APPLICATION NO:
**F/2000/2775**

LOCATION:
**386 London Road, Earley Reading.**

APPLICANT:
**Mrs Kaur C/O Kalsi Associates**

PROPOSAL:
**Proposed rear dormer extension to dwelling to form access to loft room (Retrospective)**

EARLIEST DATE FOR DECISION: **11/12/2000** 29/01/01

**APPLICATION WILL HAVE EXPIRED ON:**
**01/01/2001**

CASE OFFICER: **Andrew Thorley**

REFUSED

RAILEX
Marbleboard

EASIFILE EP7

# Appeal Decision

Site visit made on 6 November 2001

**by Laurence Wilbraham** DipTP MRTPI

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

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

Date
**19 NOV 2001**

**Appeal Ref: APP/X0360/A/01/1070566**
**386 London Road, Earley**

- 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 Mrs J Kaur against the decision of Wokingham District Council.
- The application ref: F/2000/2775, dated 28 October 2000, was refused by notice dated 6 February 2001.
- The development proposed is attic level dormer to rear for improved access to attic study (retrospective).

**Summary of Decision: The appeal is dismissed.**

## Procedural Matters

1. The development has been completed and I have therefore dealt with the proposal in accordance with Section 73A of the Town and Country Planning Act 1990 for planning permission for development already carried out.

## Main Issue

2. I consider the main issue to be the impact of the roof extension on the appearance of the area.

## Development Plan and other Planning Policies

3. The development plan includes the Loddon Area Local Plan (1995). This contains policy LBE1 which seeks to ensure new development respects its surroundings; and policy LBE2 which seeks to prevent development which would be out of character with its surroundings.

4. The local plan is currently under review and Proposed Amendments to the Deposit Draft Wokingham District Local Plan were published in February 2000. This document contains policy WBE1 which seeks to ensure a high standard of design in new development; and policy WOS3 which seeks to ensure that new development respects its surroundings.

## Reasons

5. The appeal site comprises a detached house which has an attic at study level. Access to this has traditionally been via a ladder from the landing. As part of an extension to the property which was carried out last year a dormer roof extension was provided which enabled a staircase to be built from the landing to replace the ladder access.

6. The dormer extension is positioned in the western slope of the main roof and is screened

from views along London Road by the adjacent roof which runs parallel to London Road. Views of the extension are however possible from Hilltop Road to the south-west across the rear gardens of the London Road houses situated to the west of the site. In these views the extension is clearly visible and is particularly prominent due to its height just below the ridge of the roof, its size and colour. There are no other roof extensions in the vicinity and the extension appears large, bulky and out of keeping with the traditional roof forms of the house and those of its neighbours. In my opinion the extension does not respect the local context in terms of design and has an unacceptable environmental impact in conflict with development plan policies. I have considered whether the extension could be painted or clad in tiles or slate so that it blends in with the existing house but do not consider this such treatment would achieve this.

7. On the main issue therefore I conclude that the roof extension harms the appearance of the area in conflict with development plan policies.

8. Although the extension has improved access to the loft, I do not consider the advantages of this outweigh the harm to the character of the area I have identified. I have also taken into account the examples of roof extensions which exist elsewhere in the district. Some of these appear to have been constructed some time ago, possibly under earlier permitted development rights, but they all differ from the appeal proposal in a number of respects. I have considered the appeal on its own merits in the context of the character of the surrounding development.

9. I have also had regard to all other matters raised but have found nothing of sufficient weight as to override the conclusions which have led to my decision.

**Formal Decision**

10. In exercise of the powers transferred to me I hereby dismiss this appeal.

**Information**

11. A separate note is attached setting out the circumstances in which the validity of this decision can be challenged in the High Court within six weeks of this decision.

INSPECTOR

(AT)

# WOKINGHAM DISTRICT COUNCIL

## TOWN AND COUNTRY PLANNING ACTS

### Notification of Refusal of Permission

**Mrs Kaur**
**C/O Kalsi Associates**
**6 Devonshire Park**
**Shinfield Road**
**Reading**
**Berkshire**
**RG2 7DX**

**Application Number: F/2000/2775**

**Parish:** **EARLEY**

**Location:** **386, London Road, Earley, Reading.**

**Proposal:** **Proposed rear dormer extension to dwelling to form access to loft room (Retrospective)**

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 rear dormer extension is prominent and intrusive in the street scene. It breaks up the roofscape of the existing detached properties along the road. This has a detrimental effect on the character and appearance of the area. As such it is therefore contrary to policies LBE1 and LBE2 of the Loddon Area Local Plan and to policies WBE1 and WOS3 of the Deposit Draft Wokingham District Local Plan.

**Informative**

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

Berkshire Structure Plan Policy EN1. 6 | 7
Loddon Area Local Plan Policies LBE1/2 and LTV1/6. 35 | 36
Deposit Draft Wokingham District Local Plan Policies WOS2/3 and WBE1.
9 | 10 62 | 63

John Mitchell
Development Control Manager
Date: 06/02/2001

Notice checked by: _____

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

Application Number: F/2000/2776
Appraisal:

**1) Impact on neighbouring properties**

The proposal is for a single storey garden shed to the rear of a 2 storey greatly extended detached house, (retrospective). This planning application is one of four being currently considered and therefore must be assessed along side the following applications F/2000/2755, F/2000/2756, & F/2000/2775.

The proposed garden shed is 3.5 metres wide overall by 8.4 metres in length. It is located 0.3 metres away from the northwest boundary and extends in a southeast direction beyond the existing granny flat located in the rear garden.
Constructed with a concrete floor, red bricks and with red tiles hung on the outside. The single window and door inserted on the southwest elevation have been stained brown in order to match the existing house. It has a flat felted roof with an eaves height of 2.4 metres.

No. 384, to the west, 2 storey detached neighbour. Main windows at ground floor and at first floor face rear garden. Due to the distance away from the proposal behind a combination of a 1.6 metre high fence, a single storey garage and sheds on adjacent boundary the occupants of this property will not be affected.

No.388, to the east, 2 storey detached neighbour. Main windows at ground floor and at first floor face rear garden, extended to the rear mid way along the rear elevation with a single storey conservatory. Therefore it is considered that due to the distance away behind a 1.8 metre high fence, the occupants of this property will not be affected.

Nos. 380, & 382, London Road, neighbours, they both have serious concerns about the intended use (see letters on file), of the garden shed, as it adjoins an existing "granny annexe" in the rear garden. They question whether its intended use will be for "garden use" and not for "habitable" use as it has been built to habitable standards!

**2) Impact on street scene /visual impact.**

The proposed garden shed will not be visible from the road. The materials match the existing house, therefore no impact upon visual amenity of the area – considered acceptable.

Earley Town Council were concerned of the proposed use of the garden shed and suggested it be refused, but requested if it was to be approved that a condition should be imposed to ensure that the shed can only be used as domestic storage ancillary to the main dwelling.

District Cllr. Lissaman was quite happy with my recommendation for approval.

**Recommendation : Approval: [ ]** **Refusal : [ ]**
(tick appropriate box)

Application Number: F/2000/2756

Appraisal:

**1) Impact on neighbouring properties**

The proposal is for a single storey rear extension to a 2 storey greatly extended detached house to form a conservatory. This planning application is one of four being currently considered and therefore must be assessed along side the following applications F/2000/2755, F/2000/2775, & F/2000/2776.

The proposed extension will be 6.2 metres wide and will project from the rear (south east) elevation of the house via the lounge area by 3.8 metres. It will be located 0.8 metres away from the west boundary. To be constructed with a low brick wall to below window level, with UPVC window frames above and to include a glass-framed roof. It will have a lean to, pitched roof with an eaves height of 2.4 metres and a ridge height of 3.3 metres.

No. 384, to the west, 2 storey detached neighbour. Main windows at ground floor and at first floor face rear garden, there is an obscured glazed kitchen window on flank elevation only. Footprint set forward of No. 386, towards road and positioned 4 metres from proposal behind a combination of a 1.6 metre high fence, a single storey garage and sheds on adjacent boundary. Therefore due to the orientation and distance away the occupants of this property will not be overlooked or would the proposal be overbearing.

No.388, to the east, 2 storey detached neighbour. Main windows at ground floor and at first floor face rear garden, extended to the rear mid way along the rear elevation with a single storey conservatory, there are no windows in the flank elevation of this property. The footprint is set back of No. 386, slightly. Therefore due to the boundary treatment a 2.2 metre high hedge and 1.8 metre high fence, the orientation and distance away the occupants of this property will not be affected by the proposed location of the conservatory.

Nos. 380, & 382, London Road, neighbours they both have concerns about over development of the site and think that this proposal will aggravate the situation, (see letters on file).

No. 3, Hilltop Road, concerned that planning powers have been flouted, (see letter).

**2) Impact on street scene /visual impact.**

The proposed conservatory will not be visible from the road. The materials will match the existing house, therefore no impact upon visual amenity of the area – considered acceptable.

Earley Town Council had no objections.

District Cllr. Lissaman was quite happy with my recommendation for approval.

**Recommendation : Approval: [ ]** **Refusal : [ ]**
(tick appropriate box)

Application Number: F/2000/2755
Appraisal:

**1) Impact on neighbouring properties**

The proposal is for a two storey, rear extension to a 2 storey greatly extended detached house, amendment to consent F/1999/0069 (retrospective). This planning application is one of four being currently considered and therefore must be assessed along side the following applications F/2000/2756, F/2000/2775, & F/2000/2776.

No. 386 London Road has an existing permission for a single storey rear extension to extend the existing kitchen and create a utility area. Subsequently there was an additional planning consent F/1999/0069, which was approved on the 9th February 2000 to extend at first floor above the permitted ground floor rear extension.

The current proposal being considered is to extend the rear elevation of the house, which includes the kitchen /breakfast area at ground floor level, a bedroom and a bathroom at first floor and a study in the roof further to the rear of the property. The proposed projection overall is a 1.4 metres compared with 0.5 metres which was approved, a difference of 0.9 metres to the rear.

No. 384, to the west, 2 storey detached neighbour. Main windows at ground floor and at first floor face rear garden, there is an obscured glazed kitchen window on flank elevation only. Footprint set forward of No. 386, towards road and positioned 8 metres from proposal. Due to the orientation and distance away the occupants of this property will not be overlooked or would the proposal be overbearing.

No.388, to the east, 2 storey detached neighbour. This neighbour is concerned (see letter) that due to the extra depth of the extension built they feel they are overlooked by the windows in the flank elevation of the proposal, which consist of a obscured glazed shower room at first floor level and a roof light over the breakfast area. This neighbour is also concerned that the extension has cut out their light.

Main windows at ground floor and at first floor face rear garden, extended to the rear mid way along the rear elevation with a single storey conservatory, there are no windows in the flank elevation of this property. The footprint is set back of No. 386, slightly. It is considered that due to the Council's guidelines for daylight, as set out in the BRE report 'Site Layout Planning for Daylight and Sunlight, A Guide to Good Practice', there will be no loss of light to habitable rooms.

Nos. 380, & 382, London Road, neighbours (see letters on file) they both have concerns about over development of the site and think that the immediate neighbours light will be affected.

**2) Impact on street scene /visual impact.**

The proposal will not be visible from the road. The materials match the existing house, therefore no impact upon visual amenity of the area – considered acceptable.

Earley Town Council had no objections.

District Cllr. Lissaman was quite happy with my recommendation for approval.

**Recommendation : Approval: [ ]** **Refusal : [ ]**
(tick appropriate box)

C/179/AM/P


**Planning Inspectorate**
Department of the Environment
Room 1404 Tollgate House Houlton Street Bristol BS2 9DJ
Telex 449321
Direct Line 0272-218 927
Switchboard 0272-218811
GTN 1374


J Achim Jaeger RIBA
75 Wantage Road
READING
Berkshire
RG3 2SN

Your reference
8906

Our reference
T/APP/H0330/A/90/162375/P4

Date
24 JAN 91

ACKNOWLEDGED
FILE No.

Sir

TOWN AND COUNTRY PLANNING ACT 1990, SECTION 78 AND SCHEDULE 6
APPEAL BY MR D SINGH
APPLICATION NO: 34562

1. I have been appointed by the Secretary of State for the Environment to determine the above mentioned appeal. This appeal is against the decision of the Wokingham District Council to refuse planning permission for the conversion of an existing detached garage into a "Granny" flat at 386 London Road, Earley, Reading. I have considered the written representations made by you and by the Council. I have also considered those representations made directly by other parties and interested persons to the Council which have been forwarded to me. I inspected the site and its surroundings on 13 November 1990.

2. From the written representations made and my inspection of the site and its surroundings, I consider that the main issues in this appeal are a. the impact of the proposal upon the character and appearance of the surrounding residential area and b. the implications for neighbours living conditions with particular reference to privacy, overlooking and noise and disturbance.

3. No 386 London Road is a detached, 4 bedroomed house in a mature residential area. The dwelling has been previously extended and has a substantial, enclosed rear garden. The appeal proposal comprises the conversion of a former garage and store, located on the eastern boundary of the plot approximately 5 m to the rear of the house, to a detached "granny flat" for occupation by your client's mother.

4. On the first issue, the Council refer to their Guidelines regarding provision of annexes for elderly persons and in particular the requirement that such an annexe should be well integrated with the existing building. In this respect the Council aim to ensure that a self contained unit capable of separate occupation from the main dwelling does not result, thereby lowering the standard of development in the area.

5. On behalf of your client, you submit that the existing structure is close to the main dwelling and its relationship to the garden of that dwelling would prevent separate occupation. Furthermore, you point out that the only access to the appeal site from the highway is via a narrow passageway alongside the garage of the main dwelling. You also consider that the need for accommodation for your client's mother has been substantiated.

6. Following my site visit, I am of the opinion that it would be difficult to extend the existing dwelling to provide a suitable single storey annexe, particularly as the house occupies virtually the full width of the plot. Moreover, the loft conversion referred to by other parties has limited headroom and I do not consider that the existing dwelling could be converted to provide suitable accommodation.

7. The proposal does not involve any significant external alteration to the existing structure and in my judgement the appearance of the area would not be harmed. I accept that bearing in mind the backland location of this garage and the close proximity of other rear gardens, an independent dwelling here would be inappropriate and out of character. In this case however, there would be no separate access and I am satisfied that the proposed accommodation could not easily be used as an independent unit. Moreover, a condition could be imposed to ensure that the accommodation is not used separately. In my view, the character of the area, which is represented by detached mature dwellings set in large enclosed plots, would not, therefore, be materially affected by the appeal proposal.

8. Turning to the second issue, I am mindful that the proposed accommodation would be located on the boundary of the property. However, no windows are proposed on the boundary face and the existing garden is well screened by walls, fences and hedging.

9. It would be possible to see the upstairs windows of the adjoining dwelling at 388 London Road from the proposed bathroom window. Nevertheless, the angle of incidence would be acute and I consider that the provision of translucent glass would ensure that the privacy of the neighbouring residents was not seriously affected.

10. Similarly, an upstairs rear window of 384 London Road would be visible from the proposed bed-sitting room window. Once again, however, the angle of incidence would be acute. In addition the sight distance would be in excess of 15 m and the width of view restricted by boundary structures, resulting in any loss of privacy being minimal.

11. With regard to a possible increase in noise and disturbance, I note that the appeal building is of substantial construction. The provision of ceilings and thermal lining, which has already been undertaken, would assist in reducing noise emitted from the building. In my judgement, the use of this structure as accommodation for an elderly person is unlikely to increase noise levels above that which would normally be expected from uses associated with a building located in a rear garden, such as a workshop or children's playroom.

12. I therefore conclude that neighbours' living conditions would not be materially affected by this proposal and I shall allow the appeal.

13. Regarding conditions, I share the Council's view that occupation of the accommodation should be restricted in order to avoid an inappropriate form of development. I shall therefore restrict occupation to an elderly relative and also require that the accommodation shall not be used as a separate dwelling. In order to ensure adequate privacy for residents of 388 London Road, I shall require that the proposed bathroom window is glazed with translucent glass. I consider that the Council's suggested condition relating to variation of materials is unnecessary as the Authority has adequate powers of enforcement if the scheme is not carried out in accordance with submitted details.

14. I have taken account of all other matters raised in the representations but I find that they do not affect my conclusions on the planning issues involved. I have also noted your reference to various previous decisions quoted in the Journal of Planning Law and Encyclopaedia of Planning Law, but I have dealt with this case on its merits, as I have seen them.

15. For the above reasons and in exercise of powers transferred to me, I hereby allow this appeal and grant planning permission for the conversion of an existing

detached garage into a "Granny" flat at 386 London Road, Earley, Reading in accordance with the terms of the application (No 34562) dated 18 September 1989 and the plans submitted therewith, subject to the following conditions:

1. the development hereby permitted shall be begun before the expiration of 5 years from the date of this letter;

2. the accommodation hereby permitted shall only be occupied by an elderly relative of the householder. Upon it ceasing to be so occupied it shall then be used for domestic purposes ancillary to the enjoyment of the existing dwelling on the site;

3. the accommodation hereby permitted shall not be used as a separate dwelling;

4. the window of the proposed bathroom shall be glazed in translucent glass which shall be retained whilst the premises are being used as a "Granny" flat.

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

I am Sir
Your obedient Servant

M.P. Hill

M P HILL BSc MSc CEng MICE FGS
Inspector

DP

**CONDITIONS TO BE ATTACHED SHOULD THE INSPECTOR BE MINDED TO ALLOW THE APPEAL BY MR. D. SINGH, 386 LONDON ROAD, EARLEY.**

The development hereby permitted shall be begun before the expiration of five years from the date of this permission.(5)

REASON This condition is deemed to be attached by virtue of Section 41(1) of the Town and Country Planning Act, 1971.(3R)

All materials to be used in the elevations of the proposed development shall be as stated on the application form and approved drawings and shall not be varied without the prior written permission of the District Planning Authority.(14)

REASON To ensure that the development will be of satisfactory appearance.(9R)

The proposed self-contained unit hereby permitted shall only be occupied by an elderly and close relative of the householder. Upon it ceasing to be so occupied it shall then be used for domestic purposes ancilliary to the enjoyment of the exisiting dwelling on the site and shall not be occupied as a separate dwelling unit.

REASON In the interests of amenity and to avoid an inappropriate form of development.(176R)

INFORMATIVES:-

The Developer or Agent is requested to contact the Council's Engineer regarding the following informative(s). (669)

Full details of all foul and surface water drainage proposals shall be submitted to the Council's Engineer and approved by the District Council before commencement of the development.(671)

The developer shall have consultations with the Engineer to the Wokingham District Council at the earliest possible time regarding the drainage of the development.(673)

Surface water shall discharge to the existing surface water drainage system.(704)

Soakaways will not be permitted.(707)

# REFUSAL OF PLANNING PERMISSION

N

JLR

WOKINGHAM DISTRICT COUNCIL

LOCAL GOVERNMENT ACT, 1972

TOWN AND COUNTRY PLANNING ACT, 1971

To: MR D SINGH
C/O J ACHIM JAEGER
75 WANTAGE ROAD
READING
BERKS RG3 2SN

WOKINGHAM DISTRICT COUNCIL
COUNCIL OFFICES
SHUTE END
WOKINGHAM, BERKS., RG11 1BN

Application No. 34562 (F )

Proposal:
CONVERSION OF EXISTING DETACHED GARAGE INTO "GRANNY" FLAT
386 LONDON ROAD EARLEY

The Wokingham District Council in pursuance of their powers under the above Acts hereby REFUSE to grant planning permission in respect of the above development as described in the application and the accompanying plans submitted by you to the Council, for the following reasons:

01 The proposal envisages the conversion into a granny flat of an existing outbuilding detached from the existing house and this takes the form of a separate dwelling unit which will be an inappropriate form of development conflicting with the District Planning Authoritiy's policy and one which the Authority is not prepared to permit on a permanent basis.

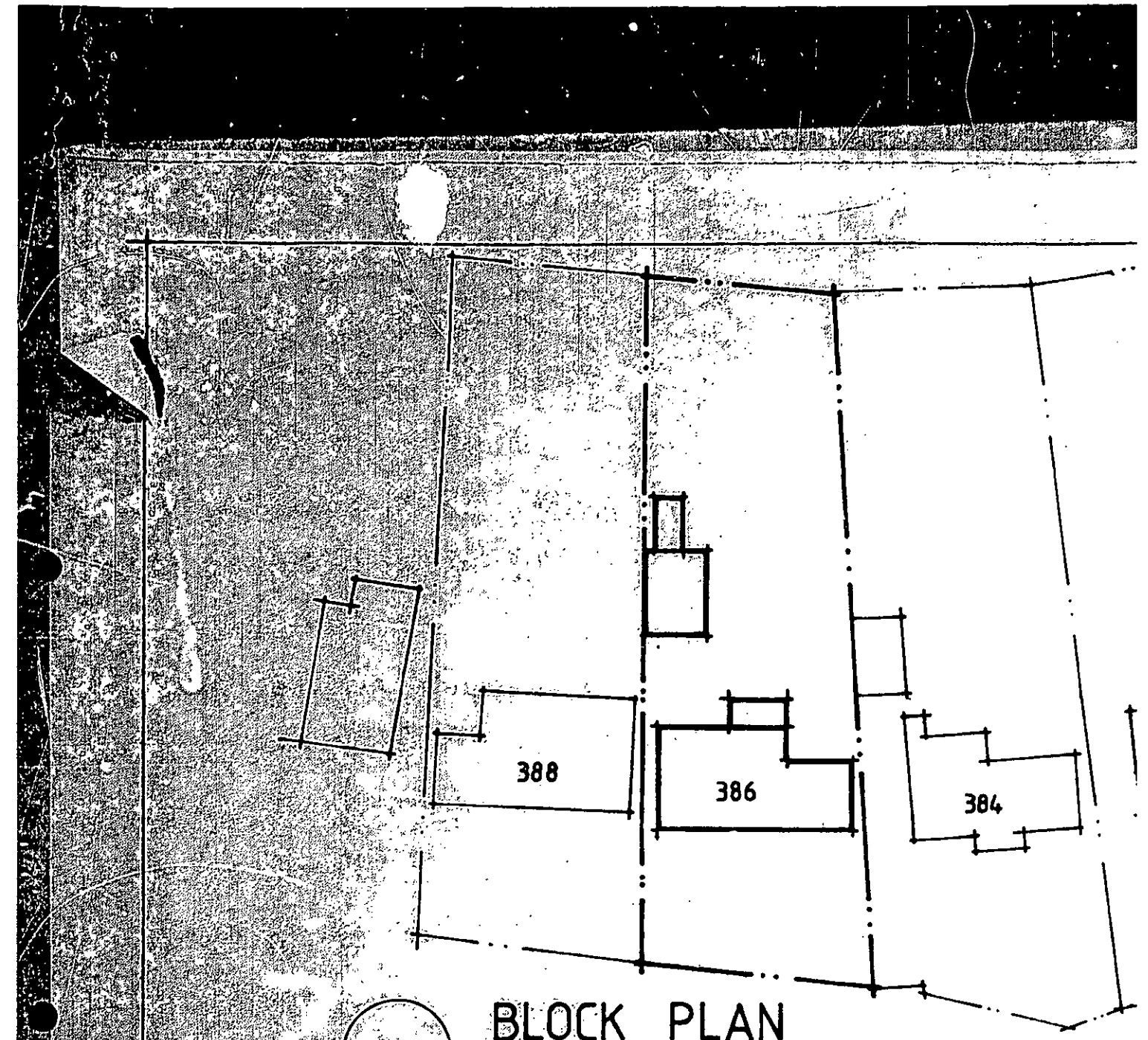
02 The separate occupation of the outbuilding for residential purposes would be likely to detract from the privacy and amenity of the occupiers of the neighbouring residential properties.

Date 16 FEB 1990

District Planning Officer

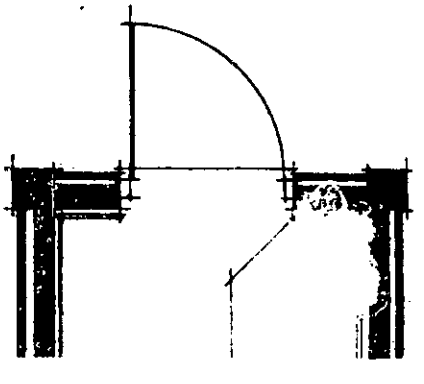
N.B. A statement of the applicant's rights is attached

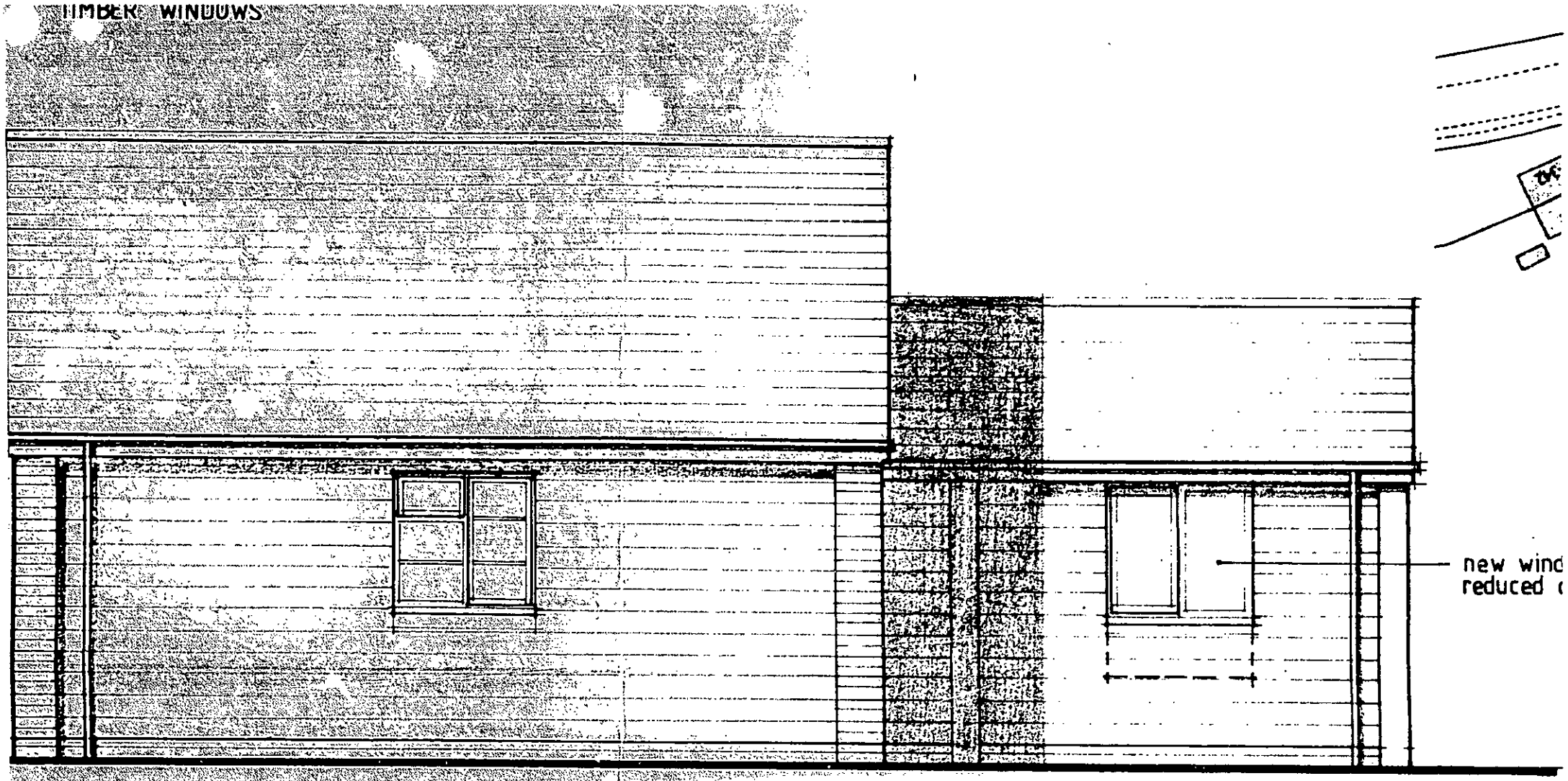
Would you please ensure that the Red Public Notice relating to this planning application which the Council sent to you to put on display is now removed, if this has not already been done. This will avoid any confusion by local residents as to whether further applications have been made, and will assist in keeping the countryside and townscapes tidy.



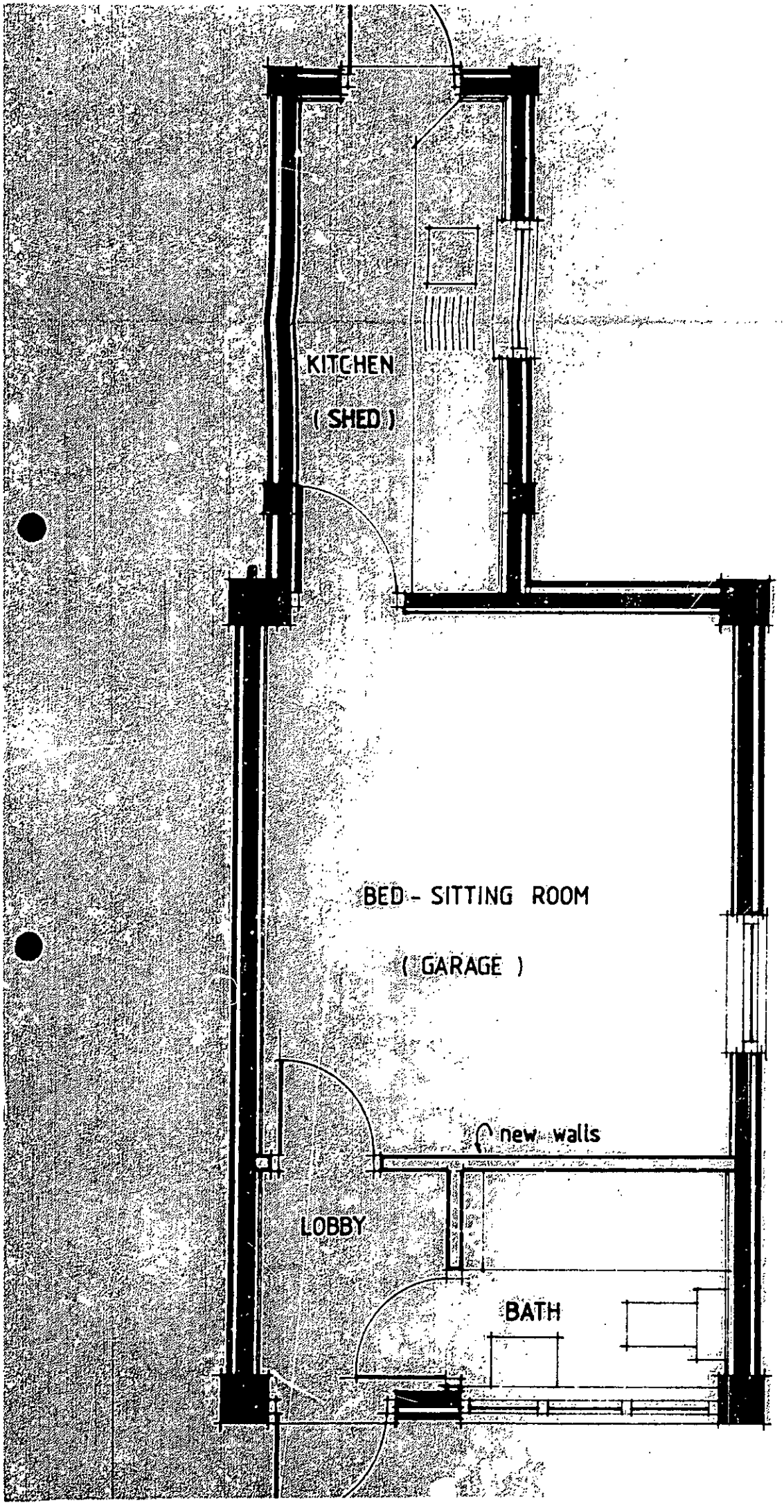

BLOCK PLAN

1:500






SIDE ELEVATION


KITCHEN
( SHED )
BED - SITTING ROOM
( GARAGE )
new walls
LOBBY
BATH

| Applicationo | Name & Address |
| --- | --- |
| F/2000/2775 | Mrs J Wilson<br>384 London Road<br>Earley<br>Reading RG6 1BA |
| F/2000/2775 | Mr & Mrs Jones<br>378 London road<br>Earley<br>RG6 1BA |
| F/2000/2775 | R Cooke & L Moodie<br>380 London Road<br>Earley<br>Reading<br>RG6 2BA |

App refused letter
Sent 14.02.01

**WORK SHEET FOR :** Andrew Thorley

**Application Number :** F/2000/2775

**Applicant :** Mrs Kaur C/O Kalsi Associates.

**Location :** 386, London Road, Earley, Reading.
**Proposal :** Proposed rear dormer extension to dwelling to form access to loft room (Retrospective)

**Site Notice Displayed ? :**

| YES | NO | DATE |
|---|---|---|
| | ✓ | 12/12/00 |

**Date of Neighbour Notifications :** .....

**Date of Site Visit :** 22/12/00

**Date Registered : 06/11/2000**

**Earliest Date for Decision : 11/12/2000**

**Latest Consultation Date/Site Notice Expiry Date : 11/12/2000**

**This application will have expired on: 01/01/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.**

**Consultation Responses :**

Earley TC (Town Council): See comments on file

Neighbours: 3 letters of objections + 1 letter of support.

District Councillor: Cllr Lissaman (wishes it to be refused)

**Planning Issues :** (identified settlement)

1) Neighbours
2) Streetscene.

Application Number: F/2000/2775
Appraisal:

**1) Impact on neighbouring properties**

The proposal is for retrospective a rear dormer extension to a 2 storey previously extended detached house to form staircase access to an existing loft room, (retrospective). This planning application is one of four currently being considered and therefore must be assessed along side the following applications F/2000/2755, F/2000/2756, & F/2000/2776.

The flat roofed dormer (blind dormer) is located on the existing side hip slope (south west elevation) of the rear 2 storey pitched roof. It is 4.4 metres wide and 2.1 metres high, (above the eaves level of the first floor roof). It projects 2.6 metres from the existing main ridge of the roof (at the rear of the property) and is set 0.1 metres below the main ridge. Constructed in block/ brickwork and rendered over and painted white to match the existing render at first floor level. There is a small window in the north west elevation of the dormer. But does not overlook neighbouring properties.

No. 384, to the west, 2 storey detached neighbour. Main windows at ground floor and at first floor face rear garden, there is an obscured glazed kitchen window on flank elevation only. Footprint set forward of No. 386, towards road and positioned 8 metres from proposal. It is considered that due to the Council's guidelines for daylight, as set out in the BRE report 'Site Layout Planning for Daylight and Sunlight, A Guide to Good Practice', there will be no loss of light to habitable rooms.

No.388, to the east, 2 storey detached neighbour. This neighbour is unhappy (see letter) with the flat roof extension, in that cosmetically it appears ugly and is not in accordance with the existing row of houses along London Road.

No. 380, & 382, London Road, to the east, 2 storey detached neighbours, approximately between 25 & 35 metres away. Both neighbours are unhappy (see letters on file), in that the dormer towers over surrounding properties, and looks totally out of place. The neighbour at No. 380 says the additional "velux" roof light located on the south west elevation of the rear pitched roof overlooks their patio.

**2) Impact on street scene /visual impact.**

The proposed side dormer extension is quite prominent and intrusive in the street scene. It breaks up the roofscape of the existing detached properties along the road and is visible from No.2, Hilltop Road over 100 metres away to the southwest. No other dormers of this type and design have been constructed in the area.
This ~~would have~~ has a detrimental effect on the character and appearance of the area. The proposal ~~would~~ therefore is contrary to WDLP policy WBE1.

Earley Town Council were concerned, they felt the plans were inaccurate, and did not appear to take into account all the various works which had already taken place on site.

agreed

District Cllr. Lissaman ~~was quite happy with my~~ recommendation for refusal.

**Recommendation : ~~Approval~~ [ ]** **Refusal : [ ]**
(tick appropriate box)

**Application Number:** *F/2000/2775*
**~~Conditions~~/Reasons for Refusal**

| No | Std Con | Std Reas | ~~Non-Std Conditions~~ / Reasons for Refusal |
|---|---|---|---|
| | | | |

*The proposed rear dormer extension is prominent and intrusive in the street scene. It breaks up the roofscape of the existing detached properties along the road.*

*This has a detrimental effect on the character and appearance of the area. As such it is, therefore, contrary to Policies LBE1 & LBE2 of the Loddon Area Local Plan and Polices WBE1 & WOS3 of the Wokingham District Local Plan Deposit Draft 1997.*

| | | | |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

| | |
|---|---|
| **Informative for approvals** | |
| **N16** | |
| **LODDON AREA LOCAL PLAN POLICIES:** | *LBE1/2,LTV1/6* |
| **~~SOUTH EAST AREA LOCAL PLAN POLICIES~~:** | |
| **WOKINGHAM DISTRICT LOCAL PLAN POLICIES:** | *WOS2/3, WBE1* |
| **~~GREEN BELT LOCAL PLAN POLICIES:~~** | |
| **BERKSHIRE STRUCTURE PLAN POLICIES:** | *EN1* |
| **~~MINERALS LOCAL PLAN POLICIES:~~** | |

[redacted]
6/2/07

# RECORD OF SITE VISIT

SITE ADDRESS: 386 London Road
Earley Reading.

APPLICATION NUMBER: F/2000/2775

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 22/12/2000

1 SITE/STATUTORY NOTICE DISPLAYED ? No.

2. DESCRIPTION OF SURROUNDINGS

Residential – A4 Reading Road

3. DESCRIPTION OF SITE/BUILDING

2/3 storey extended detached house.

4. RELATIONSHIP TO ADJOINING PROPERTIES

Refer to plans

5. SITE CONSTRAINTS

TREES — N/A

ACCESS/PARKING —

LEVELS —

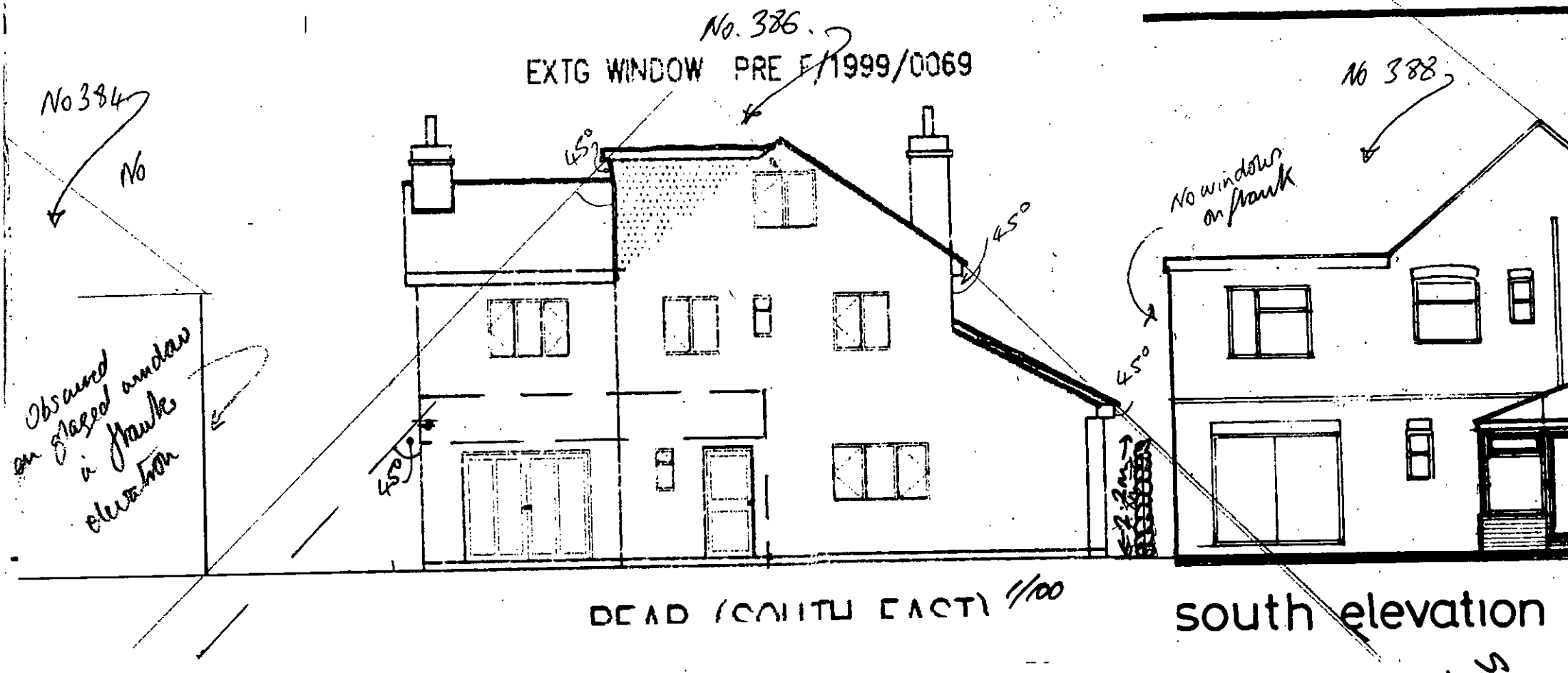
BOUNDARY TREATMENT — No 388 → 2.2m high ledge & 1.8m high boundary

OTHERS — No 384, 1.6m fence

— Rear boundary.

Nb Blind Dormer can be seen from Mill Top Road. No 2.

Site Notes




REAR (SOUTH EAST) 1/100

south elevation

Site Notes

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

Tel: 0118 974 6441

Date: **17 November 2000**

My ref: F/2000/2775

**CONFIDENTIAL**

Councillor Storry
50 Church Road
Earley
RG6 1HT


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


Dear Councillor

**Application Number: F/2000/2775**
**386, London Road, Earley, Reading.**
**Proposed rear dormer extension to dwelling to form access to loft room (Retrospective)**

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

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

If you have any questions please do not hesitate to contact **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

*John Mitchell*

John Mitchell
Development Control Manager

---

**LISTING FORM**

Case officer: **Andrew Thorley** Application Number: **F/2000/2775**
**386, London Road, Earley, Reading.**
**Proposed rear dormer extension to dwelling to form access to loft room (Retrospective)**
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Storry

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

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

Tel: 0118 974 6441

Date: **17 November 2000**

My ref: F/2000/2775

**CONFIDENTIAL**

Councillor Lissaman
46 Palmerstone Road
Earley
RG6 1HL


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


Dear Councillor

**Application Number: F/2000/2775**
**386, London Road, Earley, Reading.**
**Proposed rear dormer extension to dwelling to form access to loft room (Retrospective)**

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

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

If you have any questions please do not hesitate to contact **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

*John Mitchell*

John Mitchell
Development Control Manager

---

**LISTING FORM**

Case officer: **Andrew Thorley** Application Number: **F/2000/2775**
**386, London Road, Earley, Reading.**
**Proposed rear dormer extension to dwelling to form access to loft room (Retrospective)**
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Lissaman

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

**Received by Wokingham District Council**

# Application No: F/2000/2775

**PROPOSAL:**
Proposed rear dormer extension to dwelling to form access to loft room (Retrospective)

**LOCATION:**
386, London Road, Earley, Reading.

**The application is available for inspection at the locations & during the times detailed below:**

**WOKINGHAM DISTRICT COUNCIL, PLANNING RECEPTION, SHUTE END, WOKINGHAM between 8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday.**
**(TEL: (0118) 974 6428)**
**OR**
**WOODLEY LIBRARY, HEADLEY ROAD, WOODLEY between 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. (closed all day Wednesday). If you intend to view this application at Woodley Library or Earley Town Council (see details above & below) please allow 4 days from the date of this notice for delivery of plans.**
**OR**
**EARLEY TOWN COUNCIL, RADSTOCK HOUSE, RADSTOCK LANE, EARLEY between 9.00am – 1.00pm & 2.00pm – 4.30pm Monday to Friday.**
**(TEL: (0118) 986 8995)**

**Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Andrew Thorley P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 11/12/2000. Written comments submitted will become available for public inspection.**

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

**Head of Planning and Transportation**

**17 November 2000**

# ADDITIONAL NEIGHBOUR CONSULTATION SHEET

**APPLICATION NUMBER: F/2000/2775**
**CASE OFFICER: Andrew Thorley**

| ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION | NUMBER OF DAYS FOR RESPONSE | DATE LETTER ISSUED (for Admin use) |
|---|---|---|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

Tel. 966 1272

Your reference:

P/3/MB/AB/AF2

HOVOC HOUSE
385 LONDON ROAD
EARLEY
READING
BERKS RG6 1BA

| PLANNING SERVICES | HPT |
|---|---|
| POL | TLS |
| DC | ENF |
| APP | |
| CS OBS | AF |
| 22 NOV 2000 | |
| COPIES TO: | ACK: |
| | FILE: |

Nov 20, 2000.

Dear Sir,

I write regarding Planning Application F/2000/2755 and F/2000/2756 at 386, London Road, Earley.

I do have some observations regarding the building that has already taken place, in itself a rather strange situation. The building is far larger than I had been led to believe. The extension to the rear comes out three times as far as had been suggested in the plans (1.38 metres as opposed to 0.45 metres) It also has two windows in the side elevation whereas no windows appeared in the original plans.

HOWARD HOUSE
53-60 HAYMARKET
LONDON SW1Y 4RP
TEL: 01-930 1066
TELEX: 915693 TRADE G

As a consequence, my property is now overlooked from next door and much more of my light has been taken than I had expected. Had the plans, at the outset, indicated what has actually taken place, I would have objected.

At a cosmetic level, the building is ugly and not in accordance with the existing row of houses at this end of Hordon Road. Part of this observation is based on the flat-roofed extension at the top of the development, which I understood was not part of the original plans.

I think it would be a sad day were people to be allowed to build willy nilly and not be made liable for transgressions. What would then be the point

of submitting plans and seeking planning permission?

The whole situation is a serious one as it is bound to call into question the whole area of good neighbourliness. Nevertheless I do object most strongly to the eyesore at 386 and that I have lost light and privacy.

Should you wish to clarify any of the above matters, please do feel free to contact me.

Yours sincerely,

Paul Bodinetz

(PAUL BODINETZ)

## Andrew Thorley

**From:** Jennifer Lissaman [jennifer_lissaman@hotmail.com]
**Sent:** 11 January 2001 11:28
**To:** Andrew.thorley@wokingham.gov.uk
**Subject:** 386 Wokingham road

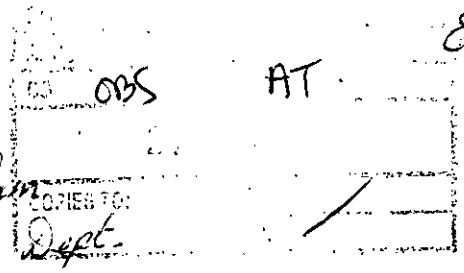
Andrew, I have had residents talking to me about these retrospective applications, and I think that I need to know what has been going on here! I have actually seen the plans at Earley town council, but found them mightily confusing. I have a feeling that I might want to list these, (even thought the time limit on your consultation letter has past)but I would like to talk to you first. Would you give me a call please - on 0118 9535711
many thanks
Jenny Lissaman

Get Your Private, Free E-mail from MSN Hotmail at http://www.hotmail.com.

384 London Road
Earley. Reading
RG6 1BA
Dec 22nd 2000.

OBS AT

COPIES TO:



Wokingham
Planning Dept.

F. 2000/2755. AT
F. 2000/2756. AT 386. London Road.
F. 2000/2775 AT Earley. RG6 1BA
F. 2000/2776. AT

Dear Sirs,

A planning officer called today regarding the above building applications.

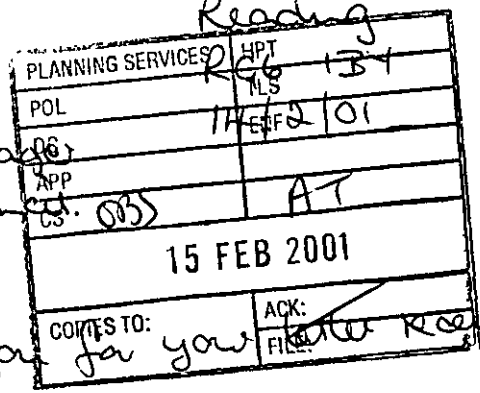
I wrote to your Office earlier in the year regarding these plans, stating I had no objections to these plans.

The officer who called today stated they had no record of my views. So this letter re-affirms my opinion on the above applications.

No Objection.

Yours Faithfully
Joan Wilson (Mrs)

3 Hilltop Road
Re Application No: F/2000/2756 Earley
Reading




Development Control manager
Wokingham District Council

Dear Mr Mitchell,

Thank you for your letter received this morning.

Our objection was not to a single storey conservatory being added to the house at 386 London Road, Earley, but to an extension of three levels right up the the highest point of the roof - already built!

Yours Sincerely,

Jean M. Lambourn

received after decision made 06/02/01
please file on F/2000/2775.

PLANNING SERVICES | HPT
POL | CS
DC
APP
CS 035 AT
24
COMMENTS

3, HILLTOP R.
EARLEY
READING
R66 1B

PLANNING APPLICATION
No. F2000/2736

DEAR SIR,

REGARDING THE APPLICATION.
AT 386 LONDON RD.

I AM TOTALLY AGAINST PLANNING PERMISSION AT THIS BUILDING.

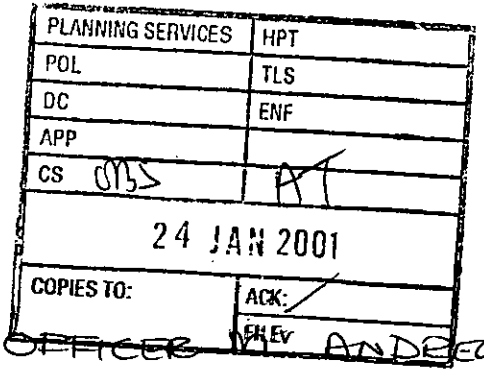
THEY HAVE SEEMED FIT TO TOTALLY DISREGARD THE PLANNING PERMISSION WHICH WAS REFUSED AND CONTINUED TO BUILD UP, AND OUTWARDS.

THEY SHOULD BE MADE TO DISMANTLE THAT PART, OF WHICH PERMISSION HAS NOT BEEN GRANTED.

I HOPE THIS WILL BE DEALT WITH FORTHWITH.

YOURS SINCERLY

C.S. LAMBOURN.




Mr & Mrs Jones
378 London Road
Earley
Reading
Berks RG6 1BA

To the PLANNING ~~OFFICER~~ ANDREW THORLEY

**Re: Extension to 386 London Road,Earley, Reading**

We object VERY strongly to the HIDEOUS *THREE* STORY EXTENSION ETC that has been erected, contrary to any planning permission given, at the rear of the building at the address above. It is an EYESORE and therefore we know it is going to devalue our own property.

**Application Number: F/2000/2775**
Rear DORMER extension to dwelling to form access to loft room.
Description of DORMER-Projecting upright window in a SLOPING ROOF.
In NO way do these plans look/are anything like the above description. We feel that this is NOT a dormer extension but another ROOM extension making this a 3 storey extension. In no way is this to provide just access to the *loft room.
*Did they not need planning approval for the loft extension?? It stipulates in "Building Regulations" explanatory booklet pg 6 item 7 that YES you DO need approval for a loft conversion. NO planning has been applied for.

**Application Number: F/2000/2776**
Erection of Garden Shed.
We think not 1) a double skinned walled EXTENSION 2) attached to an existing 'Granny Annex'. This we feel is no 'Garden Shed' and is going to be used as an extension to this so called 'Granny Annex'. Planning was granted for this annex under the stipulation that "it was ONLY to be used as living accommodation for his/her elderly mother". But if you inquire it has recently been being rented out as accommodation to a member of the public!! (This will be on Council records as they had to reinforce the planning stipulations).We're also in a quandary as to why they should need a garden shed, as they do not have enough garden left to need such a LARGE STORAGE SPACE for any garden furniture/utensils.

**Application Number: F/2000/2755**
Two storey rear extension to dwelling.
The extra 1.38m that the applicants have gained added together over this 3 storeyed extension surely amounts to a very large OVERDEVELOPMENT of this site. It now imposes itself so far out from the original building it restricts neighbours light, does this not come into consideration??

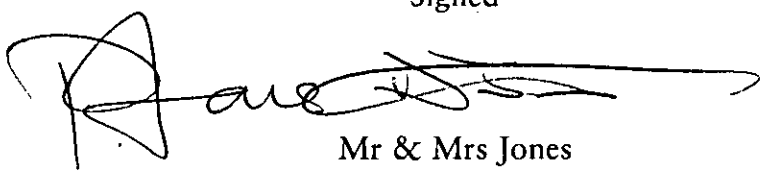
**Application Number: F/2000/2756**
Single storey rear extension to dwelling to form a conservatory.
Adding together the TOTAL living accommodation that this dwelling now consists of we just cannot see how approval for EVEN MORE can be given - even less recreational/garden space will be left making the need for such a huge 'Garden Shed' even more questionable.

Us and various neighbours have experienced a great amount of concern/hassle from Wokingham Council when wanting to add SMALL extensions to our various proper-

ties, we are absolutely flabbergasted that these people even got planning permission for the LAST application. We have recently had to replace the roof on our garage, and the amount of questioning/enquiring etc concerning this makes the above applications absolutely out of the question.
We are also stunned about the information that you DO NOT need to place the orange application forms in a visible place if the architect does not wish it, even when mentioning it to well informed people at the Wokingham Council Offices in Radstock Lane they expressed surprise!!

We thought that BUILDING CONTROL existed to stop people being able to get away with erecting such a hideous structure, a structure that is going to be detrimental to all neighbouring properties !!

Signed



Mr & Mrs Jones

By Hand 26/01/2001

**WOKINGHAM DISTRICT COUNCIL**

| | |
|---|---|
| PLANNING SERVICES | HPT |
| POL | TLS |
| DC | ENF |
| APP | |
| CS OBS | AT |
| 29 JAN 2001 | |
| COPIES TO: | ACK: |
| | FILE: |

380 LONDON ROAD
EARLEY
READING
RG6 2BA
Address Line 1
Address Line 2
City, State/Province Postal Code
Country

PhJohn Mitchell
Development Control Manager
Environmental Services Department
Shute End
Wokinghamone 555-1234

Your Ref. F/2000/2775,2776,2755,2756 386 London Road

Dear Mr. Mitchell,

We would like to object to the above planning app;ications for the following reasons:

Application 2775 - Proposed rear dormer extension
This flat roof 2nd. storey development towers over surrounding properties,and looks totally out of place. The addition of a "Velux" type roof window takes away our privacy as it overlooks our patio area.

Application 2776 - Proposed erection of a garden shed
I have serious concerns about the intended use of this building. It joins an existing "granny annexe" which is built in the garden,and would appear to be built to a "habitable" standard. Given the size and nature of the construction of this "shed",is it really likely to be used solely for the storage of garden tools? Even if conditions of use restrictions were to be placed on this development, it would be extremely difficult if not impossible to police and enforce. It also appears considerably larger than the 4 metres shown in the retrospective planning application.

Application 2755 / 2756
I object to these two planning applications on the grounds that the site has already been over developed. The property does not adequate parking facilities to support this level of development, as it would appear that the garage has been subject of some conversion (not specified in the plans as far as I am aware), and can no longer accomodate a car.

We did not object to the last planning application, but the end result of of this latest building work bears absolutely no resemblance to the original plans that were submitted and passed . Had planning permission been sought for these new additions that now exist, we most certainly would have opposed it most vehemently. To carry on regardless and build these extensions prior to obtaining planning permission , has denied us the right to have a say in the environment that surrounds us , and has imposed their wishes upon their neighbours without the opportunity for debate or discussion . It should also be noted that the normal orange planning notices generally associated with planning applications, were not displayed on this occasion ,and that this action alone shows no respect for the views of others

Yours sincerely ,

R.Cooke & L.Moodie .

FROM: Andrew Thorley

DATE: 17 November 2000

37911.
FOL
DC
APP
CS
COPIES TO:

## EARLEY TOWN CONSULTATION SHEET

**Application Number:** F/2000/2775

**Proposal:** Proposed rear dormer extension to dwelling to form access to loft room (Retrospective).

**Site Address:** 386, London Road, Earley, Reading.

**Applicant:** Mrs Kaur C/O Kalsi Associates.

Your observations are required in respect of this application **by 11/12/2000** .

---

As with application F/2000/2776, Councillors were extremely concerned about this application. And again felt that the plans appeared to be inaccurate, and did not appear to take account of the all various works which have already taken place on the site.

Whilst it is understood that the District Council normally looks at each planning application on its own merits, it was felt that the batch of retrospective applications on this site should be looked at collectively. It was felt that together they represented an overdevelopment, and that with the total building works at the site taking up a considerable area in the back garden, there would be a lack of recreational provision in this area for future occupiers of the house.

SIGNED: _____ DATE: 14 DEC 2000

Clerk To Earley Parish/Town Council.

Tel. 0118 974 6441 (Direct Line)
E-mail:
Date. 21 March, 2001
My ref. AJT/JRM/F/2000/2775
Your ref. PI/4014/MJB/EMJ

Mr. R. Raymond
Town Clerk & Treasurer,
Earley Town Council,
Council Offices,
Radstock Lane,
Earley,
Reading,
RG6 5UL.

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) 977 8909
DX: 33506 – Wokingham

Dear Mr. R. Raymond,

**RE: DORMER EXTENSION (RETROSPECTIVE) – 386, LONDON ROAD, EARLEY.**

Thank you for your letter dated the 19th March 2001.

We have been in correspondence with Kalsi Associates agents for the applicant at the above address and I understand that they will be appealing against the refusal decision.

If the inspector's decision were upheld, then it would be at that point, the enforcement officer would consider whether enforcement action should be taken to remove the structure.

I hope this answers your question.

Yours sincerely,

JOHN MITCHELL
Development Control Manager

# EARLEY TOWN COUNCIL

*Town Clerk & Treasurer*
RICHARD RAYMOND D.M.A., A.C.I.S.

Council Offices,
Radstock Lane,
Earley,
Reading, RG6 5UL

Tel. No. (0118) 986 8995
Fax No. (0118) 975 6681

41412

AT

OBS

My Ref:
Your Ref: P1/4014/MJB/EMJ

19 March 2001

Dear Sir

**Planning Application F/2000/2775 – Dormer Extension (retrospective) – 386 London Road**

At a recent meeting of the Town Council's Planning Committee Councillors were advised of the District Council's decision to refuse planning permission for the retrospective application for a dormer extension at 386 London Road.

As a result of the discussions which took place, I have been requested to ask for confirmation at what stage the Planning Enforcement Department is likely to become involved in this matter.

Thanking you in anticipation of your assistance and I look forward to hearing from you in due course.

Yours sincerely,

Maddy Brooker

**Deputy Town Clerk**

Planning Enforcement,
Wokingham District Council,
Shute End,
Wokingham, Berkshire

e.Mail: townclerk@earleytc.co.uk
Web site: www.earleytc.co.uk

Tel: (0118) 9746454 (Direct Line)
Fax: (0118) 974 6484
Email: Mike.Evans@wokingham.gov.uk
Date: 13.3.2001
My ref: RFS

Kalsi Associates
6 Devonshire Park
Shinfield Road
Reading
Berkshire
RG2 7DX

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

DORMER EXTENSION, 386 LONDON ROAD, EARLEY:
APPLICATION NO F/2000/2775

Dear Sir

I am writing to you following refusal of the above retrospective application for plannng permission. Unless your client is willing to remove the structure within the next month I will have no alternative but to consider taking formal enforcement action.

Please let me know within 7 days what your client's intentions are?

Yours sincerely

Mike Evans

Team Leader Enforcement

# WOKINGHAM D.C. DEVELOPMENT CONTROL

| | |
|---|---|
| Start date: 6/11/00 | Map No. 41 Site 0.06 |
| Officer: AT | Application No. F/2000/2775 |
| | Easting: ..... Flood Pln ..... |
| | Northing: ..... Mineral ..... |

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

Description:
(F) PROPOSED REAR DORMER EXTENSION TO DWELLING TO FORM ACCESS TO LOFT ROOM (RETROSPECTIVE)

Location: 386 LONDON ROAD

Parish: EARLEY Ward: Whitegates 17.11.2000 [illegible]

Applicant: MRS KAUR

Fee Received 95-00 (12) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☑ tick if required

**Additional information required for validation**

| | | Reason | Requested | Received |
|---|---|---|---|---|
| 1 | 1:2500 OS location plan showing property edged in blue/red | | | |
| 2 | 1:500 block plan showing existing & proposed dev. + adj. Properties | ~~Position of dormer not shown on plan.~~ | | |
| 3 | Forms unsigned | | | |
| 4 | Correct S 66 certificate | | | |
| 5 | Elevation plans | NW elevation of dormer required. | | |
| 6 | Floor plans | | | |
| 7 | Metric scale disclaimer | | | |
| 8 | Encroachment letter | | | |
| 9 | Miscellaneous | NB. app no 1999/0069 not showing up on history cards | | |

APPLN NO. _____

## ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

---

Date Site Notice Sent : 17.11.2000 Parish Council Informed - YES / NO

### INTERNAL CONSULTATIONS

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

### EXTERNAL CONSULTATIONS

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

---

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

### HERITAGE BODIES

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

---

### OTHERS:

.....
.....
..... No pre-app. .....

### NEIGHBOURS:

..... S/N + 699, 701, 703 London Road .....
..... 1 Shepherds Hill ✓ .....
..... 384, 388 London Road .....
..... 117, 119 Pitts Lane .....
.....
.....
.....
.....
.....

ADDRESS 386 LONDON ROAD PARISH EARLEY

PLOT No. Old Property ORD. SHEET No. SU. 747

BUILDER

| Plan No. | Applicant | Description of Development | Date of Decision | Decision |
|---|---|---|---|---|
| 35/54 | Mr. H. Harding | Garage | 9/2/54 | App. |
| R/365/70 | Mr. A. Miller | Two Storey Extension | 3/9/70 | App. |
| PD/541/70 | " | Lounge extension | 29-10-70 | App- |
| R/540/70 | " | First Floor Addition | 26.11.70 | App- |
| 34562 APPEAL | MR. D. SINGH | GARAGE TO GRANNY FLAT | 14.2.90 | |
| BRA 10019 | " | " | 20.2.91 | APP |
| 96/63751/F | MR. S. KAUR | S/ST. EXTENSION | 6.6.96 | G |
| FP96/5536 | " | " | 26.7.96 | APP |
| | | | | |
| | | | | |

~~DATE OF COMPLETION~~ PD ENQ. - EXTENSION - 12.6.95

MINISTRY DECISION 34562 - APPEAL ALLOWED - 29.1.91

SPECIAL ORDERS

DRAINAGE

1789/a

# SECTION 66 CERTIFICATE

WOKINGHAM DISTRICT COUNCIL

Application No.

06.NOV.2006+ 2775

**Please fill in both Certificate A, B, C or D and the Agricultural Holdings Certificate. Delete sections not relevant.**

(a) "Owner" means a person having a freehold interest or leasehold interest the unexpired term of which is not less than 7 years.

**OR**

+ See Note (a) to Certificate A

**OR**

(b) Insert description of steps taken.

(c) Name of local newspaper circulating in the area where the land is situated.

(d) Date of publication (which must be not earlier than the beginning of the period of 21 days ending with the date of the application).

## CERTIFICATE A

I certify that:

at the beginning of the period of 21 days ending with the date of the accompanying application, nobody, except the applicant, was the owner of (a) of any part of the land to which the application relates.

## CERTIFICATE B

I certify that:

I have/The applicant has* given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

| Owner's(a) name | Address at which notice was served | Date on which notice was served |
|---|---|---|

## CERTIFICATE C

I certify that

- I/The applicant* cannot issued a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the accompanying application.

- I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

| Owner's(a) name | Address at which notice was served | Date on which notice was served |
|---|---|---|

- I have/The applicant has* taken all reasonable steps open to me/him/her* to find out the names and addresses of the other owners (a) of the land, or of a part of it, but have/has* been unable to do so. These steps were as follows:

(b) .....

.....

- Notice of the application as attached to this Certificate has been published in the (c) .....

on (d) .....

1789/b

## CERTIFICATE D

I certify that

● I/The applicant cannot issue a certificate in accordance with paragraph (a) of Section 66 of the Act in respect of the accompanying application.

OR

● I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows:

(b) . . . . . .

. . . . . .

● Notice of the application as attached to this Certificate has been published in the (c) . . . . . .

on (d) . . . . . .

(b) Insert description of steps taken

(c) Insert name of local newspaper circulating in the area where the land is situated.

(d) Insert date of publication (which must not be earlier than the beginning of the period of 21 days ending with the date of the application).

## ALL APPLICANTS MUST COMPLETE THIS SECTION

### Agricultural Holdings Certificate

*One or other section must be crossed through as not applicable.*

If any of the site is part of an area of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

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

OR

● I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

| Tenant's name | Address at which notice was served | Date on which notice was served |
|---|---|---|

Signed . . . . . .

On behalf of . THE APPLICANT . . . . . .

Date . . . . 28th October 2000 . . . .

**TOWN AND COUNTRY PLANNING ACT, 1990**
**TOWN & COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988**
*Certificate under Section 66*

Rec'd 1.00pm 3.11.00

1769a

# WOKINGHAM DISTRICT COUNCIL
# PLANNING APPLICATION

06.Nov.2000 PART 1

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

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

THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P O Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG40 1WR

FOR OFFICE USE ONLY

| | | |
|---|---|---|
| 1. | APPLICANT'S NAME | MRS J. KAUR |
| | ADDRESS | 386 LONDON ROAD<br>EARLEY READING, BERKS. |
| | POST CODE | RG6-1BA PHONE (0118) 966-6518 |
| 2. If the applicant has an agent, all correspondence will be sent to the agent | AGENT'S NAME | KALSI ASSOCIATES LTD |
| | ADDRESS | 6 DEVONSHIRE PARK<br>SHINFIELD ROAD, READING, BERKS |
| | POST CODE | RG2-7DX PHONE TEL: 0118 975-7988<br>FAX: 0118 975-7966 |
| 3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE. | SITE LOCATION | 386 LONDON ROAD<br>EARLEY READING |
| 4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used. | | ATTIC LEVEL DORMER TO REAR FOR IMPROVED ACCESS TO ATTIC STUDY (RETROSPECTIVE) |
| 5. Give the area in hectares or part of a hectare | AREA OF SITE | 0.064 Ha. |
| 6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee | OWNERSHIP | FREEHOLDER. |
| List all the plans and drawings submitted with the application | PLANS/DRAWINGS | 6 No. COPIES OF A2 DRAWING FOR PLANS, ELEVATIONS, BLOCK & LOCATION PLANS. |

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?
Tick the boxes(x)

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

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

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

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

| | | | |
|---|---|---|---|
| | | SITING | ☐ |
| EXTERNAL APPEARANCE | N/A. | DESIGN | ☐ |
| MEANS OF ACCESS | ☐ | LANDSCAPING | ☐ |

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

RESIDENTIAL

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

YES/~~NO~~ LONDON RD FRONTAGE

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

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

YES/~~NO~~ NONE AFFECTED

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

14. STATE EXTERNAL MATERIALS TO BE USED.

BRK & /OR RENDERED WALLS. TILED ROOF. - PITCHED FELTED " WHERE FLAT.

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

EXTG. HEDGES, FENCES & THE LIKE ALL RETAINED. NONE AFFECTED BY PROPOSAL.

16. HOW WILL SURFACE WATER BE DISPOSED OF?

EXTG.

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/~~NO~~

If no, please give details N/A

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

EXTG.
PEDESTRIAN & VEHICULAR ACCESS OFF LONDON ROAD SERVICE ROAD UNAFFECTED BY PROPOSAL.

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

N/A.

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

| | No. OF DWELLINGS/HABITABLE ROOMS PROPOSED | TO BE RETAINED | TO BE LOST |
|---|---|---|---|
| HOUSE | — 11 · 116 · — | | |
| BUNGALOW | | | |
| FLAT/MAISONETTE | | | |
| OTHER | | | |

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

~~YES~~/NO

* STATE No. OF HABITABLE ROOMS

If YES, complete Part 2 of the form

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

~~YES~~/NO

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

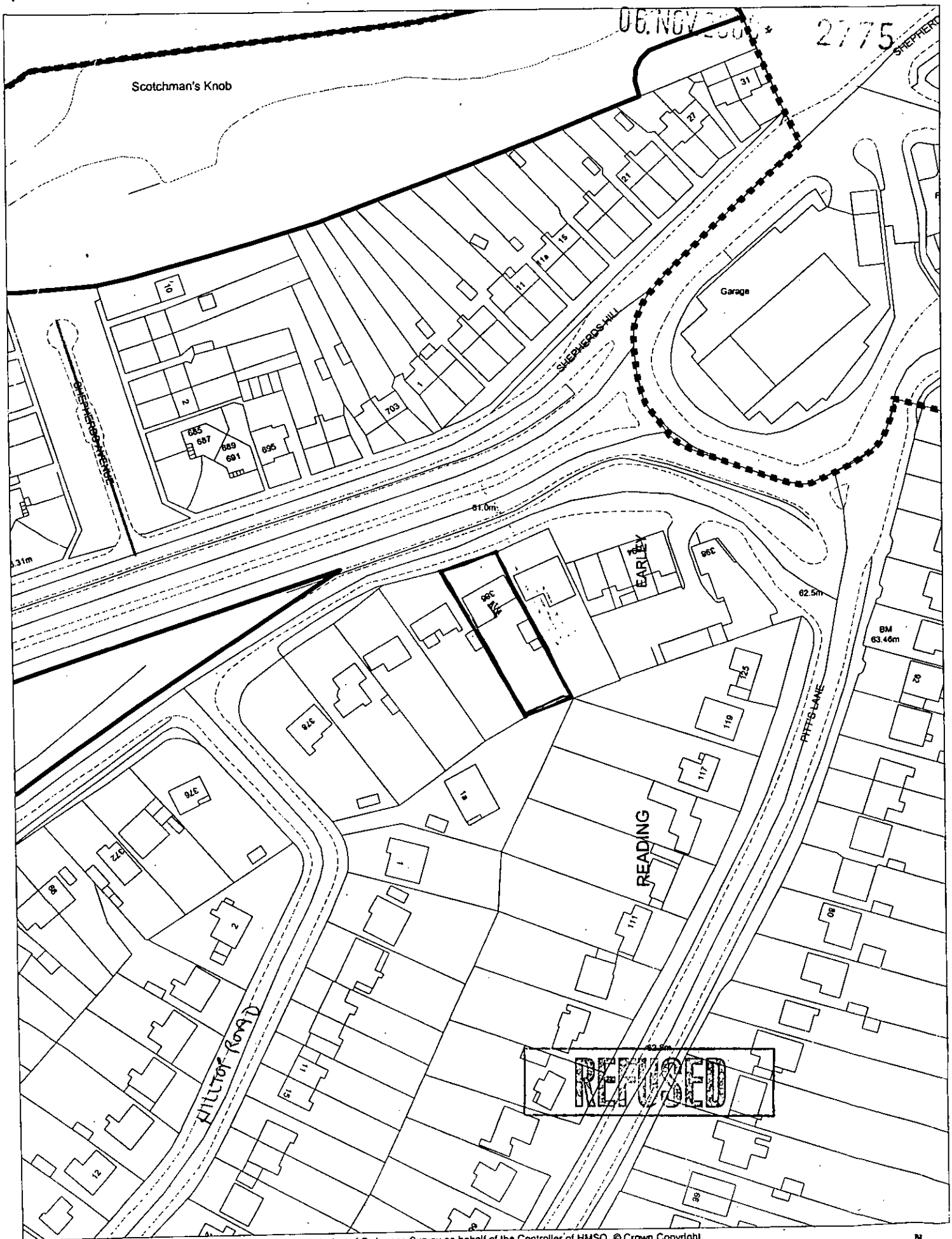
23. STATE THE FEE ENCLOSED WITH THIS APPLICATION
The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.

£95.00

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

SIGNED [signature] ON BEHALF OF THE APPLICANTS DATE 28/10/80

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




This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.
13 November 2000

Scale: 1 : 1250

N
W
E
S

PLANNING APPEAL

TOWN & COUNTRY PLANNING ACT 1990

APPEAL DOCUMENTS

FOR

RETENSION OF REAR DORMER EXTENSION
TO DWELLING TO FORM ACCESS TO LOFT ROOM

AT

386 LONDON ROAD
EARLEY WOKINGHAM BERKSHIRE

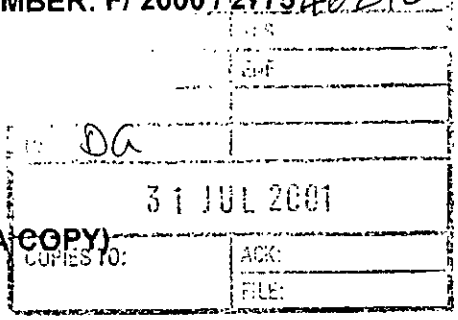
FOR

MRS J. KAUR.

JUNE 2001

(REF:459-0109-386LON-APEAL\SUP-STAT.DOC \RSK\JK\)

WOKINGHAM DISTRICT COUNCIL
APPLICATION NUMBER: F/ 2000 / 2775 46246




(LPA COPY)

KALSI ASSOCIATES

# Appeal Decision

Site visit made on 6 November 2001

**by Laurence Wilbraham** DipTP MRTPI

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

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

Date
**19 NOV 2001**

**Appeal Ref: APP/X0360/A/01/1070566**
**386 London Road, Earley**

- 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 Mrs J Kaur against the decision of Wokingham District Council.
- The application ref: F/2000/2775, dated 28 October 2000, was refused by notice dated 6 February 2001.
- The development proposed is attic level dormer to rear for improved access to attic study (retrospective).

**Summary of Decision: The appeal is dismissed.**

## Procedural Matters

1. The development has been completed and I have therefore dealt with the proposal in accordance with Section 73A of the Town and Country Planning Act 1990 for planning permission for development already carried out.

## Main Issue

2. I consider the main issue to be the impact of the roof extension on the appearance of the area.

## Development Plan and other Planning Policies

3. The development plan includes the Loddon Area Local Plan (1995). This contains policy LBE1 which seeks to ensure new development respects its surroundings; and policy LBE2 which seeks to prevent development which would be out of character with its surroundings.

4. The local plan is currently under review and Proposed Amendments to the Deposit Draft Wokingham District Local Plan were published in February 2000. This document contains policy WBE1 which seeks to ensure a high standard of design in new development; and policy WOS3 which seeks to ensure that new development respects its surroundings.

## Reasons

5. The appeal site comprises a detached house which has an attic at study level. Access to this has traditionally been via a ladder from the landing. As part of an extension to the property which was carried out last year a dormer roof extension was provided which enabled a staircase to be built from the landing to replace the ladder access.

6. The dormer extension is positioned in the western slope of the main roof and is screened

from views along London Road by the adjacent roof which runs parallel to London Road. Views of the extension are however possible from Hilltop Road to the south-west across the rear gardens of the London Road houses situated to the west of the site. In these views the extension is clearly visible and is particularly prominent due to its height just below the ridge of the roof, its size and colour. There are no other roof extensions in the vicinity and the extension appears large, bulky and out of keeping with the traditional roof forms of the house and those of its neighbours. In my opinion the extension does not respect the local context in terms of design and has an unacceptable environmental impact in conflict with development plan policies. I have considered whether the extension could be painted or clad in tiles or slate so that it blends in with the existing house but do not consider this such treatment would achieve this.

7. On the main issue therefore I conclude that the roof extension harms the appearance of the area in conflict with development plan policies.

8. Although the extension has improved access to the loft, I do not consider the advantages of this outweigh the harm to the character of the area I have identified. I have also taken into account the examples of roof extensions which exist elsewhere in the district. Some of these appear to have been constructed some time ago, possibly under earlier permitted development rights, but they all differ from the appeal proposal in a number of respects. I have considered the appeal on its own merits in the context of the character of the surrounding development.

9. I have also had regard to all other matters raised but have found nothing of sufficient weight as to override the conclusions which have led to my decision.

**Formal Decision**

10. In exercise of the powers transferred to me I hereby dismiss this appeal.

**Information**

11. A separate note is attached setting out the circumstances in which the validity of this decision can be challenged in the High Court within six weeks of this decision.

INSPECTOR

# 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 HPTS0041
DG
20 NOV 2001
COPIES TO: ENFORCEMENT

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

THIS WAS A RETROSPECTIVE APPLICATION

Your Ref: F/2000/2775

Our Ref: APP/X0360/A/01/1070566

Date: 19 November 2001

Dear Madam

**TOWN & COUNTRY PLANNING ACT 1990**
**APPEAL BY MRS J KAUR**
**SITE AT 386 LONDON RD, EARLEY, READING**

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

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

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

Phone No. 0117 372 8252

Fax No. 0117 372 8139

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

Yours faithfully

G. Nall

PP 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 0117-3728645
Switchboard 0117-3728000
Fax No 0117-3728804
GTN 1371-8645

DG
PLANNING SERVICES HPT 48859
DC
18 OCT 2001
COPIES TO:
FILE

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

Your Ref: F/2000/2775

Our Ref: APP/X0360/A/01/1070566

Date: 17 October 2001

Dear Madam

2000 / 2775

**TOWN & COUNTRY PLANNING ACT 1990**
**APPEAL BY MRS J KAUR**
**SITE AT 386 LONDON RD, EARLEY, READING**

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

Mr Laurence Wilbraham DipTP MRTPI

The Inspector will visit the appeal site at 11:00 on Tuesday 6 November 2001. It is important that you make immediate arrangements for the Inspector to be met at the site to enable the inspection to be made. If you cannot attend, you should arrange for someone else to attend in your place. **If this is not possible, you must let me know immediately.**

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

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

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

In general, decision letters are issued within 5 weeks of the date of the Inspector's site visit, although we cannot be precise about individual cases. If despatch of the letter is likely to be significantly delayed, we will let you know.

Yours faithfully



Victoria Hutchinson

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

209D

Tel. (0118) 974 6448 (Direct Line)
Date: September 10, 2001
My ref: F/2000/2775
Your ref: APP/X0360/A/01/1070566

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


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


Dear Miss Groves

**APPEAL BY: Mrs Kaur**
**SITE: 386 London Rd Earley**

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

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date: August 9, 2001
My ref: F/2000/2775
Your ref: APP/X0360/A/01/1070566

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


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


Dear Miss Groves

**APPEAL BY: Mrs Kaur**
**SITE: 386 London Rd, Earley**

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

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date. August 9, 2001
My ref: F/2000/2775
Your ref:459-0109

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

Kalsi Associates Ltd
6 Devonshire Park
Shinfield Rd
Reading
RG2 7DX

Dear Sirs

**APPEAL BY:** **Mrs Kaur**
**SITE:** **386 London Rd, 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

H

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 0117-3728443

GTN 1371-6079

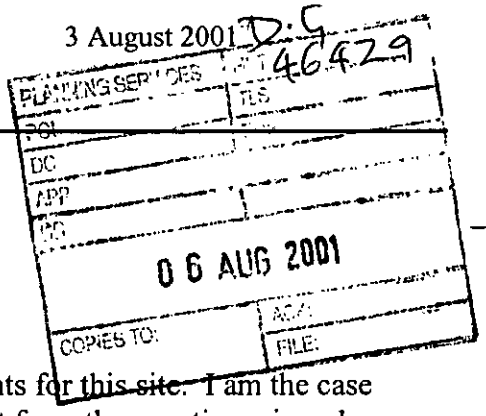
Ms D Gumbrell (Planning Department)
Wokingham District Council
Po Box 157
Shute End
Wokingham
Berkshire
RG41 1BN

Your Ref: F/2000/2775

Our Ref: APP/X0360/A/01/1070566

Date: 3 August 2001

D.C 46429




Dear Madam

**TOWN & COUNTRY PLANNING ACT 1990**
**APPEAL BY MRS J KALIR**
**SITE AT 386 LONDON RD, EARLEY, READING**

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

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

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

You must **submit** the following documents within this timetable:

**Within 2 weeks from the starting date -**

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

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

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

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

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

**Within 6 weeks from the starting date -**

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

**Within 9 weeks from the starting date -**

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

Site visit arrangements

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

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

Planning obligations - Section 106 agreements

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

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

Yours faithfully

Miss A Groves
102(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 0117-3728443

GTN 1371-6079

Kalsi Associates Ltd
6 Devonshire Pk
Shinfield Road
Reading
Berkshire
RG2 7DX

Your Ref: 459-0109

Our Ref: APP/X0360/A/01/1070566

Date: 3 August 2001

Dear Sir/Madam

**TOWN & COUNTRY PLANNING ACT 1990**
**APPEAL BY MRS J KALIR**
**SITE AT 386 LONDON RD, EARLEY, READING**

Thank you for your planning appeal.

Because the right of appeal is given only to the original applicant, the appeal will proceed in the name of Mrs J Kalir.

Yours faithfully

Miss A Groves

107(BPR)

The Planning Inspectorate

For official use only
Date received

# PLANNING APPEAL FORM

**Please send each appeal on a separate form**

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

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

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

## A. APPELLANT DETAILS

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

Name MRS J. KAUR & MR D.S. RANDHAR

Address 386 LONDON ROAD
EARLEY
READING, BERKS.
Postcode RG6 - 1BA

Your reference 386 - LON - RD.
Daytime phone no 0118 - 966 - 6518.
Fax no 0118 - 966 - 6518.
E-mail address N/A

## B. AGENT DETAILS (if any)

Name KALSI ASSOCIATES LTD

Address 6 DEVONSHIRE PARK
SHINFIELD ROAD,
READING, BERKS.,
Postcode RG2 - 7DX

Your reference 459-0109
Daytime phone no 0118-975-7988
Fax no 0118 - 975 - 7966
E-mail address KALTD@CS.com

## C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the LPA WOKINGHAM DISTRICT COUNCIL

LPA's application reference no F/2000/2775

Date of the planning application 28/10/2000

Date of LPA's decision notice (if issued) 06.02.2001

## D. APPEAL SITE ADDRESS

Address 386 LONDON ROAD
EARLEY READING
Postcode RG6 - 1BA.

National grid reference SU 749 738

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

## E. DESCRIPTION OF THE DEVELOPMENT

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

(1) ON APPLICATION:- ATTIC LEVEL DORMER TO REAR FOR IMPROVED ACCESS TO ATTIC STUDY (RETROSPECTIVE)

(2) ON DECISION NOTICE:- PROPOSED REAR DORMER EXTENSION TO FORM ACCESS TO LOFT ROOM (RETROSPECTIVE)

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

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

11.88 Sq. m.

## F. REASON FOR THE APPEAL

**This appeal is against the decision of the LPA to:**

*Please tick **one** box only* ✔

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

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

## G. GROUNDS OF APPEAL

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

PLEASE SEE DETAILED SUPPORT STATEMENT ATTACHED

Ref: C:\MD\11\459-0109-386LON-APEAL\SUP-STAT.DOC\RSK\JK.

## J. ESSENTIAL SUPPORTING DOCUMENTS

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

✔

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

**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:
   *These are all listed in the detailed support statement.*
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: *N/A*
   (a) the relevant outline application; ☐
   (b) all plans sent at outline application stage; ☐
   (c) the original outline planning permission; ☐
10. A copy of any Environmental Statement plus certificates and notices relating to publicity (if one was sent with the application, or required by the LPA). ☑
11. If you have sent other appeals for this or nearby sites to us and these have not been decided, please give details and our reference numbers. ☐
    *N/A*

## K. PLEASE SIGN BELOW

**(Unsigned forms will be returned. Signed forms must be received by us within the 6 month time limit)**

1. I confirm that I have sent a copy of this appeal form and documents to the LPA – ***N.B.*** *if you do not, your appeal will not normally be accepted.* ✓
2. I confirm that section J has been fully completed. ✓
3. I will send 2 copies of any further documents relating to this appeal to the Inspectorate. ✓

Signed *R Kalsi* (on behalf of) *THE APPELLANTS*

Name (in capitals) *R.S. KALSI* Date *22nd June 2007*

*KALSI ASSOCIATES LTD*



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

*NOW SEND:*

- **1 COPY to us at:**
  The Planning Inspectorate
  Appeals Registry
  Tollgate House
  Houlton Street
  BRISTOL
  BS2 9DJ
  Fax no: 0117 987 8769
- **1 COPY to the LPA**
  Send a copy of the appeal form to the address from which the decision notice was sent (or to the address shown on any letters received from the LPA). There is no need to send them all the documents again as they will have everything which you sent them at application stage, but send them any supporting documents not previously sent to them as part of the application. If you do not send them a copy of this form and documents, we may not accept your appeal.
- **1 COPY for you to keep**

When we receive your appeal form, we will:

1) Tell you if it is valid.
2) Write to you and the LPA and tell you the procedure for your appeal.
3) Tell you the timetable for us receiving further information or representations. **If your representations are received after the deadline, they will not normally be seen by our Inspector and will be returned to you.**
4) Tell you about the arrangements for the site visit, hearing or inquiry.
5) Tell you our Inspector's decision.

© Crown Copyright 1998. Copyright in the printed material and designs is held by the Crown. You can use extracts of this publication in non-commercial in-house material, as long as you show that they came from this document. You should apply in writing if you need to make copies of this document (or any part of it) to:

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

## G. GROUNDS OF APPEAL (continued)

## H. CHOICE OF PROCEDURE

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

*Please tick **one** box only* ✔

**1. WRITTEN REPRESENTATIONS** ☑

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

**2. HEARING** ☐

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

**3. INQUIRY** ☐

Please give reasons why you think an inquiry is necessary.



## I. APPEAL SITE OWNERSHIP DETAILS

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

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

### CERTIFICATE A ☑

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

*OR*

### CERTIFICATE B ☐

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

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

### CERTIFICATES C and D ☐

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

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

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

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

*OR*

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

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

### PLEASE SIGN BELOW

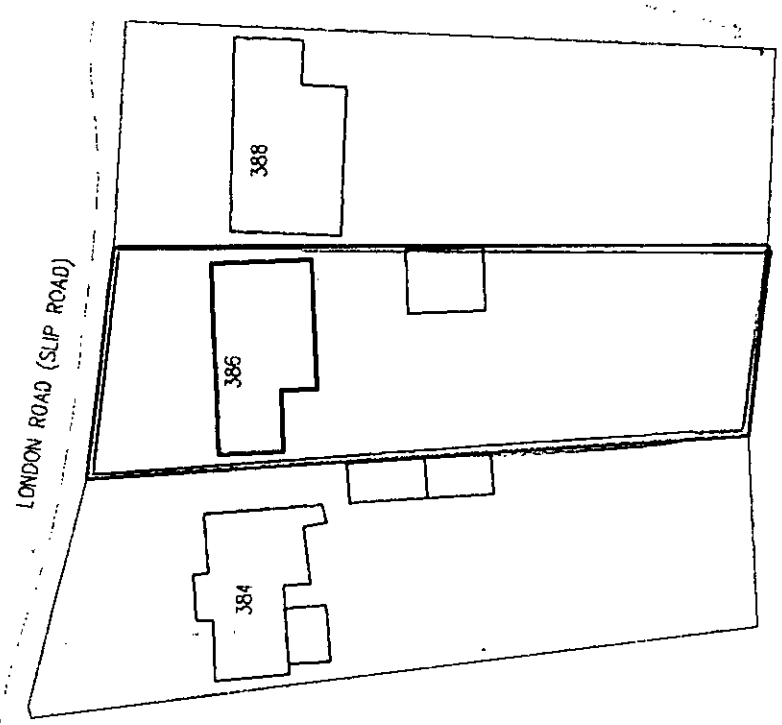
I confirm that this section has been fully completed and the details of the ownership of the appeal site are correct, to the best of my knowledge.

Signed R. S. KARSI (on behalf of) THE APPELLANTS

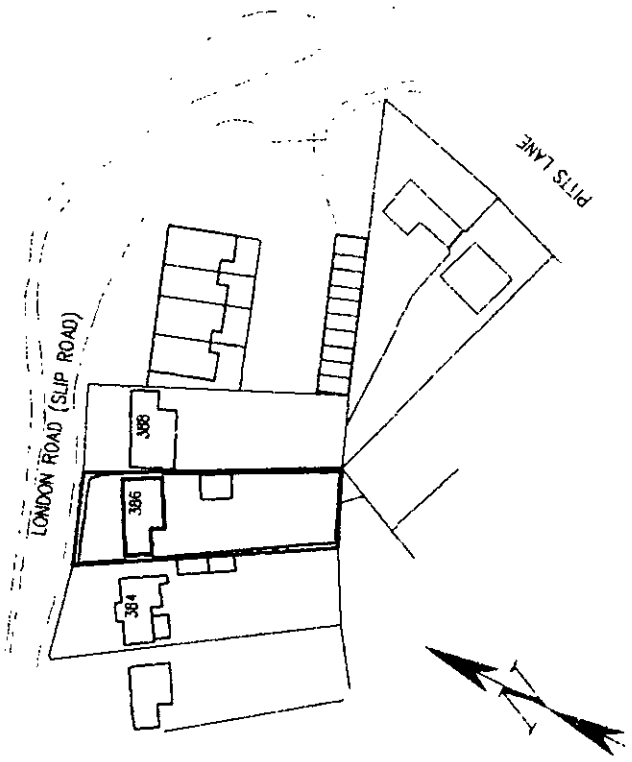
Name (in capitals) R. S. KARSI Date 22nd JUNE 2007



***Please turn over***




BLOCK PLAN
(1:500)




SITE LOCATION PLAN
(1:1250)

## NOTES AND SPECIFICATION

1. DO NOT SCALE OF THIS DRAWING.
2. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SPECIFIED.
3. THIS DRAWING IS ONLY FOR PLANNING PERMISSION AND PRELIMINARY ESTIMATION PURPOSES AND NO OTHER.
4. ALL EXTERNAL MATERIALS SHALL MATCH EXISTING EXCEPT WHERE OTHERWISE SPECIFIED.
5. ALL COPYRIGHTS ARE RESERVED WITH THE ORIGINATOR.
6. NO PART OF THE WORKS SHALL ENCROACH UNDERGROUND, OR ABOVE, OR OVERHANG IN ANY WAY BEYOND THE APPLICATION SITE BOUNDARIES.
7. THIS DRAWING IS TO BE READ FULLY IN CONJUNCTION WITH DWG./SHT. NO.: N/A
SUPPORTING REPORTS TO BE READ WITH THIS DRAWING, EITHER PRINTED HEREON OR ISSUED SEPARATELY, ARE AS FOLLOWS : [illegible]
8. © COPYRIGHT KALSI ASSOCIATES LTD. 2001

| | | |
|---|---|---|
| | | |
| | | |
| | | |
| 0 | [illegible] | FIRST ISSUE |


KALSI ASSOCIATES
KALSI ASSOCIATES LTD.
BUILDING CONSULTANTS
6 Devonshire Park,
Reading, RG2 7DX
Tel: (0118) 975 7988
Fax: (0118) 976 7966
E-mail: Ka LTD@CS.COM
Planning, Architectural
Civil and Structural Design,
Survey & Project Management Services
Dir.: R.S. KALSI [illegible]


CLIENT: MR & MRS D.S. PHANDER

PROJECT: PROPOSED REAR DORMER EXTEN. FOR LOFT ACCESS AT 386 LONDON ROAD EARLEY READING BERKSHIRE

APPEAL: LOCATION / BLOCK PLANS

| | | | | | | |
|---|---|---|---|---|---|---|
| [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | 0 | 1 OF 1 |

KALSI
ASSOCIATES

*6 Devonshire Park, off Shinfield Road,*
*Reading, Berks., RG2 7DX, UK.*
*Tel: (0118) 975 7988*
*Fax: (0118) 975 7966*
*Country Code (++) 44*
*New E-mail: KA Ltd@CS.com*
*Web Site: www//KA-LTD.com*

**SUPPORT STATEMENT**

**(PLANNING APPEAL)**

**TOWN & COUNTRY PLANNING ACT 1990**

**(REF:C:\MD\11\459-0109-386LON-APEAL\SUP-STAT.DOC \RSK\JK\)**

**FOR**

# RETENSION OF REAR DORMER EXTENSION TO DWELLING TO FORM ACCESS TO LOFT ROOM

**AT**

**386 LONDON ROAD**

**EARLEY WOKINGHAM BERKSHIRE**

**FOR**

**MRS J. KAUR.**

**JUNE 2001**

**WOKINGHAM DISTRICT COUNCIL APPLICATION NUMBER: F/ 2000 / 2775**

## CONTENTS


| | | | *Page* |
|---|---|---|---|
| **1.0** | Photograph Index | | 2 |
| **2.0** | Introduction | | 3 |
| **3.0** | Proof of Mr R.S. Kalsi | | 3 |
| **4.0** | The Site and surroundings | | 3 |
| **5.0** | Pertinent Site History | | 3 |
| **6.0** | The Main Considerations | | 4 |
| **7.0** | Inherent Design Features | | 5 |
| **8.0** | Precedents | | 7 |
| | *8.1* | *85 Hilltop Roadle Earley* | 7 |
| | *8.2* | *253 Loddon Bridge Road Woodley* | 7 |
| | *8.3* | *172 Reading Road Woodle.* | 8 |
| | *8.4* | *49 51 Wilderness Road Earley* | 8 |
| | *8.5* | *217 Church Road Earley* | 8 |
| | *8.6* | *57 Loddon Bridge Road Woodley* | 8 |
| | *8.7* | *175 Loddon Bridge Road Woodley* | 8 |
| | *8.8* | *474 Reading Road Winnersh* | 9 |
| | *8.9* | *254 Reading Road Winnersh* | 9 |
| | *8.10* | *390-396 London Road Earley* | 9 |
| | *8.11* | *Overall Comment on precedents* | 9 |
| **9.0** | Supporting Documents & Citations | | 10 |
| | *9.1* | *Loddon Area Local Plan 1997* | 10 |
| | *9.2* | *DOE Circular 22 / 80* | 10 |
| | *9.3* | *DOE Circular 14 / 85* | 10 |
| | *9.4* | *DOE Circular 02 / 86* | 11 |
| | *9.5* | *DOE Circular 31 / 85* | 11 |
| **10.0** | Local Authority Records. Special Needs of Appellants & Planning Regime | | 12 |
| **11.0** | Conclusions | | 13 |


### Appendices


**I.** Photograph Plates 1-14

**II.** Loddon Area Local Plan Extracts

**III.** DOE Circular 22 / 80 Extracts

**IV.** DOE Circular 14 / 85 Extracts

**V.** DOE Circular 02 / 86 Extracts

**VI.** Planning Application No. F/2000/2775 Documents
*Decision Notice February 2001*
*Officer's Report January 2001*
*Proposal Drawing October. 2000*
*Application Form October. 2000*

1.0

## PHOTOGRAPH INDEX

| NO. | SUBJECT |
|---|---|
| 1-4 | 386 London Road - Appeal Dormer |
| 5-7 | 85 Hilltop Roadle Earley |
| 8-10 | 253 Loddon Bridge Road Woodley |
| 11-12 | 172 Reading Road Woodley |
| 13-14 | 49 / 51 Wilderness Road Earley |
| 15-16 | 217 Church Road Earley |
| 17-18 | 57 Loddon Bridge Road Woodley |
| 19-20 | 37-41 Colemans Moor Road |
| 21-22 | 175 Loddon Bridge Road Woodley |
| 23 | 2 Colemans Moor Road |
| 24-25 | 474 Reading Road Winnersh |
| 26 | 254 Reading Road Winnersh |
| 27-28 | 390-396 London Road Earley |

## 2.0. INTRODUCTION

2.1. This document is an appeal statement on behalf of Mrs J. Kaur, under Sec. 78. of the Town & Country Planning Act 1990 against the refusal of Planning Permission issued by Wokingham District Council on the Appellants, effective on the 6th February 2001 for the following:

2.2.1. "Retention of rear dormer extension to dwelling to form access to loft room" 2.7 m. by 4.4 m. in size, with a low flat roof of traditional construction at attic level at 386 London Road, Earley Wokingham, Berkshire.

## 3.0 PROOF OF MR R.S. KALSI

3.1. R.S. Kalsi: I am a Chartered Engineer and a member of the Institutions of Civil Engineers and Structural Engineers. I was also a member of the former Incorporated Association of Architects and Surveyors. I am the principal in the practice of Kalsi Associates Ltd., specialising in building and other development projects.

3.2. This Practice has been undertaking projects principally in the Berkshire area over the last twenty-one years and I have personally first worked in connection with the appeal site in the autumn of 2000.

3.3. I have had much experience with residential developments in the Thames Valley and have planned and designed dormer adaptation schemes for many local proprietors including the Earley & Woodley areas.

3.4. The practice as a whole has been involved with projects ranging in values between £25,000 and £2.0m. and our other Clients, commissioning projects of a variety of types, include large Corporations, Housing Associations as well as Local Authorities.

## 4.0. THE SITE AND SURROUNDINGS

4.1. The site to which the appeal proposal relates is a detached single dwelling building. It lies on the southern side of London Road about three quarters of a mile east of the main A329 (M) and A4 interchange roundabout at the north end of Earley, and, about two hundred metres west of the A4 and B3350 interchange roundabout. The frontage to No. 386 London Road is set back behind the front garden wall by a good eight metres while No. 384, on the west of the appeal property is set *ahead* of this by about a metre. The step pattern is repeated at the other (east) boundary where Number 388 is set further *back* by a similar distance. A uniform public footpath, 1.2 – 1.5 metres wide, runs between the highway kerb line and the front boundaries of the properties. Dwarf walls and vegetation mark all the boundaries.

4.2. Along both sides, there are gaps of 600 – 900 millimetres width between the boundary fences and the building structure. Outside access to the rear garden is obtained through a gated passageway along the eastern boundary. At the rear there is a fair sized landscaped garden – 30 metres long – with single storey garden buildings located on the east side.

## 5.0. PERTINANT SITE HISTORY

5.1. The pertinent site Planning history as related to the appeal proposal is as follows:-

5.2. In 1999, Wokingham BC granted full planning permission (Plan Number F/1999/0069) for a double storey rear extension at the site. That included the relocation of the top rear gable, as well as the hitherto existing window in this gable, to the new rear building line. The Appellants implemented this in summer 2000 with the commencement of the works to the approved extension. Prior to this extension the loft space in the property was / had been used, over a number of years, as an attic study with access to it obtained through a small hatch type opening in the floor and a "loft-ladder" leading off the first floor landing.

5.3. It is understood that during the construction of the double storey extension the Appellants sought the advise of the builder employed on the Contract on possible improvements to the attic access. The builder (clearly of limited planning experience), apparently relying on general advice in DoE booklets on residential properties, advised the Appellants that because loft extensions could be built as *permitted development* without the need for a specific Planning Consent form the Local Planning Authority he could install such a dormer structure and provide a

straight standard stair way access up to the attic study. This he offered to do at a discounted premium since he was already "on site".

5.4. The Appellants also remember a conversation on site with the Building Control Officer with regard to this dormer. His apparently verbal "acceptance" of the structure on site, probably under the Building Regulations, was taken by the Appellants as a "Planning" control signal to proceed.

5.5. Taken in by this mis-representation of the permitted development in the GDO, the Appellants allowed the builder to proceed with the dormer and staircase installation in summer 2000. This was clearly erroneous on their part as the builder, not a Planning professional, had obviously mis-advised them.

5.6. It is therefore pleaded at the outset that the Appellants had no intention to do anything, at any time, in breach of the Planning Regulations. They only proceeded with the dormer construction believing the builder's advise to be firm and correct that Planning Permission was not required for this structure.

5.7. The matter came to the notice of the Local Planning Authority in July 2000 who asked for a Planning application to be submitted in respect of the departure from the approved plan for the attic gable design.

5.8. To their credit, as soon as the LPA contacted them around mid-July 2000 on the matter immediate arrangements for a retrospective Planning Application, for the retention of the dormer structure, to be prepared and submitted to the LPA were made. The Appellants instructed Kalsi Associates Ltd. to execute this submission. This was duly registered with Wokingham District Council in October, 2000 (Plan number F/2000/2775) and refused by them on 6th February 2001 for the following single reason:

1. Visual impact on the street scene, detrimental effect on character and appearance in the area

5.9. Subsequent attempts at opening negotiations with the Local Planning Authority (LPA) - Wokingham District Council with the possibility of seeking approval for an amended design for the dormer (e.g. a more conventional cheek elevation to the rear) have not been welcome by the Council.

5.10. Kalsi Associates are now therefore appointed to appeal against this refusal. Thus, this Appeal is now lodged with the Planning Inspectorate.

5.11. It is significant to note that the latest Application was refused only for the single reason of its affects on the street scene - a highly subjective issue in any case.

## 6.0 . THE MAIN CONSIDERATIONS

6.1. It is considered the main issues in this case are whether the dormer structure, as erected or possible to improve, would or does constitute an unacceptable intrusion and incongruous feature on the street scene and whether there are other grounds of adequate support and gravity to overcome such objection and allow its retention. We have tried to address both these issues and made a detailed case, for the retention of the dormer in this statement.

6.4. In addressing the main issue for retention of the dormer we propose to put forward four groups of factors for the Inspector to consider as follows:

I. Inherent design features in the structure
II. Precedents in Earley Wokingham
III. Citations: Government / DOE Circulars and Planning Guidance Notes and the Local Plan Support
IV. L.A. records, Appellants' special needs, and special site issues.

## 7.0 INHERENT DESIGN FEATURES

7.1. The structure, as erected, has a shade area of 11.88 Sq. m. only and materials and structural elements applied are the minimum sizes possible in order that any obtrusion or massing is minimised. The elements are treated in neutral colours in order that the dormer does not appear as a single dominant feature on the building, and this is reflected in the Photograph taken from the rear garden.

7.2. Approaching from either the east or the west on the front footpath, the dormer is completely obscured by existing building. By design, the dormer does not protrude beyond the rear most part of the supporting building nor does it rise above any of the original roof ridgeline.

7.3. From either neighbouring property the dormer is only visible when viewed from a considerable distance away from the building rears. Although the main rear wall elevations for each property are visible from here the dominant features, however, in the wider field of view here are the gardens trees, boundary treatments and lawns. It is possible that in certain light and weather conditions the dormer structure is not even discernible against its background until one is quite near these particular properties. However, at this closer point the "global" wider scene is out of focus anyway with respect to the dormer.

7.4. The dormer would appear even less conspicuous from the rear if the rear façade was treated, say, with an imitation Tudor look timber along the rafter line reflecting that on the eastern roof pitch. Most of the properties here already have these dummy Tudor timbers fixed for elevational treatments.

7.5. The original elevations to the appeal as well as the neighbouring property are all rendered with white emulsion paint finishes. The dormer therefore blends in with these surrounding in an acceptable fashion without any major degree of conspicuousness. With enough time, weathering and maturity the structure, as any development does should blend in even further with the vicinity and gradually become part of the local scene.

7.6. From a distance, where the street scene is the dominant focus, the dormer is quite small and inconspicuous and less discernible in the overall picture. From the point that the dormer starts coming into clear focus at a distance of 10-12 metres from itself the street scene is visually, and would be for any structure, more of a "backdrop matter" much less in focus of the viewer. Clearly, any structure, will appear dominant when one stands adjacent to it. The viewing distance is clearly **the** determinant in considering whether any "incongruity" is perceived and to what degree. The latter of course is a very subjective matter - as is widely acknowledged.

7.7. This is further reinforced when it is noted that the structure is largely obscured and inconspicuous to eye-level view from Hilltop Road, which is at some fifty-five metres away, by vegetation and building facades on that road. Even where it is visible it is relatively with special effort, at a very low horizon and the angles subtended by the dormer structure itself at eye-level here are a mere 4.58 deg. horizontally and 2.30 deg. vertically.

7.8. Indeed the barn hipped sidewall elevation to the shopping parade building at Number 390 London Road rises to a higher level than the appeal structure rather overshadowing the latter in the overall picture. Further, it is actually possible to "remove" bulk from sidewalls by incorporation widows - actual or even dummy.

7.9. The foregoing paragraphs and the included photographs, it is submitted, sufficiently demonstrate that the dormer, for all practical purposes, is quite small in the street scene and does not dominate or affect the street scene to the degree as to render it undesirable or ready for removal. To a very large degree the adjacent high vegetation obscures it and, further more, the materials adopted for its construction are the slimmest possible design.

7.10. It is pled therefore the dormer is *"de minimis"* in Planning terms, both from the size and street scene perspectives. This is especially so when the appeal structure is assessed against the background of other structures permitted in the town - please see section on *Precedents.* At least two such dormers, both at third storey level, are over six metres long, nearly 3.0 metres deep and much more easily exposed to view from the street at both ends

7.11. The appeal dormer is purely built to provide a safe and ready access to the attic: It doe not increase the useable floor area – indeed there is a reduction in the latter.

7.12. The main difference this structure and the more traditional design of dormers is the raising of the rear wall straight up to the roof line instead of a cheek provision to the rear view. The latter would have required a nominal setting - in of the part of the structure. Although this would result in a reduction of the landing area internally it is still possible to do it for improvement in the design especially as Wokingham District Council *have not stated* that a dormer is completely un-build-able here.

7.13. In nearly all of the precedents considered the dormers are flat roofed, at the third floor level clearly visible from the street and dominating in mass as well as poor design. These developments are seen as far worse in degree of dominance and incongruous features within the street scenes, much out of character with the surroundings, than the appeal structure which is largely obscured and inconspicuous.

7.14. This area, particularly in the vicinity of the appeal site is one of the few characterised by larger houses and plots in the town. The Government has in recent times clearly indicated it is in favour of higher density and brownfield developments of smaller unit sizes. This has precipitated a situation where larger houses / residential properties are now in very short supply in the area. Further, nationally, the housing cost rises of recent boom years have been the most intense in the Thames Valley region. These two factors have served as a double whammy on the larger house market - where-by some units have risen in price by as much as 100% over the last two to three years. As such, those with special needs for larger accommodation are doubly disadvantaged. Firstly they have difficulty in finding suitable size properties for their needs. Then, in the rare cases they do find something, affordability, or rather the lack of it, is another major hurdle. In such circumstances people have to consider extending their existing premises as a default option for providing their needs. In fact it is in recognition of the general housing shortage and adverse trends of this sort that the Government, some years ago, put forward proposals to allow conversions to small independent residential accommodation over shops, banks and other high street outlets as Permitted Development. It is submitted, therefore, that the appeal dormer is a result of this emergence/ing process.

7.15. Quite apart from any other consideration, therefore, it must be noted that the appeal dormer could possibly have qualified as permitted development in slightly different circumstances. It is a *de-minimis* proposal and the fact that the permitted development provisions were put forward for dormers without hesitation by the builder at all, we submit, must be a material consideration in this case too.

7.16. Of the two adjoining neighbours only one – the more "remote" of the two has expressed any objection. Not only is actual objection rather mild but also the appellants have evidence that this only came after personal consultation visits by the Planning Officer. Despite the latter the neighbour nearest to the structure has raised no objection at all. In deed she has recorded her acceptance, independently, in writing, twice to the Council during the application process. This, perhaps, is evidence that the dormer is only objectionable to persons whose resolve is other than Planning Control. Whilst it is, admittedly, innovative in style it is not offensive per say. It has neither caused nor is causing any nuisance to person(s) *most directly affected by it or anybody else*. It would seem to have blended in well with the location and its status quo is being accepted we submit as *de-juro*.

7.17. It is submitted that the above notes amply demonstrate that the dormer is not an obstruction or unacceptable feature in this location. It could reasonably be retained / improved. However, notwithstanding the facts and evidence in this statement it remains the Appellants' earnest wish to fully co-operate with the LPA and the Inspector in the search for a suitable solution for retention of the dormer. In this regard, they would like the Inspector to note that they are willing to consider any reasonable improvement(s) either to the detail or the appearance of the structure as the Inspector may suggest in terms of alignment colour, style, texture and fabric of materials, fenestration or background treatment. Their primary objective is only to gain a safe steady ready access for their children's study.

## 8.0. PRECEDENTS

8.0.1. In this section the Appellants wish to demonstrate that structures similar to the appeal dormer are not, in practice, out of tune with Wokingham District Council's policies as a whole. Nowhere in the Earley / Wokingham Local Plans is any reference to be found specifically precluding the erection of such structures.

8.0.2. On the contrary several structures are to be found in the Earley, Wokingham LPA jurisdiction area where the dormer structure frontages, manifestly far bolder and dominant, overbearing in nature and size have been permitted. However, as aesthetic considerations are very much a subjective matter (DOE Circulars 22/80, 14/85 & 2/86), the Inspector is asked to consider the points of character, setting, style and matching of materials in each case for himself, without further comment from the Appellants or Kalsi Associates. Nevertheless it is only natural that the appeal structure should be assessed in the light of his findings for each example on a coherent cohesive and comparative basis.

8.0.3. We would examine some particular cases by way of precedents and examples as well as a demonstration of the mitigating factors in the appeal site by comparison. The Inspector may well find others. Photographs have been appended for each case considered.

## 8.1. 85 HILLTOP ROAD EARLEY WOKINGHAM

8.1.1. This is a local residential premises, on its own, lying within a quarter of a mile of the appeal site. Please see Photograph Nos. (5-7).

8.1.2. Here a fully exposed, flat roofed, third storey dormer has been permitted at a prominent corner site in a residential street. There are no other similar structures on this street and the dormer appears singularly prominent whereas the appeal site is over-shadowed by the larger shopping parade building in the background. Not only is the dormer a singular structure in a street of traditional houses, it projects up to the roof ridge-lines. It is easily visible for distances up to 150 metres and, especially when approached from lower down on Hilltop Road, it appears incongruent with the surroundings in terms of visible affect, layout and elevations on the street scene. The extension is not considered tidily finished either. There is almost no vegetation screening available and it appears quite domineering in its prominent hill site position.

## 8.2. 253 LODDON BRIDGE ROAD WOODLEY WOKINGHAM

8.2.1. This is another local residential premises, on its own, lying about a mile and a half south east of the appeal site. Please see Photograph Nos. (8-10). This site provides perhaps the best example for comparison with the appeal structure

8.2.2. Here again a fully exposed flat roofed third storey double dormer has been permitted on flat site on a bend in a main road with no other similar structures nearby. The dormer is again a singular structure of its kind in a street of traditional houses. It projects up to the roof ridgelines and the dormer depths are a good 6 – 8 metres. It is easily visible for distances up to 50 metres from the site and especially so directly at its front. It also appears rather incongruent with the surroundings in terms of visible affect, massing, scaling, layout and elevations on the street scene. There is almost no vegetation screening available and it appears quite domineering and detracting from its surroundings in its prominent main road position.

8.2.3. Yet again, the dormer extension is fully exposed to the street scene from a wide angle of view and vitiates an established street scene. This structure whilst not of "uniform" appearance following the guidelines of the development plan makes a statement of its own and has been deemed acceptable.

## 8.3. 172 READING ROAD WOODLEY

8.3.1. This site lies to the south east of the appeal site on the main road going into Woodley town precinct off the A4. It is a main road, high exposure location.

8.3.2. Here a front elevation flat roofed dormer structure is built without any vegetation screening or incorporation of any other mitigating features. It is some 9 metres long and 4.0 metres deep has been erected up to the roof ridgeline in front of a small residential property which now appears "top heavy" as a result. The roof is simple

felt material and the upper storey windows are much larger than the ground floor ones. The dormer would appear to be out of scale with the parent structure and domineering the street scene. Please see photograph Nos. (11 - 12).

## 8.4. 49 / 51 WILDERNESS ROAD EARLEY

8.4.1. This is a local residential premises, on its own, lying within a quarter of a mile of the appeal site. Please see Photograph Nos. (13-14).

8.4.2. A fully exposed flat roofed third storey dormer has been permitted at a prominent site on a main local street. There are no other similar structures nearby on this street and the dormer is again rather singularly prominent on the street scene despite the presence of lower level vegetation. This dormer is a singular flat roof structure in a main street of traditional houses and it projects up to the roof ridgelines. It is easily visible for distances up to 50 metres and, it appears incongruent with the surroundings in terms of visible affect, layout and elevations on the street scene. Windows to this dormer and that to adjacent property have been accepted directly opposite each other at a distance of less than six meters. The appeal proposal has no such extreme impact on any adjacent property.

## 8.5. 217 CHURCH ROAD EARLEY &

8.5.1. This is also a local residential premises, on its own, lying within three-quarters of a mile of the appeal site. Please see Photograph Nos. (15-16).

8.5.2. This is another example of a large front dormer addition to a property where it is clearly visible and prominent in the street scene despite it being at a lower level. The dormer is the more dominating part of the structure. In this particular case it has a flat roof, contrasting materials and incoherence with adjoining properties in terms of colour, style, materials and design.

## 8.6. 57 LODDON BRIDGE ROAD

8.6.1. This is a residential property, on its own, lies at about two and a half miles south east of the appeal site. Please see Photograph Nos. (17-18).

8.6.2. A large front dormer addition occurs here. It is clearly visible and prominent in the street scene despite a heavy hedge screen. The flat roofed dormer is the more dominating part of the structure and contrasts completely with the adjacent properties for style, layout, materials, colours and dimensional balance. Several other similar examples occur locally including: one on Colmans Moor Lane and 37 – 43 Colmans Moor Road - Please see Photograph Nos. (19-20).

## 8.7. 175 LODDON BRIDGE ROAD

8.7.1. This is an residential property very near the above. Please see Photograph Nos. (21-22).

8.7.2. A large flat roofed double sided dormer addition occurs to a property where clearly visibility and impact in the street scene are primary considerations. The dormers are the more dominating part of the structure and in this particular case they have a flat roof, and reach the roof ridgeline. Contrasting materials are used for a structure nearly ten metres in length and five metres wide. Another similar structure is seen nearby, again at a very prominent comer position at 2 Colmans Moor Road. Please see Photograph Nos. (23).

## 8.8. 474 READING ROAD WINNERSH

8.8.1. This example is perhaps the best illustration for characteristics under consideration for the appeal structure. This is a third floor dormer structure with a flat roof reaching the ridgeline. Completely contrasting materials are applied and the dormer virtually extends the full depth of the lower, supporting building. It is in a very prominent, primary route location and is fully exposed to the street scene with complete absence of any vegetation or other screening. It is a classic example of a large dwelling being extended in the roof space for

extra accommodation to service the special needs of larger families – the emergence process described in the previous chapter. Please see Photograph Nos. (24-25).

## 8.9. 254 READING ROAD WINNERSH

8.9.1. This example perhaps illustrates best the acceptance of a non-conventional design by the Local Planning Authority . This "dormer" or first floor addition is not only visible in the street scene but is so large over the original hipped and returned pitch roof that part of a hip member has had to be retained giving a completely eccentric set of elevations to the building. Again its main road location and lack of any screening, to count, leave it completely domineering and exposed as an oddity in the street scene especially open to easy public view. In contrast the appeal structure is completely obscured from easy view. See Photograph Nos. (26).

## 8.10. 390-396 LONDON ROAD

8.10.1. These properties are included in this section to illustrate a number of points: there are dormers to roofs locally. The shopping parade building occurs at a much higher level than the appeal property and its west side elevation is the dominant object of view when observing uphill from the return to Hilltop Road which is lower down on the west. See Photograph Nos. (27-28)

## 8.11. OVERALL COMMENT ON PRECEDENTS

8.11.1. In the fifteen examples considered it is submitted there is sufficient evidence that the appeal dormer is not unreasonably designed, passes the tests of setting and size, is not out of place, and is in line with current pressures in housing. Its visibility is very small and highly limited and therefore it is acceptable. It presents no worse than the wider town environment – and on balance could be considered modest in style, size and all other material considerations, by comparison to the cases elsewhere.

8.11.2. The examples also demonstrate, it is hoped, that the criteria applied for the application have been perhaps over stringent. May be, the degree of compliance expected for the appeal dormer site has been set, perhaps unwittingly, due to subjectivity, set at more onerous levels - we beg the Inspector to consider this possibility.

8.11.3. The examples show we believe, that any impact on its surrounding the appeal structure may have is far less by comparison. It would not harm the character or appearance of the immediate area and any impact it may have certainly does not reach the degree expected to render the structure disposable.

## 9.0. SUPPORTING DOCUMENTS AND CITATIONS:

9.0.1. In this section Planning Guidance documents supporting the appeal proposal are considered. These are:

1. The Loddon Area Local Plan 1995 PPG1 July 1997.
2. DOE Circular 22 / 80 - Development Control - Policy & Practice.
3. DOE Circular 14 / 85 - Development and Employment
4. DOE Circular 02 / 86 - Development by Small Businesses
5. DOE Circular 31 / 85 - Aesthetics

9.0.2. Relevant extracts from these documents are noted / highlighted and included wherever possible in the various appendices for information, easier reference and co-ordination of the appeal only.

## 9.1. LOCAL PLAN FOR EARLEY WOKINGHAM - 1997

9.1.1.

| PARAS. | PAGE | REMARKS |
|---|---|---|
| 1.4.03 | 35 - 36 | LBE1 Para B asks for a safe environment for living and working in. The appeal dormer is purely provided to provide a safe access to the pre-existing attic. |
| | | Both LBE1 & LBE2 are given as strategic statements much in line with PPG1. However PPG1 also asks for supplementary design guidance to be material in planning decisions. There is no such guidance given in the Local Planning Authority decision. In the absence of such guidance the appeal dormer structure addresses the spirit of these paragraphs. |
| | | The judgements of siting, massing, character and aesthetics are highly subjective matters except where clear technical criteria are at issue. |

9.1.2. Overall, in the Local Plan, there is no specific presumption against structures like the appeal subject. On the contrary several DOE Circulars are categorically emphatic about the presumption in favour of development.

## 9.2. DOE CIRCULAR 22/80

9.2.1. This was a primary development control policy document produced by the Secretary of State and it is submitted that some points in it are particularly pertinent and supportive to the case in hand:

9.2.2.

| PARAS. | REMARKS |
|---|---|
| Para. 2 | Asks the economic effects of proposals to be accounted in considering applications. House prices are particularly high here. |
| Para. 3 | A positive attitude is promoted and advised by the Secretary of State - only a minimum amount of this spirit is required to the case in hand. |
| Para. 18-21 | The Secretary of State emphasises that aesthetics are an *extremely subjective* matter. |

## 9.3. DOE CIRCULAR 14/85

9.3.1.

| PARA. | REMARKS |
|---|---|
| 1 | The Government is keen to reduce controls and regulations & to promote enterprise. The dormer structure is not offensive or intruding in it self. |
| 3 | Presumption in favour of development |
| 4-5 | The need for a clear precise reasons for a refusal. The Local and Development Plan is only one of a number of considerations. In this case the latter are amply illustrated in the statement and it is believed those in favour outweigh any objections |

## 9.4. DOE CIRCULAR 02/86

9.4.1. Although this circular relates to developments by small businesses – it is included here for some of the issues dicussed in it are very similar in nature and processing related to domestic development proposals.

9.4.2. Para. 4 of this Circular specifically mentions the doctrine of *de-minimis* in Planning.

9.4.2. A pragmatic approach is also suggested in dealing with the applications, appeals or enforcement - this is also in line with Circulars 22/80 and 14/85.

## 9.5. DOE CIRCULAR 31/85

9.5.1. This Circular again reinforces the point that aesthetics are a matter of extreme subjectivity in any consideration.

## 10.0. LOCAL AUTHORITY RECORDS, SPECIAL NEEDS OF APPELLANT AND SITE FOR OVERALL CONSIDERATION:

### 10.1. LOCAL PLANNING AUTHORITY RECORDS

10.1.1. A number issues arise in respect of the LPA records. These include:

10.1.2. The Local Planning Officer does not give an inherent reason in the design or the structure generally for refusal. Merely a "visibility from some 100 metres away" is recorded in the officer's report. Visibility by itself is not a valid reason for refusal for that is inherently unavoidable in any development e.g. the Appellants are able to view some large tall Gas Tanks some three miles away from the site. Is it then the L P A view that the gas tanks are objectionable purely because of their visibility? – the Appellants beg to ask.

10.1.3. In the overall picture from 100 m. away on Hilltop Road the appeal structure is quite small and subtends an angle of less than 4.5 deg. horizontally. This is less than 3 % of the 130 deg. normal human vision angle.

10.1.4. Detrimental effect & Character & appearance are all subjective matters. The fact that a certain type of design is "different" or is innovative or has not appeared before does not necessarily make it unacceptable or detrimental in character or appearance. Such a signal would naturally stifle design ideas and innovative use of materials or inherent structural properties or economic considerations of development schemes.

10.1.5. Notwithstanding all the above, the appellants have asked / offered to amend and "improve" design along acceptable lines to the Council and requested negotiations there-upon. The Local Planning Authority has been averse to open such discussion. This would appear contrary to ample advice in Government Circulars which sugges maximum opportunity for discussion with applicants should be availed.

10.1.6. The Local Planning Officer states that neighbours at Number 380 & 382 are unhappy about the proposal. We could not discover any comment on file from neighbours at Number 382.

10.1.7. The Local Planning Officer states that the dormer is visible from No 2 Hilltop Road. However, no objection is recorded on file from the proprietor there.

### 10.2. NEIGHBOUR LETTERS:

10.2.1. The neighbours at Number 380 London Road claims the Velux window affects their privacy by overlooking. We understand this window is not part of the dormer structure rather an original attic skylight. We have tried this on site and found that the field of view from it is very limited by virtue of its location, size and angling.

10.2.2. Both the use of language and content of the letter from Number 378 betray anger and objections to the proposal on grounds other than Planning. Clearly the dormer covers only the staircase providing access to loft attic room that existed prior to any extension.

10.2.3. The objector is also confused between issues concerned with Building Regulations and Planning Regulations.

10.2.4. As to the Appellants non-display of the "orange" notice for the Planning application they have purely relied on professional advice not do so as this is not a statutory requirement and there is no obligation for it. Display is normally only "suggested" by the Local Planning Authority.

10.2.5. The neighbours' comments on Values of property, besides again being a non-Planning issue, bear no evidence and remain unproven. On the contrary there is ample evidence in the local press and estate agents over recent months of house prices still rising in the vicinity of this site.

10.2.6. The appellant would sympathise with the concerns of the neighbour at number 388. However, these concerns remain un-proven especially in the light of an ironic fact that the neighbour at number 384, nearer to the dormer, raises no objection.

10.2.7. Nevertheless, the appellants have indicated they would be willing to amend the design by provision of a cheek to reduce any impact where proven.

## 10.3. SPECIAL NEEDS

10.3.1. The Inspector is asked to note the following special needs of the appellant in consideration of the appeal:

10.3.2. The appellants' family is a large one with the elder dependent children attending university and living at home too - to minimise costs and student loans. It is to provide them a safe and readily accessible study accommodation that the attic room was improved and a proper stair case provided.

10.3.3. Apart from higher education age children, the appellants have younger children as well who would need study facilities in the future.

10.3.4. The appellants also have a disabled dependant elderly mother, with deteriorating vision, who lives with them and must be cared for.

10.3.5. In time her deteriorating condition may even require a full time help / carer.

10.3.6. The house improvements have been purely undertaken, despite the appellants limited resources, to provide for these special needs within a happy family atmosphere and affordability rather than depending on increasingly scarce and rather remote welfare systems. The latter is also part of and in line with Government policy of "*Care in the community*"

10.3.7. Adaptation to changing family needs and trends are an essential part of the issues arising here.

## 11. CONCLUSIONS

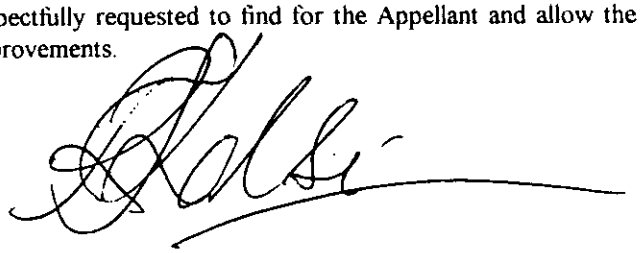
11.0.1. In the foregoing paragraphs and this Statement as a whole several significant and inherent strengths in the proposal have been described. Not only have the dormer design aspects been examined in considerable depth and detail on an independent basis but several parameters have been assessed comparatively. A willing ness to incorporate further reasonable improvements is also indicated in principle by the Appellants.

11.0.2. A number of similar projects have been described together with a narrative of how these can be relied upon as supporting evidence and for interpretation of LPA policy on such proposals.

11.0.3. Several weaknesses and possible instances of uneven weighting of Local Planning Authority policies against the appellants' case have been examined and put forward for the Inspector's examination.

11.0.4. The support lent to the Appellants' case in the pertinent Government policy Circulars and Planning Guidance Notes as well as Local Authority Plans has been enlisted. In addition, the special circumstances pertaining to this case have been put forward. A possible case for the doctrine of *de-minimis* has also been made. The whole submission is underpinned with a portfolio of appended visual and documentary extracts.

11.0.5. It is submitted therefore, if due weight to all the details and contents of this statement, examination of the site and other records is accorded there is a justifiable case for allowing this Appeal. Accordingly, the Inspector is respectfully requested to find for the Appellant and allow the dormer retention even if only with suggested improvements.



R.S. Kalsi BSc. Hons.; MBA; C.Eng; MICE
Director – KALSI ASSOCIATES LTD.

## APPENDIX I

## PHOTOGRAPH PLATES

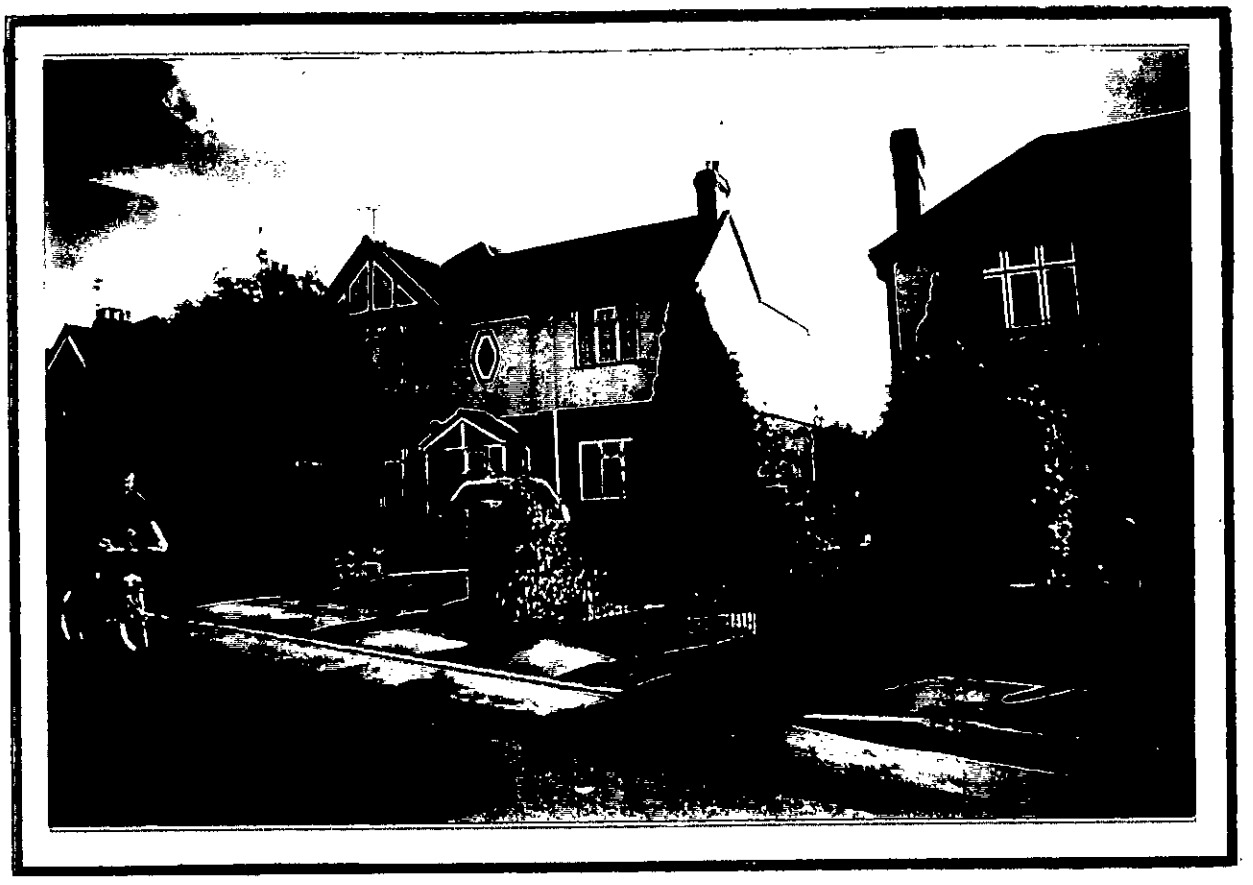


**Photo. No.: 1** *386 London Road - Appeal Site*
*Front Elevation - the dormer is totally invisible to the street scene*



**Photo. No.: 2** *386 London Road - Appeal Site*
*Hilltop Road View - dormer subtends a very small angle and (see Photo No. 3 )*



**Photo. No.: 3** *386 London Road - Appeal Site*
*Hilltop Road View - and is largely obscured by other buildings / vegetation*



**Photo. No.: 4** *386 London Road - Appeal Site*
*Rear View - the large gardens, matching materials, with tudor plate overlay.*



**Photo. No.: 5** *85 Hilltop Road Earley*
*Dormer structure is visible from nearly 150 metres*

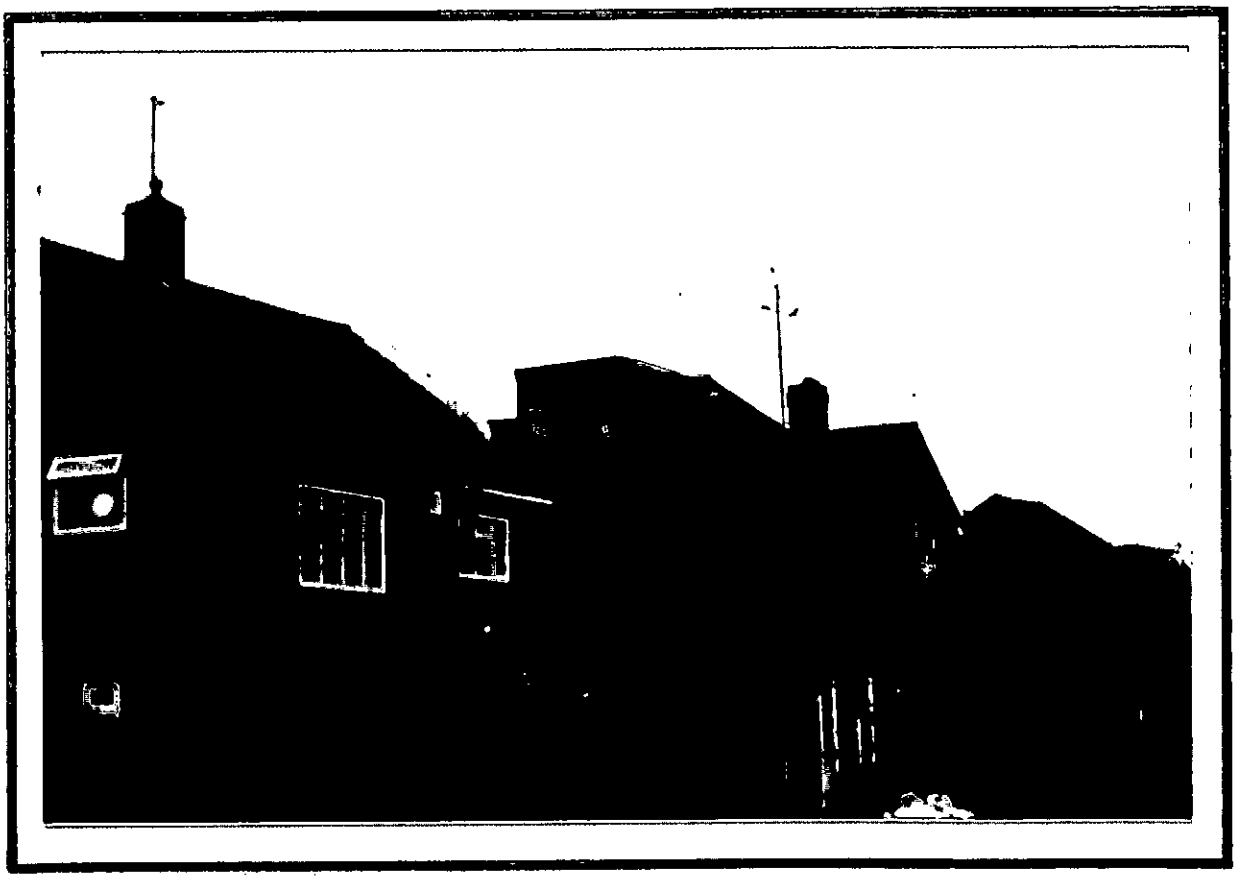


**Photo. No.: 6** *86 Hilltop Road Earley*
*The extg. Dormer dominates the dwelling below*



**Photo. No.: 7** *87 Hilltop Road Earley*

*The roof shape oddity on the street scene - viewed from lower down the hill.*



**Photo. No.: 8** *253 Loddon Bridge Road Woodley*

*Third floor structure is visible from nearly 150 metres down the road*



**Photo. No.: 9** *253 Loddon Bridge Road Woodley*

*The double dormers clearly prominent visble from street level*



**Photo. No.: 10** *253 Loddon Bridge Road Woodley*

*No effective screen to the structure accepted on main road*



**Photo. No.: 11** *172 Reading Road Woodley*

*Flat roofed front dormer visible from the street & dominating structure below.*

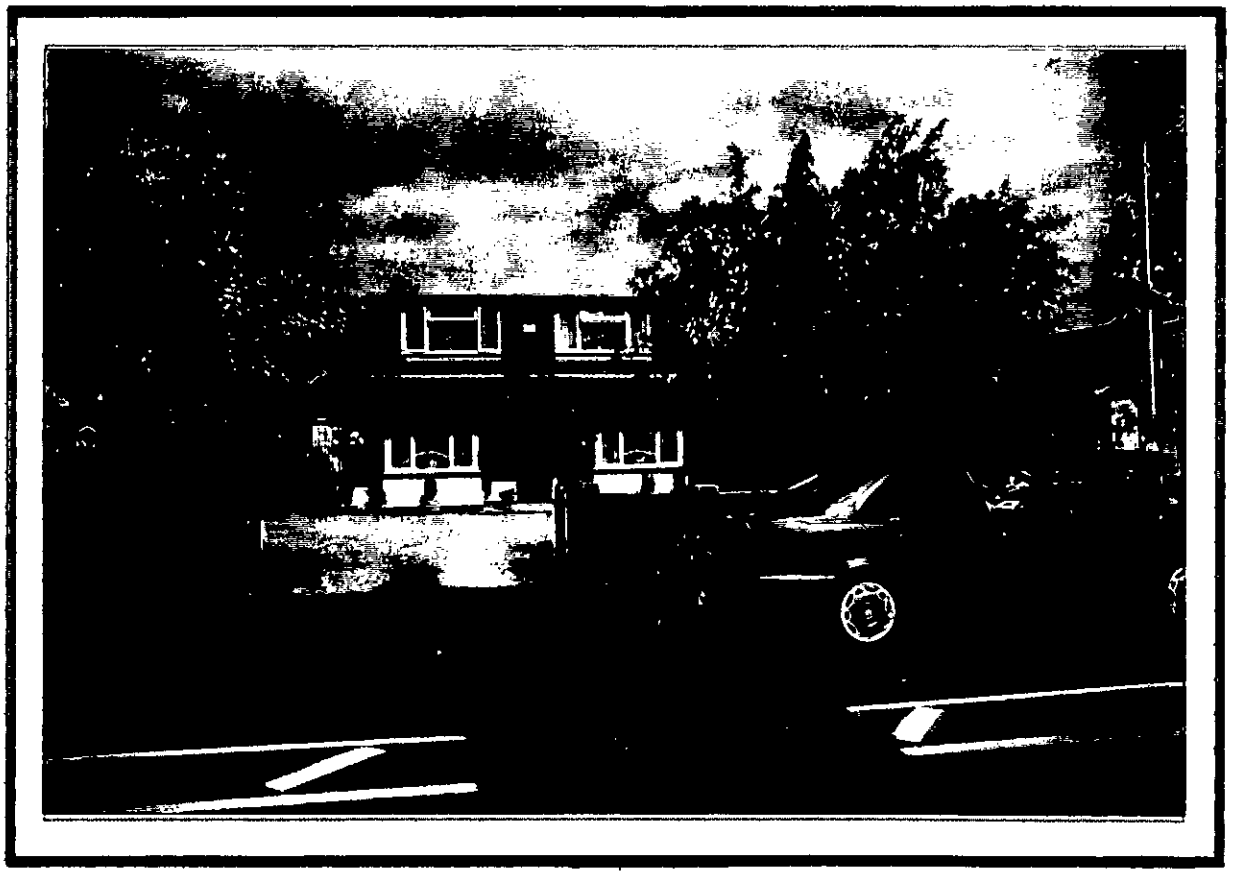


**Photo. No.: 12** *172 Reading Road Woodley*

*View open to the main road, dormer windows larger than GF ones*



**Photo. No.: 13** *51 Wilderness Road Earley*

*Third floor flat roofed dormer visible from nearly 80 metres down the road*



**Photo. No.: 14** *51 Wilderness Road Earley*

*Structure still visible despite heavy vegetation within the same site*



**Photo. No.: 15** *217 Church Road Earley*

*Flat roofed front dormer visible from the street & dominating structure below.*



**Photo. No.: 16** *217 Church Road Earley*

*View open to the main road, mis-matching materials with adjoining properties*



**Photo. No.: 17** *57 Loddon Bridge Road Woodley*

*Large double dormers dominating original dwelling & visible from street*



**Photo. No.: 18** *57 Loddon Bridge Road Woodley*

*Double dormer flat roofs - another case of front elevation visibility*

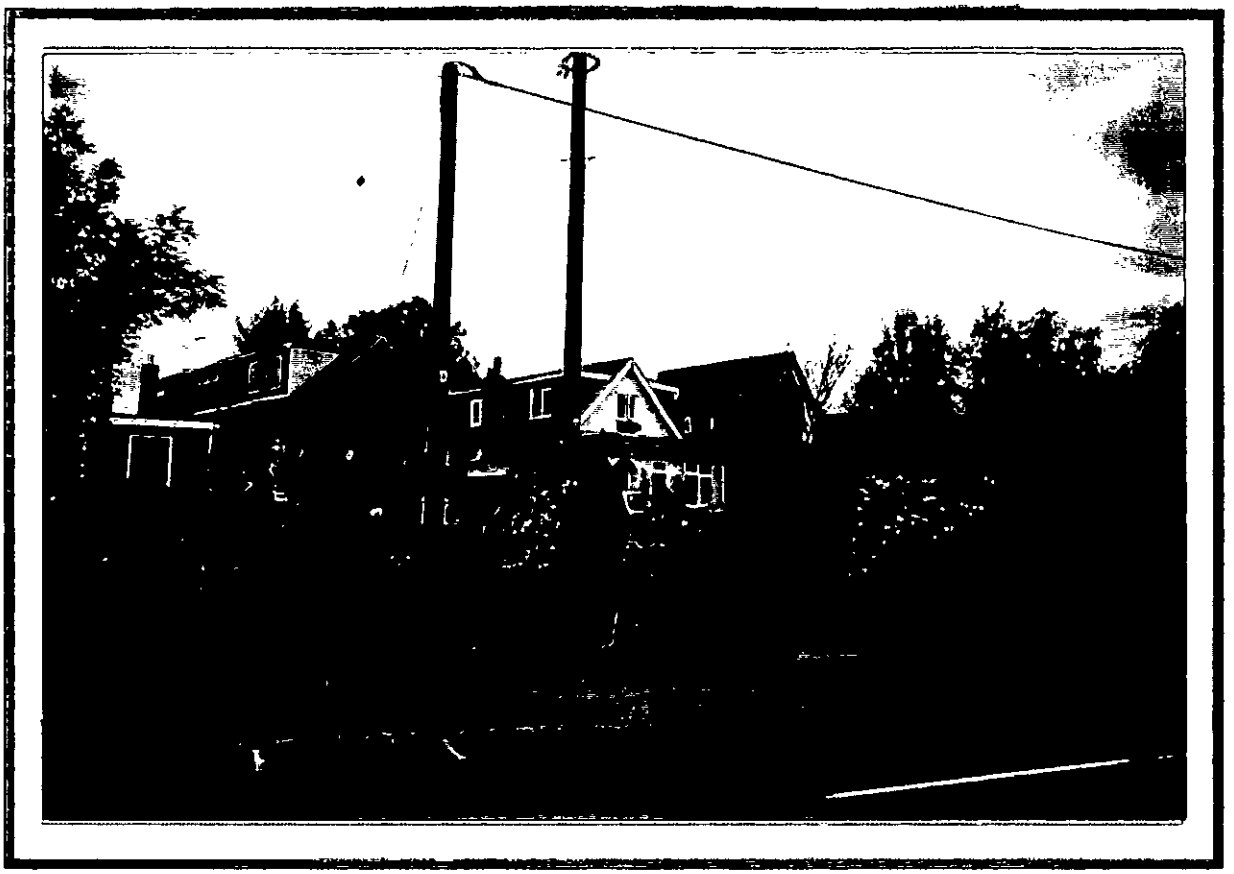


**Photo. No.: 19** *37-41 Colemans Moor Road*

*Several double dormer flat roofs abound in the Woodley area*

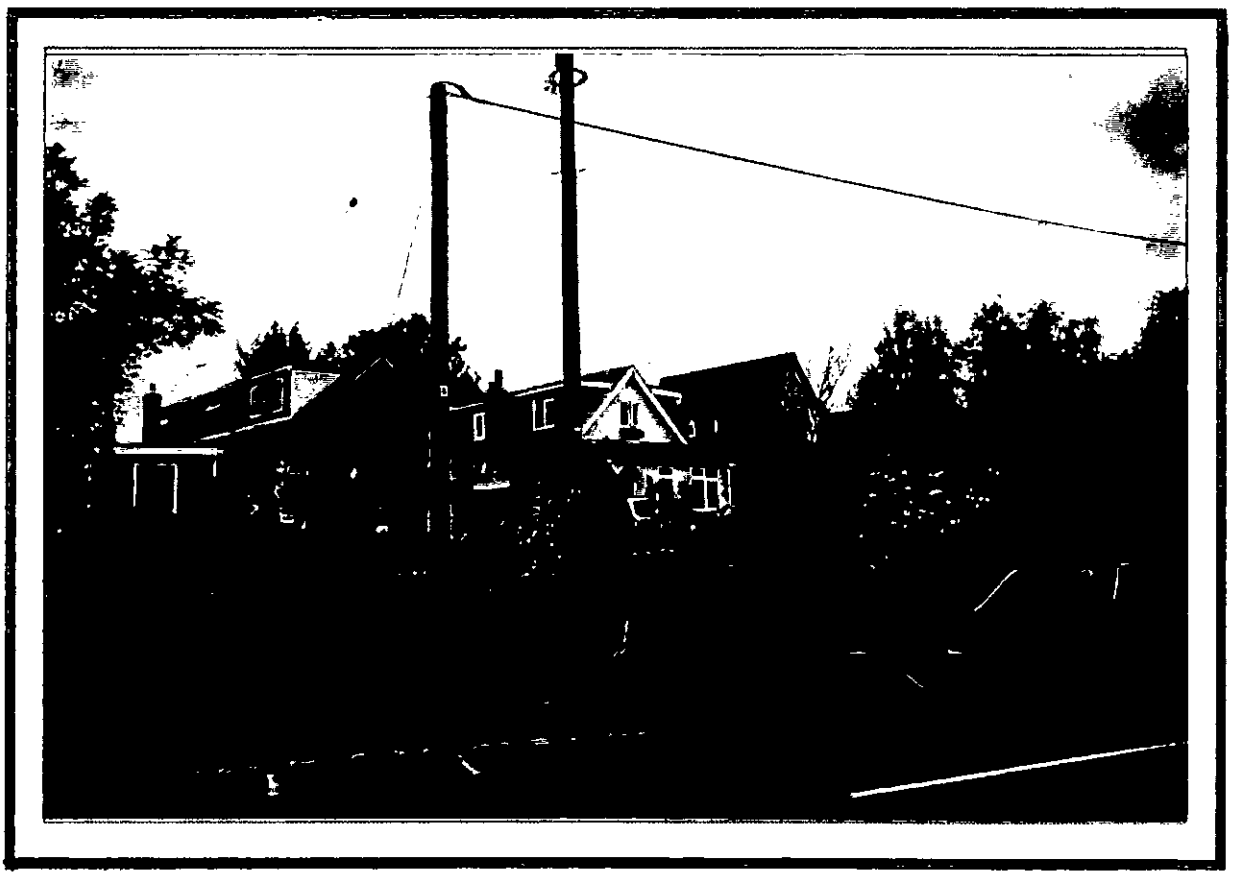


**Photo. No.: 20** *37-41 Colemans Moor Road*

*Varying facades, materials, roof styles, levels, proximities of neighbouring windows*



**Photo. No.: 21** *175 Loddon Bridge Road Woodley*

*Dormers just cannot be "hidden" - visibility by itself is not a reason for refusal*



**Photo. No.: 22** *175 Loddon Bridge Road Woodley*

*Some structures extend a wide angle in the field of view*



**Photo. No.: 23** *2 Colemans Moor Road*

*Flat roofed front dormer visible from the street & dominating structure below.*



**Photo. No.: 24** *474 Reading Road Winnersh*

*Third floor flat roofed dormer visible from nearly 150 metres down the road*

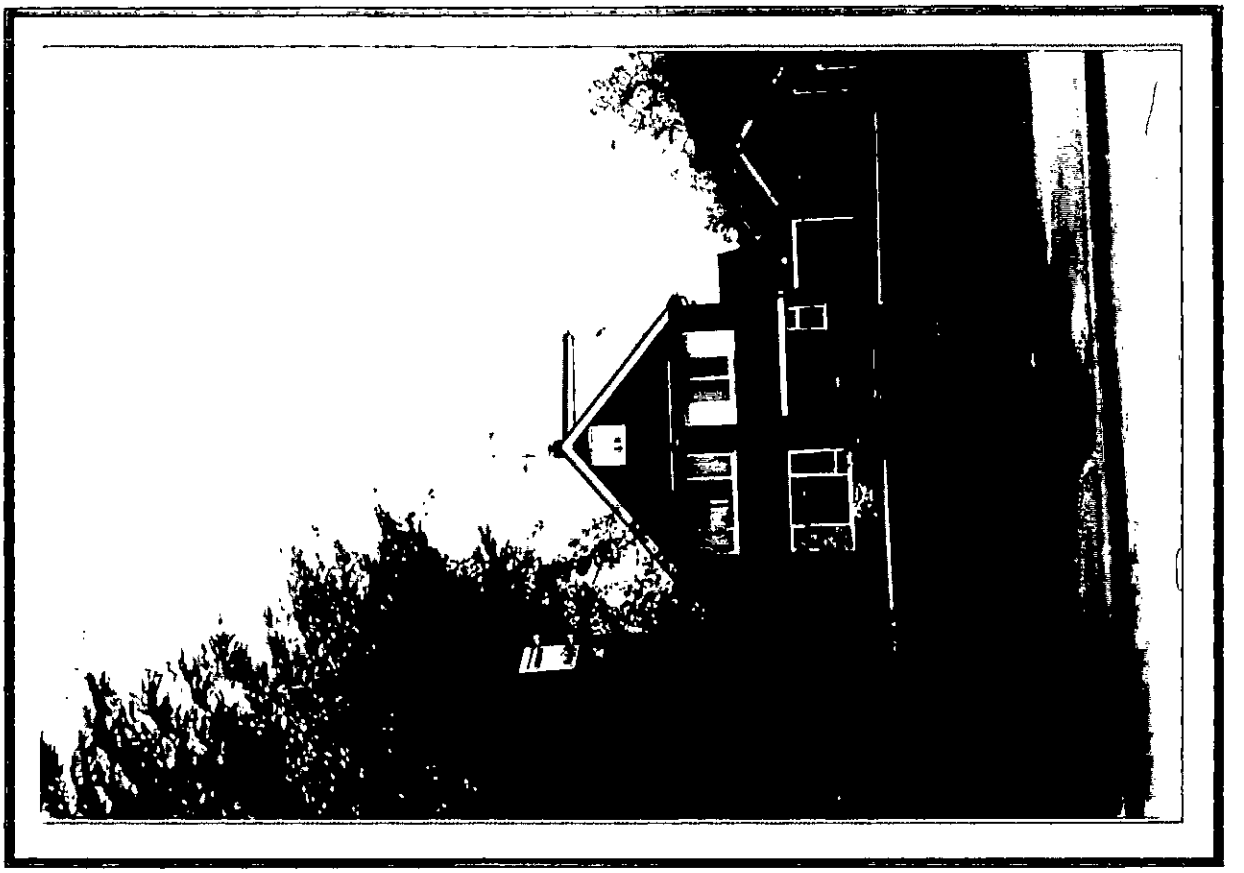


**Photo. No.: 25** *474 Reading Road Winnersh*

*Varying facades, materials, roof styles, levels, proximities of neighbouring windows*

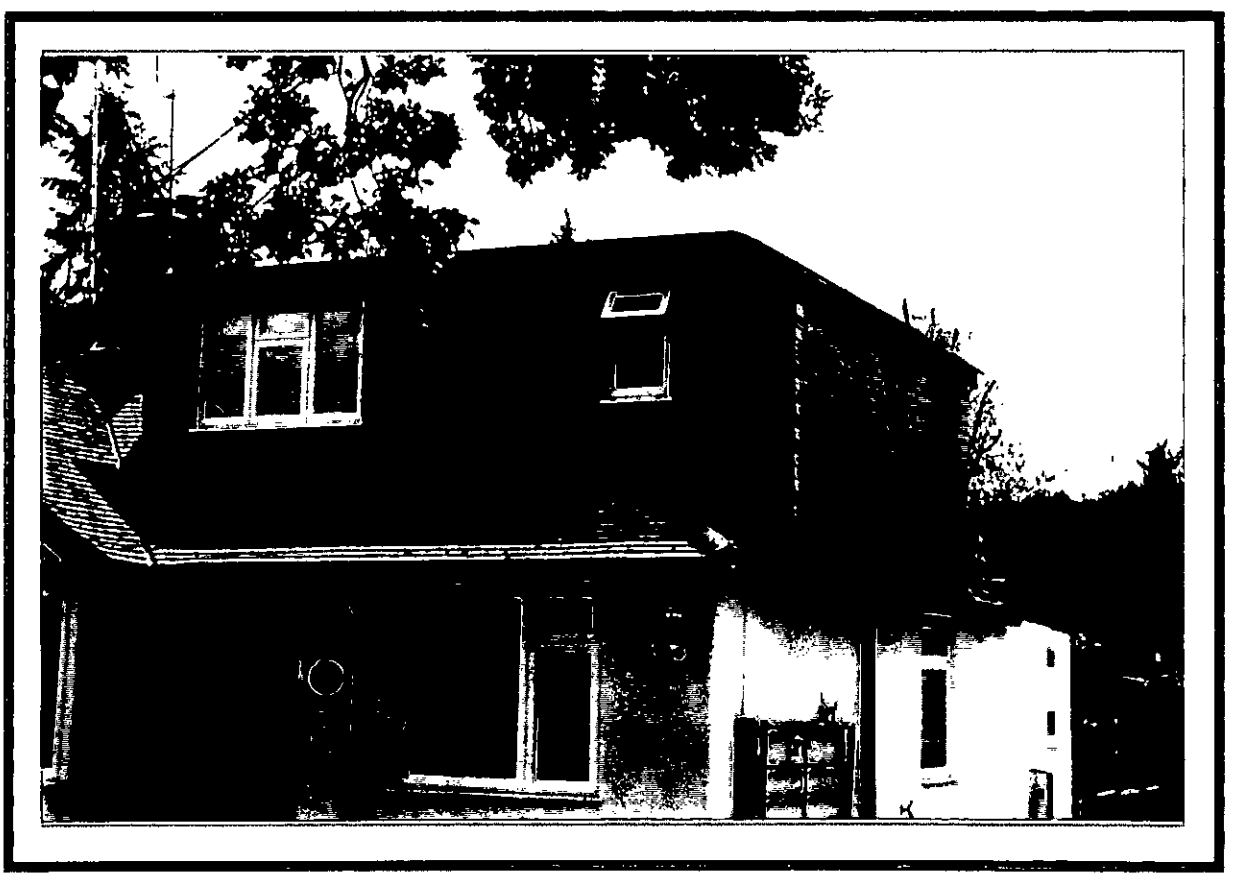


**Photo. No.: 26** *254 Reading Road Winnersh*

*Another elevation exception in the street scene*



**Photo. No.: 27** *390-396 London Road Earley*

*The nearby shops block, set & built much higher, is more visible from Hilltop Road*



**Photo. No.: 28** *390-396 London Road Earley*

*The shopping parade also a number of dormers - two differnet styles on the same roof.*

## APPENDIX II

## EARLEY WOKINGHAM LOCAL PLAN 1997 EXTRACTS

# 1.4 QUALITY AND CONSERVATION OF THE BUILT ENVIRONMENT



## NEW DEVELOPMENT, REDEVELOPMENT AND REFURBISHMENT

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

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

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

### ❖ *LBE1 DESIGN OF NEW DEVELOPMENT*

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

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

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

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

### ❖ LBE2 INAPPROPRIATE DESIGN

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

## ENVIRONMENTAL IMPROVEMENT

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

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

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

### ❖ LBE3 REFURBISHMENT AND REDEVELOPMENT

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

### ❖ LBE4 ENVIRONMENTAL ENHANCEMENT SCHEMES

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

## SUNLIGHT, DAYLIGHT AND NOISE

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

### ❖ LBE5 SUNLIGHT AND DAYLIGHT

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

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

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

**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) HAVE NO SIGNIFICANT DETRIMENTAL IMPACT UPON 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 (STUDENTS LIVING AT HOME)

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

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

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

Implementation: Through the development control process.

Monitoring: Planning applications determined.

**Services, Amenities and Infrastructure**

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

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

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

Cont.

## POLICY FRAMEWORK

### National Policy

4.5 Advice on design at the national level is limited. There is no Planning Policy Guidance Note purely on design considerations. Paras 13 - 20 and Annex A (paras A1 - A7) of PPG1 refer specifically to the issue of design. Paras 4 - 7 of Planning Policy Guidance Note 3 (PPG 3) *Housing* look at good design in the context of housing development.

4.6 Comprehensive guidance on heritage issues is given in Planning Policy Guidance Note 15 (PPG 15) *Planning and the Historic Environment*. Planning Policy Guidance Note 16 (PPG 16) *Archaeology and Planning* gives advice on archaeology and planning.

### Strategic Policy

4.7 The *Berkshire Structure Plan 1991 - 2006* acknowledges that the quality of the County's environment relates to its character, identifiable 'sense of place', and people's living conditions. The plan recognises that these depend partly on care for the built environment, but that also of importance are the maintenance and improvement of interests that have a bearing on the County's character, the limitation and control of specific threats to pleasant living conditions, and the conservation of natural resources.

### Supplementary Planning Guidance

4.8 The environmental policies in this plan are augmented by additional guidance in the form of Planning Guidelines, Development Briefs, Design Guides, and Conservation Area Studies. This additional guidance includes detailed advice that is not appropriate for inclusion in the plan. The policies of the plan take precedence over the supplementary planning guidance, and provide the main thrust for environmental policy in the plan area.

# THE BUILT ENVIRONMENT

## DESIGN PRINCIPLES

4.9 Proposed development should be considered in the context of the surrounding area. This will allow vernacular style and any good features to be interpreted in the new development, helping to contribute to its sense of place.

**POLICY WBE1: DEVELOPMENT IN ITS LOCAL CONTEXT**

THE COUNCIL WILL REQUIRE GOOD CONTEMPORARY DESIGN THROUGHOUT THE PLAN AREA, WHICH RESPECTS ITS LOCAL CONTEXT. WHEN CONSIDERING ANY APPLICATION FOR DEVELOPMENT THE COUNCIL WILL HAVE REGARD TO THE FOLLOWING CONSIDERATIONS:

a) ITS ENVIRONMENTAL IMPACT

b) ITS VISUAL IMPACT minimal

c) ACCESSIBILITY

Cont.

d) LANDFORM AND ANY NATURAL FEATURES, INCLUDING LANDSCAPE TREATMENT AND ENVIRONMENTAL WORKS

e) THE LOCAL TOWNSCAPE

f) THE LAYOUT, FORM, SCALE, MASSING, AND MATERIALS OF DEVELOPMENT

g) SAFETY AND SECURITY

h) THE PRIVACY AND AMENITY OF THE EXISTING ENVIRONMENT

i) SUPPLEMENTARY PLANNING DESIGN GUIDANCE ADOPTED BY THE COUNCIL.

Implementation: Use of design guidance in the development control process.

Monitoring: Consider quality of development on the ground, including through design awards.

4.10 Not all of the plan area is of the same visual quality. Some parts of it could benefit from environmental improvement, and in some circumstances, this may be achievable through redevelopment opportunities.

**POLICY WBE2: IMPROVING ON THE LOCAL CONTEXT**

IN AREAS WHERE THE EXISTING ENVIRONMENT DOES NOT EXHIBIT ESPECIALLY PRONOUNCED OR HISTORIC ARCHITECTURAL STYLES, ANY PROPOSALS FOR INFILL DEVELOPMENT SHOULD BE USED AS AN OPPORTUNITY TO CREATE ADDED VISUAL INTEREST AND RAISE THE AREA'S ARCHITECTURAL QUALITY.

Implementation: Through the development control process.

Monitoring: Check quality of development on the ground.

4.11 Because of their extent, large developments are likely to have a greater impact on the environment than smaller scale ones. It is therefore particularly important to ensure a high quality of development within such proposals. Large development areas are probably best considered in terms of a series or pattern of smaller areas, each with its own layout and form of development, and hence its own distinctive character. This should lead to the avoidance of extensive areas of characterless development that bear no relationship to features on the ground.

**POLICY WBE3: CHARACTER OF LARGE SCALE DEVELOPMENT**

ANY PROPOSALS FOR LARGE SCALE DEVELOPMENT SHOULD PROVIDE A CLEAR AND COHERENT LAYOUT THAT CREATES AREAS OF IDENTIFIABLE CHARACTER WITHIN THE DEVELOPMENT. WHERE DEVELOPMENT IS TO BE CARRIED OUT IN PHASES, THE COUNCIL WILL REQUIRE THE SUBMISSION OF A INDICATIVE LAYOUT FOR THE ENTIRE SITE PRIOR TO THE APPROVAL OF ANY

Cont.

## APPENDIX III

## DOE CIRCULAR 22 / 80 EXTRACTS

economic growth. This does not mean, of course, that health and safety standards, noise, smell or other pollution problems should be given less weight. But it does mean promptness is 4–263 important. A slow decision is not automatically a good decision. And slow decisions do not mean different decisions. Local planning authorities should be sensitive to the large numbers of jobs and the large quantity of economic activity which is locked up in planning applications and should settle their priorities accordingly.

*Small businesses*

12. The Government are particularly keen to encourage the formation and expansion of small-scale businesses. The characteristics of industry and commerce are evolving continuously and have changed in many respects since the planning system began. There are many businesses that can be carried on in rural and residential areas without causing unacceptable disturbance. At the same time it is now generally recognised that the rigid separation of employment and services—especially those that are small-scale—from the residential communities they support can be a mistake. Particularly in some rural areas there is a need for economic activity to provide employment, prevent the loss of services and keep a viable and balanced community. The rigid application of "zoning" policies (where indeed it continues) can have a very damaging effect.

13. The fact that an activity is a non-conforming use is not a sufficient reason in itself for refusing planning permission or taking enforcement action. It substantially eases the problems of starting and maintaining small-scale businesses if permission can be given for such uses to be established in redundant buildings such as disused agricultural buildings, industrial, warehouse, or commercial premises, on derelict sites or in unsuitable housing. It may be helpful where planning authorities are able to use information already available to them to identify in advance disused buildings in their own area suitable for the location of such a small-scale businesses. Therefore when small-scale commercial and industrial activities are proposed particularly in existing buildings, in areas which are primarily residential or rural, permission should be granted unless there are specific and convincing objections such as intrusion into open countryside, noise, smell, safety, health or excessive traffic generation. Where there are planning objections it will often be possible to meet them to a sufficient degree by attaching conditions to the permission or by the use of agreements under section 52 of the Town and Country Planning Act 1971 rather than refusing the application. Such opportunities should be taken.

14. Planning authorities should ensure that policies in their development plans are appropriately framed to facilitate small business developments. In particular they are asked to bear in mind the need to provide locations for those small-scale businesses which would by their nature be offensive in sensitive areas. Nothing in this advice should be taken as overriding the policy on green belts set out in MHLG Circular 42/55.

*Enforcement and Discontinuance*

15. It is clearly undesirable that development should be carried out in advance of any necessary planning permission being obtained. Nothing in this circular should be taken as condoning a wilful breach of planning law. However, the power to issue an enforcement notice alleging that there has been a breach of planning control is entirely discretionary and is only to be used if the authority "consider it expedient to do so having regard to the provisions of the development plan and to any other material considerations". This permissive power should be used, in regard to either operational development or material changes of use, only where planning reasons clearly warrant such action, and there is no alternative to enforcement proceedings. Where the activity involved is one which would not give rise to insuperable planning objections if it were carried out somewhere else, then the planning authority should do all it can to help in finding suitable alternative premises before initiating enforcement action.

16. Analogous considerations apply, but with even more force, to opposed orders to discontinue authorised or established uses of land. Given that existing rights are at issue, such action should be taken only if there appears to be an overriding justification on planning grounds. Special considerations apply to the use of land and buildings by small businesses and further guidance about the use of both enforcement and discontinuance action against small businesses is given in Annex B.

*Alternative uses for historic buildings*

17. The Government are determined to implement current policies to preserve the best of our heritage. The Secretaries of State will not be prepared to grant listed building consent for 4–263 the demolition of a listed building unless they are satisfied that every possible effort has been





made to continue the present use or to find a suitable alternative use for the building. They would usually expect to see evidence that the freehold of the building had been offered for sale on the open market. There would need to be exceptional reasons to justify the offer of a 4–263 lease, or the imposition of restrictive covenants, which would unreasonably limit the chances of finding a new use for the building. They are particularly concerned about the number of applications to demolish which are being submitted by local authorities in respect of their own buildings. Local authorities are reminded of the advice in paragraph 24 of DOE Circular 23/77 which draws attention to the help available from the Department of the Environment's Historic Buildings Bureau when owners are having difficulty in disposing of historic buildings. To ensure an economic future for old buildings it will often be essential to find appropriate alternative uses for them. Local planning authorities should therefore be flexible in dealing with applications for changes of use of buildings of architectural or historic interest.

*Aesthetic control*

18. The Secretary of State for the Environment's view on control of design was set out in his speech at York on September 13, 1979, to the Town and Country Planning Summer School. He said:

> "Far too many of those involved in the system—whether the planning officer or the amateur on the planning committee—have tried to impose their standards quite unnecessarily on what individuals want to do . . . Democracy as a system of government I will defend against all comers but as an arbiter of taste or as a judge of aesthetic or artistic standards it falls far short of a far less controlled system of individual, corporate or institutional patronage and initiative . . ."

This view is endorsed by the Secretary of State for Wales.

19. Planning authorities should recognise that aesthetics is an extremely subjective matter. They should not therefore impose their tastes on developers simply because they believe them to be superior. Developers should not be compelled to conform to the fashion of the moment at the expense of individuality, originality or traditional styles. Nor should they be asked to adopt designs which are unpopular with their customers or clients.

20. Nevertheless control of external appearance can be important especially for instance in environmentally sensitive areas such as national parks, areas of outstanding natural beauty, conservation areas and areas where the quality of environment is of a particularly high standard. Local planning authorities should reject obviously poor designs which are out of scale or character with their surroundings. They should confine concern to those aspects of design which are significant for the aesthetic quality of the area. Only exceptionally should they control design details if the sensitive character of the area or the particular building justifies it. Even where such detailed control is exercised it should not be over-fastidious in such matters as, for example, the precise shade of colour of bricks. They should be closely guided in such matters by their professionally qualified advisers. This is especially important where a building has been designed by an architect for a particular site. Design guides may have a useful role to play provided they are used as guidance and not as detailed rules.

21. Control of external appearance should only be exercised where there is a fully justified reason for doing so. If local planning authorities take proper account of this policy there should be fewer instances of protracted negotiations over the design of projects and a reduction in the number of appeals to the Secretaries of State on matters of design. When such appeals are made the Secretaries of State will be very much guided by the policy advice set out in this circular in determining them.

*Cancellations*

22. A list of cancelled circulars is at Annex C.

## Annex A[1] 4–264

### PLANNING PERMISSION FOR PRIVATE SECTOR HOUSEBUILDING

*Constraints on development*

1. Among the major concerns of the planning system is the conservation of the rural and urban environment, the protection of agricultural land from development and the conservation of our architectural heritage. Within structure plans will be found statements of policy

[1] This Annex is reprinted with minor amendments as Annex A to DOE Circular 15/84, and para. 20 advises that references in it to Circular 22/80 should be read as referring to the advice in Circular 15/84 on joint land availability studies. 4–264

## APPENDIX IV

## DOE CIRCULAR 14 / 85 EXTRACTS

6. The phrase "derelict, neglected or unsightly" is used in connection with the specific powers of reclamation given to a local authority under section 89(2) of the 1949 Act as
4–432 amended by section 3(1) of the 1982 Act. There are no statutory definitions of the words "derelict, neglected or unsightly", and so they are to be given their natural, commonsense, meaning. It is preferable, where possible, to consider the words taken together, as there is a considerable overlap between all three words. Thus the word "unsightly" is clearly directed to the appearance of the land, but an untidy or uncared for appearance may be of relevance in considering whether the land is derelict or neglected. It is thought that land may be in a neglected state without having been the subject of any operations by man (such as building, dumping or excavating), but that this is unlikely to be within the ambit of the word "derelict".

7. It may be that land is being put to some slight use but is still properly described as "derelict" or "neglected" when its condition is considered in the light of the potential use of the land. However, it is not the purpose of Section 89(2) that the local authority should be able to carry out works on land (and be empowered to obtain that land by compulsory purchase) wherever it considers it can put land to a better use than that to which it is presently being put.

8. There may be significant and distinct areas within the order land which are not "derelict, neglected or unsightly". A local authority is empowered to purchase land which is not itself "derelict, neglected or unsightly" but is required in order to carry out works necessary for reclaiming or improving or enabling to be brought into use land which is "derelict, neglected or unsightly".

9. In reaching a decision as to the giving of derelict land grant, the Secretary of State may employ separate and independent criteria to those involved in the consideration of an order in respect of the same land.

**[THE NEXT PARAGRAPH IS 4–434.]**

## Circular No. 14/85

**4–434** DEVELOPMENT AND EMPLOYMENT

*Dated July 16, 1985, issued jointly by the Department of the Environment and the Welsh Office; Circular No. 38/85 of that Office*

1. The White Paper on *Lifting the Burden* (Cmnd. 9571) sets out the Government's overall approach to reducing controls and regulations in the interests of promoting enterprise. Chapter 3* explains the action that the Government is taking to simplify the planning system and improve its efficiency, and relates this to the broader context. This circular (which is reproduced as an annex to the White Paper) deals with policy on development control under the Town and Country Planning Acts.

2. New development contributes to economic activity and to the provision of jobs. It is in the national interest to promote and encourage it. The planning system must respond positively and promptly to proposals for development. Delay adds to the costs of development.

3. Development proposals are not always acceptable. There are other important objectives to which the Government is firmly committed: the need to preserve our heritage, to improve the quality of the environment, to protect the green belts and conserve good agricultural land.

4–432 * Reproduced below.





The planning system, however, fails in its function whenever it prevents, inhibits or delays development which could reasonably have been permitted. *There is therefore always a presumption in favour of allowing applications for development, having regard to all material considerations, unless that development would cause demonstrable harm to interests of acknowledged importance.* 4–434

4. Authorities are obliged, under Article 7 of the Town and Country Planning General Development Order 1977, to give reasons whenever they refuse planning permission. Those reasons must be precise, specific and relevant to the application: they must demonstrate clearly why, in the local planning authority's view, the proposed development cannot be permitted. Without such a clear demonstration the developer will not know whether or not his proposal can be made acceptable, or the grounds on which he can base an appeal against refusal. As a result, valuable investment and new jobs, in construction, in commerce and in industry, may be delayed or lost.

5. In dealing with applications for planning permission, section 29(1) of the Town and Country Planning Act 1971 requires that the authority *shall have regard to the provisions of the development plan, so far as material to the application, and to any other material considerations.* Development plans are therefore one, but only one, of the material considerations that must be taken into account in dealing with planning applications. Many development plans were approved several years ago, often several years after they had been prepared and based on even earlier information. The policies which they contain, and the assumptions on which they were based, may therefore be out of date and not well related to today's conditions. They cannot be adapted rapidly to changing conditions, and they cannot be expected to anticipate every need or opportunity for economic development that may arise. They should not be regarded as overriding other material considerations, especially where the plan does not deal adequately with new types of development or is no longer relevant to today's needs and conditions—particularly the need to encourage employment and to provide the right conditions for economic growth.

6. It is important that local planning authorities should have regard to the special needs of small firms and the self-employed. The planning system can present serious difficulties for those seeking to set up or expand their business, even on a very modest scale. Local authorities can do much to help both in assisting small firms to cope with the planning process and by avoiding unnecessarily onerous and complex controls. The Department of the Environment and the Welsh Office, in consultation with the Local Authority Associations, will be issuing a further circular on this subject, together with an explanatory booklet for small firms.

7. The Secretaries of State and their Inspectors will have regard to the terms of this circular in dealing with planning appeals and with any application that may be made to them for the award of costs.

*[Editorial note: see also the following:*

EXTRACT FROM MINISTER'S SPEECH TO PLANNING INSPECTORATE, APRIL 10, 1987 (Hon. William Waldegrave M.P.)

"But there are two things which I want to say about the use of Circular 14/85. As I have said, 14/85 is essentially a restatement of principles upon which the planning system is based and therefore part of the background against which all planning decisions are taken. As such it is not a wand which can be waved to dispose as if by magic of all the arguments against

## APPENDIX V

## DOE CIRCULARS 31 / 85 AND 02 / 86 EXTRACTS

The purpose of such guidance is to assist authorities in the preparation of the unitary development plan. The form and content of the guidance will vary according to the
4–469 circumstances of each area. The timing of the preparation of strategic guidance and the issue of commencement orders will be a matter for consideration and discussion between the regional office of the Department and the authorities concerned.

5.2 Each authority will need to show in the reasoned justification in Part II of their unitary development plan that they have had regard to any guidance issued and demonstrate the use they have made of it.

*Preparation of Strategic Guidance*

5.3 The Department will consult the London Joint Committee and SERPLAN, and in the metropolitan areas the local planning authorities concerned, about the arrangements for preparing strategic guidance including its scope and content (see paragraphs 4.3–4.6). In advising the Secretary of State on these matters, the London Joint Committee, SERPLAN and the metropolitan local planning authorities will be able to consider any views expressed to them by any other bodies.

5.4 Following these initial consultations, it is envisaged that the Secretary of State will prepare and issue for discussion and comment a statement setting out the provisional scope of guidance for each area and a provisional timetable for preparing the guidance. This statement will represent the first formal step in the process of preparing strategic guidance.

5.5 At this stage the Secretary of State will formally request the advice of the London Joint Committee and the planning conferences and invite the views of other bodies and persons on the scope and content of strategic guidance. The advice tendered by the Committee and conferences will be made public and there will be an opportunity for interested parties to comment on it to the Secretary of State.

5.6 In the light of this advice and the further comments, the Secretary of State will then publish his proposed guidance in draft and will invite comments from the London Joint Committee, SERPLAN, the planning conferences, and any other bodies or persons who might have an interest in the guidance. After considering any such comments the guidance will be published and issued to the local authorities concerned.

## Circular No. 31/85

*Dated December 10, 1985, issued by the Department of the Environment and the Welsh Office, Circular No. 69/85 of that Office.*

### AESTHETIC CONTROL

4–470 1. The Secretary of State for the Environment and the Secretary of State for Wales wish to remind local planning authorities of the advice given in Circular 22/80 (Welsh Office Circular 40/80) on the use of planning powers to control the detailed design of buildings. A large proportion of planning appeals involve detailed design matters, either as the principal grounds on which planning permission has been refused or as a subsidiary reason. Likewise far too many planning applications are delayed because the planning authority seeks to impose detailed design alterations.

2. The Secretaries of State therefore draw the attention of all local planning authorities to what was said in paragraphs 19–21 of the original circulars:

> "19. Planning authorities should recognise that aesthetics is an extremely subjective matter. They should not therefore impose their tastes on developers simply because they believe them to be superior. Developers should not be compelled to conform to the fashion of the moment at the expense of individuality, originality or traditional styles. Nor should they be asked to adopt designs which are unpopular with their customers or clients.
>
> 20. Nevertheless control of external appearance can be important especially for instance in environmentally senstitive areas such as national parks, areas of outstanding natural beauty, conservation areas and areas where the quality of environment is of a particularly high standard. Local planning authorities should reject obviously poor designs which are out of scale or character with their surroundings. They should confine concern to those aspects of design which are significant for the aesthetic quality of the area. Only exceptionally should they control design details if the sensitive character of the area or the particular building justifies it. Even where such detailed control is exercised it should not be over fastidious in such matters as, for example, the precise shade of colour of bricks. They should be closely guided in such matters by their professionally qualified advisers. This is especially important where a building has been designed by an architect for a particular site. Design guides may have a useful role to play provided they are used as guidance and not as detailed rules.
>
> 21. Control of external appearance should only be exercised where there is a fully justified reason for doing so. If local planning authorities take proper account of this policy there should be fewer instances of protracted negotiations over the design of projects and a reduction in the number of appeals to the Secretaries of State on matters of design. When such appeals are made the Secretaries of State will be very much guided by the policy advice set out in this circular in determining them."

4–470





## Circular 2/86

### DEVELOPMENT BY SMALL BUSINESSES

4–471

*Dated March 20, 1986, and issued by the Department of the Environment and the Welsh Office; Circular No. 8/86 of that office*

### Introduction

1. Small firms are one of the country's greatest resources in the expansion of the economy and of employment. By their nature, however, they often lack the range of expertise available to larger enterprises. A requirement such as the need to seek planning permission will be one they encounter rarely—but at the crucial stages of their business life, when they start up, expand or relocate. They may not understand when planning permission is needed, or what must be done to go about getting it.

2. Local planning authorities can do a great deal to guide small firms through the requirements of the planning system. To assist them, the Department has prepared an explanatory booklet "Planning Permission for Small Businesses—A Step by Step Guide". An initial supply is enclosed. Authorities are asked to make it available to anyone who may find it useful. Further supplies can be obtained from DoE Distribution Section, Building 3, Victoria Road, South Ruislip, Middlesex HA4 0NZ.

3. The Government's general planning policies on small firms are set out in Circulars 22/80 (WO 40/80) and 16/84 (WO 34/84). This Circular deals in more detail with some of the special considerations in meeting the needs of small firms. The annex to this Circular contains relevant extracts from the earlier circulars mentioned in the text.

### When planning permission is needed

4. Many small businesses are started by people working in their own homes. This will not necessarily require planning permission. It should not be assumed as a matter of course that such use of part of the dwellinghouse necessarily involves a material change of use requiring permission. That is unlikely to be involved where the use of part of a dwellinghouse for business purposes does not change the overall character of its use as a residence. For example, the use by the householder of a room as an office would not normally require permission. Even where new activities constitute a separate use within the planning unit, the new use may be *de minimis* in planning terms. On the other hand, the scale of business use may be significant enough to alter the overall residential character of the dwellinghouse. This would constitute a material change of use for which planning permission will be required.

5. Similar principles apply where some new activity is introduced in a commercial or industrial building. The established planning principle of ancillary (or incidental) uses recognises that new activities may be started in a building without any further need for planning permission, provided they remain ancillary to the main use. If, for example, a building had permission for use as a shop, and the ground floor was used for the sale of goods, the first floor might be used for office or storage purposes in connection with the shop: in planning terms it would be part of the shop use, and no further permission would be required for it. Where it is clear that development requiring planning permission is involved (*e.g.* in the example referred to, if it were proposed to use the first floor accommodation for a quite different and unrelated business) local planning authorities should be guided by the advice in paragraphs 12–14 of Circular 22/80.

4–471

The purpose of such guidance is to assist authorities in the preparation of the unitary development plan. The form and content of the guidance will vary according to the
4–469 circumstances of each area. The timing of the preparation of strategic guidance and the issue of commencement orders will be a matter for consideration and discussion between the regional office of the Department and the authorities concerned.

5.2 Each authority will need to show in the reasoned justification in Part II of their unitary development plan that they have had regard to any guidance issued and demonstrate the use they have made of it.

*Preparation of Strategic Guidance*

5.3 The Department will consult the London Joint Committee and SERPLAN, and in the metropolitan areas the local planning authorities concerned, about the arrangements for preparing strategic guidance including its scope and content (see paragraphs 4.3–4.6). In advising the Secretary of State on these matters, the London Joint Committee, SERPLAN and the metropolitan local planning authorities will be able to consider any views expressed to them by any other bodies.

5.4 Following these initial consultations, it is envisaged that the Secretary of State will prepare and issue for discussion and comment a statement setting out the provisional scope of guidance for each area and a provisional timetable for preparing the guidance. This statement will represent the first formal step in the process of preparing strategic guidance.

5.5 At this stage the Secretary of State will formally request the advice of the London Joint Committee and the planning conferences and invite the views of other bodies and persons on the scope and content of strategic guidance. The advice tendered by the Committee and conferences will be made public and there will be an opportunity for interested parties to comment on it to the Secretary of State.

5.6 In the light of this advice and the further comments, the Secretary of State will then publish his proposed guidance in draft and will invite comments from the London Joint Committee, SERPLAN, the planning conferences, and any other bodies or persons who might have an interest in the guidance. After considering any such comments the guidance will be published and issued to the local authorities concerned.

## Circular No. 31/85

*Dated December 10, 1985, issued by the Department of the Environment and the Welsh Office, Circular No. 69/85 of that Office.*

### AESTHETIC CONTROL

4–470 1. The Secretary of State for the Environment and the Secretary of State for Wales wish to remind local planning authorities of the advice given in Circular 22/80 (Welsh Office Circular 40/80) on the use of planning powers to control the detailed design of buildings. A large proportion of planning appeals involve detailed design matters, either as the principal grounds on which planning permission has been refused or as a subsidiary reason. Likewise far too many planning applications are delayed because the planning authority seeks to impose detailed design alterations.

2. The Secretaries of State therefore draw the attention of all local planning authorities to what was said in paragraphs 19–21 of the original circulars:

> "19. Planning authorities should recognise that aesthetics is an extremely subjective matter. They should not therefore impose their tastes on developers simply because they believe them to be superior. Developers should not be compelled to conform to the fashion of the moment at the expense of individuality, originality or traditional styles. Nor should they be asked to adopt designs which are unpopular with their customers or clients.
>
> 20. Nevertheless control of external appearance can be important especially for instance in environmentally senstitive areas such as national parks, areas of outstanding natural beauty, conservation areas and areas where the quality of environment is of a particularly high standard. Local planning authorities should reject obviously poor designs which are out of scale or character with their surroundings. They should confine concern to those aspects of design which are significant for the aesthetic quality of the area. Only exceptionally should they control design details if the sensitive character of the area or the particular building justifies it. Even where such detailed control is exercised it should not be over fastidious in such matters as, for example, the precise shade of colour of bricks. They should be closely guided in such matters by their professionally qualified advisers. This is especially important where

4–469





a building has been designed by an architect for a particular site. Design guides may have a useful role to play provided they are used as guidance and not as detailed rules.

21. Control of external appearance should only be exercised where there is a fully justified 4–470
reason for doing so. If local planning authorities take proper account of this policy there should be fewer instances of protracted negotiations over the design of projects and a reduction in the number of appeals to the Secretaries of State on matters of design. When such appeals are made the Secretaries of State will be very much guided by the policy advice set out in this circular in determining them."

## Circular 2/86

### DEVELOPMENT BY SMALL BUSINESSES 4–471

*Dated March 20, 1986, and issued by the Department of the Environment and the Welsh Office; Circular No. 8/86 of that office*

### Introduction

1. Small firms are one of the country's greatest resources in the expansion of the economy and of employment. By their nature, however, they often lack the range of expertise available to larger enterprises. A requirement such as the need to seek planning permission will be one they encounter rarely—but at the crucial stages of their business life, when they start up, expand or relocate. They may not understand when planning permission is needed, or what must be done to go about getting it.

2. Local planning authorities can do a great deal to guide small firms through the requirements of the planning system. To assist them, the Department has prepared an explanatory booklet "Planning Permission for Small Businesses—A Step by Step Guide". An initial supply is enclosed. Authorities are asked to make it available to anyone who may find it useful. Further supplies can be obtained from DoE Distribution Section, Building 3, Victoria Road, South Ruislip, Middlesex HA4 0NZ.

3. The Government's general planning policies on small firms are set out in Circulars 22/80 (WO 40/80) and 16/84 (WO 34/84). This Circular deals in more detail with some of the special considerations in meeting the needs of small firms. The annex to this Circular contains relevant extracts from the earlier circulars mentioned in the text.

### When planning permission is needed

4. Many small businesses are started by people working in their own homes. This will not necessarily require planning permission. It should not be assumed as a matter of course that such use of part of the dwellinghouse necessarily involves a material change of use requiring permission. That is unlikely to be involved where the use of part of a dwellinghouse for business purposes does not change the overall character of its use as a residence. For example, the use by the householder of a room as an office would not normally require permission. Even where new activities constitute a separate use within the planning unit, the new use may be *de minimis* in planning terms. On the other hand, the scale of business use may be significant enough to alter the overall residential character of the dwellinghouse. This would constitute a material change of use for which planning permission will be required.

5. Similar principles apply where some new activity is introduced in a commercial or industrial building. The established planning principle of ancillary (or incidental) uses recognises that new activities may be started in a building without any further need for planning permission, provided they remain ancillary to the main use. If, for example, a building had permission for use as a shop, and the ground floor was used for the sale of goods, the first floor might be used for office or storage purposes in connection with the shop: in planning terms it would be part of the shop use, and no further permission would be required for it. Where it is clear that development requiring planning permission is involved (*e.g.* in the example referred to, if it were proposed to use the first floor accommodation for a quite different and unrelated business) local planning authorities should be guided by the advice in paragraphs 12–14 of Circular 22/80.

4–471

## APPENDIX VI

## PLANNING APPLICATION NO F / 2000 / 2775 DOCUMENTS

(AT)

# WOKINGHAM DISTRICT COUNCIL

## TOWN AND COUNTRY PLANNING ACTS

### Notification of Refusal of Permission

Mrs Kaur
C/O Kalsi Associates
6 Devonshire Park
Shinfield Road
Reading
Berkshire
RG2 7DX

**Application Number: F/2000/2775**

**Parish:** **EARLEY**

**Location:** **386, London Road, Earley, Reading.**

**Proposal:** **Proposed rear dormer extension to dwelling to form access to loft room (Retrospective)**

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 rear dormer extension is prominent and intrusive in the street scene. It breaks up the roofscape of the existing detached properties along the road. This has a detrimental effect on the character and appearance of the area. As such it is therefore contrary to policies LBE1 and LBE2 of the Loddon Area Local Plan and to policies WBE1 and WOS3 of the Deposit Draft Wokingham District Local Plan.

**Informative**

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

Berkshire Structure Plan Policy EN1.
Loddon Area Local Plan Policies LBE1/2 and LTV1/6.
Deposit Draft Wokingham District Local Plan Policies WOS2/3 and WBE1.

John Mitchell
Development Control Manager
Date: 06/02/2001

Notice checked by: _____

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

1811

# Planning Application

**Received by Wokingham District Council**

## Application No: F/2000/2775

**PROPOSAL:**
Proposed rear dormer extension to dwelling to form access to loft room (Retrospective)

**LOCATION:**
386, London Road, Earley, Reading.

**The application is available for inspection at the locations & during the times detailed below:**

**WOKINGHAM DISTRICT COUNCIL, PLANNING RECEPTION, SHUTE END, WOKINGHAM between 8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday. (TEL: (0118) 974 6428)**
**OR**
**WOODLEY LIBRARY, HEADLEY ROAD, WOODLEY between 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. (closed all day Wednesday). If you intend to view this application at Woodley Library or Earley Town Council (see details above & below) please allow 4 days from the date of this notice for delivery of plans.**
**OR**
**EARLEY TOWN COUNCIL, RADSTOCK HOUSE, RADSTOCK LANE, EARLEY between 9.00am – 1.00pm & 2.00pm – 4.30pm Monday to Friday. (TEL: (0118) 986 8995)**

**Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Andrew Thorley P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 11/12/2000. Written comments submitted will become available for public inspection.**

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

Head of Planning and Transportation

17 November 2000

Tel. **0118 974 6441**

Date: 17 November 2000

Your Ref:

My Ref: **Andrew Thorley - F/2000/2775**

Mrs Kaur
C/O Kalsi Associates
6 Devonshire Park
Shinfield Road
Reading
Berkshire
RG2 7DX


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 Number: F/2000/2775**

**Site Address: 386, London Road, Earley, Reading.**

**Proposal: Proposed rear dormer extension to dwelling to form access to loft room (Retrospective).**

Thank you for the above application, which has now been accepted along with the sum of £95 in fees.

We aim to determine applications within 8 weeks, however it is not always possible to do so, particularly in the case of complex schemes, and those that require modification. If you have not received notification of the outcome of your application by **01/01/2001** you have the right to appeal to the Secretary of State for the Environment, Transport and the Regions. Appeals must be made within 6 months of this date, on a form, which is available from the Department of the Environment, Transport and the Regions.

If you have any queries concerning your application contact your case officer, **Andrew Thorley,** on **0118 974 6441** quoting reference number **F/2000/2775.**

Please note that approval under Building Regulations may be required for the proposed development, for which a separate application must be made. To obtain advice on this matter, you may contact the Building Control Section of the District Council on 0118 974 6375.

Yours faithfully,

*John Mitchell*

Development Control Manager

1863

**TOWN AND COUNTRY PLANNING ACT 1990** **SITE NOTICE**

Enclosed you will find one or more fluorescent notices which are to be displayed on the land or buildings to which your planning application relates.

**PLEASE DISPLAY THE NOTICE(S) WHERE THEY CAN BE EASILY SEEN BY THE PUBLIC AND ENSURE THAT THEY REMAIN DISPLAYED FOR 21 DAYS.**

**PLEASE CONTACT THE PLANNING DEPARTMENT IMMEDIATELY IF THE NOTICE(S) ARE DEFACED OR REMOVED BEFORE THE END OF THE APPOINTED PERIOD, AND A REPLACEMENT WILL BE SENT. (TELEPHONE: WOKINGHAM (0118) 974 6429.**

When the Planning Officer for your area vists your application site he/she will check that the notice(s) are properly displayed and **CLEARLY READABLE TO MEMBERS OF THE PUBLIC USING ROADS AND FOOTPATHS. PLEASE ENSURE THAT YOUR NOTICE IS AS CLOSE TO THE ROAD AS IS POSSIBLE.** If he/she is not satisfied, it will be necessary for him/her to write individually to your neighbours and to others who may be interested in your application.

**THIS COULD MEAN THAT YOU WOULD HAVE TO WAIT A LOT LONGER FOR THE DECISION ON YOUR APPLICATION.**

As soon as you have displayed the notice(s) please complete and return the pre-paid postcard.

If you are acting as agent, it is Council practice to address correspondence accordingly. I trust that you will assist your client by arranging for the notice(s) to be posted on the application site without delay.

69a

# WOKINGHAM DISTRICT COUNCIL
# PLANNING APPLICATION

PART 1

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

e answer ALL QUESTIONS in BLOCK LETTERS. If a question is pplicable, answer N/A in space. Please submit SIX copies of this and plans to:-
IE DISTRICT PLANNING OFFICER
OKINGHAM DISTRICT COUNCIL
NING DEPARTMENT
Box No. 157
UNCIL OFFICES
UTE END
NGHAM
SHIRE, RG40 1WR

FOR OFFICE USE ONLY

| | |
|---|---|
| APPLICANT'S NAME | MRS J. KAUR |
| ADDRESS | 386 LONDON ROAD EARLEY READING, BERKS. |
| POST CODE | RG6-1BA PHONE (0118) 966-6518 |
| AGENT'S NAME (If the applicant has an agent, all correspondence will be sent to the agent) | KALSI ASSOCIATES LTD |
| ADDRESS | 6 DEVONSHIRE PARK SHINFIELD ROAD, READING, BERKS |
| POST CODE | RG2-7DX PHONE TEL: 0118 975-7988 FAX: 0118 975-7966 |
| SITE LOCATION (On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.) | 386 LONDON ROAD EARLEY READING |
| WHAT IS THE APPLICATION FOR ? (Give brief details and state for what purpose this site and any buildings will be used.) | ATTIC LEVEL DORMER TO REAR FOR IMPROVED ACCESS TO ATTIC STUDY (RETROSPECTIVE) |
| AREA OF SITE (Give the area in hectares or part of a hectare) | 0.064 Ha. |
| OWNERSHIP (State the applicant's interest in the land e.g. owner, prospective purchaser, lessee) | FREEHOLDER. |
| PLANS/DRAWINGS (List all the plans and drawings submitted with the application) | 6 No. COPIES OF A2 DRAWING FOR PLANS, ELEVATIONS, BLOCK & LOCATION PLANS. |

DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ? (Tick the boxes(x))

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

WHAT TYPE OF APPLICATION IS THIS ? (Tick one box only)

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

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

| | | | |
|---|---|---|---|
| EXTERNAL APPEARANCE | N/A. | SITING | ☐ |
| MEANS OF ACCESS | ☐ | DESIGN | ☐ |
| | | LANDSCAPING | ☐ |

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

RESIDENTIAL

ES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE
THE PROPOSED ACCESS?

YES/~~NO~~ LONDON RD FRONTAGE

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

E THERE ANY TREES ON THE SITE?
/ES, ARE ANY TO BE FELLED?

YES/~~NO~~ NONE AFFECTED

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

ATE EXTERNAL MATERIALS TO BE USED.

BRK & /OR RENDERED WALLS.
TILED ROOF. - PITCHED.
FELTED " WHERE FLAT.

W WILL THE SITE BE ENCLOSED?
/ whether walls, fences or hedges, and give height, colour and
terials. If the site is divided into plots, say how each is to be
closed.

EXTG. HEDGES, FENCES & THE LIKE ALL RETAINED. NONE AFFECTED BY PROPOSAL.

W WILL SURFACE WATER BE DISPOSED OF?

EXTG.

W WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/~~NO~~

If no, please give details N/A

AT ARE THE ACCESS ARRANGEMENTS?
AS EXISTING
AS PROPOSED
e details of pedestrian and vehicular access

EXTG.
PEDESTRIAN & VEHICULAR ACCESS OFF LONDON ROAD SERVICE ROAD UNAFFECTED BY PROPOSAL.

S PROVISION BEEN MADE FOR THE DISABLED?
notes for applicants

N/A.

THIS PROPOSAL INVOLVES RESIDENTIAL DEVELOPMENT
THE LOSS OF RESIDENTIAL UNITS, COMPLETE THE
LLOWING TABLE

| | No. OF DWELLINGS/HABITABLE ROOMS PROPOSED | TO BE RETAINED | TO BE LOST |
|---|---|---|---|
| HOUSE | 11 | 16 | 1 |
| BUNGALOW | | | |
| FLAT/MAISONETTE | | | |
| OTHER | | | |

ES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL
LDING OR USE?

~~YES~~/NO

*STATE No. OF HABITABLE ROOMS

If YES, complete Part 2 of the form

ES THE PROPOSAL INVOLVE THE WINNING, WORKING
PROCESSING OF MINERALS: THE DISPOSAL OF MINERAL
STE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND
STE MATERIALS?

~~YES~~/NO

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

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

£95.00

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

Kelsi ON BEHALF OF THE APPLICANTS DATE 28/10/00

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

1789/a

# SECTION 66 CERTIFICATE

Application No.

**Please fill in both Certificate A, B, C or D and the Agricultural Holdings Certificate. Delete sections not relevant.**

## CERTIFICATE A

I certify that:

at the beginning of the period of 21 days ending with the date of the accompanying application, nobody, except the applicant, was the owner of (a) of any part of the land to which the application relates.

(a) "Owner" means a person having a freehold interest or leasehold interest the unexpired term of which is not less than 7 years.

OR

## CERTIFICATE B

I certify that:

I have/The applicant has* given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

| Owner's(a) name | Address at which notice was served | Date on which notice was served |
|---|---|---|
| | | |

See Note (a) to Certificate A

OR

## CERTIFICATE C

I certify that

- I/The applicant* cannot issued a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the accompanying application.

- I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

| Owner's(a) name | Address at which notice was served | Date on which notice was served |
|---|---|---|
| | | |

(b) Insert description of steps taken.

- I have/The applicant has* taken all reasonable steps open to me/him/her* to find out the names and addresses of the other owners (a) of the land, or of a part of it, but have/has* been unable to do so. These steps were as follows:

(b) .....

.....

(c) Name of local newspaper circulating in the area where the land is situated.

- Notice of the application as attached to this Certificate, has been published in the (c) .....

Date of publication (which must be not earlier than the beginning of the period of 21 days ending with the date of the application).

on (d) .....

1789/b

## CERTIFICATE D

I certify that

● I/The applicant cannot issue a certificate in accordance with paragraph (a) of Section 66 of the Act in respect of the accompanying application.

**OR**

● I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows:

(b) Insert description of steps taken

(b) . . . . . .

. . . . . .

(c) Insert name of local newspaper circulating in the area where the land is situated.

● Notice of the application as attached to this Certificate has been published in the (c) . . . . . .

(d) Insert date of publication (which must not be earlier than the beginning of the period of 21 days ending with the date of the application).

on (d) . . . . . .

**ALL APPLICANTS MUST COMPLETE THIS SECTION**

If any of the site is part of an area of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

### Agricultural Holdings Certificate

*One or other section must be crossed through as not applicable.*

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

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

**OR**

● I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

| Tenant's name | Address at which notice was served | Date on which notice was served |
|---|---|---|
| | | |

Signed . . . . . .

On behalf of . THE APPLICANT . . . . . .

Date . . . . 28th October 2000 . . .

**TOWN AND COUNTRY PLANNING ACT, 1990**
**TOWN & COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988**
*Certificate under Section 66*

**Appeal Reference:** *APP/X0360/A/01/1070566*

**Application Number :** *F/2000/2775*

**Applicant :** *Mrs. Kaur C/O Kalsi Associates*

**Location :** *386, London Road, Earley, Reading.*

**Proposal :** *Proposed Rear Dormer Extension to Dwelling to form access to loft room (Retrospective)*

| **Site Notice Displayed ? :** | YES | NO | DATE |
|---|---|---|---|
| | | *No* | *12/12/00* |

**Date of Neighbour Notifications:** *17/11/2000*.....

**Date of Site Visit :** *22/12/00*.....

**Date Registered :** *06/11/2000*

**Earliest Date for Decision :** *11/12/2000*

**Latest Consultation Date/Site Notice Expiry Date :** *11/12/2000*

**This application will have expired on:***01/01/2001.* **You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.**

**Consultation Responses :**

**Earley Town Council** - *Were concerned, they felt that the plans were inaccurate, and did not appear to take into account all the various works which had already taken place on site (see memo on file).*

**Neighbour Consultations** - *4 letters of objection and 1 letter of support was received (see letters on file).*

**District Councillor** – *District Councillor Lissaman agreed with recommendation for refusal.*

**Planning Issues :**

*The issues addressed by this application are:*

1) *Impact on neighbour property*
2) *Impact on street scene/visual amenity*

*The following policies apply: Berkshire Structure Plan Policy EN1: The Loddon Area Local Plan Policy LBE1, LBE2 & LTV1 and Wokingham District Local Plan Deposit Draft 1997 Policy WBE 1, WOS2 & WOS3.*

## Application Number: F/2000/2775

### Appraisal:

The proposal is for retention of a rear dormer extension to a 2 storey previously extended detached house to form staircase access to an existing loft room, (retrospective).
This planning application is one of four currently being considered and therefore must be assessed along side the following applications F/2000/2755, F/2000/2756, & F/2000/2776.

The flat roofed dormer (blind dormer) is located on the existing side hip slope (south west elevation) of the rear 2 story pitched roof. It is 4.4 metres wide and 2.1 metres high, (above the eaves level of the first floor roof). It projects 2.6 metres from the existing main ridge of the roof (at the rear of the property) and is set 0.1 metres below the main ridge. Constructed in block/ brickwork and rendered over and painted white to match the existing render at first floor level. There is a small window in the north west elevation of the dormer. But does not overlook neighbouring properties.

### 1) Impact on neighbouring properties

No.384, to the west, 2 storey detached neighbour. Main windows at ground floor and at first floor face rear garden, there is an obscured glazed kitchen window on flank elevation only. Footprint set forward of No.386, towards road and positioned 8 metres from proposal. It is considered that due to the Council's guidelines for daylight, as set out in the BRE report 'Site Layout Planning for Daylight and Sunlight, A Guide to Good Practice', there will be no loss of light to habitable rooms.

No.388, to the east, 2 storey detached neighbour. This neighbour is unhappy (see letter) with the flat roof extension, in that cosmetically it appears ugly and is not in accordance with the existing row of houses along London Road.

No.380, & 378, London Road, to the east, 2 storey detached neighbours, approximately between 35 & 45 metres away. Both neighbours are unhappy (see letters on file), in that the dormer towers over surrounding properties, and looks totally out of place. The neighbour at No.380 says the additional "velux" roof light located on the south west elevation of the rear pitched roof overlooks their patio.

No.3, Hilltop Road, to the south west, approximately 80 metres away. Made an objection to the extension on three levels, (see letter on file).

### 2) Impact on street scene /visual impact.

The proposed side dormer extension is quite prominent and intrusive in the street scene. It breaks up the roofscape of the existing detached properties along the road and is visible from the pavement outside No.2, Hilltop Road over 100 metres away to the southwest. No other dormers of this type and design have been constructed in the immediate area. This has a detrimental effect on the character and appearance of the area. The proposal is therefore contrary to WDLP policy WBE1.

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

**Application Number:** *F/2000/2775*
**~~Conditions~~/Reasons for Refusal**

| No | Std Con | Std Reas | ~~Non-Std Conditions~~ / Reasons for Refusal |
|---|---|---|---|
| | | | |

*The proposed rear dormer extension is prominent and intrusive in the street scene. It breaks up the roofscape of the existing detached properties along the road.*

*This has a detrimental effect on the character and appearance of the area. As such it is, therefore, contrary to Policies LBE1 & LBE2 of the Loddon Area Local Plan and Polices WBE1 & WOS3 of the Wokingham District Local Plan Deposit Draft 1997.*

| | | | |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

| | |
|---|---|
| **Informative for approvals** | |
| **N16** | |
| **LODDON AREA LOCAL PLAN POLICIES:** | *LBE1/2,LTV1/6* |
| **~~SOUTH EAST AREA LOCAL PLAN POLICIES~~:** | |
| **WOKINGHAM DISTRICT LOCAL PLAN POLICIES:** | *WOS2/3, WBE1* |
| **~~GREEN BELT LOCAL PLAN POLICIES:~~** | |
| **BERKSHIRE STRUCTURE PLAN POLICIES:** | *EN1* |
| **~~MINERALS LOCAL PLAN POLICIES:~~** | |

6/2/01

## CONDITIONS

**- Requested to be attached in the event of the appeal being granted:**

**(C1) No windows shall be installed in the south west facing side elevation of the extension hereby approved.**

**(R1) To maintain the amenity of the neighbouring property.**

# 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

DG

PLANNING SERVICES | HPT | TLS | CMF
48576
10 OCT 2001

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

Your Ref: F/2000/2775
Our Ref: APP/X0360/A/01/1070566
Date: 9 October 2001

Dear Madam

**TOWN & COUNTRY PLANNING ACT 1990**
**APPEAL BY MRS J KAUR**
**SITE AT 386 LONDON RD, EARLEY, READING**

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

Yours faithfully

Mr Simon Campbell

217L(BPR)

KALSI ASSOCIATES

# FACSIMILE COVERSHEET

6 Devonshire Park, off Shinfield Road,
Reading, Berks., RG2 7DX, UK.
Tel: (0118) 975 7988
Fax: (0118) 975 7966
Country Code (44) 44
New E-mail: KA.Ltd@CS.com
Web Site: www//KA-LTD.com

| | |
|---|---|
| **TO:** | The Planning Inspectorate |
| **FOR THE ATTEN. OF:** | Mr Simon Campbell<br>Your ref: APP / X0360 / A/01 / 1070566 |
| **FAX NUMBER:** | 0117-372 8624 |
| **SUBJECT:** | Response to Local Planning Authority Statement. |
| **NO. OF PAGES (A4)** | 5 only.(including coversheet) |
| **ORIGINATING FROM:** | R.S. KALSI |
| **PROJECT:** | 385 LONDON ROAD EARLEY READING |
| **SOURCE TEL..NO.:** | As letterhead above |
| **TRANSMISSION DATE:** | 5th October,. 2001. |
| **TRANSMISSION TIME:** | 10.00 Hrs. GMT. |

**SPECIAL COVER NOTES:**

Dear Sirs,

Further to our telephone conversation of this morning, our response to Local Planning Authority statement is faxed herewith and the orginals are being despatched today by post. We thank you for your assistance in this matter

**ORIGINATOR'S ENDORSEMENT:**

KALSI ASSOCIATES

BUILDING CONSULTANTS

6 Devonshire Park, off Shinfield Road,
Reading, Berks., RG2 7DX, UK.
Tel: (0118) 975 7988
Fax: (0118) 975 7966
Country Code (++) 44
New E-mail: KA Ltd@CS.com
Web Site: www//KA-LTD.com

4th October, 2001.

File ref: C:\MD\TT\459-0109-386LON-APEAL\9-wk sta.cov.doc

Mr Simon Campbell,
The Planning Inspectorate,
3/03 Kite Wing,
Temple Quay House,
2 The Square, Temple Quay,
Bristol, BS1 6PN.

Your ref: APP / X0360 / A/01 / 1070566

Dear Sir,

**TOWN & COUNTRY PLANNING ACT 1990**
**APPEAL BY MRS J KAUR**
**SITE: AT 385 LONDON ROAD EARLEY, READING**

We acknowledge receipt of the Wokingham District Council's six-week statement which we received on the 19th September although we believe it was due on the 14th September.

Our own six-week submission, i.e. the full ground s of Appeal and detailed support statements - was of course included with our first depositing of the appeal.

Accordingly therefore, we now submit our final comments on the Wokingham District Council's submission, within the nine-week limit from the start date of 3rd August. Please see attachments.

Yours faithfully,

R.S. KALSI

## 1. COMMENTS ON WOKINGHAM DISTRICT COUNCIL STATEMENT:

1.1. There is no elaboration of the Local Planning Authority position. Their statement is largely a copy of the Officer's internal report prepared in consideration of the original Planning application

1.2. Factually the second paragraph of his statement is incorrect. There is currently no application under consideration by Wokingham District Council in respect of the appeal site.

1.3. All the other comments and policy issues in their statement have be amply analysed and addressed in detail in our original statement for appeal.

1.4. However, we would reiterate again that Council's own report records dormer roof level is lower than the ridge level by a good 100 millimetres. Please also note the primary purpose of the structure is a safety requirement for the staircase access.

1.5. We note with interest that Officer only records Policy WBE 1 for refusal in his original report as well as, it would clearly seem, his latest submission. However, four policy headings are included in the actual refusal notice. Does this imply that Policy references other than WBE1 are superfluous?

1.6. Wokingham District Council raises no direct challenge to or comment on any of the detailed analysis, commentary and supporting documentation included in the appellant's statement.

1.7. The Informative of the Council for a condition precluding any windows in the west elevation is acceptable to the Appellant, although a "dummy" window can be incorporated for improving the view to the west and lighten the wall area on this elevation if the Inspector directs.

1.8. The three levels of objection referred in the Local Planning Authority submission - by the third party at Hilltop Road - were not included by Wokingham District Council in their original refusal - and therefore should strictly and rightly remain outside the appeal considerations.

## 2. RESPONSE TO LETTER BY PROPRIETOR AT No.378 LONDON ROAD

2.1. Clearly, some of the language and comments in this representation are emotive, subjective, and perhaps even outside the remit of Planning considerations if not actually unfair. E.g. nowhere on the Council's records is the description of a helicopter pad to be found. For their assurance we state on the appellant's behalf that nor is one intended. The appellants respond to some of the other contents as follows.

2.2. 5.6 Although not strictly appeal matters the appellant's husband is a plumber by trade. He was neither involved in the building construction nor is conversant with the subtleties of the Planning legislation, especially with regard to permitted development, which can even challenge the experts! The building works were let out on a formal business contract.

2.3. 6.1, 7.3 & 7.4 the objectors' observations are purely subjective and motivated by non-Planning considerations.

2.4. 7.5 Clearly there is a contradiction here in objectors' comment. The appeal property render colour has always been *cream with brown timbers* even prior to the works. This clearly begs the question – are they objecting even to the original finishes on the appeal building? Are they saying they would rather No 386 London Road did not exist at all?

2.5. In our professional experience it is almost the norm set by most Councils, including Wokingham, that any new works should / would have had to match the finishes on the original buildings.

2.6. The party's position that the structure "cannot be improved" is not true, unreasonable and rather intransigent given that we have offered a number of finishing and re-styling options.

2.7. The drawings prepared for the project by Kalsi Associates Ltd. are to British Standard practice, to scale, perfectly legible, to ordnance survey data and prepared on CAD facilities. They carry all the essential information for the purposes noted there on and have been deemed acceptable for the purposes of the Planning Application and the Appeal by the Local Planning Authority and the Planning Inspectorate.

2.8. The objector has very kindly submitted photographs. We would expect the camera for these has been located to show the appeal dormer in "worst" perspective of dominance. Even assuming a small angle of view for the lens used, say 135 deg., we calculate the angle subtended by the appeal structure is less than 12.5 deg. i.e. just about nine percent of the camera angle of view. Of course the human eye view angle is rather larger than assumed above and therefore the impact on the naked eye will be even less than calculated above.

2.9. Clearly then there is a need for rationality in the assessment of what impact, if any, occurs to the objectors' position.

## 3. RESPONSE TO LETTER BY PROPRIETOR AT No. 3 HILLTOP ROAD

3.1. This proprietor raises two points anmd the appellants respond as follows: .

3.2. Retrospective applications are allowed under the Planning Legislation. Ample explanation of the appellant's position to co-operate throughout and miss-guidance by the builder has already been made in their previous documentation.

3.3. The Local Planning Authority's sole reason for refusal was purely that of aesthetics. Car parking or traffic levels were never given as reasons for refusal by Wokingham District Council and therefore cannot be included now for consideration of the appeal. As they must remain precluded we shall make no further comment or observation upon them.

## 4. RESPONSE TO LETTER BY PROPRIETOR AT No. 380 LONDON ROAD

4.1. As already stated Planning Legislation allows for retrospective applications and the appellant cannot be held responsible for what the seller told or indeed withheld from the new owners.

4.2. We reiterate our comments in previous paragraphs. Our full statement lays out the events followed by the builder and DOE Planning guidance booklet for householders.

4.3. The appellants would refute that the appeal structure has had any adverse effect on any adjacent owners. Clearly the property at Number 380 London Road has been sold at its correct market price, irrespective of the construction at Number 386, and the new owners have bought it with full confidence.

4.4. There is also no evidence of any impact from the appeal structure on the sale of any property locally. On the contrary house prices are still rising in the area and there is much demand for the type of properties occurring adjacently.

# 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/2000/2775

Our Ref: APP/X0360/A/01/1070566

Date: 18 September 2001

DG

PLANNING SERVICES HPT 47853

19 SEP 2001

FILES TO: ACK:

Dear Madam

**TOWN & COUNTRY PLANNING ACT 1990**
**APPEAL BY MRS J KAUR**
**SITE AT 386 LONDON RD, EARLEY, READING**

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. Comments submitted after that deadline may not be seen by the Inspector. 5/10/01

Yours faithfully

Simon Campbell

Mr Simon Campbell

211AL(BPR)

380 London Road
Reading
Berkshire
RG6 1BA
22nd August 2001

Ref. APP/X0360/A/01/1070566

Dear Sir/Madam,

In response to your letter dates 9th August 2001 re. 386 London Road

We have recently moved to the area and were advised as part of the purchase of the building work that had taken place at 386 London Road. We noticed the extension when viewing our property and commented on it to the then sellers and were given a brief history. We were told that planning permission had not been given and that probably the additional building work would have to be removed.

Had the possibility of the extension been a definite feature of the area we would definitely have questioned buying our property. It does detract from the view along the houses from our patio and will have an impact on any future sale of our property.

More importantly we are firm believers in processes and although the owners of 386 London Road appear now to have taken the correct action to apply for additional planning permission, they appeared not to have done so at the time. In our experience the golden rule for all building

work is contact and communication with appropriate authorities. If you don't follow them you have no control over the consequence. There are people who will test rules, and some rules need to be flexible. Question is 'is this a legitimate mistake by the owners of 386 London Road'. We think not.

We have never met the owners of 386 London Road and therefore hold no personal opinion or grudges against them. Our opinion on the building work is based on the direct effect on us and the facts we have read about on the work done.

In our opinion the building work should be reverted back to original 'approved' designs.

Yours sincerely

Mr and Mrs A. Stanford

REF APP/X0360/A/01/1070566.

Mr & Mrs Jones
378 London Road
Earley, Reading
Berks RG6 1BA

Day time tel no. Mr Jones work (0118) 934 0309

To Miss A Groves,

**Re: Dormer Extension to 386 London Road,Earley, Reading**

We do object very strongly to this dormer extension, it's a dominant mass of poor design and is incompatible with the surrounding buildings.

The Application Number: F/1999/0069 for a DOUBLE STOREY rear extension. Acceptable as, although the site had already been very over developed, the visual character of the drawn plans fitted in with the surrounding buildings.

This became a THREE STOREY rear extension, with a flat roof (a box construction often described by Wokingham Council as 'the helicopter landing pad'), and 1.5m further out than the permitted building line !!!!

With ref to the Appeal Document for Mrs J. Kau:

5.6 'They only proceeded ... believing the builders advise to be firm and correct'. The Appellants husband is himself involved in the building trade and was involved personally in the construction work.

7.1 'The elements are treated in neutral colours in order that the dormer does not appear as a single dominant feature on the building' has, as far as the view from our garden reflects (phots enclosed), failed completely.

7.3 To say 'the dormer structure is not even discernible against its background until one is quite near' is very far fetched, we live 4 houses away and the structure still imposes itself on our view considerably.

7.4 It could never be improved by trying to 'disguise its conspicuousness', a box is a box is a box.

7.5 'The neighbouring properties are all rendered with white emulsion and black wood effect paint finishes. The dormer therefore blends in with these surroundings . .'? The appeal site elevations do not blend in as they are are dark cream and brown and therefore completely different from the surrounding buildings?

7.6 The dormer cannot be described as 'small and inconspicuous'. Many people have stood in our garden and, with no prompting from us, say 'what is that over there'? The hideousness of it defeats all description.

The Apellant goes on to describe how the building 'will weather into its surroundings'? There is already a heavy rust stain running down the wall due to a metal pipe? As seen between back elevation & down pipe on the photo enclosed. What, we dread to think, will it look like in 2 years time.

7.6 'Small and inconspicuous' we don't think so - not from were we're standing.

7.7 We live on the corner of Hilltop Road and no 'special effort' is needed to appreciate the size and dominance of this structure. We don't think that colour etc could in any way disguise this grotesque building - was not a safe access allowed for in the original acceptable plans??? And with the gain of 1.5m across the whole wide of this building such an increase in size means that the top floor area is extremely vast.

7.13 'A dominant mass of poor design & a very incongruous building, completely out of character with the surroundings' is we feel an apt description of this structure.

7.16 etc The non objections from the adjacent neighbour and No2 Hilltop are for the simple reason that they are both very elderly widowed ladies who really, at their time of life, want 'anything for a peaceful life' as we as fellow neighbours appreciate.

Also the enclosed SITE PLAN is very misleading and in no way does it reflect the development on this property, and other neighbouring properties (including ours) that currently exists. It doesn't show the amount of over development on this site compared with of the neighbouring properties.

Also could we request the Appeals Officer arranging with us to visit our property to appreciate the view from our garden.

Mr & Mrs Jones









## LIST OF APPENDICES

1. Location Plan of the Appeal Site, Scale 1:1250

2. Extracts from Loddon Area Local Plan

3. Extracts from Wokingham District Local Plan (Deposit Draft) -Consolidated Document November 1997

4. Copies of consultation letters

**APPENDIX 1**




# 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.

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO Office. © Crown Copyright. Wokingham District Council, Licence No. LA086134

Date: 9 August 2001

N
W E
S

Tel. (0118) 974 6448 (Direct Line)
Date. August 9, 2001
My ref. F/2000/2775
Your ref.

Mr & Mrs Jones
378 London road
Earley
RG6 1BA

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

Dear Sir/Madam,

**TOWN AND COUNTRY PLANNING ACT 1990**
**APPEAL BY: Mrs J Kaur**
**SITE: 386 London Rd, Earley**
**PROPOSAL: Proposed rear dormer extension to dwelling to form access to loft room (Retrospective)**

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

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

As your interests may be affected, you can give your views on the appeal in writing to Miss A Groves The Planning Inspectorate, Room 3 / 03, Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. You should, if possible, send three copies quoting reference APP/X0360/A/01/1070566. Comments received after 14/09/01 will not normally be seen by the Inspector & will be returned.

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

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

**If you wish to be notified of the result of the appeal, you should write to Miss Groves at the Planning Inspectorate requesting a copy of the decision. Please quote reference APP/X0360/A/01/1070566.**

Yours faithfully

Denise Gumbrell
Appeals Assistant

## APPENDIX 2

# LODDON AREA LOCAL PLAN

## Adopted 5 May 1995

Published by: Wokingham District Council
Planning Department
Shute End
Wokingham

# 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.

**1.4.05** 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*

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

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

(iii) be physically and socially cohesive.

On this basis the following policy is put forward.

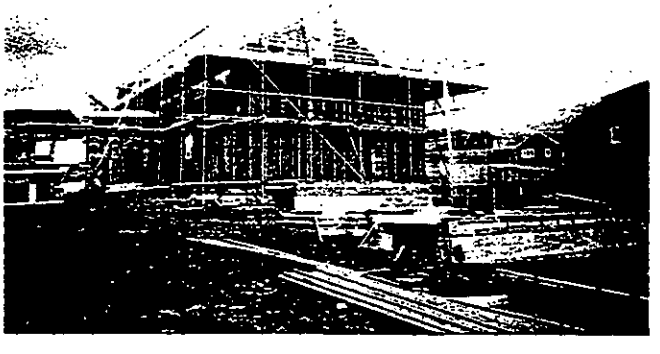
### ❖ LTV1 'IDENTIFIED SETTLEMENTS'

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

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

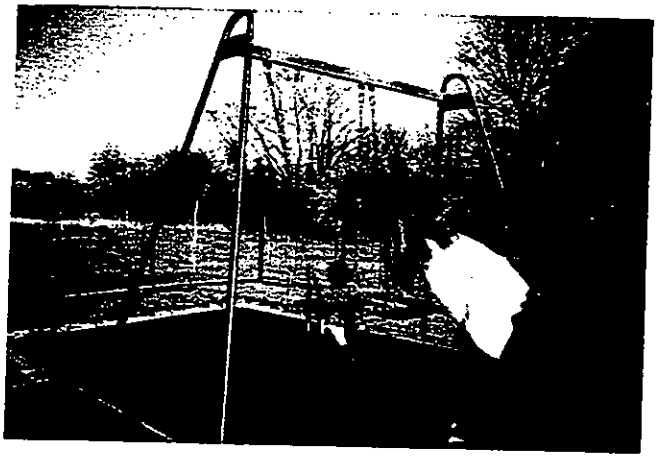
## LIMITING THE SPREAD OF DEVELOPMENT

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



### ❖ LTV2 DEVELOPMENT IN RURAL AREAS

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



### ❖ LTV6 PROTECTION OF IMPORTANT OPEN AREAS WITHIN SETTLEMENTS

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

## ENVIRONMENTAL ENHANCEMENT

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

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**

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.

## POLICY FRAMEWORK

### National Policy

4.5 Advice on design at the national level is limited. There is no Planning Policy Guidance Note purely on design considerations. Paras 13 - 20 and Annex A (paras A1 - A7) of PPG1 refer specifically to the issue of design. Paras 4 - 7 of Planning Policy Guidance Note 3 (PPG 3) *Housing* look at good design in the context of housing development.

4.6 Comprehensive guidance on heritage issues is given in Planning Policy Guidance Note 15 (PPG 15) *Planning and the Historic Environment*. Planning Policy Guidance Note 16 (PPG 16) *Archaeology and Planning* gives advice on archaeology and planning.

### Strategic Policy

4.7 The *Berkshire Structure Plan 1991 - 2006* acknowledges that the quality of the County's environment relates to its character, identifiable 'sense of place', and people's living conditions. The plan recognises that these depend partly on care for the built environment, but that also of importance are the maintenance and improvement of interests that have a bearing on the County's character, the limitation and control of specific threats to pleasant living conditions, and the conservation of natural resources.

### Supplementary Planning Guidance

4.8 The environmental policies in this plan are augmented by additional guidance in the form of Planning Guidelines, Development Briefs, Design Guides, and Conservation Area Studies. This additional guidance includes detailed advice that is not appropriate for inclusion in the plan. The policies of the plan take precedence over the supplementary planning guidance, and provide the main thrust for environmental policy in the plan area.

## THE BUILT ENVIRONMENT

### DESIGN PRINCIPLES

4.9 Proposed development should be considered in the context of the surrounding area. This will allow vernacular style and any good features to be interpreted in the new development, helping to contribute to its sense of place.

**POLICY WBE1: DEVELOPMENT IN ITS LOCAL CONTEXT**

THE COUNCIL WILL REQUIRE GOOD CONTEMPORARY DESIGN THROUGHOUT THE PLAN AREA, WHICH RESPECTS ITS LOCAL CONTEXT. WHEN CONSIDERING ANY APPLICATION FOR DEVELOPMENT THE COUNCIL WILL HAVE REGARD TO THE FOLLOWING CONSIDERATIONS:

a) ITS ENVIRONMENTAL IMPACT

b) ITS VISUAL IMPACT

c) ACCESSIBILITY

Cont.

d) LANDFORM AND ANY NATURAL FEATURES, INCLUDING LANDSCAPE TREATMENT AND ENVIRONMENTAL WORKS

e) THE LOCAL TOWNSCAPE

f) THE LAYOUT, FORM, SCALE, MASSING, AND MATERIALS OF DEVELOPMENT

g) SAFETY AND SECURITY

h) THE PRIVACY AND AMENITY OF THE EXISTING ENVIRONMENT

i) SUPPLEMENTARY PLANNING DESIGN GUIDANCE ADOPTED BY THE COUNCIL.

Implementation: Use of design guidance in the development control process.

Monitoring: Consider quality of development on the ground, including through design awards.

4.10 Not all of the plan area is of the same visual quality. Some parts of it could benefit from environmental improvement, and in some circumstances, this may be achievable through redevelopment opportunities.

**POLICY WBE2: IMPROVING ON THE LOCAL CONTEXT**

IN AREAS WHERE THE EXISTING ENVIRONMENT DOES NOT EXHIBIT ESPECIALLY PRONOUNCED OR HISTORIC ARCHITECTURAL STYLES, ANY PROPOSALS FOR INFILL DEVELOPMENT SHOULD BE USED AS AN OPPORTUNITY TO CREATE ADDED VISUAL INTEREST AND RAISE THE AREA'S ARCHITECTURAL QUALITY.

Implementation: Through the development control process.

Monitoring: Check quality of development on the ground.

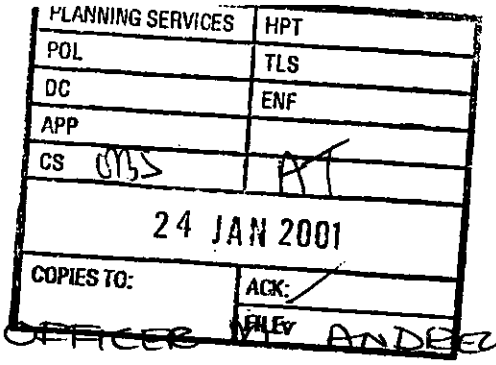
4.11 Because of their extent, large developments are likely to have a greater impact on the environment than smaller scale ones. It is therefore particularly important to ensure a high quality of development within such proposals. Large development areas are probably best considered in terms of a series or pattern of smaller areas, each with its own layout and form of development, and hence its own distinctive character. This should lead to the avoidance of extensive areas of characterless development that bear no relationship to features on the ground.

**POLICY WBE3: CHARACTER OF LARGE SCALE DEVELOPMENT**

ANY PROPOSALS FOR LARGE SCALE DEVELOPMENT SHOULD PROVIDE A CLEAR AND COHERENT LAYOUT THAT CREATES AREAS OF IDENTIFIABLE CHARACTER WITHIN THE DEVELOPMENT. WHERE DEVELOPMENT IS TO BE CARRIED OUT IN PHASES, THE COUNCIL WILL REQUIRE THE SUBMISSION OF A INDICATIVE LAYOUT FOR THE ENTIRE SITE PRIOR TO THE APPROVAL OF ANY

Cont.

APPENDIX 4




Mr & Mrs Jones
378 London Road
Earley
Reading
Berks RG6 1BA

To the PLANNING ~~OFFICER~~ Mr ANDREW THORLEY

**Re: Extension to 386 London Road,Earley, Reading**

We object VERY strongly to the HIDEOUS *THREE* STORY EXTENSION ETC that has been erected, contrary to any planning permission given, at the rear of the building at the address above. It is an EYESORE and therefore we know it is going to devalue our own property.

**Application Number: F/2000/2775**
Rear DORMER extension to dwelling to form access to loft room.
Description of DORMER-Projecting upright window in a SLOPING ROOF.
In NO way do these plans look/are anything like the above description. We feel that this is NOT a dormer extension but another ROOM extension making this a 3 storey extension. In no way is this to provide just access to the *loft room.
*Did they not need planning approval for the loft extension?? It stipulates in "Building Regulations" explanatory booklet pg 6 item 7 that YES you DO need approval for a loft conversion. NO planning has been applied for.

**Application Number: F/2000/2776**
Erection of Garden Shed.
We think not 1) a double skinned walled EXTENSION 2) attached to an existing 'Granny Annex'. This we feel is no 'Garden Shed' and is going to be used as an extension to this so called 'Granny Annex'. Planning was granted for this annex under the stipulation that "it was ONLY to be used as living accommodation for his/her elderly mother". But if you inquire it has recently been being rented out as accommodation to a member of the public!! (This will be on Council records as they had to reinforce the planning stipulations).We're also in a quandary as to why they should need a garden shed, as they do not have enough garden left to need such a LARGE STORAGE SPACE for any garden furniture/utensils.

**Application Number: F/2000/2755**
Two storey rear extension to dwelling.
The extra 1.38m that the applicants have gained added together over this 3 storeyed extension surely amounts to a very large OVERDEVELOPMENT of this site. It now imposes itself so far out from the original building it restricts neighbours light, does this not come into consideration??

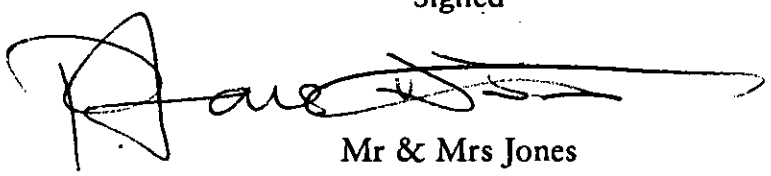
**Application Number: F/2000/2756**
Single storey rear extension to dwelling to form a conservatory.
Adding together the TOTAL living accommodation that this dwelling now consists of we just cannot see how approval for EVEN MORE can be given - even less recreational/garden space will be left making the need for such a huge 'Garden Shed' even more questionable.

Us and various neighbours have experienced a great amount of concern/hassle from Wokingham Council when wanting to add SMALL extensions to our various proper-

ties, we are absolutely flabbergasted that these people even got planning permission for the LAST application. We have recently had to replace the roof on our garage, and the amount of questioning/enquiring etc concerning this makes the above applications absolutely out of the question.
We are also stunned about the information that you DO NOT need to place the orange application forms in a visible place if the architect does not wish it, even when mentioning it to well informed people at the Wokingham Council Offices in Radstock Lane they expressed surprise!!

We thought that BUILDING CONTROL existed to stop people being able to get away with erecting such a hideous structure, a structure that is going to be detrimental to all neighbouring properties !!

Signed



Mr & Mrs Jones

By Hand 26/01/2001

**WOKINGHAM DISTRICT COUNCIL**

| | |
|---|---|
| PLANNING SERVICES | HPT |
| POL | TLS |
| DC | ENF |
| APP | |
| CS OBS | AT |
| 29 JAN 2001 | |
| COPIES TO: | ACK: |
| | FILE: |

380 LONDON ROAD
EARLEY
READING
RG6 2BA
Address Line 1
Address Line 2
City, State/Province Postal Code
Country

PhJohn Mitchell
Development Control Manager
Environmental Services Department
Shute End
Wokinghamone 555-1234

Your Ref. F/2000/2775,2776,2755,2756 386 London Road

Dear Mr. Mitchell,

We would like to object to the above planning app;ications for the following reasons:

Application 2775 - Proposed rear dormer extension
This flat roof 2nd. storey development towers over surrounding properties,and looks totally out of place. The addition of a "Velux" type roof window takes away our privacy as it overlooks our patio area.

Application 2776 - Proposed erection of a garden shed
I have serious concerns about the intended use of this building. It joins an existing "granny annexe" which is built in the garden,and would appear to be built to a "habitable" standard. Given the size and nature of the construction of this "shed",is it really likely to be used solely for the storage of garden tools? Even if conditions of use restrictions were to be placed on this development, it would be extremely difficult if not impossible to police and enforce. It also appears considerably larger than the 4 metres shown in the retrospective planning application.

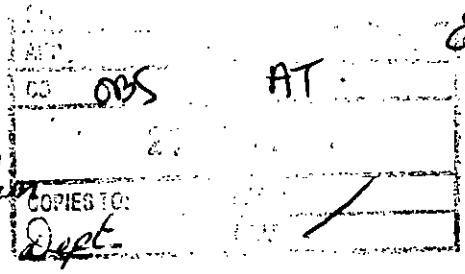
Application 2755 / 2756
I object to these two planning applications on the grounds that the site has already been over developed. The property does not adequate parking facilities to support this level of development, as it would appear that the garage has been subject of some conversion (not specified in the plans as far as I am aware), and can no longer accomodate a car.

We did not object to the last planning application, but the end result of of this latest building work bears absolutely no resemblance to the original plans that were submitted and passed . Had planning permission been sought for these new additions that now exist, we most certainly would have opposed it most vehemently. To carry on regardless and build these extensions prior to obtaining planning permission , has denied us the right to have a say in the environment that surrounds us , and has imposed their wishes upon their neighbours without the opportunity for debate or discussion . It should also be noted that the normal orange planning notices generally associated with planning applications, were not displayed on this occasion ,and that this action alone shows no respect for the views of others

Yours sincerely ,

R.Cooke & L.Moodie .

38½ London Road
Earley. Reading
RG6 1BA
Dec 22nd 2000




Wokingham
Planning Dept.

F. 2000/2755.AT
F. 2000/2756.AT
F. 2000/2775AT
F. 2000/2776.AT

386. London Road.
Easley. RG6 1BA

Dear Sirs,

a planning Officer called today regarding the above building applications.

I wrote to your Office earlier in the year regarding these plans, stating I had no objections to these plans.

The officer who called today stated they ha no record of my views. So this letter re-affirm my opinion on the above applications.

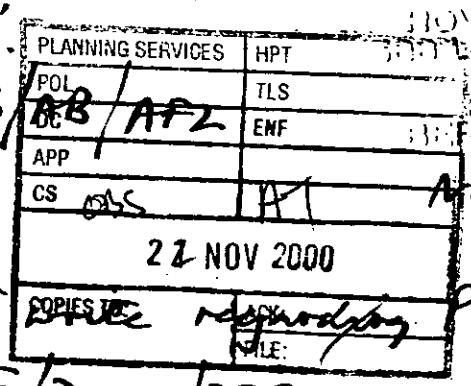
No Objection.

Yours Faithfully.

Joan Wilson (Mrs)

Tel. 966 1272

Your reference:
P/3/MB/AB/AFL




Nov 20, 2000.

Dear Sir,

I [illegible] regarding Planning Application F/2000/2755 and F/2000/2756 at 386, London Road, Earley.

I do have some observations regarding the building that has already taken place, which seem a rather strange situation. The building is far larger than I had been led to believe. The extension to the rear comes out three times as far as had been suggested in the plans (1.38 metres as opposed to 0.45 metres) It also has two windows in the side elevation whereas no windows appeared in the original plans.

As a consequence, my property is now overlooked from next door and much more of my light has been taken than I had expected. Had the plans, at the outset, indicated what has actually taken place, I would have objected.

At a cosmetic level, the building is ugly and not in accordance with the existing row of houses at this end of London Road. Part of this observation is based on the flat-roofed extension at the top of the development, which I understood was not part of the original plans.

I think it would be a sad day were people to be allowed to build willy nilly and not be made liable for transgressions. What would then be the point

of submitting plans and seeking planning permission?

The whole situation is a serious one as it is bound to call into question the whole area of good neighbourliness. Nevertheless I do object most strongly to the eyesore at 386 and that I have lost light and privacy.

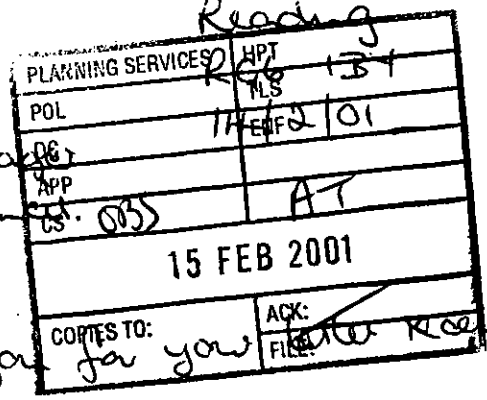
Should you wish to clarify any of the above matters, please do feel free to contact me.

Yours sincerely,

Paul Bodinetz

(PAUL BODINETZ)

3 Hilltop Road
Re Application No: F/2000/2775 Earley
Reading




Development Control Manager
Wokingham District Council

Dear Mr Mitchell,

Thank you for your letter received this morning.

Our objection was not to a single storey conservatory being added to the house at 386 Loddon Road, Earley, but to an extension on three levels right up the the highest point of the roof - already built!!

Yours Sincerely,

Jean M. Lambourn

received after decision made 06/02/01!
please file on F/2000/2775.

FROM: Andrew Thorley

DATE: 17 November 2000

37911
DC
APP
CS
18 DEC 2000
COPIES TO:

## EARLEY TOWN CONSULTATION SHEET

**Application Number:** F/2000/2775

**Proposal:** Proposed rear dormer extension to dwelling to form access to loft room (Retrospective).

**Site Address:** 386, London Road, Earley, Reading.

**Applicant:** Mrs Kaur C/O Kalsi Associates.

Your observations are required in respect of this application **by 11/12/2000** .

---

As with application F/2000/2776, Councillors were extremely concerned about this application. And again felt that the plans appeared to be inaccurate, and did not appear to take account of the all various works which have already taken place on the site.

Whilst it is understood that the District Council normally looks at each planning application on its own merits, it was felt that the batch of retrospective applications on this site should be looked at collectively. It was felt that together they represented an overdevelopment, and that with the total building works at the site taking up a considerable area in the back garden, there would be a lack of recreational provision in this area for future occupiers of the house.

SIGNED: _____ DATE: 14 DEC 2000

Clerk To Earley Parish/Town Council.



# BERKSHIRE STRUCTURE PLAN 1991-2006

**Incorporating Alterations adopted in August 1997**






Babtie

# 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.

The Planning Inspectorate

| For offical use only<br>Date received |
|---|
| |

# QUESTIONNAIRE

## PLANNING, LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT

**APPEAL REF: APP/X0360/A/01/1070566** **GRID REF:** SU749738

**APPEAL BY:** MRS J KAUR

**SITE:** 386 London Rd Earley

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?<br><br>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?<br>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<br>Grade I / II* / II |
| b. Would the proposed development affect the setting of a listed building?<br><br>If the answer to question 11a or b is YES, please attach a copy of the relevant listing description from the List of Buildings of Special Architectural or Historic Interest. (If NO, go to Q13.) | YES / NO |
| 12. Has a grant been made under Sections 3A or 4 of the Historic Buildings and Ancient Monuments Act 1953? | YES / NO |
| 13.a. Would the proposals affect an Ancient Monument (whether scheduled or not)? | YES / NO |
| b. If YES, was English Heritage consulted? Please attach a copy of any comments. | YES / NO |
| 14.a. Is the appeal site in or adjacent to or likely to affect an SSSI?<br>If YES, please attach the comments of English Nature. | YES / NO |
| b. Are any protected species likely to be affected by the proposals?<br>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<br>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; | | ✓ |
| 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? | 14/09/01 | |
| b. Copies of the following documents must, if appropriate, be enclosed with this questionnaire. | Number of Documents Enclosed | N/A |
| i) representations received from interested parties about the original application | 5 | |
| 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 District Council

Date sent to us and the appellant 09/08/01 Our Ref: F/2000/2775

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

This document is printed on a recycled (UK) paper containing 100% post-consumer waste.

© Crown Copyright 1998. Copyright in the printed material and designs is held by the crown. You can use extracts of this publication in non-commercial in-house material, as long as you show that they came from this document. You should apply in writing if you need to make copies of this document (or any part of it) to:

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

(AT)

# WOKINGHAM DISTRICT COUNCIL

**TOWN AND COUNTRY PLANNING ACTS**

**Notification of Refusal of Permission**

**Mrs Kaur**
**C/O Kalsi Associates**
**6 Devonshire Park**
**Shinfield Road**
**Reading**
**Berkshire**
**RG2 7DX**

**Application Number: F/2000/2775**

**Parish:** **EARLEY**

**Location:** **386, London Road, Earley, Reading.**

**Proposal:** **Proposed rear dormer extension to dwelling to form access to loft room (Retrospective)**

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 rear dormer extension is prominent and intrusive in the street scene. It breaks up the roofscape of the existing detached properties along the road. This has a detrimental effect on the character and appearance of the area. As such it is therefore contrary to policies LBE1 and LBE2 of the Loddon Area Local Plan and to policies WBE1 and WOS3 of the Deposit Draft Wokingham District Local Plan.

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

Berkshire Structure Plan Policy EN1.
Loddon Area Local Plan Policies LBE1/2 and LTV1/6.
Deposit Draft Wokingham District Local Plan Policies WOS2/3 and WBE1.

6 12.35/3c
9/10 62/63

John Mitchell
Development Control Manager
Date: 06/02/2001

Notice checked by: _____

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




# 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.

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO Office. © Crown Copyright. Wokingham District Council, Licence No. LA086134

Date: 9 August 2001

N
W E
S

**PLANNING APPEAL**

**TOWN & COUNTRY PLANNING ACT 1990**

**APPEAL DOCUMENTS**

**FOR**

**RETENSION OF REAR DORMER EXTENSION TO DWELLING TO FORM ACCESS TO LOFT ROOM**

**AT**

**386 LONDON ROAD**
**EARLEY WOKINGHAM BERKSHIRE**

**FOR**

**MRS J. KAUR.**

**JUNE 2001**

**(REF:459-0109-386LON-APEAL\SUP-STAT.DOC \RSK\JK\)**

**WOKINGHAM DISTRICT COUNCIL** DC
**APPLICATION NUMBER: F/ 2000 / 2775** 46246


US
ENF
CS DC
31 JUL 2001
COPIES TO:
ACK:
FILE:


**(LPA COPY)**

KALSI ASSOCIATES