceed, additional protection will need to be provided by the erection of a 3 metre high security fence adjacent to and parallel with Railtrack's own fence. he additional fence is to be maintained at the Developer's cost.

21. Golf courses will need to be screened to a minimum effective height in relation to the railway track of 6 metres, and in certain cases this may need to be increased. It is recommended that all shots/drives be directed away from the boundary to avoid the potential risk of a mis-hit golf ball causing damage or injury to passing trains, and railway staff or passengers.

22. Any hedge planted adjacent to Railtrack's boundary fencing for screening purposes should be so placed that when fully grown it does not damage the fencing or provide a means of scaling it. No hedge should prevent Railtrack from maintaining its boundary fencing.

23. All costs incurred by Railtrack in connection with the works should be reimbursed by the Developer. A Third Party Works Request Form is to be completed and submitted to this office before work commences. This form is available on request.

TREE SPECIES

Not Recommended	**Permitted**
Alnus glutinosa (Alder)	Betula (spp) (Birch)
Populus (spp) (Aspen, Poplar)	Malus Sylvestris (Crab Apple)
Fagus Sylvatica (Beech)	Acer Campestre (Field Maple)
Prunus Avium (Wild Cherry)	Prunus Padus (Bird Cherry)
Carpinus Betulus (Hornbeam)	Pyrys Communis (Wild Pear)
Tilia Cordata (Small-leaved Lime)	Pinus (spp) (Fir Trees - Pines)
Quercus (spp) (Oak)	Cretaegus (spp) (Hawthorn)
Salix Willow (spp) (Willows)	Corylus Avellana (Hazel)
Acer (spp) (Sycamore, Norway Maple)	Sorbus (spp) (Mountain Ash, Whitebeams)
Aesculus Hippocastanum (Horse Chestnut)	Robinia (Pseudo) (False Acacia)
Castanea Sativa (Sweet Chestnut)	Shrubby Salix (Willow Shrubs)
Platanus Hispanica (London Plane)	Thuja Plicata 'Zebrina'

BORDER LINE

Fraximus Excelsior (Ash)

OTHER TREES TO BE REFERRED.

Please note, the following complimentary guidelines are also available, which highlight some of Railtrack's safety concerns on the following subjects:

CG1- Mechanical Plant Working Adjacent to the Railway.
CG2- Development Above/Adjacent to Railway Tunnels.
CG3- Lighting Schemes Adjacent to the Railway.
CG4- Demolition Adjacent to the Railway.
CG5- Tree/Scrub Planting Adjacent to the Railway.
CG6- New Golf Course Schemes Adjacent to the Railway.
CG7- Recreational Schemes Adjacent to the Railway.
CG8- New Development Boundary Fencing Adjacent to the Railway.
CG9- Cranes Working Adjacent to the Railway.
CG10- Fire precautions for installations/Storage of Hazardous Substances/Materials adjacent to the Railway.
CG11- Railway Bridge Attachments.
CG12- Laying Services Overline Railway Structures.
CG13- Laying Services Underline Railway Structures.
CG14- Remedial Works to Services Under/ Adjacent to Railtrack's Infrastructure.

CG16- Near / Adjacent 'Piling' Scheme.

However it needs to be be noted that the above guidelines are only to be used as an informative ofsome of Railtrack's additional safety concerns.

WORK SHEET FOR : Farah Humayun

Application Number : F/2001/3143

Applicant : Mr & Mrs L McSweeney C/0 The Truline Partnership

Location : 31 West Drive, Sonning, Reading

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

Site Notice Displayed ? :	YES	NO	DATE
	✓		14/02/01

Date of Neighbour Notifications :
.....

Date of Site Visit :
14/02/01.....

Date Registered : 09/01/01

Earliest Date for Decision : 08/02/01

Latest Consultation Date/Site Notice Expiry Date : 08/02/01

Application Expiry Date: 06/03/01

Consultation Responses :

Highways: Recommend approval subject to conditions

Neighbour: 1 objection – distance to boundary
- obscurely glazed window
- principle of retaining gap between properties
- undesirable precedent
- overshadowing impact

Planning Issues :

1. ***Impact upon neighbouring properties***

2. **Impact upon the street scene**

Application Number: F/2001/3143

Appraisal :

Impact upon neighbouring properties

The application being considered is proposed two storey side/front extension and single storey rear extension to dwelling. The proposed two storey side and front extension continues the existing ridge height of the dwellinghouse, with a hipped roof design. The extension has a width of 3.35 metres. There are is one proposed side facing window at first floor and one side facing door at ground floor level.

The proposed front extension projects 2.3 metres forward of the existing dwellinghouse. To the rear the extension projects 1.35 metres form the existing rear elevation of the property. There is one side facing window in the first floor side elevation of the neighbouring property of No.29. There is a 1.8 metre close boarded on the boundary and selective landscaping. There is a distance of approximately 2 metres between the side elevation of the neighbouring property and the side elevation of the proposed extension. It is not considered the proposed extension will have a significant detrimental impact upon the neighbouring property of No.29 West Drive.

The proposed rear extension has a pitched roof design which stands at 3.6 metres to the ridge and 2.4 metres to the eaves. The extension is proposed to infill between the existing rear elevation of the existing bedroom. The side elevation of the neighbouring property of No 33 is located 2.2m away from the proposed extension. There is a detached garage closer to the boundary. Therefore it is no considered the proposed rear extension will have a detrimental impact upon neighbouring properties.

Impact upon the street scene

West Drive is characterised by large, individual properties. It is considered the proposal would increase the mass of development, particularly as part of the extension projects forward of the existing dwellinghouse and continues the existing roof line of the property. In light of a recent planning appeal decision on the neighbouring property of No29 West Drive the Inspector acknowledges the importance of maintaining the gap between properties in the road frontage. Therefore it is considered the proposed development will have an adverse impact upon the street scene and upon the character of the area.

Impact upon highway safety

The Highway Authority is satisfied that the proposed development will not have a detrimental impact upon highway safety, subject to the vehicle and turning area being provided.

Recomendation : Approval: ☐ **Refusal:** ☐
(tick appropriate box)

Application Number F/2006/3148
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1			It is considered that the proposed development would have an overbearing impact which detract from the street scene. As such the proposal is contrary to Policy LBE2 and LTV6 of the Loddon Area Local Plan and policies WOS3 and WBE1 of the Wokingham District Local Plan.

5/3/07

RECORD OF SITE VISIT

SITE ADDRESS: 31 West Drive Sonning Reading.

APPLICATION NUMBER: F/2001/3143

OFFICER: Farah Humayun

DATE OF SITE VISIT: 14/02/01

1 SITE/STATUTORY NOTICE DISPLAYED ? Y.

2. DESCRIPTION OF SURROUNDINGS

RES - LARGE DETACHED PROPERTIES.
PRIVATE DRIVE.

3. DESCRIPTION OF SITE/BUILDING

2 STOREY DET
2 ATT GARAGES.

4. RELATIONSHIP TO ADJOINING PROPERTIES

29 - EXTENSION CLOSE TO BOUNDARY - 1 SIDE FACING WINDOW AT FIRST FLOOR. HIGH CONIFERS + 1.8 M CB FENCE TO BOUNDARY. SIDE DRIVEWAY BETWEEN PROP + EXISTING EXTN.

33 - DET GARAGE TO BOUNDARY - DWELLING STEPPED AWAY - 1 SIDE FACING WINDOW

31 - EXTENSIVE REAR EXTN. EXISTING GARAGE ON SITE TO BE DEMOLISHED
SMALL SHED EXISTING TO REAR OF GARAGE ALSO.
NO 31 SET BACK TO NO 29.

5. SITE CONSTRAINTS

TREES - HIGH TREES TO SIDE + REAR.

ACCESS/PARKING 4-5 SPACES.

LEVELS LEVEL.

BOUNDARY TREATMENT - HIGH SCREENING EITHER SIDE OF BOUNDARIES.

OTHERS HIGH SCREENING TO FRONT WITH NO 29.

THE UNITARY AUTHORITY
FOR CENTRAL BERKSHIRE

Cllr. Nigel D Rose, *MA, CEng, MIMechE, MIMgt*
Wokingham District Councillor for Sonning
Spinney Side
Holme Park Farm Lane
Sonning-on-Thames
READING RG4 6SX

Tel/Fax: 0118 969 3195
e-mail: Nigel.Rose@ukgateway.net

10th February 2001

Mr V Moszczynski
29 West Drive
Sonning-on-Thames
Reading RG4 6GE

Dear Mr Moszczynski

31 West Drive

Thank you for your letter of 2nd February. I am sorry that I could not deal with the matter earlier, but I have been abroad on business this week.

I have now spoken to the planning officer involved and she has noted the comments you have made about possible inaccuracies in the submitted plans. Certainly when I looked at the documents it appeared to me that the extensions to your property had not been shown on the drawings. I am sure that Ms Humayun will clarify these aspects when she visits the site in due course.

Yours sincerely,

Nigel Rose
WDC Member for Sonning

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS 0835	FIT

29 WEST DRIVE
SONNING
READING RG4 6GE

2 February 2001

Mr F Humayun
Environmental Services Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
RG40 1WR

Dear Mr Humayun

PLANNING APPLICATION TO EXTEND 31 WEST DRIVE, SONNING.
APPLICATION NO: F/2001/3143

I have inspected the application plans for this proposal, and wish to raise the following comments, which I would like you to take into consideration when making your decision:

1 We do not believe there is sufficient space between the existing building and the eastern boundary to accommodate the extension.

2 The site plan incorrectly positions the eastern boundary. Currently the existing garage sits on the boundary, and if the extension covers the footprint of this existing garage, then it will be impossible to use the proposed door and window which will actually be on the boundary between my property and number 31.

3 This error is illustrated on the existing drawings, when you refer to the rear of the elevation, and it suggests the boundary is 1m from the existing garage, in fact the boundary is on side wall of the existing garage. If you compare the proposed elevations and existing elevations, this error is further illustrated.

4 I would request that the windows on the eastern elevation be high level, and glazed with frosted glass.

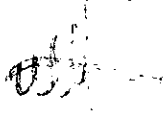
5 I bring to your attention the extensive planning history on my own site, and the Appeal decision concerning one of the recent extensions. It was quite clear that there is a principle of retaining the gaps between these large detached houses in order to retain the character of West Drive. A space of approximately 5m was expressed as a guideline by your Committee for the gap between a 2 storey part of any building and its side boundary.

6 We appreciate the existing building only sits 4m from the boundary, but to extend the building, in a 2 storey form, to the eastern boundary effectively wipes out any visual space between my house and number 31. This would set an undesirable precedent for large extensions along this road.

7 Furthermore, the 2 storey extension on the boundary, will effectively remove some light and privacy from my garden, bringing the first floor windows closer to the boundary.

Therefore I would ask you to refuse this first floor extension to safeguard both the visual character of the street and the privacy of my garden. I have no objection to the principle of extending the house at number 31, only the 2 storey form that is proposed.

Yours sincerely



V Moszczynski

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
05 FEB 2001	
COPIES TO:	ACK: / FILE:

29 WEST DRIVE
SONNING
READING RG4 6GE

FAX TO WDC - 9746484
NIGEL ROSE - 9693195

2 February 2001

Mr F Humayun
Environmental Services Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
RG40 1WR

Dear Mr Humayun

PLANNING APPLICATION TO EXTEND 31 WEST DRIVE, SONNING.
APPLICATION NO: F/2001/3143

I have inspected the application plans for this proposal, and wish to raise the following comments, which I would like you to take into consideration when making your decision:

1 We do not believe there is sufficient space between the existing building and the eastern boundary to accommodate the extension.

2 The site plan incorrectly positions the eastern boundary. Currently the existing garage sits on the boundary, and if the extension covers the footprint of this existing garage, then it will be impossible to use the proposed door and window which will actually be on the boundary between my property and number 31.

3 This error is illustrated on the existing drawings, when you refer to the rear of the elevation, and it suggests the boundary is 1m from the existing garage, in fact the boundary is on side wall of the existing garage. If you compare the proposed elevations and existing elevations, this error is further illustrated.

4 I would request that the windows on the eastern elevation be high level, and glazed with frosted glass.

01189 442718

04-FEB-2001 06:30 FROM PATHWAY TO 9746484 P.01/02

5 I bring to your attention the extensive planning history on my own site, and the Appeal decision concerning one of the recent extensions. It was quite clear that there is a principle of retaining the gaps between these large detached houses in order to retain the character of West Drive. A space of approximately 5m was expressed as a guideline by your Committee for the gap between a 2 storey part of any building and its side boundary.

6 We appreciate the existing building only sits 4m from the boundary, but to extend the building, in a 2 storey form, to the eastern boundary effectively wipes out any visual space between my house and number 31. This would set an undesirable precedent for large extensions along this road.

7 Furthermore, the 2 storey extension on the boundary, will effectively remove some light and privacy from my garden, bringing the first floor windows closer to the boundary.

Therefore I would ask you to refuse this first floor extension to safeguard both the visual character of the street and the privacy of my garden. I have no objection to the principle of extending the house at number 31, only the 2 storey form that is proposed.

Yours sincerely

V Moszczynski

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

Tel: 0118 974 6482

Date: **15 January 2001**

My ref: F/2001/3143

CONFIDENTIAL

Councillor Rose
Spinney Side
Holme Park Farm Lane
Sonning
Berks
RG4 6SX

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

Dear Councillor

Application Number: F/2001/3143
3 West Drive, Sonning, Reading.
Proposed two storey side/front extension and single storey rear extension to dwelling.

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

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

If you have any questions please do not hesitate to contact **Farah Humayun** on **0118 974 6482**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2001/3143**
3 West Drive, Sonning, Reading.
Proposed two storey side/front extension and single storey rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Rose

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

[redacted]

HIGHWAYS CONSULTATION SHEET

From: Farah Humayun **Date:** 15 January 2001

Application Number: F/2001/3143

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

Parish: SONNING PARISH

Site Address:
31 West Drive, Sonning, Reading.

Applicant:
Mr & Mrs L Mc Sweeney C/O The Truline Partnership.

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).

C122, R122.

Signed: _____ **Print name:** Adam Coggins..

19/01/01

Received by Wokingham District Council

Application No: F/2001/3143

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

Location:
31 West Drive, Sonning, Reading.

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

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Farah Humayun P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 08/02/2001. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

15 January 2001

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	09 JAN 2001
Officer: FH	Application No. F/2001/3143

Map No. 36 Site 0.21
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) PROPOSED TWO STOREY SIDE/FRONT EXTENSION & SINGLE STOREY REAR EXTENSION TO DWELLING

Location: 31 WEST DRIVE

Parish: SONNING Ward: Sonning 15-01-01 B

Applicant:
MR & MRS L MCSWEENEY

Fee Received 95.00 Required ..... Additional ..... Refund .....
(4)
Enforcement Section to be notified ☐ tick if required

Additional information required for validation

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

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 15.01.01 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board : .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency : .....

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

HERITAGE BODIES

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

OTHERS:

.....
.....
..... No pre-apps. .....

NEIGHBOURS:

S/N + See map

17

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

09 JAN 2001 * PART 143

APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT - TOWN AND COUNTRY PLANNING ACTS

Please answer **ALL QUESTIONS** *in* **BLOCK LETTERS.** *If a question is not applicable, answer* **N/A** *in space. Please submit* **SIX** *copies of this form and plans to:-*

THE DISTRICT PLANNING OFFICER,
WOKINGHAM DISTRICT COUNCIL,
PLANNING DEPARTMENT,
P.O. Box No. 157,
COUNCIL OFFICES,
SHUTE END,
WOKINGHAM,
BERKSHIRE, RG11 1WR

FOR OFFICE USE ONLY

1.	APPLICANT'S NAME	MR + MRS L. McSWEENEY
	ADDRESS	31 WEST DRIVE, SONNING
		READING, BERKS.
	POST CODE	PHONE
	AGENT'S NAME	THE TRUCIAL P'SHIP.
2. If the applicant has an agent, all *correspondence* will be sent to the agent	ADDRESS	20 CLIDDESDEN ROAD
		B'STOKE, HANTS
	POST CODE	RG21 3DT PHONE 01256-322261.
3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.	SITE LOCATION	31 WEST DRIVE, SONNING.
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		EXTENSIONS & ALTERATIONS.
5. *Give the area in hectares or part of a hectare*	AREA OF SITE	0·15.
6. State the applicant's interest in the land *e.g. owner, prospective purchaser, lessee*	OWNERSHIP	OWNER
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	6 COPIES OF DRWG N°S & LOCATION / SITE PLANS.

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?

Tick the boxes(x)

CHANGE OF USE	☐	REDEVELOPMENT	☐
ERECTION OF NEW BUILDING	☐	ALTERATION or EXTENSION	☑

9. WHAT TYPE OF APPLICATION IS THIS ?
Tick one box only

OUTLINE PERMISSION	☐	See question 10
FULL PERMISSION	☑	
APPROVAL OF DETAILS/RESERVED MATTERS	☐	State relevant outline permission number Also complete Question 10
TEMPORARY PERMISSION	☐	State period required
RELAXATION OF CONDITIONS	☐	State relevant application number Conditions to be relaxed

10. IF THIS IS AN OUTLINE APPLICATION OR AN APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of this application ?

		SITING	☐
EXTERNAL APPEARANCE	☐	DESIGN	☐
MEANS OF ACCESS	☐	LANDSCAPING	☐

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S) e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.

RESIDENTIAL.

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS?

YES (NO)

If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED?

YES (NO)

If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

BRICKS + TILES TO MATCH EXISTING.

15. HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.

FENCES

16. HOW WILL SURFACE WATER BE DISPOSED OF?

SOAKAWAYS

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system (YES) NO

If no, please give details

18. WHAT ARE THE ACCESS ARRANGEMENTS?
AS EXISTING
AS PROPOSED
Give details of pedestrian and vehicular access

N/A (AS EXISTING)

19. HAS PROVISION BEEN MADE FOR THE DISABLED? See notes for applicants

NO.

20. IF THIS PROPOSAL INVOLVES RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS, COMPLETE THE FOLLOWING TABLE

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED		TO BE RETAINED		TO BE LOST	
HOUSE	/	*	/	*	/	*
BUNGALOW	/	*	/	*	/	*
FLAT/MAISONETTE	/	*	/	*	/	*
OTHER	/	*	/	*	/	*

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE?

YES (NO)

If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS; THE DISPOSAL OF MINERAL WASTE; OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS?

YES (NO)

If YES, please ask for and complete Part 3 of the form

23. STATE THE FEE ENCLOSED WITH THIS APPLICATION
The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.

£95.

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. If planning permission is granted, the development must be carried out strictly in accordance with the approved plans. Failure to do so could result in enforcement action being taken. Permission under the Town & Country Planning Acts does not obviate the possible need to apply for Building Regulations approval.

SIGNED S Hoyd ON BEHALF OF MR + MRS McSWEENY DATE 4.1.01

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See NOTES TO HELP APPLICANTS*.

"SOUTHWOOD"

ADDRESS 31 WEST DRIVE

PARISH ~~WOODLEY~~ SONNING Boundary Revised 1/4/70

PLOT No.

ORD. SHEET No. SU. 7574(36)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/70/58	Mr. L. C. Cooke	Outline	24.4.58	N/A Refuse
131/58	— " —	Det. House	1.8.58	App ~~App~~
BR 7060	Dr. W. A. Murphy	2 storey extension	16.9.77	App N/A
BR 7435	"	"	9.12.77	App N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS T.P.O. 29

DRAINAGE

Form 2

Town and Country Planning (General Developent Procedure) Order

CERTIFICATE UNDER ARTICLE 7

This Certificate relates to proposed development at (a) 31 WEST DRIVE SOLIHULL, READING.

* COMPLETE BOTH SECTIONS 1 and 2 - delete as applicable.

I certify that: 09.JAN.2001* 3143

SECTION 1

Certificate A

*1. On the day 21 days before the date of the accompanying application nobody, except the applicant, was the owner (b) of any part of the land to which the application relates.

OR

~~**Certificate B**~~

~~*1. I have/The applicant has* given the requisite notice to everyone else who, on the day 21 days before the date of the accompanying application*, was an owner (b) of any part of the land to which the application* relates, as listed below.~~

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

AND

SECTION 2

Agricultural Holdings Certificate

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

~~**OR**~~

~~*2. I have/The applicant 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 application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:~~

~~Agricultural tenant's name~~ (c)	~~Address at which notice was served~~	~~Date on which notice was served~~

Signed S Lloyd

*On behalf of MR + MRS Mc SWEENEY

Date 4.1.01

(a) please give the application site address.

(b) "owner" means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than 7 years. Unless you are the **sole freehold owner** of all the land included in the application, you should complete Certificate B and serve notice on all other owners.

If you do not know the name and address of the owners of the land, please consult the local Planning Office for further advice.

(c) If you are the sole agricultural tenant enter "not applicable".

It is an offence to knowingly or recklessly complete a false or misleading Article 7 Certificate.

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2001/3143**
CASE OFFICER: **Farah Humayun**
SECTION 106 AGREEMENT Yes ☐ No ☐

STAGE OF DEVELOPMENT	CONDITION NUMBER	DATE CONDITION DISCHARGED	DATE COMPLIANCE OBSERVED	DATE BREACH OBSERVED
PRIOR TO COMMENCEMENT				
COMMENCEMENT				
DURING CONSTRUCTION				
COMPLETION				



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Development Control Section, Environmental Services, Wokingham District Council.

11 January 2001

Scale: 1 : 1250

N
W E
S

EX SYSTEMS LTD

APPLICATION NO.3143

Name of appellant:
Mr & Mrs L McSweeney

Site address:
31 West Drive

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

Case Officer:FH

Approved 30/11/01

Appeal Decision

Site visit made on 20 November 2001

by P H Garnham, MA, MRTPI

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

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

Date:
30 NOV 2001

Appeal Ref : APP/X0360/A/01/1071729
Land at 31 West Drive, Sonning, Berks.

- 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 brought by Mr & Mrs McSweeney against the decision of the Wokingham District Council.
- The application (ref : F/2001/3143) dated 4 January 2001, was refused by notice dated 5 March 2001.
- The development proposed is a two-storey side/front extension and a single storey rear extension to the dwelling.

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

Preamble

1. No 31 West Drive is a substantial two storey house, one of many such properties situated along West Drive. The proposal comprises a side extension on two storeys and a rear extension at ground floor level. Clearly, the Council does not take exception to the proposed rear extension. Plots along the Drive are of ample size and the majority of the dwellings are on two storeys. Many architectural styles and choices of materials are evident. Clearly, some houses have been extended. For the most part, the depth of plots is uniformly generous although plot widths are by no means uniform. The area has a spacious sylvan quality, with plentiful landscaping.

The Development Plan and other relevant policy considerations

2. The development plan comprises the Berkshire County Structure Plan and the Lodden Area Local Plan. Local Plan Policy LTV6 refers to open land and gaps in frontages and garden areas that significantly contribute to the character of settlements. Development on such gaps will not normally be permitted. It seems to me that this policy could be interpreted as applying to the space about buildings and gaps between buildings. Policy LBE1 requires new development to achieve a high standard of design, appropriate to the character of the area in which it is to be situated. Policy LBE2 provides that development that is inappropriate in terms of its relationship with adjoining buildings, or which would adversely affect the character of an area, for example in terms of scale or massing, will not normally be permitted. The emerging plan is the Wokingham District Local Plan (Deposit Draft) and its policies are a material consideration. Emerging policy WOS3 expresses general development control principles. Development should be appropriate in scale and integrated into its local context. Emerging policy WBE1 also requires that attention be paid to the local context. Environmental and visual impacts will be addressed.

The Main Issue

3. From all that I have seen and read in connection with this appeal I consider that the main issue is the effect of the proposed side extension on the street scene.

Reasons

4. The plot has a width of about 20.42m, less than that of many plots in the area although it is not unique in this respect. I note that the precise position of the boundary between No 31 and No 29 to the east may be in contention. Such matters relating to ownership are not for me to determine but it appeared to me that the proposed extension, if built, would come to within about 1m of the physical boundary and it is on this basis that my assessment is made.

5. The evidence suggests that the dwelling, with hipped roof, was originally sited centrally on its plot and that it has since been extended on the west side to within about 1.5m of the boundary. The proposed two-storey extension would bring the side of the building to within about 1m of the eastern boundary. This element would also project some 2.25m in advance of the face of the dwelling, or about 1.1m in advance of the face of the porch. At the rear of the dwelling, the two-storey extension would respect the existing rear face of the building but the single storey extension of the breakfast area would project some 1.35m behind the face of the present kitchen wall.

6. There are no issues regarding detailed design features or the integration of the proposal into the building as a whole. The Council's objection refers principally to the proposed additional bulk on the east side of the house, the effect of which would be to bring the dwelling much closer to the eastern boundary, which is situated within a tall, dense hedge, and to No 29. The house is set well back from the road and surrounding vegetation is an important element in the street scene. In my view the hipped roof of the proposed extension, together with the relatively low eaves line are factors that would reduce the perceived bulk of the extension, particularly above first floor level. In my view a reasonable gap would remain between properties and the resulting effect would be little different from the relationship to be observed between some dwellings elsewhere along the Drive. I do not regard this gap as being of special significance to the character of the area, such that the proposal would breach Local Plan policy LTV6.

7. The face of the proposed extension is set well back from the frontage and behind the main elevation of No 29. I consider that the proposed extension would not unbalance the existing design, rather it would serve to complement the extension that was built some years ago on the west side provided that matching materials are used for the external surfaces. That matter could be addressed by a suitable planning condition. In addition, the dense vegetation in the vicinity serves to screen many views of dwellings and also serves as a foil to individual properties. I do not doubt that the proposed extension would be seen from the Drive as part of the enlarged dwelling. Nevertheless in my view it would neither dominate the scene nor close an important gap between buildings such that harm would occur to the character of the area.

8. S54A of the Town and Country Planning Act 1990 provides that where, in making any determination under the Planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise. For the reasons set out above, I consider that the proposal would not run counter to any of the relevant development plan policies identified in para 2 above, or those of the emerging Local Plan.

9. I note the planning history in relation to No 29 West Drive, particularly in respect of extensions. I also note the appeal decision (Ref. APP/X0360/A/98/299829/P7) in respect of a proposed extension on the east side of No 29 where, although dismissing the appeal on another issue, the Inspector found that the extension would not be significantly harmful to the street scene. Clearly the proposal related to that side of No 29 distant from No 31, and the matter has not affected my determination of this appeal on the stated issue.

10. I have given careful consideration to all other matters raised in connection with this appeal, including the representations made at application stage by an occupier of No 29. I do not find that the proposal would be likely to have adverse effects on the living conditions for occupiers of No 29, in terms of either loss of privacy or outlook. I agree that the window of the proposed shower-room facing east should be obscure-glazed, but no other matter raised has been as important as those that have led to my conclusions.

Conclusion

11. For the reasons given above, I conclude that the appeal should succeed and planning permission will be granted, subject to conditions as indicated, together with the standard time-limiting condition.

Formal Decision

12. In exercise of the powers transferred to me, I hereby allow the appeal and grant planning permission for the erection of a two-storey side/front extension and a single storey rear extension to the dwelling at 31 West Drive, Sonning, in accordance with the terms of the application Ref. F/2001/3143 dated 4 January 2001 and the plans submitted therewith, subject to the following conditions :

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

    2) The materials to be used in the construction of the external surfaces of the extensions hereby permitted shall match those used in the existing building in terms of colour, type and texture.

    3) The east-facing window to the first floor en-suite shower room shall be obscure-glazed and retained as such.

P. H. Garnham MA MRTPI, Inspector.

Information

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

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

(FH)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr & Mrs L Mc Sweeney
C/O The Truline Partnership
20 Cliddesden Road
Basingstoke
Hants
RG21 3DT

Application Number: F/2001/3143

Parish: **SONNING**

Location: **31 West Drive, Sonning, Reading.**

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

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

Reason

1. It is considered that the proposed development would have an overbearing impact which detracts from the street scene. As such the proposal is contrary to policies LBE2 and LTV6 of the Loddon Area Local Plan and to policies WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft).

John Mitchell

John Mitchell
Development Control Manager
Date: 05/03/2001

Notice checked by: _____

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



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.

The Planning Inspectorate

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

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

GTN 1371-6079

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

Your Ref: F/2001/3143

Our Ref: APP/X0360/A/01/1071729

Date: 30 November 2001

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR & MRS L MC SWEENEY
SITE AT 31 WEST DRIVE, SONNING, READING

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

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

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

Phone No. 0117 372 8252

Fax No. 0117 372 8139

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

Yours faithfully

Mrs Margaret Pocock

COVERDL1

Tel. (0118) 974 6448 (Direct Line)
Date: October 2, 2001
My ref: F/2001/3143
Your ref: APP/X0360/A/01/1071729

Mr S Campbell
The Planning Inspectorate
Room 3/03 Kite Wing
Temple Quay House
2 The Square
Temple Quay
BRISTOL
BS1 6PN

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

Dear Mr Campbell

APPEAL BY: Mr & Mrs L McSweeney
SITE: 31 West drive, Sonning

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

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date: August 30, 2001
My ref: F/2001/3143
Your ref: APP/X0360/A/01/1071729

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

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

Dear Miss Groves

APPEAL BY: Mr & Mrs L McSweeney
SITE: 31 West Drive, Sonning

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

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date. August 30, 2001
My ref: F/2001/3143
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

The Truline Partnership
20 Cliddesdon Rd
Basingstoke
Hants
RG21 3DT

Dear Sirs

APPEAL BY: **Mr & Mrs L McSweeney**
SITE: **31 West Drive, Sonning**

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

Your Ref: F/2001/3143

Our Ref: APP/X0360/A/01/1071729

Date: 22 August 2001

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR & MRS L MC SWEENEY
SITE AT 31 WEST DRIVE, SONNING, READING

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

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

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

<u>You must **submit** the following documents within this timetable:</u>

Within 2 weeks from the starting date -

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

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

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

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

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

Within 6 weeks from the starting date -

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

Within 9 weeks from the starting date -

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

Site visit arrangements

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

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

Planning obligations - Section 106 agreements

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

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

Yours faithfully

Miss Amanda Groves
102(BPR)

The Planning Inspectorate

For official use only
Date received

PLANNING APPEAL FORM

Please send each appeal on a separate form

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 AND MRS L. McSWEENEY

Address 31 WEST DRIVE
SONNING
READING, BERKSHIRE.

Postcode

Your reference

Daytime phone no

Fax no

E-mail address

B. AGENT DETAILS (if any)

Name THE TRUELINE PARTNERSHIP

Address 20 CLIDDESDEN ROAD
BASINGSTOKE
HAMPSHIRE

Postcode RG21 3DT

Your reference

Daytime phone no 01256 322261

Fax no 01256 333521

E-mail address

C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the LPA WOKINGHAM DISTRICT COUNCIL

Date of the planning application 4/01/01

LPA's application reference no F/2001/3143

Date of LPA's decision notice (if issued) 5/03/01

D. APPEAL SITE ADDRESS

Address 31 WEST DRIVE
SONNING
READING

Postcode

National grid reference SU7574SE

(Please see the key on an Ordnance Survey map for instructions; this should be 2 letters and 6 numbers, eg TQ 298407)

E. DESCRIPTION OF THE DEVELOPMENT

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

TWO STOREY SIDE EXTENSION AND SINGLE STOREY REAR EXTENSION

Size of the whole appeal site (*in hectares*)

0.022

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

102.84

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 which you do not like. ☐
3. Refuse approval of details listed under a previous outline planning permission. ☐
4. Grant approval of details listed under a previous outline planning permission subject to conditions which you do not like. ☐
5. Refuse to approve any matter required by a condition on a previous planning permission (other than those in 3 or 4 above). ☐

   or 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. GROUNDS OF APPEAL

If you want your appeal dealt with by the written procedure, your **FULL STATEMENT** MUST *be made, otherwise we will return the appeal form. You should give a clear explanation of why you disagree with each of the LPA's reasons for not granting permission, if appropriate. Please continue on a separate sheet(s) if you need to and attach them to this form. If you have requested a hearing or an inquiry, please provide a brief outline of your case.*

AS ATTACHED.

G. GROUNDS OF APPEAL (continued)

H. CHOICE OF PROCEDURE

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 tick **one** box only* ✔

1. WRITTEN REPRESENTATIONS ☑

Can the whole site be seen from a road or other public land and there is no need for the Inspector to enter the site (eg to take measurements or to enter a building)? If yes, please tick the box. If so, we will arrange an unaccompanied site visit. ☐

2. HEARING ☐

Although you may prefer a hearing, we will decide whether a hearing is suitable for your appeal after consulting the LPA.

3. INQUIRY ☐

Please give reasons why you think an inquiry is necessary.

I. APPEAL SITE OWNERSHIP DETAILS

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

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

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 notice 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 notice served	Date the notice was served

PLEASE SIGN BELOW

I confirm that this section has been fully completed and the details of the ownership of the appeal site are correct, to the best of my knowledge.

Signed S HOVATT (on behalf of) MR & MRS L McSWEENEY

Name (in capitals) S. HOVATT Date 15/08/01

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. Copies of **plans, drawings and documents** sent to the LPA as part of the application.	☑
6. Any **additional plans, drawings and documents** sent to the LPA but which did not form part of the original application (eg drawings for illustrative purposes).	☐

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

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

K. PLEASE SIGN BELOW

(Unsigned forms will be returned. Signed forms 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 documents to the LPA – ***N.B.*** *if you do not, your appeal will not normally be accepted.*
2. I confirm that section J has been fully completed.
3. I will send 2 copies of any further documents relating to this appeal to the Inspectorate.

Signed S. Lovatt (on behalf of) Mr & Mrs L. McSweeney

Name (in capitals) S. LOVATT Date 15/08/01

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

NOW SEND:

- **1 COPY to us at:**
  The Planning Inspectorate
  Appeals Registry
  Tollgate House
  Houlton Street
  BRISTOL
  BS2 9DJ
  Fax no: 0117 987 8769

- **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 as they will have everything which you sent them at application stage, but send them any supporting documents not previously sent to them 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.

2) Write to you and the LPA and tell you the procedure for your appeal.

3) Tell you the timetable for us receiving further information or representations.
If your representations are received after the deadline, they will not normally be seen by our Inspector and will be returned to you.

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

5) Tell you our Inspector's decision.

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TOWN & COUNTRY PLANNING ACT 1990

SECTION 78 APPEAL

APPEAL BY: MR & MRS McSWEENEY

PROPOSAL: TWO STOREY SIDE EXTENSION AND SINGLE STOREY REAR EXTENSION TO EXISTING DWELLING

LAND AT: 31 WEST DRIVE, SONNING, READING, BERKSHIRE

LPA REF: F/2001/3143

DATE: AUGUST 2001

GROUNDS OF APPEAL PREPARED BY:

THE TRULINE PARTNERSHIP

CONTENTS

1. INTRODUCTION.

2. THE APPLICATION.

3. SITE LOCATION AND DESCRIPTION.

4. REASONS FOR REFUSAL.

5. CONCLUSIONS.

INTRODUCTION

1. These representations have been prepared by the Truline Partnership on behalf of Mr & Mrs Mcsweeney, following the decision of Wokingham District Council to refuse planning permission for the erection of a two-storey side and single storey rear extension at the above property.

2. The application was submitted to the local authority on 4th January 2001, together with the relevant floor plans and elevations illustrating both the dwelling as existing and proposed.

3. The application was determined under delegated powers and refused by decision notice dated 5th March 2001, following discussions with the case officer, who up until this point appeared to consider the proposal in a favourable light.

4. The reason for refusal is set out below;

   - *It is considered that the proposed development would have an overbearing impact, which detracts from the street scene. As such, the proposal is contrary to policies LBE2 and LTV6 of the Loddon Area Local Plan and to policies WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft).*

   A copy of the decision notice is attached as ***Appendix A.***

THE APPLICATION

1. The existing dwelling is a substantial two storey detached property comprising some 195 square metres and providing four bedroom accommodation. The building is of brick construction under a plain tiled, fully hipped roof, incorporating traditional design features. The property has an existing integral garage on its western side, with first floor accommodation above. This element projects forward of the main wall of the dwelling and, is matched by a similar projection on the eastern side to the rear. Both projections have hipped roofs to match that of the main dwelling. There is a detached single garage about 1.0 metre off the eastern side of the house.

2. The proposed two-storey extension on the eastern side of the dwelling would add a further bedroom with en-suite bathroom and a study at first floor, with an enlarged garage, utility room and breakfast area at ground floor level. The single storey extension running along the full width of the property at the rear would enable the dining room, lounge and family room to be enlarged to the same depth as the existing kitchen.

3. The appearance of the proposed development will be in keeping with the style of the existing dwelling. In particular, the outline of the main roof with its small gablet features will be maintained. The roof over the proposed projection to the front of the dwelling will reflect the appearance of the existing projection on the western side. The eaves height will in fact be lower in order to compensate for the enlarged gable to the rear, and the need to maintain the same ridge height.

4. However, rather than detract from either the appearance of the dwelling or the character of the area, this detail adds interest to the design and complements the existing style and features of the house.

SITE LOCATION AND DESCRIPTION

1. West Drive is situated on the outskirts of Sonning, to the south of the A4 Bath Road. This is a quiet and attractive residential street, which runs off the Old Bath Road to the west. The appeal property is located about midway along West Drive on its southern side. The area comprises detached dwellings of individual design, which vary in size and style, but are predominantly large, two storey properties set in substantial curtilages.

2. There is a mixture of housing types finished in a range of materials. Plot sizes vary in width, but all properties, especially those along the southern side of West Drive benefit from very deep back gardens. Although there is little regimentation in the setting out and relationship between houses, which follow a more informal pattern of development, there is some regularity to the building line, which is a typical characteristic of such low density detached suburban housing.

3. The area is characterised by a backdrop of mature, parkland trees within private gardens, providing a sylvan setting, which obscures any views to the rear. The front boundary of the appeal site is defined by a dense 3.0 metre high conifer hedge, which returns along the boundary with 29 West Drive. The boundary with 33 West Drive comprises a mixture of taller conifer trees and hedging.

4. The majority of side boundaries to properties in this location are formed by hedges and other established planting, much of which has reached at least eves height of the adjoining buildings. Views of the street frontage are dominated by this boundary planting, along with the existence of significant mature shrubs and trees in certain front gardens.

REASONS FOR REFUSAL

1. The local authority considers that the proposed development would have an overbearing impact, which would detract from the street scene. This is strongly contested as the relationship between the appeal proposal and the approved extension to 29 West Drive will be very similar to other properties in the street. In particular, the disposition of two storey properties with hipped roofs in relative proximity occurs between 45 and 47 West Drive and at the properties known as Caxton, Highmere, Littledene and Tanglin, following recent approval of a large extension. It is not considered that the proposal in terms of height, depth of projection and proximity to the boundary of the development would produce a detrimental impact that would detract from the overall appearance of the traditional development of the area.

2. The extension would have some impact in the street scene, but it is not felt that this would be more than incidental, since the front elevation is not particularly prominent in the street scene. Notwithstanding the fact that the proposal involves building close to the common boundary with 29 West Drive, a reasonable gap, comparable with others in the vicinity would remain between the two buildings, thus retaining the sense of space at this point. The resultant building would not appear excessively cramped or out of character with the surroundings, nor is the proposal of a size or style of architecture that would significantly alter the balance between the built form and the landscaping which provides its setting.

3. The proposal is an asset to the visual variety of the locality. There is no reason in principle why an attractively designed extension as proposed on this site could not become an integral part of the overall characteristics of the street scene in this location.

4. The restrained design of the scheme would add interest to the appearance of the dwelling and would not result in a development being incompatible in either size or design with its neighbours, or the environmental tenor of the area. In essence, when considered in the context of the extensions allowed to the neighbouring property, 29 West Drive, it is considered that the visual impact of the proposal would be negligible and that the project would not harm the character or appearance of the locality.

5. The extension has been carefully conceived with a pitched roof in keeping with the original and, will be constructed using matching bricks and tiles. In this regard, it is considered that the proposal will harmonise with the existing house and other nearby dwellings. In these circumstances, it is not accepted that the proposed development would have any harmful effect upon the appearance and character of this part of West Drive. As such, no demonstrable harm to an interest of acknowledged importance would result.

CONCLUSIONS

1. The proposed extension is not out of character with the general appearance of either the existing dwelling or the area.

2. The proposed extension is not excessive in terms of scale, height or massing making assimilation with the character of the area much more likely.

3. The proposal compares favourably with other properties in the immediate vicinity and is modest in size in comparison to the extensions approved at 29 West Drive.

4. The proposal will not be prominent in the street scene, or harmful to the visual appearance of the area.

5. The appeal site contributes to the character of the area and, the proposed development would not be materially distinguishable from the general pattern of development in the locality.

(FH)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr & Mrs L Mc Sweeney
C/O The Truline Partnership
20 Cliddesden Road
Basingstoke
Hants
RG21 3DT

Application Number: F/2001/3143

Parish: **SONNING**

Location: **31 West Drive, Sonning, Reading.**

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

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

Reason

1. It is considered that the proposed development would have an overbearing impact which detracts from the street scene. As such the proposal is contrary to policies LBE2 and LTV6 of the Loddon Area Local Plan and to policies WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft).

John Mitchell

John Mitchell
Development Control Manager
Date: 05/03/2001

Notice checked by: _____

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

TOWN AND COUNTRY PLANNING ACT 1990

SECTION 78 APPEAL

APPELLANT:	**Mr & Mrs L McSweeney**
APPEAL SITE:	**31 West Drive, Sonning**
REASON FOR APPEAL:	**Refusal of planning permission for proposed two storey side/front extension and single storey rear extension to dwelling**

LOCAL PLANNING AUTHORITY REFERENCE : F/2001/3143

DEPARTMENT OF THE ENVIRONMENT TRANSPORT & THE REGIONS REFERENCE: APP/X0360/A/01/1071729

1.0 LOCATION AND SITE DESCRIPTION

1.1 The site which is the subject of this appeal is located along West Drive a road to the south of the A4. West Drive is located within the identified settlement in the Parish of Sonning.

1.2 The property was built in the 1950's. It is a two storey detached dwelling on a large plot in a residential area. West Drive is characterised by large detached dwellings in spacious plots with many trees contributing to the character of the area. A site plan is included as Appendix 1.

2.0 PLANNING HISTORY

2.1 The planning history of the site indicates a previous building regulations submission for a two storey extension in 1977. This extension has been constructed on the west side of the property.

2.2 In January 2001, an application was received for a proposed two storey side/front extension and single storey rear extension to dwelling.

2.3.1 On 5th March 2001, planning permission was refused under delegated powers for the following reason:

> *"It is considered that the proposed development would have an overbearing impact which detracts from the street scene. As such the proposal is contrary to policies LBE2 and LTV6 of the Loddon Area Local Plan and to policies WOS3 and WBE1 of the Wokingham District Local Plan(Deposit Draft)."*

2.4 This refusal of planning permission forms the basis of this appeal.

3.0 POLICY BACKGROUND

3.1 The Development Plan that applies to the area in which the appeal site is located comprises of: Berkshire Structure Plan and the Loddon Area Local Plan. The Deposit Draft Wokingham District Local Plan will replace the adopted Loddon Area Local Plan.

3.2.1 Berkshire Structure Plan (1996 – 2006)

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

3.2.1 The policies contained within the Berkshire Structure Plan relevant to the consideration of this appeal is:

Policy OS1: The Overall Strategy
Policy EN1: Protection and Enhancement of the Environment of built-up areas

Copies of these policies are contained in Appendix 2

3.3 Loddon Area Local Plan (Adopted 5 May 1995)
The Loddon Area Local Plan forms the statutory basis for the operation of planning policy in this part of the District. The Planning and Transportation Committee at their meeting on the 21 November 1996 resolved to "reaffirm the decisions of the committee and the Council in relation to the current adopted local plans and to note that they will continue to carry weight as the most up-to-date adopted policies, except in relation to housing provision".

3.3.2 The policies contained within the Loddon Area Local Plan which are relevant to the consideration of this appeal are:

Policy LTV6: Protection of Important Areas within Settlements.
Policy LBE2: Inappropriate Design

Copies of these policies are contained in Appendix 3

3.4 Wokingham District Local Plan (Deposit Draft 1997)
The Draft Wokingham District Local Plan (WDLP) was placed on deposit from 21 October to 2 December 1997 and has formed the basis for the development control decisions since 21 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 is not expected until Summer 2001 (with the exception of policy WSM1).

3.4.1 The policies contained within the Draft Wokingham District Local Plan relevant to the consideration of this appeal is:

Policy WOS3: Development Control Principles
Policy WBE1: Development in its local context

Copies of these policies are contained in Appendix 4.

4.0 THE CASE FOR THE LOCAL PLANNING AUTHORITY

4.1 The site is located within the settlement boundary. West Drive has a distinctive character, comprising substantial detached properties within large open plots. The road has a green and spacious feel. There are many mature trees and many of the properties are set well back from the road.

4.2 The proposed two storey side/front extension is proposed to be built on the eastern side of the property. Currently there is a detached single storey garage on the eastern side. The proposed two storey element of the development will leave a separation distance of approximately 11m from the side wall of the extension to the existing side flank wall of No.31. This is considered to have an adverse effect upon the character of the area. The implementation of a two storey element to the western side of the property in 1977 together with the proposed two storey extension on the eastern side will create a dominant impact within the street scene.

4.3 Previous extensions in the area, such as that of the neighbouring No.29 West Drive have a single storey element maintained in the design which helps to retain the character of open spaces between the properties. Other extended properties, such as 'Caxton' No.39 West Drive have existing wider plots, therefore also maintaining gaps between properties after being extended.

4.4 The extension would result in plot No.31 being built at two storey level up to the boundary with greater mass than previously. This is accentuated by the extension at ground and first floor projecting forward of the dwelling as well as continuing the ridge height of the existing house. The proposal would result in two storey development across the whole width of the plot. No. 31 has a relatively narrower plot compared to the neighbouring properties. This is considered to be detrimental to the street scene and considered to enclose a gap in the road frontage which it is considered essential to maintain. As this area contributes to the spacious character of the road, the proposal is in conflict with Policy LTV6 of Loddon Area Local Plan, which seeks to protect such important areas.

5.0 CONCLUSION

5.1.1 In conclusion, it is considered that due to its siting scale and massing, the proposed development would have a detrimental impact upon the street scene and would result in the loss of an open area which currently contributes to the character of the area.

5.1.2 In accordance with Section 54A of the 1990 Town and Country Planning Act, applications should be determined in accordance with the development plan unless material considerations dictate otherwise. In this case the proposed clearly conflicts with the development plan polices contained in the Loddon Area Local Plan, and the emerging Wokingham District Local Plan (Deposit Draft) for the reasons given in Section 4 above and no material considerations exist to outweigh this policy objection.

5.1.3 For the above reasons, the Inspector is respectfully requested to dismiss this appeal.

Farah Humayun
Assistant Planning Officer
Wokingham District Council
24/09/01

Appendix 1

Appendix 2

Appendix 3

Appendix 1



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Development Control Section, Environmental Services, Wokingham District Council.

2 October 2001

Scale: 1 : 1250

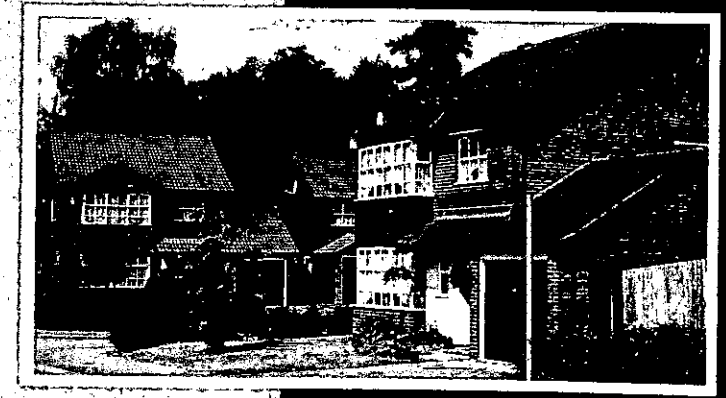
N W E S

Appendix 2



BERKSHIRE STRUCTURE PLAN 1991-2006





Babtie

3.7 Sustainable levels, forms and locations for development are therefore sought which contribute towards meeting the needs and aspirations of today's society for homes, jobs and services, without compromising the ability of future generations to meet their own needs. This implies a greater reliance on the use of renewable resources at an acceptable level, coupled with the conservation of non-renewable resources and the reduction of land, water and air pollution. In addition, growth during the Plan period needs to be kept down to levels which can be accommodated within the environmental and other limits described in Chapter 2.

3.8 This approach is considered appropriate in view of :

- the limited capacity of the County to absorb further development;
- the need to husband land so that there is scope for development beyond 2006;
- the cumulative impact of development on existing communities, on the transport network and on pollution;
- the extent of existing commitments;
- uncertainties as to the timing and extent of recovery from the recent recession;
- changing economic factors which may affect people's aspirations and ability to form new households in separate accommodation;
- emphasis in the Regional Guidance on sustainable development, respecting environmental constraints and reducing rates of development in the west of the region.

3.9 Wthin this framework it is intended that scope and flexibility should be provided for helping to meet local housing needs, to secure and maintain a balanced local economy and to allow the provision of a wide range of job opportunities.

The Overall Strategy

Policy OS1 **The overall strategy of the Plan is to seek sustainable development and improvement to the quality of life in Berkshire by pursuing the following objectives :**

(i) to restrain development to levels that respect the limits set by environmental, infrastructure and other constraints upon the development of land;

(ii) to give priority within (i) to meeting Berkshire's economic and social needs, including the provision of low-cost housing and wider employment opportunities;

(iii) to protect and enhance the character and quality of Berkshire's landscape, environment and heritage;

(iv) to steer development to locations which minimise the need for travel and can be well served by public transport;

(v) **to conserve natural resources;**

(vi) **to minimise pollution;**

(vii) **to seek improvements to infrastructure, services and amenities;**

(viii) **to promote an appropriate balance between all forms of transport by continuing to develop an integrated transport strategy.**

MAIN THEMES OF THE STRATEGY

3.10 The main themes of the Structure Plan strategy are outlined below and developed in more detail in subsequent chapters. Environmental concerns are reflected in policies in all sections of the Plan. References to policies in the Plan of particular relevance are listed under each sub-heading.

Restraining Levels of Growth

3.11 The Plan seeks to keep growth down to levels which can be accommodated within the limits set by environmental, infrastructure and other considerations (Policies OS1; LD1, LD3, LD6, LD7; H1, H2; BU1; TC1; R1; M1, M3).

3.12 A restrained level of growth will generally take less open land for development, generate less traffic and waste and help towards reducing pollution, energy consumption, the depletion of water resources and the demand for minerals and aggregates. It will also allow more scope for catching up in the provision of social and physical infrastructure (subject to the environmental acceptability of proposals and availability of the necessary resources).

3.13 This approach is in line with key objectives in the regional planning guidance for the South East, in which it is suggested that levels of development should respect the region's valuable environmental features and avoid the wasteful use of land and other natural resources. The regional guidance also states that a reducing rate of growth is appropriate in the west of the region to enable infrastructure and services to catch up with rapid rates of development in the recent past.

3.14 The overall housing provision for the period 1991-2006 was increased by the County Council from 37,000 to 40,000 dwellings in response to a direction issued by the Secretary of State for the Environment on 29 June 1995. While the Council has welcomed the fact that the Secretary of State has not pressed it to accept the total of 48,000 dwellings recommended by the Panel which conducted the Examination in Public in 1993, it remains concerned that increasing the provision above 37,000 dwellings could have serious environmental consequences contrary to the overall objectives of the Structure Plan.

6 ENVIRONMENT AND CONSERVATION

MAINTAINING ENVIRONMENTAL QUALITY

6.1 The quality of the County's environment relates to its character, identifiable 'sense of place', and people's living conditions. These depend partly on care for its environment as a whole, including the countryside (dealt with in Chapter 5) and towns, villages and built-up areas which are considered in this chapter. It also concerns : safeguarding and enhancing a number of specific environmental interests, which together contribute to the character of the County; curbing and controlling a number of specific threats to pleasant living conditions; and the conservation of natural resources.

The Environment of the Built-up Areas

6.2 The density, form and quality of buildings, landscape and other elements of the environment in towns, villages and built-up areas have an important bearing on the overall quality of life in the County, especially as the majority of the population live and work in such areas.

Protection and Enhancement of the Environment of Built-Up Areas

Policy EN1 **The character and quality of the environment in the towns, villages and other built-up areas will be protected and enhanced. Within these areas development must be appropriate in scale, form, impact, character and siting to its location. In particular :**

(i) development should embody a high standard of design, layout and landscaping, and help maintain and, where possible, enhance the character of its surroundings;

(ii) town and village greens and all open land important to the character of settlements will be protected from development and where necessary enhanced;

(iii) the existing tree cover, important areas of vegetation and wildlife habitats will be conserved, and additions to them encouraged;

(iv) special attention will be paid to the maintenance and improvement of the character of town and village centres.

Where appropriate, to achieve optimum use of land and buildings in built-up areas, the re-use of vacant buildings and redevelopment of derelict or genuinely under-used urban land will be supported.

6.3 In order to secure improvements in the environment of built-up areas, local plans will need to include guidelines on a wide range of matters raised in the policy. Particular public concerns have been raised about the quality of design in new development and about increased densities in the built-up areas. While the latter may help reduce the need for travel and minimise the loss of open countryside, it may also lead to problems of congestion, loss of tree cover and open land, and deterioration in environmental quality in established neighbourhoods.

6.4 Policy EN1 is intended positively to encourage appropriate regeneration in line with Government guidance. It is not proposed that appropriate changes of use of buildings should be restricted whether they are currently vacant or not. Derelict land which has been the subject of contamination may be appropriate for redevelopment, but only if there is no danger created for the new use of the site or through the transport and re-deposit of contaminated matter on a site elsewhere.

Environmental Nuisance

6.5 Certain kinds of development can give rise to nuisance which can affect occupiers of buildings, passers-by or those using outdoor space. There is a need to prevent new problems from arising, and to limit or reduce the nuisance from existing sources. The impact of nuisance may in some circumstances be limited by curbing development in areas affected, and this is appropriate where (as is the case for aircraft noise) little can be done to reduce the nuisance in the short term.

Protection from Environmental Nuisance

Policy EN2 **Development should not give rise to unacceptable levels of noise, smell, dust, fumes, light or noxious emissions affecting areas beyond the site boundary, or to unacceptable levels of air or water pollution. In addition, uses sensitive to disturbance such as new houses, schools and hospitals, should not be located in areas already subject to unacceptable levels of these environmental nuisances.**

6.6 In areas affected by high levels of noise, development should be designed to minimise the nuisance caused to future occupants. Unacceptable levels of environmental nuisance will be defined through the local plan process and by building upon studies such as the County Council's State of the Environment Report. The County Council has also recently published environmental noise planning guidelines to assist with the implementation of Policy EN2 and to help co-ordinate a standardised approach across the County.

Flooding

6.7 Most of Berkshire's rivers have an associated floodplain which is essential for both flood flow and storage. Development within the floodplain would reduce the storage capacity and impede the flow of water, thereby increasing the risk of flooding elsewhere. Therefore in areas at risk from flooding new development or the intensification of existing development will be resisted. It is also necessary to ensure that the surface water run-off from any new development does not exacerbate flooding or drainage problems elsewhere.

Appendix 3

LODDON AREA LOCAL PLAN

Adopted 5 May 1995



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

1.1 TOWNS, VILLAGES AND RURAL AREAS



BACKGROUND

1.1.01 The area's locational advantages, together with its previous designation as a major growth area have resulted in both an intensification of development within built up areas and considerable extensions to the limits of settlements with a consequent erosion of the countryside and excessive pressures being exerted on existing services and infrastructure.

1.1.02 The District Council supports the County Council's aim of achieving a decrease in housebuilding rates to prevent progressive urbanisation and a deterioration of the environment and to enable problems with service provision and infrastructure to be dealt with. The Secretary of State's acknowledgement that the central part of Berkshire should no longer be regarded as a major growth area is particularly welcomed. Such considerations form the basis for the general policies outlined in this chapter of the plan.

THE EVOLUTION OF SETTLEMENTS

1.1.03 The plan area contains a number o settlements of varying history, ranging from Sonning which is believed to have been in existence as fa back as the seventh century to Lower Earley fo which outline planning permission was granted i 1977 and which is now nearing completion. The role of many of the settlements within the Loddon area has changed over time, and with it, the rate o growth; for example, Twyford remained a agriculturally based settlement until the opening o the Great Western Railway in the 1840's. The inter and post war periods have seen a marked increase in the rate of growth of many of the settlements, some of that growth occurring in the unfortunate form of ribbon development along highways. The policies contained in this plan have been formulated to prevent such environmentally damaging development occurring in the future.

DEFINITION OF IDENTIFIED SETTLEMENTS

1.1.04 The definition of rural areas is dependent on the definition of settlements and vice versa. The Loddon area is characterised by settlements o varying size and nature. Some settlements involve very few properties and/or are dominated by areas of undeveloped rural land causing them to be characterised by a loose settlement pattern. Such villages often possess a number of basic services such as a school or church although these are rarely confined to serving the population of the village. The open nature of these villages presents many opportunities for further development in the form of filling in the gaps. However, it is considered that if such development were to occur, the existing special character of these villages would be detrimentally affected. For the purposes of this

plan, a village is not synonymous with an identified settlement, the latter being used to define an area where particular planning policies are appropriate. There will therefore be cases where parts of villages have been excluded from the identified settlement, for example, small groups of development on the far side of a road that marks the boundary of the main built up area of the village. In order to be consistent in the treatment of settlements of similar size, function and character, it has been necessary to draw up a definition for settlements warranting identification on the Proposals Map.

1.1.05 An 'identified' settlement or built-up area must possess all the following characteristics:-

(i) a sizeable amount of development in a compact form. (If development is interspersed with areas of land which are characteristically rural or open, this will not come within this criterion);

(ii) possess a range of basic services, such as a school, shop and community facilities, providing a forum for social contact;

(iii) be physically and socially cohesive.

On this basis the following policy is put forward.

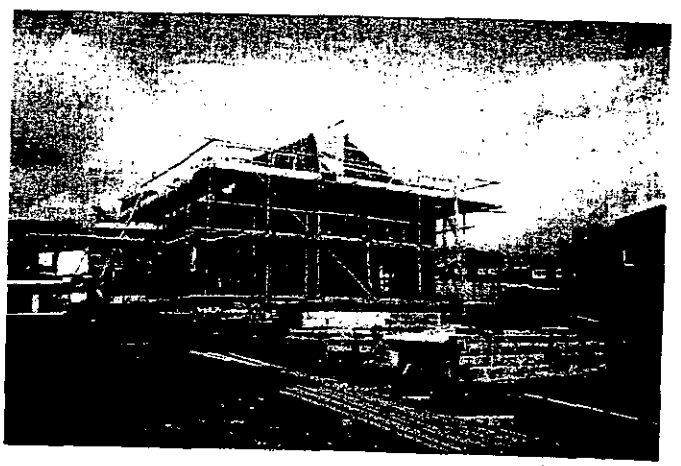
❖ LTV1 'IDENTIFIED SETTLEMENTS'

WITHIN THE IDENTIFIED SETTLEMENTS AS LISTED BELOW AND AS SHOWN ON THE PROPOSALS MAP, DEVELOPMENT WILL NORMALLY BE ALLOWED, SUBJECT TO THE PROVISIONS OF OTHER POLICIES CONTAINED IN THIS PLAN. THE 'IDENTIFIED' SETTLEMENTS ARE:-

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

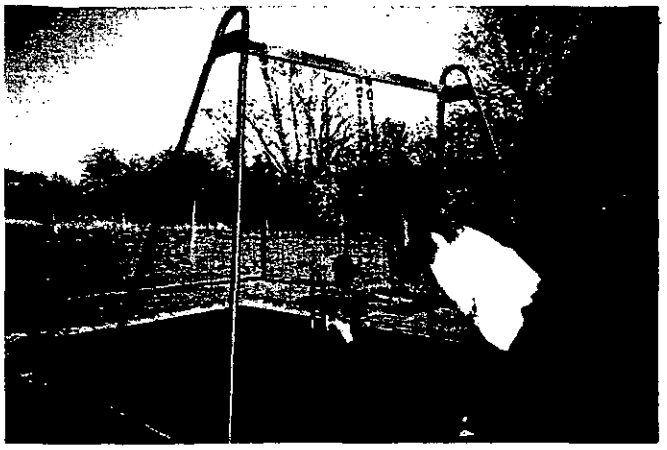
LIMITING THE SPREAD OF DEVELOPMENT

1.1.06 The District Council recognises the need to maintain an acceptable level of environmental quality and considers that the maintenance of a clear distinction between built-up areas and the countryside is fundamental to achieving this aim. Such an approach helps to ensure that individual settlements retain their identity and that the open and rural character of land outside the boundaries of identified settlements is retained. Accordingly it is intended to limit development outside identified settlements to that which is appropriate to the countryside or has a special reason to locate there. Although these uses are acceptable in principle, they must also be acceptable in practice. This is particularly important in the case of small scale housing and employment development on the edge of settlements which is dealt with in more detail in policies LH1 and LE2.



❖ LTV2 DEVELOPMENT IN RURAL AREAS

ALL LAND OUTSIDE THE IDENTIFIED SETTLEMENTS, AS SHOWN ON THE PROPOSALS MAP IS CONSIDERED TO BE RURAL AREA WITHIN WHICH DEVELOPMENT WILL NOT NORMALLY BE ALLOWED. IN ACCORDANCE WITH THE



CTV6 PROTECTION OF IMPORTANT OPEN AREAS WITHIN SETTLEMENTS

WITHIN THE IDENTIFIED SETTLEMENTS, DEVELOPMENT OF AREAS OF OPEN LAND INCLUDING GAPS IN ROAD FRONTAGES AND GARDEN AREAS WHICH SIGNIFICANTLY CONTRIBUTE TO THE CHARACTER OF SETTLEMENTS WILL NOT NORMALLY BE PERMITTED. ANY NEW DEVELOPMENT, INCLUDING INFILL DEVELOPMENT WILL ONLY BE PERMITTED IF IT IS SYMPATHETIC IN SCALE AND CHARACTER TO THE ENVIRONS OF THE SITE.

ENVIRONMENTAL ENHANCEMENT

1.1.14 The District Council is keen to see enhancement of the environment throughout the plan area. Priorities for action are established in the following chapters but other opportunities will also be taken as they arise subject to the availability of funding and other resources where appropriate.

1.4 QUALITY AND CONSERVATION OF THE BUILT ENVIRONMENT



NEW DEVELOPMENT, REDEVELOPMENT AND REFURBISHMENT

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

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

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

❖ LBE1 DESIGN OF NEW DEVELOPMENT

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

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

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

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

❖ LBE2 INAPPROPRIATE DESIGN

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

ENVIRONMENTAL IMPROVEMENT

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

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

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

❖ LBE3 REFURBISHMENT AND REDEVELOPMENT

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

❖ LBE4 ENVIRONMENTAL ENHANCEMENT SCHEMES

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

SUNLIGHT, DAYLIGHT AND NOISE

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

❖ LBE5 SUNLIGHT AND DAYLIGHT

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

Appendix 4



WOKINGHAM DISTRICT LOCAL PLAN
DEPOSIT DRAFT

WITH PROPOSED AMENDMENTS HIGHLIGHTED

INCLUDING:

Proposals Maps x 2;
Appendices;

PA's to Transport Chapter;
PA's to Proposals Maps.

reprint 1200
£30.00

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 & Mrs L McSweeney
SITE: 31 West Drive, Sonning
APPLICATION NO.: 3143
PROPOSAL: Proposed 2 storey side/front extension & single storey rear extension to dwelling

LIST OF PERSONS CIRCULATED WITH NOTICE OF APPEAL

District Councillor(s) for Sonning

Mr N D Rose

Clerk(s) of Parish / Town Council of Sonning

Mrs L Bates, Council Office, Pearson Rd, Sonning, Reading RG 4 6UL

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

V. Moszczynski, 29. West Drive, Sonning RG4 6G

Tel. (0118) 974 6448 (Direct Line)
Date. August 30, 2001
My ref. F/2001/3143
Your ref.

V Moszczynski
29 West Drive
Sonning
Reading
RG4 6GE

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

Dear Sir/ Madam

TOWN AND COUNTRY PLANNING ACT 1990
APPEAL BY: Mr & Mrs L McSweeney
PROPOSAL: Proposed 2 storey side/front extension & single storey rear extension to dwelling

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

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

If you wish to make further representations, you may do so in writing, to Miss A Groves The Planning Inspectorate, Room 3 / 03, Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. You should, if possible, send three copies quoting reference APP/X0360/A/01/1071729. Comments received after 03/10/01 will not normally be seen by the Inspector & will be returned.

The application form, decision notice, and the appellant's grounds of appeal may be inspected in the Environmental Services Department (Planning), at the Civic Offices, Shute End, Wokingham, Berkshire during office hours, (08.30 - 17.00 Mondays to Thursdays, 08.00 – 16.00 on Fridays).

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

If you wish to be notified of the result of the appeal, you should write to Miss Groves at the Planning Inspectorate requesting a copy of the decision. Please quote reference APP/X0360/A/01/1071729.

Yours faithfully

Denise Gumbrell
Appeals Assistant



Site Plan, Scale: 1 to 1250

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Date: 30 August 2001

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PLANNING SERVICES	RPT
POL	
DC	
APP	
CS 0835	FH

29 WEST DRIVE
SONNING
READING RG4 6GE

2 February 2001

Mr F Humayun
Environmental Services Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
RG40 1WR

Dear Mr Humayun

PLANNING APPLICATION TO EXTEND 31 WEST DRIVE, SONNING.
APPLICATION NO: F/2001/3143

I have inspected the application plans for this proposal, and wish to raise the following comments, which I would like you to take into consideration when making your decision:

1 We do not believe there is sufficient space between the existing building and the eastern boundary to accommodate the extension.

2 The site plan incorrectly positions the eastern boundary. Currently the existing garage sits on the boundary, and if the extension covers the footprint of this existing garage, then it will be impossible to use the proposed door and window which will actually be on the boundary between my property and number 31.

3 This error is illustrated on the existing drawings, when you refer to the rear of the elevation, and it suggests the boundary is 1m from the existing garage, in fact the boundary is on side wall of the existing garage. If you compare the proposed elevations and existing elevations, this error is further illustrated.

4 I would request that the windows on the eastern elevation be high level, and glazed with frosted glass.

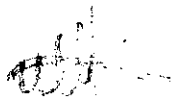
5 I bring to your attention the extensive planning history on my own site, and the Appeal decision concerning one of the recent extensions. It was quite clear that there is a principle of retaining the gaps between these large detached houses in order to retain the character of West Drive. A space of approximately 5m was expressed as a guideline by your Committee for the gap between a 2 storey part of any building and its side boundary.

6 We appreciate the existing building only sits 4m from the boundary, but to extend the building, in a 2 storey form, to the eastern boundary effectively wipes out any visual space between my house and number 31. This would set an undesirable precedent for large extensions along this road.

7 Furthermore, the 2 storey extension on the boundary, will effectively remove some light and privacy from my garden, bringing the first floor windows closer to the boundary.

Therefore I would ask you to refuse this first floor extension to safeguard both the visual character of the street and the privacy of my garden. I have no objection to the principle of extending the house at number 31, only the 2 storey form that is proposed.

Yours sincerely



V Moszczynski

HIGHWAYS CONSULTATION SHEET

From: Farah Humayun **Date:** 15 January 2001

Application Number: F/2001/3143

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

Parish: SONNING PARISH

Site Address:
31 West Drive, Sonning, Reading.

Applicant:
Mr & Mrs L Mc Sweeney C/O The Truline Partnership.

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).

C122, R122.

Signed: _____ **Print name:** Adam Coggins

19/01/01

The Planning Inspectorate

For offical use only Date received

QUESTIONNAIRE

PLANNING, LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT

APPEAL REF: APP/X0360/A/01/1071729 **GRID REF:** SU 75 74 SE

APPEAL BY: Mr & Mrs L McSweeney

SITE: 31 West Drive, Sonning.

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

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

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

6. Is the appeal site within an approved Green Belt or AONB? Please specify which	~~YES~~ / NO
7. Is there a known surface or underground mineral interest at or within 400 metres of the appeal site which is likely to be a material consideration in determining the appeal? (If YES, please attach details.)	~~YES~~ / NO
8. a. Are there any other appeals or matters relating to the same site or area still being considered by us or the Secretary of State? If YES, please attach details and, where necessary, give our reference numbers.	~~YES~~ / NO
b. Would the development require the stopping up or diverting of a public right of way? If YES, please provide an extract from the Definitive Map and Statement for the area, and any other details.	~~YES~~ / NO
9. Is the site within a Conservation Area? If YES, please attach a plan of the Conservation Area. (If NO, go to Q11.)	~~YES~~ / NO
10. Does the appeal relate to an application for conservation area consent?	~~YES~~ / NO
11.a. Does the proposed development involve the demolition, alteration or extension of a Grade I / II* / II listed building?	~~YES~~ / NO Grade I / II* / II
b. Would the proposed development affect the setting of a listed building?	~~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 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.***	2	
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?	03/10/01	
b. Copies of the following documents must, if appropriate, be enclosed with this questionnaire.	Number of Documents Enclosed	N/A
i) representations received from interested parties about the original application	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 Worthington District Council

Date sent to us and the appellant 30/08/01 Our ref: F/2001/3143

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

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Site Plan, Scale: 1 to 1250

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Date: 30 August 2001

N
W E
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1764

ADDRESS CAXTON 39 WEST DRIVE

PARISH SONNING (x WOODLEY 1.4.70)

PLOT No. X LITTLE HAVEN X THE RANCH

ORD. SHEET No. SU 7574 (36)

BUILDER OLD PROPERTY

Plan No.	Applicant	Description of Development	Date of Decision	Decision	
R/177/68	MR. J. ANDERSON	2/SC. EXTENSION	13.6.68	APP	CA
01246	MR. G. NUTBROWN	"	5.9.74		R
BR1379	"	"	19.9.74	APP	
01579	"	"	31.10.74		CA
37668	"	S/SC. EXTENSIONS	13.6.91		CA
BLA10402	"	" INITIALS	8.7.91	APP	
P/2000/2535	Mr. & Mrs. Nutbrown	S/SC/F&S ext.	16.11.00		APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 29 PD Enq - Nutbrown - S/SC/F - 29/8/00

DRAINAGE

LODDON AREA LOCAL PLAN

Adopted 5 May 1995



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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 ;NG, 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

which the land is demarcated by rural as opposed to urban characteristics.

1.1.10 Settlement edges are extremely sensitive areas of the landscape. Development occurring on or near the settlement edge can impinge unsatisfactorily on the countryside and prejudice the maintenance of a clear physical and visual separation between settlements. The need to consider the effect of proposals for limited housing and employment development on the rural areas is dealt with in policies LC1, LC2 and LC16.

1.1.11 As a complement to the latter, and in line with the spirit of policies EN4 and EN5 of the Replacement Structure Plan, there is a need to ensure that natural features such as trees and hedgerows which soften or screen the edge of the built up area, and, in many cases delineate the boundary, are retained. Where a lack of natural features exist the boundaries of the identified settlements have been delineated by fencelines or other means. Where development intrudes on the countryside, the provision of landscaping will be encouraged. The background work for this policy has involved carrying out a plan wide landscape survey which has included an assessment of the quality of boundaries to 'identified' settlements.

❖ LTV4 ENHANCING SETTLEMENT BOUNDARIES

THE DISTRICT COUNCIL WILL SEEK TO RETAIN NATURAL BOUNDARY FEATURES WHICH EXIST AROUND 'IDENTIFIED' SETTLEMENTS AND ENCOURAGE THE STRENGTHENING OF BOUNDARIES BY NEW TREES AND HEDGEROW PLANTING WHERE NATURAL FEATURES ARE WEAK OR ABSENT AND DEVELOPMENT IMPINGES ON THE COUNTRYSIDE. WHERE SUCH BOUNDARIES ARE FORMED BY WOODLAND OR TREES THE PROTECTION MAY TAKE THE FORM OF TREE PRESERVATION ORDERS.

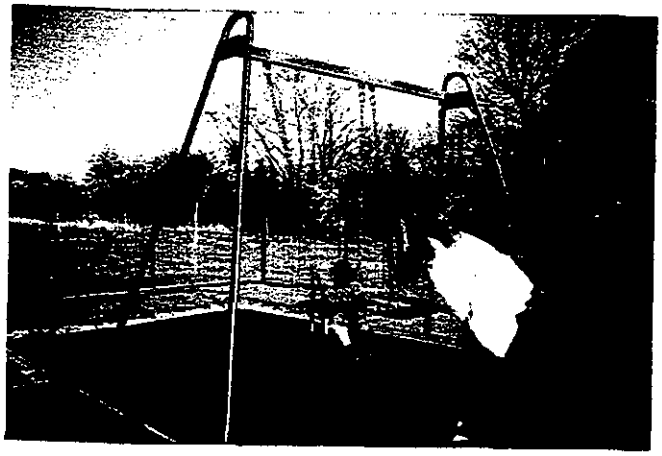
1.1.12 Although there is a general presumption in favour of development within identified settlements, it is felt that there is a need to consider particularly carefully proposals for development within, but adjacent to the boundary of, the identified settlement where the settlement edge is fairly exposed due to land levels or limited natural screening and existing development is of a fairly low density. An intensification of the level of development through infilling, redevelopment or the additions of substantial extensions could result in the introduction of a hard urban edge close to the rural area.

❖ LTV5 TRANSITIONAL AREAS

IN VISUALLY SENSITIVE TRANSITIONAL AREAS, AS DEFINED ON THE PROPOSALS MAP, THE DISTRICT COUNCIL WILL RESTRICT ADDITIONAL DEVELOPMENT, IN THE FORM OF INFILLING, REDEVELOPMENT AND EXTENSIONS TO A LEVEL APPROPRIATE TO PREVENT THE FORMATION OF A HARD URBAN EDGE TO SETTLEMENTS.

IMPORTANT OPEN AREAS WITHIN SETTLEMENTS

1.1.13 In addition to the visually sensitive transitional areas and the more extensive open areas defined in Part 2 of the Local Plan, certain parts of some settlements have a distinctive character derived from the amount of open space and space about buildings. Often these spaces have a profuse amount of vegetation within them which is important in softening the urban environment. Whilst some settlements have isolated areas of this form of development the degree of concentration of development in older settlements tends to decrease with distance from the centre and there are open areas close to the boundaries which it is important to retain. Many of the important open areas within settlements are by their nature small and the local plan does not, therefore, define the areas to which the following policy relates. The application of the policy will be through the consideration of individual areas in the light of specific proposals.



❖ LTV6 PROTECTION OF IMPORTANT OPEN AREAS WITHIN SETTLEMENTS

WITHIN THE IDENTIFIED SETTLEMENTS, DEVELOPMENT OF AREAS OF OPEN LAND INCLUDING GAPS IN ROAD FRONTAGES AND GARDEN AREAS WHICH SIGNIFICANTLY CONTRIBUTE TO THE CHARACTER OF SETTLEMENTS WILL NOT NORMALLY BE PERMITTED. ANY NEW DEVELOPMENT, INCLUDING INFILL DEVELOPMENT WILL ONLY BE PERMITTED IF IT IS SYMPATHETIC IN SCALE AND CHARACTER TO THE ENVIRONS OF THE SITE.

ENVIRONMENTAL ENHANCEMENT

1.1.14 The District Council is keen to see enhancement of the environment throughout the plan area. Priorities for action are established in the following chapters but other opportunities will also be taken as they arise subject to the availability of funding and other resources where appropriate.