APPLICATION NO: See also 0811
F/2000/0810

LOCATION:
The George Wokingham Road, Earley Reading.

APPLICANT:
Scottish & Newcastle Retail C/O Cliff Walsingham & Company

PROPOSAL:
Proposed two storey rear extension to public house (Duplicate Application)

EARLIEST DATE FOR DECISION: **07/04/2000**

APPLICATION EXPIRY DATE: **27/04/2000**

CASE OFFICER: **Lynette Baker**

Appeal Decision

Site visit held on 9 August 2000

The Planning Inspectorate
Room 1404
Tollgate House
Houlton Street
Bristol BS2 9DJ
☎ 0117 987 8927

by Terence N Povey BA Barch MA FRTPI RIBA MIMgt

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

Date
25 AUG 2000

Appeal A Ref: APP/X0360/E/00/1042851
Site at The George Public House, Wokingham Road, Earley, Reading

- The appeal is made under Section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990 against a failure to give notice within the prescribed period of a decision on an application for listed building consent.
- The appeal is made by Scottish and Newcastle Retail against Wokingham District Council.
- The application (ref: LB/2000/0811) is dated 25 February 2000.
- The works proposed are an extension to an outbuilding, including the introduction of a first floor.

Summary of Decision: The appeal is dismissed and listed building consent is refused.

Appeal B Ref: APP/X0360/A/00/1042852
Site at The George Public House, Wokingham Road, Earley, Reading

- The appeal is made under Section 78 of the Town and Country Planning Act 1990 against a failure to give notice within the prescribed period of a decision on an application for planning permission.
- The appeal is made by Scottish and Newcastle Retail against Wokingham District Council.
- The application (ref: F/2000/0810) is dated 25 February 2000.
- The development proposed is an extension to an outbuilding to form a staff room, office, store and cellar.

Summary of Decision: The appeal is dismissed and planning permission is refused.

Procedural Matters

1. The George public house is a listed building. Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 require that special regard shall be had to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses.

The Main Issue

2. The main issue in both appeals is whether the proposal would preserve the listed building or its setting or any features of special architectural interest which it possesses.

Development Plan and Other Planning Policy Matters

3. Policy EN4 of the Berkshire Structure Plan, which was adopted in 1995, seeks to protect listed buildings from inappropriate change and, among other things, requires that proposals should conserve their historic fabric and character and preserve or enhance their settings. Policy LBE2 of the Loddon Area Local Plan, which was adopted in 1995, seeks to resist proposals for development which would be inappropriate in terms of its

relationship with adjoining sites and buildings, and policy LBE17 aims to ensure that listed buildings are afforded appropriate uses and settings.

4. I have noted that policy WOS3 of the Deposit Draft of the Wokingham District Local Plan 1997 largely carries forward the terms of policy LBE2. In addition, policy WHE13 provides that extensions to listed buildings should be subservient to the listed building and sympathetic to the building's historic or architectural character. I have attributed weight to these policies of the emerging local plan in accordance with the advice contained in paragraph 48 of Planning Policy Guidance 1.

5. National policy on listed buildings is set out in Planning Policy Guidance 15, and acknowledges that many listed buildings can sustain some degree of sensitive alteration to accommodate continuing uses. It advises, however, that modern extensions should not dominate the existing building in either scale, material or situation and states that successful extensions require an intimate knowledge of the building type that is being extended together with a sensitive handling of scale and detail.

Reasons

6. The George public house is a handsome building dating from the 18th century which is situated alongside the River Loddon and adjacent to a road junction. To the north of the main building is a group of outbuildings having a lower roofling and, a smaller scale than the public house itself. The building which is the subject of these appeals forms part of this group, and is the closest building to Wokingham Road. It is a single storey brick structure which, like the other outbuildings, has a simple and unassuming traditional character and a roof covering of modern, imitation slates.

7. The proposals involve extending the length of the building and increasing its height to allow first floor accommodation to be introduced. In my opinion the proposed increase in height would not be so great as to alter fundamentally the building's simple vernacular character, nor would it result in the building's scale being significantly different from that of the other neighbouring outbuildings. Furthermore, it is clear to me that the proposals would not alter or harm any features of special interest of the listed building. However, I consider that the increase in height would lead to the building's roof becoming rather more prominent in terms of the setting of the old public house; this would be particularly apparent in terms of views of the site from the west and south.

8. In this context I believe that the large dormer, with its steel balcony, French windows and ungainly bargeboards, would appear as an elaborate and obtrusive large-scale feature, out of keeping with the simple traditional character and rooflines of the other buildings on the site. The scheme also proposes a further expanse of imitation slates, and taking into account the prominence of the altered roof, I take the view that these would appear as an insensitive feature when seen against the old, mellow roof files of the 18th century public house.

9. Consequently I find that the proposal would result in an incongruous and obtrusive form of new development within the grounds of The George, serving to harm rather than to preserve its setting contrary to the aims of the development plan and national planning policies.

Conclusion

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

Formal Decision

Appeal A: APP/X0360/E/00/1042851

11. In exercise of the powers transferred to me, I dismiss this appeal and refuse to grant the listed building consent applied for.

Appeal B: APP/X0360/A/00/1042852

12. In exercise of the powers transferred to me, I dismiss this appeal and refuse to grant the planning permission applied for.

Terence Pavey

INSPECTOR

Received by Wokingham District Council

Application No: F/2000/0810

PROPOSAL:
Proposed two storey rear extension to public house (Duplicate Application)

LOCATION:
The George, Wokingham 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 (see details above) please allow 4 days from the date of this letter 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 Lynette Baker P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 07/04/2000. 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

WORK SHEET FOR : Lynette Baker

Application Number : F/2000/0810

Applicant : Scottish & Newcastle Retail C/O Cliff Walsingham & Company.

Location : The George, Wokingham Road, Earley, Reading.

Proposal : Proposed two storey rear extension to public house (Duplicate Application)

Site Notice Displayed ? :	YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 02/03/2000

Earliest Date for Decision : 07/04/2000

Latest Consultation Date/Site Notice Expiry Date : 07/04/2000

Application Expiry Date: 27/04/2000

Consultation Responses :

See appeal statement.

Planning Issues :

18 APR 2000

Date: 17 April 2000

To: Harold Sanders, Conservation

We have received Additional Plans for the following planning application:

Application Number: F/2000/0810 /1

Location: The George, Wokingham Road, Earley, Reading.

Proposal: Proposed two storey rear extension to public house (Duplicate Application)

Applicant: Scottish & Newcastle Retail C/O Cliff Walsingham & Company.

Case Officer: Lynette Baker

The new plans show the following: Rear elevations. Drawing no 9722/05A.

Comments are required by 01/05/2000.

Should you have any queries regarding this application please contact the case officer Lynette Baker on (0118) 974 6447.

- I CONSIDER THIS PROPOSED EXTENSION IS AN UNACCEPTABLE ADDITION TO AN ALREADY MUCH EXTENDED LISTED BUILDING. THE PROPOSED RIDGE WOULD BE HIGHER THAN PART OF ORIGINAL (HOST) BUILDING.
- THERE IS A LOSS OF PARKING AND GENERAL UNSATISFACTORY VISUAL FRONTAGE TO CAR PARK DUE TO REFUSE STORAGE NOT BEING PART OF THE ORIGINAL PLANNING APPLICATION.

- I DO NOT CONSIDER THE PROPOSAL ENHANCES THE LISTED BUILDING OR ITS SETTING.

A RE-APPRAISAL OF STAFF AND MANAGEMENT ACCOMMODATION APPEARS NECESSARY.

Harold Sanders. CONSERVATION ARCHITECT. 05.05.00

Our ref: SP/2000/001464b
Your ref: MT/LB/B132/99

Date: 6 April 2000

ENVIRONMENT AGENCY

Mark Thackeray
Cliff Walsingham & Company
Bourne House
Cores End Road
Bourne End
Bucks
SL8 5AR

Dear Sir

THE GEORGE P.H. LODDON BRIDGE

I write with regard to your letter dated 3 April 2000 concerning the proposed development to extend the above premises. Please quote the following reference in any correspondence: **SU77SE/7/1**. The Environment Agency has the following comments in response to the points raised:

1) The supplied Ordnance Datum levels on the existing and proposed site layout plans are not sufficient to determine the extent of the floodplain on the site. We need to see representative levels across the entire site.

2) A ground level survey would be required in order to prove that the proposed extension is in fact above the floodplain.

3) The Environment Agency no longer has on file a ground level survey of the site that includes the past extension, and although we have seen the submitted drawings, these are not sufficient to determine the extent of the floodplain. A new ground level survey is therefore required.

We therefore can not accept that flooding is not an issue in this case, until a full ground level survey of the site has been supplied.

If you have any further queries regarding the above please contact me on 01276 454323 quoting the reference cited at the beginning of this letter.

Yours faithfully

Sarah Paxman
Development Planning Officer

Cc: Wokingham District Council, Environmental Services Dept, PO Box 157, Shute End, Wokingham, Berks RG40 1WR – Attn: Lynette Baker

Environment Agency
Frimley Office, Swift House, Frimley Business Park, Camberley, Surrey, GU16 5SQ
Tel: 01276 454300 Fax: 01276 454301

FROM: Lynette Baker

DATE: 14 March 2000

EARLEY TOWN CONSULTATION SHEET

PLANNING SERVICES RPT 27667
POL TLS
DC ENF
APP
27 MAR 2000
COPIES TO:
CLK
IRE

Application Number: F/2000/0810

Proposal: Proposed two storey rear extension to public house (Duplicate Application).

Site Address: The George, Wokingham Road, Earley, Reading.

Applicant: Scottish & Newcastle Retail C/O Cliff Walsingham & Company.

Your observations are required in respect of this application **by 07/04/2000** .

Councillors were extremely concerned about this latest proposal. If allowed, it will result in a further loss of car parking spaces on the site. There is already inadequate parking available and vehicles have been witnessed regularly parking half on and half off the pavement in Loddon Bridge Road. To suggest that customers to The George will use parking available in the Park and Ride on the other side of the river has not been proven by experience and indeed, this facility often has no free spaces available.

Part of the proposed site for this extension is currently used to park large 'Grundon' type waste disposal bins. If the extension is built, further car parking spaces will be used up in accommodating these bins elsewhere.

Concern has also been expressed that the extension may impinge upon easy access to the site for delivery lorries, which may result in these vehicles either parking in Loddon Bridge Road to off-load, or at the very least having to reverse out into that road after a delivery has been made.

The plan indicates that a tree to the north of the building will be removed. It has been reported that this is a large and impressive tree, believed to be a horse-chestnut, and its removal will further add to the erosion of the character appearance of this listed building. The Town Council has made an approach to the District Council's Senior Arboriculturalist with a view to obtaining the protection of a preservation order for this tree.

In view of the concerns detailed above, and those expressed under Planning Application No's. F/2000/0811 and 0813, the Town Council requests that these proposals are rejected.

SIGNED: _____ DATE: 23 MAR 2000

Clerk To Earley Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: Lynette Baker

Date: 14 March 2000

Application Number: F/2000/0810

Proposal: Proposed two storey rear extension to public house (Duplicate Application)

Site Address:
The George, Wokingham Road, Earley, Reading.

Applicant:
Scottish & Newcastle Retail C/O Cliff Walsingham & Company.

Your observations are required in respect of this application within **7 days** of the above date.

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☐ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☑ Recommend approval with **no** condition(s) or reason(s).

Signed: N.S. Trotter **Print name:** N TROTTER

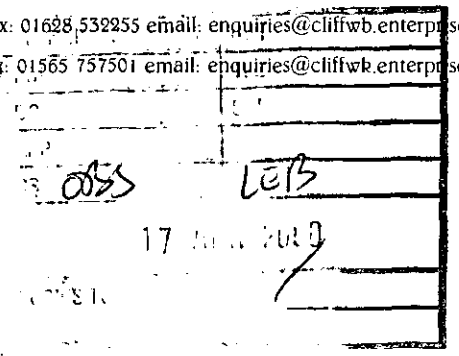
28-3-00

CLIFF WALSINGHAM & Company

Specialist Planning & Development Consultants

Bourne House, Cores End Road, Bourne End, Bucks SL8 5AR Tel: 01628 532244 Fax: 01628 532255 email: enquiries@cliffwb.enterprise-plc.com

Brandon House, King Street, Knutsford, Cheshire WA16 6DX Tel: 01565 757500 Fax: 01565 757501 email: enquiries@cliffwk.enterprise-plc.com



Our Ref: MT/LB/B132/99
12th April 2000

Environmental Services Department
Wokingham District Council
Council Offices
Shute End
Wokingham
RG40 1BN
Attn: Lynette Baker

Your Ref: F/2000/810, 812
LB/2000/811, 813

Dear Sirs

The George, Loddon Bridge

I refer to the article regarding the above site which appeared in the Reading Chronicle and which has caused my clients some concern, given the inaccuracies and assertions which it contained. For the record I wish to respond on behalf of Scottish & Newcastle. I appreciate that your officers will not be mislead by the report, but once these sort of statements appear in print it is difficult to correct them without entering into a debate through the press, which I am anxious to avoid.

Some of your members will have seen the newspaper article and misinterpreted the application as a result, so I should be grateful if, in writing your report, you could make clear the following:

1) We do not propose staff "quarters" in any residential sense, the extension being required for an enlarged kitchen, a staff room and toilets and a small office.

2) The extension is not intended to attract more trade, as the trading area of the pub is not to be enlarged. It enables staff to cope better with the existing levels of trade.

3) We will not lose 4 spaces because, as is reported, the area for the extension currently houses bins and not cars. The bins will be relocated without any loss of parking. The area involved is actually only 3 spaces as, due to a drafting error, we have two No. 62's on drawing 07.

4) It is current government policy to reduce reliance upon journeys by private car, so, far from bemoaning the lack of spaces, the town council might do better to consider how to reduce reliance upon the car.

5) You are not, I hope you agree, being taken for a ride over the duplicate submissions. S&N are conscious that a long time has been spent trying to improve facilities at The George, so far to no avail. While an appeal would be a last resort, the lack of progress on previous applications has made the appeal option a route which we must keep open. You understand that there is nothing sinister or underhand in this tactic.

Cont/d.....

6) The tree is a nuisance, being as close to the building as it is, but its removal is not essential to the proposal and it most certainly not a ruse to find space for bins or more cars. If it assists in our achieving an early and favourable decision, I am empowered to amend the application so as to retain the tree. For the record, the tree is a sycamore and not a water chestnut, whatever that might be.

7) The retention of the 72 parking spaces would be acceptable as a condition (there are 3 unnumbered staff spaces) should this help.

I trust that this answers any matters raised by the article. I should like to turn to two other matters.

Firstly, the correspondence from the Environment Agency requesting more information appears to me to be unnecessary. I will be guided by you, but I cannot see why a full ground level survey is necessary in order to satisfy the EA. The Agency knows the flood level (38.79) and knows that the extension would be a metre above that level. You have not asked for a full survey, hopefully because you are satisfied with the information provided. At still further expense in time and resources, a survey could be done if you insist, but I really fail to see how this would advance your knowledge of the site, as it relates to the very small area to be covered the extension.

Secondly, the applications fall to be determined by 27 April, only too weeks away, and we have had no feedback from you. If you have any questions or reservations about the proposal or any reason why consent should not be granted on 26 April, I should like to know of it, and to meet to discuss it.

Yours sincerely

Mark Thackeray
BSc (Hons) DipTP MRTPI
BOURNE END OFFICE

cc. Stuart Wakefield
Peter Hussey
Oulsnam Design

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	02 MAR 2010
Officer: LEB	Application No. F/2009/0810

Map No. 53 Site 039
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) PROPOSED TWO STOREY REAR EXTENSION TO PUBLIC HOUSE (DUPLICATE APPLICATION)

Location: THE GEORGE PH WOKINGHAM ROAD

Parish: EARLEY Ward: Little Hungerford

Applicant: SCOTTISH & NEWCASTLE RETAIL

Fee Received 190-00 (14) 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			
3	Forms unsigned			
4	Correct S 66 certificate		Add	unf. to follow
5	Elevation plans	– Rear elevation		
6	Floor plans	① Cellar door shown on ground floor Plan, not shown on elevation from main car park		8/3
7	Metric scale disclaimer	② "Feature timber door" shown on side elev., not shown on floor plans.		
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 (2) 2*

Advertisement Required ~~Listed Bdg (not in Cons area)~~

Date Site Notice Sent : 14.3.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: ✓
~~Conservation Officer~~	NK: .....
~~Environmental Health~~	NA: ✓
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: ✓

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: Winnersh & Loddon
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: ✓
~~Environment Agency~~	BP: Flood Zone

Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

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

OTHERS:

.....

.....

..... No pre-apps ✓

NEIGHBOURS:

..... S/N + 477 Wokingham Road, Earley .....

..... Garage at 660 Wokingham Road, Earley ....

..... 3 Hoddon Bridge Road, Earley .....

.....

.....

.....

.....

.....

.....

CLIFF WALSINGHAM & Company

Specialist Planning & Development Consultants

Bourne House, Cores End Road, Bourne End, Bucks SL8 5AR Tel: 01628 532244 Fax: 01628 532255 email: enquiries@cliffwb.enterprise-plc.com

Brandon House, King Street, Knutsford, Cheshire WA16 6DX Tel: 01565 757500 Fax: 01565 757501 email: enquiries@cliffwk.enterprise-plc.com

Our Ref: MT/LB/B132/99
25th February 2000

Chief Planning Officer
Wokingham District Council
Council Offices
Shute End
Wokingham
RG40 1BN

02 MAR 2000 C810

Dear Sir/Madam

The George P.H, Loddon Bridge

We act for Scottish & Newcastle Retail and on their behalf enclose duplicate planning applications and listed building applications for an extension to the outbuildings of the above premises.

There have, as you know, been applications in the past for similar works (99/69270 and 69271) which appear to have taken an inordinate amount of time to process and, even after nine months on your books, were not determined by the local planning authority. As the period for a non-determination appeal was also overrun, Scottish and Newcastle Retail had no choice but to withdraw the applications. My brief is to avoid a repetition of such delays, as the need for this modest but essential accommodation has become crucial.

The earlier files included records of meetings that were arranged, cancelled by the LPA and never reconvened, and I wish to be sure that a more positive attitude is taken by all parties this time around. You will know why the applications are made in duplicate, but this by no means implies a wish to avoid reasonable negotiation and discussion. If, in your view, there is a deficiency in the scheme that can be resolved through discussion and amendment to effect a favourable decision within eight weeks, then we most certainly wish to consider your views and respond to them.

Given the history of the site, it may be unnecessary to repeat the background to the proposal, but I shall do so for any new consultees. The George, always a popular pub, has become even more popular since the opening of the multiplex cinema on the opposite side of the Loddon. The capacity of the pub, and in particular its kitchen, to cater for the volume of restaurant trade now required has been shown to be inadequate, and the proposal to extend stems from the need for provide more back of house space for food preparation, administration, storage and for staff.

In listed building terms the existing structure has a high ceiling height of nearly 2.5 metres so we can effect the additional floor internally with only a modest increase in the height of the outbuilding, less than a metre to eaves level. Because the width of the building is unchanged the roof pitch also remains the same, overcoming a criticism of an earlier scheme.

Cont/d.....

The materials would be chosen to match those of the existing structures.

This very modest extension would make a very big difference to the operation of the pub and to the service provided for its patrons. I trust that you can deal with the applications favourably and speedily. If you have any questions or reservations, please do not hesitate to contact me.

Yours faithfully

Mark Thackeray
BSc (Hons) DipTP MRTPI
BOURNE END OFFICE

Encl.

(1) "THE GEORGE", P.H. Earley 1.4.86

ADDRESS 479 WOKINGHAM ROAD PARISH ~~WOODLEY~~

PLOT No. ORD. SHEET No. SU.7671(53

BUILDER Old Property LISTED BUILDING 4/113

Plan No.	Applicant	Description of Development	Date of Decision	Decision
266/50	Nicholson & Sons Ltd.	New lavatory accomm	4-8-50	App'd N/A
PD/511/59	" " "	Alterations	8-12-59	App N/A
A/2/60	Mr. E.G. Pyke	Advertisement sign	14-7-60	N/A Refused
A/14/60	Nicholson & Sons Ltd.	" "	1-12-60	N/A Appr
O/331/63	Courage (Central) Ltd.	Development at rear	3-2-64	N/A Refused
R/72/67	Courage, Barclay & Simmonds	Ltd Ext to car park	27-4-67	N/A CA
A/21/67	Courage (Central) Ltd.	Replacement of Illuminated sign (LISTED BUILDING APP)	26.10.67	N/A CA
05949	"	EXT. TO SQUASH COURT	17.3.77	N/A CA
05950	"	" "	17.3.77	N/A CA
06220	LBC. "	" "	~~12.5.77~~	~~N/A~~ CA
06221	"	" "	12.5.77	N/A CA

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 623/93

DRAINAGE

(2) 'THE GEORGE', P.H., 1.4.86

ADDRESS 479 WOKINGHAM ROAD PARISH ~~WOODLEY~~EARLEY

PLOT No. ORD. SHEET No. SU.7671(53

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR 6656	COURAGE LTD.	EXT. TO BAR, FORM. OF W.C.	29.6.77	APP. N/A
24013	IMPERIAL INNS & TAVERNS	" "		
		EXT. TO CARPARK / ALTN. OF FUNCTION ROOM		
BR 25098	"	EXTS. & INT. ALTS.	5.9.85	APP N/A
24013	"	DEM. OF O/BLDG / ERECT FRONT PORCH & GF FLOOR EXT / ALT. CAR PARK	11.9.85	N/A CA
24093 (LBC)	"	"	11.9.85	N/A CA
41003	W/DR.			N/ISSUED
41004 LBC	W/DR.			
43901	INVALID			
94/60074/A				

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 623/93

DRAINAGE

091074

02.MAR2000* 0810

1933

(3) THE GEORGE P.H. E

ADDRESS 479 WOKINGHAM ROAD PARISH EARLEY

PLOT No. LISTED ORD. SHEET No. SU. 7671 53

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisio
43902	INVALID			
94/60075/CA				
FP94/3224	SCOTTISH & NEWCASTLE	ALT & ALTS.	10.2.95	APP
45055	"	REFURBS & "	31.1.96	CL
95/61146/A				
45152	"	" " + ADV. SIGNS	31.1.96	C
95/61244/CA				
45264	"	TABLE, POST & CANOPY	31.1.96	CL
95/61356/A		AMENITY SIGNS		
FP95/4092	"	SIGS. ALT. / INT. ALTS.	26.1.96	APP
96/64183/CA	" (REMO)	SIGNS & LIGHTING REVISION	27.9.96	CL
96/64182/A	"	VARIOUS SIGNS (REVISION)	26.9.96	CL
FP96/5709	"	INT. ALTS. TO 1ST FLOOR	26.9.96	APP

MINISTRY DECISION

SPECIAL ORDERS

1933

(4) THE GEORGE P.H. E

ADDRESS 479 WOKINGHAM ROAD PARISH EARLEY

PLOT No. ORD. SHEET No. SU. 767

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisi
97/65560/F	Scottish & Newcastle	S/St/R Ext.	24.9.98	RE
97/65558/CA	"	"	25.9.98	RE
99/69270/EA	"	Prop. 2 St R Ext to PH	WDR.	
99/69271/F	"	" " "		
99/70349/F				
99/70350/F				

MINISTRY DECISION

SPECIAL ORDERS 02.MAR2000 0810

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.

(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

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.

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 . . . . . C. WALSINGHAM & CO.

On behalf of . SCOTTISH NEWCASTLE RETAIL

Date . . . 25.2.00 . . . . . .

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

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

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, RG11 1WR

FOR OFFICE USE ONLY

1.	APPLICANT'S NAME	SCOTTISH + NEWCASTLE RETAIL
	ADDRESS	RIVERSIDE HOUSE, RIVERSIDE LINK NORTHAMPTON
	POST CODE	NN1 5NH PHONE 01604 239000
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	CLIFF WALSINGHAM + COMPANY
	ADDRESS	BOURNE HOUSE, CORES END ROAD, BOURNE END, BUCKS
	POST CODE	SL8 5AR PHONE 01628 532244
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	THE GEORGE P.H. LODDON BRIDGE ROAD READING
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose the site and any buildings will be used.		EXTENSION TO OUTBUILDING TO FORM STAFF ROOM, OFFICE, STORE AND CELLAR
5. Give the area in hectares or part of a hectare	AREA OF SITE	.25
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	OWNER
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	SEE ATTACHED SCHEDULE

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?
Tick the box(s)

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

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

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

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

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

1769b

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.	PUBLIC HOUSE
12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS?	YES/NO — If yes, show existing route(s) and any proposed alternatives on the plans
13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED?	YES/NO — If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.
14. STATE EXTERNAL MATERIALS TO BE USED.	BRICKS TO MATCH EXISTING TILES TO MATCH EXISTING
15. HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.	AS EXISTING
16. HOW WILL SURFACE WATER BE DISPOSED OF?	AS EXISTING
17. HOW WILL FOUL SEWAGE BE DISPOSED OF?	To existing system YES/NO If no, please give details
18. WHAT ARE THE ACCESS ARRANGEMENTS? AS EXISTING / AS PROPOSED. Give details of pedestrian and vehicular access	TO LODDON BRIDGE RD + WORINGHAM RD NO CHANGE
19. HAS PROVISION BEEN MADE FOR THE DISABLED? See notes for applicants	NOT APPLICABLE TO THE PROPOSAL

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

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

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? YES/NO — If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS? NO/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. — RESUBMISSION FOLLOWING WITHDRAWAL

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] C. WALSINGHAM + CO ON BEHALF OF SCOTTISH + NEWCASTLE DATE 25/2/00

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".

1769c

PLANNING APPLICATION

PART 2

This part of the form need only be completed if the application involves non-residential development. [illegible] questions is print or block letters. If the answer is not applicable, write N/A in the space. You may wish to amplify your answers [illegible]

24. STATE THE GROSS FLOOR SPACE (by external measurement) OF ALL BUILDINGS TO WHICH THIS [illegible]
Please give all floor areas in SQUARE METRES.

	USE CLASS	Existing floor space		Proposed additional floorspace created by	
		Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK	ALL	NONE	50	
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL			50	

25. IF C1 OR C2 USE IS PROPOSED, PLEASE STATE NUMBER OF BED SPACES

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing		
Proposed		

27. DESCRIBE THE ACTIVITY OR PROCESSES TO BE CARRIED ON
Please provide details of any equipment, plant or machinery to be installed and any end products. You may wish to amplify your answers in a covering letter.

28. WHO WILL OCCUPY THE PREMISES?
a) Give the name and current operating address of the proposed occupier
b) Will these premises be vacated?

SCOTTISH + NEWCASTLE RETAIL
NO

29. IF KNOWN, HOW MANY PEOPLE ARE LIKELY TO BE EMPLOYED ON SITE AFTER COMPLETION OF THE DEVELOPMENT?

Existing Staff	Transferred Staff	New Staff	Total

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES?
If so, state this material, the quantity and method of storage.

NO

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".

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

New buildings, major alterations and enlargement of existing buildings, and many changes in the use of buildings and land need planning permission.
The Town and Country Planning Acts impose a duty on Local Authorities to control these changes, and this means that a balance has to be found between the need and pressure for change, and the desire to protect the character of settlements and the countryside.
The merits of each application are, therefore, carefully examined.

WHAT ELSE MAY YOU HAVE TO DO ?

Listed Building Consent:	for works to a Listed Building; or for demolition works on land within the curtilage of a Listed Building or within a Conservation Area.
Advertisement Consent:	for the display of advertisements or signs
Building Regulation Approval:	for most new building or construction work.

Special forms are available for these types of applications.

You should also check whether there are any other regulations with which you may need to comply.

WHAT HAPPENS TO THE APPLICATION ?

It will first be checked to see if it is complete and if it is, it will be registered.

Consultations will be carried out with public and other bodies, such as the Highway Authority, or Local Parish Councils.

Publicity may be given to allow local people the opportunity to comment on your proposals.

The application will be considered in relation to the Council's planning policies and guidelines, the past history of decisions on that site or in the locality, other standards (such as parking, or visibility at road junctions), and any other material considerations.

The site will be visited by a Planning Officer You may be asked to submit more information, or to amend your application.

The application will then be considered either by a Planning Committee or Sub Committee (made up of Councillors) or bythe Chief Officerresponsible for planning matters. Objections to an application will be taken into consideration by the Committee or the Chief Officer.

Shortly after the application has been determined, you will receive a Decision Notice.

HOW LONG WILL IT TAKE ?

An application will generally be determined within eight weeks although a longer period may sometimes be required for a complicated application.

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

Your application may be approved subject to certain conditions. These could impose restictions on the use of land or buildings, or require further details to be approved at a later stage, (e.g. materials or landscaping).
You may appeal against the conditions, but this opens the entire permission to review by the Secretary of State.

Your application may be refused. The reason will be listed on the Decision Notice.

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

You have the right to appeal against the refusal to the Secretary of State, but you have to do that within six months.
Appeals can be dealt with by written representations by both sides, or by a Public Inquiry.
You may ask the Planning Officer whether an amended application would be more likely to receive planning permission.

DATA PROTECTION ACT 1984

'Information contained in this form is likely to be personal data within the terms of the Data Protection Act 1984, and as such will be held by the Council on computer (such as the PLANAPS applications processing system) and may be used by the Council only for purposes registered under the terms of the Data Protection Act.'

Date: 17 April 2000

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2000/0810

Location: The George, Wokingham Road, Earley, Reading.

Proposal: Proposed two storey rear extension to public house (Duplicate Application)

Applicant: Scottish & Newcastle Retail C/O Cliff Walsingham & Company.

Case Officer: Lynette Baker

The new plans show the following: Rear elevations. Drawing no 9722/05A.

Comments are required by 01/05/2000.

Should you have any queries regarding this application please contact the case officer Lynette Baker on (0118) 974 6447.

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. 2000/0810 0811 ~~(Planaps)~~/ (Ludhouse) 0812 & 0813

Date Rec. 22-3-00

Location: The George Pit, Wormingham

Parish

Applicant: Scottish & Newcastle Retail

Description of attached plans additional plans showing rear elevations

Drawing No's: 9722/05A

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part I Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: ~~[illegible]~~

		Drawing No's	
1.	NK (Landscape & Trees)		✓
2.	NK (Env. Design)		✓
3.	XA (Highways)		✓
4.	NF (Building Control)		
5.	BC/DC Liaison		

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS:

Date for Responses 14 DAYS.

FURTHER ACTION

Re-advertise App. ~~Y~~/ N (Delete as required)

Redate Application ~~Y~~/ N From

New Site Notice ~~Y~~/ N

New Description

CASE OFFICER LEB

Consultations Sent by Admin. on 17.04.00

Yellow - Part One Copy
Green - Officer's Copy

CLIFF WALSINGHAM & Company

Specialist Planning & Development Consultants

Bourne House, Cores End Road, Bourne End, Bucks SL8 5AR Tel: 01628 532244 Fax: 01628 532255 email: enquiries@cliffwb.enterprise-plc.com

Brandon House, King Street, Knutsford, Cheshire WA16 6DX Tel: 01565 757500 Fax: 01565 757501 email: enquiries@cliffwb.enterprise-plc.com

27454

LEB

22 MAR 2000

COPIES TO: ACK: FILE:

Our Ref: MT/LB/B132/99
20th March 2000

2000 0810
0811
0812
0813

LEB

Mrs ~~Hurst~~
Planning Department
Wokingham District Council
Council Offices
Shute End
Wokingham
RG40 1BN

Card
needs distributing
bettie 7/4

Dear Mrs Hurst

The George, Loddon Bridge

Further to our recent correspondence I enclose 22 drawings showing the missing rear elevation and the amended car parking elevation (adding the omitted door). I hope that this now completes the set and that we can look forward to an early decision. If there is anything which you wish to discuss please let me know.

I also enclose the cards confirming the display of the site notice.

Yours sincerely

L. Bullen

pp

Mark Thackeray
BSc (Hons) DipTP MRTPI
BOURNE END OFFICE

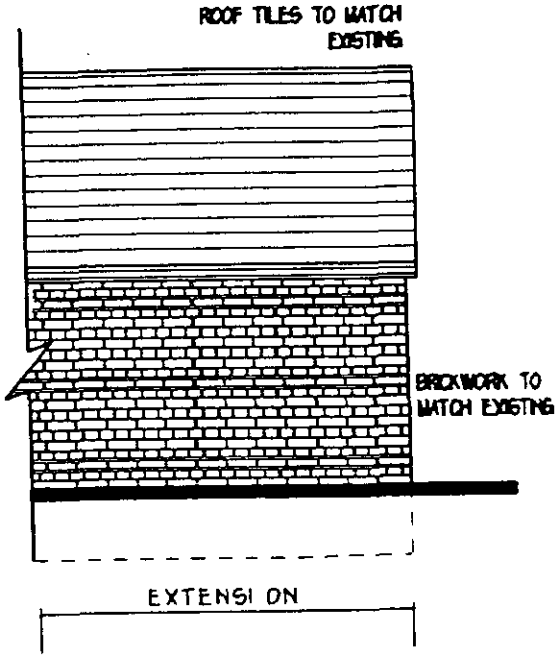
Encl.

ADD[illegible]N

0810
0811
0812
0813

Director: Cliff Walsingham Dip.TP. Principal Consultant: Stephen Brooker Dip.T&CP. MRTPI.
Mark Thackeray BSc.Dip.TP. MRTPI. Christine Roberts BSc. MSc. MRTPI John Wilcock BA(Hons). MRTPI

Crowdcrete Ltd., Bourne House, Cores End Road, Bourne End, Bucks SL8 5AR Company Reg. No. 1840469



PROPOSED PART REAR ELEVATION

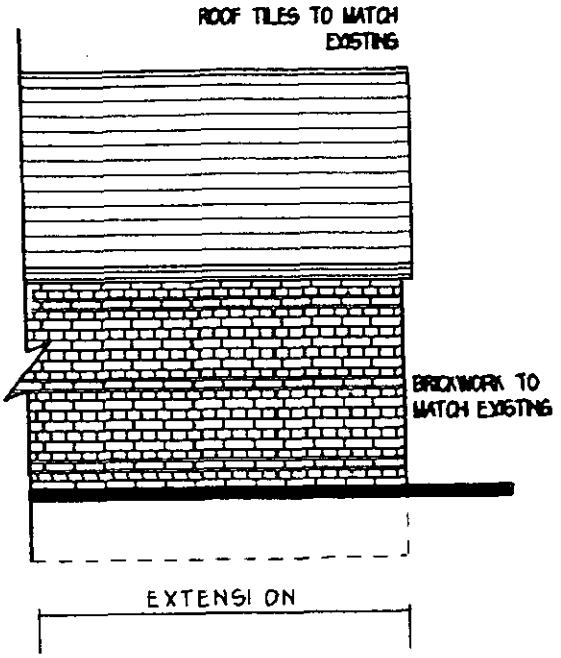
ADDITIONAL PLAN

0810

0811

0812

0813



PROPOSED PART REAR ELEVATION

ADDITIONAL PLAN

0810
0811
0812
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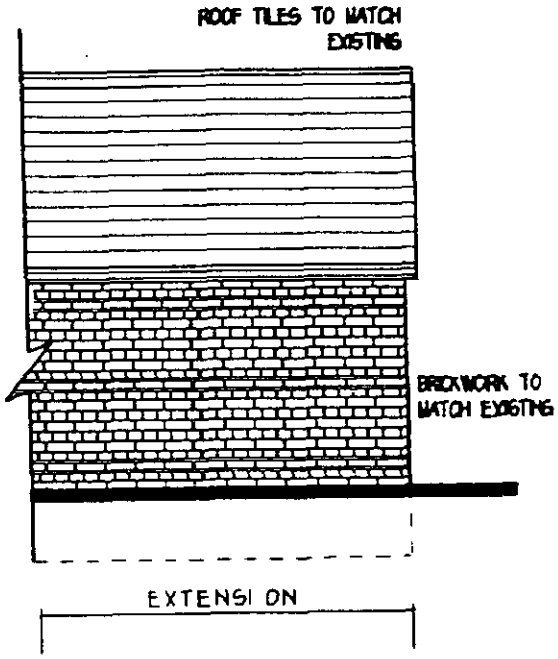


PROPOSED PART REAR ELEVATION

ADDITIONAL PLAN

0810

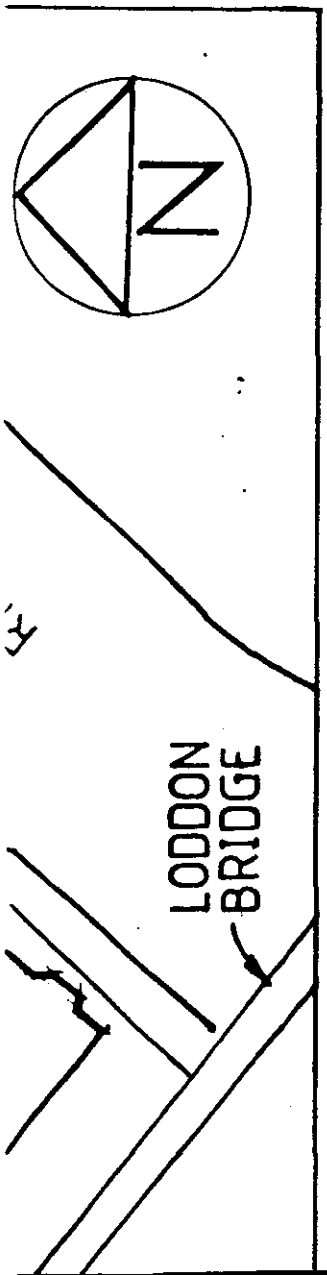
0811

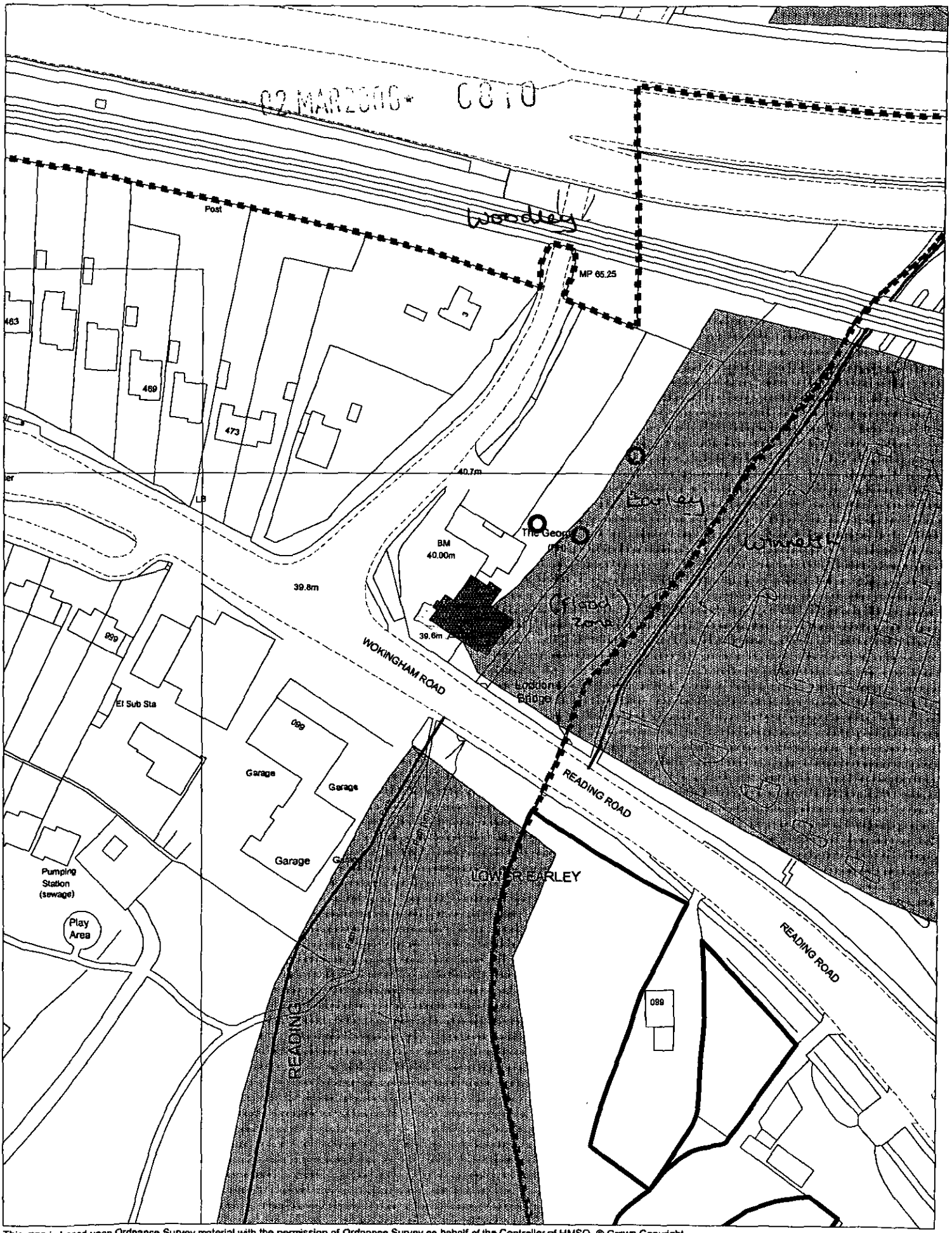
0812

0813

SITE LOCATION PLAN 1: 2500

02.MAR2010





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Development Control Section, Environmental Services, Wokingham District Council.

8 March 2000

Scale: 1 : 1250

N W E S

See also 0811

APPLICATION NO.0810

Name of appellant:
Scottish & Newcastle Retail

Site address:
The George Public House, Loddon Bridge Rd, Earley

Proposal:Extension to out-building to form staff room,office, store & cellar.

Case Officer:LEB

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

WRITTEN REPRESENTATION APPEAL

CASE OFFICER: LEB

APPLICATION NUMBER: 0810

APPELLANT: Scottish & Necastle Retail

SITE: The George Public House, Loddon Bridge Rd, Earley

APPEAL REF: APP/X0360/A/00/1042852

START DATE: 10/05/00

DATE OF SITE VISIT 9/8/00

Progress Record	Date Actioned	Initials	Time Hours : Mins.
Appeal Logged:	11/05/00	DG	
Entered on Access:	11/05/00	DG	
Notification Letters Due:	**17/05/00**		
Notification Letters Sent:	16/5/00	DG	
Questionnaire Due:	**24/05/00**		
Questionnaire Sent:	16/5/00	DG	
Venue Booked:	N/A		
File received by Officer:			
Statement Due:	**07/06/00**		
Checked by Team Leader:			
Statement Sent: **(Don't forget to inform Den)**	31/7/00	DG.	
Site Visit:	9/8/00		
Decision letter circulated:	29/8/00	DG	
Decision entered on Access.	29/8/00	DG	

See also 0811

Appeal Decision

Site visit held on 9 August 2000

The Planning Inspectorate
Room 1404
Tollgate House
Houlton Street
Bristol BS2 9DJ
☎ 0117 987 8927

by Terence N Povey BA Barch MA FRTPI RIBA MIMgt

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

Date
25 AUG 2000

Appeal A Ref: APP/X0360/E/00/1042851
Site at The George Public House, Wokingham Road, Earley, Reading

- The appeal is made under Section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990 against a failure to give notice within the prescribed period of a decision on an application for listed building consent.
- The appeal is made by Scottish and Newcastle Retail against Wokingham District Council.
- The application (ref: LB/2000/0811) is dated 25 February 2000.
- The works proposed are an extension to an outbuilding, including the introduction of a first floor.

Summary of Decision: The appeal is dismissed and listed building consent is refused.

Appeal B Ref: APP/X0360/A/00/1042852
Site at The George Public House, Wokingham Road, Earley, Reading

- The appeal is made under Section 78 of the Town and Country Planning Act 1990 against a failure to give notice within the prescribed period of a decision on an application for planning permission.
- The appeal is made by Scottish and Newcastle Retail against Wokingham District Council.
- The application (ref: F/2000/0810) is dated 25 February 2000.
- The development proposed is an extension to an outbuilding to form a staff room, office, store and cellar.

Summary of Decision: The appeal is dismissed and planning permission is refused.

Procedural Matters

1. The George public house is a listed building. Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 require that special regard shall be had to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses.

The Main Issue

2. The main issue in both appeals is whether the proposal would preserve the listed building or its setting or any features of special architectural interest which it possesses.

Development Plan and Other Planning Policy Matters

3. Policy EN4 of the Berkshire Structure Plan, which was adopted in 1995, seeks to protect listed buildings from inappropriate change and, among other things, requires that proposals should conserve their historic fabric and character and preserve or enhance their settings. Policy LBE2 of the Loddon Area Local Plan, which was adopted in 1995, seeks to resist proposals for development which would be inappropriate in terms of its

relationship with adjoining sites and buildings, and policy LBE17 aims to ensure that listed buildings are afforded appropriate uses and settings.

4. I have noted that policy WOS3 of the Deposit Draft of the Wokingham District Local Plan 1997 largely carries forward the terms of policy LBE2. In addition, policy WHE13 provides that extensions to listed buildings should be subservient to the listed building and sympathetic to the building's historic or architectural character. I have attributed weight to these policies of the emerging local plan in accordance with the advice contained in paragraph 48 of Planning Policy Guidance 1.

5. National policy on listed buildings is set out in Planning Policy Guidance 15, and acknowledges that many listed buildings can sustain some degree of sensitive alteration to accommodate continuing uses. It advises, however, that modern extensions should not dominate the existing building in either scale, material or situation and states that successful extensions require an intimate knowledge of the building type that is being extended together with a sensitive handling of scale and detail.

Reasons

6. The George public house is a handsome building dating from the 18th century which is situated alongside the River Loddon and adjacent to a road junction. To the north of the main building is a group of outbuildings having a lower roofling and, a smaller scale than the public house itself. The building which is the subject of these appeals forms part of this group, and is the closest building to Wokingham Road. It is a single storey brick structure which, like the other outbuildings, has a simple and unassuming traditional character and a roof covering of modern, imitation slates.

7. The proposals involve extending the length of the building and increasing its height to allow first floor accommodation to be introduced. In my opinion the proposed increase in height would not be so great as to alter fundamentally the building's simple vernacular character, nor would it result in the building's scale being significantly different from that of the other neighbouring outbuildings. Furthermore, it is clear to me that the proposals would not alter or harm any features of special interest of the listed building. However, I consider that the increase in height would lead to the building's roof becoming rather more prominent in terms of the setting of the old public house; this would be particularly apparent in terms of views of the site from the west and south.

8. In this context I believe that the large dormer, with its steel balcony, French windows and ungainly bargeboards, would appear as an elaborate and obtrusive large-scale feature, out of keeping with the simple traditional character and rooflines of the other buildings on the site. The scheme also proposes a further expanse of imitation slates, and taking into account the prominence of the altered roof, I take the view that these would appear as an insensitive feature when seen against the old, mellow roof files of the 18th century public house.

9. Consequently I find that the proposal would result in an incongruous and obtrusive form of new development within the grounds of The George, serving to harm rather than to preserve its setting contrary to the aims of the development plan and national planning policies.

Conclusion

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

Formal Decision

Appeal A: APP/X0360/E/00/1042851

11. In exercise of the powers transferred to me, I dismiss this appeal and refuse to grant the listed building consent applied for.

Appeal B: APP/X0360/A/00/1042852

12. In exercise of the powers transferred to me, I dismiss this appeal and refuse to grant the planning permission applied for.

Terence Perry

INSPECTOR

TOWN AND COUNTRY PLANNING ACT 1990

SECTION 78 APPEAL

STATEMENT BY THE LOCAL PLANNING AUTHORITY

APPELLANT: Scottish and Newcastle Retail

APPEAL SITE: The George, Wokingham Road, Earley

REASON FOR APPEAL: Non-determination by Wokingham District Council of application for two storey rear extension to public house, and listed building consent for two storey rear extension to public house.

LOCAL PLANNING AUTHORITY REFERENCE: F/2000/0810, LB/2000/0811

DEPARTMENT OF THE ENVIRONMENT, TRANSPORT AND THE REGIONS:

APP/X0360/A/00/1042852, APP/X0360/E/00/1042851

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1. LOCATION AND SITE DESCRIPTION

1.1 A location plan to scale 1:1250 is attached as Appendix 1.

1.2 The site lies within the identified settlement of Earley. To the south east is the River Loddon, to the north is the Reading-Waterloo railway, to the south west is the Wokingham Road, and its junction with Loddon Bridge Road, from which the site is accessed. The site itself comprises the Grade 2 Listed Building of The George public house, which is Georgian in origin, but which has been considerably extended. The northern part of the site constitutes a terraced car parking area. The site is open to Wokingham Road to the front, and all except the car park to Loddon Bridge Road to the north western side. The C18th building was first included in the List of Buildings of Special Architectural or Historic Interest in April 1987, as a good example of an Inn constructed of local clay tiles and bricks with sash windows, all of local vernacular.

1.3 Alterations and extensions to the building have been permitted as follows:

- Extension to lounge bar (05949 – Listed Building Consent), March 1977
- Extension to lounge bar (05950), March 1977
- Demolition of outbuilding, erection of front porch and ground floor extension, extension to car park (24013, 24093-LBC), September 1985
- Refurbishment and alterations (95/61146/F, 95/61244-LBC), January 1996
- Following enforcement action, permission was given for ventilation extraction vents on the roof in March 2000. These works have still to be implemented.

1.4 In 1998, a single storey rear extension was refused due to its scale and proportions which were considered to be detrimental to the character of the Listed Building. In 1998, applications for a two storey rear extension to the pub were withdrawn.

2. RELEVANT PLANNING POLICY

2.1 Berkshire Structure Plan

The Berkshire Structure Plan was adopted in November 1995. The policy relevant to this appeal is:

EN4: Development proposals related to buildings of special character and interest.

A copy of this policy can be found in Appendix 2

2.2 Loddon Area Local Plan (LALP) Adopted May 1995.

The Loddon Area Local Plan forms the statutory local plan for this part of the District. The Planning and Transportation Committee at their meeting on 21 November 1996 resolved to "re-affirm the decisions of this Committee and the Council in relation to the current adopted Local Plans and to note that they will continue to carry weight as the most up-to-date adopted policies, except in relation to housing provision." The following policies are relevant in the consideration of this appeal (see Appendix 2):

LBE2: Inappropriate design

LBE17: Appropriate uses for Listed Buildings

2.2 Wokingham District Local Plan (WDLP) (Deposit draft) 1996-2006

Material consideration should also be given to the emerging Wokingham District Local Plan, the Public Inquiry commenced on 6th October 1998. It has formed the basis of the Development Control decisions since 21st October 1997. The following policies are relevant in the consideration of this appeal (see Appendix 2):

WOS3: Development Control Principles

WHE13: Extensions/alterations to Listed Buildings

3. THE CASE FOR THE LOCAL PLANNING AUTHORITY

3.1 Development Plan policies are aimed at protecting the character of Listed Buildings, and preserving their setting. Policy EN4 of the Berkshire Structure Plan states that Listed Buildings will be protected from inappropriate alteration and other adverse change. Policy WHE13 of the Wokingham District Local Plan refers specifically to extensions and alterations to Listed Buildings; such applications should be assessed

against a list of criteria, including that a comprehensive approach to the building is required, to its interior, the elevations and the building's setting, extensions should be sympathetic to the building's historic or architectural character and to its proportions, and should retain original features.

3.2 The Listed Building which is the subject of this appeal has been extended many times over its recent history. However, the structures have been kept in size and scale to maintain the host building as the major element, with a number of 'outbuildings' reflecting its expanded use.

3.3 The north west flank elevation of the building is very visible from the public realm; it can be clearly seen in its entirety from the Wokingham Road, from the traffic lights at the junction and from Loddon Bridge Road. At present, several of the previous extensions can be seen from these vantage points; the proposal if allowed would result in the building appearing to spread backwards from the original Georgian House in a sprawling manner. The proposed two storey extension will appear out of scale with the original building, and being two storey, is inappropriate and obtrusive in its location at the 'end' of this sprawling building. It would create an unacceptable mass of building with a ridge line higher than all the adjoining outbuildings. It is considered that design features such as the steel balcony and dormer window are not in character with the Listed Building, and therefore detract from it. The extended dormer re-inforces the scale of the proposed addition. As the proposal detracts from the character of the Listed Building, and is not in sympathy with it, it is clearly contrary to development plan policies aimed at preserving and enhancing this character. This lack of sympathy is compounded by the fact that the proposal would be so visible, and therefore obtrusive. For this reason also the proposal is contrary to development plan policy (Loddon Area Local Plan policy LBE2).

3.3 The proposal is not considered to be acceptable in terms of the Listed Building Consent as its scale and massing cannot be considered to be subservient to the host Listed Building, and the additional accommodation does not resolve the current storage problems now located in the car park. Previous additions to the building have

maintained a low profile, with fragmented forms and rooflines which do not dominated the host building.

4. RESPONSE TO THE APPELLANT'S CASE

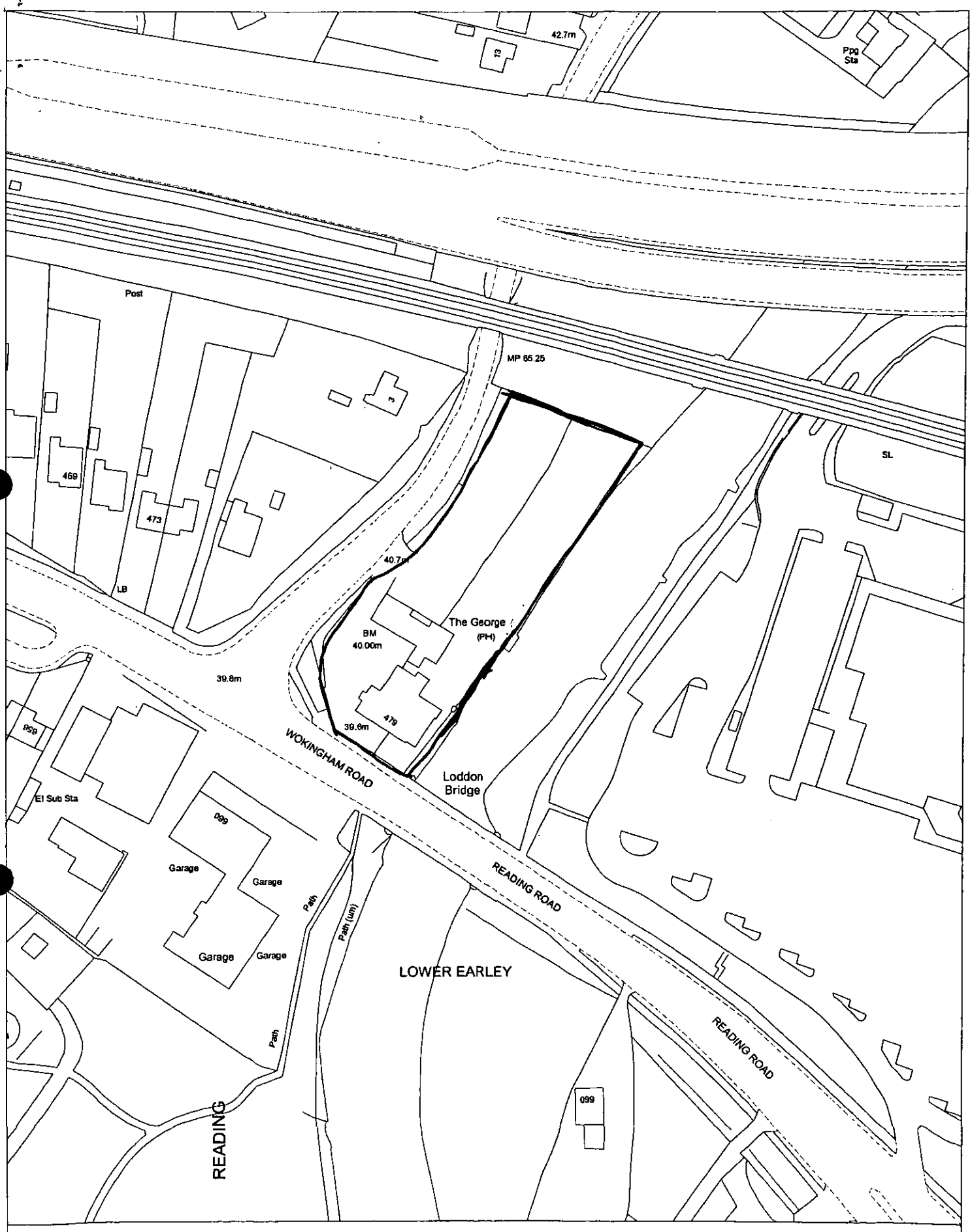
4.1 There have been protracted discussions between the applicant and the Local Planning Authority over the past two years about a possible extension to the rear of the building, during which time the Local Planning Authority has consistently stated that a two-storey extension in this location would be unacceptable because of its adverse relationship with the Listed Building, and because of its prominence.

5. CONCLUSION

5.1 In conclusion, because of its scale, form, siting and massing, the proposal would have an adverse impact on the character, setting and fabric of the Listed Building. As such, it is contrary to development plan policies aimed at preserving and enhancing such character.

5.2 For the above reasons the Inspector is respectfully requested to DISMISS this appeal.

Appendix 1



Site Plan, Scale: 1 to 1250

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Date: 15 May 2000

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Appendix 2



BERKSHIRE STRUCTURE PLAN 1991-2006





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Reducing the Risk of Flooding

Policy EN3 **Development should not be located in areas liable to flood if it would be likely to:**

(i) inhibit the capacity of the flood plain to store flood water; or

(ii) impede the flow of flood water; or

(iii) increase the risks to life or property arising from flooding.

In addition, proposals which would increase flood risk elsewhere as a result of additional surface water run-off will be resisted unless adequate surface water balancing facilities are provided.

6.8 Areas liable to flood include those which have at any time been affected by flooding, or which form part of a river flood plain. At sites suspected of being at risk of flooding but for which precise recent flood risk information is unavailable, a technical assessment of the flood risk may be required to demonstrate compliance with the requirements of this policy. Policy EN3 covers intensification of existing development and the raising of land.

PROTECTING PARTICULAR ENVIRONMENTAL INTERESTS

6.9 The protection of special landscapes and the rural landscape at large is dealt with in Chapter 5. Other policies for protection and enhancement of specific environmental interests are set out below.

Buildings of Special Character and Interest

6.10 Legislation provides for the protection of statutorily listed historic buildings from demolition or unnecessary or over-radical change. Other buildings of local importance may also warrant retention as part of development schemes. There is a need to ensure that subject to other policies in this Plan, historic buildings can have a use which justifies or funds their upkeep.

Development Proposals Related to Buildings of Special Character and Interest

Policy EN4 **Listed buildings and buildings in conservation areas will be protected from demolition, inappropriate alteration and other adverse change. Proposals affecting these buildings and other buildings of special architectural or historic interest should conserve their historic fabric and character, preserve or enhance their settings, provide appropriate uses and ensure adequate standards of maintenance and repair.**

LODDON AREA LOCAL PLAN

Adopted 5 May 1995

Published by: Wokingham District Council
Planning Department
Shute End
Wokingham
Berkshire
RG40 1WR
Telephone: (01734) 778700

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 TING, 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 ban 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

1.4.28 The listed buildings within the Plan area are important and irreplaceable assets, comprising part of the national stock of buildings of special architectural or historic merit. Accordingly, there is a strong presumption in favour of their retention, a concern reflected in Policy EN25 of the Replacement Structure Plan. It is essential that listed buildings are retained and maintained in good condition. The District Council has powers to prevent listed buildings falling into disrepair, and these powers will be used in appropriate cases.

1.4.29 The special architectural or historic features of listed buildings are not limited to their external appearance. Buildings will be listed for a variety of reasons including their age, the hitectural style they represent, their method of construction, their relevance to the history of development in the area and their historic connections. Special care will therefore be taken to ensure that listed buildings are not altered so as to damage or erode their character, either internally or externally. A sensitive approach to the design of alterations or additions to historic buildings will be expected.

1.4.30 Listed building consent is required for any works of demolition, alteration or extension which would affect the historic character of a listed building in any way. This applies to both internal and external features and to any objects or structures which, although not fixed to the building, m a part of the land within the curtilage and have done so since 1st July 1948.

1.4.31 The setting of a listed building is often an essential element of its character. Special attention will be paid to development proposals which affect the setting of a listed building.

1.4.32 The best use for a historic building is the use for which it was built. Buildings still enjoying the original use should preferably stay in that use, since adaptations for new uses may result in changes to the character of the historic building, or result in the loss of features of architectural or historic interest. The original function of some listed buildings has now ceased and, accordingly, it will be necessary to find new uses to ensure their retention. In certain circumstances, it may be appropriate to permit the change of use of a historic building, as an exception to other policies contained in the local plan, where this would allow the retention and proper maintenance of that building. In such cases, it would be for the prospective developer to demonstrate that a change of use is the only way to retain the historic building.

❖ LBE17 APPROPRIATE USES FOR LISTED BUILDINGS

THE DISTRICT COUNCIL WILL SEEK TO ENSURE THAT BUILDINGS OF HISTORIC INTEREST ARE AFFORDED APPROPRIATE USES AND SETTINGS. IT IS DESIRABLE THAT HISTORIC BUILDINGS USED FOR THE PURPOSE FOR WHICH THEY WERE BUILT SHOULD REMAIN IN THAT USE.

❖ LBE18 CHANGES OF USE OF LISTED BUILDINGS

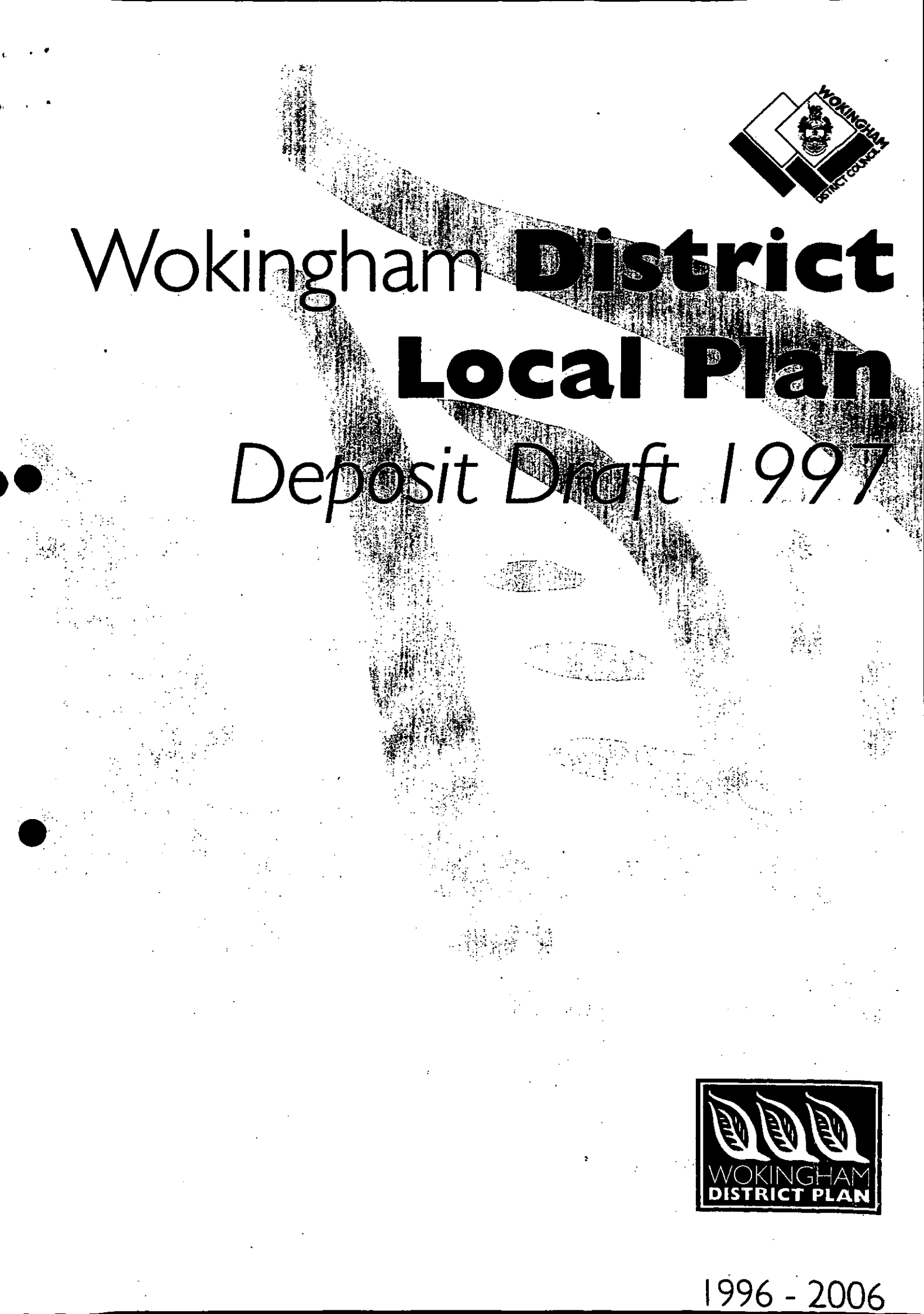
THE CHANGE OF USE OF A LISTED BUILDING WILL BE PERMITTED WHERE IT CAN BE DEMONSTRATED:

A) THAT IT WILL NOT BE ABLE TO BE RETAINED BY A CONTINUATION OF THE PRESENT OR ORIGINAL USE;

B) THAT THE SPECIAL CHARACTER OF THE BUILDING AND ITS SETTING WOULD NOT BE ADVERSELY AFFECTED; AND

C) THAT THE PRESENT USE OF THE BUILDING CANNOT CONTINUE, OR THAT IT PREJUDICES THE PROPER PLANNING OF AN AREA.

1.4.33 Listed buildings need to be kept in a good state of repair. The District Council, in conjunction with the County Council, assists in the conservation of historic buildings by offering expert advice on their repair and maintenance and by offering, in appropriate circumstances, loans towards the cost of repair. The extent of loans will be limited by financial constraints. Details of the loan schemes are available from the District Council.



Wokingham District Local Plan

Deposit Draft 1997

WOKINGHAM DISTRICT PLAN

1996 - 2006

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.

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 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.

ORIGINAL USE FOR WHICH THEY WERE DESIGNED.

HOWEVER, THE CHANGE OF USE OF A LISTED BUILDING WILL BE PERMITTED WHERE IT CAN BE DEMONSTRATED:

a) THAT THE CHARACTER OF THE BUILDING IS MORE LIKELY TO BE SAFEGUARDED IN THE PROPOSED USE THAN THE EXISTING USE

b) THERE IS NO IMMEDIATE ADVERSE EFFECT ON THE SPECIAL CHARACTER OF THE BUILDING'S FABRIC, INTERIOR AND ITS SETTING.

Implementation: Through the development control process.

Monitoring: Survey of Listed Buildings.

4.49 Extensions and alterations to listed buildings need to be sensitively handled to avoid harming the original building. This policy advocates a comprehensive approach, and gives a number of criteria that need to be met to ensure an appropriate solution.

POLICY WHE13: EXTENSIONS/ALTERATIONS TO LISTED BUILDINGS

EXTENSIONS AND ALTERATIONS TO LISTED BUILDINGS REQUIRING PLANNING PERMISSION WILL BE CONSIDERED AGAINST THE FOLLOWING CRITERIA:

a) A 'COMPREHENSIVE APPROACH' TO THE BUILDING IS REQUIRED INCLUDING THE INTERIOR, ALL ELEVATIONS AND THE BUILDING'S SETTING

b) EXTENSIONS SHOULD BE SUBSERVIENT TO THE LISTED BUILDING

c) EXTENSIONS AND ALTERATIONS SHOULD BE SYMPATHETIC TO THE BUILDING'S HISTORIC OR ARCHITECTURAL CHARACTER, INCLUDING IMPORTANT EXTENSIONS AND ALTERATIONS

d) EXTENSIONS AND ALTERATIONS SHOULD RETAIN ORIGINAL ARCHITECTURAL/HISTORIC FEATURES FOR EXAMPLE FIREPLACES, STAIRS, PANELLING, WINDOWS, DECORATION, DETAILING, ETC.

e) EXTENSIONS AND ALTERATIONS SHOULD BE SYMPATHETIC TO THE PROPORTIONS OF THE LISTED BUILDING, INCLUDING INTERIOR SPACES. PERMISSION WILL NOT NORMALLY BE GIVEN TO THE SUB-DIVISION OF PRINCIPAL ROOMS

f) WINDOWS AND DOORS ON EXTENSIONS/ALTERATIONS SHOULD MATCH OR RESPECT THE WINDOWS/DOORS OF THE LISTED BUILDING INCLUDING PROPORTIONS, SCALE, MATERIALS, DETAILING AND GLAZING BARS

Cont.

g) REPAIRS OR ALTERATIONS TO LISTED BUILDINGS SHOULD BE CARRIED OUT USING TRADITIONAL METHODS THAT WOULD HAVE BEEN USED IN THE ORIGINAL CONSTRUCTION, UNLESS THE COUNCIL CAN BE SATISFIED THAT MODERN METHODS WOULD NOT AFFECT THE HISTORIC/ARCHITECTURAL INTEGRITY OF THE BUILDING

h) THE IMPORTANCE OF PERMITTING THE EXTENSION IN SECURING EITHER THE RETENTION OF THE LISTED BUILDING IN ITS EXISTING USE, OR A CHANGE OF USE TO THE BUILDING'S ORIGINAL USE.

Implementation: Through the development control process.

Monitoring: Survey of Listed Buildings.

4.50 There are some buildings that have a particular character reflecting the area's past, but are not of sufficient merit to justify designation as a listed building. It is desirable to protect these buildings from development or change that may harm their particular character. These buildings have been identified as 'Buildings of Traditional Local Character'.

POLICY WHE14: BUILDINGS OF TRADITIONAL LOCAL CHARACTER

THE COUNCIL WILL IDENTIFY INDIVIDUAL BUILDINGS (AND GROUPS OF BUILDINGS) OF TRADITIONAL LOCAL CHARACTER, WHOSE PRESERVATION WILL BE ENCOURAGED BY:

a) URGING THE OWNERS OF THOSE BUILDINGS TO MAINTAIN, REPAIR AND RESTORE THEM

b) BRINGING TO THE ATTENTION OF THE DoE ANY BUILDING THAT APPEARS TO MERIT INCLUSION ON THE STATUTORY LIST OF BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORICAL INTEREST.

Implementation: Compilation of survey of Buildings of Traditional Local Character in the District, and contact with owners and DoE.

Monitoring: Studies of individual and groups of Buildings of Traditional Local Character.

ARCHAEOLOGY

4.51 The plan area contains a wealth of archaeological remains, including scheduled sites under the Ancient Monuments and Archaeological Areas Act 1979. The policies in the plan are intended to protect those areas already scheduled and sites of unknown importance.

POLICY WHE15: DEVELOPMENT AFFECTING ARCHAEOLOGICAL SITES

THE COUNCIL WILL SEEK TO PROTECT ARCHAEOLOGICAL SITES WHEN DEALING WITH DEVELOPMENT PROPOSALS. THEREFORE, WHERE DEVELOPMENT IS LIKELY TO AFFECT AN ARCHAEOLOGICAL SITE OF UNKNOWN IMPORTANCE OR AN AREA OF HIGH ARCHAEOLOGICAL

Cont.

CLIFF WALSINGHAM & Company

Specialist Planning & Development Consultants

Bourne House, Cores End Road, Bourne End, Bucks SL8 5AR Tel: 01628 532244 Fax: 01628 532255 email: bourne.end@walsingplan.co.uk

Brandon House, King Street, Knutsford, Cheshire WA16 6DX Tel: 01565 757500 Fax: 01565 757501 email: knutsford@walsingplan.co.uk

www.walsingplan.co.uk

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MT/B132/99

Appeals Registry
The Planning Inspectorate
Tollgate House
Houlton Street
BRISTOL
BS2 9DJ

Dear Sirs

THE GEORGE PUBLIC HOUSE, LODDON BRIDGE, WINNERSH
APPEALS BY SCOTTISH & NEWCASTLE RETAIL

Having regard to the failure of Wokingham District Council to determine applications for planning permission and listed building consent within the requisite period, I enclose two appeals for your consideration. Copies of the appeal papers have been sent to the LPA, although, as the applications were submitted in duplicate, discussions will continue in the hope that the appeals might in due course become unnecessary.

Yours faithfully,

Mark Thackeray, BSc DipTP MRTPI,
BOURNE END OFFICE

Cc

Stuart Wakefield
Peter Hussey
Wokingham District Council

APPEAL QUESTIONNAIRE

To be used for all appeals relating to applications made on or after 14 March 1990

APPEAL REF: APP/X0360/A/00/1042852 GRID REF: SU7671

APPEAL BY: SCOTTISH + NEWCASTLE RETAIL

SITE: GEORGE P.H. WOKINGHAM RD EARLEY

PLEASE SEND THE COMPLETED QUESTIONNAIRE (TOGETHER WITH ANY ENCLOSURES) TO THE INSPECTORATE AND TO THE APPELLANT OR AGENT WITHIN 14 DAYS OF THE DATE ON WHICH YOU RECEIVED THE APPEAL FORM.

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 the Inspectorate within 28 days of the date you received the appeal form.

1. Do the Council agree to the written representations procedure?	YES / NO
OR Do the Council wish to appear before and be heard by an Inspector at: a. a local inquiry?	YES / NO
b. a hearing?	YES / NO
2. a If the written procedure is agreed, could the Inspector see the whole site clearly from a road or other public land?	YES / NO
b From your knowledge of the issues, would the Inspector need to enter the site for any reason eg to view/measure any dimensions from within it?	YES / NO
3. Does the appeal relate to an application for approval of reserved matters?	YES / NO
4. Was an Article 7 (Regulation 6 for listed building or conservation area consent) certificate submitted with the application?	YES / NO / NA
5. Was it necessary for the Council 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 ANOB? 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 neighbourhood still before the Secretary of State? If YES, please attach details and, where necessary, give the Inspectorate's reference numbers. APP/X0360/E/00/1042851 (attached)	YES / NO
b Where the development would affect a public right of way, 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 [illegible] / II listed building? (Delete as appropriate.)	YES / NO
b Would the proposed development affect the setting of a listed building?	YES / NO
If the answer to question 11a or b is YES, please attach a copy of the relevant listing description from the List of Buildings of Special Architectural or Historic Interest. (If NO, go to Q13.) SEE APP/X0360/E/00/1042851	
12. Has a grant been made under Sections 3A or 4 of the Historic Buildings and Ancient Monuments Act 1953?	YES / NO
13. Would the proposals affect an Ancient Monument (whether scheduled or not)?	YES / NO
14. a Is the appeal site in or adjacent to or likely to affect an SSSI? If so, please attach the comments of English Nature.	YES / NO
b Are any protected species likely to be affected by the proposals? If so, please give details.	YES / NO

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

	YES/NO	Number of Documents Enclosed
a. Is the development in Schedule 1 or column one of Schedule2 of the Town & Country Planning (Environmental Impact Assessment)(England & Wales) Regulations 1999? If so, please indicate which Schedule.	Sch 1 Sch 2 col 1	N/A
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 1of the planning register? If yes, please attach a copy.	YES/NO	
d. Any comments or directions received from the Secretary of State, other Government Departments or statutory agencies / undertakers whether or not as a result of consultations under the GDPO;		2
e. Any representations received as a result of an Article 7 (or Regulation 6) notice;		✓
f. Copy of any notice published under Article 8 and/ Buildings and Conservation Areas) Act 1990 and/or Regulation 5;or Section 73 of the Planning (Listed Buildings and Conservation Areas)Act 1990 and/or Regulation 5;		✓
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 currently before the Council relating to the same site; APP/X0360/E/00/104285)		
i. In the case of appeals against non-determination, details of considerations likely to have been relevant to the Council's decision; To follow with Statement		
j. A list of any conditions or limitations the Council would favour if the appeal were to be allowed; to follow with Statement.		
k. Any other relevant information or correspondence the Council consider the Inspectorate should be aware of.		✓

FOR APPEALS BEING DECIDED BY THE WRITTEN REPRESENTATIONS PROCEDURE

	YES / NO	Number of documents enclosed
16. a Please confirm that, in accordance with Regulation 5(1), you have notified details of the appeal to authorities and other persons who made representations to you about the application.	YES / NO	N/A
b On what date did you give those notified at 16a for the submission of their representations?	12.06.00	
c Copies of the following documents must, if appropriate, be enclosed with this questionnaire.		
i representations received from interested parties about the original application		3
ii the planning officer's report to committee		✓
iii any relevant committee minute		✓

17. Relevant plans and policies - please enclose extracts of relevant policies and plans and explanations of these. Each extract should include the front page, showing the title of the plan and date of approval or adoption. Where plans and policies have not been approved or adopted, the stage and status of the plan should be given.

18. Do the documents listed above comprise the Council's full statement of case?	YES / NO

Council's reference: F/2000/0810

I certify 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 of despatch: 16/5/00

NB: PLEASE TELL US OF ANY CHANGES TO THE INFORMATION YOU HAVE GIVEN ON THIS FORM.

Our ref: SP/2000/001464b
Your ref: MT/LB/B132/99

Date: 6 April 2000

ENVIRONMENT AGENCY

Mark Thackeray
Cliff Walsingham & Company
Bourne House
Cores End Road
Bourne End
Bucks
SL8 5AR

Dear Sir

THE GEORGE P.H. LODDON BRIDGE

I write with regard to your letter dated 3 April 2000 concerning the proposed development to extend the above premises. Please quote the following reference in any correspondence: **SU77SE/7/1**. The Environment Agency has the following comments in response to the points raised:

1) The supplied Ordnance Datum levels on the existing and proposed site layout plans are not sufficient to determine the extent of the floodplain on the site. We need to see representative levels across the entire site.

2) A ground level survey would be required in order to prove that the proposed extension is in fact above the floodplain.

3) The Environment Agency no longer has on file a ground level survey of the site that includes the past extension, and although we have seen the submitted drawings, these are not sufficient to determine the extent of the floodplain. A new ground level survey is therefore required.

We therefore can not accept that flooding is not an issue in this case, until a full ground level survey of the site has been supplied.

If you have any further queries regarding the above please contact me on 01276 454323 quoting the reference cited at the beginning of this letter.

Yours faithfully

Sarah Paxman
Development Planning Officer

Cc: Wokingham District Council, Environmental Services Dept, PO Box 157, Shute End, Wokingham, Berks RG40 1WR – Attn: Lynette Baker

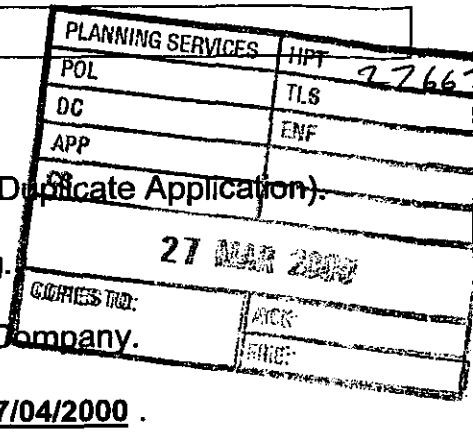
Environment Agency
Frimley Office, Swift House, Frimley Business Park, Camberley, Surrey, GU16 5SQ
Tel: 01276 454300 Fax: 01276 454301

FROM: Lynette Baker

DELEGATED

DATE: 14 March 2000

EARLEY TOWN CONSULTATION SHEET



Application Number: F/2000/0810

Proposal: Proposed two storey rear extension to public house (Duplicate Application).

Site Address: The George, Wokingham Road, Earley, Reading.

Applicant: Scottish & Newcastle Retail C/O Cliff Walsingham & Company.

Your observations are required in respect of this application **by 07/04/2000** .

Councillors were extremely concerned about this latest proposal. If allowed, it will result in a further loss of car parking spaces on the site. There is already inadequate parking available and vehicles have been witnessed regularly parking half on and half off the pavement in Loddon Bridge Road. To suggest that customers to The George will use parking available in the Park and Ride on the other side of the river has not been proven by experience and indeed, this facility often has no free spaces available.

Part of the proposed site for this extension is currently used to park large 'Grundon' type waste disposal bins. If the extension is built, further car parking spaces will be used up in accommodating these bins elsewhere.

Concern has also been expressed that the extension may impinge upon easy access to the site for delivery lorries, which may result in these vehicles either parking in Loddon Bridge Road to off-load, or at the very least having to reverse out into that road after a delivery has been made.

The plan indicates that a tree to the north of the building will be removed. It has been reported that this is a large and impressive tree, believed to be a horse-chestnut, and its removal will further add to the erosion of the character appearance of this listed building. The Town Council has made an approach to the District Council's Senior Arboriculturalist with a view to obtaining the protection of a preservation order for this tree.

In view of the concerns detailed above, and those expressed under Planning Application No's. F/2000/0811 and 0813, the Town Council requests that these proposals are rejected.

SIGNED: _____ DATE: 23 MAR 2000

Clerk To Earley Parish/Town Council.

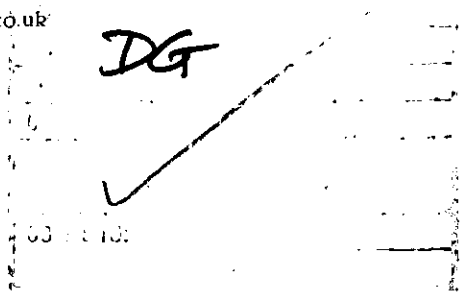
CLIFF WALSINGHAM & Company

Specialist Planning & Development Consultants

Bourne House, Cores End Road, Bourne End, Bucks SL8 5AR Tel: 01628 532244 Fax: 01628 532255 email: bourne.end@walsingplan.co.uk

Brandon House, King Street, Knutsford, Cheshire WA16 6DX Tel: 01565 757500 Fax: 01565 757501 email: knutsford@walsingplan.co.uk

www.walsingplan.co.uk



Our Ref: MT/LB/B132/99
28th June 2000

Planning Services
Wokingham District Council
Council Offices
Shute End
Wokingham
RG40 1BN
Attn: Denise Gumbrell/Lynette Baker

Dear Sirs

The George P.H, Loddon Bridge

I refer to the appeals in respect of the above site. The starting date for the appeals was 10 May so the questionnaire was due on 24 May and the LPA's statement was due on 7 June. The former was on schedule but the latter is now three weeks overdue. As it is an appeal against non-determination, the appellants have nothing in the way of evidence from the LPA to which they can respond. In order that they can keep to their own targets the Inspectorate will shortly be setting a date for a site inspection, so it is essential that any evidence should be submitted very soon. You go first. If I do not receive your submission in the next seven days, I shall ask the Inspectorate to determine the appeal on the basis that Wokingham District Council has no case to submit in defence of its non-determination.

This being the case, I wonder why you have also failed to determine the duplicate applications, F/2000/0812 and LB/0813 which have now been with you since February of this year. Over the last several months I have been requesting a meeting with Ms Baker and/or Mr Sanders. My letters of 12 April, 10 May, 17 May and 12 June have all been unanswered and the innumerable telephone messages left for Ms Baker have likewise been ignored. I understand that Scottish and Newcastle went through the same process last year when, through different agents, they made a similar submission. The whole business is most unsatisfactory, for which reason this letter has been copied to the Chief Executive and Leader of the Council for comment.

Yours faithfully

Mark Thackeray
BSc (Hons) DipTP MRTPI
BOURNE END OFFICE

cc. Planning Inspectorate (Room 1004 – Ref 1042851 and 1042852)
Stuart Wakefield
Oulsnam Design
Chief Executive – Wokingham D.C
Leader of the Council – Wokingham D.C

TOWN & COUNTRY PLANNING ACT 1990

APPEALS BY SCOTTISH & NEWCASTLE RETAIL

THE GEORGE P.H, WOKINGHAM ROAD, EARLEY

APP/X0360/A/00/1042852 AND APP/X0360/E/00/1042851

RESPONSE TO THE STATEMENT BY THE LOCAL PLANNING AUTHORITY BY THE APPELLANTS

JULY 2000

LOCATION AND SITE DESCRIPTION

1. The description of the site and of the building (1.2) is accepted by the appellants, though it was listed in January 1967 and not April 1987 as stated.

2. The record of the planning history (1.3) is accepted in respect of the recent alterations to the building. There were, as well, extensions and alterations approved in 1950, 1959 and 1963 which serve to show how much the pub has changed both prior to its inclusion as a building of architectural and historic interest and subsequently. This much-altered and extended state is important to the appeal as it shows two things. Firstly, the pub has been extended again and again to the extent that alterations and additions comprise the greater part of the structures on the site. Secondly, the integrity of the original building has not been compromised by the developments to the extent that they did not prejudice the original inclusion of the building in the list and also to the extent that subsequent additions have been permitted.

RELEVANT PLANNING POLICY

3. The possible relevance of the policies and documents referred to is accepted by the appellants. Notwithstanding that the applications were submitted in duplicate in February 2000, the LPA has not considered the proposals in the light of these policies, either formally in respect of the unappealed submission or informally with regard to the appealed ones.

THE CASE FOR THE APPELLANTS

4. The relationship between the public house and the extensions to it will best be seen on site and from the photographs which are attached to this evidence. It is not seen in its true light in the drawings which formed the application because of the differences in levels across the site and because of the lack of depth and perspective in a 2-dimensional drawing. The building which would be extended is a considerable distance

from the main part of the pub, measured from both Wokingham Road and from Loddon Bridge Road.

5. This can to some extent be seen on the drawings. The proposed elevation drawing shows how, from the car park, the extension is appreciably to the right of the main element of the pub and that, despite what the LPA suggest, it would be considerably lower than the principal ridge line and indeed of the second element to the immediate rear of the main building. The proposed front elevation shows the same distance between the oldest building, fronting Wokingham Road and the extension, to the rear of the rearmost wing and largely unrelated to the C18 structure. The proposed side elevation is a deceptive drawing seen in isolation, implying as it does a relationship and a proximity which do not exist. It does not allow for the depth of the site, nor for the depth of the building which would be extended, there being 24 metres between the two structures and 5 metres from the gable end of the outbuilding to the proposed dormer.

6. The elevations and the photographs also show what a variety of roof shapes, forms and heights exist at The George. There are hips, gables and flat roof links with clay tiles and artificial slates. The whole gives the effect not so much of an old pub that has been extended but rather of a farmhouse around which a series of non-domestic but ancillary buildings have been added. The appeal building, with its high level door in the gable, takes on the role of the barn.

7. That end elevation, facing Wokingham Road, would be raised by 1.1 metres. Viewed in the context of the principal building, the change would barely be discernible. Far from raising the ridge height unduly or in competition with the other building, the scheme would provide an architectural full stop to what is an otherwise long ridgeline. The same applies to the opposite elevation, from the car park, where an even longer ridge line would be properly finished at its logical conclusion. The eaves and ridge of the extended building would still be below the same features on the main building even allowing that the ground level of the pub is at a lower level and that the two buildings are not seen together in the same context.

8. It is misleading to consider the extension to be the addition of a second floor (3.3) given that the increase in height is only 1.1 metres. The accommodation will be improved through the use of redundant roofspace with only a modest increase in height and a

single dormer window. At the opposite end of this part of the building the equivalent building is already two storeys high (photo 9), although it is at a lower level. The proposed elevation does not appear to be a two-storey structure, rather a tall single storey building which reflects the image of a storage building referred to earlier.

9. Extending the building 5 metres does not contribute to the sprawl referred to by the LPA (3.3). The "slate" roofed buildings give the appearance of being the outbuildings, barns, sheds etc, and if sprawling has occurred, then it through the closing of the gap between the older buildings at the front and the outbuildings at the rear. Approaching the site from Reading (Photos 1 and 2) there do appear to be four distinct phases to the buildings which have merged over time, from front to back the house, its extension, a modern wing and the outbuildings. The change in the height and length of an outbuilding at the end of the group would have no bearing on the character or scale of that group. This is all the more apparent given that the buildings are viewed against the backdrop of trees along the River Loddon including the significant specimen to the rear of the pub which, lest there be any confusion, it is not proposed to remove.

10. Despite the number of buildings on the site, the original building is still by far the most prominent one and this will remain the case if the outbuilding is enlarged (Photos 1 and 2). Beyond the traffic lights the pub, sadly, begins to be seen against the backdrop of the multiplex cinema on the opposite side of the Loddon, a building which has led to the increased popularity of the pub and the need to provide improved kitchens and staff facilities. For the greater part of the Wokingham Road frontage the outbuildings are obscured from view by the pub itself (Photo 4) so that the two are never seen either close together or with the outbuilding taking the dominant visual role. It is therefore incorrect to suggest that the scale and massing detracts from the principal building (7.3) or that it is not visually subservient. The integrity and pre-eminence of the old building will be maintained.

11. Viewed from the rear (Photos 7 and 8) and from Loddon Bridge Road (Photos 5 and 8) it is the difference in levels and not the height or design of the buildings that casts the outbuildings in the more dominant role. The proposal will not change this as the roof of the pub cannot be seen at present. The extension will enable the movement of the storage bins to the left where they will not be so readily apparent. The area will be tidier and no more obtrusive than it is now. The hedge screen to the car park frontage of

Loddon Bridge Road obscures views of the extension so that there is no long distance view from outside the site in this direction. Even close up, however, (Photo 5), the minor extension will not detract from either the appearance or the setting of the listed building.

12. The dormer is required to provide light to the staff room to be created in the roofspace. It is centrally located along the length of the roof and will introduce a visual break along that length in both the roof itself and the eaves line. The detailed design of the dormer, full length windows and steel safety railings, can if necessary be altered or dealt with by condition. As a principle, however, the design feature should not be contentious, given the various roof forms which the building exhibits.

CONCLUSIONS

13. The extension of the pub, in the past and as proposed, has not and will not detract from the character, appearance or setting of the original property. The modest increase in the height of the outbuilding, by only a metre rather than a full storey, and the introduction of additional space into the roof area, would be subservient to the main part of the pub. Even so, there is no direct visual or architectural link between the house and the building to be extended. The extension of the building to the rear would obscure the storage area from view while providing a termination of the building in architectural terms. There would be no harm to interests of acknowledged importance and no material conflict with the development plan. As such it is requested that planning permission and listed building consent be granted.

Mark Thackeray BSc (Hons) DipTP MRTPI
Cliff Walsingham & Company
July 2000

18 APR 2000

Date: 17 April 2000

To: Harold Sanders, Conservation

We have received Additional Plans for the following planning application:

Application Number: F/2000/0810 /1

Location: The George, Wokingham Road, Earley, Reading.

Proposal: Proposed two storey rear extension to public house (Duplicate Application)

Applicant: Scottish & Newcastle Retail C/O Cliff Walsingham & Company.

Case Officer: Lynette Baker

The new plans show the following: Rear elevations. Drawing no 9722/05A.

Comments are required by 01/05/2000.

Should you have any queries regarding this application please contact the case officer Lynette Baker on (0118) 974 6447.

- I CONSIDER THIS PROPOSED EXTENSION IS AN UNACCEPTABLE ADDITION TO AN ALREADY MUCH EXTENDED LISTED BUILDING. THE PROPOSED RIDGE WOULD BE HIGHER THAN PART OF ORIGINAL (HOST) BUILDING.
- THERE IS A LOSS OF PARKING AND GENERAL UNSATISFACTORY VISUAL FRONTAGE TO CAR PARK DUE TO REFUSE STORAGE NOT BEING PART OF THE ORIGINAL PLANNING APPLICATION.

- I DO NOT CONSIDER THE PROPOSAL ENHANCES THE LISTED BUILDING OR ITS SETTING.

A RE-APPRAISAL OF STAFF AND MANAGEMENT ACCOMMODATION APPEARS NECESSARY.

WOODLEY TOWN COUNCIL CONSULTATION SHEET

PLANNING SERVICES	HPT 279 4
POL	TLS
DC	ENF
APP	LC/B
CS	

31 MAR 2000

COPIES TO: ACK: FILE:

APPLICATION NUMBER: LB/2000/0811 & F/2000/0812

PROPOSAL: Proposed two storey rear extension

SITE ADDRESS: The George, Wokingham Road, Earley

APPLICANT: Scottish & Newcastle Retail

COMMENTS:

The committee expressed the following concerns on these applications:

- the resultant loss of car parking spaces
- the turning/negotiation area for cars and service/delivery vehicles would be difficult
- the particular hazards for vehicles turning right from Wokingham Road/Loddon Bridge Road

SIGNED: [signature] DATE: 29.3.00.

For Woodley Town Council

HIGHWAYS CONSULTATION SHEET

From: Lynette Baker

Date: 14 March 2000

Application Number: F/2000/0810

Proposal: Proposed two storey rear extension to public house (Duplicate Application)

Site Address:
The George, Wokingham Road, Earley, Reading.

Applicant:
Scottish & Newcastle Retail C/O Cliff Walsingham & Company.

Your observations are required in respect of this application within **7 days** of the above date.

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☐ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☑ Recommend approval with **no** condition(s) or reason(s).

Signed: N.S. Trotter **Print name:** N TROTTER

28-3-00

Tel. (0118) 974 6448 (Direct Line)
Date: July 5, 2000
My ref: F/2000/0810
Your ref: APP/X0360/A/00/1042851

File Copy

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

Mrs Bate
The Planning Inspectorate
Room 1004
Tollgate House
Houlton Street
BRISTOL
BS2 9DJ

Dear Mrs Bate

APPEAL BY: **Scottish & Newcastle Retail**
SITE: **The George P H, Wokingham Rd, Earley**

With reference to this appeal, I enclose a copy of the Council's statement of the case. I have also sent a copy to the appellant's agent.

Yours sincerely

Den Gumbrell
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date. July 5, 2000
My ref: F/2000/0810
Your ref:B132/99

file copy

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

Cliff Walsingham & Co
Bourne House
Cores End Rd
Bourne End
Bucks
SL8 5AR

Dear Sirs

APPEAL BY: **Scottish & Newcastle Retail**
SITE: **The George Public House, Wokingham Rd, Earley**

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

I have also sent a copy to The Planning Inspectorate.

Yours faithfully

Denise Gumbrell
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date: May 16, 2000
My refs: LB/2000/0810 & F/2000/0811
Your refs: APP/X0360/E/00/1042851
APP/X0360/A/00/1042852

Copy

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

Mr S Raychell
The Planning Inspectorate
Room 1004
Tollgate House
Houlton Street
BRISTOL
BS2 9DJ

Dear Mr Raychell

APPEALS BY: Scottish & Newcastle Retail

SITE: The George Public House, Wokingham Rd, Earley.

With reference to these appeals, I enclose a copy of the completed questionnaires & associated documents.

I have also sent copies to the agent.

Yours sincerely

Den Gumbrell
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date. May 16, 2000
My refs: LB/2000/0816 & F/2000/0811
Your ref:B133/99

Copy

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

Cliff Walsingham & Co
Bourne House
Cores End Rd
Bourne End
Bucks
SL8 5AR

Dear Sirs

APPEALS BY: **Scottish & Newcastle Retail**
SITE: **The George Public House, Wokingham Rd, Earley.**

With reference to these appeals, I enclose a copy of the completed questionnaires & associated documents.

I have also sent copies to The Planning Inspectorate.

Yours faithfully

Denise Gumbrell
Appeals Assistant

Enc

The Planning Inspectorate

Room 1004
Tollgate House
Houlton Street
Bristol BS2 9DJ

Direct Line 0117-9876079
Switchboard 0117-9878000
Fax No 0117-9878443
GTN 1374-6079

PL DG
CS
11 MAY 2000
ACK:
FILE:

Ms Z Smith
Wokingham District Council
Planning Department
P O Box 151
Shute End
Wokingham
BERKS, RG11 1WQ

Your Ref:
~~LB/2000/0811~~
F1 2000/0810
Our Ref:
APP/X0360/E/00/1042851
APP/X0360/A/00/1042852

10 May 2000

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
PLANNING (LISTED BUILDING AND CONSERVATION AREAS) ACT 1990
APPEALS BY SCOTTISH & NEWCASTLE RETAIL
SITE AT THE GEORGE P.H., WOKINGHAM ROAD, EARLEY, READING

I have received listed building and planning appeal forms and accompanying documents for this site. I am the case officer. I am checking the papers and if I need further information, or if for legal reasons the appeals are not acceptable, I will write again.

The appellant has chosen the written procedure. The date of this letter is the starting date for the appeals. Unless you tell me otherwise, I will assume that you do not wish to be heard.

As you know, if you agree to the written procedure, you are asked to:

- **Within 5 working days** - notify interested persons who were required to be consulted on the original planning applications, and all those who made representations at application stage, that appeals have been made. You should tell interested persons that any comments they have on the appeals should be made in writing and sent directly to me within the next 28 days. Please also tell them that if they wish to receive a copy of the appeal decision letter, they must write to me asking for one.

- **Within the next 14 days** - send the appellant and me, a completed appeal questionnaires together with all the necessary enclosures.

- **Within the next 28 days** - send the appellant and me, any further statement you wish to make, if the questionnaires and supporting documents do not comprise your case. Please keep the statement concise as recommended in Annex 1 (ii) of DOE circular 15/96.

We will arrange for our inspector to visit the appeal site and will send you details.

You should keep to this timetable. Inspectors will not accept representations at the site visit, nor will they wait for representations. As I have given you details of the timetable, I will not send reminders to you or the appellant.

Please send any further correspondence to me, giving the full appeal reference numbers. If you have any questions, please contact me.

Yours faithfully

Mr S Raychell
502

SITE VISIT DATES

Please note that we have improved the time taken to fix the date for a site visit. Most visits are now being arranged within 8 to 12 weeks from the start of the appeal. Ministers are anxious that appeal decisions are issued quickly. It is essential, therefore, that you comply with the timetable in the accompanying letter, and ensure that your representations are with us on time. If the representations are late, the inspector may proceed to issue a decision without them.

The Planning Inspectorate

FOR OFFICIAL USE ONLY
Date received

PLANNING APPEAL

The appeal must reach the Inspectorate within 6 months of the date of the notice of the Local Planning Authority's decision, or within 6 months of the date by which they should have decided the application.

A. INFORMATION ABOUT THE APPELLANT(S)

Full Name: SCOTTISH & NEWCASTLE RETAIL

Address: RIVERSIDE HOUSE
RIVERSIDE NAM, NORTHAMPTON

Postcode: NN1 5NU Reference:
Failure to provide the postcode may cause delay in processing your appeal.

Daytime Telephone No: Fax No:

Agent's Name (if appropriate): CLIFF WALSINGHAM & Co

Agent's Address: BOURNE HOUSE, CORES END ROAD
BOURNE END, BUCKS

Postcode: SL8 5AR Reference: B 132/99
Failure to provide the postcode may cause delay in processing your appeal

Daytime Telephone No: 01628 532244 Fax No: 01628 532175

B. DETAILS OF THE APPEAL

Name of the Local Planning Authority (LPA): WOKINGHAM

Description of the Development:

EXTENSION TO OUTBUILDING TO FORM STAFF ROOM, OFFICE, STORE AND CELLAR

Address of the Site:
THE GEORGE P.H.
WOKINGHAM ROAD, EARLEY
READING
Postcode:
Failure to provide the postcode may cause delay in processing your appeal

National Grid Reference (see key on OS map for Instructions)
Grid Letters: Grid Numbers
eg TQ:298-07

Date and LPA reference number of the application you made and which is now the subject of this appeal:

25 FEB 2000 : Ref F/2000/0810

Date of LPA notice of decision (if any):

—

Are there any outstanding appeals for this site eg Enforcement, Lawful Development Certificate etc? If so please give details and any Planning Inspectorate reference number here:

—

C. REASON FOR THE APPEAL

THIS APPEAL IS AGAINST the decision of the LPA:- **(*Delete as appropriate)** (✓)

1. to *refuse/grant subject to conditions, planning permission for the development described in Section B.

2. to *refuse/grant subject to conditions, approval of the matters reserved under an outline planning permission.

3. to refuse to approve any matter (other than those mentioned in 2 above) required by a condition on a planning permission.

Or the failure of the LPA:-

4. to give notice of its decision within the appropriate period on an application for permission or approval. ✓

D. CHOICE OF PROCEDURE

CHOOSE ONE OF THE FOLLOWING TYPES OF PROCEDURES - Appeals decided by written representations are normally decided much quicker than by the hearing/inquiry method. For further information see the booklet "Making your planning appeal" which accompanied this form.

1. WRITTEN REPRESENTATIONS ✓

If you have chosen the written representations procedure, please tick if the whole site can clearly be seen from a road or other public land. (An unaccompanied site visit will be arranged if the Inspector can adequately view the site from public land.)

2. LOCAL INQUIRY Please give reasons why an inquiry is necessary .....

.....

3. HEARING Although you may prefer a hearing, the Inspectorate must consider your appeal suitable.

E. ESSENTIAL SUPPORTING DOCUMENTS

A copy of each of the following should be enclosed with this form.

1. The application submitted to the LPA: ✓
2. The site ownership details (Article 7 certificate) submitted to the LPA at application stage: ✓
3. Plans, drawings and documents forming part of the application submitted to the LPA: ✓
4. The LPA's decision notice (if any):
5. Other relevant correspondence with the LPA; please identify the correspondence by date or otherwise: .....
6. A plan showing the site in red, in relation to two named roads (preferably on an extract from the relevant 1:10,000 OS map). **(Failure to submit this can delay your appeal).** ✓

Copies of the following should also be enclosed, if appropriate:

7. If the appeal concerns reserved matters, the relevant outline application, plans submitted and the permission:
8. Any plans, drawings and documents sent to LPA but which do not form part of the submitted application (eg drawings for illustrative purposes):
9. Additional plans or drawings relating to the application but not previously seen by the LPA. Please number them clearly and list the numbers here: .....

F. APPEAL SITE OWNERSHIP DETAILS

IMPORTANT: THE ACCOMPANYING NOTES SHOULD BE READ BEFORE THE APPROPRIATE CERTIFICATE IS COMPLETED. CERTIFICATES A AND B ARE GIVEN BELOW. IF NEEDED, CERTIFICATES C AND D ARE ATTACHED TO THE GUIDANCE NOTES

SITE OWNERSHIP CERTIFICATES

PLEASE DELETE INAPPROPRIATE WORDING WHERE INDICATED (*) AND STRIKE OUT INAPPLICABLE CERTIFICATE

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) the guidance notes) of any part of the land to which the appeal relates.

OR

CERTIFICATE B

I certify that:

I have/the appellant 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) of any part of the land to which the appeal relates, as listed below.

Owner's Name	Address at which notice was served	Date on which notice was served

I further certify that:

AGRICULTURAL HOLDINGS CERTIFICATE (TO BE COMPLETED IN ALL CASES WHERE A, B, C OR D OWNERSHIP CERTIFICATE HAS BEEN COMPLETED)

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

OR

*• I have/the appellant has *given the requisite notice to every person other than my/him/herself 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 follows:

Tenant's Name	Address at which notice was served	Date on which notice was served

*** Delete as appropriate. If the appellant is the sole agricultural tenant the first alternative should be deleted and "not applicable" should be inserted below the second alternative.**

Signed ..... on behalf of) Scottish + Newcastle Retail

Name (in capitals) M.A. MACGREGOR Date 8-5-00

G. GROUNDS OF APPEAL If the written procedure is requested, the appellant's FULL STATEMENT OF CASE **MUST** be made - otherwise the appeal may be invalid. If the written procedure has not been requested, a brief outline of the appellant's case should be made here.

THE LPA HAS FAILED TO DETERMINE THE APPLICATION WITHIN A REASONABLE PERIOD AND HAS FAILED TO GIVE ANY REASON FOR THE NON-DETERMINATION. THE PROPOSAL IS A MODEST ADDITION TO AN OUTBUILDING TO PROVIDE IMPROVED BACK-OF-HOUSE FACILITIES AND WOULD HAVE NO ADVERSE IMPACT ON THE USE OF THE SITE, LOCAL AMENITIES, ADOPTED POLICY, THE FLOODPLAIN OR THE LISTED BUILDING

PLEASE SIGN BELOW

I confirm that a copy of this appeal form and any supporting documents relating to the application not previously sent to the LPA has been sent to them. I undertake that any future documents submitted in connection with this appeal will also be copied to the local planning authority at the same time.

Signed [signature] (on behalf of) C WALSINGHAM + CO FOR SCOTTISH & NEWCASTLE

Name (in capitals) M. A. THACKERAY Date 8-5-00

The Planning Inspectorate is registered under the Data Protection Act 1984, so that we may hold information supplied by you on our computer system for the purpose of processing this appeal.

CHECKLIST - Please check this list thoroughly to avoid delay in the processing of your appeal.

- This form signed and fully completed.
- Any relevant documents listed at Section E enclosed.
- Full grounds of appeal/outline of case set out at Section G.
- Relevant ownership certificate A, B, C or D completed and signed.
- Agricultural Holdings Certificate completed and signed.

♦ **1ST COPY: Send one copy of the appeal form** with all the supporting documents to

The Planning Inspectorate
Appeals Registry
Tollgate House
Houlton Street
BRISTOL
BS2 9DJ

♦ **2ND COPY: Send one copy to the LPA,** at the address from which the decision on the application (or any acknowledgments, etc) was received, enclosing any supporting documents not previously submitted to them as part of the application.





THE GEORGE P.H. LODDON BRIDGE, EARLEY
CLIFF WALSINGHAM & CO. FOR SCOTTISH & NEWCASTLE RETAIL
JULY 2000





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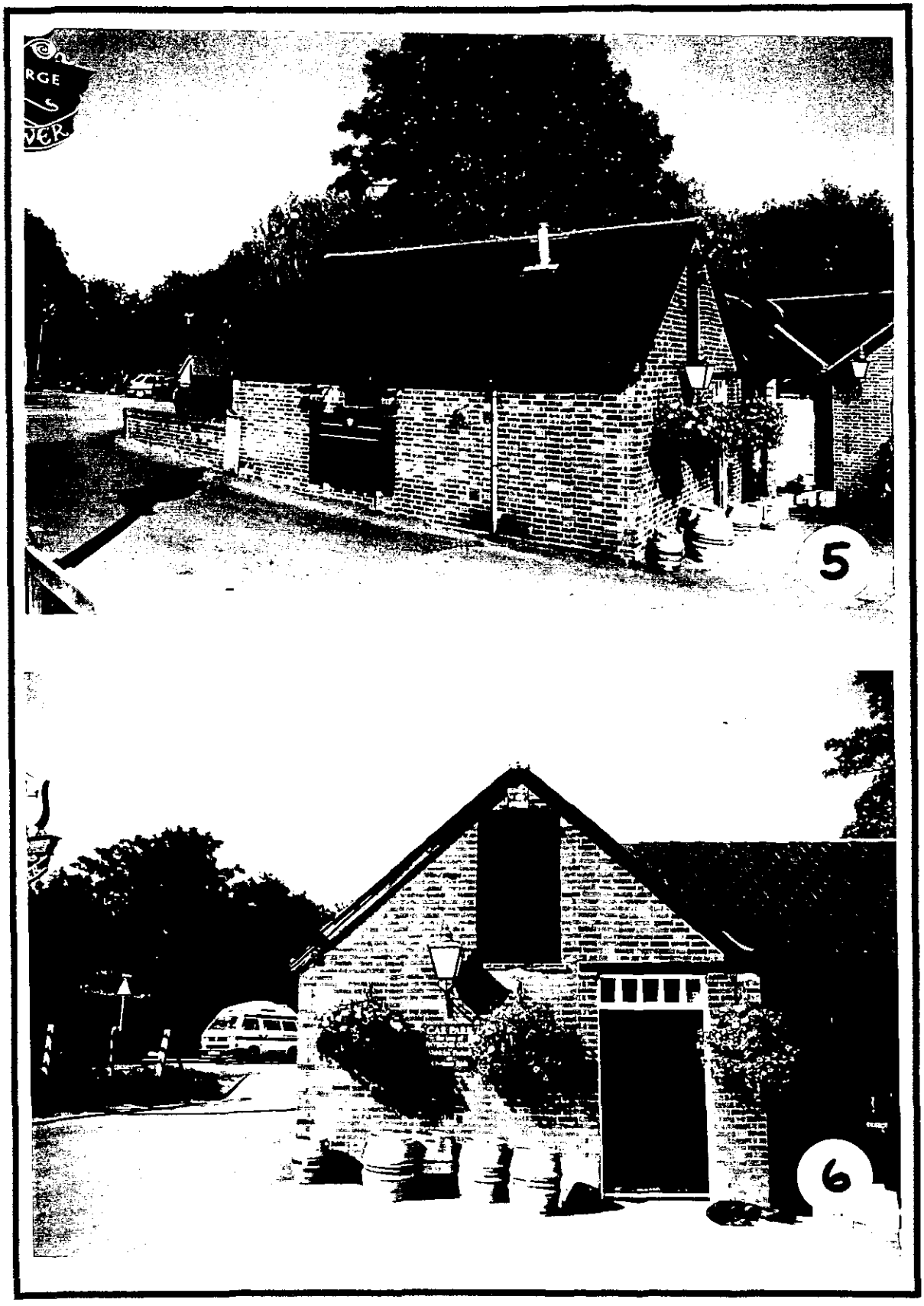
JULY 2000



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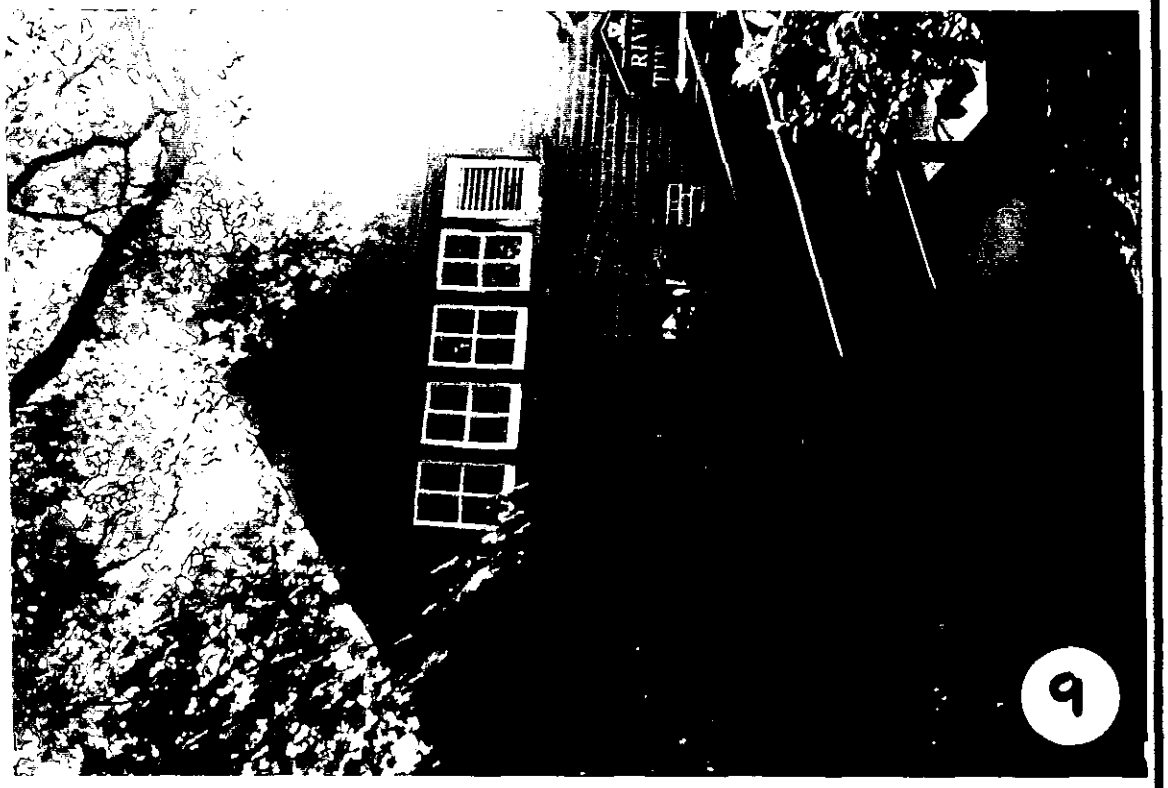



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