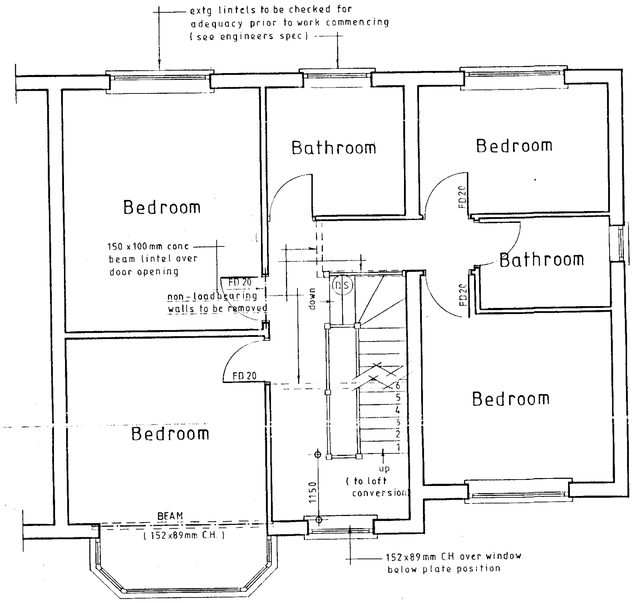
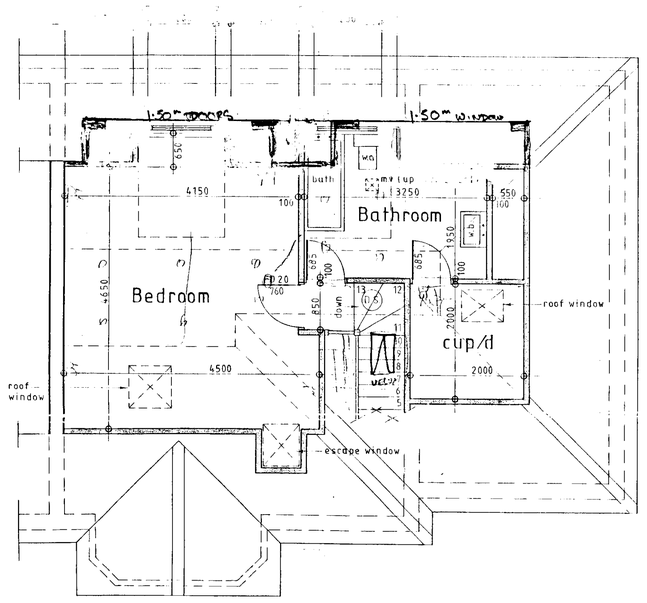
NOTES:
All dimensions must be checked on site and not scaled from this drawing.



First Floor Layout Plan



Proposed Second Floor Layout Plan

To be read in conjunction with written spec + engineers details.

DELEGATED
13 MAR 02 5874

Project
Loft conversion and associated alterations at: 23, Ramsbury Drive, Earley, Reading, Berks.

Scale 1:50

Date October 2001

Client G. Warren Esq

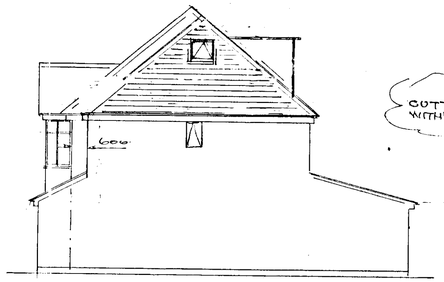
Rev

A PRODUCT OF THE KINO RANGE - ARCHITECT CAT. No. 7312

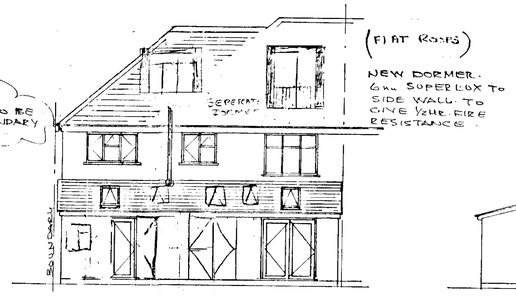
420 x 594mm A2



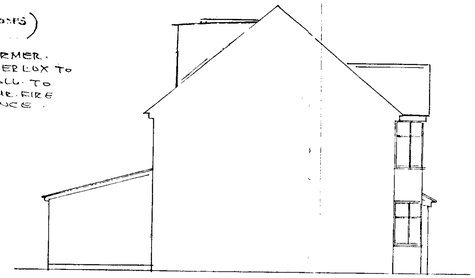
NEW FRONT



SIDE



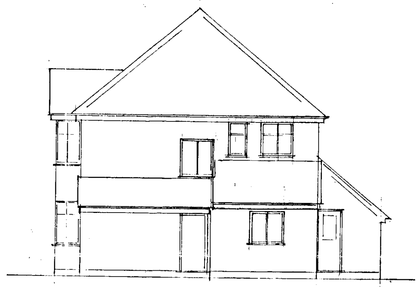
REAR



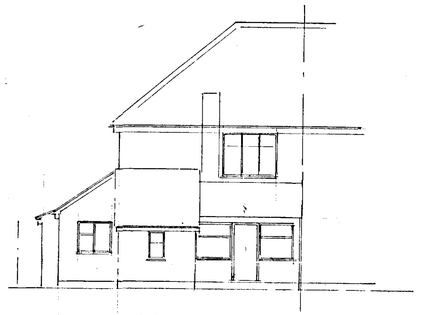
SIDE / SECTION



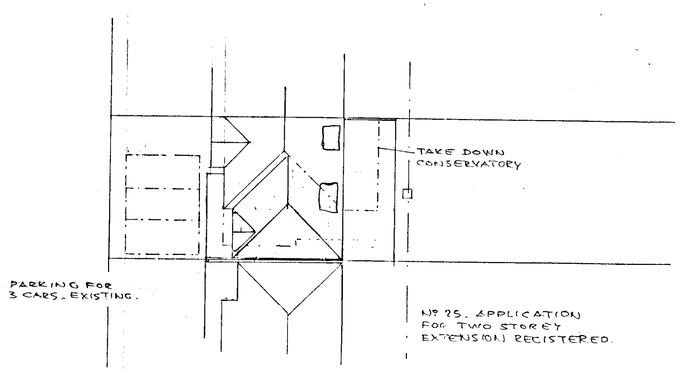
EXISTING FRONT



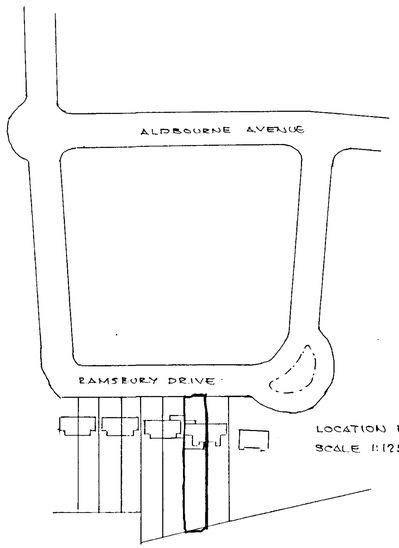
SIDE



REAR



SITE PLAN.
SCALE 1:200



LOCATION PLAN.
SCALE 1:1250

DELEGATED

13 MAR 2002 5074

DRAWN	P.H.W.	PETER H. WATKINS 48 BROOMFIELD ROAD, TILEHURST.
DATE	8.1.01	READING. RG 30 6AL. 01189423696
		CLIENT. MR. & MRS. WARREN 01189262547
		TITLE REVISIONS TO TWO STOREY SIDE, SINGLE REAR EXTN & LOFT CONVERSION WITH DORMER
SCALE 1:100, 1:200, 1:1250		LOCATION 23 RAMSBURY DRIVE, EARLEY
		DRAWING Nº PW ~~21003~~ B

cd 14/5/02

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

APPLICATION NO.5874

Name of appellant:
Mr G Warren

Site address:
23 Ramsbury Drive

Proposal:Retrospective rear dormer extension to dwelling. Amendment to consent 2001/4362

Case Officer:LS

KIMBERLEY SECURIT
TWYFORD CENTRA
(COUPLED WITH 65015)

957

DO

Appeal Decision

Site visit made on 10 December 2002

by Geoffrey Hill BSc DipTP MRTPI

an Inspector appointed by the First Secretary of State.

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

Date
31 DEC 2002

Appeal Ref: APP/X0360/A/02/1098909
23 Ramsbury Drive, Earley, Reading

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr Grahame Warren against the decision of Wokingham District Council.
- The application (Ref.F/2002/5874), dated 27 January 2002, was refused by notice dated 9 May 2002.
- The development proposed is described as "reapplication for 1 additional rear dormer window".

Decision: The appeal is dismissed.

Procedural Matters

1. The appeal is in respect of development already carried out and hence the application is for the retention of the works which are largely complete.

2. Although the proposed development is described in the terms set out above, the scheme is for the retention of two dormer windows, neither of which have been granted planning permission in their current form. The application is, therefore, for an extension in the roof space, including two box dormers on the rear roof slope, and I will determine the appeal accordingly.

Main Issues

3. There are two main issues in this appeal. The first is the effect of the dormer windows on the character and appearance of the area, and the second is the effect on the privacy of the occupiers of neighbouring properties

Planning Policy

4. Relevant development plan policies which have been drawn to my attention are LBE1 and LBE2 of the adopted Loddon Area Local Plan (LALP), and WBE1 and WOS3 of the emerging Wokingham District Local Plan (WDLP). WDLP has reached an advanced stage in the adoption process, having been through a public local inquiry and the Inspector's report considered by the Council. The WDLP polices referred to are largely unaffected by the modifications proposed in the light of the Inspector's report. Accordingly I shall give these policies considerable weight.

Reasons

5. On the first main issue, LALP policies LBE1 and LBE2 require, in general terms and amongst other matters, a high standard of design for new development appropriate to the character of the area, and that it should be in scale with the form and massing of other

development in the area. These requirements are carried through into policies WBE1 and WOS3 of the WDLP.

6. The house is a typical 1930's semi-detached property in a road of similar properties. The area has a mature and generally harmonious style. It is predominantly of two-storey houses with steeply pitched tiled roofs. In my view, it is a pleasant area with a distinctive character and appearance which should be respected in the consideration of proposals for new development.

7. The dormers are to the back of the property. They are box-like in form and flat-roofed. In my view, these are out of keeping both with the general style of the area and the character and proportions of the original house. They also unbalance the visual relationship with No.21, the other half of the semi-detached pair. I accept that the dormers are not particularly visible from Ramsbury Drive, but they are clearly visible over a wider area from the gardens of other houses in the street and from houses in Maiden Erlegh Drive. These broader, more general views from neighbouring houses across the backs of properties are as much part of the public domain as views from the street. I consider the dormers, as constructed, harm the character and appearance of the area, contrary to the aims of the adopted and emerging development plan policies.

8. Turning now to the second main issue, WDLP policy WBE1 (f) requires that new development should respect the privacy and amenity of the existing environment. Patio doors have been installed to one of the dormers, to light a bedroom. The doors will open out onto a small balcony, but this was not complete at the time of my site visit. I note that two previous schemes for roof conversions have been approved by the Council, but these are notably different from the appeal proposal. Neither would have resulted in window opening of the same width and depth as the one now installed. The patio doors extend right to the floor and, especially when left open, would allow an uninterrupted view out over neighbouring gardens.

9. Whilst it might have been possible to see across a similar area from the windows of either of the previously approved schemes, this would only have been whilst standing right at the window. In the case of the patio doors, there would be a view out from a sitting position which would be considerably more invasive of other people's privacy. The harm would be all the more if people were to stand out on the balcony. Not only is there actual harm to other people's privacy, this is exacerbated by the perception that they are being overlooked because of the conspicuous and blatant nature of the high level viewing point. Accordingly, on the second main issue I conclude that the extension unacceptably harms the privacy of the occupiers of neighbouring properties.

10. I have taken into account the other roof extensions which have been drawn to my attention, particularly the one at 13 Ramsbury Drive, but I note that this pre-dates current planning policies which apply to such schemes, and I do not regard this as a desirable example to follow in this case.

Conclusion

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

Formal Decision

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

Information

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

INSPECTOR

WRITTEN REPRESENTATION APPEAL

6459

CASE OFFICER: LS

APPLICATION NUMBER: 5874

APPELLANT: Mr G Warren

SITE: 23 Ramsbury Drive, Earley

APPEAL REF: APP/X0360/A/02/1098909

START DATE: 12/09/02

DATE OF SITE VISIT 10/12/02

Progress Record	Date Actioned	Initials
Appeal Logged:	13/09/02	
Entered on Access:	20/09/02	
Notification Letters Due:	**26/09/02**	
Notification Letters Sent:	23/09/02	DG
Questionnaire Due:	**26/09/02**	
Questionnaire Sent:	23/09/02	DG.
Statement Due:	**24/10/02**	
Statement Sent:	26/09/02	DG.
Comments on Statement Due	14/11/02	
Comments on Statement Sent	/	
Decision letter circulated:	06/01/03	DG
Decision entered on Access:	06/01/03	DG

The Planning Inspectorate

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

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

PLANNING SERVICES	HPT 64635
PO	TLS
DC DG	ENF
APP	
CS	
03 JAN 2002	
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Ms D Gumbrell (Planning Department)
Wokingham District Council
Po Box 157
Shute End
Wokingham
Berkshire
RG41 1BN

Your Ref: F/2002/5874

Our Ref: APP/X0360/A/02/1098909

Date: 31 December 2002

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY GRAHAME WARREN
SITE AT 23 RAMSBURY DRIVE, EARLEY, READING, RG6 7RT

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

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 0117-3728764
Switchboard 0117-3728000
Fax No 0117-3728804
GTN 1371-8764

64187

PLANNING
POL
DG
11 DEC 2002
COPIES TO
ACK:
FILE

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

Your Ref: F/2002/5874
Our Ref: APP/X0360/A/02/1098909
Date: 9 December 2002

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY GRAHAME WARREN
SITE AT 23 RAMSBURY DRIVE, EARLEY, READING, RG6 7RT

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

Mr Geoff Hill BSc DipTP MRTPI.

As notified by telephone recently, the Inspector will visit the appeal site at 12:00 on 10 December 2002. It is understood that you will arrange for the Inspector to be met at the site to enable the inspection to be made.

The Inspector will expect to be accompanied by representatives of both parties. If one of the parties fails to arrive, the Inspector will determine the most suitable course of action, which could mean that 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 dispatch of the letter is likely to be significantly delayed, we will let you know.

WOKINGHAM UNITARY
Aiming for Excellence

PLANNING SERVICES

Fax Cover Sheet

DATE: 24/10/2

TO: MRS M POCOCK @ THE PLANNING INSPECTORATE.

FROM: LOUISE SMITH **Planning Services.**

NUMBER OF PAGES INCLUDING THIS HEADER SHEET: 1

RECIPIENT FAX NUMBER: 01173728624

OUR FAX NUMBER: (0118) 974 6484

SUBJECT: APP/X0360/A/02/1098909 - 23 RAMSBURY DRIVE, EARLEY.

NOTES:
Please note the following errors in my report;

(i) The applicants name is Mr Warren not Mr Tyler

(ii) Section 5.01 refers to No 6 Ramsbury Drive it should read No 13 Ramsbury Drive.

Apologies and many thanks

Louise Smith
Planning Officer

* * * COMMUNICATION RESULT REPORT (24.OCT.2002 11:48) * * *

TTI WDC PLAN&TRANSPORT

FILE MODE	OPTION	ADDRESS (GROUP)	RESULT	PAGE
924 MEMORY TX		901173728624	OK	P. 1/1

REASON FOR ERROR
E-1) HANG UP OR LINE FAIL
E-2) BUSY
E-3) NO ANSWER
E-4) NO FACSIMILE CONNECTION

The Planning Inspectorate

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

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

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

Your Ref: F/2002/5874

Our Ref: APP/X0360/A/02/1098909

Date: 25 October 2002

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY GRAHAME WARREN
SITE AT 23 RAMSBURY DRIVE, EARLEY, READING, RG6 7RT

I enclose third party correspondence relating to the above appeal.

If you have any comments on the points raised, please send 2 copies to me no later than 9 weeks from the starting date. You should comment solely on the representations enclosed with this letter.

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

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

Yours faithfully

Mrs M Pocock

211AL(BPR)

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

Mr M Kernoghan
21 Maiden Erlegh Drive
Earley
Reading
Berkshire

Your Ref:

Our Ref: APP/X0360/A/02/1098909

Date: 25 October 2002

Dear Sir

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY GRAHAME WARREN
SITE AT 23 RAMSBURY DRIVE, EARLEY, READING, RG6 7RT

Thank you for your letter asking the inspector to look at the appeal site from your property.

I will make sure that the inspector sees your request. However, it is for the inspector to decide whether to accept your invitation. If it is accepted, the local planning authority and the appellant or their representative will also have to be present throughout the visit.

The purpose of the site visit is to allow our Inspector to see the site before deciding the appeal. The inspector can be asked to note particular physical features of the site, or of the proposed development itself, but will not be able to discuss the merits of the case with anyone during the visit.

We will send you details of the site visit as soon as they are made.

I am sending copies of your letter and this reply to the appellant and the local planning authority.

Yours faithfully

Mrs M Pocock

105

Facsimile Cover Sheet

To:	Mrs M Pocock
Company:	Planning Inspectorate
Phone:	0117 372 6372
Fax:	0117 372 8624

From:	Mark Kernoghan
Company:	M.K.C. Ltd.
Phone:	0118 921 0212 0118 935 5500 (Direct Line)
Fax:	0118 921 0213 0118 926 3333 (Direct Line)

Date:	24th October 2002
Pages including this cover page:	Two

Ref : APP / X0360 / A / 02 / 1098909

Mrs Pocock

Please find attached , an e-mail sent to Jacqui King with whom I talked to today - she suggested sending my comments by electronic mail for her to pass on to yourself.

I have taken the opportunity also of faxing this e-mail direct to you.

I trust you find this to be in order

Regards

Mark Kernoghan

Mark Kernoghan
21 Maiden Erlegh Drive
Earley ; Reading

Mark Kernoghan

From: "Mark Kernoghan" <mark.k@lineone.net>
To: <jacqui.king@pins.gsi.gov.uk>
Sent: 24 October 2002 23:06
Subject: Ref : APP/X0360/A/02/1098909
Application No : F/2002/5874

Retrospective rear dormer extension to dwelling : 23 Ramsbury Drive ; Earley ;Reading

For the attn of Mrs M Pocock

I would like to take this opportunity of stating my objection to the appeal made by Mr Warren with regard to the extension he has already built and I stress the point already built for it is my understanding that many of the projects he has undertaken has been done so without prior planning permission.

Indeed , the rear dormer extension in debate is seemingly finished and occupied.

It now stands as an ugly , ill-placed eyesore and I would welcome anyone into our house to view it and be confident that they would not disagree in the description that it is completely out of character with its surroundings.

It is also somewhat galling to have to comment on the finished structure having spent several months putting up with excessive noise often well into the evening.

On a general level , I am concerned as to the motives of building such an extension ; on an aesthetic level , I simply cannot believe that the council will allow such an out of place structure to be granted permission.

On a personal level , I am most concerned with the complete lack of privacy this structure now gives my family both in our garden and main living room. The leaves falling from the trees now , highlights this so much more.

In summary , I object to the fact that this particular dwelling has raised itself to be an eyesore within a very pleasant street of attractive houses and that on a personal level , the structure is intrusive in its size and positioning to my property

I urge the inspectors to refuse the planning permission and would welcome them to view the dwelling from our property.

Mark Kernoghan
21 Maiden Erlegh Drive
Earley
Reading

24th October 2002

4 Ramsbury Drive, Earley, Reading RG6 7RT

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

Faxed.
22.10.02

APP/X0360/A/02/1098909

Dear Mrs Pocock

Application No:	F/2002/5874
Appeal by	Mr G Warren
Site	23 Ramsbury Drive Earley Reading
Proposal	Proposed alteration to rear dormer extension (Retrospective)

I am writing with regard to the above Appeal that has been put forward.

There are no such similar over-extensions as this in Ramsbury/Aldbourne and I would like to say that in my opinion the over-extension of the third floor is completely out of character to the detriment of the existing neighborhood.

It seems to me to be unacceptably overbearing..

The beauty of this area is that we have privacy and space.
The patio doors on third floor are very intrusive to the privacy of neighbouring properties - one would not have expected that a neighbour could sit up on that level, as one would sit in a sitting room, with patio doors open. This is very intrusive for a very wide area of neighboroughing properties and I strongly object to this.

The skyline from the road has been completely spoilt by the overextension.
This extension, together with No. 25, also under Appeal, seems to me to have been very much 'over-done' to the detriment of the road. The effect of almost joining up on the boundary with the next pair of semis, and the hugely top heavy third floor roof extensions is setting a disappointing precedent.

Thank you for your consideration in this matter.

Yours sincerely

S Bartlett

Mrs S Bartlett

6, Ramsbury Drive
Earley
Reading
RG6 7RT

16th October 2002



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

Ref: APP/X0360/A/02/1098909

Dear Mrs. Pocock,

I would like to comment on the appeal that has been lodged by the occupants of 23, Ramsbury Drive, Earley (Wokingham District Council ref: F/2002/5874). I have inspected the plans and the appeal. I have also commented on the original application (ref: F/2001/3407) and retrospective application (F/2002/5874). The current appeal contains exaggerations and inaccuracies and would like to bring these to your attention.

Character of the area:

5.02 Ramsbury Drive is one of the few roads in the area that has retained its unique, original 1940's character. This is because only a few alterations have been made, and these have all been in keeping with the existing appearance.

5.03 The small extension at 13 Ramsbury Drive is nowhere near the size of the dormer built by the appellants. It is not clearly visible from the road and is largely obscured by trees. The extensions at 57, 59, and 61 are not "extremely bulky" dormers but are modest dormers with pitched-roofs, and fit in well with the surrounding architecture. They are in the first floor rather than in the roof space, making them far less intrusive than the appellant's. They also have pitched roofs that are far more in keeping with the area than the appellant's flat roof dormers.

5.04 I strongly disagree that the appellant's flat roof is not visible from public viewpoints. It is clearly visible from the road. It sticks out from the roof and spoils the line of the roof hip. It also fills part of the gap between No.25 and No.23 reducing the apparent separation of these houses.

5.05 The appellant has already built a massive side extension (ref: F/2001/3407) that comes nearly up to the boundary with No.25. This is only just about acceptable, given the size of the plot. These dormers extend this huge extension even further and substantially increase the bulk and massing. I think the extra volume created by the dormers now makes the house far to large for the land it sits in.

Overlooking:

5.07 If the purpose of the French windows were really to light a bedroom then surely the window in the approved plan would suffice. That French windows, rather than a normal window, have been used suggests that their real purpose is to make viewing the surroundings easier.

5.08 The French doors can be clearly seen from nearby properties. I don't think it's true to say that "there would be no over looking". Anyone sitting near these French windows can be seen looking directly into nearby gardens in a very imposing manner.

5.09 The additional overlooking is far greater than that of the approved plan because the total window now far exceeds that in the original plan.

5.10 The French windows are far larger than the small window that was originally approved – they extend right down to the floor and are wider. This allows overlooking over much larger viewing angles than the approved plan would allow and clearly demonstrates that they are more harmful than the approved plan. I believe the French windows and railings do encourage people to spend more time looking out over neighbouring properties – occupants can sit at French windows and look out far more easily than they could by sitting up to an ordinary window.

5.11 The increased size of the opening must considerably extend the area that can be overlooked compared with the small window in the approved plan. The French windows extend the glass down to the floor and surely allow direct viewing into the closest areas and most private parts of neighbouring properties.

5.12 It is not surprising that the occupants of 25 Ramsbury Drive haven't objected; they have recently built an extension for which planning permission hasn't been granted.

Conclusion

The French windows considerably increase the overlooking of neighbouring properties because the large area of glass is now much greater than that in the original plan. They positively encourage occupants to sit and look out over neighbouring properties.

French windows in the roof space are not compatible with the 1940's character of the area. I think this development directly contravenes the Loddon Local Area Plan and the Wokingham District Plan in that they do nothing to "make a positive contribution to its setting and the character of the area"; are of inappropriate design"; and have a "visual impact" that is detrimental to the area. I feel that this development is totally inappropriate for Ramsbury Drive.

I would therefore ask the Planning Inspectorate to **refuse** this appeal.

Yours sincerely

Terence Hackwill

17 RAMSBURY DRIVE,
EARLEY,
READING,
BERKS
RG6 7RT

8/10/02

Your Ref ~~F/2002/5874~~
APP/X0360/A/02/1098909

RECEIVED
-9 OCT 2002
PINS AA PEP

Dear ~~Derek Comstell~~ MRS M Pocock,

APPLICATION No F/2002/5874
APPEAL MR G WARREN
SITE 23 RAMSBURY DRIVE

I wish to lodge my strong objections to the rear dormer extension to the above dwelling. The dormer was not inspected and hence may be unsafe however my main objection is the the invasion of my privacy when in my back garden.

Recently there were three men having a loud conversation whilst standing on the balcony associated with this dormer. The balcony looks straight down into my and my neighbours gardens and this is totally unacceptable to us. I urge you to uphold the decision to have it removed as soon as possible

Yours Sincerely

MR A WAKEFORD

I would like to receive a copy of
the Appeal decision please.

J. Pye.

REF. APP/X0360/A/02/1098909.

8 Ramsbury Drive
Earley
Reading
Berkshire
RG6 7RT

21 OCT 2002
PINS APPEALS

18th October 2002.
Your ref: F/2002/5874.

Dear Madam,

Re. Application No. F/2002/5874.
Mr.G.Warren, 23,Ramsbury Drive,Earley,Reading.
Amendment to consent."2001/4362."

Since receiving your letter of 20th September I have seen the Appellant's reasons for his appeal,and feel I must comment further. I have recently done the same in connection with the current appeal lodged by his neighbour at No.25,Ramsbury Drive, and the reasons are almost identical.

As stated in my previous letter,the application details sent on 28th February,then the amendment sent 10th July described the plan as a two storey side extension,and single storey rear extension. Neither made mention of a roofing adjustment to erect a door and a balcony extension with railings,which is now in place and being used. This,and the similar alteration at No.25 are an intrusion into the privacy of surrounding neighbours, especially when relaxing in their gardens,some elderly who do not stray far from home and garden.

There are other extensions already started in the road,others shortly to begin, and some shortly to present plans for approval to extend, and if the doors and balconies already erected contrary to planning permission are allowed to stay all the ensuing applicants can do the same,as it will be difficult to refuse them.

There is no comparison with the dormer extensions at Nos.13,57,59 and 61 as all of these are dormer windows for daylight in theextensions erected,and they have in no way altered the characters of the houses.Also, I have a clear view of the roof alteration from my side of the road. The extensions at No.23 and 25 are too large, back and front for the ground space the original dwellings were built on,and should not have been allowed. If further extensions follow the same course the whole character of our former much loved Ramsbury Drive will be changed for ever.

I have lived in the road for many years,and have friends in the surrounding area,even as far as Maiden Erlegh Drive which runs along the back of the properties in question Being of my age group they do not feel able to react to the situation,but they do deplore what has happened to the landscape viewed from their gardens,and their loss of privacy.

If the work has been completed without permission the appeal should be refused.

Yours sincerely,

Joan I. Pye (MRS)

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

62588

DG

COPIES TO

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

Your Ref: F/2002/5874

Our Ref: APP/X0360/A/02/1098909

Date: 25 October 2002

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY GRAHAME WARREN
SITE AT 23 RAMSBURY DRIVE, EARLEY, READING, RG6 7RT

I enclose third party correspondence relating to the above appeal.

If you have any comments on the points raised, please send 2 copies to me no later than 9 weeks from the starting date. You should comment solely on the representations enclosed with this letter. -14/11/02

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

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

Yours faithfully

M Pocock

Mrs M Pocock

211AL(BPR)

3, RAMSBURY DRIVE, EARLEY, READING RG6 7RT

OCTOBER 22nd 2002

MRS M POCOCK
THE PLANNING INSPECTORATE
ROOM 3/03, KITE WING
TEMPLE QUAY HOUSE, 2 THE SQUARE
TEMPLE QUAY, BRISTOL BS1 6PN

APPEAL REFERENCE APP/X0360/A/02/1098909
WOKINGHAM PLANNING AUTHORITY REFERENCE F/2002/5874
RE: RETROSPECTIVE REAR DORMER EXTENSION TO DWELLING.
() AMENDMENT TO CONSENT 2001/4362

DEAR MRS POCOCK

I AM WRITING TO PROTEST IN THE STRONGEST TERMS THAT ACTION BE TAKEN TO REMEDY THE VIOLATION OF PLANNING REGULATIONS BY THE OWNER OF 23, RAMSBURY DRIVE (HENCEFORTH, NO 23)

I AM EXTREMELY CONCERNED ABOUT THE OUTCOME OF THE APPEAL, BECAUSE THE TWO REAR ROOF DORMER EXTENSIO ARE SIMILAR, IN EFFECT, TO THE GROSSLY OVERSIZED ROOF EXTENSION OF NO 25, NEXT DOOR (FOR WHICH RETROSPECTIVE PLANNING HAS BEEN REFUSED AND AN APPEAL APPLIED FOR)

I OBJECT VERY STRONGLY TO THE TWO REAR ROOF EXTENSIONS AT NO 23 BECAUSE:

1. THESE EXTENSIONS ARE GROSSLY OVERSIZED AND DISPROPORTIONATELY OUT OF SCALE, BOTH TO EACH OTHER AND TO ALL THE OTHER 2-STOREY HOUSES IN THE NEIGHBOURHOOD. THIS IS QUITE UNACCEPTABLE
2. THE SO-CALLED SECOND DORMER WINDOW IS A FLAT ROOFED EXTENSION, WITH A LARGE 3-BAYED WINDOW. THE ORIGINAL MODESTLY-SIZED APEX WINDOW, PERMITTED BY WPA, HAS BECOME A LARGE FLAT-ROOFED EXTENSION WI DOUBLE PATIO DOORS LEADING ON TO A BALCONY, WHICH

BEEN SEEN SITTING OUT ON THIS 'BALCONY' ON AT LEAST THREE OCCASIONS.

THIS HAS RESULTED IN COMPLETE LOSS OF PREVIOUSLY ENJOYED PRIVACY BY MANY RESIDENTS OF RAMSBURY DRIVE TO THE SIDES AND MAIDEN ERLEIGH DRIVE TO THE REAR.

3. THE APPELLANT DRAWS ATTENTION TO OTHER CASES OF 'BULKY DORMER' EXTENTIONS. THE SIDE ROOF DORMER WINDOW AT No 13 WAS BUILT/APPROVED IN 1968, WHEN PLANNING REGULATIONS WERE SUBSTANTIALLY DIFFERENT FROM TODAY. IT IS ON THE STAIR WELL, SO IS NOT USED TO a) VIEW NEIGHBOUR'S GARDENS OR b) AS ACCESS TO A ROOF 'BALCONY' THE OTHER 3 ROOF DORMERS MENTIONED, ARE CHALET BUNGALOWS, THEREFORE THE WINDOWS ARE AT FIRST FLOOR LEVEL ONLY.

4. THE APPELLANT PLEADS 'THAT NEITHER No 25 OR No 21 OBJECTED TO THIS His ROOF 'DEVELOPMENT' AS No 25 (AS STATED IN OPENING PARAGRAPH) BUILT A SIMILAR GROSS ROOF EXTENSION A FEW MONTHS AHEAD, HE IS HARDLY LIKELY TO OBJECT!

No 21 (BEING THE OTHER HALF OF THE SEMI-DETACHED PROPERTY) HAS BEEN 'PERSUADED' TO REMOVE APPROXIMATELY 4 METRES OF THEIR FENCE AND SUBJECTED TO EXTENSION OF THEIR PARTY WALL, TO THE REAR, IN ORDER TO ACCOMODATE THE MASSIVE REAR EXTENTION BUILT BY No 23 (PLAN F/2001/4362). I UNDERSTAND THAT THE MITCHELLS FEEL TOO EMBARASSED AND DISTRESSED TO VOICE THEIR OBJ-
WRITING.

5) I ENCLOSE SKETCHES I, II, III WHICH SHOW THE PROGRESSIVE INCREASE IN SIZE, ~~AREA~~ SCALE AND PROPORTION OF THE SO TERMED 'ROOF EXTENSIONS' FROM THE REAR VIEWPOINT

I AMENDMENT PLAN (PERMITTED BY WPA) to PLAN F/2001/4362 9 JULY 2001 SHOWING MODEST APEX WINDOW IN ROOF SECTION OF ORIGINAL HOUSE.

II PLANS SUBMITTED FOR RETROSPECTIVE PLANNING APPLICATION 13 MARCH 2002 SHOWING TWO SMALL DORMER FLAT ROOFED EKTENSIONS (ONE WITH DOUBLE PATIO DOORS WITH RAILINGS)

NB (AT NO STAGE HAS APPLICANT APPLIED FOR THESE GLAZED DOORS OR ROOF BALCONY)

N.B. SEVERAL MORE WINDOWS AND GLASS DOORS HAVE BEEN INSERTED IN REAR EXTENSION

III SKETCH SHOWING ACTUAL SIZE OF THE TWO DORMER EXTENSIONS BUILT BY No 23, AS SHOWN IN PHOTOGRAPH SUBMITTED BY RESIDENT IN MAIDEN ERLEGH DRIVE, WHOSE PROPERTY IS SEVERELY OVERLOOKED BY THIS ROOF DEVELOPMENT

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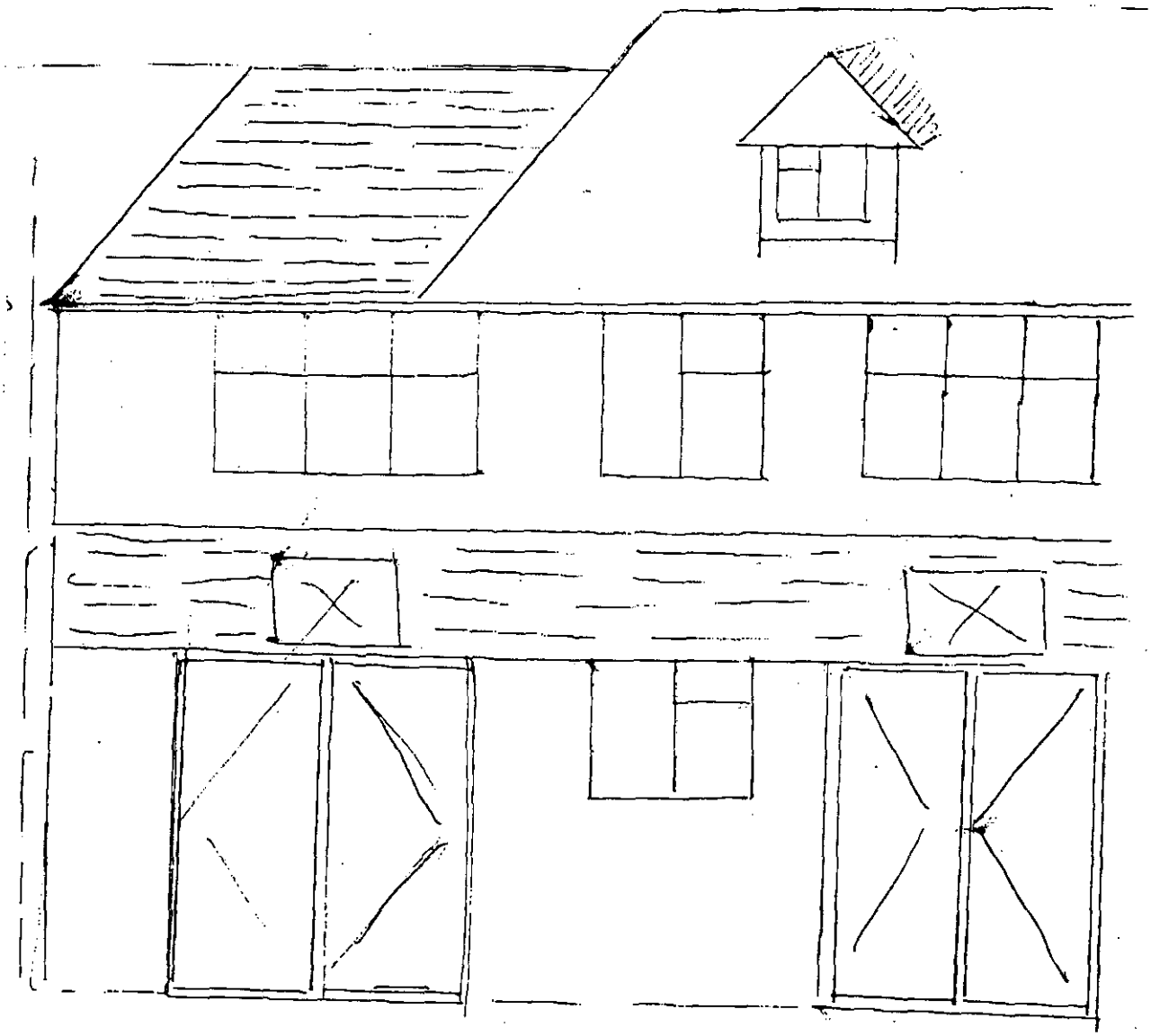

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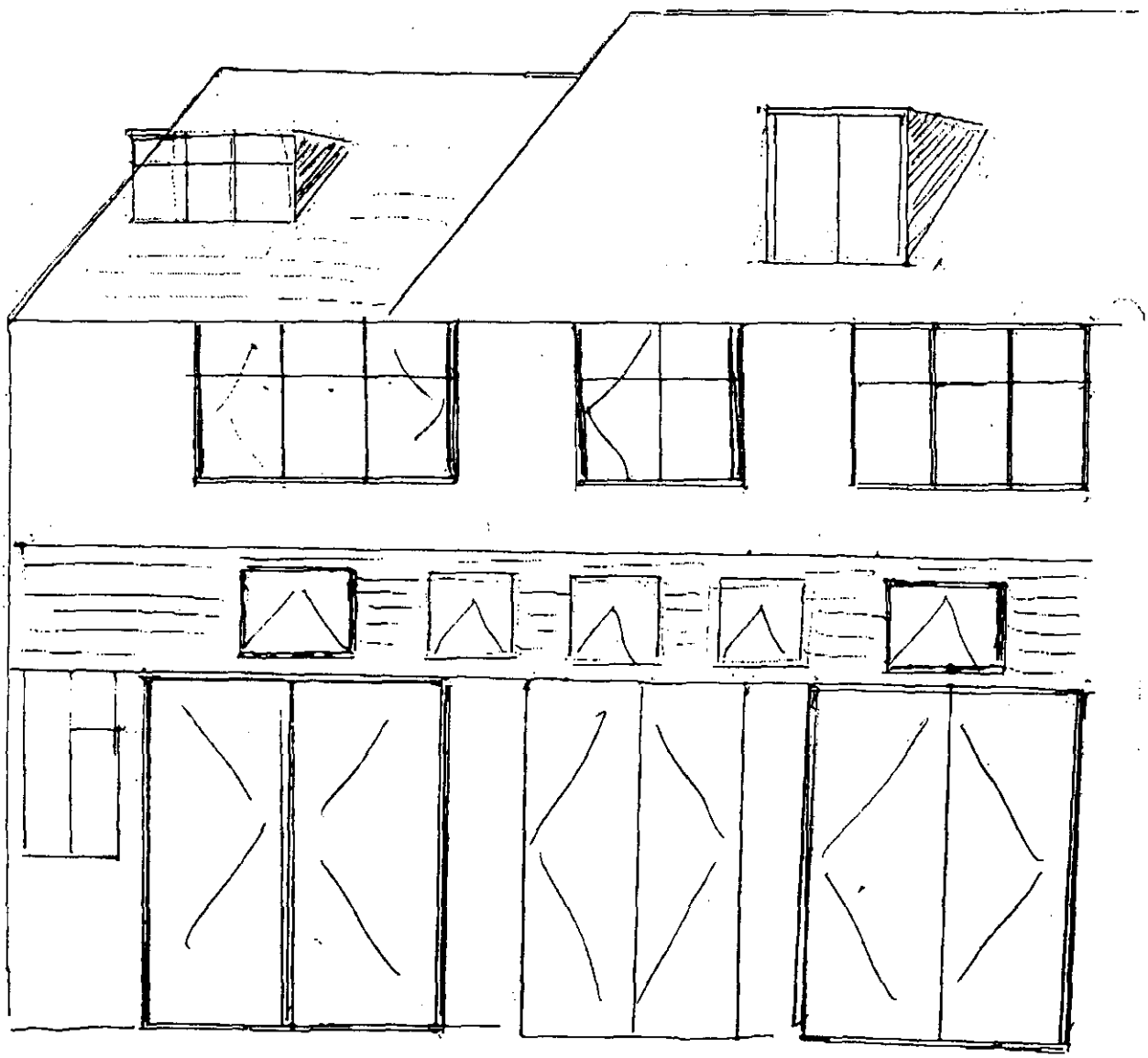

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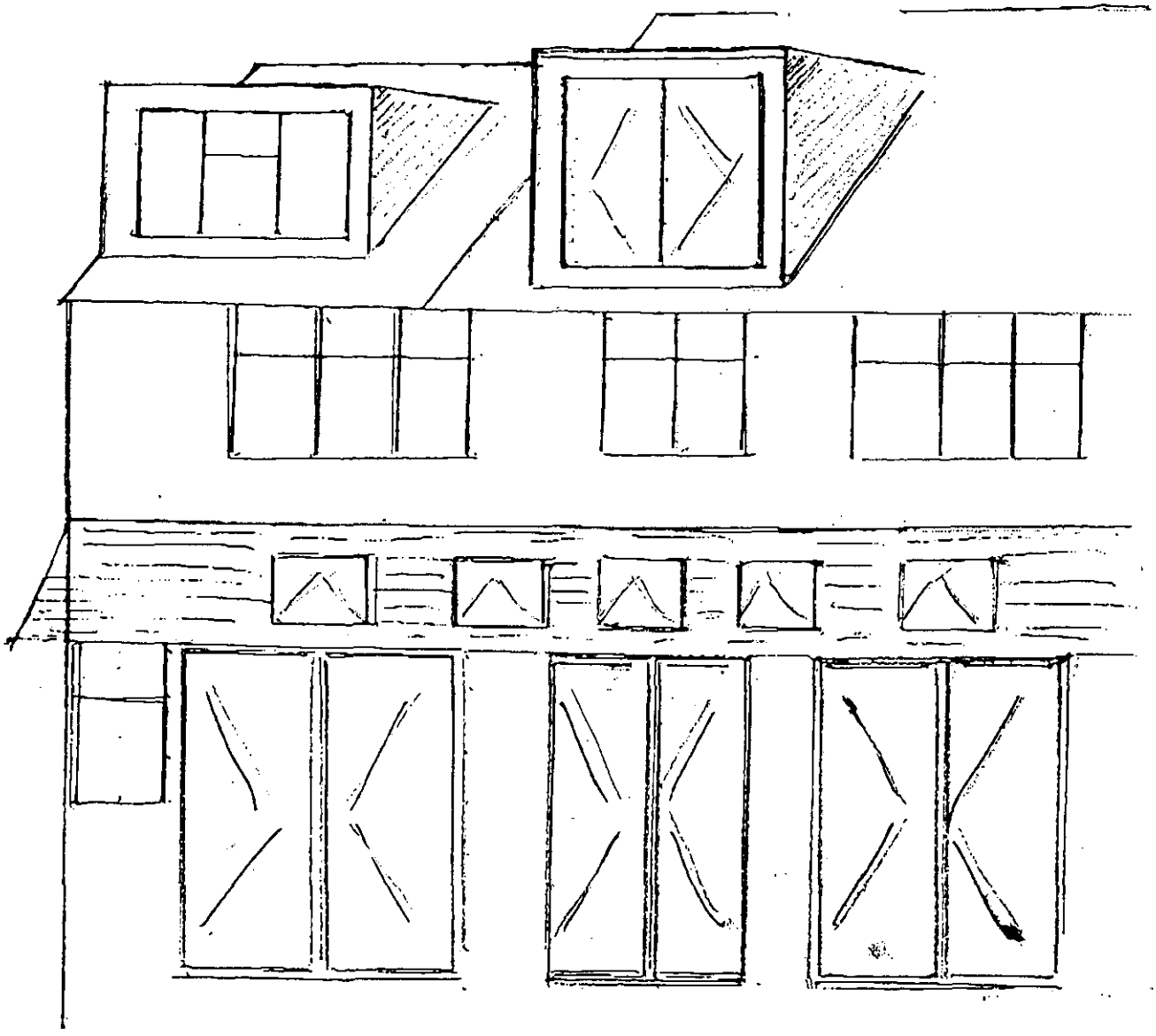
C.



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6. THE EXTENSION IS EXTREMELY UGLY AND DOES NOT FOLLOW THE STYLE OF HOUSES ON THE STREET

7. THE RESIDENTS OF HOUSES NUMBERED LOWER NUMBERS TO 23, UNFORTUNATELY SUFFER MOST FROM LOSS OF PRIVACY BECAUSE THE HOUSES ARE 'STAGGERED' BACKWARDS.

THE WHOLE ROOF EXTENSION IS THEREFORE TOTALLY UNACCEPTABLE TO MY FELLOW LOCAL RESIDENTS AND TO MYSELF. THEREFORE I URGE YOU TO PLEASE DISMISS THIS APPEAL.

SINCERELY

M. FRANCES.

LONG TERM RESIDENT.

N.B Mr WARREN

Ref:2210.plan.insp.r

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

23 Maiden Erlegh Drive
Earley
Reading RG6 7HB

22nd October 2002

Ref: APP–X0360-A-02-1098909

Dear Sirs

Re: Application No. F/2002/5874 – Appeal by Mr G Warren – 23 Ramsbury Drive, Earley, Reading

I am in receipt of a letter from Wokingham Unitary Authority informing us of the proposed Appeal by the above mentioned party. I write to confirm my objection to this application and would ask you to refuse the appeal for reasons set out below:

1. The Appeal has been lodged on a retrospective Planning Application for installation of one dormer window and two patio-style doors in the roof at 2nd floor level.

   These were installed, despite having no permission and showed complete disregard to planning law.

2. In addition to the side extensions to both this and the adjoining property , No. 25, the proposals for the loft extension represent a gross over-development of the site and is totally out of keeping with the majority of the adjoining and nearby similar properties.

3. If this was a cleared site, there is no way that planning permission would be given for the extensive development which currently exists on the site. This would be refused, on grounds of gross over-development, lack of parking provision and being totally out of character with the general area.

4. As a result of the installation of the windows and doors at 2nd floor level this now provides the occupants with far greater views than was originally intended. This also affects the privacy not only into my garden, but also the rear of my property. Despite the fact that the gardens are a reasonable size, as a result of this development, I now have to maintain at least a 16ft – 18ft high tree screen to the rear of my garden to retain some privacy. This now restricts the flexibility which I previously enjoyed should I wish reduce the height of this tree screen. In addition, due to the height of the dormer window/doors, the privacy to the rear of both ours and the adjoining properties has been adversely affected. It is clear from the vantage point of the 2nd floor that there are views into our rear bedrooms and the ground floor dining room and lounge.

   Also please note the adjoining occupier, No. 25, has carried out a similar extension and again this should be refused for the same reasons. In addition a large workshop has been constructed in the rear of the garden at No. 23, which extends the full width of the plot and whilst we appreciate that no planning was required for this, it has added to the need to retain a high tree screen at the rear of our garden.

   Whilst in general the workshop is screened, there are areas where the roof is visible and this has now become used for additional storage which is extremely unsightly from the rear of my property.

In view of the above reasons, I strongly recommend that you refuse this Appeal and ensure that both loft conversions are reinstated to what was originally permitted. With regard to the Appellant's submission, I would make the following points:

a) The Appellant mentioned that the principle of planning does not exist to protect private views which we appreciate. However in addition to our private views being affected, our privacy in our rear rooms at 1st and ground floors level is also adversely affected and our flexibility in respect of the treatment to our rear boundary is now reduced.

b) The Appellant also mentioned that the french doors cannot be seen from the immediate part of the garden of either adjacent house, and whilst this may be correct, you only need to venture into the garden a short distance for these to be seen.

c) The increased size of the french doors and the dormer window increases the visual outlook from their property quite considerably and is more harmful to other properties than that which was originally proposed.

d) It is mentioned that it is significant that neither of the adjacent properties at No. 21 and No. 25 Ramsbury Drive made objection to the proposal. Obviously I can't comment in respect of the views of No. 21 but it was obvious that the occupants of No. 25 were not going to object as they have also carried out an identical unauthorised conversion of their loft.

   Irrespective of whether they perceived themselves to be unacceptably overlooked, it was their decision whether to object or not. Our views and privacy have undoubtedly been affected and I disagree entirely with their comment that we are so far away that we cannot reasonably be considered to be overlooked by this proposal any more than we would by the original dwelling. This is totally incorrect, there is a major difference between the original views at 1st floor level to the views they now enjoy at 2nd floor level.

Therefore, to conclude, I would strongly recommend the refusal of this Appeal as if allowed this will set a strong precedent for other occupants to carry out similar style developments producing an inconsistent and ugly skyline totally out of character with the area.

I would appreciate it if you could forward a copy of the Appeal decision once this is available.

Yours faithfully

Shaun Walters

swalters@holtwalters.co.uk

19 Maiden Erlegh Drive
Earley, Reading
RG6 7HP

RECEIVED
23 OCT 2002
PINS AA PEP

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

22 October 2002

re: Planning Appeal Ref. APP/X0360/A/02/1098909
23, Ramsbury Drive, Earley, Reading
Retrospective planning permission: Application F/2002/5874
Amendment to consent 2001/4362

Dear Madam

We understand that the above Appeal has been lodged with you at The Planning Inspectorate. We also understand that comments already made will have been forwarded to you, and trust that these have included our letter to Louise Smith, Development Control Officer of the Environmental Services Department, Planning Services, Wokingham, dated 13 April 2002, in relation to the above Application. We were made not aware of the original Planning Application, and so were unable to comment on that.

In essence, our comments were comparable to those that we addressed to you in our communication of 25 September 2002, concerning the recent and associated Planning Appeal Ref. APP/X0360/A/02/10986993 (25 Ramsbury Drive, Earley, Reading): Retrospective Planning Permission, to which we direct your attention if it is necessary.

The purpose of this present letter is to reiterate our opposition to the granting of Retrospective Planning Permission for any works for which Planning Permission was not originally given and which have been carried out in the absence of such permission. The Appellant has knowingly shown contempt for and gambled with Planning procedures, fully aware of the possible consequences in terms of the time and expense of reconstruction. No quarter should be given on account of those consequences, however great these are. The gamble was the choice of the Appellant. If, despite that and despite the arguments against the Appeal being allowed that you will have received from us and others, the Inspectorate now allows this Appeal, we submit that the concept and procedure of Planning Applications serve little purpose.

We believe that the Appeal should now be rejected, for reasons of 'Design, Appearance and Layout' and 'Effect on Daylight and Privacy', in consideration of 'Development Plan Policy', and because the unsanctioned modifications to the property concerned that have been put in place are sufficiently significant and intrusive that it would be inappropriate for the Inspectorate to disregard the contempt that has been shown for Planning procedure in this matter.

Thank you for your time and patience in reading and considering our comments.
We would be grateful if you will advise us of the outcome of the Appeal.
Yours faithfully

Susan & Lowry

pp P.J. Lowry and Mrs S.E. Lowry

31 Ramsbury Drive, Earley, Reading RG6 7RT

Tel: 0118 926 1630

APPEAL
+ OBS
62680

DG

21 October, 2002

25 OCT 2002

29/10

The Planning Officer
Wokingham District Council
Shute End
Wokingham RG40 1WH

Dear Sirs,

Re 23 Ramsbury Drive, Earley

We are writing in connection with the appeal lodged by the occupants of 23 Ramsbury Drive. We would like to reaffirm the points made in our previous letter dated 17 April,2002. In addition we take exception to the provision of a second storey balcony that overlooks our rear garden.

Yours faithfully,

Dr D Collett

Mrs J Collett

Tel. (0118) 974 6448 (Direct Line)
Date: September 26, 2002
My ref: F/2002/5874
Your ref: APP/X0360/A/02/1098909

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

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

Dear Mrs Pocock

APPEAL BY: Mr A Tyler
SITE: 23 Ramsbury Drive, Earley

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

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date: September 23, 2002
My ref: F/2002/5874
Your ref: APP/X0360/A/02/1098909

Mrs M Pocock
The Planning Inspectorate
Room 3/03 Kite Wing
Temple Quay House
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Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Mrs Pocock

APPEAL BY: Mr G Warren
SITE: 23 Ramsbury Drive, Earley

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

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date. September 23, 2002
My ref: F/2002/5847
Your ref:

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

Mr M Evans
Evans Planning & Development Consultancy
18 Webb Court
Wokingham
RG40 5YR

Dear Sir

APPEAL BY: **Mr G Warren**
SITE: **23 Ramsbury Drive, Earley**

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

60989.

2619

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Bristol BS1 6PN
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Fax No 0117-3728624
GTN 1371-6079

PCL LS
DD PINF
APP
DC
13 SEP 2002
FILE

(4)

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

Your Ref: F/2002/5874

Our Ref: APP/X0360/A/02/1098909

Date: 12 September 2002

LS

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR G WARREN
SITE AT 23 RAMSBURY DRIVE, EARLEY, READING, RG6 7RT

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

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

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

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

Within 2 weeks from the starting date -

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

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

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

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

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

Within 6 weeks from the starting date -

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

Within 9 weeks from the starting date -

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

Site visit arrangements

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

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

Planning obligations - Section 106 agreements

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

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

Yours faithfully

Mrs Margaret Pocock

102(BPR)

Tel: (0118) 974 6448 (Direct Line)
Email: Denise.Gumbrell@wokingham.gov.uk
Date: 20 September 2002
My ref: **F/2002/5874**

WOKINGHAM UNITARY
Aiming for Excellence

The Owner / Occupier
25
MAIDEN ERLEGH DRIVE
EARLEY
READING
RG6 7HP

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

Dear Sir/Madam

APPLICATION No: F/2002/5874
APPEAL BY: Mr G Warren
SITE: 23 Ramsbury Drive Earley Reading
PROPOSAL: Retrospective rear dormer extension to dwelling. Amendment to consent 2001/4362.

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

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

If you wish to make further representations, you should, if possible, send three copies to Mrs M Pocock, The Planning Inspectorate, Room 3/03, Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. Please quote reference **APP/X0360/A/02/1098909**. Comments received after **24/10/2002** will not normally be seen by the Inspector & will be returned.

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

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

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

Yours faithfully

Denise Gumbrell

Appeals Assistant



Site Plan, Scale: 1 to 1250

This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

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Date: 23 September 2002

N
W E
S

FROM: Louise Smith

DATE: 28 March 2002

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2002/5874

Proposal: Proposed rear dormer extension to dwelling. Amendment to consent 2001/4362..

Site Address: 23, Ramsbury Drive, Earley, Reading.

Applicant: Mr G Warren .

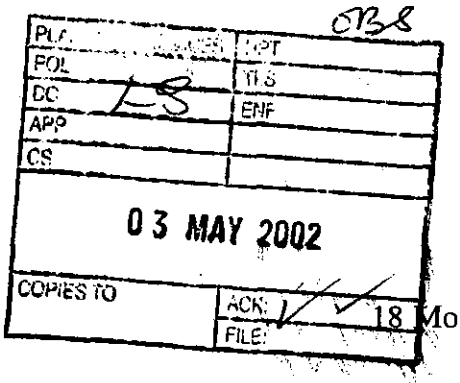
Your observations are required in respect of this application **by 21/04/2002** .

PLAN
DC | B+F
APP
22 APR 2002
COPIES TO | ACK:
FILE:

Councillors considered that this proposal should be refused. It was felt that it was unneighbourly and, if allowed, would set a precedent. Furthermore it was felt that the 'escape windows' in the front elevation were of detriment to the street scene.

SIGNED: _____ DATE: 16 APR 2002

Clerk To Earley Parish/Town Council.



9 Easby Way
Earley
Reading
RG6 3XA

18 Moor Copse Close
Earley
Reading
RG6 7NA

Miss Louise Smith
Planning Officer
Wokingham District Council
Shute End
Wokingham

2 May 2002

Dear Miss Louise Smith,

Retrospective Planning, Application No. F/2002/5874 (No. 23 Ramsbury Drive)

This letter is being written on behalf of a resident of Ramsbury Drive who has deep concerns with regard to the recent alterations and additions to the above property.

The scale of the additional building is out all proportion and, with the close proximity to the neighbouring property, gives a terrace-like appearance. This is at complete variance in style to the existing range of elegant, spacious and exceptionally attractive pre-war houses.

This sets a most undesirable precedent. This site is now overdeveloped and the street scene seriously compromised.

The house has also been extended to give a third storey, by conversion of the rear of the roof area with two excessively large flat roofed dormer extensions. One of these has double glazed doors leading out on to a 'balcony' which overlooks adjacent buildings and properties to the rear in Maiden Erlegh Drive. This has resulted in a complete loss of their previously enjoyed, privacy. The original 'permitted plans' had two velux windows in the rear roof.

Several features have been built which have not received planning permission, and various Statutory Regulations appear to have been ignored, despite the content of two warning letters from the Wokingham Planning Authority. The first, dated October 31, 2001, dealing with conditions relating to planning permission, and the second with a 'loft

conversion', dated January 21, 2002, which say that 'any unauthorised work is undertaken at your own risk and expense' and that 'the outcome of any retrospective planning application cannot be predetermined'.

This latest planning application, which is now being considered, is supposed to be for all of the building projects which have be built in recent weeks, without prior planning approval or permission, and yet only one item has been listed, namely 'a second dormer window'.

Are the residents and the Wokingham Planning Authority expected to ignore all these building projects, many of which severely compromise Statutory Building Regulations and have resulted in the dramatic deterioration and change of the street scene and invaded the privacy of many local residents?

An excessively large porch now projects across the front of the whole property (apart from the bay window). It is built in a completely different style and further alters the character and external appearance of the property.

The house is now composed of five bedrooms and three bathrooms. It would appear that the whole basis of building these extensions is to house more people to the benefit of the landlord's profit. This will further increase the congestion and parking problems, with even more cars parked in the road – causing danger to children crossing the road. The property has parking space for three cars only (the garage is only large enough to store bicycles, scooters and the like). Any increase in the number of bedrooms requires an increase in parking spaces on the property. Furthermore, the driveway access has been altered by rebuilding the brick gateposts and front wall. The corresponding wide grass verges in front have been stripped of turf, leaving bare soil. This surely contravenes planning regulations? This alteration has further caused deterioration in the appearance of the property and is quite unacceptable. (See page 18 DTLR booklet on planning.) (In fact a special licence is required.)

'Whatever are they doing to Ramsbury Drive? They are ruining it.' This comment was made a few weeks ago by a local fencing contractor who regularly visits friends in the Drive. This sums up the feelings of local residents.

The close proximity of the double storey side extension to the external wall of the adjoining property does not provide sufficient space for service access or for the emergency services, i.e. FIRE. This is a very serious issue.

The guttering of No.23 property does actually overhang that of No.25, despite comments on the plans.

Recent comparable local planning applications have had to respect a minimum distance of 1 metre between property walls. No's 8 & 9 The Knapp had to have plans redrawn to provide the minimum distance required by the Planning Authority. No.39 Aldbourne Avenue, again, had to provide a minimum distance of 1 metre at ground floor level and a

minimum of 3 metres between their extensions at first floor level. The planning permission for No.7 Ramsbury Drive was not given without the minimum distance of one metre being included between its proposed extension and the single storey extension at No.9. No 7 was also advised to build the wall of a new conservatory at the rear at least one metre distant from the party wall.

The residents feel that they have been denied the opportunity to comment on many of the features that have now been included in the extension of this property. They have also had to tolerate excessive noise every weekend for several months as well as frequent bonfires burning toxic waste.

Several velux windows, which were not on the original plans, have been inserted in the front roof. The wooden triangular dormer over the bedroom window of the new double storey extension has not been built. This omission, again, changes the design, character and style of the property and detracts further from the overall appearance, adding to the 'terrace' effect.

The recent 'planning application' made by the owner indicates that car parking provision at the site will be changed but no plans have been provided to show further details. Indeed it is not possible to park more than three vehicles in front of the property, as previously stated in this letter.

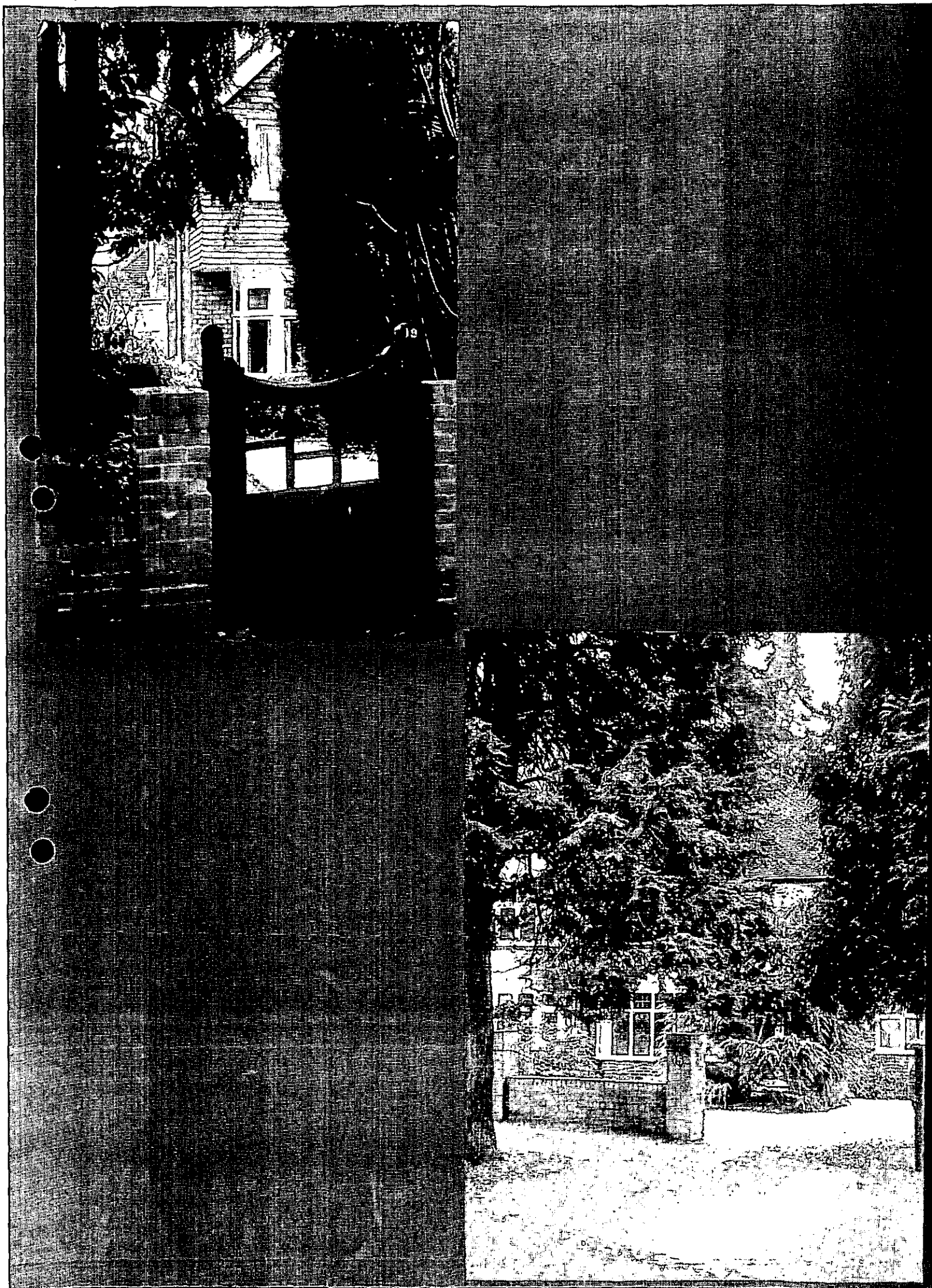
The residents feel particularly aggrieved that so many contraventions of the planning statutes have not been addressed by the WPA and that they, the residents, have had to report repeatedly, the many irregularities, themselves.

Trusting that you will give serious consideration to the comments made in this letter

Yours sincerely,

David Hare

Alan Spratling



37

TYPICAL HOUSES SOME DETACHED SOME [illegible] IN RAMSBURY DRIVE, ALDBOURNE AVENUE

Some with extensions

















0158

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19 Maiden Erlegh Drive
Earley, Reading
RG6 7HP

Louise Smith
Development Control Officer
Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham RG40 1WR

13 April 2002

re: Planning Application No. F/2002/5874
23, Ramsbury Drive, Earley, Reading
Proposed rear dormer extension to dwelling. Amendment to consent 2001/4362.

Dear Madam

May we begin by pointing out that, although your letter of 28 March 2002 to our neighbours at 21 Maiden Erlegh Drive (which they showed to us) begins 'The Council has received an application to carry out the above development proposal', the developments – which it should be noted are inaccurately represented by the applicants in the Plans concerned, which we have inspected at Woodley Library – have already been carried out, in contempt of Planning Law. The comments below are therefore not speculation as to likely consequences, but observations on the actual consequences.

We would further wish to point out that very similar development at 25 Ramsbury Drive preceded that at 23, and our comments apply equally to that development. We do not know if the owners of that property applied for, or received, permission for the exact changes that they have made. For some reason, we were not included among those local residents who received, from your Department, formal notification of either of these developments, even though we are affected by both.

We watched in dismay as the third storey development (i.e. above the ground and first floors) took place at 25 Ramsbury Drive, and with horror as the dormer French door was installed. This structure was not even then obscured by a row of very mature and tall screening conifers, which the owners (25 Ramsbury Drive or 23 Ramsbury Drive?) have since had reduced in height to below second storey (normal eaves) level. Had the Planning Department really given permission for such development? We could not believe it. Our hearts sank as work started at 23 Ramsbury Drive, and we watched first in trepidation and then in dismay as the third storey dormer (window 1 on our drawing) was constructed, but still hoping that construction would finish there. Instead, to our further dismay, a second dormer window was put in – but at least it was a window, not a French door. We subsequently returned from a week's holiday to be confronted with the dormer French door.

We believe that the Application(s) should be rejected, for reasons of 'Design, Appearance and Layout' and 'Effect on Daylight and Privacy'; we would expect that they are also not in accordance with 'Development Plan Policy'.

F/2002/5874
The scrappy Plans available for inspection at Woodley Library included features in pencil [marked with × on the attached drawing made from a tracing (under ill-equipped circumstances on our part) from the Plan], which we feel are probably of questionable legality in the circumstances. As far as can be judged from this most recent 'Application', it

relates to a change from a dormer window to a 'new dormer' (as written on the Plan), which is in reality a dormer that is a 'French window'-type full-length door and which has been installed at third storey level (i.e. above the existing ground floor and first floor) of this property.
The drawing concerned (new rear view) does not depict this correctly, giving the impression of a slightly longer than normal window, and describing it merely as a 'new dormer'.

Indeed, the drawings inspected misrepresent what has been put in place in several ways, as can be seen on our drawing, and by comparison with the enclosed photographs taken from first floor rooms 'A' and 'B' at the rear of our own property. (It should be realised that these photographs by no means properly represent the impact of these developments on our property and those of other affected properties, as we will outline further below.)

i The window that we have numbered 2 on our drawing, which appears to be the subject of the Application, is, as has been noted, a dormer with a 'French window'-type, full-length door.
ii The windows that we have numbered 3, 4 and 5 on our drawing are all of the style and size represented for window 3; window 4, in particular, is bigger than declared on the Plan, but window 5 is (fortunately) a little smaller than shown, being of the modern unit size, rather than the size of the old-style window depicted.
iii The window numbered 1 is also (again, fortunately) smaller than depicted, in the same way.

We note with some alarm that window 2 has a strip of vertical 'hatching' across the lower part. This feature has not been mentioned in the Application, but it suggests that the area in front of the window, although not marked as a 'balcony', may well be intended for use as such.

Our neighbours at 23 Maiden Erlegh Drive, whose property backs on to both 23 and 25 Ramsbury Drive, have recently had the undesirable experience of opening their curtains to be greeted by the sight of a gentleman sunning himself on what has recently been further converted to a balcony outside the dormer French door at the new third storey level at 25 Ramsbury Drive, enjoying uninterrupted views over and into the gardens and houses of the properties backing his own – views made more accessible since the previously mentioned row of mature and tall conifers had their heights reduced to below normal eaves level.

In view of the hatching marked on the Plan, and the disregard of the occupants of 23 Ramsbury Drive for Planning Law and Procedures, it seems very likely that there is an intention to make the same change in the event that Planning Permission were granted for their dormer French door.

Neighbours who did receive earlier notifications from your Department concerning these developments tell us that there was nothing in them to indicate that dormers with 'French window'-type, full-length doors – or balconies – would be installed. These dormer French doors, at both 23 and 25 Ramsbury Drive, are, for us, the most offensive features of both developments, on two counts: 'Design and Appearance', and 'Effect on Daylight and Privacy'. There is now no hope for 'Conservation of ...Trees... .'.

i *Design and Appearance*. These developments look absolutely dreadful, in particular the dormer French doors. They are totally out of keeping with the style of the area. Indeed, the addition of what is in effect a third storey, rather than 'loft conversions' with skylights, has created a development that is entirely out of keeping with the well-established local style of the area, with no more than ground and first floors.

It seems unlikely that permission would be given for such an appearance at the front of these properties, and we note that skylights, rather than dormer windows, are depicted on the front elevations of the Plans. (We have not inspected the front appearances of these properties from Ramsbury Drive, and so do not know if the changes made there are as depicted on the Plans, or if the Applicants have made other changes, such as the installation of dormer windows rather that skylights, that were not declared on the Application.) Quite why those residents whose properties back onto that of the Applicants should be expected to live with what is an unacceptable 'front image', defeats us.

ii *Effect on Daylight and Privacy*. The entire third storey development at 23 Ramsbury Drive has had a dramatic adverse effect on the privacy of our property, and undoubtedly that of other neighbouring properties. This is compounded by the effect of the third storey development at 25 Ramsbury Drive.

With reference to our photograph A, taken from second storey 'room A' at the back of our property, and our drawings from the Plan, some impression can be gained of the dramatic change in outlook: from one of the second storey of semi-detached houses, mirror images of what is depicted as second storey 'previous rear' on our drawing and seen as the rightmost window (at 21 Ramsbury Drive) on the photograph – namely only two windows in all and at second storey level only – to a barrage of windows, in particular the very dominating new ones at third storey level. Indeed, until comparatively recently, when our neighbours at 21 Maiden Erlegh Drive (not imagining what was to happen in Ramsbury Drive) removed some tall conifers at the end of their garden, the then single window at second storey level at 23 Ramsbury Drive was not visible to us (or we to them) at all (and the equivalent window at 21 Ramsbury Drive was mostly obscured). There is nothing we can do to regain this lost privacy; we can only trust that its extent is reduced by the Planning Department rejecting the Application for the 'new dormer'.

Photographs B and C show two angles of view from from second storey 'room B' at the back of our property. It is evident that the privacy that we had previously enjoyed, being little affected by the second storey windows of either property in Ramsbury Drive, has been intruded upon by the new developments. While fruit trees in our own garden will provide some privacy for room B during the 'in-leaf' months, this privacy was absent and will be lost again during the 'leafless' seasons of the year – which are also the darker times when one needs to use lights but does not necessarily wish to have curtains closed at all times when using illumination.

Other parts of the rear of our property – house and garden – are affected to varying extents by the developments. We are at the 'mercy' of the owner (21 Ramsbury Drive) of one 'house-height' conifer that retains privacy for us in some areas. We also derive privacy in other areas from trees and shrubs in our own garden. However, in the interests of reducing the invasion of privacy resulting from the developments that have taken place, we now feel constrained from continuing what we had deemed necessary programmes of management of these trees and shrubs. These included thinning and reducing the height of some of the fruit trees, and replacing old and failing evergreens that now have limited lifespans, with new plantings that would inevitably be much shorter and not provide the screen that the older ones do. The latter changes would mean that the ground floor rooms at the rear of the property, in particular, would lose all privacy. We are left in a state of partly renewed planting ...

iii *Development Plan Policy*. We appreciate that there is pressure on Planning Authorities to provide more residential accommodation, and understand that one way of achieving this is to allow extension of existing properties. However, this must be done in appropriate and sensitive ways, particularly in areas such as Maiden Erlegh.

We believe that the developments of third storeys carried out at 23 (and 25) Ramsbury Drive are neither appropriate nor sensitive, and that such development should form no part of a Development Plan Policy in Maiden Erlegh.
One of the two added third storey rooms at 23 Ramsbury Drive is labelled on the Plan as a bathroom, and the other as a bedroom. However, bedrooms do not normally require French doors, or balconies. We know that the owners of 25 Ramsbury Drive have constructed a balcony at this third storey level, and provision appears to have been made for a similar change at 23 Ramsbury Drive. The possibility for a change of use to what would in essence or reality be a second floor flat or apartment, with continual and intrusive 'daytime living' at second floor level, should not be permitted, or encouraged by implication.
We also question the cramped nature of the two developments. The new building at ground and first floor levels at 23 Ramsbury Drive abuts the property boundary, as presumably does that at 25 Ramsbury Drive. We believe that such crowding should not have been permitted, and that adoption of such close 'infilling' is detrimental to any Development Plan Policy for this area. We realise that the 'fine detail' addressed by the Plan under consideration here does not relate directly to this aspect of Planning, but we have not had the opportunity to comment on it at earlier stages of the overall Application (presumably including 2001/4362, and any other related stages).

We believe that permission should not have been given for the third storey dormer developments at either 23 or 25 Ramsbury Drive. Rather, loft conversions with skylights would have been appropriate.
We believe that the Application(s) should now be rejected, for reasons of 'Design, Appearance and Layout' and 'Effect on Daylight and Privacy'; we would expect that they are also not in accordance with 'Development Plan Policy'. In effect, this means that the Applicants should be required, at least, to revert the second dormer to a window rather than a French door, and to refrain from constructing and using a balcony at this level. Furthermore, if such action is possible within Planning Law, the Planning Department may find it appropriate to impose a fine in consideration of the Applicants' contempt for Planning Law.

As we have already stated, we do not know the 'Planning status' of developments at 25 Ramsbury Drive, but would hope that similar action as outlined above, with regard to the dormer Franch window at third storey level, could be taken by the Planning Department.

We thank you for your time and patience in reading and considering our comments. Should you wish to view the development from our property, that can be arranged at a mutually convenient time (details of our phone number are attached).

We remain, Yours faithfully

P.J. Lowry and Mrs S.E. Lowry

encls: Site Plan
Plan tracings
Sheet with 3 photographs

F/2002/5874 – Comments on, from

P.J. Lowry and Mrs S.E. Lowry
19 Maiden Erlegh Drive
Earley, Reading
RG6 7HP

If a site visit to this address is required, please make an appointment by phoning:
0118 [redacted]

(This number is ex-directory; please respect it and ensure that it is not made publicly available.)

OBE

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22 APR 2002

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17, RAMSBURY DRIVE
EARLEY
READING
BERKS
RG6 7RT
Tel 01184 262484

19/4/02

APPN F/2002/5874

Dear Louise Smith

I write to you to object to the above planning application ref. 23 RAMSBURY DRIVE EARLEY. The Rear Dormer Windows that were built WITHOUT PLANNING PERMISSION look out over our rear garden and intrude into our privacy when we are in it. This also applies to No 25 incidentally! One of the unplanned windows are infact French Windows that the occupants can walk out of. There are no railings and they look to be a Health and Safety hazzard. If no planning permission was granted how was compliance with Building Consent monitored? In my view they should be removed forthwith.

I must also mention the enormous SHED at the bottom of the rear garden — was this given Planning Permission plus the various climing frames. When Children are on top of this bit they too look directly down into our garden, intruding on our privacy.

Yours Sincerely MR PHIL WAKEFORD

OBS

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15 APR 2002

12.4

8 Ramsbury Drive
Earley
Reading
Berkshire
RG6 7RT

Dear Madam

Re Application No ~~E 2002~~ 5844
23 Ramsbury Drive, Earley.

Referring to your letter of 29th March concerning me of proposed rear dormer extension to the above dwelling. I do not quite understand as the rear dormer extension is already in place as part of the overall extension of the dwelling.

I have in my possession the original letter your department sent 28/2/01. Proposal - two storey side extension and single storey rear extension to dwelling. Then 10/7/01 another letter - Proposal Two storey side and single storey rear extension to dwelling. Neither letter made mention of a rear dormer extension. As the latter was described as an amendment I did view the plans and the note I made was "a minor adjustment at back of development."

Referring back to my first remark I would like to say how saddened I am by what is happening in our road. Neighbour is being set against neighbour, and there is alot of ill-feeling. I know I must not comment on all the reasons for this situation which has arisen, sufficient to

say if the original planning agreed has not been adhered to it is your responsibility to take action.

Yours sincerely.

Joan Pye (MRS)

12.4.02

8 Ramsbury Drive
Earley
Reading
Berkshire
RG6 7RT

15 APR 2002

Dear Sir

Re: ~~Ramsbury Drive, Earley.~~

I have today written to your department of Planning in reply to a letter received by me regarding a proposed amendment to the extension of No. 23 Ramsbury Drive, and I would like to make further comments regarding this, and the extension carried out by No. 25. The completed frontages have taken the whole of the ground space, neither now has a side entrance. Between the two buildings is a narrow corridor, a hazard for small children cats and dogs. This has now been blocked up at the front giving the appearance of a terrace, completely out of context with the appearance of the road. Having given permission for this, neighbours each side of them would expect to be able to do the same, and the whole row of semi detatched houses would have a terraced appearance.

Another extension ongoing in the vicinity is causing unbelievable inconvenience to other residents. Several cars, trucks and vans are lined up on the bend of the road. I cannot walk to the Post Box on the path, my only route being the middle of the road,

and negotiating the bend (I am 32 years of age). All traffic has to pull over to the right into the path of incoming traffic which cannot be seen. The grass verges have the appearance of a ploughed field. Generally in the road now these are used for car parking so they easily get ruined during wet weather. These verges are your property so could we not have "No parking on verges" notices similar to the entrance to Aldbourne Avenue?

I am saddened by the animosity and ill feeling there now is in the road. I am a member of your Citizens' Panel. We all hope we are helping you to achieve the Excellence you are aiming for, but I do not see much progress around me! Ramsbury Drive has always been described by the Housing Market as a "much sort after road", and I would like to see our past reputation restored by co-operation between yourselves and the newer residents in the road.

Yours sincerely,

Joan Pye (MRS)

This letter has been written on behalf of several elderly residents who feel too nervous to put their signature to their own individual letter of objection

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R.D./M.E.D.

Retrospective Planning Application
F/2002/5874
No 23 Ramsbury Drive

Ramsbury Drive Resident
Earley
Reading
RG6

Dear Miss Smith,

We are very upset by the building of this very large extension which looks quite different in style to any of the other houses in the road. We do not know how permission has been granted to build such an enormous 'terrace-like' building. It is so close to the next house that there is insufficient space for anyone to get access to their own guttering

or for access for emergency situations such as fire.

The building does not conform in style or scale to other extensions built locally.

The original plans, which were viewed at Radstock have and in Woodley Library, had two flat velux windows in the roof at the back. Over the last few weeks, two very large, flat-roofed projecting buildings have been built in the loft at the back. One has double glass doors leading on to a flat roof area and the other has a very large three sectioned

windows. The balcony area looks into over 20 of our gardens and those of our neighbours in Maiden Bridge drive. Many of the residents here are quite elderly now, some have lived here since the late 1930's and have always enjoyed the peace and privacy of their own gardens. until this building has been allowed to proceed, in the rear of No 23. We understand that planning permission is being sought after the extra floors have been built, despite warnings from

the planning authorities. Surely this is unacceptable?

We are also concerned by the widening of the kerb gateway and the fact that the beautiful grass verges outside have been removed, leaving earth and rubble instead. It looks very ugly and surely must not be permitted?

The owner seems to have several vehicles, many of which are parked in the road

We have also been advised [illegible] recent weeks [illegible]

March and most of April by excessive noise (sawing tiles drilling etc) sometimes into the night but, every single Saturday and Sunday, all day and every day.

It has been peaceful only last weekend April 27/28th

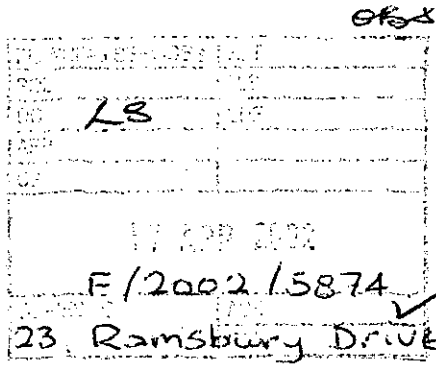
There have also been very frequent toxic burnings in his back garden while the building has been going on.

Yours sincerely

Several local residents

Ramsbury Drive

Marsh Leigh Drive



15 Ramsbury Drive,
Earley.
Reading.
Berks.

I oppose the roof development and all the other building irregularities not included on the retro-planning red notice for the following reasons :-

i/ No 1 Dormer - a large square sectioned, flat roofed dormer with double doors opening onto a door well/ main roof. This is nothing like the small windowed, gable roofed dormer shown on drawing.

ii/ No 2 Dormer – is also a large sectioned and flat roofed totally over developing the roof area and not in scale with the retro-drawing.

iii/ A total loss of privacy for a large selection of the community (Ramsbury Drive/ Maiden Earley Drive.

iv/ The provision of 3 x Velux windows in the front elevation of the roof is not shown on drawing, and does not add to the overall street scene..

v/ A small gabled roof on the front elevation of the building has not been built

vi/ The side extention of No 23 is so close to No 25 that the gutterings are overlapping and feel this must contravene building regulations etc.

vii/ The entrance to the dwelling has been widened and the grass verge excavated without any planning application.

I find it unacceptable in the way Mr. Warren has been allowed to do as he wishes without any action from the Building Inspector or Enforcing officer and hope this will be rectified as soon as possible.

S. MABERE.

23 Maiden Erlegh Drive
Earley
Reading
RG6 7HP

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Our Ref: 1504.wdc.ls.sw.r
Your Ref: Louise Smith

Wokingham District Council
Environmental Services Dept
Planning Services
PO Box 157
Shute End
Wokingham RG41 1WR

8th April 2002

Dear Ms Smith

Re: Application No: F/2002/5874
Site Address 23Ramsbury Drive, Earley, Reading
Proposal: Proposed Rear Dormer Extension to Dwelling,
Amendment to Consent 2001/4362

I am in receipt of your letter dated 28th March 2002 in respect of the above proposed rear dormer extension. I would like to confirm my objections to this extension for the following reasons:

1. As you are probably aware the extension has already been carried out and the dormers already installed. I note this has already occurred on the adjoining property No.25 and perhaps you could inform mw whether they are in contravention of planning.

2. The proposed loft conversion is out of keeping with the general tone of the area.

3. The development, combined with the side extension to the property and the large workshop which has been constructed to the rear of their garden, which abuts my property, constitutes over development on the site.

4. The installation of the dormers adversely affects the privacy within my house and garden and the adjoining properties in Maiden Erleigh Drive. In order to retain any sort of privacy we now have to retain fairly high screening to our boundary, which if this is removed the privacy in both our garden and in the rear rooms of our property is adversely affected. This combined with the similar loft conversion to the adjoining property adversely affects the privacy within some of the properties in Maiden Erleigh Drive.

For these reasons I would recommend that permission is refused, but at the very least if you are of a mind to permit permission, then the rear dormer windows should be glazed in opaque frosted glass.

I would appreciate if you could give consideration to my points and look forward to hearing from you.

Kind regards

Yours sincerely

Shaun Walters
swalters@holtwalters.co.uk

31 Ramsbury Drive, Earley, Reading RG6 7RT

Tel: 0118 926 1630

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19 APR 2002
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The Planning Officer
Wokingham District Council
Shute End
Wokingham RG40 1WH

Dear Sirs,

Re 23 Ramsbury Drive, Earley

We note the occupants of this property are again seeking planning consent for alterations being made to their property. We are therefore taking this opportunity to comment on the adverse effect of alterations that have been carried out within the last nine months. In our view, the changes that have been made are not in keeping with the character of Ramsbury Drive and adjacent houses.

The front elevation of the large extension that has been built to the side does not incorporate the gable that is so characteristic of the original houses, and which has generally been included in other extensions in the area. This totally spoils the original design of the house. The side extension is extremely close to that of the extension to the adjacent property; we fail to see how access to the rear of the property can be maintained, nor how the side elevation can be serviced. The occupants have also built into the roof space. The front roof elevation has again been adversely affected by the introduction of a number of Velux windows, but the rear roof elevation has been ruined by the addition of two large dormer windows, one of which contains a door leading on to a sloping roof. This has spoilt the appearance of the property from the back gardens of Ramsbury Drive, such as our own, and we very much regret the unsympathetic introduction of this type of building.

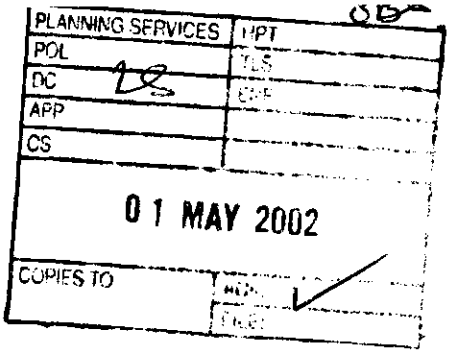
We are surprised by the scale of the alterations that are in progress, and are also concerned that these may have been made without full planning consent. On the other hand, if consent has been given to such development, we hope that the Planning Committee will resist further planning applications that might be received in the light of this precedent, so that further development which degrades the character of this area can be prevented.

Yours faithfully,

Dr D Collett

Mrs J Collett

Recd 10.50AM 1.5.02



Wokingham Unitary
Environmental Services Department
Planning Services
P.O..Box 157
Shute End
Wokingham
Berks RG40 1WR

For the Attention of Louise Smith

Application No. F/2002/5874
Site Address: 23, Ramsbury Drive, Earley, Reading
Proposal: Proposed rear dormer extension to dwelling. Amendment to consent 2001/4362

As one of Grahame and Louise Warren's direct neighbours I would like to take this opportunity to state that I have no objection to their current planning application F/2002/584.

A. Tyler ..... 25 Ramsbury Drive.

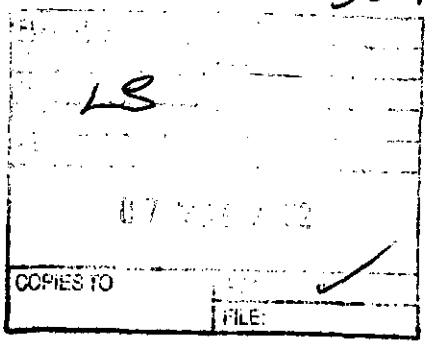
C. GILLARD ..... 27 Ramsbury Drive.

G Wasley ..... 29 Ramsbury Drive.

....

5874 | 6459 | 6526

Tel: 0118 966 3061



37 Ramsbury Drive
Earley
Reading
Berkshire
RG6 7RT

03 May 2002

Dear Sirs,

I am writing regarding the various large extensions to semi-detached properties which are taking place in Ramsbury Drive. I am surprised and dismayed that planning permission has been granted as their nature and size is out of all proportion to the rest of the dwellings.

My concern is that a precedent has been created and will open the flood gates for more building of this nature.

As an owner-occupier of 46 years standing I hope that you will consider carefully any future planning applications that may be put forward, in order to preserve the Drive and protect it from over-development.

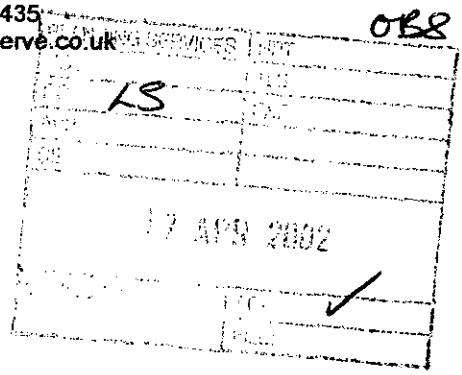
Yours faithfully,

P.J. King (Mrs.)

Wokingham District Council
Building/Planning Application Department
Shute End
Wokingham
Berkshire
RG40 1WH

Copy to: Earley Town Council
Council Offices
Radstock Lane
Earley
Reading
Berkshire
RG6 5UL

Graham Hickling
17 Maiden Erlegh Drive
Earley
Reading
RG6 7HP
Home Phone 0118 926 2435
Email graham@ghicklings.freeserve.co.uk



15 April 2002

Ms Louise Smith
Planning Services
PO Box 157
Shute End
Wokingham RG40 1WR

Dear Ms Smith

BUILDING APPLICATION - 23 Ramsbury Drive, Earley
APPLICATION NUMBER F/2002/5874

I understand an application has been made to amend the previous planning consent on the above property and I am writing to outline my objections to the amended proposal.

The particular aspect we find unsatisfactory is the installation of what are in essence double doors in the roof. Whilst unsightly dormer windows may have to be accepted, the installation of doors which open out at third story level is wholly inappropriate to the house and the area. It also means that mine, and many others', gardens and houses are overlooked which has not previously been the case.

I therefore urge the Council to reject the application for amendment.

Yours Sincerely

Graham Hickling

PLANNING SERVICES | HPT
POL | TLS
DC LE | SNF
ASP |
CS |
09 APR 2002
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FILE

19 Ramsbury Drive,
Earley, Reading RG6 7RT

6th April 2002

Ms Loiuse Smith,
PO Box 157,
Council Offices,
Shute End,
Wokingham, Berkshire
RG40 1WR

Dear Ms Smith,

Re: Planning Application F/2002/5874 - 23 Ramsbury Drive, Earley

I wish to oppose the above retrospective planning application on the following grounds:

- It seriously infringes the privacy of residents in adjoining properties in Ramsbury Drive and, to a lesser extent, affects those on the west side of Maiden Erlegh Drive.
- Architecturally the windows are an ugly, heavy structure on a semi-detached house.
- The development in not in keeping with the housing in the road which has a special character.
- It will set a precedent in creating three-storey houses in the road and adjoining roads.
- It is likely to lead to a devaluation of adjoining properties.
- Residents should not be allowed to flout planning regulations with impunity.

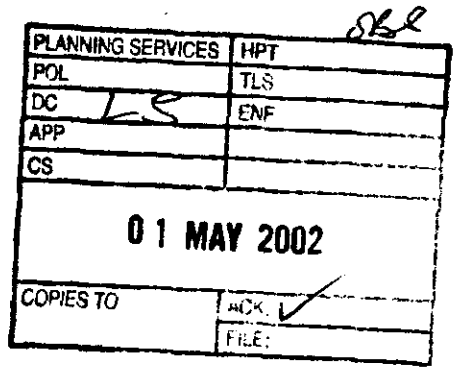
Yours sincerely,

Jennifer A. Thick

Miss J. A. Thick

Copy to Earley Town Council

21 Ramsbury Drive
Earley
Reading RG6 7RT
Berkshire
Telephone: 0118 926 5527



Wokingham Unitary
Environmental Services Dept.
Planning Services
PO Box 157
Shute End
Wokingham
RG40 1WR

30 April 2002

2002/5874

Dear Sirs,

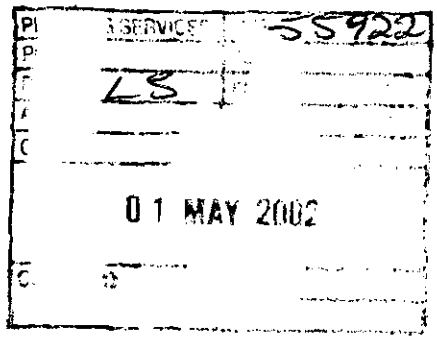
Mr Warren of 23 Ramsbury Drive has asked me to confirm that I have not sent you any objections to his planning application F/2002/584. I confirm that this is the case.

Yours faithfully,

N. Mitchell

Neil Mitchell

23 Ramsbury Drive
Earley
Reading
RG6 7RT



Wokingham Unitary
Environmental Services Department
Planning Services
P.O..Box 157
Shute End
Wokingham
Berks RG40 1WR

For the Attention of Louise Smith

Application No. F/2002/5874
Site Address: 23, Ramsbury Drive, Earley, Reading
Proposal: Proposed rear dormer extension to dwelling. Amendment to consent 2001/4362

Further to our conversation on the 29th of April I would like to take the opportunity to explain several points leading up to the need of the additional application referenced above.

When we started extending the loft/roof we realised that to make more use of the available space our existing accepted plans were insufficient and we decided to add an additional dormer window and to enlarge the exisiting dormer. I understood at the time that we could carry on with the work and apply for an amendment to our existing plans at a later date for approval. We were unable to holt the work due to the severe winds, rain and living conditions that my family were having to contend with. We have 2 young sons and we were concerned for their welfare as at that time water was pouring down the walls and through the ceiling so we had no option but to continue. After we had committed ourselves to the additional window and works, I was then informed that my previous understanding was incorrect and I had now to reapply in full which I have now done so.

After reading the correspondences in connection with the above application which I note do not come from any of my immediate neighbours to the rear, left or right, I feel I have to take this opportunity to clarify a few points.

- NO's 21, 25, 27 & 31 have no objections to any part of the extension and have no issue with the change in aspect.
- By trade I am a gardener not a builder as implied in some of the correspondents but I am running the operation.
- I have at all times taken care not to disrupt the neighbourhood. It is unfortunate that my neighbour has been building at the same time and the tradesmen at this property have not always taken so much care.
- The matter of guttering. The guttering of no 25 overhangs our boundary and as I understand, this is a civil matter.
- I can sympathise with some older long standing residence of Ramsbury Drive and understand that any change is difficult. We had discussed this on friendly terms with a number of our neighbours including those opposite and I was under the understanding they did not have any issue with the change.

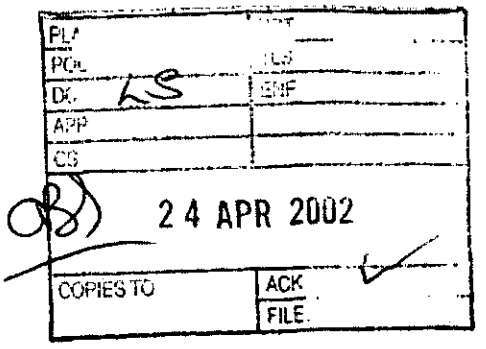
I have included several signed documents from my adjacent neighbours that you may find of interest. My family and I are finding this most distressing and we hope that this matter will be closed soon. Please if you wish to discuss any points further do not hesitate to contact me on my home number.

Yours faithfully

Grahame Warren

Ian Jordan

From: WebComments@wokingham.gov.uk
Sent: 19 April 2002 11:10
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications



****

NatureofEmail: Object
ApplicationNumber: F/2002/5874
Correspondent_FullName: Mark Kernoghan
Correspondent_StreetAddress: 21 Maiden Erlegh Drive
Correspondent_Address2: Earley
Correspondent_Town: Reading
Correspondent_County: Berkshire
Correspondent_PostCode: RG6 7HP
Correspondent_Telephone:
Correspondent_Email:

Comments:

I wish to object to the approval of this application on two issues :

1) The dormer extension will have an adverse effect on our privacy as the whole structure now overlooks our property and most windows of our house.

2) The structure is completely hideous in design and out of character to the actual property and neighbouring dwellings.

It should be noted by the planning committee that the above two points are based on visual fact as the dormer extension is almost complete.

This , to me , makes a mockery out of the fact that one has to be granted approval for any application.

I have had no objections to the previous application of a side and rear extension (2001 / 4362) but with this amendment , I feel planning application should not be granted.

I would strongly advise any member of the planning committee to visit neighbouring premises to view this extension with consideration to the two points made above.

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APP |
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19 APR 2002
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FILE

6, Ramsbury Drive
Earley
Reading
RG6 7RT

11th April 2002

ref: Louise Smith F/2002/5874,
23, Ramsbury Drive

Dear Sir / Madam,

I have seen both the plans and the actual work that has been carried out at 23, Ramsbury Drive.

Ramsbury Drive has, until now, maintained its original 1940's character with the few alterations that have been carried out being in keeping with the existing style.

The alterations that have been carried out at this site are totally unacceptable and don't, in any way, blend in with the design of other houses in the Drive.

Firstly, the window sticks out of the roof and spoils the line of the roof hip. This looks most odd both from the road and the rear of the property. Secondly, having a door in the roof is not in keeping with the building character of the area and has destroyed the style of the roof. The door, being so high up, directly affects the privacy of neighbours because it allows the occupants to look directly down into their neighbours' property.

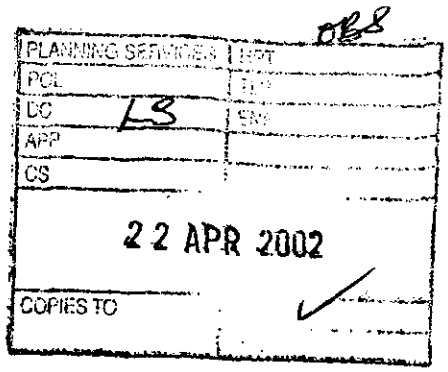
I think this development directly contravenes the Loddon Local Area Plan and Wokingham District Local Plan in that it does nothing to "make a positive contribution to its setting and the character of the area"; is of "inappropriate design"; and has a "visual impact" that is detrimental to the area.

I would therefore ask the Council to refuse planning permission for this development.

Yours sincerely

Terence Hackwill

4 Ramsbury Drive, Earley, Reading RG6 7RT



Case Officer
Planning Department
Wokingham District Council
Shute End
PO Box 157
Wokingham Berks

12 April 2002

Dear Planning Officer

Application No. F/2002/5874 23 Ramsbury Drive, Earley

The roof extension which has been built is entirely different to those plans which were approved by your Dept. and the above retrospective application only refers to the second dormer window part of this.
I object to this third floor, second dormer as it is an extremely large flat roofed extension with large windows. In my opinion this is

1. overdevelopment
2. intrusive in size and appearance to neighbouring properties
3. invasion of the privacy of neigbours

I would also like to say that from the front of the building, it has been built in such close proximity to the neighbouring property that the roofs almost touch ! – Terracing effect with No. 25.

I would like to say that I cannot understand why the following is not addressed in this retrospective application and that it should be dealt with :
Why does the notice not show a retro planning application for a huge patio door, which has been put in instead of the first dormer window which was originally on the approved plan ?

1. this patio door is totally gratuitous
2. it is intrusive in size and appearance
3. the affect on neighbouring properties is appalling

In my opinion a large patio door is completely unacceptable and very distressing for neighbours, not least the patio doors but also

1) the fact that somebody is actually sitting up there overlooking everyone/everything.
2) residents do not want to look up from their own gardens to see people sitting up on an open third floor patio.
3) the affect on residents privacy on/in their own properties is unacceptable

It is a TWO-WAY objectionable scenario, and I would respectfully ask that this be put back to roof extension dormer windows as was applied for and expected by residents who had no objection in the first place to a normal extension.

Local residents feel grieved that owners who are builders can afford to take the risk of totally disregarding Wokingham Planning Dept with the presumption that (a) once built, residents will not be able to object, and (b) that the Council will not want the added aggravation of insisting that plans are adhered to. (It takes a lot of time and effort for everyone to deal with this, neighbours included, which we could all do without)

Yours sincerely
S Bartlett
Mrs S Bartlett

cc Earley Town Council
Councillors

P.S. This letter will also apply to No. 25 Ramsbury Dr. and I understand from Earley Town Council that retrospective planning is being sought from No. 25.

OBS

LS

CS

19 APR 2002

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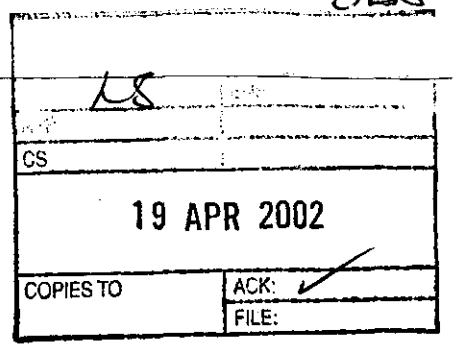

Carol Hurst

From: Ian Jordan
Sent: 19 April 2002 11:02
To: Carol Hurst
Subject: FW: Comments on Planning Applications

From: WebComments@wokingham.gov.uk[SMTP:WEBCOMMENTS@WOKINGHAM.GOV.UK]
Sent: Friday, April 19, 2002 11:10:02 AM
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications
Auto forwarded by a Rule

****

NatureofEmail: Object
ApplicationNumber: F/2002/5874
Correspondent_FullName: Mark Kernoghan
Correspondent_StreetAddress: 21 Maiden Erlegh Drive
Correspondent_Address2: Earley
Correspondent_Town: Reading
Correspondent_County: Berkshire
Correspondent_PostCode: RG6 7HP
Correspondent_Telephone:
Correspondent_Email:

Comments:

I wish to object to the approval of this application on two issues :

1) The dormer extension will have an adverse effect on our privacy as the whole structure now overlooks our property and most windows of our house.

2) The structure is completely hideous in design and out of character to the actual property and neighbouring dwellings.

It should be noted by the planning committee that the above two points are based on visual fact as the dormer extension is almost complete.

This , to me , makes a mockery out of the fact that one has to be granted approval for any application.

I have had no objections to the previous application of a side and rear extension (2001 / 4362) but with this amendment , I feel planning application should not be granted.

I would strongly advise any member of the planning committee to visit neighbouring premises to view this extension with consideration to the two points made above.

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

APPEAL BY: Mr G Warren
SITE: 23 Ramsbury Drive, Earley
APPLICATION NO.: 5874
PROPOSAL: Retrospective rear dormer extension to dwelling. Amendment to consent 2001/4362

LIST OF PERSONS CIRCULATED WITH NOTICE OF APPEAL

District Councillor(s) for Redhatch

Mr D Hare

Mrs F Rolls

Mr A Spratling

Clerk(s) of Parish / Town Council of Earley

Mr R Raymond, Earley Town Council, Radstock House, Radstock Lane, Earley RG6 5UL

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

The Owner / Occupiers of the following addresses in Earley:

Ramsbury Drive-4, 6, 8, 15, 17, 19, 21, 23, 31 & 37

Maiden Erlegh Drive- 17, 19, 21 & 23

Evans Planning and Development Consultancy

PLANNING SERVICE DEPT
POL
DC
APP
CS DA
11 SEP 2002
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ACK:
FILE:

60871.

Mike Evans BA MA MPhil DipTP MRTPI
Chartered Town Planner
18 Webb Court
Wokingham
Berkshire
RG40 5YR
Tel: 0118 9892968
Mobile: 07766 053657
Email: EvansPlanningUK@Yahoo.com

Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1BN

9th September 2002

APPEAL RE 23 RAMSBURY DRIVE, EARLEY

Dear Sir

I enclose papers regarding a planning appeal I have submitted to the Planning Inspectorate.

Yours sincerely

Mike Evans

The Planning Inspectorate

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

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CS	11 SEP 2002
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PLANNING APPEAL FORM

If you need this document in large print, on audio tape, in Braille or in another language, please contact our helpline on 0117-372-6372.

Please use a separate form for each appeal

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

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

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

A. APPELLANT DETAILS

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

Name GRAHAME WARREN

Address C/O AGENT

Daytime phone no

Fax no

Postcode

E-mail address

B. AGENT DETAILS FOR THE APPEAL (if any)

Name MICHAEL EVANS - EVANS PLANNING AND DEVELOPMENT CONSULTANCY

Address 18 WEBB COURT
WOKINGHAM
BERKSHIRE

Your reference

Daytime phone no 0118 9892968

Fax no

Postcode RG40 5YR

E-mail address EvansPlanningUK@Yahoo.co

C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the LPA WOKINGHAM DISTRICT COUNCIL

LPA's application reference no F/2002/5874

Date of the planning application 27.1.02

Date of LPA's decision notice (if issued) 9.5.02

D. APPEAL SITE ADDRESS

Address 23 RAMSBURY DRIVE

EARLEY

READING

Postcode RG6 7RT

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

E. DESCRIPTION OF THE DEVELOPMENT

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

RE-APPLICATION FOR 1 ADDITIONAL REAR DORMER WINDOW

Size of the whole appeal site (in hectares): 0.05

Area of floor space of proposed development (in square metres): 41

F. REASON FOR THE APPEAL

This appeal is against the decision of the LPA to:

*Please tick **one** box only* ✔

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

or

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

G. CHOICE OF PROCEDURE

CHOOSE ONE PROCEDURE ONLY

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

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

*Please tick **one** box only* ✔

1. WRITTEN REPRESENTATIONS ☑

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

2. HEARING ☐

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

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

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

3. INQUIRY ☐

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

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

H. GROUNDS OF APPEAL

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

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

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

Please continue on a separate sheet if necessary.

SEE ATTACHED

H. GROUNDS OF APPEAL (continued)

SEE ATTACHED

Please turn over

I. APPEAL SITE OWNERSHIP DETAILS

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

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

CERTIFICATE A

☑

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

OR

CERTIFICATE B

☐

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

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

CERTIFICATES C and D

☐

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

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

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

✔

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

OR

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

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

J. ESSENTIAL SUPPORTING DOCUMENTS

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

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

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

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

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

K. PLEASE SIGN BELOW

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

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

Signature M Evans (on behalf of) Mr G. WARREN

Name (in capitals) MICHAEL EVANS Date 6.9.02

The gathering and subsequent processing of the personal data supplied by you in this form, is in accordance with the terms of our registration (Reg No: E311018) under the Data Protection Act 1998. Further information about our Data Protection policy can be found on our Website under "Privacy Statement" and in the booklet accompanying this appeal form.

NOW SEND:

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

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

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

- **1 COPY for you to keep**

When we receive your appeal form, we will:

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

   YOU MUST KEEP TO THE TIMETABLE
   If information or representations are sent late we may disregard them. They will not be seen by the Inspector but will be sent back to you.
4) Tell you about the arrangements for the site visit, hearing or inquiry.

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

Published by the Planning Inspectorate April 2002

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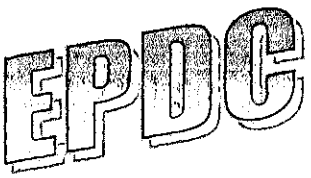


EVANS PLANNING AND DEVELOPMENT CONSULTANCY

APPEAL BY MR G WARREN AGAINST THE REFUSAL OF PLANNING PERMISSION BY WOKINGHAM DISTRICT COUNCIL FOR ONE ADDITIONAL REAR DORMER WINDOW AT 23 RAMSBURY DRIVE, EARLEY, READING, BERKSHIRE.

LOCAL PLANNING AUTHORITY REFERENCE: F/2002/5874

Evans Planning and Development Consultancy
18 Webb Court
Wokingham
Berkshire
RG40 5YR

1.00 DESCRIPTION OF SITE AND SURROUNDINGS

1.01 Ramsbury Drive comprises residential dwellings with a mix of detached and semi detached dwellings. The area is characterised by diversity and there is a mix of designs, materials and styles. For example opposite the appeal site the dwellings are of a "chalet" style. The appeal site itself is one of a pair of semi detached dwellings.

2.00 PLANNING HISTORY

2.01 Planning permission was granted in May 2001 (Ref: F/2001/3407) for a two storey side and single storey rear extension. A subsequent application (Ref: F/2001/4362) to amend the initial permission, by adding a loft conversion with a dormer extension, was also granted planning permission. Copies of the plans for these applications are contained in Appendices One and Two.

3.00 PLANNING POLICIES

3.01 The development plan comprises the Berkshire Structure Plan (BSP) (adopted August 1997) and the Loddon Area Local Plan (LALP) (adopted May 1995). In my opinion policy LBE2 of the LALP is purely a design policy and so does not address the issue of impact on living conditions. However it does seek to ensure new development does not detract from the character of an area. Policy LBE2 seeks to prevent harm to the character of an area by virtue of factors such as siting, scale, form, massing, materials, colour or texture.

3.02 There is also an emerging local plan which has been subject to a local plan inquiry. The objectives of policies WBE1 and WOS3 include preventing harm to the living conditions of occupiers of residential properties. Criterion F of policy WOS3 seeks to ensure that development respects the local context with regard to factors such as layout, massing and materials. The objectives of policy WBE1 include similar concerns regarding layout, form, scale, massing and materials again in relation to the local context.

4.00 BACKGROUND

4.01 The planning application was refused under delegated powers by the Head of Planning and Transportation. The first reason for refusal identifies the bulk and massing of the dormer windows as being detrimental to the visual amenity of neighbouring properties. There is an officers delegated report which gives some amplification of the reasons for refusal. The officer's report states that the dormer extension can be seen from the street. However it is made clear that the primary concern of the Council is with visibility from neighbouring properties. These private views are alleged to constitute harm to the character of the area. The second reason claims the French doors with railings at roof level create a sense of intrusion and overlooking. It is therefore clear from the wording of this reason for refusal that the Council is talking about perceived rather than actual overlooking.

5.00 THE CASE FOR THE APPELLANT

5.01 The main issues to be considered in this appeal are: firstly, whether the proposal harms the character and appearance of the area; and secondly, whether it harms the living conditions of occupiers of adjacent dwellings by reason of perceived overlooking.

Character of Area

5.02 The first important issue to consider is the nature of the context within which the proposal is to be considered. It must be pointed out that the area is not a conservation area and neither are there any listed buildings nearby. In design terms therefore the area is not especially sensitive. The area is a mix of styles and types of suburban semi detached and detached dwellings. There is a mix of forms, styles and materials.

5.03 There are also other existing dwellings with roof additions. For example no. 13 Ramsbury Drive has an extremely heavy and bulky flat roof dormer extension to its side elevation. This is very prominent in the streetscene and the entire flat roofed dormer is clearly visible from

public viewpoints. There are also extremely bulky dormer extensions to other dwellings in Ramsbury Drive. These are numbers 57, 59 and 61. Although these all have a pitched roof they are extremely bulky and heavy in appearance, dominating the roof of these dwellings. They are also clearly visible from public viewpoints.

5.04 These other examples are part of the character of the area so that the appeal proposal would have to be judged in that context. However the rear flat roof dormer extension to no. 23, forming a bathroom, although partly visible from public viewpoints cannot reasonably be said to be prominent in the streetscene. In oblique views the side of the dormer can be seen. This is a minimal view and it is the main pitched roof of the dwelling which dominates the streetscene with the dormer forming a small and easily missed feature. Given this lack of prominence it is difficult to see what the harm could be.

5.05 The bulk and massing of the dormer extensions to 23 is no greater than the other nearby examples. By having two separate dormers these aspects are minimised. The dormers are contained within the roof slope so that the roof rather than the dormers is still the dominant feature. However I would submit that in these circumstances, even if it was not, the proposal would not be genuinely harmful. The proposal is acceptable because:

- Subordinate nature of dormer extensions
- Other examples of bulky dormers in more prominent locations in Ramsbury Drive
- Lack of significant visibility from public viewpoints

5.06 In the first reason for refusal the Council have emphasised the visual amenity of neighbouring properties. However these are private views and it is a well established principle of planning that it does not exist to protect private views.

Overlooking

5.07 The French doors in question light a bedroom. They are proposed to have railings outside. However the extent of any balcony area would be extremely limited as there would barely be room to put a foot outside the French doors. The railings would therefore be purely decorative and not part of any functional balcony where people would spend significant time. They are also there for safety reasons to restrain small children.

5.08 The property has its main rear outlook straight down the back garden as do the neighbouring houses. The adjacent houses have long rear gardens and there are a number of trees, extensions, additions and outbuildings which screen that part of the garden nearest to their main rear wall from any views from the French doors. Equally the French doors could not be seen from this part of the garden of either adjacent house. This area of garden is the most private and most important of any dwelling as it is most accessible and most heavily used. Clearly there would be no overlooking, actual or merely perceived of this important area.

5.09 An even more important consideration in assessing this issue is to what extent would there be any significant additional overlooking, actual or perceived, in relation to what the Council have already approved. To consider this it is necessary to look at the approved plans (Ref F/2001/4362) in Appendix One and compare them with the plans the subject of this appeal. The approved plan introduced an additional bedroom window in the loft. The appeal proposal has two windows at this level one of which is a bathroom window with obscured glazing. Therefore the level of actual overlooking will be no greater than that already approved and accepted by the Council.

5.10 It is therefore necessary to compare the bedroom windows. The approval does not have any railings and the French door has a larger area than the previously approved window. In order to sustain its case

on overlooking then the Council must demonstrate that the increased size and the railings are harmful in relation to perceived overlooking. The increased size of the window does not significantly increase the ability of people to look out of the window and it is only 0.3 metres wider. The railings are not significant because they are not part of any obviously useable balcony area which could facilitate overlooking by encouraging people to spend significant time there. The railings also of course limit the area of glass through which views could be obtained.

5.11 All of this must also be assessed in relation to the overall context of the rear windows at the appeal site. There are three windows at first floor level, making a total of five at first floor level and above. In this context the railings and increased size of one opening are not significant, especially as they look straight down the rear gardens and any overlooking is at an oblique angle. This is also in the context of particularly spacious rear gardens which enjoy a high standard of living conditions and a high level of privacy in the area closest to the rear of the property. Because of the size of the rear gardens it must also be said that any overlooking is in any case at a relatively long distance which reduces the effect.

5.12 The officers report (See Appendix Three) contains details of representations received in the course of the planning application being considered. It is significant that neither of the adjacent properties at 21 and 25 Ramsbury Drive made objections to the proposal. Clearly they do not perceive themselves to be unacceptably overlooked. The occupiers who objected did so in relation to houses that are so far away they cannot reasonably be considered to be unacceptably overlooked by this proposal any more than they would have been by the original dwelling.

6.00 CONCLUSION

6.01 I consider that there is a complete absence of harm in relation to this proposal. It neither harms the streetscene or character of the area and

nor does it unacceptably detract from the living conditions of the occupiers of adjacent dwellings.

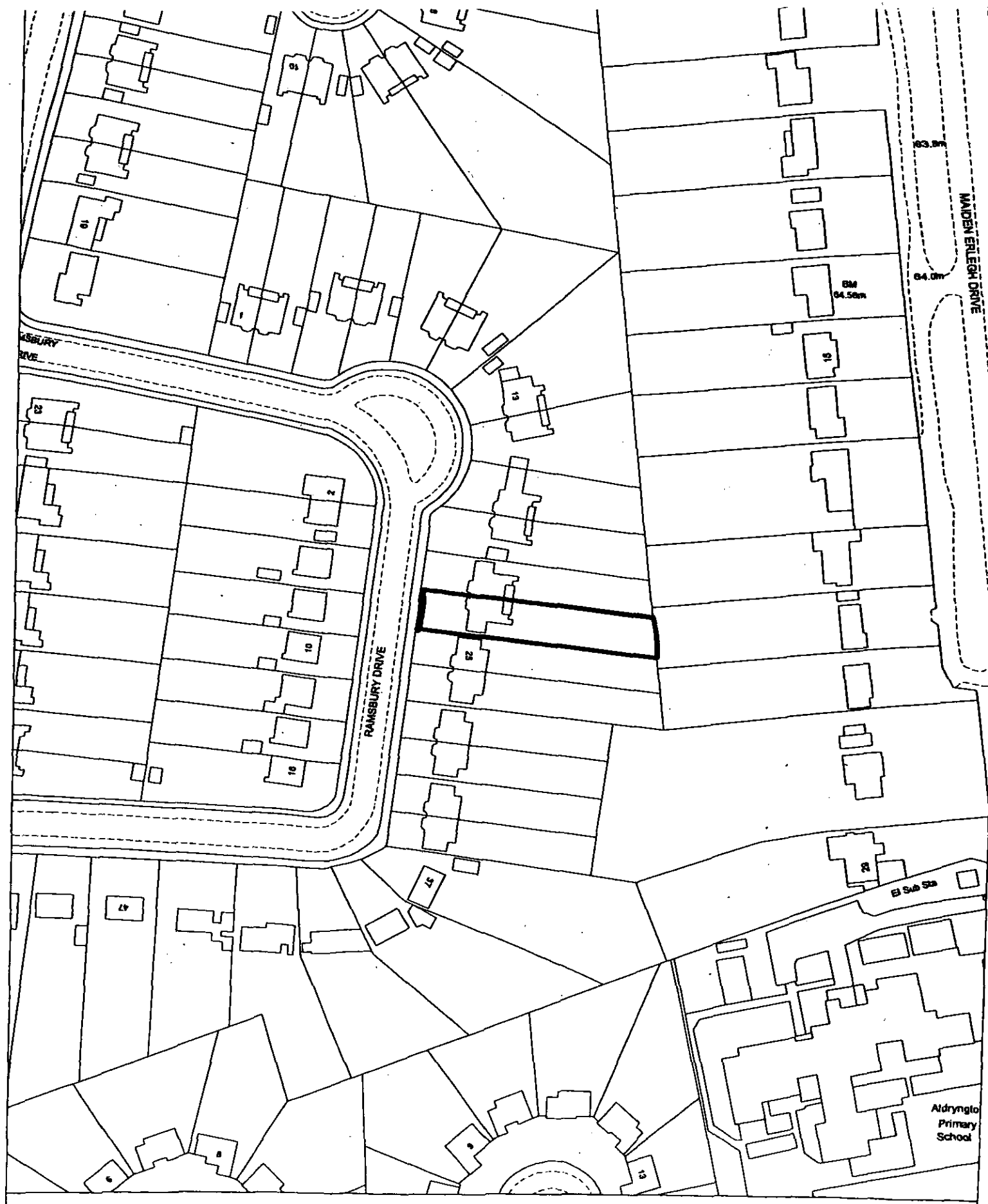
6.02 In relation to the impact of the proposal on the character of the area the Council's primary objection is to the two rear dormer extensions being visible from private viewpoints. It is submitted that this is not a legitimate planning objection as the planning system does not exist to protect private views. Only a small part of the side of the dormer can be seen in oblique views from the street. Indeed the mixed character of the area is reflected in other examples of heavy and bulky dormers in extremely prominent locations which have a far greater effect on the character and appearance of the area than the appeal proposal. In this context it is hard to see how the dormer could be considered harmful. For these reasons I can see no conflict with either emerging or development plan policies on this matter.

6.03 With regard to the second reason for refusal a comparison must be made with what could be done under the previous planning permission. In my view the level of overlooking would not be significantly different. Neither would the railings be seen from the most private area of neighbouring gardens. In the context of several existing windows looking straight down the rear garden I do not consider that the French doors and railings give rise to harmful overlooking, either actual or perceived. Most fundamentally, the proposal introduces one additional window which is not glazed with obscured glass and therefore capable of being looked out of. The previous planning permission for a loft conversion would also introduce one new clearly glazed window at this level. The proposal does not therefore create any greater level of overlooking than that already accepted by the Council when approving application F/2001/4362. For these reasons there is no conflict with emerging plan policies.

6.04 It is therefore respectfully requested that the above appeal be ALLOWED.

Appendices

Appendix 1



Site Plan, Scale: 1 to 1250

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Date: 23 September 2002

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Appendix 2

LODDON AREA LOCAL PLAN

Adopted 5 May 1995

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

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

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

❖ LBE2 INAPPROPRIATE DESIGN

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

ENVIRONMENTAL IMPROVEMENT

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

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

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

❖ LBE3 REFURBISHMENT AND REDEVELOPMENT

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

❖ LBE4 ENVIRONMENTAL ENHANCEMENT SCHEMES

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

SUNLIGHT, DAYLIGHT AND NOISE

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

❖ LBE5 SUNLIGHT AND DAYLIGHT

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

Appendix 3



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 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.

POLICY WOS3: DEVELOPMENT CONTROL PRINCIPLES

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

A) BE APPROPRIATE IN SCALE OF ACTIVITY AND CHARACTER TO THE AREA IN WHICH THEY ARE LOCATED AND BE INTEGRATED INTO THEIR LOCAL CONTEXT WITHOUT DETRIMENT TO THE AMENITIES OF ADJOINING LAND USES AND OCCUPIERS

B) ~~RETAIN~~ *HAVE NO SIGNIFICANT DETRIMENTAL IMPACT UPON* (PA 1/6) IMPORTANT MAN-MADE, LANDSCAPE AND NATURE CONSERVATION FEATURES AND PROVIDE FOR FURTHER LANDSCAPE TREATMENT WHERE RELEVANT TO THE TYPE OF DEVELOPMENT AND/OR THE PROTECTION OF LOCAL VISUAL AMENITY

C) BE BOTH LOCATED AND DESIGNED SO AS TO REDUCE THE NEED TO TRAVEL AND ENCOURAGE THE USE OF WALKING, CYCLING AND PUBLIC TRANSPORT AS ALTERNATIVES TO THE CAR

D) HAVE NO SIGNIFICANT EFFECT ON ROAD SAFETY OR CAUSE HIGHWAY, TRAFFIC GENERATION OR TRAFFIC RELATED ENVIRONMENTAL PROBLEMS

E) PROVIDE BUILDINGS, FACILITIES AND SPACES THAT ARE CAPABLE OF USE BY PEOPLE WHO HAVE MOBILITY OR SENSORY IMPAIRMENT

F) BE OF HIGH QUALITY OF DESIGN THAT RESPECTS THE LOCAL CONTEXT BY VIRTUE OF SITING, LAYOUT, MASSING, MATERIALS, COLOUR AND TEXTURE.

Implementation: Through the development control process.

Monitoring: Planning applications determined.

Services, Amenities and Infrastructure

1.13 *It is* a principle of good planning that new development should provide the necessary infrastructure, including services and amenities, *needed to support the development. This is* a material consideration in considering planning applications (as set out in Circular 1/97, *Planning Obligations*). An explicit assessment must be made of infrastructure requirements arising from the development and how these should be met. Such provision is a key element in the quality of life or new and existing residents. Supplementary planning guidance has been produced setting out the implementation of Policy WOS4 below.

POLICY WOS4: SERVICE, AMENITIES AND INFRASTRUCTURE REQUIREMENTS FOR NEW DEVELOPMENT

WHERE DEVELOPMENT IS ACCEPTABLE IN PRINCIPLE, UNDER THE POLICIES OF THIS PLAN, DEVELOPMENT PROPOSALS WILL BE EXPECTED TO HAVE

Cont.

Appendix 4

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WOKINGHAM UNITARY
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WOKINGHAM DISTRICT LOCAL PLAN

INSPECTOR'S REPORT

PART TWO

CHAPTERS OTHER THAN HOUSING

Mr D Hollis
October 2001

RECOMMENDATION

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

PARAGRAPH 4.4

REPRESENTATIONS

1775 Hicks Persimmon Limited (O)

OBJECTION ISSUES

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

CONCLUSIONS

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

RECOMMENDATION

4.8 That no changes are made to paragraph 4.4.

POLICY WBE1

REPRESENTATIONS

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

OBJECTION ISSUES

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

CONCLUSIONS

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

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

RECOMMENDATION

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

4.13 That Policy WBE1 is deleted and replaced as follows:

"Policy WBE1: Design and new development

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

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

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

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

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

POLICY WBE2

REPRESENTATIONS

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

OBJECTION ISSUES

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

CONCLUSIONS

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

RECOMMENDATION

4.16 That Policy WBE2 is deleted.

POLICY WBE3

REPRESENTATIONS

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

OBJECTION ISSUES

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

TOWN AND COUNTRY PLANNING ACT 1990

SECTION 78 APPEAL

APPELLANT : MR A TYLER

APPEAL SITE : 23 RAMSBURY DRIVE, EARLEY

REASON FOR APPEAL : REFUSAL TO GRANT PLANNING PERMISSION FOR PROPOSED ALTERATION TO REAR DORMER EXTENSION (RETROSPECTIVE)

LOCAL PLANNING AUTHORITY REFERENCE : F/2002/5874

DEPARTMENT OF THE ENVIRONMENT
TRANSPORT & THE REGIONS REFERENCE : APP/X0360/A/02/1098909

1.00 LOCATION AND SITE DESCRIPTION

1.01 The application site is a semi-detached dwelling, situated within the identified settlement boundary of Earley. The immediate street scene comprises semi-detached dwellings set back from the highway (See Appendix 1).

2.00 RELEVANT PLANNING HISTORY

2.01 The original dwelling pre-dates planning. In December 1996 a single storey extension was approved at the property.

2.02 In April 2001 planning permission F/2000/3407 granted consent for a two storey side extension, single storey rear extension and loft conversion.

2.03 In August 2001 planning permission F/2001/4362 (amendment to consent 2001/3407) was approved. This application included a rear pitched roof dormer window which was set in the original roof of the dwelling.

2.04 In June 2002 retrospective planning permission F/2002/6459 for proposed alteration to rear dormer extension was refused.

1. *" The dormer windows by virtue of their bulk and massing are detrimental to the visual amenity of neighbouring properties. As such the proposal is contrary to policy LBE2 of the Loddon Area Local Plan and policies WBE1 and WOS3 of the Wokingham District Local Plan (Deposit Draft). "*

2. *" The french doors with railings at roof level create a sense of intrusion and overlooking, detrimental to the amenity of neighbouring properties, and as such are contrary to policy WBE1 of the Wokingham District Local Plan (Deposit Draft). "*

3.00 POLICY BACKGROUND

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

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

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

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

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

LBE1 - Design of New Development
LBE2 - Inappropriate Design

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

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

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

4.00 THE CASE FOR THE LOCAL AUTHORITY

4.01 The patio doors and railings at roof level create a sense of intrusion and overlooking, detrimental to the amenity of adjoining properties. It is acknowledged that the approved window under F/2000/4362 would create a degree of overlooking. However, the style of patio doors and railings is such that the amount and sense of overlooking is greatly increased. It is appreciated that the balcony area is very small, but it does project forward and the railings facilitate the opening of the doors and the potential to lean out. Local policies stress that development should respect local context. Policies LBE2, WBE1 and WOS3 assert that the form, scale, character and design should not cause detriment to the amenities of neighbouring dwellings.

4.02 The flat-roofed dormer window, albeit to the rear of the property, given its location and bulk is partially visible from the street scene. The flat-roofed and bulky structure forms an incongruous feature, out of keeping with the character and appearance of the dwelling as well as being detrimental to the visual amenity and character of the wider area and neighbouring properties. Section 3.04 has already discussed the importance of design under policy WBE1 with regard to the Inspector's Report (October 2001). Policy LBE1 of the Loddon Area Local Plan stresses the importance of design, stating that development should make a positive contribution to its setting and character of the area. Policies WBE1 and WOS3 accentuate this further, highlighting the importance of form, scale, design and visual impact of a proposal.

The bulk and massing presented by the previous approved scheme (F/2000/4362) was significantly less than is proposed here, and the design and siting was such that the dormer was subservient and in-keeping.

5.00 COMMENTS ON THE APPELLANT'S STATEMENT

5.01 The appellant draws attention to 3 other cases of bulky dormer extensions in support of his argument. The side dormer at No. 6 Ramsbury Drive was approved in 1968. However, since this date,

there has been significant changes in local and national planning policy and guidance. Similar circumstances are seen at No's 57, 59 and 61 Ramsbury Drive.

6.00 CONCLUSION

6.01 The proposed development by virtue of its design, bulk and siting would be detrimental to the visual amenity and the french doors with railings at roof level would create unacceptable overlooking.

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

Louise Smith
Planning Officer

APPENDICES

1, Site Location Plan.

2. Policy LBE2 from the Loddon Area Local Plan.

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

4. Inspector's Report October 2001 - comments on policy WBE1 of the Wokingham District Local Plan (Deposit Draft).



BERKSHIRE STRUCTURE PLAN 1991-2006

Incorporating Alterations adopted in August 1997





Babtie

Public Services Division

4.8 The provision of suitable small recycling facilities, such as bottle and can banks, in association with development acceptable under other policies in this Plan, will contribute towards meeting a target of recycling at least 25% of the County's household waste by the year 2000 as proposed in Policy W2 (35% by 2007). The nature and type of facilities will depend on the type of development and the waste management systems being used. However, the facilities may include two separate elements :

- local recycling facilities for the public to deposit different types of recyclable material; and
- facilities for source separation and storage of different types of waste.

4.9 Policy LD2 will normally apply to the following categories of development:

(i) housing proposals for 100 or more dwellings;

(ii) new development, redevelopment or refurbishment of shopping centres or facilities where the floorspace of existing and new development amounts to 500 sq.metres or more;

(iii) business, industrial, distribution or storage development involving a net increase in floorspace of 500 sq.metres or more;

(iv) major transport, leisure, recreation, tourist or community facilities;

(v) car parks for the public including 'park and ride' schemes with over 200 spaces; and

(vi) appropriate smaller developments which frequently attract a significant number of people (e.g. community or shopping schemes).

ENVIRONMENTAL IMPACT

4.10 The County Council considers that even where proposals for development may be acceptable in principle within the provisions of other policies in the Structure Plan and in local plans, local planning authorities need to be satisfied that proposals will not have any significant adverse environmental impact.

Environmental Impact of Development

Policy LD3 **Development proposals will only be permitted where they do not give rise to an unacceptable impact on the environment, including serious harm to the character or appearance of an area, or the amenities of neighbouring land uses.**

4.11 In a highly constrained County such as Berkshire, most major development is likely to have a significant impact, either by itself or cumulatively, and environmental assessments may be required for a wider range of development than that specifically referred to in Circular 15/88 in order to determine the acceptability of proposals.

4.12 Circular 15/88, which explains the provisions of the Town and Country Planning (Assessment of Environmental Effects) Regulations advises that environmental assessments need to be carried out for development proposals which are likely to have significant environmental impacts by virtue of their nature, size and location. To enable the local planning authorities to make such assessments, relevant proposals should be accompanied by "environmental statements" on the lines set out in Schedule 3 to the Regulations. The Circular gives a broad indication of the type and scale of project which may require an environmental assessment, although it is recognised that an assessment may also be needed for smaller development proposals where they are likely to give rise to significant environmental effects.

4.13 It will be up to the local planning authorities to determine the size, location and types of development for which an environmental assessment will normally be required. The environmental statement provided by a developer with a planning application should examine the impacts of the proposed development and make clear how measures to ameliorate these impacts have been incorporated into the design of the development, so that the local planning authorities can properly undertake an environmental assessment. Judgement as to whether on balance a particular proposal is likely to have an unacceptable impact on the environment will depend upon the size, location and type of development being considered.

4.14 Many proposals which do not necessitate a full environmental statement as specified in Schedule 3 to the Regulations may, nevertheless, have a substantial environmental impact either individually or cumulatively with other schemes. In such cases, planning applications will need to be accompanied by sufficient relevant information for their impact to be assessed by the local planning authority.

4.15 The County Council, as highway authority, will ensure that the environmental impact of new transport schemes or improvements is minimised. Improvements to the highway network will need to take account of the broader environmental implications, as well as the transport benefits of any scheme.

Environmental Impact of Transport Schemes

Policy LD4 **The County Council will seek to ensure that the environmental impact of any transport scheme is kept to the practical minimum by comprehensive planning.**

4.16 Steps to be taken in seeking to minimise the potential environmental impact of transport improvements will include careful alignment, design and use of materials, together with comprehensive landscaping and forms of lighting and signage that are as unobtrusive as possible.

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.



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 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.

IS CONSERVED WHILST PROVIDING APPROPRIATE DEVELOPMENTS WHICH MEET LOCAL NEEDS

B) GIVE PRIORITY WITHIN a) TO MEETING THE DISTRICT'S ECONOMIC AND SOCIAL NEEDS, INCLUDING THE PROVISION OF LOW-COST HOUSING AND A WIDER RANGE OF EMPLOYMENT OPPORTUNITIES

C) CONSERVING AND ENHANCING THE PATTERN OF TOWN AND PARISH COMMUNITIES BY RETAINING AND EMPHASISING THE BALANCE BETWEEN TOWNS AND VILLAGES, COUNTRYSIDE AND SETTLEMENTS, OPEN RIVER VALLEYS AND ENCLOSED WOODLANDS

D) TO PROVIDE FOR EMPLOYMENT, HOUSING, SHOPPING AND SERVICES IN PLACES THAT MINIMISE THE NEED FOR TRAVEL BY PRIVATE CAR

E) THAT NEW DEVELOPMENT MAKES A POSITIVE CONTRIBUTION TO THE CHARACTER, ENVIRONMENT, LANDSCAPE, HERITAGE WITHIN THE PLAN AREA

F) ~~TO CONSERVE NATURAL RESOURCES TO MINIMISE POLLUTION~~ **(PA 1/3)**

F1) TO CONSERVE NATURAL RESOURCES **(PA 1/3)**

F2) TO MINIMISE POLLUTION (PA 1/3)

G) TO SEEK IMPROVEMENTS TO INFRASTRUCTURE, SERVICES AND AMENITIES.

H) TO ENCOURAGE AND SUSTAIN BALANCED RURAL COMMUNITIES **(PA 1/1)**

I) TO DEVELOP BROWNFIELD SITES IN PREFERENCE TO GREENFIELD SITES **(PA 1/2)**

Implementation: Through the development control process.

Monitoring: Planning applications determined.

Limiting the Spread of Development

1.6 The 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 special reason to locate there~~ *OR FOR WHICH A RURAL LOCATION IS ESSENTIAL.* **(PA 1/4)** Although these uses are acceptable in principle, they must also be acceptable in practice.

1.7 In order to be consistent in the treatment of settlements having common characteristics, it has been necessary to draw up a definition of the classification of settlements as used in the policies and proposals contained in this plan and as shown on the proposals map.

1.8 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 dominated by, or interspersed with, areas of land that are characteristically rural or open, it will not come within this criterion)

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

(iii) be physically and socially cohesive.

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

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

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

POLICY WOS2: GENERAL DEVELOPMENT PRINCIPLES

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

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

Implementation: Through the development control process.

Monitoring: Planning applications determined.

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

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

1.12A LANDSCAPING SCHEMES SHOULD BE COMPRISED PREDOMINANTLY, IF NOT WHOLLY, OF LOCALLY NATIVE SPECIES. **(PA 1/5)**

POLICY WOS3: DEVELOPMENT CONTROL PRINCIPLES

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

A) BE APPROPRIATE IN SCALE OF ACTIVITY AND CHARACTER TO THE AREA IN WHICH THEY ARE LOCATED AND BE INTEGRATED INTO THEIR LOCAL CONTEXT WITHOUT DETRIMENT TO THE AMENITIES OF ADJOINING LAND USES AND OCCUPIERS

B) ~~RETAIN~~ *HAVE NO SIGNIFICANT DETRIMENTAL IMPACT UPON* (PA 1/6) IMPORTANT MAN-MADE, LANDSCAPE AND NATURE CONSERVATION FEATURES AND PROVIDE FOR FURTHER LANDSCAPE TREATMENT WHERE RELEVANT TO THE TYPE OF DEVELOPMENT AND/OR THE PROTECTION OF LOCAL VISUAL AMENITY

C) BE BOTH LOCATED AND DESIGNED SO AS TO REDUCE THE NEED TO TRAVEL AND ENCOURAGE THE USE OF WALKING, CYCLING AND PUBLIC TRANSPORT AS ALTERNATIVES TO THE CAR

D) HAVE NO SIGNIFICANT EFFECT ON ROAD SAFETY OR CAUSE HIGHWAY, TRAFFIC GENERATION OR TRAFFIC RELATED ENVIRONMENTAL PROBLEMS

E) PROVIDE BUILDINGS, FACILITIES AND SPACES THAT ARE CAPABLE OF USE BY PEOPLE WHO HAVE MOBILITY OR SENSORY IMPAIRMENT

F) BE OF HIGH QUALITY OF DESIGN THAT RESPECTS THE LOCAL CONTEXT BY VIRTUE OF SITING, LAYOUT, MASSING, MATERIALS, COLOUR AND TEXTURE.

Implementation: Through the development control process.

Monitoring: Planning applications determined.

Services, Amenities and Infrastructure

1.13 It is a principle of good planning that new development should provide the necessary infrastructure, including services and amenities, needed to support the development. This is a material consideration in considering planning applications (as set out in Circular 1/97, *Planning Obligations*). An explicit assessment must be made of infrastructure requirements arising from the development and how these should be met. Such provision is a key element in the quality of life or new and existing residents. Supplementary planning guidance has been produced setting out the implementation of Policy WOS4 below.

POLICY WOS4: SERVICE, AMENITIES AND INFRASTRUCTURE REQUIREMENTS FOR NEW DEVELOPMENT

WHERE DEVELOPMENT IS ACCEPTABLE IN PRINCIPLE, UNDER THE POLICIES OF THIS PLAN, DEVELOPMENT PROPOSALS WILL BE EXPECTED TO HAVE

Cont.

22 APR 2002
Earley Town Council

6, Ramsbury Drive
Earley
Reading
RG6 7RT

11th April 2002

The Planning Officer
Earley Town Council
Radstock Lane
Earley

ref: Louise Smith F/2002/5874,
23, Ramsbury Drive

PLANNING SERVICES | DEPT
POL | CES
DC | CMF
APP
CS
23 APR 2002
COPIES TO

Dear Sir / Madam,

I have seen both the plans and the actual work that has been carried out at 23, Ramsbury Drive.

Ramsbury Drive has, until now, maintained its original 1940's character with the few alterations that have been carried out being in keeping with the existing style.

The alterations that have been carried out at this site are totally unacceptable and don't, in any way, blend in with the design of other houses in the Drive.

Firstly, the window sticks out of the roof and spoils the line of the roof hip. This looks most odd both from the road and the rear of the property. Secondly, having a door in the roof is not in keeping with the building character of the area and has destroyed the style of the roof. The door, being so high up, directly affects the privacy of neighbours because it allows the occupants to look directly down into their neighbours' property.

I think this development directly contravenes the Loddon Local Area Plan and Wokingham District Local Plan in that it does nothing to "make a positive contribution to its setting and the character of the area"; is of "inappropriate design"; and has a "visual impact" that is detrimental to the area.

I would therefore ask the Council to refuse planning permission for this development.

Yours sincerely

Terence Hackwill

HIGHWAYS CONSULTATION SHEET

From: Louise Smith **Date:** 28 March 2002

Application Number: F/2002/5874

Proposal: Proposed rear dormer extension to dwelling. Amendment to consent 2001/4362.

Parish: EARLEY TOWN

Site Address:
23, Ramsbury Drive, Earley, Reading.

Applicant:
Mr G Warren .

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).

As per app no. 4362.

Signed: _____ **Print name:** Adam 16/4/02

HIGHWAYS CONSULTATION SHEET

From: George Allpress **Date:** 10 July 2001

Application Number: F/2001/4362

Proposal: Proposed two storey side and single storey rear extension to dwelling (Amendment to consent 2001/3407)

Parish: EARLEY TOWN

Site Address:
23, Ramsbury Drive, Earley, Reading.

Applicant:
Mr G Warren C/O Peter H Watkins.

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).

1/ C049, R049

2/ The associated dropped crossing must be extended by 1.5 metres to the north and the associated reconstructed to our normal footway/crossing standards.
R: Interests of highway safety + convenience.

3/ C122, R122.

NOT.

Signed: _____ **Print name:** Adam Coggins 12/07/01

The Planning Inspectorate

For offical use only
Date received

QUESTIONNAIRE

PLANNING, LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT

APPEAL REF: APP /X0360/A/02/1098909 **GRID REF:** _____

APPEAL BY: MR G WARREN

SITE: 23 Ramsbury Dve, Ealey

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.***	3	
j. Any supplementary planning guidance, together with its status, that you consider necessary.		✓
k. Any other relevant information or correspondence you consider we should be aware of.		✓

16. a. What is the date you told those you notified about the appeal that we must receive any further comments by?	24/10/02	
b. Copies of the following documents must, if appropriate, be enclosed with this questionnaire.	Number of Documents Enclosed	N/A
i) representations received from interested parties about the original application	21	
ii) the planning officer's report to committee		✓
iii) any relevant committee minute		✓
17. FOR APPEALS DEALT WITH BY WRITTEN REPRESENTATIONS ONLY		
Do you intend to send another statement about this appeal? *If NO, please send the following information:-*	YES / ~~NO~~	
a. In non-determination cases:		
i) what the decision notice would have said;		
ii) how the relevant development plan policies relate to the issues of this appeal.		
b. In all cases:		
i) the relevant planning history;		
ii) any supplementary reasons for the decision on the application;		
iii) matters which you want our Inspector to note at the site visit.		
18. THE MAYOR OF LONDON CASES ONLY		
a. Was it necessary to notify the Mayor of London about the application? If YES, please attach a copy of that notification.	YES / NO	
b. Did the Mayor of London issue a direction to refuse planning permission If YES, please attach a copy of that direction.	YES / NO	

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

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

Date sent to us and the appellant 23/09/02 Our Ref: F/2002/5874

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

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LODDON AREA LOCAL PLAN

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1.4 QUALITY AND CONSERVATION OF THE BUILT ENVIRONMENT



NEW DEVELOPMENT, REDEVELOPMENT AND REFURBISHMENT

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

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

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

❖ LBE1 DESIGN OF NEW DEVELOPMENT

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

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

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

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

❖ LBE2 INAPPROPRIATE DESIGN

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

ENVIRONMENTAL IMPROVEMENT

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

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

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

❖ LBE3 REFURBISHMENT AND REDEVELOPMENT

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

❖ LBE4 ENVIRONMENTAL ENHANCEMENT SCHEMES

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

SUNLIGHT, DAYLIGHT AND NOISE

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

❖ LBE5 SUNLIGHT AND DAYLIGHT

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

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 of settlements of varying history, ranging from Sonning which is believed to have been in existence as far back as the seventh century to Lower Earley for which outline planning permission was granted in 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 of growth; for example, Twyford remained an agriculturally based settlement until the opening of 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 of 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.

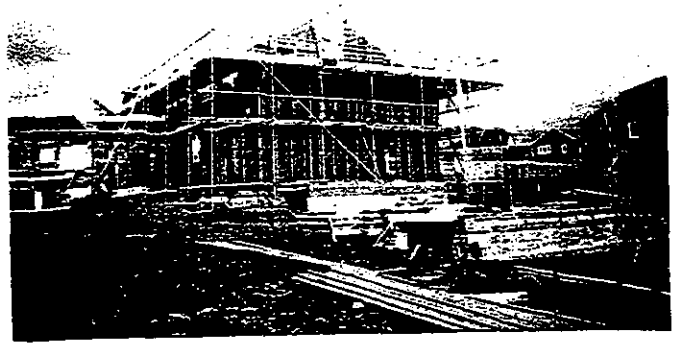
❖ *LTV1 'IDENTIFIED SETTLEMENTS'*

WITHIN THE IDENTIFIED SETTLEMENTS AS DEFINED 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