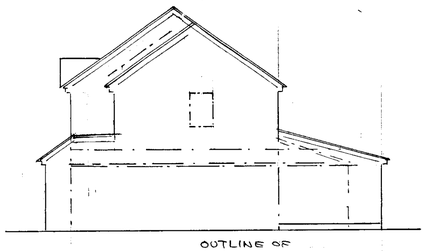
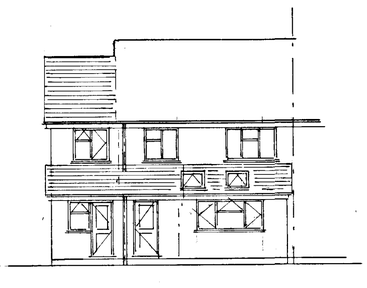


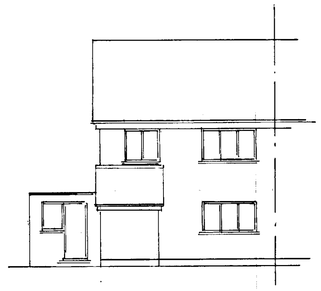
FRONT ELEVATION



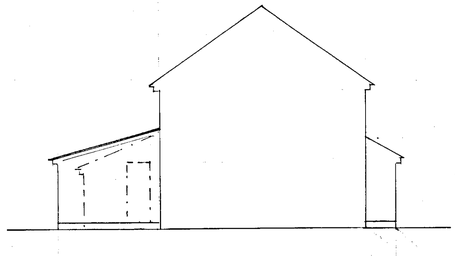
SIDE ELEVATION



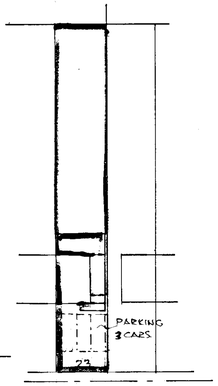
NEW REAR ELEVATION



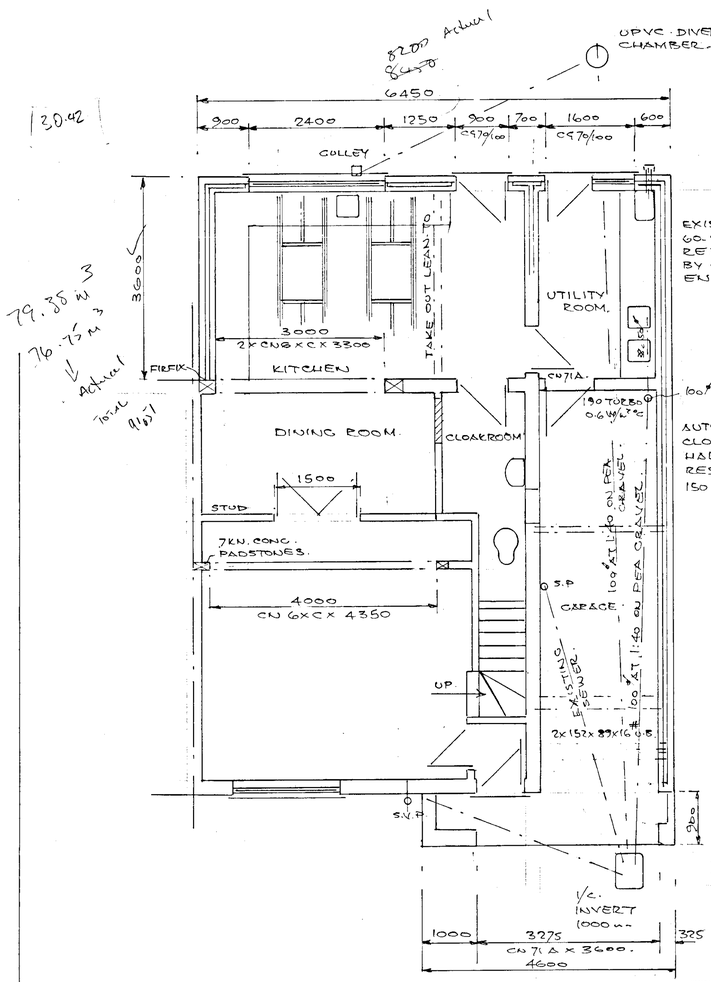
EXISTING REAR



PART SIDE



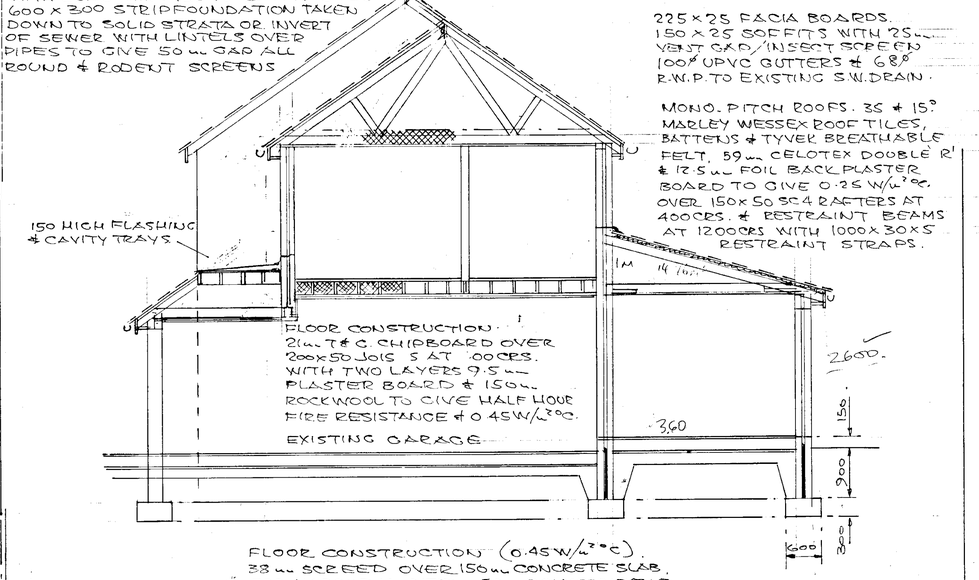
SITE PLAN
SCALE 1:500



ROOF WINDOWS.
BOULTON & PAUL REF RW0709T.
780W x 980 HIGH, DOUBLE GLAZED TOUCHENED GLASS IN TIMBER FRAME WITH TRICKLE VENTS, ALUM^{N} OUTER SHEAF & FLASHING. DOUBLE RAFTERS & TRIMMERS.

WINDOWS & GLAZED DOORS TO BE DOUBLE GLAZED WITH TOUCHENED OR LAMENATED GLASS IN UPVC FRAMES WITH TRICKLE VENTS & 850x550 (0.32M².) OPENERS.
VENTILATION BY VENT-AXIA TYPE FANS GIVING 3 AIR CHANGES PER HOUR AT 60 LITRES PER SEC. (KITCHEN)
30 LITRES PER SEC. (UTILITY ROOM)
15 LITRES PER SEC. (BATHROOMS)
8000m² BACKGROUND VENTS TO ALL ROOMS

WALL CONSTRUCTION
BRICK OUTER LEAF TO MATCH EXISTING.
75m/m CAVITY WITH FULL FILL ROCKWOOL.
100m/m TORBO BLOCK INNER LEAF WITH PLASTER FINISH TO GIVE 0.45W/m²°C.
CAVITIES CLOSED AT EAVES & REVEALS WITH DAMPCORE OR THERMOBATE TO FRAMES & CILLS. LINTELS CATNIC 'COUGAR'.
WALL TIES AT 450 VERT. & 900 HORIZ. CRS.
WALLS BELOW GROUND CONCRETE BLOCK WITH LEAN MIX FILL TO CAVITY OVER 600 x 300 STRIP FOUNDATION TAKEN DOWN TO SOLID STRATA OR INVERT OF SEWER WITH LINTELS OVER PIPES TO GIVE 50 m/m CAP ALL ROUND & RODENT SCREENS



FLOOR CONSTRUCTION
21m/m T&G CHIPBOARD OVER 200x50 JOIS 5 AT 400CRS. WITH TWO LAYERS 9.5m/m PLASTER BOARD & 150m/m ROCKWOOL TO GIVE HALF HOUR FIRE RESISTANCE & 0.45W/L°C.
EXISTING GARAGE

FLOOR CONSTRUCTION (0.45W/m²°C).
38m/m SCREED OVER 150m/m CONCRETE SLAB.
500g VAPOUR SHEET, 50m/m POLYSTYRENE.
1200g DAMP PROOF MEMBRANE, 12m/m SAND BLINDING & 150m/m SELECTED HARDCORE.

ROOF CONSTRUCTION - PITCH 35°
CONC. TILES TO MATCH EXISTING OVER 38x25 TIMBER BATTENS, ROOFING FELT, MANUFACTURED ROOF TRUSSES WITH CALCULATIONS SUPPLIED PRIOR TO FIXING, G/W. STEEL CONNECTIONS & 1000x30x3 RESTRAINT STRAPS AT 1200 CRS PARL TO JOISTS, 150 HIGH LEAD FLASHING & CAVITY TRAYS AT ABUTMENT TO WALL.
216m/m ROCKWOOL & 12.5m/m FOIL BACKED PLASTER BOARD TO GIVE 0.25 W/m²°C.

225x25 FACIA BOARDS.
150x25 SOFFITS WITH 25m/m VENT GAP/INSECT SCREEN
100ø UPVC GUTTERS & 68ø R.W.P. TO EXISTING S.W. DRAIN.

MONO. PITCH ROOFS. 35 & 15°
MARLEY WESSEX ROOF TILES, BATTENS & TYVEK BREATHABLE FELT, 59m/m CELOTEX DOUBLE 'R' & 12.5m/m FOIL BACK PLASTER BOARD TO GIVE 0.25 W/m²°C. OVER 150x50 SC4 RAFTERS AT 400CRS. & RESTRAINT BEAMS AT 1200CRS WITH 1000x30x5 RESTRAINT STRAPS.

PLUMBING SERVICES
SINKS, HAND BASINS, BATHS, ETC. TO HAVE 75m/m SEAL TRAPS, 38x50ø UPVC WASTES, TOILETS 100ø TO SOIL PIPES & SEWERS AT 1:40 SLOPE SET ON PEA GRAVEL.
EXISTING BOILER (REPOSITIONED) TO FEED RADIATORS & DOMESTIC HOT WATER.

11.Feb.2002 5875

DRAWN	P.H.W.	PETER H. WATKINS. 48 BROOMFIELD ROAD. TILEHURST. READING, RG 30 6AE. 0118 9423696
DATE	6.10.2001	CLIENT. MR. & MRS. TREVERTON 0118 9692293.
		TITLE FIRST FLOOR SIDE EXTN & SINGLE REAR.
		LOCATION - 23 CLEDE LANE, SONNING.
SCALE 1:50, 1:100, 1:200,		DRAWING Nº PW 2187 'A'

SOUTHPORT U.K. Tel.0704-26866 Fax.0704-25814
LONDON OFFICE Tel.071-377-1777 Fax.071-247-6181

EX SYSTEMS LTD

APPLICATION NO.5875

Name of appellant:
Mr Treverton

Site address:
23 Glebe Lane

Proposal:Proposed 1st floor side extension
dwelling & single storey rear extension & fro
porch extension

Case Officer:LS

Applicatio

Loft Conv
at 15 Pen
Crowthor

District
Allocated
Date Regis

Vetting De

5 Week De
Extended D

mins one day

EOT agreed Y

Decision A
Date 3/4/95

Date Commenced

Date Completed

APPROVED

959

DO

Appeal Decision

Site visit made on 3 September 2002

by Robin Jacques MSc BSc(Hons Arch) RIBA FRSA

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

21 FEB 2003

Appeal Ref: APP/X0360/A/02/1089408
23 Glebe Lane, Sonning

- 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 Treverton against the decision of Wokingham District Council.
- The application No: F/2002/5875, dated 6 February 2002, was refused by notice dated 26 March 2002.
- The development proposed is a first floor side and single rear extension.

Summary of Decision: The appeal is dismissed.

Preliminary Matters

1. The planning history includes a previous application for extensions, refused in December 2001 (Council Ref: F/2001/15159). Notwithstanding the description of the proposed development given above, which is taken from the planning application form, the proposal also includes a front porch extension.

Main Issue

2. I consider that the main issue in this case is the effect of the proposal on the living conditions of the adjacent occupier, with particular reference to visual impact and daylight.

Development Plan and Other Planning Guidance

3. The Development Plan includes the Berkshire Structure Plan, Incorporating Alterations adopted in August 1997 (SP), and the Lodden Area Local Plan, adopted May 1995 (LP). SP Policy LD3 aims to only permit development proposals 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 upon the amenities of neighbouring land uses. LP Policy LBE1 requires that new development shall be of a high standard of design. Amongst other things, it should contribute to the creation of a safe and attractive environment in which to live and work. Under Policy LBE2, development which is inappropriate in terms of its relationship with adjoining sites and buildings will not normally be permitted

4. There is an emerging Wokingham District Local Plan Deposit Draft 1997, with proposed amendments highlighted, published in a version dated February 2000 (LP/D). This has been subject to a Public Inquiry, and the Inspector's report was published in October 2001. The Council has not indicated that further amendments are proposed to policies relevant to this appeal. Therefore, in accordance with Government guidance in paragraph 48 of Planning Policy Guidance Note 1: *General Policy and Principles*

(PPG1), I have given the LP/D substantial weight. LP/D Policy WBE1 sets out considerations to which the council will have regard in considering any application for development. These include the privacy and amenity of the existing environment. LP/D Policy WOS3 identifies development control principles, including that proposals should be integrated into their local context without detriment to the amenities of adjoining land uses and occupiers.

Reasons

5. The appeal property is one of several similar semi-detached properties, amongst a variety of mainly semi-detached properties on Glebe Lane. The proposal would add a small extension to the front of the garage, incorporating a porch to the front door. The proposed first floor over the existing garage would be set back at about 1.5m from the front elevation. An existing rear lean-to would also be replaced by a larger single storey rear extension. The Council does not object to the ground floor front porch or rear extensions.

6. The adjacent property to the east, No 25 Glebe Lane, is also one of a pair of semi-detached houses, set further forward towards the road than the appeal property. This is not correctly shown on the Site Plan on the application drawing. Notwithstanding the Council's indication that No 25 is set 3.5m to the front of No 23, on my site visit, the main parties agreed that the dimension is about 2.95m. The Council indicates that there is about 2.5m between the buildings, and this is not in dispute. I saw that the end wall of No 25 has two windows at ground floor level facing the appeal property which, the Council indicates, are to a kitchen in which meals are taken, and they consider it to be a habitable room.

7. The proposed front porch would extend in front of one of the smaller window, but this would have little detrimental effect on its daylight or outlook. I was able to view the other larger window towards the rear of No 25 from a landing window in the appeal property. It seems to me that, notwithstanding the proposed setting back of the front, the two-storey extension would be directly opposite that larger window ground floor window. The Council indicates that the proposed development would breach a 25 degree overshadowing angle. Although I do not have drawings showing the relationships, it seems to me on the available information, including my site visit, that the appeal property may already cut off light to those windows above that angle. In my view, the height and bulk of the proposed two storey gable elevation in relation to that particular window would be unacceptably intrusive and overbearing, and significantly worsen the daylight levels to the habitable room of the adjacent property.

8. In written representations, the adjacent occupier has referred to the effect of a 45 degree angle at the rear of the property on the loss of light. It is not disputed that the rear of the two storey extension would be about 4m behind the rear main elevation of No 25. At a separation distance of about 2.5m, in my view, this would accentuate the loss of daylight from the vertical overshadowing, and reinforce the detrimental effects on daylight and outlook that the proposed first floor extension would have on the adjacent property.

9. I have taken account of other properties on Glebe Lane with two storey extensions, including one where the fronts are offset in relation to each other. However, from what I could see, these do not affect the end windows of adjacent properties. I do not

know of all the circumstances under which the other extensions were permitted, and I have considered this proposal on its own merits. The appellant indicates that in pre-application consultations with the Council following a previous refusal of planning permission, he was advised that the only modification required was to step back the front of the first floor by 1.5m. The Council disputes this account but, in any case, I have considered this particular proposal afresh. I conclude that, for the reasons given above, the proposal would be unacceptably detrimental to the living conditions of the adjacent occupier, contrary to the aims and objectives of SP Policy LD3, LP Policies LBE1 and LBE2, and LP/D Policies WBE1 and WOS3.

Other Matters

10. I have taken account of all other matters, including the written representations of interested parties, but none outweigh my finding on the main issue.

Conclusion

11. For the reasons given above, and having regard to all other matters raised, I conclude that the appeal should not succeed.

Formal Decision

12. In exercise of the powers transferred to me I dismiss this 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 within six weeks from the date of this decision.

INSPECTOR

WRITTEN REPRESENTATION APPEAL

CASE OFFICER: LS

APPLICATION NUMBER: 5875

APPELLANT: Mr Treverton

SITE: 23 Glebe Lane, Sonning

APPEAL REF: APP/X0360/A/02/1089408

START DATE: 30/04/02

DATE OF SITE VISIT -

Progress Record	Date Actioned	Initials
Appeal Logged:	01/05/02	
Entered on Access:	07/05/02	DG
Notification Letters Due:	**14/05/02**	
Notification Letters Sent:	07/05/02	DG
Questionnaire Due:	**14/05/02**	
Questionnaire Sent:	07/05/02	DG
Statement Due:	**11/06/02**	
Statement Sent:	29/05/02	DG
Comments on Statement Due	02/07/02	
Comments on Statement Sent	/	
Decision letter circulated:	24/09/02	DG
Decision entered on Access:	24/09/02	DG

Application No: F/2002/5875 LS

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr Treverton
C/O Peter Watkins
48 Broomfield Road
Tilehurst
Reading
Berks
RG30 6AL

Application Number: F/2002/5875

Parish:	**SONNING**
Location:	**23, Glebe Lane, Sonning, Reading.**
Proposal:	**Proposed first floor side extension to dwelling and single storey rear extension and front porch extension.**

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

Reason
1. The proposed development by virtue of its bulk and design would form an overbearing feature and result in loss of light, to the detriment of the amenity of the adjacent dwelling, 25 Glebe Lane. As such the proposal is contrary to policy LD3 of the Berkshire Structure Plan, policies LBE1 and LBE2 of the Loddon Area Local Plan and to policies WBE1 and WOS3 of the Wokingham District Local Plan (Deposit Draft).

A Cronin

Anna Cronin
Head of Planning & Transportation
Date: 26/03/2002

Notice checked by: _____

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

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 61298
POL TLS
Dg ENF
APP
CS
23 SEP 2002

(H)

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

Your Ref: F/2002/5875

Our Ref: APP/X0360/A/02/1089408

Date: 20 September 2002

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR TREVERTON
SITE AT 23 GLEBE LANE, SONNING, READING, RG4 6XH

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

pp D Elwood

Mrs Margaret Pocock

COVERDL1

5875 filing

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 0117-3728098
Switchboard 0117-3728000
Fax No 0117-3728804
GTN 1371-8098

59913

PLANNING SERVICES | HPT
POL | TLS
DC DG | ENF
APP
CS

16 AUG 2002

COPIES TO | ACK:

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

Your Ref: F/2002/5875

Our Ref: APP/X0360/A/02/1089408

Date: 14 August 2002

Dear Madam

TOWN AND COUNTRY PLANNING ACT 1990
APPEAL BY MR TREVERTON
SITE AT 23 GLEBE LANE, SONNING, READING, RG4 6XH

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

Mr Robin Jacques MSc BSc(Hons Arch) RIBA FRSA

The Inspector will visit the appeal site at 11:15am on Tuesday 3 September 2002. It is important that you make immediate arrangements for the Inspector to be met at the site to enable the inspection to be made. If you cannot attend, you should arrange for someone else to attend in your place. **If this is not possible, you must let me know immediately.**

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

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

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

In general, decision letters are issued within 5 weeks of the date of the Inspector's site visit,

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

Yours faithfully



Mrs Maureen Buckley

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

209D

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

APPEAL BY: Mr Treverton
SITE: 23 Glebe Lane, Sonning
APPLICATION NO.: 5875
PROPOSAL: Proposed 1st floor side extension to dwelling & single storey rear extension & front porch extension

LIST OF PERSONS CIRCULATED WITH NOTICE OF APPEAL

District Councillor(s) for Sonning

Mr N Rose

Clerk(s) of Parish / Town Council of Sonning

Mrs L Bates, Council Office, Pearson Rd, Sonning RG4 6UL

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

List of those notified of appeal

The Owner/Occupiers of the following addresses in Glebe Lane, Sonning

16 – 20, 38, 42 & 44 (evens)

21 & 25

5875

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

54416

DG

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

Your Ref: F/2002/5875
12 JUN 2002
Our Ref: APP/X0360/A/02/1089408
Date: 11 June 2002

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR TREVERTON
SITE AT 23 GLEBE LANE, SONNING, READING, RG4 6XH

I enclose third party correspondence relating to the above appeal.

02/07/02

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.

No

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)

25 Glebe Lane, Sonning, Reading. Berkshire RG4 6XH

1089408

23rd May, 2002

Mrs M. Pocock
The Planning Inspectorate
3103 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 6PN

Dear Mrs Pocock,

Re: Appeal for proposal 1st floor side extension to dwelling, single storey rear extension and front porch extension.
Ref No.: F/2002/5875 23 Glebe Lane, Sonning

I just wanted to voice my concerns on the above appeal. I am Concerned that the loss of light would be considerable and I don't think that the 45^0 angle to the rear of the property has been considered by the applicants. I know this is why the council refused the application.

Yours faithfully,

W. Nafzger

Tel. (0118) 974 6448 (Direct Line)
Date: May 29, 2002
My ref: F/2002/5875
Your ref: APP/X0360/A/02/1089408

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 Treverton
SITE: 23 Glebe Lane, Sonning

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: May 7, 2002
My ref: F/2002/5875
Your ref: APP/X0360/A/02/1089408

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 Treverton
SITE: 23 Glebe Lane, Sonning

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. May 7, 2002
My ref: F/2002/5875
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

Peter H Watkins
48 Broomfield Rd
Tilehurst
Reading
RG30 6AL

Dear Sir

APPEAL BY: **Mr Treverton**
SITE: **23 Glebe Lane, Sonning**

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

I have also sent copies to The Planning Inspectorate.

Yours faithfully

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel: (0118) 974 6448 (Direct Line)
Email: Denise.Gumbrell@wokingham.gov.uk
Date: May 7, 2002
My ref: **F/2002/5875**

The Owner / Occupier
25
GLEBE LANE
SONNING
READING
RG4 6XH

WOKINGHAM UNITARY
Aiming for Excellence

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/2002/5875
APPEAL BY: Mr Treverton
SITE: 23 Glebe Lane Sonning Reading
PROPOSAL: Proposed first floor side extension to dwelling and single storey rear extension and front porch extension.

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

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

If you wish to make further representations, you should, if possible, send three copies to Mrs M Pocock, The Planning Inspectorate, Room 3/03, Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. Please quote reference **APP/X0360/A/02/1089408**. Comments received after **11/06/2002** will not normally be seen by the Inspector & will be returned.

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

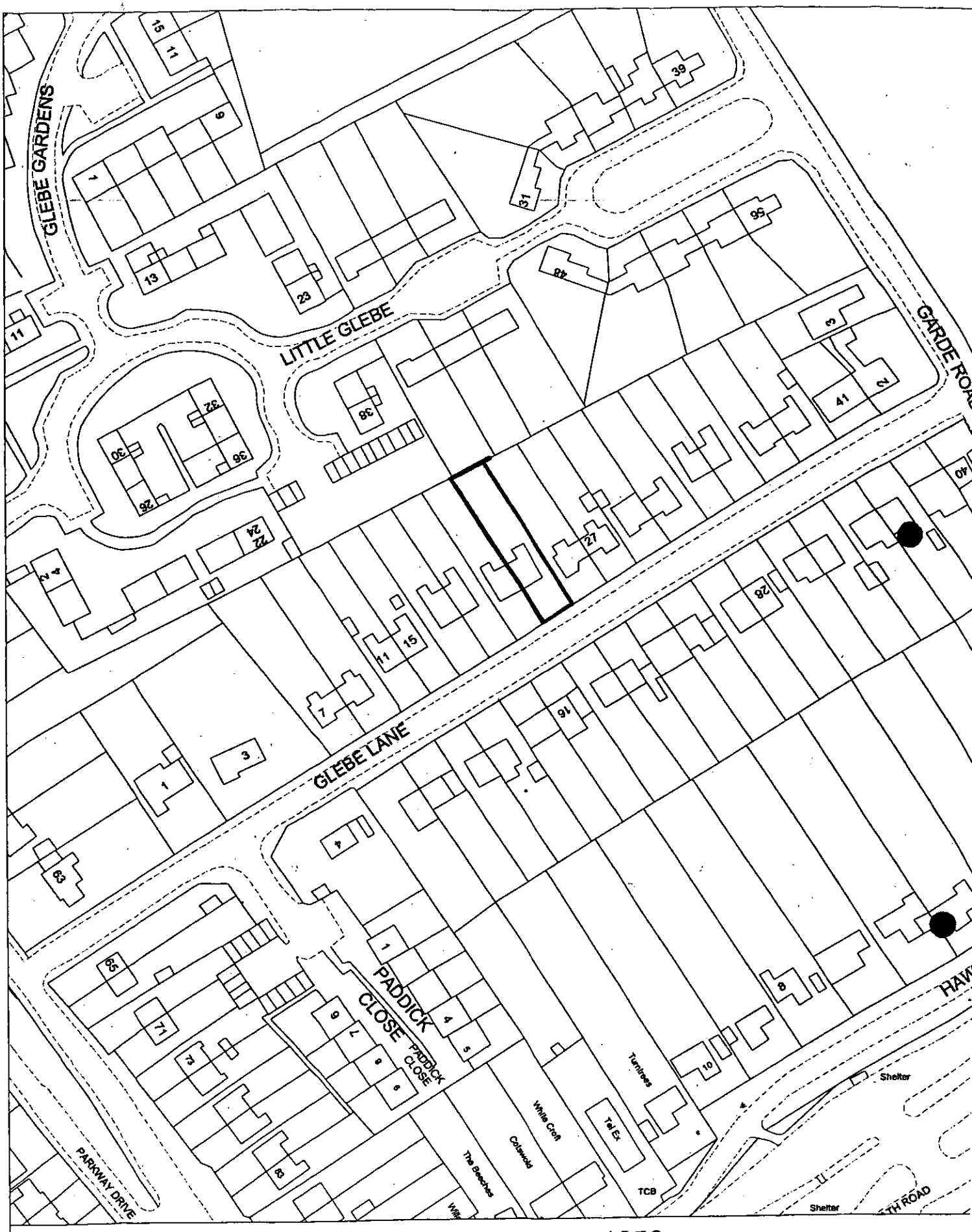
A free booklet, "Guide to taking part in planning appeals" is available from this office.

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

Yours faithfully

Denise Gumbrell

Appeals Assistant



Site Plan, Scale: 1 to 1250

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Date: 7 May 2002

N
W E
S

The Planning Inspectorate

14/05

3/03 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
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PLANNING SERVICES 55943
DC DG
01 MAY 2002
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FILE

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

Your Ref: F/2002/5875

Our Ref: APP/X0360/A/02/1089408

Date: 30 April 2002

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR TREVERTON
SITE AT 23 GLEBE LANE, SONNING, READING, RG4 6XH

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.

You must **submit** the following documents 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

KF

Mrs Margaret Pocock

102(BPR)

The Planning Inspectorate

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

For official use only	
Date received	5 5 7 11
PLANNING SERVICES	
POL	TLS
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25 APR 2002	
APPLS TO	ACK

PLANNING APPEAL FORM

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

Please use a separate form for each appeal

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

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

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

A. APPELLANT DETAILS

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

Name: MR. THEVERTON

Address: 23 GLEBE LANE, SONNING, READING

Postcode: RG4 6XH

Daytime phone no: 0118 9692293

Fax no:

E-mail address:

B. AGENT DETAILS (if any)

Name: PETER H. WATKINS

Address: 48 BROOMFIELD ROAD, TILEHURST, READING

Postcode: RG 30 6AL

Your reference:

Daytime phone no: 0118 9423696

Fax no:

E-mail address:

C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the LPA: WOKINGHAM DISTRICT COUNCIL

LPA's application reference no: F/2002/5875

Date of the planning application: 6.2.2002

Date of LPA's decision notice (if issued): 26.3.2002

D. APPEAL SITE ADDRESS

Address 23 GLEBE LANE

SONNING

READING

Postcode RG4 6XH.

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)

FIRST FLOOR SIDE EXTENSION

SINGLE STOREY REAR EXTENSION

& FRONT PORCH EXTENSION

Size of the whole appeal site (in hectares)

578 m^2.

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

37.5 m^2.

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.

Please turn over

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.

THAT THE DECISION TO REFUSE THE PLANNING APPLICATION IS UNREASONABLE IN THAT SIMILAR DEVELOPMENTS HAVE ALREADY BEEN APPROVED IN CLEKE LANE, AND THAT THE PROPOSAL WAS REVISED IN ACCORDANCE WITH ADVICE GIVEN TO THE CLIENT BY A PLANNING OFFICER PRIOR TO RE-SUBMISSION. THE ONLY REQUEST WAS THAT THE FIRST FLOOR EXTENSION SHOULD BE STEPPED BACK BY 1.5M. EVEN THOUGH OTHER PROPERTIES ARE STEPPED BACK BY LESS,

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

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 P.H. Watkins (on behalf of) Mr. Treverton

Name (in capitals) P.H. WATKINS Date 20-4-2002

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

NOW SEND:

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

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

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

- **1 COPY for you to keep**

When we receive your appeal form, we will:

1) Tell you if it is valid and who is dealing with it.

2) Tell you and the LPA the procedure for your appeal.

3) Tell you the timetable for us receiving further information or representations.

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

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

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

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Louise Smith

From: Andy Glencross
Sent: 22 February 2002 13:12
To: Louise Smith
Subject: Planning Application F/2002/5875 23 Glebe Lane Sonning

Hi Louise

This property is over 450metres from the nearest great crested newt breeding pond. and it is seperated from that pond by wide single carriageway road and dense residential development. Consequently this application does not in my opinion require a newt mitigation strategy. I suggest we attach the following informative.

If great crested newts are encountered at any point during development then all works must stop immediately and local English Nature office must be informed.

I have not visited the site.

Cheers

Andy Glencross
Countryside Officer (Biodiversity)
Wokingham District Council Countryside Service
Dinton Pastures Country Park
Davis Street
Hurst
Berkshire RG10 0TH
Tel: 0118 9342016

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GE PAD - MESSAGE PAD - MESSAGE PAD - MESSAGE PAD - MESSAG
D - MESSAGE PAD - MESSAGE PAD - MESSAGE PAD - MESSAGE PAD

To: Louise

Mr / Mrs / Miss Harper

Of: 42 Little Glebe Tel No:

☐ Telephoned ☐ Visited ☐ Wants to see you

☐ Please Phone ☐ Will call again ☐ URGENT

Message: Re:
23 Glebe Lane. (Neighbour)

Says she has no objections to appn. 5875 + while she was talking to owner, was told they may be erecting a new fence, + she has no objection to that either.

Message taken by: Den. Time: 14:30

04/03/02

THE REPROGRAPHICS UNIT, Unit 13 Weller Drive, Hogwood Lane Ind. Est. Finchampstead, Berkshire RG40 4QZ Tel: (0118) 9735844 Fax (0118) 9735966 Email: reprographics@wokingham.gov.uk

HIGHWAYS CONSULTATION SHEET

From: Louise Smith **Date:** 19 February 2002

Application Number: F/2002/5875

Proposal: Proposed first floor side extension to dwelling and single storey rear extension and front porch extension.

Parish: SONNING PARISH

Site Address:
23, Glebe Lane, Sonning, Reading.

Applicant:
Mr Treverton C/O Peter 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/ Driveway to be widened to a minimum of 7.2 metres and the associated crossing extended to accommodate this.

R: 1HSRC.

2/ C140 (INSERT: 5 metres), R140.

3/ C122, R122.

NOT.

Signed: _____ **Print name:** Adam 20/02/02



Site Plan, Scale: 1 to 1250

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Date: 7 May 2002

N
W E
S

TOWN AND COUNTRY PLANNING ACT 1990

SECTION 78 APPEAL

APPELLANT:	MR TREVERTON
APPEAL SITE:	23 GLEBE LANE, SONNING
REASON FOR APPEAL:	REFUSALOF PLANNING PERMISSION FOR FIRST FLOOR SIDE EXTENSION, SINGLE STOREY REAR EXTENSION AND FRONT PORCH EXTENSION

LOCAL PLANNING AUTHORITY REFERENCE : F/2002/5875

DEPARTMENT OF THE ENVIRONMENT, TRANSPORT AND THE REGIONS REFERENCE : APP/X0360/A/02/1089408

1.00 LOCATION AND SITE DESCRIPTION

1.01 The site is located within a residential area, within the identified settlement boundary of Sonning.

1.02 The immediate street scene comprises semi-detached properties, of which Nos. 11, 15, 17, 19, 21 and 23 (aligning the north-west side of Glebe Road) form a stretch of uniform dwellings. These are Council properties, some of which have been purchased.

1.03 See Appendix 1 for site location.

2.00 RELEVANT PLANNING HISTORY

2.01 The original dwelling pre-dates planning history.

2.02 In December 2001, planning permission for a first floor side extension, single storey rear extension and front porch (F/2001/5159) was refused under delegated powers for the following reason:

"The proposed development by virtue of its bulk and design would form an overbearing feature and result in loss light, to the detriment of the amenity of the adjacent dwelling, 25 Glebe Lane. As such the proposal is contrary to Policy LD3 of the Berkshire Structure Plan, Policies LBE1 and LBE2 of the Loddon Area Local Plan and to Policies WBE1 and WOS3 of the Wokingham District Local Plan (Deposit Draft)."

2.03 In March 2001, Application F/2002/5875 (a resubmission to F/2001/5159) was refused under delegated powers for the following reason:

"The proposed development by virtue of its bulk and design would form an overbearing feature and result in loss of light, to the detriment of the amenity of the adjacent dwelling, 25 Glebe Lane. As such the proposal is contrary to Policy LD3 of the Berkshire Structure Plan, Policies LBE1 and LBE2 of the Loddon Area Local Plan and to Policies WBE1 and WOS3 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 of 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 (BSP) (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 (LALP) 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 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 BSP policies are (see Appendix 2):

LD3 - Environmental Impact of Development

3.03 The relevant LALP policies are (see Appendix 3):

LBE1 - Design of New Development
LBE2 - Inappropriate Design

3.04 The relevant WDLP(DD) policies are (see Appendix 4):

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

4.00 THE CASE FOR THE LOCAL PLANNING AUTHORITY

4.01 The application is three-fold. Firstly, it proposes a pitched roof canopy above the porch and garage. Secondly, a two storey side extension is proposed, set back 1.5m from the front building wall of the dwelling at first floor level and flank with the rear wall. It would project 2.5m to the side of the dwelling with a gable end in the side elevation and 0.5m lower ridge height than the original dwelling. Thirdly a single storey rear extension is proposed (demolishing the existing rear extension) projecting 3.5m to the rear of the dwelling with a pitched roof (2.3m to the eaves and 3.5m to the ridge).

4.02 No adverse impacts are considered for the said front and rear single storey extensions.

4.03 There is sufficient distance to properties at the front and rear to prevent overlooking from the two storey side development. No side elevation windows are proposed.

4.04 This two storey side extension would be set in 0.5m from the side boundary (fencing and trellis c.1.6m high) with No. 25, and 2.5m from this neighbouring dwelling. This neighbour has two ground floor windows facing the proposed development. These are to a kitchen which is considered a 'habitable room' as the occupants take meals in here. The said development would breach the 25° overshadowing angle with regard to the window, resulting in loss of light to the property, to the detriment of the occupier's amenity. Policies LD3 (BSP), LBE1 and LBE2 (LALP) and WBE1 and WOS3 (WDLPDD) accentuate the importance of assessing the impact of a proposal against the 'amenity' of neighbouring properties.

4.05 No. 25 Glebe Lane is set 3.5m to the front of No. 23. The proposed 2 storey side extension would therefore project 4m to the rear of this neighbouring dwelling, and 1.5m to the rear of this neighbour's single

storey rear extension. As explained the development would lie 2.5m from this neighbour which has habitable windows facing the development and rear door (side elevation) opening in view of the development. It is therefore considered that the 2 storey side extension would be visually intrusive and overbearing, to the detriment of the visual amenity of this neighbour. Policy WBE1 (WDLPDD) asserts that specific attention should be given to the 'visual impact' of a development.

5.00 COMMENTS ON THE APPELLANT'S STATEMENT

5.01 The appellant claims the decision to be unreasonable, stating that 'similar developments' have been approved in Glebe Lane. Several two storey side extensions have been developed in the street, however, these were granted on their own planning merits. Each case is assessed individually, set within its own immediate context and relationship with adjoining sites. This application was refused due to its impact on the neighbouring property.

5.02 The appellant claims that the plans refused under Application F/2001/5159 were revised in accordance with advice given by the Planning Officer, suggesting a 1.5m step back from the front of the property. Notes of a telephone conversation (02.01.02 at 2.00pm) with Mr Watkins (agent) and Planning Officer, Joanne Medler, in file F/2001/5159 record a discussion. The note states that Mr Watkins asks about stepping back the first floor extension and that Joanne Medler advises she is 'not particularly happy with that, but if it was to be stepped back it would have to be stepped back significantly'. She ten advises him to send in a letter and drawings for pre-application advice. A letter to this effect was not received.

The step back by 1.5m is not considered to alleviate the concerns associated with this application.

6.00 CONCLUSION

6.01 The proposed development would have an unacceptable impact on the amenity of the neighbouring property, No. 25 Glebe Lane. The proposal would be both overbearing and result in loss of light to this neighbouring property.

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

7.00 CONDITIONS IN THE EVENT OF PLANNING PERMISSION BEING GRANTED

7.01 See Appendix 5.

LS/TAB
21.05.02

APPENDICES

1. Site Location Plan.

2. Berkshire Structure Plan Policy LD3.

3. Loddon Area Local Plan Policies LBE1 and LBE2.

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

5. Conditions subject to Planning Permission being granted.

APPENDICES

1. Site Location Plan.

2. Berkshire Structure Plan Policy LD3.

3. Loddon Area Local Plan Policies LBE1 and LBE2.

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

5. Conditions subject to Planning Permission being granted.

APPENDIX 1.



Site Plan, Scale: 1 to 1250

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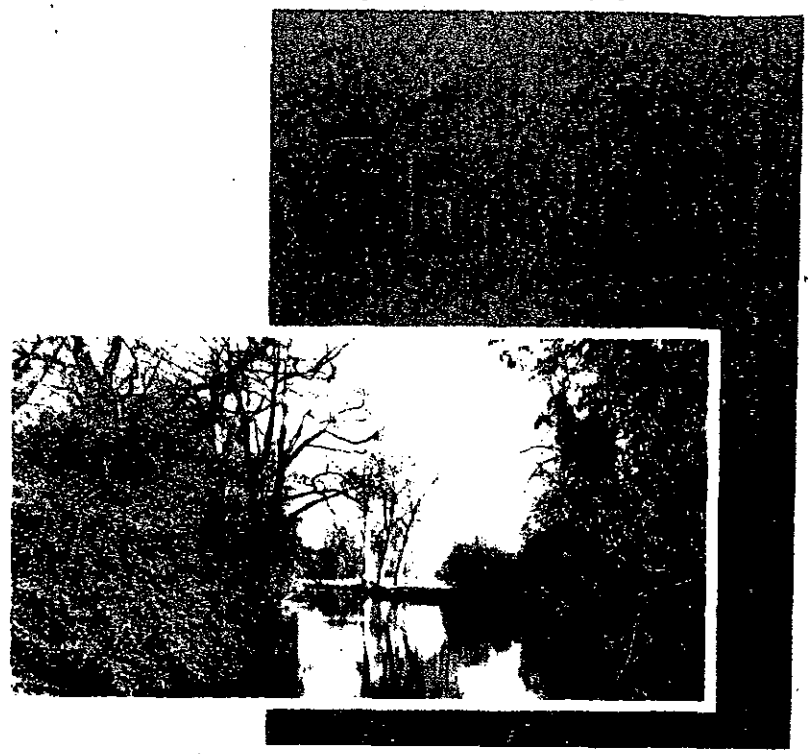
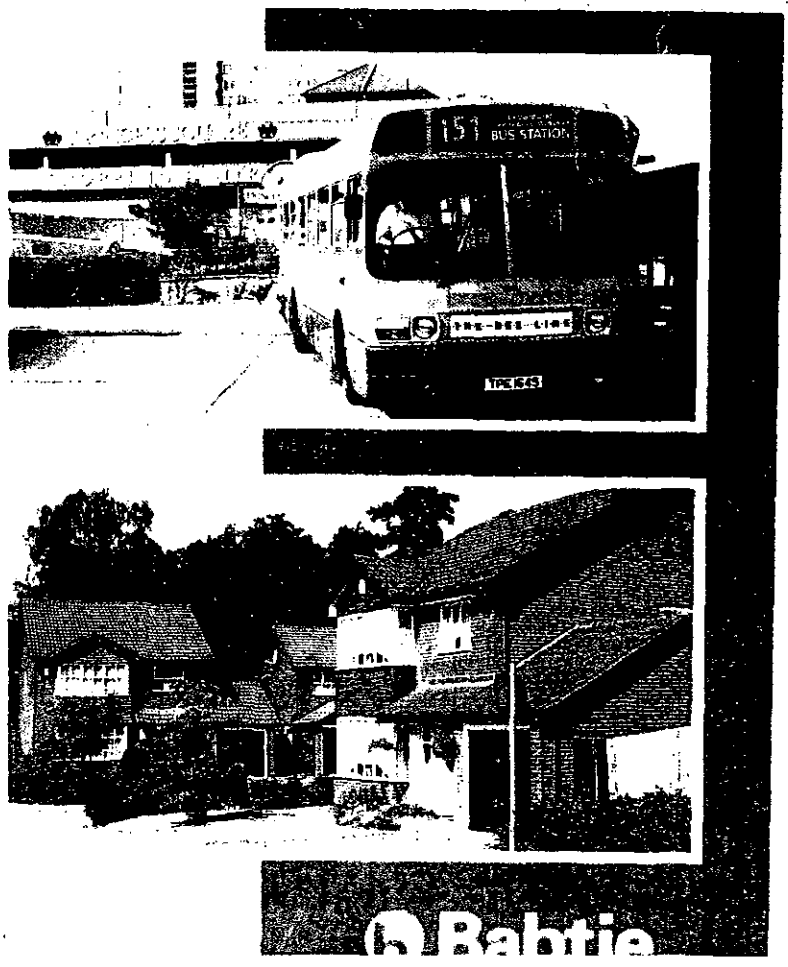
Date: 7 May 2002

APPENDIX 2



BERKSHIRE STRUCTURE PLAN 1991-2006

Incorporating Alterations adopted in August 1997



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.

Limiting Impact of Development

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.

APPENDIX 3

LODDON AREA LOCAL PLAN

Adopted 5 May 1995

Published by: Wokingham District Council
Planning Department
Shute End
Wokingham
Berkshire

1.4 QUALITY AND CONSERVATION OF THE BUILT ENVIRONMENT



NEW DEVELOPMENT, REDEVELOPMENT AND REFURBISHMENT

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

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

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

❖ *LBE1 DESIGN OF NEW DEVELOPMENT*

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

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

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

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

❖ LBE2 INAPPROPRIATE DESIGN

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

ENVIRONMENTAL IMPROVEMENT

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

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

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

❖ LBE3 REFURBISHMENT AND REDEVELOPMENT

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

❖ LBE4 ENVIRONMENTAL ENHANCEMENT SCHEMES

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

SUNLIGHT, DAYLIGHT AND NOISE

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

❖ LBE5 SUNLIGHT AND DAYLIGHT

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

APPENDIX 4

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 5

CONDITIONS SUBJECT TO PLANNING PERMISSION BEING GRANTED

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

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

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

4. Driveway to be widened to a minimum of 7.2 metres and the associated crossing extended to accommodate this.

5. No building shall be occupied until the vehicular access has been surfaced with a bonded material across the entire width of the access for a distance of 5 metres measured from the carriageway edge.

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

Reasons:

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

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

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

4. In the interests of highway safety and convenience.

5. To avoid spillage of loose material onto the carriageway and in the interests of road safety.

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

Informatives:

1. If great crested newts are encountered at any point during construction, then all works must stop immediately and local English Nature office must be informed.

The Planning Inspectorate

For offical use only Date received

QUESTIONNAIRE

PLANNING, LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT

APPEAL REF: APP X0360/A/02/1089408 **GRID REF:** _____

APPEAL BY: MR TREVELYAN

SITE: 23 Glebe Lane, Sonning

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

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

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

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

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

	Number of Documents Enclosed	N/A
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)	
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?	11/06/02	
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	2	
ii) the planning officer's report to committee		✓
iii) any relevant committee minute		✓
17. FOR APPEALS DEALT WITH BY WRITTEN REPRESENTATIONS ONLY		
Do you intend to send another statement about this appeal? If NO, please send the following information:-	(YES) / 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 Hokinghton UNITARY ~~Council~~

Date sent to us and the appellant 07/05/02 Our ref: F1200/2/5875

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