APPLICATION NO:
F/2001/3223

LOCATION:
8 Cody Close, Woodley Reading.

APPLICANT:
Mr & Mrs K Bryant C/O The Loft Conversion Co (Reading)

PROPOSAL:
Proposed conversion of loft space to create bedroom and en-suite.

EARLIEST DATE FOR DECISION: **19/02/2001**

APPLICATION WILL HAVE EXPIRED ON:
22/03/2001

CASE OFFICER: **Helen Pollock**

Ask mike ? REFUSED

RAILEX
Marbleboard

Appeal Decision

Site visit made on 2 July 2001

by Michael Clark FRTPI FRICS

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

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

Date 19 JUL 2001

Appeal Ref: APP/X0360/A/01/1062676
8 Cody Close, Woodley, Reading

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr & Mrs K Bryant against the decision of Wokingham District Council.
- The application (Ref.F/2001/3223), dated 4 January 2001, was refused by notice dated 21 March 2001.
- The development proposed is a loft conversion providing an extra bedroom with en-suite shower/WC.

Summary of Decision: The appeal is dismissed.

Main Issue

1. I consider that the main issue in this case is whether the proposal would cause unacceptable harm to the character and appearance of the surrounding area.

Reasons

2. I am required to decide the appeal having regard to the relevant provisions of the development plan and to make my determination in accordance with it unless material considerations indicate otherwise. The development plan for the area includes the Loddon Area Local Plan (1995). Policy LBE2 says that development that is inappropriate in terms of its relationship with adjoining sites or buildings, or which would adversely affect the character of an area, by virtue of its siting, scale, form, massing, materials, colour or texture, will not normally be permitted.

3. I have also been referred to the draft Wokingham District Local Plan which is not yet part of the development plan. I understand that the Local Plan Inquiry Inspector's Report is still expected and, at this stage of its preparation, the draft Plan therefore carries limited weight. Nevertheless, I note that Policies WOS3 and WBE1 also generally seek to ensure that development respects its local context.

4. The appeal site is within an extensive modern housing development characterised, in the vicinity of the site, by detached two storey houses of similar construction and materials in an attractively landscaped urban setting. The siting of the Appellants' house is such that the roof slope proposed to be altered is visually prominent from both Cody Close and Hurricane Way, particularly as the pitch of the roof is relatively steep.

5. The proposed rooflights would upset the symmetry of the rear elevation of the house by failing to reflect the size and alignment of the existing windows in that elevation. I accept that there are design and availability constraints, but in this case the number and proximity

of the proposed rooflights, together with the different sizes involved, would accentuate their disparity with the windows below. Furthermore, because of the visual prominence of the roofslope, the proposed rooflights would be conspicuous in the surrounding area from normal eye level and would appear inappropriate in the absence of any other similar features in the roofscape of nearby houses.

6. I understand that the normal rights to install rooflights of this type without planning permission have been removed in this area. Even so, I saw two examples of such alterations in the wider locality in Lindberg Way and Master Close, and I understand that there are other cases of similar rooflights having been installed elsewhere. I do not consider that rooflights are necessarily inappropriate, but careful control is necessary to ensure that they do not unacceptably change the generally consistent appearance of the existing roofscape, which is a characteristic feature of the area.

7. In this case, the above considerations indicate that the proposal would cause unacceptable harm to the character and appearance of the surrounding area, contrary to the relevant provisions of Policy LBE2 of the adopted Local Plan and Policies WOS3 and WBE1 of the draft Local Plan.

Conclusions

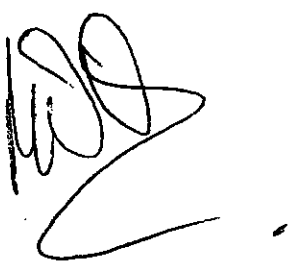
8. The proposed development would not be in accordance with the development plan and the material considerations raised do not indicate that my decision in this case should be otherwise than in accordance with the plan. I have taken into account all the other matters raised. However those matters are in my view outweighed by the considerations that have led to my decision. I therefore conclude that the appeal should be dismissed.

Formal Decision

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

Information

10. A separate note is attached setting out the circumstances in which the validity of this decision may be challenged by making an application to the High Court within 6 weeks from the date of this decision.



Inspector

(HP)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr & Mrs K Bryant
C/O The Loft Conversion Co (Reading)
60 Grasmere Avenue
Tilehurst
Berkshire
RG30 6XX

Application Number: F/2001/3223

Parish: **WOODLEY**

Location: **8, Cody Close, Woodley, Reading.**

Proposal: **Proposed conversion of loft space to create bedroom and en-suite.**

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

Reason

1. The proposal due to the location, size and positioning of the proposed rooflights in relation to existing fenestration, would be a discordant feature in the street scene and out of keeping with the character of the existing properties in the vicinity, detrimental to the visual amenities of the street scene and surrounding area. As such the proposal is contrary to policy LBE2 of the Loddon Area Local Plan and policies WOS3 and WBE1 of the Wokingham District Local Plan.

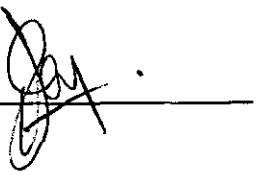
Informative

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

Loddon Area Local Plan Policy LBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

John Mitchell

John Mitchell
Development Control Manager
Date: 21/03/2001

Notice checked by: 

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

PLANNING PERMISSION

P

AC

WOKINGHAM DISTRICT COUNCIL

LOCAL GOVERNMENT ACT, 1972

TOWN AND COUNTRY PLANNING ACT, 1971

To: ADWEST GROUP LTD
C/O BRYANT HOMES SOUTHERN LTD
POPES MANOR MURRELL HILL LANE
BINFIELD BRACKNELL
BERKS RG12 5DA

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

Application No.(O) 23796

Proposal:
A) FULL APPLICATION FOR USE OF LAND AS PUBLIC OPEN
B) OUTLINE APPLICATION FOR RESIDENTIAL
OPMENT AND ASSOCIATED ROADS
ADJACENT TO HEADLEY ROAD COMET WAY HURRICANE WAY &
DRAKE WAY FORMERLY WOODLEY AIRFIELD WOODLEY

The Wokingham District Council in pursuance of their powers under the above
Acts hereby GRANT Planning Permission for the carrying out of the above
development in accordance with the application and the accompanying plans
submitted by you to the Council subject to compliance with the following
conditions the reasons for which are specified thereunder.

AS TO THE DEVELOPMENT REFERRED TO UNDER A AND B ABOVE

This permission is in respect of the application as amended by the revised drawing No A353 8202 a received with the applicant's letter dated 9th July, 1985 together with the plan of the Central Open Space received 25th July, 1985 and the applicants letter dated 22nd Jul 1985.(6037)

REASON For the sake of clarity and to ensure a more satisfactory development of the site.(13BR)

1 The development hereby permitted shall be commenced within five years from the date of this permission.(5)

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

3 A detailed scheme showing a comprehensive footpath and footway system shall be submitted to the District Planning Authority in respect of each Phase as defined in Annex A other than Phase 3a and on plan No A353 8 202a of the development hereby permitted as part of the details required by Condition 14 and in accordance with the time limits provided by Condition 16 hereof respectively and shall be approved by the District Planning Authority before any development commences on each Phase. Each scheme shall show the footpaths to be constructed and their relationship to and between the existing development and the development hereby permitted. The scheme in respect of each Phase shall be carried out in accordance with a detailed programme to be approved by the District Planning Authority before any development commences on each Phase. (6038)

3 To ensure satisfactory access for the occupants of the new dwellings.(6039)

Continued / .....

4 Construction work of any sort shall take place within the area covered by Application No. 23796 only between the hours of 7.30 am and 7.00 pm on Mondays to Fridays and 7.30 am and 1.30 pm on Saturdays but not at all on Sundays or Bank and Public Holidays except with the prior written consent of the District Planning Authority.(6040)

4 REASON In the interests of amenity and to prevent undue disturbance to existing residential properties.(122R)

5 Provision shall be made for services to be placed underground. No overhead wire or cables or other form of overhead servicing shall be placed over or used in the development of the application site.(130)

5 REASON In the interests of visual amenity.(13R)

6 The development affects land which is the site of a public highway and no development requiring the diversion or stopping-up of the highway shall be carried out until such time as the Department of the Environment or the Highway Authority has made an Order diverting or stopping-up the highway concerned on an application made for that purpose.(546)

6 REASON To protect the highway network.(545)

7 The detailed layout shall comply with the District Planning Authority's standards in respect of sight lines, road widths, turning areas, loading/unloading areas, junction design and parking. This condition shall apply notwithstanding any indications as to these matters which have been given in the current application.(562)

7 REASON In the interests of traffic movement and road safety.(562)

8 Development specified in Class IV 1 of Schedule 1 to the Town and Country Planning General Development Orders 1977-81 shall not be carried out except with the prior written permission of the District Planning Authority on an application made for that purpose to the District Council.(123)

8 REASON To protect the amenities of the occupiers of residential properties by regulating the development specified in Class IV 1 to the 1977-81 Orders.(123R)

9 No floodlighting of any type for use during construction work shall be installed and used without the prior written permission of the District Planning Authority on an application made to it for that purpose.(6044)

9 REASON In the interests of amenity and to prevent undue disturbance to existing residential properties.(122R)

10 The existing trees and hedgerows on the site shall not be felled, lopped or topped without the previous written consent of the District Planning Authority. Any trees or hedgerows removed without such consent or being severely damaged shall be replaced in the next planting season with trees or hedgerows of such size and species as may be agreed by the District Planning Authority.(6042)

10 REASON In the interests of visual amenity.(13R)

11 Before the commencement of the development referred to in proposals A and B above and the commencement of each Phase of the development referred to in proposal B above:

i) a plan shall be submitted to the District Planning Authority showing the trunk positions, crown spreads, approximate height and species of all existing trees on the site thereof and showing which it is proposed to fell, lop or top; and

ii) adequate protection shall be accorded to prevent damage to the existing trees (including their roots) which are being retained on the site by fencing to coincide with the spread of branches to the satisfaction of the District Planning Authority.(6043)

11 REASON In the interests of visual amenity.(13R)

12 AS TO THE DEVELOPMENT REFERRED TO UNDER PARAGRAPH A ABOVE

The open space hereby permitted shall be laid out, landscaped and planted in accordance with the detailed schemes to be submitted to and approved by the District Planning Authority. The landscaping schemes shall show the position and species and planting height above ground level of all new and existing trees and shrubs.(6044)

12 REASON In the interests of amenity.(90R)

13 The open space on the submitted Plan No. A 353 8 202 a shall be used for the purpose of recreation and amenity open space only, unless otherwise approved by the District Planning Authority on an application made to it for that purpose.(6045)

13 REASON In the interests of amenity.(90R)

14 AS TO THE DEVELOPMENT REFERRED TO UNDER PARAGRAPH B ABOVE

Full details of the siting, design and external appearance of all the buildings the gross and net densities thereof the means of access thereto the height of buildings, massing, range of house types and means of enclosure (herein after called "the reserved matters") shall be submitted to and approved in writing by the District Planning Authority before any development the subject of this permission shall commence and this condition shall apply notwithstanding any indications as to these matters which have been given in the current application.(6046)

14 REASON The application is in outline only and not accompanied by detailed plans.(1R)

15 a) The development within Phases 3, 4 and 5 as defined in Annex A and on plan No. A 353 8 202 a subject to any amendment or amendments thereto as may be approved in writing by the District Planning Authority shall not be carried out otherwise than in accordance with properly phased programmes of work to be approved by the District Planning Authority.

b) The dwellings comprised in each Phase of the development hereby permitted shall not be occupied before all the dwellings comprised in the immediately preceding Phase as defined in Annex A and shown on plan No. A 353 8 202 a subject to the aforesaid are substantially completed unless otherwise agreed by the District Planning Authority.(6047)

c) The works comprised in Phase 5 of the development hereby permitted shall not be commenced before the works relating to the road coloured green on plan No. A 353 8 202 a subject to the aforesaid are completed unless otherwise agreed by the District Planning Authority.

d) The works comprised in Phase 4 of the development hereby permitted shall not be commenced before the works relating to the road coloured blue on plan No. A 353 8 202 a subject as aforesaid are completed unless otherwise agreed by the District Planning Authority.

e) The works comprised in Phase 3 of the development hereby permitted shall not be commenced, except for the construction of the roads coloured blue on plan No A 353 8 202 a, before the works relating to the Central open space south of Mc hawk Way are completed, with the exception of planting which shall be carried out in the first planting season following the issue of this permission.(6048)

f) No dwelling within residential developments H3a or H3d as shown on plan No. A 353 8 202 a shall be occupied until:

i) the works comprising the levelling, grading and drainage of the southern section of the Central Open Space, as defined on the plan of the Central Open Space received 25th July, 1985, are completed, and

ii) the works comprising the filling, levelling and consolidation of the northern section of the Central Open Space, as defined on the plan of the Central Open Space received 25th July, 1985, are completed.

g) The works comprised in Phases 3b, c or e of the development hereby permitted, as shown on plan No. A 353 8 202 a, shall not be commenced before the completion of works relating to the whole of the Central Open Space, including final levelling, drainage, seeding, planting and footpath construction but excluding the construction of buildings or car park (6049)

15 REASON To ensure the orderly development of the site.(81R)

16 Application for approval of reserved matters shall be made to the District Planning Authority in accordance with the phasing conditions attached hereto as Annex A except as otherwise agreed by the District Planning Authority.(6050)

16 REASON To ensure the orderly development of the site.(81R)

17 Notwithstanding Condition 14, there shall be submitted in respect of each Phase of the development hereby permitted as part of the details required by Condition 14 and in accordance with the time limits provided by Condition 16 hereof respectively details of the road widths, alignments and sight lines for all proposed means of access and such details shall be approved by the District Planning Authority before any development commences on each Phase. (6051)

17 REASON In the interests of road safety.(550R)

18 The development hereby permitted shall be landscaped and planted in accordance with fully detailed schemes which shall be submitted to the District Planning Authority in respect of each Phase of the development hereby permitted as part of the details required by Condition 14 and in accordance with the time limits provided by Condition 16, and shall be approved by the District Planning Authority before any development commences on each Phase. The scheme shall show the position, species and planting heights above ground level of all of the new trees and shrubs. The approved scheme shall be carried out progressively during each planting season on those parts of the site where development has been substantially completed, to the satisfaction of the District Planning Authority.(6052)

18 REASON In the interests of amenity and to help achieve a satisfactory standard of landscaping and planting.(194R)

19 Amenity open space and children's play areas shall be provided to the District Planning Authority's approved standards and the detailed site layout shall provide for these accordingly. The open space and play areas shall be laid out, landscaped and planted as part of and concurrently with the development and landscaping of the whole site to the satisfaction of the District Planning Authority. These areas shall thereinafter be used solely for the purposes of amenity open space and children's recreation respectively. (6053)

19 REASON In the interests of amenity.(90R)

INFORMATIVES:-

The Thames Water Authority or their Agents have requested the following informatives be attached to this permission and the Developer or Agent is requested to contact the Council's Engineer accordingly.(669)

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

The developer will be requested to enter into an Agreement under Section 18 of the Public Health Act 1936 with regard to the construction and subsequent adoption by the Council, acting for and on behalf of the Thames Water Authority, of sewers within the site. In the absence of such Agreement the Council is unlikely to agree to the subsequent adoption of the private sewers constructed, which will therefore remain the responsibility of the respective owners.(672)

The existing watercourses or ditches crossing or abutting the site shall be filled/piped/culverted in accordance with Section 262 of the Public Health Act 1936.(685)

All existing land drainage disturbed shall be replaced or relaid as near as possible to its original position and subject to the approval of the Engineer, shall be connected to the surface water drainage system.(687)

Land drainage is to be provided, prior to the commencement of building operations, to the approval of the Engineer.(711)

The attention of the applicant is drawn to the fact that the mix of dwelling types shown on indicative plan A 353 8 202 A does not form part of this permission.(6054)

13 JAN 1986

Date.....

.....

The Planning Inspectorate

3223

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

Direct Line 0117-3726079
Switchboard 0117-3728000
Fax No 0117-3728443
GTN 1371-6079

SERVICES HPT DO APP 44531 COPIES TO: FILE

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

Your Ref: DG

Our Ref: APP/X0360/A/01/1062676

Date: 13 June 2001

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR & MRS K BRYANT
SITE AT 8 CODY CL, WOODLEY, READING, BERKS, RG5 4XN

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

Mr M R Clark FRTPI FRICS.

As part of the normal procedures, the inspector will be visiting the site. The purpose of the visit is to enable the inspector to assess the impact of the proposed development on the surrounding area. We understand that the site can be adequately viewed without any need to gain access to private land. The inspector will, therefore, visit the site, unaccompanied by the parties, during the week commencing 2/7/2001.

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

Yours faithfully

N Powell

Miss N Powell

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

209G

The Planning Inspectorate

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

Direct Line 0117-3726079
Switchboard 0117-3728000
Fax No 0117-3728443

GTN 1371-6079

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

Your Ref:

Our Ref: APP/X0360/A/01/1062676

Date: 22 June 2001

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR & MRS K BRYANT
SITE AT 8 CODY CL, WOODLEY, READING, BERKS, RG5 4XN

I enclose for your information a copy of the appellant's final comments on the above appeal. Normally, no further comments, from any party, will now be taken into consideration.

Yours faithfully

pp Simon Campbell
Miss A Groves

217L(BPR)

49895
POL
DC
APP
CS DA
25 JUN 2001
COPIES TO:
ACK:
FILE:

THE LOFT CONVERSION COMPANY (RDG).

60 Grasmere Ave., Tilehurst, Reading, Berks. RG30 6XX

Tel: (0118) 945 3469



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

Attention Simon Campbell:

8th. June 2001.

Dear Sir,

Town & Country Planning Act 1990. Appeal by Mr & Mrs K Bryant.
Site at 8 Cody Close, Woodley, Reading, Berks. RG5 4XN.
Your reference APP/X0360/A/01/1062676.

Referring to your letter of 5th June 2001 inviting us to comment on the LPA's statement, a copy of which was enclosed with the same letter to us, we would like to respond to some of their comments raised therein as follows:

1). Under the heading 2.02 of this statement of theirs, the official reason for the refusal of the application is written out. However, in all of our previous communications that we had had with the LA planning case officer, their objections were always that the spacing and arrangement of the proposed roof windows was the real problem and that if only we were able to space them at equal distance one from another, and also put them all on exactly the same level, then they would be able to approve the application. It was the fact that we found it impossible to comply with this request, mainly due to the requirements of the current Building Regulations, that brought about their refusal of the project. We were given to understand that if we had only been able to find a way to comply with this request of theirs, then approval would have been given. At no time were we given to understand that the ***'number'*** of windows proposed in the roof was a problem (as is stated in their statement section 4.03).

2). In this same statement in section 4.03, it is stated correctly that the rear of the house (where the roof windows in question are proposed to be sited) is visually prominent from Hurricane Way and it is concluded that these windows would therefore *'be detrimental to the visual amenities of the street scene'*. However, there already are other existing properties visual from Hurricane Way with the same sort of roof windows. The LA's statement

Town & Country Planning Act 1990. Appeal by Mr & Mrs K Bryant.
Site at 8 Cody Close, Woodley, Reading, Berks. RG5 4XN.
Your reference APP/X0360/A/01/1062676.

Continued:

section 5.02, attempts to denigrate our own statement which refers to the growing number of other houses in the area with the same sort of windows providing light to newly formed loft rooms in their roof spaces, by stating that to date there are no other properties in Cody Close (the street in which Mr Bryant's house has its address) with these windows. However, the L.A. seems to have refused permission, based on its effect on the street scene of Hurricane Way (which is to the other side of #8 Cody Close), a street from which other roofs *are* already visible with roof windows in them. Cody Close is a cul-de-sac of only 11 houses (#8 is at the very end of it). Never-the-less, from the end of Cody Close (near to the entrance to #8), it is possible to see another house with a very similar type of arrangement of windows in the roof as that which is proposed for #8. This is at #3 Lindberg Way (corner of Vulcan Close) which is not far to the front of #8 Cody Close. There are quite a few other houses with these type of windows in the roof (such as the house on the corner of Hurricane Way and Master Close) which is clearly visible from Hurricane Way. There are a number of other examples scattered around the Woodley Airfield development and their numbers are growing as the families in the area grow and evolve.

3). The LA's statement 5.01 says that the normal Permitted Development Rights had been removed from this property in respect of the installation of extra windows in the upper part of the property in order 'to safeguard the privacy and amenity of the occupiers of adjacent properties'. However, we are not aware of the occupiers of any adjacent property having raised any objection, and, furthermore, this particular reason is not part of the official reason for the refusal as written down in section 2.02. Perhaps it is not part of the particular question in hand to wonder why Permitted Development Rights were removed from the installation of extra windows on the first floor and above in this particular section of the Woodley Airfield development, but most of those householders living in these areas are not aware of this restriction imposed on their homes and when they do become aware, they wonder why it has been imposed in some streets and not in others. Looking at the 1:1000 plan (31 May 2001), the density of development seems to be much the same over the whole area which means that all of the gardens have much the same problem (or not) as far as their privacy is concerned.

Yours faithfully

B J Westall
for **The Loft Conversion Company (Rdg).**

Received by Wokingham District Council

Application No: F/2001/3223

Proposal:
Proposed conversion of loft space to create bedroom and en-suite.

Location:
8, Cody Close, Woodley, Reading.

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

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Helen Pollock P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 19/02/2001. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

26 January 2001

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

Tel: 0118 974 6480

Date: **26 January 2001**

My ref: F/2001/3223

CONFIDENTIAL

Councillor Lennard
8 Headley Close
Woodley
RG5 4SF

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

Dear Councillor

Application Number: F/2001/3223
8, Cody Close, Woodley, Reading.
Proposed conversion of loft space to create bedroom and en-suite.

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

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

If you have any questions please do not hesitate to contact **Helen Pollock** on **0118 974 6480**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2001/3223**
8, Cody Close, Woodley, Reading.
Proposed conversion of loft space to create bedroom and en-suite.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Lennard

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

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

Tel: 0118 974 6480

Date: **26 January 2001**

My ref: F/2001/3223

CONFIDENTIAL

Councillor McCann
5 Seaford Gardens
Woodley
RG5 3LN

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

Dear Councillor

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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Helen Pollock** Application Number: **F/2001/3223**
8, Cody Close, Woodley, Reading.
Proposed conversion of loft space to create bedroom and en-suite.
I wish this application to be listed should the officers recommendation be for_____
*and my reason(s) are*_____
_____
_____

Signed: _____ Date: _____
Councillor McCann

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

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

Tel: 0118 974 6480

Date: **26 January 2001**

My ref: F/2001/3223

CONFIDENTIAL

Councillor Dredge
67 Welford Road
Woodley
RG5 3QS

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

Dear Councillor

Application Number: F/2001/3223
8, Cody Close, Woodley, Reading.
Proposed conversion of loft space to create bedroom and en-suite.

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

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

If you have any questions please do not hesitate to contact **Helen Pollock** on **0118 974 6480**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2001/3223**
8, Cody Close, Woodley, Reading.
Proposed conversion of loft space to create bedroom and en-suite.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Dredge

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

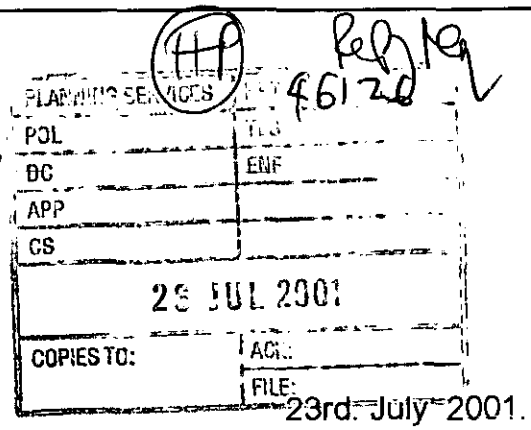
Called 13.36 on 17/08 + left message to call me back.

THE LOFT CONVERSION COMPANY (RDG).

60 Grasmere Ave., Tilehurst, Reading, Berks. RG30 6XX

Tel: (0118) 945 3469

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



Attention Helen Pollack:

23rd July 2001.

Dear Ms Pollack,

Ref: Proposed loft conversion with Velux windows on the rear elevation for Mr and Mrs Bryant, 8 Cody Close, Woodley, Berks. RG5 4XN: Your ref: F/2001/3223.

Since receiving the decision of the appeals inspectorate relating to the above planning application, I have now been asked to look at just what type of layout of roof windows would indeed be acceptable to yourselves in order that you would find the general layout, positioning and sizes acceptable. On reading through all of the previous correspondance, it appears that the objection's to the project was really only relating to the proposed projects failure in their opinion to provide symmetry and balance in the positioning of the roof windows.

I have therefore prepared another drawing showing how the same project could be built by using less large windows (all of them would now be of the type that measure 1.14m wide x 1.18m high instead of two of them measuring 1.34m wide x 1.4m high as previously proposed) and of setting them in the roof with both of the end windows being set equal distance in from the end gable walls and of also centreing them on the centre line of those windows in the wall of the house directly below this particular roof elevation. I have shown the centre pair of windows set on the centre line of the roof altogether. The upper window of this pair would be set to line through with the other two windows that I first mentioned (so that all three would line through horizontally) and only the lower one of the pair would be set low down in order to comply with the emergency exit route that is required under the current Building Regulations.

Wokingham District Council,
Environmental Services Department,
Planning Department.

Could you please find time to look through this new proposal and let me know if this revised layout would fit within the parametres that gave us the problemn in the first place.

I thank you in anticpation of your kind attention in this matter.

Yours faithfully

B J Westall
for **The Loft Conversion Company (Rdg).**

Enc. copy drawing 0046 295 (A):

Tel: (0118) 974 6480 (Direct Line)
E-Mail: helen.pollock@wokingham.gov.uk
Date: 31st August 2001
My ref: HP/MLT/Woodley/Pre App

Mr Westall
The Loft Conversion Company
60 Grasmere Ave
Tilehurst
Reading
Berkshire
RG30 6XX

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

Dear Mr Westall

PROPOSED LOFT CONVERSION WITH VELUX WINDOWS AT 8 CODY CLOSE, WOODLEY.

I refer to your letter received on the 22nd August 2001 with reference to the above.

Having reviewed your proposals, in conjunction with the previous application and the Planning Inspectors appeal report, I feel that officers may favourably consider a loft conversion with velux windows as outlined in your letter of the 20th August. That being three velux windows to the rear elevation and one to act as a fire escape in accordance with building regulations to the front elevation.

Please find enclosed relevant application forms for your use should you wish to proceed with this proposal.

I hope this information is of assistance to you, however, it is of an advisory nature only and given without prejudice to any future decision that this Council may take. Should you wish to discuss any matter further please do not hesitate to contact Helen Pollock.

Yours sincerely

MLT

M L THORP
Principal Development Control Officer

Enclosure: Planning Application Forms

PLANNING SERVICES
22 AUG 2001
COPIES TO:
ACK:
FILE: RG30

THE LOFT CONVERSION COMPANY (RDG):

60 Grasmere Ave., Tilehurst, Reading, Berks. 6XX

Tel: (0118) 945 3469

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

Attention Helen Pollack:

20th. August 2001.

Dear Ms Pollack,

Ref: Previous proposed loft conversion application with Velux windows on the rear elevation for Mr and Mrs Bryant, 8 Cody Close, Woodley, Berks. G5 4XN: Your ref: F/2001/3223.

Since talking with you on the telephone this afternoon I have modified our drawing 0046 295 (a) so that it now shows the lower emergency exit window on the opposite roof slope to the other (normal height) Velux windows, just as your superior has suggested would be acceptable. I understand that the idea of this would be that all of the Velux windows on each roof slope would be set on the same horizontal line.

The problem with moving the emergency exit window to the other roof elevation is that it is not possible to have it set exactly centrally in the roof on this side of the house because of the fact that there is a small wing of the house coming out at 90 degrees and this is right in the centre of the main body of the building. Apart from the fact that the ridge height of the roof of this wing is higher than the required sill height of the emergency exit window, it is not permitted, under the current Building Regulations, that an emergency exit route should be set over any obstruction that would mean that a potential rescue ladder, set outside on the ground, would be blocked by anything that would mean that there would be more than a clear distance of 1.7m., measured up the roof slope from the eaves point where the ladder would need to rest and the actual sill position. So I have shown it set to one side of the loft room and immediately above one of the windows of similar width on the ground floor of the same elevation right below it.

Wokingham District Council,
Environmental Services Department,
Planning Department.

Before I prepare everything once again in order to make a fresh planning application, I would be interested in the opinion of your office on this point of the exact positioning of this exit window.

I apologise that this application has turned out to be so involved, but once that I am asked to proceed with making an application for a client of ours, I am obliged to continue negotiating with all of the parties until I am able to find some sort of layout that is acceptable to everyone involved (our client / yourselves in planning / building control / the practicality of construction / etc.).

I look forward to receiving your reply shortly and I thank you in anticipation of your attention to this new query.

Yours faithfully

B J Westall
for **The Loft Conversion Company (Rdg):**

Enc. copy drawing 0046 295 (A):

REFUSED finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER ITP
PLANNING APPLICATION NUMBER	3223
BUILDING CONTROL NUMBER	F/2000/1422 Nick
~~APPLICANT~~/AGENT	The Loft Conversion Company
ADDRESS OF SITE	8 Cody ~~Close~~ Close CROSBY
DESCRIPTION OF PROPOSED WORK	Loft Conversion (4 velux windows)

DRAWING NUMBERS	BC	DC
BLOCK PLAN		
ELEVATIONS		
FLOOR PLANS		

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED	Yes.	
APPLIC.RECEIVED & APPROVED		
APPLIC.RECEIVED-NO DECISION		21/3/01 / Appeal dismissed 19/7/01.
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS ENCES?		
	21/12/00.	

No PA recd as 3/1/01
Mr Bryant rang queries condition. He said nothing is on his deeds + the Loft Conversion man said he has not come across this before. I put him through to Carol Hurst as he wanted a copy of Consent 31807 as 5/1/01

	REQUESTED	RECEIVED	REMINDER
	21/12/00.	18/1/01	

New PA recd 18/10/01
Told BC as 19/11/01

Date: 26 February 2001

To: Highways

We have received Additional Plans for the following planning application:

Application Number: F/2001/3223

Location: 8, Cody Close, Woodley, Reading.

Proposal: Proposed conversion of loft space to create bedroom and en-suite.

Applicant: Mr & Mrs K Bryant C/O The Loft Conversion Co (Reading).

Case Officer: Helen Pollock

The new plans show the following: Parking plan.

Comments are required by 08/03/2001.

Should you have any queries regarding this application please contact the case officer Helen Pollock on 0118 974 6480.

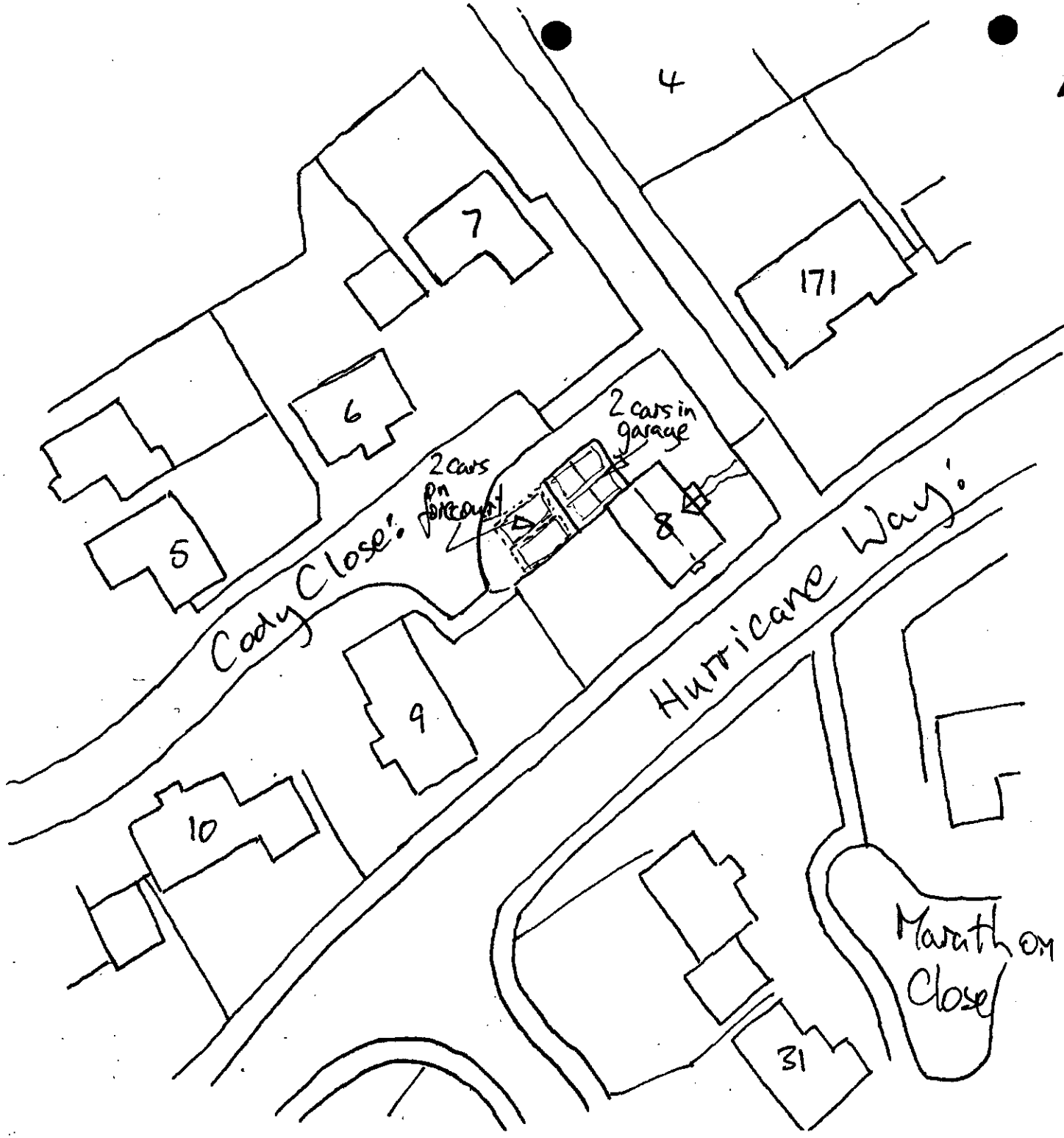
CONDITIONAL APPROVAL

C049, R049.
C122, R122.

Adam Coggins.
28/02/01

5223

ADDITIONAL PLAN



Additional

Drawing Showing 4

Parking Places @

8 Cody Close

Woodley, Readin

for Mr & Mrs Bryan

(original drawing 0046-2

THE LOFT CONVERS

COMPANY (RDG).

0118 945 3469.

Scale 1:500.

Our ref: SP\2001\003099\001
Your ref: F/2001/3223

Date: 6th March 2001

ENVIRONMENT AGENCY

District Planning Officer
Wokingham District Council
Council Offices,
Shute End,
Po Box 157
Wokingham
Berkshire
RG11 1BN

PLANNING SERVICES	HPT 40872
POL	TLS
DC HP	ENF
APP	
CS	
08 MAR 2001	
COPIES TO:	ACK:
	TLC

FAO: Helen Pollock

Dear Sir/Madam

CONVERSION OF LOFT SPACE TO CREATE BEDROOM & EN-SUITE
8 CODY CLOSE, WOODLEY, READING

Thank you for your letter dated 26 January 2001 which was received on 29 January 2001. You are asked to quote the following reference in any correspondence: **SU7SE/18/41**.The Environment Agency has the following comments:

There are no comments on this proposal from the Environment Agency - Thames Region.

A copy of this letter has been sent to the Agent.

If you have any further queries please do not hesitate to contact Sarah Paxman on 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully

Sarah Paxman
Development Planning Officer

CC: The Loft Conversion Company (RDG)
60 Grassmere Ave.
Tilehurst
Reading
Berks. RG30 6XX

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 7SQ
Telephone : 01276 454300 Fax : 01276 454301

FROM: Helen Pollock

DATE: 26 January 2001

DELEGATED

PLANNING 39727
POL
DC
APP
COPIES TO:

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2001/3223

Proposal: Proposed conversion of loft space to create bedroom and en-suite.

Site Address: 8, Cody Close, Woodley, Reading.

Applicant: Mr & Mrs K Bryant C/O The Loft Conversion Co (Reading).

Your observations are required in respect of this application **by 19/02/2001** .

Members had no objections to this proposal in principle but would prefer to see some conformity in the line of the new windows, to improve the aesthetic appearance.

They also expressed some concern that the creation of an additional bedroom might result in a requirement for extra parking provision.

SIGNED: _____ DATE: 7.02.01.

Clerk To Woodley Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: Helen Pollock **Date:** 26 January 2001

Application Number: F/2001/3223

Proposal: Proposed conversion of loft space to create bedroom and en-suite.

Parish: WOODLEY TOWN

Site Address:
8, Cody Close, Woodley, Reading.

Applicant:
Mr & Mrs K Bryant C/O The Loft Conversion Co (Reading).

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).

Comment

Please could Highways have an additional plan showing the parking layout for 4 vehicles within the curtilage of the property. The outline of the spaces is to be marked on the plan accurately with minimum dimensions:

4.8m x 2.4m (standard space)
5.5m x 2.4m (in front of a garage)

Signed: _____ **Print name:** Adam Coggins 01/02/01

Requested by Carol 23/1

ADDRESS 8 Cody Close PARISH Woodley

PLOT No. 5 PHASE 4 (113) WOODLEY AIRFIELD ORD. SHEET No. SU 7773 42

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
08308	ANWEST / WIMPEY	W.R. PLAN	30-10-78	C/A
23796	"	O/A AREA 4	25.7.85	C/A
31807	BRYANT	DET. HOUSE & GARAGE	18-1-89	C/A
BRA 6709	"	"	7.4.89	APP

DATE OF COMPLETION PD enq - loft conversion - 21/12/00 - Loft Conversion Company (Y)

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Environmental Services

For office use only.
Application number:

25 JAN 2001 3223

Householder planning application form

Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

1	Your name	MR & MRS K. BRYANT.
	Address and postcode	8 CODY CLOSE, WOODLEY, NR READING, BERKS. RG5 4XN.
	Phone number	0118 944 8612
2	Agent's Name	THE LOFT CONVERSION COMPANY (UK) LTD
	Address and postcode	60 GRASMERE AVE., TILEHURST, READING, BERKS. RG30 6XX.
	Phone number	0118 945 3469
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	8 CODY CLOSE WOODLEY, NR READING, BERKS. RG5 4XN.
4	Give brief details of the proposal for example, two storey side extension. About the application	LOFT CONVERSION PROVIDING EXTRA BEDROOM WITH ENSUITE SHOWER / W.C.
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐ No ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	THE ONLY NEW EXTERNAL WINDOWS WOULD BE VELUX WINDOWS.
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

Crystal Mark

Please turn over

9	How many bedrooms does the property have?	Existing: THREE	Proposed: FOUR
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☑	No ☐
11	Checklist. Please make sure that you enclose the following.		
	a Six copies of this form signed and dated.		
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	EXCEPT FROM FEES BECAUSE PERMITTED DEVELOPMENT RIGHTS WERE REMOVED WITH RELATION TO THIS TYPE OF WORK- AT THE TIME OF ORIGINAL APPROVAL.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

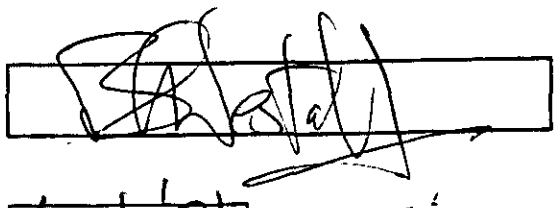
Certificate B

~~I certify that~~

- ~~I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.~~

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

~~None of the land forms part of an agricultural holding.~~

Your signature: 

on behalf of MR & MRS K. BRYANT

Date 4-1-01

Please tick this box if you or your husband, wife or partner are employed by Wokingham District Council ☐



Site Plan, Scale: 1 to 2500

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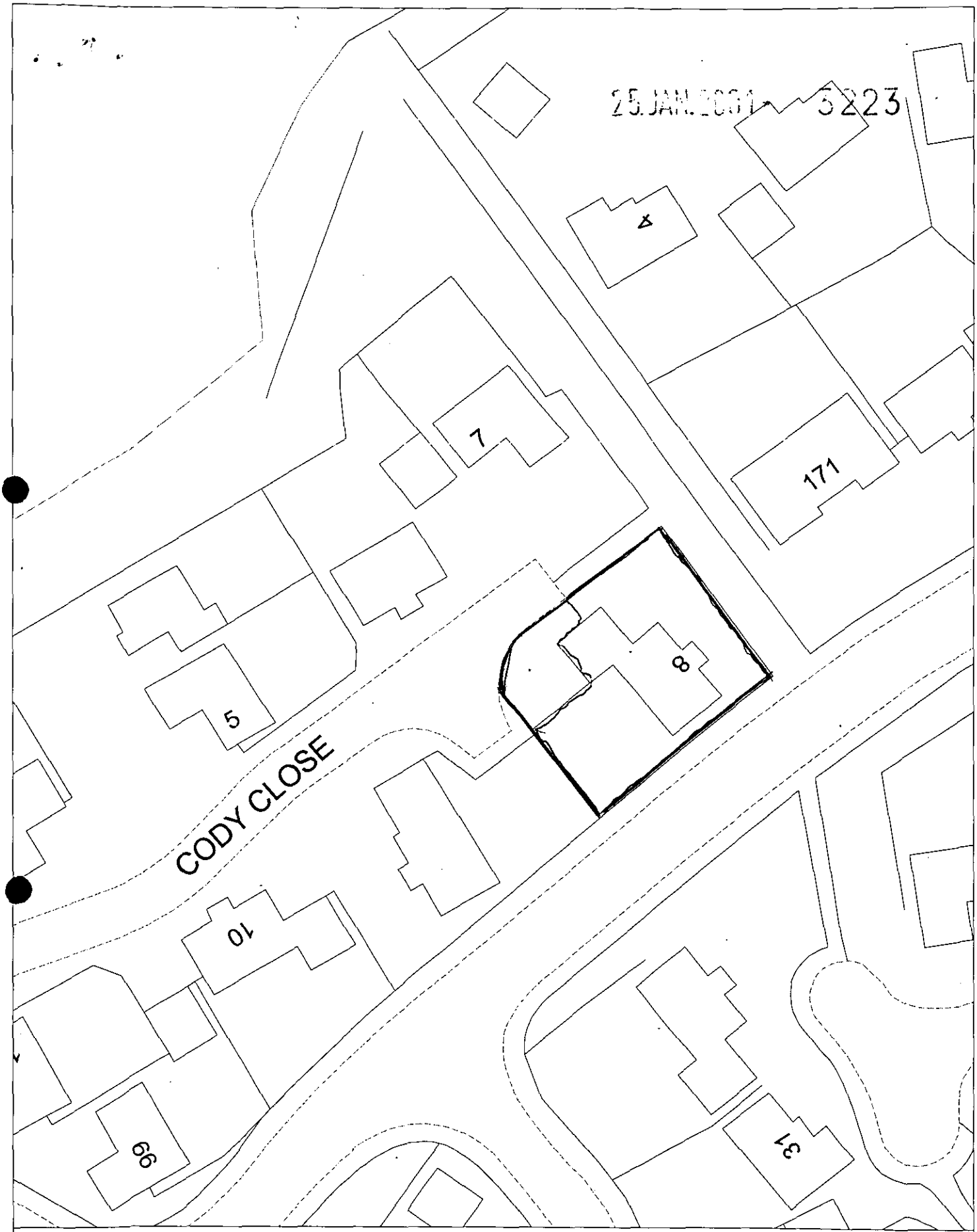
Date: 12 January 2001

N
W E
S



Site Plan, Scale: 1 to 500

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Date: 12 January 2001

N
W E
S

WORK SHEET FOR : Helen Pollock

Application Number : F/2001/3223

Applicant : Mr & Mrs K Bryant C/O The Loft Conversion Co (Reading).

Location : 8, Cody Close, Woodley, Reading.
Proposal : Proposed conversion of loft space to create bedroom and en-suite.

Site Notice Displayed ? :	YES	NO	DATE
		✓	06/02/01

Date of Neighbour Notifications : .....

Date of Site Visit : 06/02/01.

Date Registered : 25/01/2001

Earliest Date for Decision : 19/02/2001

Latest Consultation Date/Site Notice Expiry Date : 19/02/2001

This application will have expired on: 22/03/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Highways : C/A

Woodley T.C. : No objection in principal, however, they would like to see a conformity in the line of the velux to improve the aesthetic apperance.
- Also have some concern over the available parking.

E.A : No comments.

Planning Issues :

1) Impact upon neighbouring properties
2) Impact upon street scene.

Application Number: F/2000/3223

Appraisal:

The proposed development is for the insertion of four Velux windows to the rear elevation of the property, to form a bedroom and en-suite bathroom in the loft space.

The property is detached with an attached double garage, and has a 1.8m wall to both sides of the rear garden and a 1.8m fence along the rear boundary.

1. Impact upon neighbouring properties

Directly opposite to the rear of the property is No.9 Cody Close, which has an identical rear window layout to No.8, therefore although the proposed Velux's are below eye level they would result in no new over looking.

2. Impact upon the character of the street scene

The proposed Velux windows would be clearly visible not only from Cody Close, but also from Hurricane Way, a main road through Woodley. It is considered that the unevenly spaced proposed windows would be aesthetically unpleasing and would have a detrimental impact upon the street scene of Cody Close, as viewed from both Cody Close and Hurricane Way. There are no other houses in Cody Close with Velux windows. (A comment was raised by Woodley town council about the unconformity of the windows, and the agent has been offered the opportunity to reposition them, however the heights can not be altered due to building regulations and possible increased overlooking, and he was not prepared to compromise on the location of the windows). It is therefore considered that the proposed Velux windows would have an adverse impact upon the street Scene.

~~**Approval:**~~ **Refusal: ✓**

The ~~poor~~ location, size and positioning of the proposed ~~the~~ rooflights in relation to existing fenestration, would be a discordant feature in the street scene

Application Number F/2001/3223
~~Conditions~~/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1			The proposal due ~~to its siting would be an obtrusive feature~~ out of keeping with the character of the existing properties in the vicinity, detrimental to the visual amenities of the street scene and surrounding area. As such the proposal is contary to policy LBE2 of the Loddon Area Local Plan and policies WOS3 and WBE1 of the Wokingham District Local Plan.

Velux windows are proposed only to the rear elevation.

facing n° 9 Cody close which has the same 1st floor windows as n° 8. The Two houses are almost exactly opposite one another.

→ The rear aspect → (possible street scene impact?) would be the only one effected.
(→ make sure to watch for letter from n° 9)

no other Velux's in Close.

- Maby would look better if Velux's were in line?

- would be clearly visible from Hurricane way.

RECORD OF SITE VISIT

SITE ADDRESS: 8 Cody Close Woodley Reading.

APPLICATION NUMBER: F/2001/3223

OFFICER: Helen Pollock

DATE OF SITE VISIT: 06/02/01.

1 SITE/STATUTORY NOTICE DISPLAYED ? ~~no~~ Yes to front of dwelling.

2. DESCRIPTION OF SURROUNDINGS Residential – Modern detached dwellings in good sized Plots

3. DESCRIPTION OF SITE/BUILDING
2 Storey modern, detached family dwelling with attached double garage

4. RELATIONSHIP TO ADJOINING PROPERTIES
Rear garden abuts rear garden of n° 9, the rear of n° 9 is identical to the rear of n° 8

5. SITE CONSTRAINTS

TREES N/A

ACCESS/PARKING 2 garage + 2 driveway

LEVELS N/A

BOUNDARY TREATMENT 1.8m wall to both sides + 1.8m fence to rear.

OTHERS

Date: 26 February 2001

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2001/3223

Location: 8, Cody Close, Woodley, Reading.

Proposal: Proposed conversion of loft space to create bedroom and en-suite.

Applicant: Mr & Mrs K Bryant C/O The Loft Conversion Co (Reading).

Case Officer: Helen Pollock

The new plans show the following: Parking plan.

Comments are required by 08/03/2001.

Should you have any queries regarding this application please contact the case officer Helen Pollock on 0118 974 6480.

(RING ONE)

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

App No. F/2007/3223 (Planaps) / (Ludhouse) Date Rec. 21/02/07

Location: 8 Cody Close

Parish Woodley

Applicant:

Description of attached plans Parking Plan.

Drawing No's:

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:

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 10 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 Helen P

Consultations Sent by Admin. on 26.02.PS.

Yellow - Part One Copy
Green - Officer's Copy

THE LOFT CONVERSION COMPANY (RDG).

60 Grasmere Ave., Tilehurst, Reading, Berks. RG30 6XX

Tel: (0118) 945 3469

PLANNING SERVICES DEPT

POL	TLS
DC AP	ENF 4091
APP	
CS	
21 FEB 2001	
COPIES TO:	ACK:
	FILE:

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

Attention Helen Pollack:

20th. February 2001.

Dear Ms Pollack,

Ref: Proposed loft conversion with Velux windows on the rear elevation for Mr and Mrs Bryant, 8 Cody Close, Woodley, Berks. RG5 4XN: Your ref: F/2001/3223.

Further to your new telephone message of yesterday afternoon, I am now enclosing an extra drawing (2 copies) showing the four parking spaces as requested by your Highways Department. The scale of the drawing is at 1:500 and it shows that whilst two cars can be parked inside the existing (original) double garage, two more can be parked on the double drive immediately outside of the garage doors.

I'd also like to point out that there is ***no*** increase in the number of bedrooms brought about by this proposed loft conversion. It is intended that one existing bedroom is changed to provide the space for the new loft stairway and the remaining part of that bedroom becomes a study room to accommodate the family's computer as is the case in many modern homes.

As I understand it, at present the main objection that you have to this proposed scheme is the lack of symmetry in the positioning of the Velux windows in the roof, principally because they are visible from both Cody Close and Hurricane Way. I have pointed out the reasons for the setting out in my letter of yesterday and I have spoken with your Building Control Department about the emergency exit window which always needs to sit lower than the rest of the windows in this type of loft conversion in order to comply with the current building regulations. The Building Inspector that I spoke to is as much at a loss to understand your reasoning as I am. I understand that this point of objection was raised by the local parish council when the proposal was put before them for them to give their opinion.

Wokingham District Council, Environmental Services Department,
Planning Department, P.O. Box 157, Shute End, Wokingham, Berks.

Ref: Proposed loft conversion with Velux windows on the rear elevation for Mr and Mrs Bryant, 8 Cody Close, Woodley, Berks. RG5 4XN: Your ref: F/2001/3223.

Would you please inform me if any other form of objection is raised by anyone in order that I might be given the oportunity to modify the scheme to take into account any new objection that might be raised.

Yours faithfully

B J Westall
for **The Loft Conversion Company (Rdg).**

Enc. 2 copies parking plan:

THE LOFT CONVERSION COMPANY (RDG)

60 Grasmere Ave., Tilehurst, Reading, Berks. RG30 6XX

Tel: (0118) 945 3469

PLANNING SERVICES | HPT 40132
POL | TLS
DC HP | ENF
APP |
CS |
20 FEB 2001
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Reply req

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

Attention Helen Pollack:

19th. February 2001.

Dear Ms Pollack,

Ref: Proposed loft conversion with Velux windows on the rear elevation for Mr and Mrs Bryant, 8 Cody Close, Woodley, Berks. RG5 4XN: Your ref: F/2001/3223.

Further to your telephone conversation of this morning I have thought through your request that we redesign the layout of the Velux windows on the above proposed scheme and before I do battle with integrating your request that we line all of the Velux through, one with another, I'd first like to point out that we have not in fact set out the windows in a strange haphazard fashion as you mentioned. They have in fact been designed so that all of the heads of the windows line through one with another on the same line except the single Velux window that is designed to work as an emergency exit route as is specified in the current Building Regulations. Among other required parameters controlling the positioning of these windows, the Building Regulations require that this particular window has its sill level no lower than 600mm and no higher than 1100mm from the internal floor level and also that the sill is no further than 1700mm away from the eaves point immediately below it measured up the roof slope. If you were to look at any loft conversion that relies on Velux type roof windows, then you would see that there is always at least one window (this emergency exit window) which is set lower than those other windows in the room. Internally this window forms a sort of low alcove with a window in it for use as the emergency route. This window can not raised any higher or it would not comply with the current Building Regulation. If the other windows in the conversion were to have their heads lowered down the roof, in order to line through with this emergency exit window, then all of the windows would all be low with their heads below normal eye level as seen from inside the room and all of them would need to be set in small alcoves as well.

Wokingham District Council, Environmental Services Department,
Planning Department, P.O. Box 157, Shute End, Wokingham, Berks.

Attention Helen Pollack:

Ref: Proposed loft conversion with Velux windows on the rear elevation for Mr and Mrs Bryant, 8 Cody Close, Woodley, Berks. RG5 4XN: Your ref: F/2001/3223.

I concede that the proposed Velux window in the shower/w.c. room is shown to measure only 980mm from sill to head whilst all of the other Velux windows are shown to measure 1.4m from sill to head, but this is because it is quite normal for windows in bathrooms and kitchen to have their sills set higher than other windows in the house. This sort of thing can be seen on the elevations of the majority of todays houses. Frequently this is done to accommodate the height of work/storage units or sanitary ware items that are commonly used in these type of rooms. In our case it is because the window is set over a w.c. suite as is often the case in w.c. rooms in many houses. So the normal guide lines that architects would use when designing the layout of windows on the same elevation and same floor level, would be to maintain the heads all level wherever possible but to allow the sill heights to vary if necessary. We have used this same criteria on this proposed new floor level.

The other point that you asked me to change is the general spacing out of the windows in order to have equal spaces between each one. Again I would first like to point out that on any elevation of any house, the window and door openings are designed primarily with their relationship to the internal layout of the rooms and only secondly with the external spacing between them. If you look at the elevations of any house (including this one), you will see that the windows/openings are not all of the same size nor are they spaced with equal gaps between each one. They usually all have a reasonable spacing between each one but not all identical as you would perhaps expect to find in the crayon drawings of small children. The spacing varies according to the size and use of the internal rooms and so on. I concede that it is quite usual for the majority of the openings in any particular elevation to more or less line through with the floor above or below it, but even this is flexible and not adhered to strictly for practical purposes as can be seen for example in this same house if you were to look at the ground and first floor. In any case, this lining through from the storey below to the storey above, is not usually thought to be so necessary when comparing the openings in the elevation of a flat vertical wall built of brickwork that tries in itself to give a form of order to the eye of the viewer, to the setting out of windows in a roof that look skywards and are set in a completely separate construction material and on a completely separate plain as well.

Wokingham District Council, Environmental Services Department,
Planning Department, P.O. Box 157, Shute End, Wokingham, Berks.

Attention Helen Pollack:

Ref: Proposed loft conversion with Velux windows on the rear elevation for Mr and Mrs Bryant, 8 Cody Close, Woodley, Berks. RG5 4XN: Your ref: F/2001/3223.

I understand that even though this is the rear elevation of the roof, due to the siteing of the house it is in fact an elevation which is fully visible from both Cody Close and Hurricane Way, but I really wonder whether creating a perfect symmetry of spacing and alignment of the windows is of such concern as to be really necessary. Surely sometimes too much symmetry can seem to be as uncomfortable on the eye as too little symmetry. It should also be remembered that although on the elevation that I have drawn the roof windows seem to be very visible (the drawing is a flat elevation), in actuality, because of the effect of perspective, they are not nearly so visible to the eye of those passing by (unless the viewer is very far back) because normal eye level is really only about 1.6 metres above ground level and the nearest part of the proposed windows (their sills) is set back from the vertical line of the rear eaves fascia of the house by some 1.5 metres.

Please would you consider these points that I have noted down in this letter in response to your request of earlier today and then perhaps reconsider the matter. I look forward to hearing your response and I thank you in anticipation of your attention to this matter.

Yours faithfully

B J Westall
for **The Loft Conversion Company (Rdg).**

THE LOFT CONVERSION COMPANY (RDG).

60 Grasmere Ave., Tilehurst, Reading, Berks. RG30 6XX

Tel: (0118) 945 3469

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

Attention Helen Pollack:

12th. February 2001.

Dear Ms Pollack,

Ref: Proposed loft conversion with Velux windows on the rear elevation for Mr and Mrs Bryant, 8 Cody Close, Woodley, Berks. RG5 4XN: Your ref: F/2001/3223.

Further to your telephone message of last week when you asked me to get in contact with you concerning our application for planning approval for the installation of Velux windows at the above address, I have been again unable to reach you on the number which I had been given as your direct line in the letter from your office dated 26th January 2001. My call has been redirected and I am told that it is not possible to speak to any planning officer during this week (except maybe for a while on Thursday morning) due to the work load that you all have.

From your message it seems that you are asking for clarification of the exact position of the Velux windows. I've looked at our drawing and the elevation that we have shown with the windows on is marked as 'Rear Elevation' and I apologise that I should have been more precise and marked it as 'South West Elevation'. It is intended that they will all be installed on the rear, south west elevation of the house. I trust that this letter is of help and clarifies the situation for you.

I thank you in anticipation of your attention to this matter.

Yours faithfully

B J Westall
for **The Loft Conversion Company (Rdg).**

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	25 JAN 2001 ~~18 JAN 2001~~ (Valid)
Officer: HP	Application No. F | 2001 | 3223

Map No. 42 - Site 004
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) PROPOSED CONVERSION OF LOFT SPACE TO CREATE BEDROOM + EN-SUITE.

Location: 8 CODY CLOSE

Parish: WOODLEY Ward: Coronation 26.01.01 D.

Applicant:
MR + MRS K. BRYANT

Fee Received 0.00 Required ..... Additional ..... Refund .....
Cheque P.D Reqhk ✓

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	red line does not include access & parking	23/1	✓ 25 JAN 2001
2	1:500 block plan showing existing & proposed dev. + adj. Properties	Parking layout.	23/1	area only shown
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	Elevations needed.	23/1	✓ 26 JAN 2001
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 26.01.01 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline ✓
Transco .....
Environment Agency 250 m landfill consultation
Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

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

OTHERS:

No pre apps

NEIGHBOURS:

Site notice and see map

ADDRESS 8 Cody Close PARISH Woodley

PLOT No. 5 PHASE 4 (1B) WOODLEY AIRFIELD ORD. SHEET No. SU 7773 42

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
08308	AMWELL / WIMPEY	W.A. PLAN	30.10.78	C/A
23796	"	O/L. AREA 4	25.7.85	C/A
1807	BRYANT	DET. HOUSE & GARAGE	18.1.89	C/A
BRA 6709	"	"	7.4.89	APP

DATE OF COMPLETION PD enq - loft conversion - 21/12/00 - Loft Conversion Company (Y)

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Environmental Services

For office use only.
Application number: 25 JAN 2001 * 3223

Householder planning application form

Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

1	Your name	MR & MRS K. BRYANT,
	Address and postcode	8 CODY CLOSE, WOODLEY, NR READING, BERKS. RG5 4XN.
	Phone number	0118 944 8612
2	Agent's Name	THE LOFT CONVERSION COMPANY (RDG)
	Address and postcode	60 GRASMERE AVE., TILEHURST, READING, BERKS. RG30 6XX.
	Phone number	0118 945 3469
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	8 CODY CLOSE WOODLEY, NR READING, BERKS. RG5 4XN.
4	Give brief details of the proposal for example, two storey side extension. About the application	LOFT CONVERSION PROVIDING EXTRA BEDROOM WITH ENSUITE SHOWER / W.C.
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐ No ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	THE ONLY NEW EXTERNAL WINDOWS WOULD BE VELUX WINDOWS.
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: THREE	Proposed: FOUR
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☑	No ☐
11	Checklist. Please make sure that you enclose the following.		
	a Six copies of this form signed and dated.		
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	EXCEPT FROM FEES BECAUSE PERMITTED DEVELOPMENT RIGHTS WERE REMOVED WITH RELATION TO THIS TYPE OF WORK- AT THE TIME OF ORIGINAL APPROVAL.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

Certificate B

~~I certify that~~

- ~~I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.~~

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

~~None of the land forms part of an agricultural holding.~~

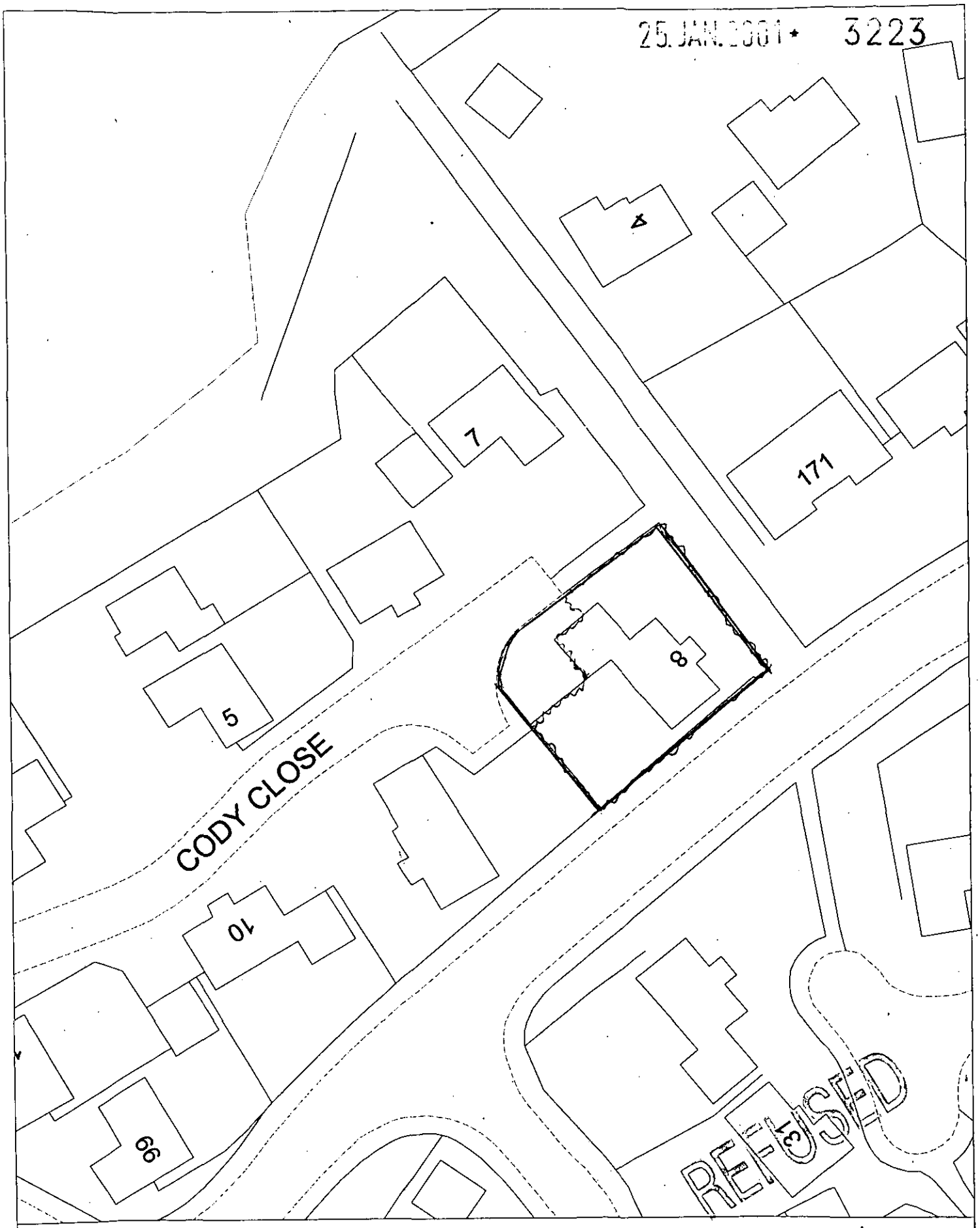
Your signature: [signature]

on behalf of MR & MRS K. BRYANT

Date 4-1-01

Please tick this box if you or your husband, wife or partner are employed by Wokingham District Council ☐

25 JAN 2001 * 3223



Site Plan, Scale: 1 to 500

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Date: 12 January 2001

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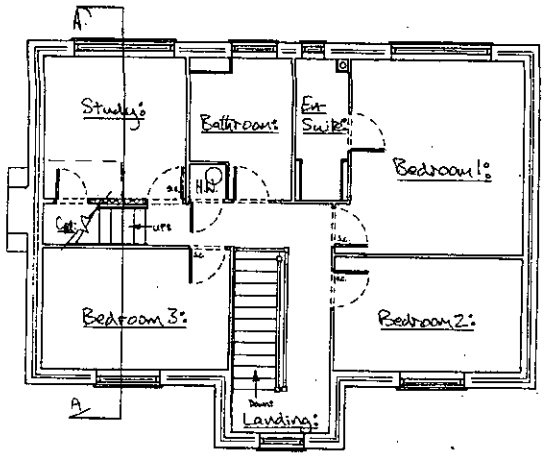
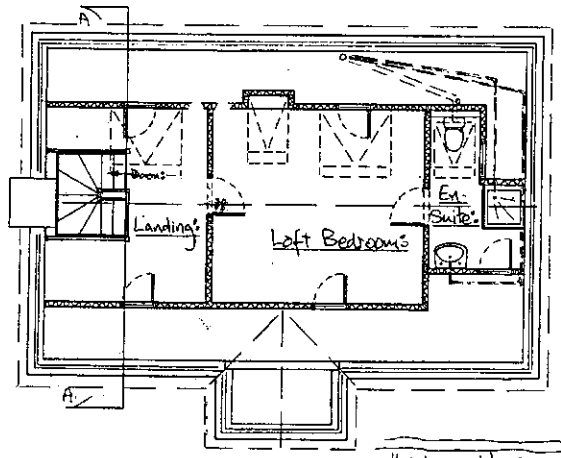
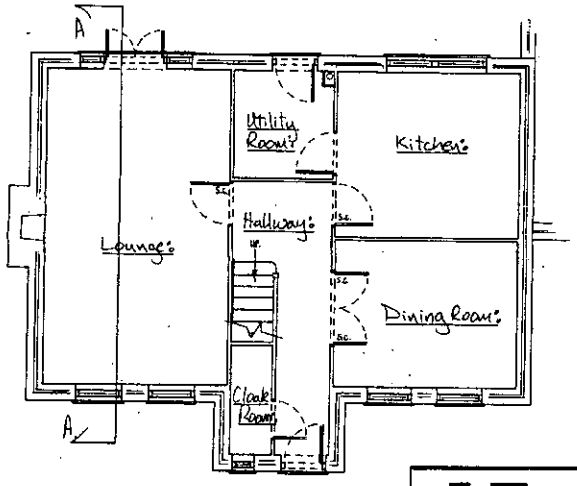


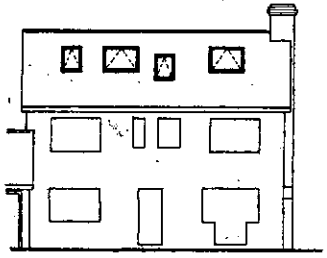
FIRST FLOOR PLAN:



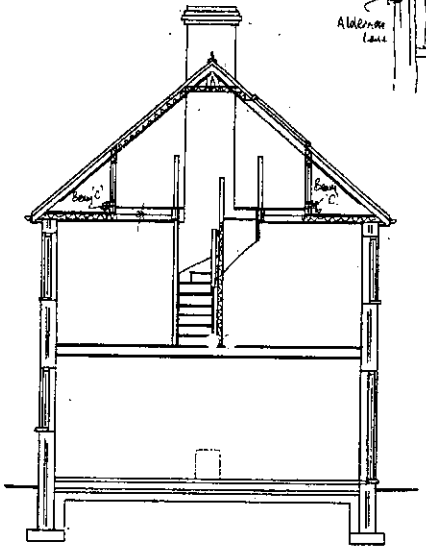
LOFT FLOOR PLAN:



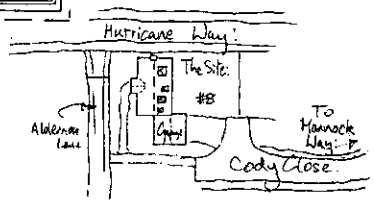
GROUND FLOOR PLAN:



REAR ELEVATION:
(1:100)



SECTION A:A:



BLOCK PLAN:
(1:500)

PLUMBING:
All to BS 5572. Supply pipework with appropriate diameter copper pipework provided with shut-off valves as necessary and insulated to the required standards. All waste pipes to run directly to a macerator unit which will be connected via a 22mm rigid uPVC pipe to the existing soil/vent pipe which will have the upper part changed if necessary to exit not less than 900mm above any opening window on same elevation within 3m distance. All to the manufacturers specification.

STRUCTURAL FLOOR BEAMS etc.:
A.....1/50 x 175mm SC4 set 18mm above the existing ceiling.
B .....2/63 x 200mm SC4 set 16mm above the existing ceiling.
C=D.....2/50 x 250mm SC4 set 144mm above the existing ceiling. Notched and strapped over beam 'F' as per. structural details fig 1 page 4 accompanying engineer's calculations.
E.....2/50 x 225mm SC4 set 144mm above the existing ceiling. Notched and strapped over beam 'F' as per. structural details fig 1 page 4 accompanying engineer's calculations.
F.....2/178 x 69mm x 26.81k RSC bolted back to back (M12 @ 900mm centres) set 16mm above the existing ceiling on 200 x 100 x16mm ms. plates.
S..... each 2 lengths of ms. galv. strapping from rafter foot to beam 'C' underside and wrap.
J/1.....50 x 175mm SC4 @ 600mm centres set 16mm above the existing ceiling (double joists under partition walls).

EMERGENCY EXIT:
An emergency exit route is to be provided from the new loft room by means of the installation of a VELUX GPL 308 special purpose window on the front roof slope. Each will give a free exit of not less than 500mm wide by 850mm high with its lower sill at no greater distance than 1.7m from the nearest fascia below it and at least 800mm (and no more than 1100mm) above internal floor level. Unobstructed access for a ladder to reach these points externally is always to be maintained.

NEW LOFT FLOOR:
Floor joists, beams, trimmers, etc., are to be as set down in engineer's calculations (see separate list). Floor covering to be 22mm T&G chipboard floor sheeting. This floor covering will be carried out fully to the e es at the front and rear of the house. This 22mm flooring, together with the existing good condition 18mm plaster/lathe ceiling will mean that the new loft floor structure will achieve a full half-hour fire resistance.

ROOF WINDOWS:
New roof windows are to be VELUX windows and will be installed to the manufacturer's instructions with double-up rafters both sides of new apertures and trimmers both top and bottom. All roof windows to achieve min. AC fire rating.

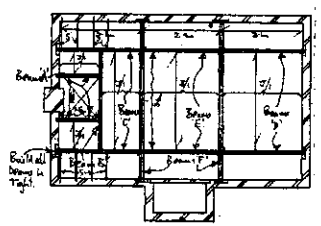
INTERNAL PARTITIONING & FINISHES:
All new internal walling to be 50 x 75mm timber studwork at 400mm centres with compressed 100mm mineral wool (for sound insulation only) between the timber stud framework and the 12.5mm plasterboard/plaster skim.

GENERAL NOTES:
The existing 35 x 75mm rafters and ceiling joists at 600mm centres are all to be temporarily supported during installation as nec. Bolting, nailing etc. of all timbers to be staggered..... not on the same plane throughout individual timbers. Suitability of existing load bearing structures to be verified as necessary. Any otherwise unprotected steel beams to be clad with min. 12.5mm plasterboard or similar to give one half-hour fire resistance. Foundation, lintels etc. to be exposed for inspection and approval of their adequacy if required.

STAIRCASE TO LOFT:
The new loft staircase is to rise though 2587mm in 13 equal rises of 199mm with goings of 221mm. Max. pitch not to exceed 42 degrees. Min. head-room not to be less than 2.0m measured vertically above pitch line of the nosing (or a min. 1.8m on outer of ceiling slope with min. 1.9m in centre if needed.) Min. going of any tapered tread to be not less than 50mm. The going on central walk line of the tapered treads to be not less than the going on the parallel treads. Handrails are to be 900mm above pitch line of nosing on rise and above floor level on landings. Max. gap between any baluster and treads to be less then 100m. Min. depth of landing at both top and bottom of flight to be not less than clear width of stairs

EAVES WALLS IN LOFT:
Internal eaves walls replace the purlin and support any tendency of deflection of the rafters and will be of 50mm x 100mm softwood @ 600mm centres. This load-bearing studwork is to have sole plates and head plates of the same timbers unless stated differently else-where in 'structural notes'. They are to be insulated with 100mm mineral wool. Internal finish of eaves studwalls to be 12.5mm plasterboard /plaster skim finish. (Foilbacked plaster board)

FIRE DOOR:
A self-closing half-hour fire-check door is to be fitted at the top of the new stairway (one to each loft bedroom). The frames are to be fitted with 25mm (fin.) door stops glued and screwed. All landing/ stairway/hallway, walls and partitions down to ground floor, are to half hour fire rated. New partitions to stairway are to be 12.5mm plaster-board/plaster skim. All other doors in the house from other habitable rooms opening onto landings and hallways are to be fitted with self-closing devises. Any glass areas between habitable room and stairway/hallway are to be changed either to solid doors or to Georgian wired glass.



Loft Floor Beam Layout:
(1:100)

NOTES:
FIRE ALARMS:
All hallways and landings are to be fitted with smoke detecting fire alarms installed to manufacturer's instructions. They are to be wired into the mains electrical system and will be fitted with a back-up battery system.

INSULATION:
59mm Celotex TS2 (or similar) to be used between existing rafters and the existing 150mm mineral wool is to remain as existing in the eaves spaces over ceilings. All to give at least 0.35w/m2k as is required for loft conversions.

VENTILATION:
All new habitable rooms to have controllable tricice vents of not less than 8000 square mm. Roof voids to have continuous 25mm vent gap (or equivalent) at soffit level, with not less than 50mm clear gap over insulation to exit at ridge level with continuous 5mm gap (or equivalent).The new loft shower room is to also have an electrical/ mechanic ventilator, extracting not less than 80 cubic meters per hour. To be controlled via the rooms light switch and would be via a time delay mechanism.

HEATING:
The new loft rooms are to be heated with a water filled radiator powered from the existing central heating system. Each would be fitted with a thermostatic valve.

A		
	Date	Revisions

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25 JAN 2001 • 3223

THE LOFT CONVERSION COMPANY (ROS):

0118 9453469.

Client: Mr. & Mrs. K. Bryant.

Job Title: Proposed Loft Conversion @ 8 Cody Close, Woodley, Reading, Berks. RG5 4XN.

Drawing Title: Planning Dept: Plans: Block: Section: Notes: Notes: Location:

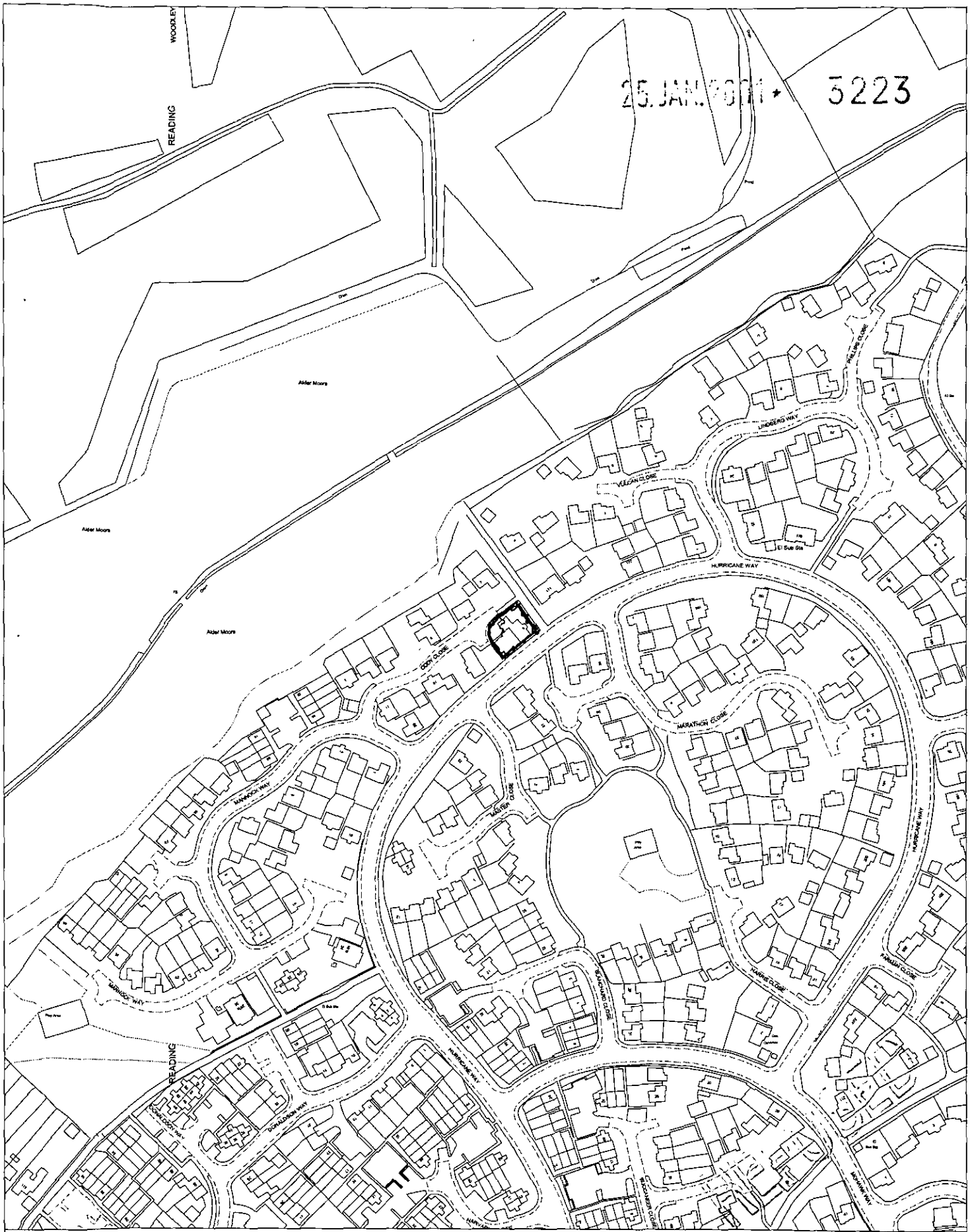
Scale: 1:50 1:100 1:500

Date: 1-11-00 Drawn by: BA.

Drg. No. 0046-295. Rev.

A PRODUCT OF THE LOFT MARKET - ARCHITECT CAT. No. 72-1

594 x 841mm A1



25 JAN 2001 * 5223

Site Plan, Scale: 1 to 2500

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Date: 12 January 2001

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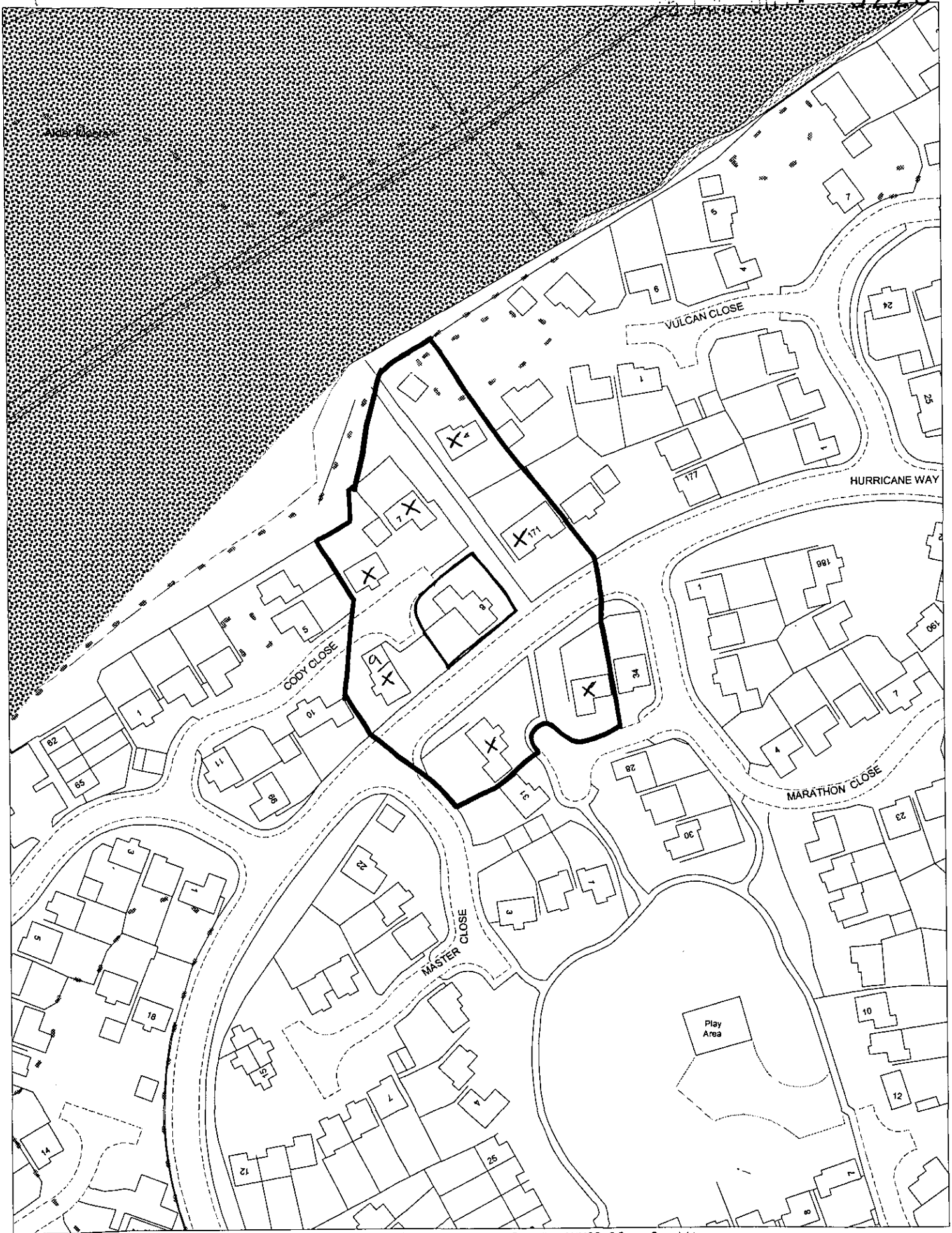
25 JAN 2001

3223



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Development Control Section, Environmental Services, Wokingham District Council.

22 January 2001

Scale: 1 : 1250

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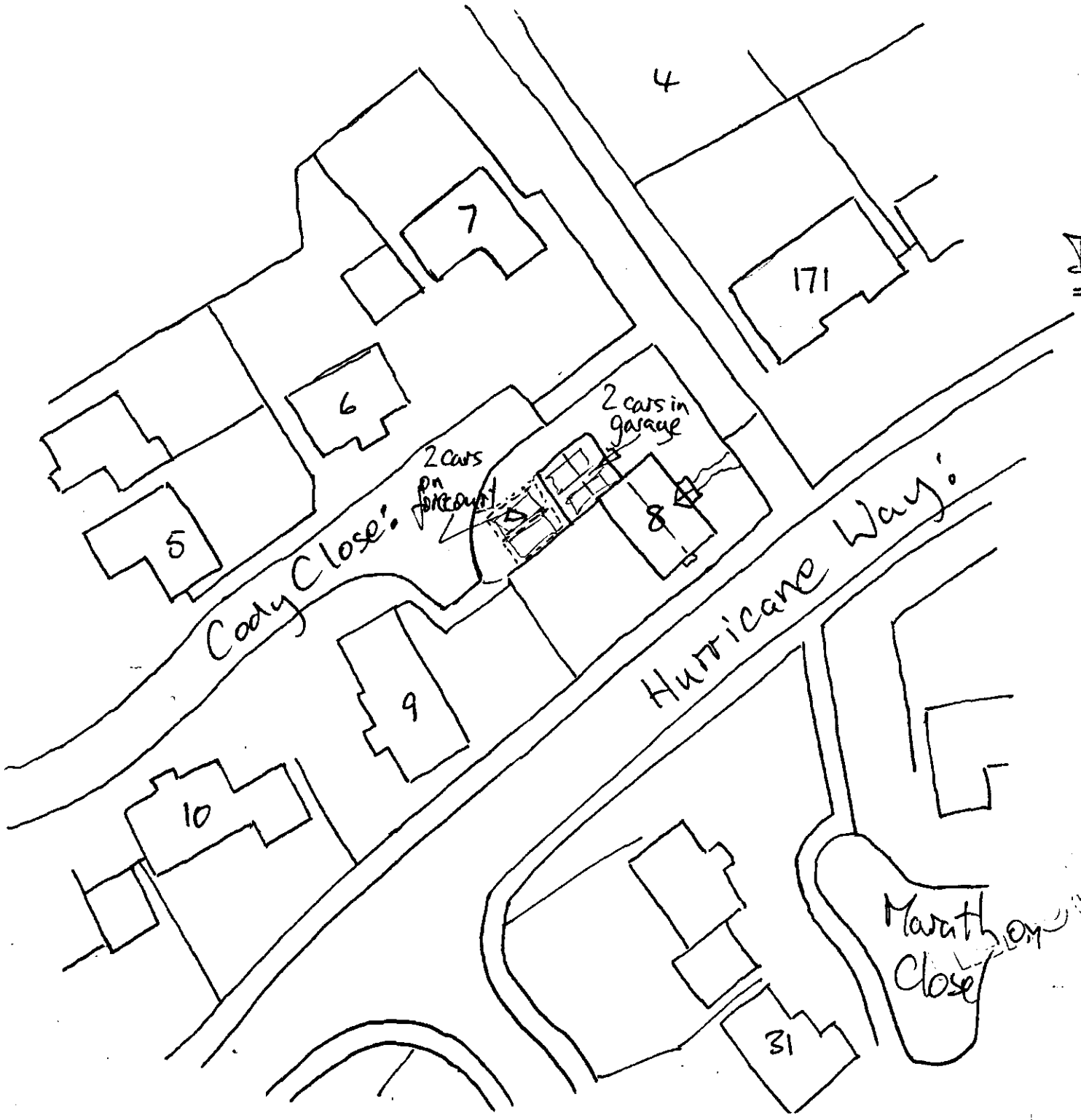
3223

ADDITIONAL PLAN



Additional Drawing Showing 4 Parking Places @ 8 Cody Close Woodley, Readin

for Mr & Mrs Bryan

(original drawing 0046-2

THE LOFT CONVERS COMPANY (RDG) 0118 945 3469.

Scale 1:500.

SOUTHPORT U.K
LONDON OFFICE
SYSTEMS LTD

APPLICATION NO.3223

Name of appellant:
Mr & Mrs K Bryant

Site address:
8 Cody Close

Proposal:Proposed conversion of loft space to create bedroom & en-suite

Case Officer:HP

Passed
19/07/01

Appeal Decision

Site visit made on 2 July 2001

by Michael Clark FRTPI FRICS

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

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

Date 19 JUL 2001

Appeal Ref: APP/X0360/A/01/1062676
8 Cody Close, Woodley, Reading

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr & Mrs K Bryant against the decision of Wokingham District Council.
- The application (Ref.F/2001/3223), dated 4 January 2001, was refused by notice dated 21 March 2001.
- The development proposed is a loft conversion providing an extra bedroom with en-suite shower/WC.

Summary of Decision: The appeal is dismissed.

Main Issue

1. I consider that the main issue in this case is whether the proposal would cause unacceptable harm to the character and appearance of the surrounding area.

Reasons

2. I am required to decide the appeal having regard to the relevant provisions of the development plan and to make my determination in accordance with it unless material considerations indicate otherwise. The development plan for the area includes the Loddon Area Local Plan (1995). Policy LBE2 says that development that is inappropriate in terms of its relationship with adjoining sites or buildings, or which would adversely affect the character of an area, by virtue of its siting, scale, form, massing, materials, colour or texture, will not normally be permitted.

3. I have also been referred to the draft Wokingham District Local Plan which is not yet part of the development plan. I understand that the Local Plan Inquiry Inspector's Report is still expected and, at this stage of its preparation, the draft Plan therefore carries limited weight. Nevertheless, I note that Policies WOS3 and WBE1 also generally seek to ensure that development respects its local context.

4. The appeal site is within an extensive modern housing development characterised, in the vicinity of the site, by detached two storey houses of similar construction and materials in an attractively landscaped urban setting. The siting of the Appellants' house is such that the roof slope proposed to be altered is visually prominent from both Cody Close and Hurricane Way, particularly as the pitch of the roof is relatively steep.

5. The proposed rooflights would upset the symmetry of the rear elevation of the house by failing to reflect the size and alignment of the existing windows in that elevation. I accept that there are design and availability constraints, but in this case the number and proximity

of the proposed rooflights, together with the different sizes involved, would accentuate their disparity with the windows below. Furthermore, because of the visual prominence of the roofslope, the proposed rooflights would be conspicuous in the surrounding area from normal eye level and would appear inappropriate in the absence of any other similar features in the roofscape of nearby houses.

6. I understand that the normal rights to install rooflights of this type without planning permission have been removed in this area. Even so, I saw two examples of such alterations in the wider locality in Lindberg Way and Master Close, and I understand that there are other cases of similar rooflights having been installed elsewhere. I do not consider that rooflights are necessarily inappropriate, but careful control is necessary to ensure that they do not unacceptably change the generally consistent appearance of the existing roofscape, which is a characteristic feature of the area.

7. In this case, the above considerations indicate that the proposal would cause unacceptable harm to the character and appearance of the surrounding area, contrary to the relevant provisions of Policy LBE2 of the adopted Local Plan and Policies WOS3 and WBE1 of the draft Local Plan.

Conclusions

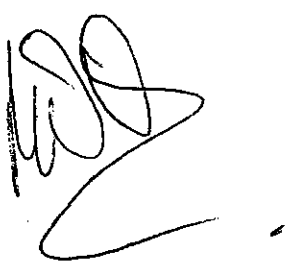
8. The proposed development would not be in accordance with the development plan and the material considerations raised do not indicate that my decision in this case should be otherwise than in accordance with the plan. I have taken into account all the other matters raised. However those matters are in my view outweighed by the considerations that have led to my decision. I therefore conclude that the appeal should be dismissed.

Formal Decision

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

Information

10. A separate note is attached setting out the circumstances in which the validity of this decision may be challenged by making an application to the High Court within 6 weeks from the date of this decision.



Inspector

Appeal Decision

Site visit made on 2 July 2001

by Michael Clark FRTPI FRICS

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

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

Date 19 JUL 2001

Appeal Ref: APP/X0360/A/01/1062676
8 Cody Close, Woodley, Reading

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr & Mrs K Bryant against the decision of Wokingham District Council.
- The application (Ref.F/2001/3223), dated 4 January 2001, was refused by notice dated 21 March 2001.
- The development proposed is a loft conversion providing an extra bedroom with en-suite shower/WC.

Summary of Decision: The appeal is dismissed.

Main Issue

1. I consider that the main issue in this case is whether the proposal would cause unacceptable harm to the character and appearance of the surrounding area.

Reasons

2. I am required to decide the appeal having regard to the relevant provisions of the development plan and to make my determination in accordance with it unless material considerations indicate otherwise. The development plan for the area includes the Loddon Area Local Plan (1995). Policy LBE2 says that development that is inappropriate in terms of its relationship with adjoining sites or buildings, or which would adversely affect the character of an area, by virtue of its siting, scale, form, massing, materials, colour or texture, will not normally be permitted.

3. I have also been referred to the draft Wokingham District Local Plan which is not yet part of the development plan. I understand that the Local Plan Inquiry Inspector's Report is still expected and, at this stage of its preparation, the draft Plan therefore carries limited weight. Nevertheless, I note that Policies WOS3 and WBE1 also generally seek to ensure that development respects its local context.

4. The appeal site is within an extensive modern housing development characterised, in the vicinity of the site, by detached two storey houses of similar construction and materials in an attractively landscaped urban setting. The siting of the Appellants' house is such that the roof slope proposed to be altered is visually prominent from both Cody Close and Hurricane Way, particularly as the pitch of the roof is relatively steep.

5. The proposed rooflights would upset the symmetry of the rear elevation of the house by failing to reflect the size and alignment of the existing windows in that elevation. I accept that there are design and availability constraints, but in this case the number and proximity

of the proposed rooflights, together with the different sizes involved, would accentuate their disparity with the windows below. Furthermore, because of the visual prominence of the roofslope, the proposed rooflights would be conspicuous in the surrounding area from normal eye level and would appear inappropriate in the absence of any other similar features in the roofscape of nearby houses.

6. I understand that the normal rights to install rooflights of this type without planning permission have been removed in this area. Even so, I saw two examples of such alterations in the wider locality in Lindberg Way and Master Close, and I understand that there are other cases of similar rooflights having been installed elsewhere. I do not consider that rooflights are necessarily inappropriate, but careful control is necessary to ensure that they do not unacceptably change the generally consistent appearance of the existing roofscape, which is a characteristic feature of the area.

7. In this case, the above considerations indicate that the proposal would cause unacceptable harm to the character and appearance of the surrounding area, contrary to the relevant provisions of Policy LBE2 of the adopted Local Plan and Policies WOS3 and WBE1 of the draft Local Plan.

Conclusions

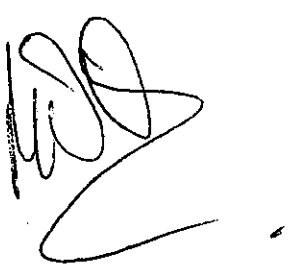
8. The proposed development would not be in accordance with the development plan and the material considerations raised do not indicate that my decision in this case should be otherwise than in accordance with the plan. I have taken into account all the other matters raised. However those matters are in my view outweighed by the considerations that have led to my decision. I therefore conclude that the appeal should be dismissed.

Formal Decision

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

Information

10. A separate note is attached setting out the circumstances in which the validity of this decision may be challenged by making an application to the High Court within 6 weeks from the date of this decision.



Inspector

(HP)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr & Mrs K Bryant
C/O The Loft Conversion Co (Reading)
60 Grasmere Avenue
Tilehurst
Berkshire
RG30 6XX

Application Number: F/2001/3223

Parish: **WOODLEY**

Location: **8, Cody Close, Woodley, Reading.**

Proposal: **Proposed conversion of loft space to create bedroom and en-suite.**

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

Reason

1. The proposal due to the location, size and positioning of the proposed rooflights in relation to existing fenestration, would be a discordant feature in the street scene and out of keeping with the character of the existing properties in the vicinity, detrimental to the visual amenities of the street scene and surrounding area. As such the proposal is contrary to policy LBE2 of the Loddon Area Local Plan and policies WOS3 and WBE1 of the Wokingham District Local Plan.

Informative

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

Loddon Area Local Plan Policy LBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

John Mitchell

John Mitchell
Development Control Manager
Date: 21/03/2001

Notice checked by: _____

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

The Planning Inspectorate

For official use only
Date received

QUESTIONNAIRE

To be used for all appeals made on or after August 2000

PLANNING, LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT

APPEAL REF: APP/X0360/A/01/1062646 **GRID REF:** _____

APPEAL BY: Mr + Mrs K Bryant

SITE: 8 Cody Close Woodley

You must ensure that a copy of a completed questionnaire, together with any enclosures, is received by us and the appellant, within 2 weeks of the 'starting date' given in our letter. Please send our copy to the case officer. Their address is shown on our letter.

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

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

1.	Do you agree to the written representations procedure?	YES / [redacted]
OR	Do the you wish to be heard by an Inspector at: a. a local inquiry?	[redacted] / NO
	or b. a hearing?	[redacted] / NO
2. a.	If the written procedure is agreed, could the Inspector see the whole site clearly from a road or other public land?	[redacted] / NO
b.	From your knowledge of the issues, would our Inspector need to enter the site for any reason e.g. to view/measure any dimensions from within it?	YES / [redacted]
3.	Does the appeal relate to an application for approval of reserved matters?	[redacted] / NO
4.	Was an Article 7 (Regulation 6 for listed building or conservation area consent) certificate submitted with the application?	[redacted] / NA
5.	Was it necessary to advertise the proposals under Article 8 of the GDPO 1995 and/or Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990?	[redacted] NO

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

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

a	Is the development in Schedule 1 or column one of Schedule2 of the Town & Country Planning (Environmental Impact Assessment)(England & Wales) Regulations 1999? If YES, please indicate which Schedule.	YES / NO Sch 1 Sch 2 col 1
b.	Is the development within a 'sensitive area' as defined by regulation 2 of the Town & Country Planning (Environmental Impact Assessment)(England & Wales) Regulations 1999?	YES / NO
c.	Has a screening opinion been placed on Part 1of the planning register? If YES, please send a copy to us.	YES / NO

		Number of Documents Enclosed	N/A
d.	Any comments or directions received from the Secretary of State, other Government Departments or statutory agencies / undertakers whether or not as a result of consultations under the GDPO;	2	
e.	Any representations received as a result of an Article 7 (or Regulation 6) notice;		✓
f.	A copy of any notice published under Article 8 of the GDPO 1995; and/or Section 73 of the Planning (Listed Buildings and Conservation Areas)Act 1990; and/or Regulation 5 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990;		✓
g.	Any representations received as a result of a notice published under Article 8 and/or Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (or Regulation 5);		✓
h.	Details of any other applications or matters you are currently considering relating to the same site;		✓
i.	For all appeals, including those against non determination, you must provide details of all relevant development plan policies. *Each extract must include the front page, the title and date of approval or adoption. Where plans & policies have not been approved or adopted, please give the stage or status of the plan.*	2	
j.	Any supplementary planning guidance, together with its status, that you consider necessary.		✓
k.	A list of any conditions or limitations you would agree to if the appeal were to be allowed;	1	
l.	Any other relevant information or correspondence you consider we should be aware of.		✓

16 a. What is the date you told those you notified about the appeal that we must receive any further comments by?	01·06·01	
b. Copies of the following documents must, if appropriate, be enclosed with this questionnaire		
	Number of Documents Enclosed	N/A
i) representations received from interested parties about the original application	1	
ii) the planning officer's report to committee		✓
iii) any relevant committee minute		✓

17. FOR APPEALS DEALT WITH BY WRITTEN REPRESENTATIONS ONLY

Do you intend to send another statement about this appeal?
If NO, please send the following information:- YES / [redacted]

a. In non-determination cases:

i) what the decision notice would have said;

ii) how the relevant development plan policies relate to the issues of this appeal.

b. In all cases:

i) the relevant planning history;

ii) any supplementary reasons for the decision on the application;

iii) matters which you want our Inspector to note at the site visit.

18. THE MAYOR OF LONDON CASES ONLY

a. Was it necessary to notify the Mayor of London about the application?
If YES please attach a copy of that notification. YES / NO

a. Did the Mayor of London issue a direction to refuse planning permission
If YES, please attach a copy of that direction. YES / NO

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

Signature: Dlyrell on behalf of WOKINGHAM DISTRICT Council

Date sent to us and the appellant 01·05·01 OUR Ref: F/2001/3223

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WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

APPEAL BY: Mr & Mrs K Bryant
SITE: 8 Cody Close, Woodley
APPLICATION NO.: 3223
PROPOSAL: Proposed conversion of loft space to create bedroom & en-suite

LIST OF PERSONS CIRCULATED WITH NOTICE OF APPEAL

District Councillor(s) for Coronation

Mr M J Lennard

Mr T P Dredge

Mr T D McCann

Clerk(s) of Parish / Town Council of Woodley

Ms D Mander, The Pavilion, Woodford Park, Haddon Drive, Woodley RG5 4LY

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

Date: 26 February 2001

To: Highways

We have received Additional Plans for the following planning application:

Application Number: F/2001/3223

Location: 8, Cody Close, Woodley, Reading.

Proposal: Proposed conversion of loft space to create bedroom and en-suite.

Applicant: Mr & Mrs K Bryant C/O The Loft Conversion Co (Reading).

Case Officer: Helen Pollock

The new plans show the following: Parking plan.

Comments are required by 08/03/2001.

Should you have any queries regarding this application please contact the case officer Helen Pollock on 0118 974 6480.

CONDITIONAL APPROVAL

C049, R049.
C122, R122.

Adam Coggins.
28/02/01

FROM: Helen Pollock

DATE: 26 January 2001

DELEGATED

39727

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2001/3223

Proposal: Proposed conversion of loft space to create bedroom and en-suite.

Site Address: 8, Cody Close, Woodley, Reading.

Applicant: Mr & Mrs K Bryant C/O The Loft Conversion Co (Reading).

Your observations are required in respect of this application **by 19/02/2001** .

Members had no objections to this proposal in principle but would prefer to see some conformity in the line of the new windows, to improve the aesthetic appearance.

They also expressed some concern that the creation of an additional bedroom might result in a requirement for extra parking provision.

SIGNED: _____ DATE: 7.02.01.

Clerk To Woodley Parish/Town Council.

Our ref: SP\2001\003099\001
Your ref: F/2001/3223

Date: 6th March 2001

ENVIRONMENT AGENCY

District Planning Officer
Wokingham District Council
Council Offices,
Shute End,
Po Box 157
Wokingham
Berkshire
RG11 1BN

PLANNING SERVICES	HPT 40872
POL	TLS
DC	ENF
APP	
CS	
08 MAR 2001	
COPIES TO:	ACK:
	FILE:

FAO: Helen Pollock

Dear Sir/Madam

CONVERSION OF LOFT SPACE TO CREATE BEDROOM & EN-SUITE
8 CODY CLOSE, WOODLEY, READING

Thank you for your letter dated 26 January 2001 which was received on 29 January 2001. You are asked to quote the following reference in any correspondence: **SU7SE/18/41**.The Environment Agency has the following comments:

There are no comments on this proposal from the Environment Agency - Thames Region.

A copy of this letter has been sent to the Agent.

If you have any further queries please do not hesitate to contact Sarah Paxman on 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully

Sarah Paxman
Development Planning Officer

CC: The Loft Conversion Company (RDG)
60 Grassmere Ave.
Tilehurst
Reading
Berks. RG30 6XX

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 7SQ
Telephone : 01276 454300 Fax : 01276 454301

Tel. (0118) 974 6448 (Direct Line)
Date: May 1, 2001
My ref: F/2000/3223
Your ref: APP/X0360/A/01/1062676

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

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

Dear Miss Groves

APPEAL BY: Mr & Mrs K Bryant
SITE: 8 Cody Close, Woodley

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

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date. May 1, 2001
My ref: F/2000/3223
Your ref:

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

The Loft Conversion Company (RDG)
60 Grasmere Ave
Tilehurst
Reading
RG30 6XX

Dear Sirs

APPEAL BY: **Mr & Mrs K Bryant**
SITE: **8 Cody Close, Woodley**

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

I have also sent copies to The Planning Inspectorate.

Yours faithfully

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Example letter

Tel. (0118) 974 6448 (Direct Line)
Date. April 25, 2001
My ref. F/2001/3223
Your ref.

Councillor M J Lennard

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

Dear Councillor,

TOWN AND COUNTRY PLANNING ACT 1990
APPEAL BY: Mr & Mrs K Bryant
SITE: 8 Cody ~~Place~~ Close, Woodley
PROPOSAL: Proposed conversion of loft space to create bedroom & en suite

Further to my letter of yesterday's date, please note that the Inspectorate's address has changed to The Planning Inspectorate, Room 3/03 Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. You should still address any comments to Miss A Groves & quote reference APP/X0360/A/01/1062676.

Yours faithfully

Denise Gumbrell
Appeals Assistant

TOWN AND COUNTRY PLANNING ACT 1990

SECTION 78 APPEAL

APPELLANT :	**Mr & Mrs K Bryant**
APPEAL SITE :	**8 Cody Close, Woodley**
REASON FOR APPEAL :	**Refusal of Planning Permission for the Conversion of Loft Space to Create Bedroom and En-suite**

LOCAL PLANNING AUTHORITY REFERENCE : F/2001/3223

DEPARTMENT OF THE ENVIRONMENT TRANSPORT & THE REGIONS REFERENCE : APP/X0360/A/01/1062676

1.00 LOCATION AND SITE DESCRIPTION

1.01 The site is located within the identified settlement of Woodley, and is sited within a predominantly residential area (see appendix 1 for site location).

1.02 Number 8 Cody Close is a three bedroomed detached property with an attached double garage to the rear; and was built as part of the Woodley Airfield development.

2.0 RELEVANT PLANNING HISTORY

2.01 The original application for this development (application number 31807) had a condition that no additional window or other opening shall be constructed at first floor level or above in any elevation of the development – see appendix 2 for a copy of this decision notice.

2.02 In March 2001, the appeal planning application (F/2001/3223) for the proposed conversion of loft space to create bedroom and en-suite, was refused under delegated powers for the following reason:

"The Proposal due to the location, size and positioning of the proposed rooflights in relation to the existing fenestration, would be a discordant feature in the street scene and out of keeping with the character of the existing properties in the vicinity, detrimental to the visual amenities of the street scene and surrounding area. As such the proposal is contrary to policy LBE2 of the Loddon Area Local Plan and policies WOS3 and WBE1 of the Wokingham District Local Plan."

3.00 POLICY BACKGROUND

3.01 See appendix 3 for local plan status

3.02 The relevant Wokingham District Local Plan (Deposit Draft) policies are (see appendix 4):

WOS3 – Development Control Principles
WBE1 – Development in its local context

3.03 The relevant Loddon Area Local Plan policies is (see appendix 5):
LBE2 – Inappropriate design

4.00 THE CASE FOR THE LOCAL AUTHORITY

4.01 As outlined in 2.01, and as appendix 2 shows, condition 06 of consent 31807 states that no additional windows shall be created at first floor level or above in any elevation of the development.

4.02 Policies WOS3, WBE1 And LBE2 (see appendices 4-5), all seek to protect and enhance the character of an area, and state that development must be appropriate in terms of scale, form, impact, character and siting. Policy WBE1 in particular under part (b), states that when considering planning applications for development, the council shall have regard to its visual impact. The proposed development at 8 Cody Close is contrary to these policies in terms of its visual impact upon the area and its non-integration with the existing dwelling and the remainder of the street scene.

4.03 The concerns of the local planning are not due to the installation of Velux roof light windows as such. The objection is in respect of number of such windows and their arrangement. Though they would be to the rear of the property, that rear is visually prominent from Hurricane Way. Accordingly, the proposals would be detrimental to the visual amenities of the street scene and surrounding area.

5.00 COMMENTS ON THE APPELLANTS STATEMENT

5.01 The appellant correctly states that planning permission is not usually required to install Velux windows to a property in an area such as Woodley; however the right to do so in this instance has been removed to safeguard the privacy and amenity of the occupiers of adjacent properties. A planning application is therefore necessary which must

then be appraised against local plan policies and if the proposed development is contrary to these policies then development will be refused, as in this case.

5.02 The appellant also raises the point that windows of this type are becoming part of the general street scene in developments such Woodley Airfield; but it is notable that no properties in Cody Close have such additions.

6.00 CONCLUSION

6.01 The proposed insertion of this number of Velux windows in the positions shown on the appellants drawings, to facilitate the conversion of loft space to create an additional bedroom and en-suite is considered to be out of keeping and of detriment to the street scene and local area.

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

7.0 CONDITIONS IN THE EVENT PLANNING PERMISSION IS GRANTED

7.01 See appendix 6.

Helen Pollock
PLANNING ASSISTANT

APPENDICES

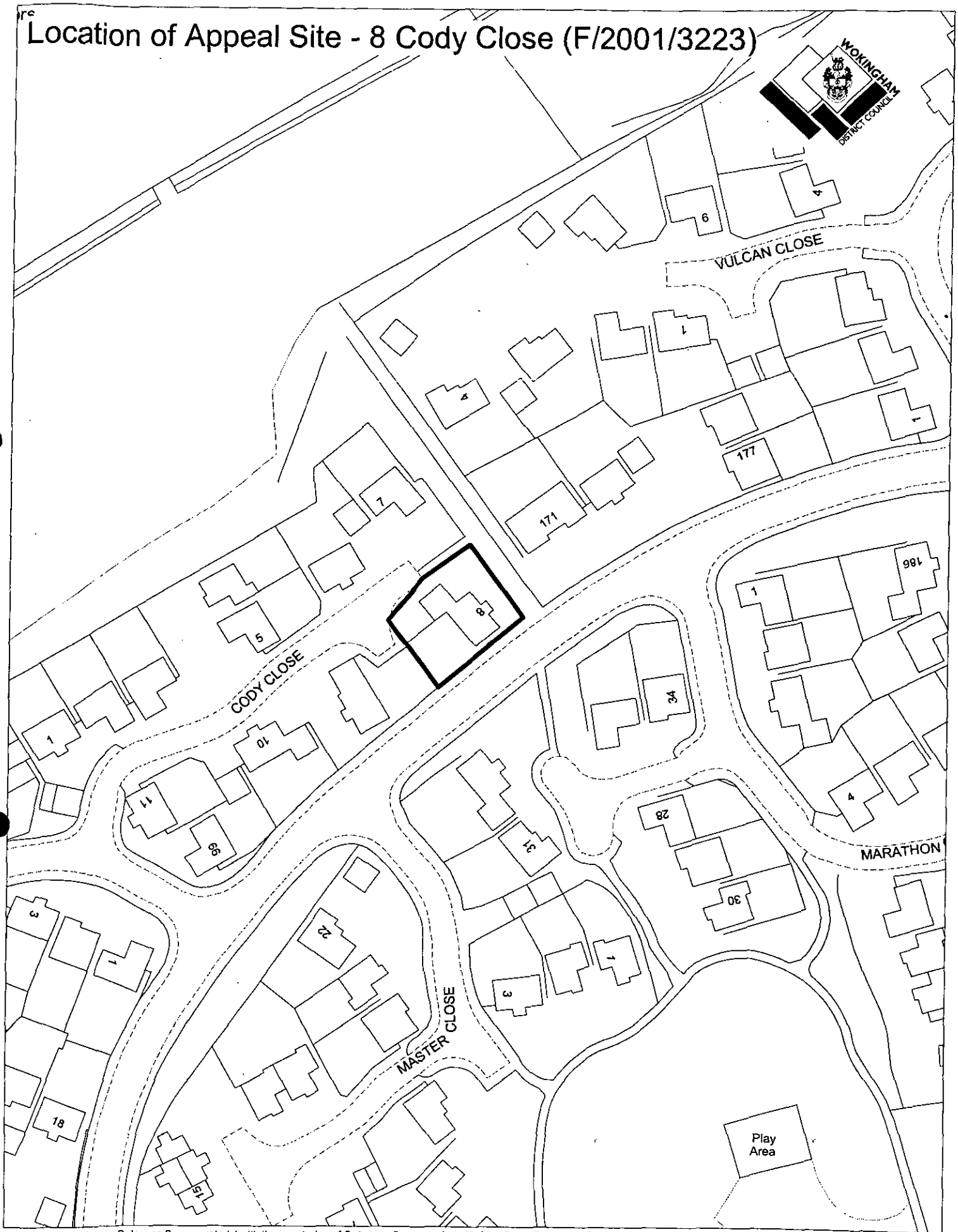
1. Location Plan of site
2. Copy of planning consent 31807
3. Local plan status
4. Wokingham District Local Plan (deposit draft) policies
5. Loddon Area Local Plan policies
6. Conditions in the event planning permission is granted
7. Copy of plans

APPENDICES

1. Location Plan of site
2. Copy of planning consent 31807
3. Local plan status
4. Wokingham District Local Plan (deposit draft) policies
5. Loddon Area Local Plan policies
6. Conditions in the event planning permission is granted
7. Copy of plans

APPENDIX 1

Location of Appeal Site - 8 Cody Close (F/2001/3223)



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Development Control Section, Environmental Services, Wokingham District Council.

31 May 2001

Scale: 1 : 1000

N W E S

APPENDIX 2

APPROVAL OF
RESERVED MATTERS

P
SS

WOKINGHAM DISTRICT COUNCIL

LOCAL GOVERNMENT ACT, 1972

TOWN AND COUNTRY PLANNING ACT, 1971

To: BRYANT HOMES SOUTHERN LTD
POPES MANOR MURRELL HILL LANE
BINFIELD
BRACKNELL
BERKSHIRE RG12 5DA

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

Application No. 31807 (RM)

Proposal:
RESIDENTIAL DEVELOPMENT COMPRISING 64 TWO STOREY DWELLINGS AND 12 TWO BEDROOM FLATS WITH GARAGES/ PARKING SPACES (OUTLINE 23796).LAYING OUT OF PUBLIC OPEN SPACE

PHASE 4 (1B) WOODLEY AIRFIELD WOODLEY

The Wokingham District Council in pursuance of their powers under the above Acts hereby GRANT Approval of Reserved Matters (Outline permission 23796) in respect of the above development in accordance with the application and the accompanying plans submitted by you to the Council subject to compliance with the following conditions the reasons for which are specified thereunder.

01 Nothing herein contained shall be deemed to affect or vary the conditions imposed by Outline Planning Permission No. 23796 dated 13/01/86 which conditions shall continue in full force and effect save insofar as they are expressly affected or varied by this permission.(8)

01 REASON The conditions of the outline planning permission remain in force.(5R)

02 This permission is in respect of the application as amended by the revised drawing numbered A353.5.1.4 (1b) F .(154)

02 REASON For the sake of clarity and to ensure a more satisfactory development of the site.(138R)

03 A detailed schedule and also samples of all the materials to be used for the elevations and the ground surface treatment of the proposed development shall be submitted to and approved in writing by the District Planning Authority before building work commences, and this condition shall apply notwithstanding any indications as to these matters which have been given in the current application.(19)

03 REASON To ensure the use of appropriate materials and the submission of adequate details in this respect.(11R)

continued -

04 Only neutral mortar shall be used in the external brickwork. Coloured mortar shall not be used without the prior written permission of the District Planning Authority.(20)

04 REASON To avoid a development of unsatisfactory appearance by the use of a coloured mortar.(12R)

05 The garages hereby permitted shall all be built concurrently with the respective dwellings on the site. The garages shall all be used as domestic garages only and shall not be used for business purposes nor for any other purpose without the prior written permission of the District Planning Authority.(60)

05 REASON In the interests of amenity and to ensure that the garages are retained in accordance with the District Planning Authority's parking standards. To avoid also the subsequent erection of garages of different designs and materials which would be likely to detract from the appearance of the development.(60R)

06 Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 (or any order revoking or re-enacting that Order) no additional window or other opening shall be constructed at first floor level or above in any elevation of the development hereby approved without the prior written permission of the District Planning Authority.(97)

06 REASON To help safeguard the privacy and amenity of the occupiers of adjacent properties.(91R)

07 Notwithstanding the provisions of the Town and Country Planning General Development Order 1977 (or any order revoking and re-enacting that order) no extension to the units on plots 14,17,19 22,23,27,28,29,30,33,35,36,40,41,42,50-53,66 and 67 shall be constructed without the prior written permission of the District Planning Authority.(910A)

07 REASON To prevent an overdevelopment of the site.

08 Before the foundations of any of the proposed dwellings are laid, all the roads shown on the approved layout which lead to or adjoin those dwellings shall be laid out and constructed (other than the final surface course) to the satisfaction of the District Planning Authority. Furthermore, all the footpaths/footways shown on the approved layout which lead to or adjoin the proposed dwellings shall be satisfactorily completed before the last dwelling is occupied.(117)

08 REASON To ensure a satisfactory access for the occupiers of the new dwellings and to help with the accurate setting out of the foundations. (120R)

09 All the access ways shall be surfaced in materials as given in the District Planning Authority's Estate Street Specification, and edged with granite setts before the last dwellings served by the respective accessways are occupied.(979A)

continued -

09 REASON In the interests of amenity and road safety.(121R)

10 Notwithstanding the provisions of the Town and Country Planning General Development Order 1977 (or any order revoking and re-enacting that Order) no fences, gates or walls shall be erected within the curtilage of any dwellinghouse forward of any wall of that dwellinghouse which fronts onto a highway or shared driveway.(230)

10 REASON In the interests of visual amenity.(13R)

11 Full details of all the fencing, screen walls or any means of enclosure to be erected or planted on the site shall be submitted to and approved in writing by the District Planning Authority prior to the erection or planting thereof and this condition shall apply notwithstanding any indications as to these matters given in the application. (235)

11 The details shall include the siting, design, materials and the appearance of the means of enclosure, as appropriate, together with the proposed heights above ground level. (236)

11 REASON In the interests of visual amenity and privacy of the occupiers of the dwellings and because insufficient details of screening have been submitted.(911A)

12 No screen wall or screen fence shall be moved from its approved position, particularly along any flank frontage of a corner plot, without the prior written permission of the District Planning Authority.(239)

12 All the proposed screen walls, fences and other means of enclosure approved by the District Planning Authority shall be erected concurrently with the development of the site. (249)

12 REASON In the interests of visual amenity and the privacy of the occupiers of the dwellings.(912A)

13 No tree or shrub on the site shall be felled, destroyed, damaged or disturbed in any way and no part thereof shall be removed without the prior approval in writing of the District Planning Authority (except for those shown to be felled or lopped on the layout hereby approved). Each tree or shrub felled, destroyed or severely damaged without such approval shall within the next planting season be replaced by another healthy, semi-mature tree or shrub as the case may be, of similar species.If within a period of 5 years any replacement tree or shrub dies, is removed or becomes seriously damaged or diseased, it shall be further replaced with another healthy tree or shrub as the case may be, of such size and species as may be agreed with the District Planning Authority.(191)

13 REASON To ensure the satisfactory retention of existing trees and shrubs and in the interests of visual amenity.(190R)

14 Before the development commences, the existing trees and shrubs which are shown to be retained on the site layout hereby approved, shall be

continued -

protected from damage by the erection of fencing to coincide with the crown spreads to the satisfaction of the District Planning Authority. Such fencing shall be retained and maintained in good repair throughout the development of the site. The natural soil levels shall be maintained over the roots of the trees and shrubs and furthermore, no plant, vehicles, materials or other items shall be parked or deposited under the protected trees and shrubs. If any trenches for services are required within the fenced areas, they shall be excavated and back filled by hand, and any tree roots with a diameter of 25 mm or more shall remain unsevered and undisturbed.(192)

14 REASON To ensure that the trees and shrubs, including the roots thereof, are not damaged during building operations.(191R)

15 The trees and shrubs on adjoining land which encroach on, over or under the application site shall be protected from the development hereby approved by the erection of fencing to coincide with the spread of the branches which hang over the application site to the satisfaction of the District Planning Authority. Such fencing shall be retained and maintained in good repair throughout the development of the application site. (193)

15 REASON To ensure that the trees and shrubs are not damaged during building operations.(192R)

16 The development hereby permitted shall be landscaped and planted. Further details of the landscaping scheme shown on the submitted layout shall be submitted to and approved in writing by the District Planning Authority before the development of the site commences.(200)

16 REASON In the interests of amenity and to help achieve a satisfactory standard of landscaping and planting.(194R)

17 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the District Planning Authority gives written consent to any variation.(203)

17 REASON In the interests of amenity and to help achieve a satisfactory standard of landscaping and planting.(194R)

18 All the landscaping and planting to be carried out in respect of the development hereby approved shall comply with the recommendations set out in B.S. 4428 1969 'General Landscaping Operations' and B.S. 3936 Pt.1 1965 'Nursery Stock'. (205)

18 REASON In the interests of amenity and to help achieve a satisfactory standard of landscaping and planting.(194R)

19 The open space hereby permitted shall be laid out, landscaped and

continued -

planted in accordance with a detailed scheme to be submitted and approved by the District Planning Authority. The landscaping scheme shall show the position and species and planting height above ground level of all new and existing trees and shrubs.(914A)

19 REASON In the interests of visual amenity.(13R)

20 The open space shown on the submitted plan no. A353.5.1.4 (1B)F shall be used for the purpose of recreation and amenity space only, unless otherwise approved by the District Planning Authority on an application made for that purpose.(915A)

20 REASON In the interests of visual amenity.(13R)

21 The open space shown on the approved layout shall be securely fenced off at the commencement of the development and shall not thereafter be used for the storage of builders' plant, materials, surplus spoil or any purpose other than to provide a play area.(3529)

21 REASON To protect the area to be used as openspace from damage from adjoining construction works.(3535)

22 Children's play equipment to the District Council's standards shall be provided and installed in a play area to be provided within the openspace, the details of which shall first be submitted to and approved by the District Planning Authority.(3530)

22 REASON To ensure the satisfactory provision of equipped play areas. (3536)

23 No dwelling or building shall be occupied until the roads serving it have been provided in accordance with the approved drawings to the satisfaction of the District Planning Authority. (C16)

23 REASON In the interests of road safety.(550R)

24 No building shall be occupied until all the visibility splays and other sight line areas shown on the approved drawings have been provided. All these areas shall thereafter be kept free of all obstructions to visibility over a height of 0.6 metres. (C21)

24 REASON In the interests of road safety and traffic movement.(551R)

25 Sight lines up to a minimum of 45 metres shall be provided across the inside of the bend adjacent to plot number 70 before the development is completed. The area between the sight lines and the carriageway shall be kept clear of all obstruction to visibility above a height of 0.6 metres.(913A)

25 REASON In the interests of road safety.(550R)

26 The communal car parking areas serving plots 14-17, 26-29, and 44-59 as shown on the approved layout, shall be provided concurrently with the development of the site, to the satisfaction of the District Planning Authority. There shall be no restrictions on the use of the parking

continued -

spaces by occupiers or visitors to any of the dwellings.(C34)

26 REASON In the interests of traffic flow and road safety.(561R)

27 No planting other than grass shall take place in the service strips. (C45)

27 REASON To prevent obstruction of the highway.(554R)

28 No development shall take place on the land which is public highway (Perimeter Road) until the Secretary of State has issued an order under Section 209 of the Town and Country Planning Act 1971 stopping up and extinguishing all rights over the section of highway concerned, in accordance with the approved plans.

28 REASON In the interests of road safety.(550R)

29 The method and extent of working along the northern boundary of the site, with Alder Moors shall be agreed on site and in writing by the District Planning Authority prior to the commencement of any work along this boundary.

29 REASON In the interests of retaining the existing vegetation and appearance of Alder Moors.

INFORMATIVES:-

The District Engineer at Wellington Road, Wokingham (Tel: Wokingham 786833) should be notified and details of access construction approved by him before any work is carried out within the highway.(801)
None of the dwellings shall be occupied until works for sewage disposal/ drainage works have been provided to serve the development hereby permitted, in accordance with details to be submitted to and approved by the District Planning Authority.(114)

The Thames Water Authority or their Agents have requested the following informatives be attached to this permission and the Developer or Agent is requested to contact the Council's Engineer accordingly.(669)

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

The developer will be requested to enter into an Agreement under section 18 of the Public Health Act 1936 with regard to the construction and subsequent adoption by the Council, acting for and on behalf of the Thames Water Authority, of sewers within the site. In the absence of such Agreement the Council is unlikely to agree to the subsequent adoption of the private sewers constructed, which will therefore remain the responsibility of the respective owners.(672)

continued/-

Application 31807 continued

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

The existing watercourses or ditches crossing or abutting the site shall be filled/piped/culverted in accordance with Section 262 of the Public Health Act 1936.(685)

All existing land drainage disturbed shall be replaced or relaid as near as possible to its original position and subject to the approval of the Engineer, shall be connected to the surface water drainage system.(687)

The developer is responsible for obtaining easements to connect to and discharge through the private drainage system.(690)

No building will be permitted over or within 3 metres of the public sewer which crosses the site.(700)

Surface water shall discharge to the existing public surface water sewer. (705)

Soakaways will not be permitted.(707)

Land drainage is to be provided, prior to the commencement of building operations, to the approval of the Engineer.(711)

Date.....23 FEB 1969 ..... R.F. [illegible]

Planning Officer

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

This permission or approval is for the purposes of the Town and Country Planning Act 1971 only. Approval may also be required under the Building Regulations.

continued/-

Application 31807 continued

INFORMATIVE: If this planning permission relates to the erection or extension of a building, then the following section applies:-

BERKSHIRE ACT 1986- SECTION 32: ACCESS FOR FIRE BRIGADE

(1) Except as provided in subsection (2) below, where plans for the erection or extension of a building are deposited with a district council in accordance with building regulations, the district council shall reject the plans unless, after consultation with the fire authority, they are satisfied that the plans show:-

(a)that there will be adequate means of access for the fire brigade to the building or, as the case may be, to the building as extended; and

(b)that the building or, as the case may be, the extension of the building will not render inadequate existing means of access for the fire brigade to a neighbouring building.

(2) No requirement concerning means of access to a building or to a neighbouring building shall be made under this section in the case of a building to be erected or extended in pursuance of a planning permission granted upon an application made under the Act of 1971, unless notice of the provisions of this section is endorsed on or accompanies the planning permission.

(3) Section 16(7) and (8) and section 36(2) to (6) of the Building Act 1984 (notice of rejection or passing of plans and enforcement of requirements) shall apply as if this section were a section of the said Act of 1984.

(4) Any person aggrieved by the action of the district council in rejecting plans under this section may appeal to a magistrates' court.

(5) In this section references to the adequacy or inadequacy of means of access for the fire brigade shall be construed as references to a means of access adequate or, as the case may be, inadequate for use for fire-fighting purposes by members of one or more fire brigades and their appliances.

APPENDIX 3

WOKINGHAM DISTRICT COUNCIL

RELEVANT DEVELOPMENT PLAN POLICIES (Loddon Area)

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

Berkshire Structure Plan

2. The BSP (1991-2006) was adopted on 4th November 1995 and is the statutory Structure Plan for the area.

Loddon Area Local Plan

3. The Loddon Area Local Plan was adopted on 5th May 1995 and is the statutory local plan for the area in which the site is situated. The Planning and Transportation Committee at their meeting on 21st 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".

Draft Wokingham District Local Plan

4. The Draft Wokingham District Local Plan was placed on deposit from 21st October to 2nd December 1997 and has formed the basis for development control decisions since 21st October 1997. The County Council issued a statement of general conformity with the structure plan in May 1997. The public local inquiry into the plan commenced on 6th October 1998. The Inspector's report on the local plan inquiry is not expected until Summer 2001 (with the exception of policy WSM1).

APPENDIX 4



Wokingham District Local Plan
Deposit Draft

With Proposed Amendments Highlighted

February 2000

- **Proposed Amendments April 1999**
- **Additional Proposed Amendments September 1999**
- **Proposed Transport Amendments February 2000**

POLICY WOS3: DEVELOPMENT CONTROL PRINCIPLES

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

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

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

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

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

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

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

Implementation: Through the development control process.

Monitoring: Planning applications determined.

Services, Amenities and Infrastructure

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

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

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

Cont.

POLICY FRAMEWORK

National Policy

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

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

Strategic Policy

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

Supplementary Planning Guidance

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

THE BUILT ENVIRONMENT

DESIGN PRINCIPLES

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

POLICY WBE1: DEVELOPMENT IN ITS LOCAL CONTEXT

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

a) ITS ENVIRONMENTAL IMPACT

b) ITS VISUAL IMPACT

c) ACCESSIBILITY

Cont.

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

e) THE LOCAL TOWNSCAPE

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

g) SAFETY AND SECURITY

h) THE PRIVACY AND AMENITY OF THE EXISTING ENVIRONMENT

i) SUPPLEMENTARY PLANNING DESIGN GUIDANCE ADOPTED BY THE COUNCIL.

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

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

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

POLICY WBE2: IMPROVING ON THE LOCAL CONTEXT

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

Implementation: Through the development control process.

Monitoring: Check quality of development on the ground.

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

POLICY WBE3: CHARACTER OF LARGE SCALE DEVELOPMENT

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

Cont.

APPENDIX 5

LODDON AREA LOCAL PLAN

Adopted 5 May 1995



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

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

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

❖ LBE2 INAPPROPRIATE DESIGN

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

ENVIRONMENTAL IMPROVEMENT

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

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

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

❖ LBE3 REFURBISHMENT AND REDEVELOPMENT

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

❖ LBE4 ENVIRONMENTAL ENHANCEMENT SCHEMES

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

SUNLIGHT, DAYLIGHT AND NOISE

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

❖ LBE5 SUNLIGHT AND DAYLIGHT

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

APPENDIX 6

SUGGESTED CONDITION IN THE EVENT THAT APPEAL IS ALLOWED (WITHOUT PREJUDICE)

APPEAL REF: APP/X0360/A/01/1062676

APPLICATION NUMBER: F/2001/3223

SITE ADDRESS: 8 Cody Close, Woodley

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

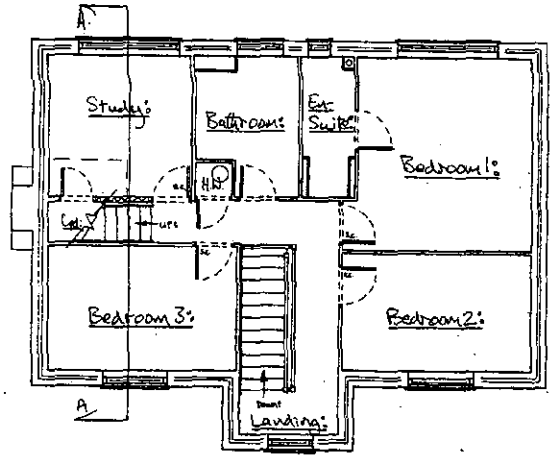
2. **All new works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.**

Reasons

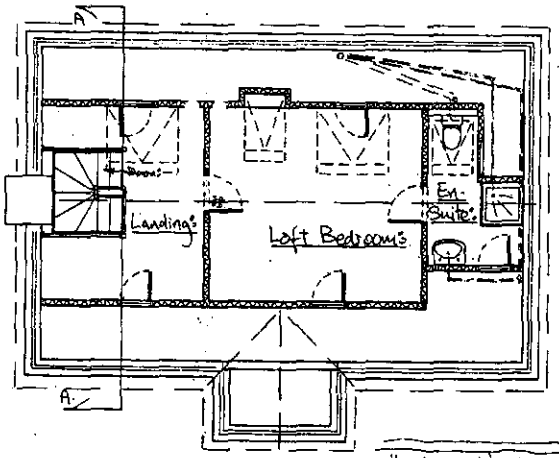
1. **In pursuance of Section 91(1) of the Town and Country Planning Act 1990.**

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

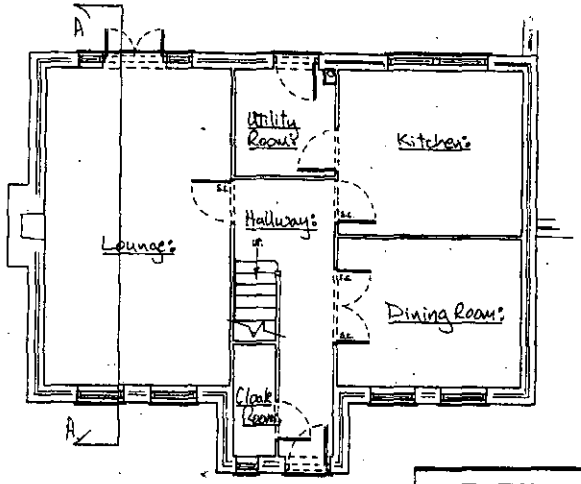
APPENDIX 7



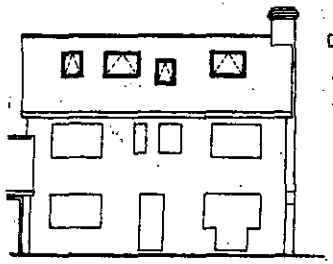
FIRST FLOOR PLAN:



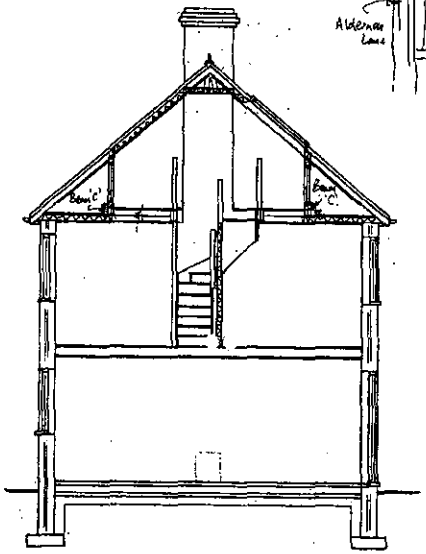
LOFT FLOOR PLAN:



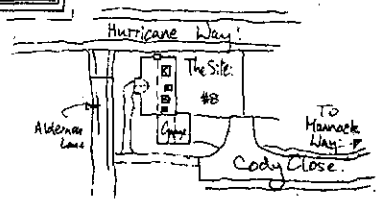
GROUND FLOOR PLAN:



REAR ELEVATION:
(1:100)

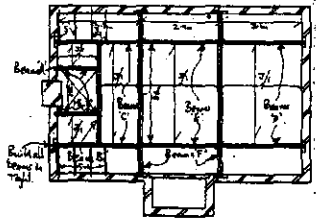


SECTION A:A:



BLOCK PLAN:
(1:500)

FIRE DOOR:
A self-closing half-hour fire-check door is to be fitted at the top of the new stairway (one to each loft bedroom). The frames are to be fitted with 25mm (fin.) door stops glued and screwed. All landing/ stairway/hallway, walls and partitions down to ground floor, are to half hour fire rated. New partitions to stairway are to be 12.5mm plaster-board/plaster skim. All other doors in the house from other habitable rooms opening onto landings and hallways are to be fitted with self-closing devises. Any glass areas between habitable room and stairway/hallway are to be changed either to solid doors or to Georgian wired glass.



Loft Floor Beam Layout:
(1:100)

PLUMBING:
All to BS 5572. Supply pipework with appropriate diameter copper pipework provided with shut-off valves as necessary and insulated to the required standards. All waste pipes to run directly to a macerator unit which will be connected via a 22mm rigid uPVC pipe to the existing soil/vent pipe which will have the upper part changed if necessary to exit not less than 900mm above any opening window on same elevation within 3m distance. All to the manufacturers specification.

STRUCTURAL FLOOR BEAMS etc.:
A.....1/50 x 175mm SC4 set 16mm above the existing ceiling.
B.....2/63 x 200mm SC4 set 16mm above the existing ceiling.
C+D.....2/50 x 250mm SC4 set 144mm above the existing ceiling. Notched and strapped over beam 'F' as per. structural details fig. 1 page 4 accompanying engineer's calculations.
E.....2/50 x 225mm SC4 set 144mm above the existing ceiling. Notched and strapped over beam 'F' as per. structural details fig. 1 page 4 accompanying engineer's calculations.
F.....2/178 x 89mm x 26.81k RSC bolted back to back (M12 @ 900mm centres) set 16mm above the existing ceiling on 200 x 100 x16mm ms. plates.
S..... each 2 lengths of ms. galv. strapping from rafter foot to beam 'C' underside and wrap.
J/1.....50 x 175mm SC4 @ 600mm centres set 16mm above the existing ceiling (double joists under partition walls).

EMERGENCY EXIT:
An emergency exit route is to be provided from the new loft room by means of the installation of a VELUX GPL 308 special purpose window on the front roof slope. Each will give a free exit of not less than 500mm wide by 850mm high with its lower sill at no greater distance than 1.7m from the nearest fascia below it and at least 800mm (and no more than 1100mm) above internal floor level. Un-obstructed access for a ladder to reach these points externally is always to be maintained.

NEW LOFT FLOOR:
Floor joists, beams, trimmers, etc., are to be as set down in engineer's calculations (see separate list). Floor covering to be 22mm T&G chipboard floor sheeting. This floor covering will be carried out fully to the e as at the front and rear of the house. This 22mm flooring, together with the existing good condition 18mm plaster/lathe ceiling will mean that the new loft floor structure will achieve a full half-hour fire resistance.

ROOF WINDOWS:
New roof windows are to be VELUX windows and will be installed to the manufacturer's instructions with double-up rafters both sides of new apertures and trimmers both top and bottom. All roof windows to achieve min. AC fire rating.

INTERNAL PARTITIONING & FINISHES:
All new internal walling to be 50 x 75mm timber studwork at 400mm centres with compressed 100mm mineral wool (for sound insulation only) between the timber stud framework and the 12.5mm plasterboard/plaster skim.

GENERAL NOTES:
The existing 35 x 75mm rafters and ceiling joists at 600mm centres are all to be temporarily supported during installation as nec. Bolting, nailing etc. of all timbers to be staggered..... not on the same plane throughout individual timbers. Suitability of existing load bearing structures to be verified as necessary. Any otherwise unprotected steel beams to be clad with min. 12.5mm plasterboard or similar to give one half-hour fire resistance. Foundation, lintels etc. to be exposed for inspection and approval of their adequacy if required.

STAIRCASE TO LOFT:
The new loft staircase is to rise though 2587mm in 13 equal rises of 199mm with goings of 221mm. Max. pitch not to exceed 42 degrees. Min. head-room not to be less than 2.0m measured vertically above pitch line of the nosing (or a min. 1.8m on outer of ceiling slope with min. 1.9m in centre if needed.) Min. going of any tapered tread to be not less than 50mm. The going on central walk line of the tapered treads to be not less than the going on the parallel treads. Handrails are to be 900mm above pitch line of nosing on rise and above floor level on landings. Max. gap between any balustar and treads to be less than 100m. Min. depth of landing at both top and bottom of flight to be not less than clear width of stairs.

EAVES WALLS IN LOFT:
Internal eaves walls replace the purlin and support any tendency of deflection of the rafters and will be of 50mm x 100mm softwood @ 600mm centres. This load-bearing studwork is to have sole plates and head plates of the same timbers unless stated differently elsewhere in 'structural notes'. They are to be insulated with 100mm mineral wool. Internal finish of eaves studwalls to be 12.5mm plasterboard /plaster skim finish. (Foilbacked plaster board).

NOTES:
FIRE ALARMS:
All hallways and landings are to be fitted with smoke detecting fire alarms installed to manufacturer's instructions. They are to be wired into the mains electrical system and will be fitted with a back-up battery system.

INSULATION:
59mm Celotex TS2 (or similar) to be used between existing rafters and the existing 150mm mineral wool is to remain as existing in the eaves spaces over ceilings. All to give at least 0.35w/m2k as is required for loft conversions.

VENTILATION:
All new habitable rooms to have controllable trickle vents of not less than 8000 square mm. Roof voids to have continuous 25mm vent gap (or equivalent) at eaves level, with not less than 50mm clear gap over insulation to exit at ridge level with continuous 5mm gap (or equivalent).The new loft shower room is to also have an electrical/ mechanic ventilator, extracting not less than 80 cubic meters per hour. To be controlled via the rooms light switch and would be via a time delay mechanism

HEATING:
The new loft rooms are to be heated with a water filled radiator powered from the existing central heating system. Each would be fitted with a thermostatic valve.

A		
	Date	Revisions

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25 JAN 2001 • 3223

THE LOFT CONVERSION COMPANY (RDG):

0118 965 3469

Client: Mr. & Mrs. K. Bryant.

Job Title: Proposed Loft Conversion @ 8 Cody Close, Woodley, Reading, Berks. RG5 4XN.

Drawing Title: Planning Dept: Plans: Block: Section: Notes: Notes: Location:

NOT TO SCALE

Scale: ~~1:50~~ ~~1:100~~ 1:500

Date: 1-11-00 Drawn by: RBJ.

Drg. No.: 0046-295 Rev.



Wokingham District Local Plan
Deposit Draft

With Proposed Amendments Highlighted

February 2000

- **Proposed Amendments April 1999**
- **Additional Proposed Amendments September 1999**
- **Proposed Transport Amendments February 2000**

POLICY WOS3: DEVELOPMENT CONTROL PRINCIPLES

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

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

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

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

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

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

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

Implementation: Through the development control process.

Monitoring: Planning applications determined.

Services, Amenities and Infrastructure

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

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

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

Cont.

POLICY FRAMEWORK

National Policy

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

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

Strategic Policy

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

Supplementary Planning Guidance

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

THE BUILT ENVIRONMENT

DESIGN PRINCIPLES

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

POLICY WBE1: DEVELOPMENT IN ITS LOCAL CONTEXT

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

a) ITS ENVIRONMENTAL IMPACT

b) ITS VISUAL IMPACT

c) ACCESSIBILITY

Cont.

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

e) THE LOCAL TOWNSCAPE

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

g) SAFETY AND SECURITY

h) THE PRIVACY AND AMENITY OF THE EXISTING ENVIRONMENT

i) SUPPLEMENTARY PLANNING DESIGN GUIDANCE ADOPTED BY THE COUNCIL.

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

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

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

POLICY WBE2: IMPROVING ON THE LOCAL CONTEXT

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

Implementation: Through the development control process.

Monitoring: Check quality of development on the ground.

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

POLICY WBE3: CHARACTER OF LARGE SCALE DEVELOPMENT

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

Cont.

Tel. 0118 974 6443 (Direct Line)

Date. 21 December, 2000

My ref. CD/FP2000/1422 Please file in Woodley PD

The Loft Conversion Company
60 Grasmere Avenue
Tilehurst
Reading
Berks RG30 6XX

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham
E-mail:

Dear Sir/Madam,

LOFT CONVERSION AT 8 CODY CLOSE, WOODLEY

Thank you for your Building Regulations Application Number FP2000/1422 received on 19 December.

I am writing to inform you that a Planning Application is required for the proposed work.

Condition 6 of Planning Permission 31807, when the housing development was built, removed Permitted Development rights in respect of any additional window or other opening at first floor level or above.

If you are intending to pursue this proposal would you please submit a planning application to this department by the end of January 2001. There will be no fee for the application. I am enclosing the appropriate forms for your convenience. I will point out, however, that I cannot pre-determine the outcome of any application submitted.

Any unauthorised work is undertaken at your own risk and expense.

If you have any queries with regard to this letter please contact me on 0118 974 6443

Yours faithfully

MRS C DODSWORTH
Development Control/Building Control Liaison Officer

Enc.
Cc Mr & Mrs K Bryant

LODDON AREA LOCAL PLAN

Adopted 5 May 1995



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

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

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

❖ LBE2 INAPPROPRIATE DESIGN

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

ENVIRONMENTAL IMPROVEMENT

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

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

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

❖ LBE3 REFURBISHMENT AND REDEVELOPMENT

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

❖ LBE4 ENVIRONMENTAL ENHANCEMENT SCHEMES

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

SUNLIGHT, DAYLIGHT AND NOISE

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

❖ LBE5 SUNLIGHT AND DAYLIGHT

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

SUGGESTED CONDITION IN THE EVENT THAT APPEAL IS ALLOWED

(WITHOUT PREJUDICE)

APPEAL REF: APP/X0360/A/01/1062676

APPLICATION NUMBER: F/2001/3223

SITE ADDRESS: 8 Cody Close, Woodley

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

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

Reasons

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

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

The Planning Inspectorate

RIGHT TO CHALLENGE THE DECISION

The attached appeal decision is final unless it is successfully challenged in the Courts. If a challenge is successful, the appeal decision will be quashed and the case returned to the Secretary of State for redetermination. It does not follow necessarily that the original decision on the appeal will be reversed when it is redetermined.

You may wish to consider taking legal advice before embarking on a challenge. The following notes are provided for guidance only.

Under the provision of section 288 of the Town and Country Planning Act 1990, or section 63 of the Planning (Listed Buildings and Conservation Areas) Act 1990, a person who is aggrieved by a decision may seek to have it quashed by making an application to the High Court on the grounds:

1. that the decision is not within the powers of the Act; or

2. that any of the `relevant requirements' have not been complied with; (`relevant requirements' means any requirements of the 1990 Acts or of the Planning Tribunals Act 1992, or of any order, regulation or rule made under those Acts).

The two grounds noted above mean in effect that a decision cannot be challenged merely because someone does not agree with the Inspector's judgement. Those challenging a decision have to be able to show that a serious mistake was made by the Inspector when reaching his or her decision; or, for instance, that the inquiry, hearing or site visit was not handled correctly, or that the appeal procedures were not carried out properly. If a mistake has been made the Court has discretion not to quash the decision if it considers the interests of the person making the challenge have not been prejudiced.

It is important to note that such an application to the High Court must be lodged with the Crown Office <u>within 6 weeks</u> from the date of the decision. This time limit cannot be extended.

An appellant whose appeal has been allowed by an Inspector should note that `a person aggrieved' may include third parties as well as the local planning authority.

If you require further advice about making a High Court challenge you should consult a solicitor, or contact the Crown Office at the Royal Courts of Justice, Queens Bench Division, Strand, London WC2 2LL. Telephone: 020 794 76000.

INSPECTION OF DOCUMENTS

It is our policy to retain case files for a period of one year from the date of the Inspector's decision. Any person entitled to be notified of the decision in an inquiry case has a legal right to apply to inspect the listed documents, photographs and

plans within 6 weeks of the date of the decision. Other requests to see the appeal documents will not normally be refused. All requests should be made quoting our appeal reference and stating the day on which you wish to visit, to:

Room 4/09 Kite Wing,
Temple Quay House, 2 The Square,
Temple Quay,
Bristol BS1 6PN.

Please give at least 3 working days notice and include a daytime telephone number, if possible.

COMPLAINTS TO THE INSPECTORATE

Any complaints about the Inspector's decision, or about the way in which the Inspector has conducted the case, or any procedural aspect of the appeal should be made in writing and quoting our appeal reference, to:

The Complaints Officer,
Quality Assurance Unit,
Room 4/09 Kite Wing,
Temple Quay House, 2 The Square,
Temple Quay, Bristol BS1 6PN.

You should normally receive a reply within 15 days of our receipt of your letter. You should note however, we cannot reconsider an appeal on which a decision has been issued. This can be done following a successful High Court challenge as explained overleaf.

PARLIAMENTARY COMMISSIONER FOR ADMINISTRATION (THE OMBUDSMAN)

If you consider that you have been unfairly treated through maladministration by us you can ask the Ombudsman to investigate. The Ombudsman cannot be approached direct; reference can be made to him only by an MP. While this does not have to be your local MP (whose name and address will be in the local library) in most cases he or she will be the easiest person to approach. Although the Ombudsman can recommend various forms of redress he cannot alter the Inspector's decision in any way.

COUNCIL ON TRIBUNALS

If you feel there was something wrong with the basic procedure used for the appeal, a complaint can be made to the `Council on Tribunals', 22 Kingsway, London WC2B 6LE. The Council will take the matter up if they think it comes within their scope. They are not concerned with the merits and cannot change the outcome of the appeal decision.

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405 (March 01)
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The Planning Inspectorate

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

Direct Line 0117-3726079
Switchboard 0117-3728000
Fax No 0117-3728443

GTN 1371-6079

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

Your Ref:

Our Ref: APP/X0360/A/01/1062676

Date: 19 July 2001

Dear Madam

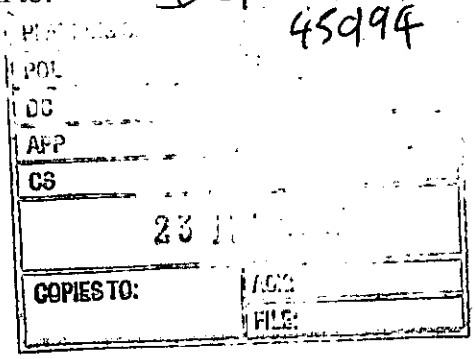
TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR & MRS K BRYANT
SITE AT 8 CODY CL, WOODLEY, READING, BERKS, RG5 4XN

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

The attached leaflet explains the right of appeal to the High Court against the decision and how the documents can be inspected.

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

DG 45994



The Complaints Officer
The Planning Inspectorate
4/09 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 6PN

Phone No. 0117 372 8252 Fax No. 0117 372 6219

E-mail: Complaints@planning-inspectorate.gsi.gov.uk

Yours faithfully

Miss A Groves

COVERDL1

Tel. (0118) 974 6448 (Direct Line)
Date: May 31, 2001
My ref: F/2001/3223
Your ref: APP/X0360/A/01/1062676

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

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

Dear Miss Groves

APPEAL BY: Mr & Mrs K Bryant
SITE: 8 Cody Close, Woodley

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

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date: May 31, 2001
My ref:F/2001/3223
Your ref: APP/X0360/A/01/1062676

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

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

Dear Miss Groves

APPEAL BY: Mr & Mrs K Bryant
SITE: 8 Cody Close, Woodley

I refer to question 2 of the questionnaire. It is considered that the Inspector would, in fact, not need to enter the site for any reason. I apologise for the error.

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

c.c The Loft Conversion Company

(H)

The Planning Inspectorate

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

Direct Line 0117-3726079
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Fax No 0117-3728443

GTN 1371-6079

42456

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

Your Ref:

Our Ref: APP/X0360/A/01/1062676

Date 20 April 2001

POL	TLS
DC	ENF
APP	
CS	

23 APR 2001

COPIES TO:	ACK:
	FILE:

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR & MRS K BRYANT
SITE AT 8 CODY CL, WOODLEY, READING, BERKS, RG5 4XN

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

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

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

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

Within 2 weeks from the starting date -

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

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

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

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

You must submit a copy of a completed appeal questionnaire and supporting documents, including relevant development plan policies to the appellant and me.

Within 6 weeks from the starting date -

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

Within 9 weeks from the starting date -

You and the appellant must submit 2 copies of any final comments on each other's statement and any comments on any representations from interested parties to me. Your final comments must not be submitted in place of, or to add to, your 6 week statement. I will forward the appellant's final comments to you at the appropriate time.

Site visit arrangements

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

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

Planning obligations - Section 106 agreements

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

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

Yours faithfully

Miss A Groves

102(BPR)

The Planning Inspectorate

For official use only
Date received

PLANNING APPEAL FORM

Please send each appeal on a separate form

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

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

42197

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

PO1 ENF
DO
APP DK
CS
11 APR 2001
COPIES TO: ACK:
FILE:

A. APPELLANT DETAILS

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

Name MR & MRS K. BRYANT,

Address 8 CODY CLOSE,
WOODLEY,
READING, BERKS.

Postcode RG5 4XN

Your reference

Daytime phone no 0118 944 8612

Fax no –

E-mail address –

B. AGENT DETAILS (if any)

Name THE LOFT CONVERSION COMPANY (RDG) LTD

Address 60 GRASMERE AVE,
TILEHURST,
READING, BERKS.
RG30 6XX

Your reference –

Daytime phone no 0118 945 3469

Fax no 0118 945 3469

E-mail address LOFCOCO@AOL.COM

C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the LPA WOKINGHAM DISTRICT COUNCIL

LPA's application reference no F/2001/3223

Date of the planning application 4-1-01

Date of LPA's decision notice (if issued) 21-3-01

D. APPEAL SITE ADDRESS

Address 8 CODY CLOSE WOODLEY
NR READING, BERKS,

Postcode RG5 4XN

National grid reference SU 778737

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

E. DESCRIPTION OF THE DEVELOPMENT

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

LOFT CONVERSION TO PROVIDE AN EXTRA BEDROOM + EN SUITE SHOWER/W.C.

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

0.06

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

32 square metres

F. REASON FOR THE APPEAL

This appeal is against the decision of the LPA to:

*Please tick **one** box only* ✔

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

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

G. GROUNDS OF APPEAL

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

SEE ATTACHED

J. ESSENTIAL SUPPORTING DOCUMENTS

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

Already have ✔

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

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

7. **Additional plans or drawings** relating to the application but not previously seen by the LPA. Please number them clearly and list the numbers here: ☐

_____

_____

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

_____

_____

K. PLEASE SIGN BELOW

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

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

Signed _____ (on behalf of) Dr & Mrs K BRYANT

Name (in capitals) S.J. WESTALL Date 4-4-2001.

I. APPEAL SITE OWNERSHIP DETAILS

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

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

☑

CERTIFICATE A

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

OR

CERTIFICATE B

☐

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

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

CERTIFICATES C and D

☐

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

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

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

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

OR

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

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

PLEASE SIGN BELOW

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

Signed B J Westall (on behalf of) Mr & Mrs. K. BRYANT

Name (in capitals) B J. WESTALL Date 6-6-2001

Please turn over

G. GROUNDS OF APPEAL (continued)

H. CHOICE OF PROCEDURE

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

*Please tick **one** box only* ✔

1. WRITTEN REPRESENTATIONS ☐

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

2. HEARING ☐

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

3. INQUIRY ☐

Please give reasons why you think an inquiry is necessary.

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

NOW SEND:

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

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

- **1 COPY for you to keep**

When we receive your appeal form, we will:

1) Tell you if it is valid.

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

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

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

5) Tell you our Inspector's decision.

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

G. GROUNDS OF APPEAL:

Normally, in this type of project, the installation of roof windows that do not cause an increase in volume of the existing property and which are also built-in in such a way as to be in the plane of the existing roof line do not require planning permission at all unless the house should be within a Conservation area or an area of Outstanding Natural Beauty or unless the house should be a listed building of some sort. However, in an agreement made with the original estate developers, a special condition was imposed at the time of granting permission to build this house which means that the installation of any additional windows would first need planning permission. Mr & Mrs Bryant (and many of their neighbours, who it appears have the same condition written into their deeds) were not aware of this and it was fortunate that this condition came to light before actually commencing work on the project. Seeing that we had already carried out similar projects under permitted development in the same vicinity (many within view of 8 Cody Close), Building Regulation Approval had already been obtained before this fact came to light. So we were obliged to apply for Planning Permission after having already obtain Building Regulation Approval which is the reverse of the usual manner of doing these things.

The house in question lies in a large housing development that would have been built in stages and it appears that in this particular stage of the development for some reason this particular condition was insisted upon. In fact we *had* met a similar case before back at the beginning of 1998 in a very similar loft conversion project at some 150 metres distance from this present address. In the case of that particular project, it was approved by the same Planning Department (Approval number 98/67296/F dated 19th May 1998 at 14 Harris Close, Woodley) who did, however, impose a condition in that case that the roof windows should be glazed in obscure glass because a neighbour who lived immediately to the rear of the property had been the only person to raise an objection to the project. No other objections were raised by the Planning Office in that particular case, although the roof windows were of similar size and distribution throughout the roof as those proposed at 8 Cody Close, Woodley.

It is our usual practise to submit the planning application; to display the site notice; and to then get in touch with the planning authority (at some time after the 21 days of the notice having been posted) and ask if any objections had been raised and if, in the opinion of the case officer, the proposal was likely to be approved or if we should adjust it in some way to make it more acceptable in some way. In this particular case we had great difficulty in contacting anyone in the planning office to discuss these points because it appeared that at the very beginning of this year the department had either been extremely overloaded with work or were very short of staff. However, eventually we did speak with the case officer on 19th February 2001 who asked if we could redesign the project so that the new roof windows should all line through with each other and also that they should be sited equidistance one from the other. After thinking hard on this proposal, we responded with our letter of 19th February 2001 (copy enclosed herewith). We are still of the opinion that those points that we noted in our letter of 19th February 2001 to the Planning Department are still relevant as good reasons why the perfect alignment and spacing of the windows is not necessarily an improvement to the appearance of the project. We expanded on this point in our letter of the following day in which we asked the case officer to reconsider and to please let us know if there should be any other points [redacted] of objection raised so that we might have the opportunity of addressing them too.

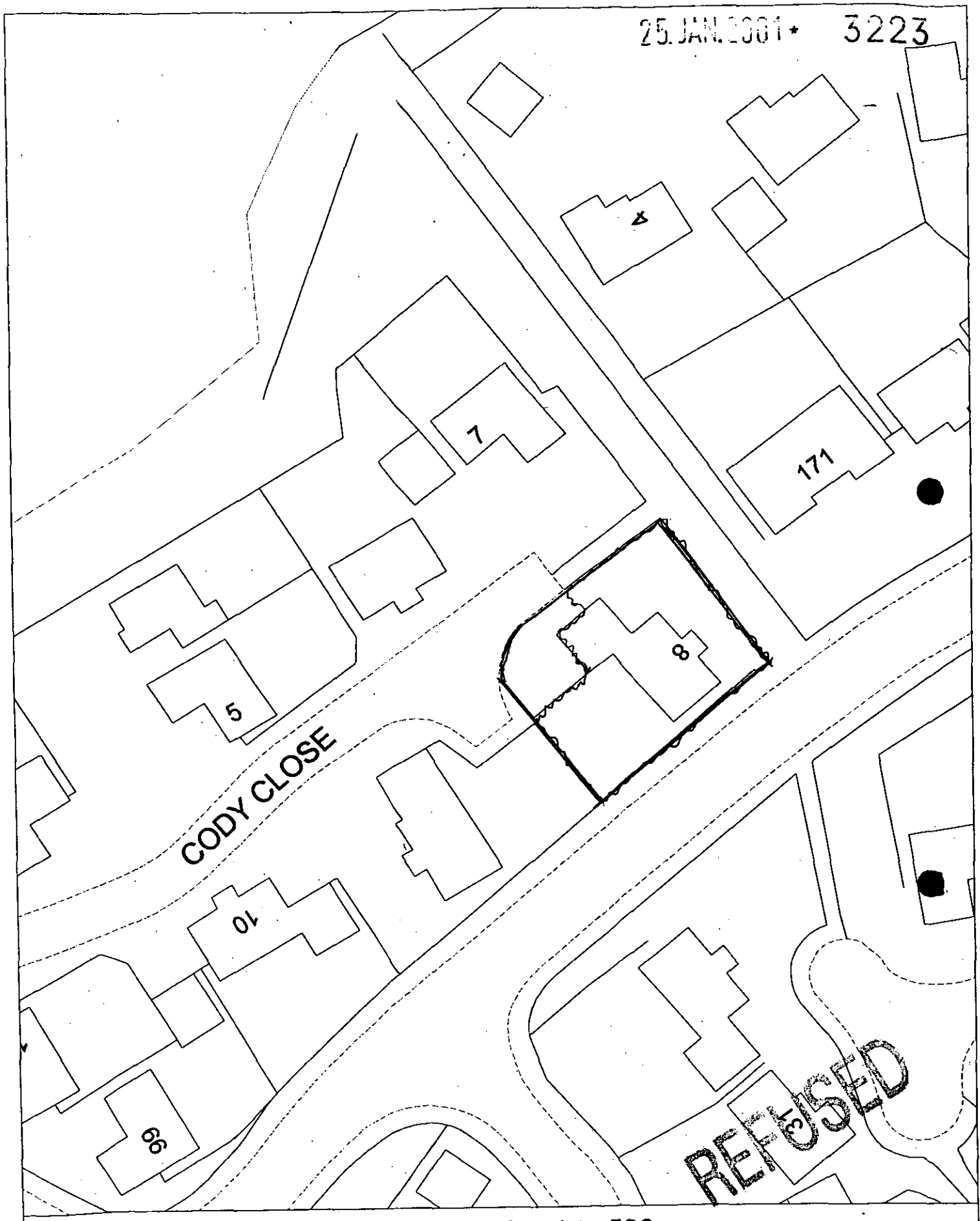
The LPA case officer did not inform us of any other reasons for their objecting to the proposal, although, as it turns out, in the official reason for refusing planning permission as noted on the enclosed Notification of Refusal of Permission, it can be seen that they are also objecting to the size of the windows (this is the first time that the size of the windows had been spoken of). I was given to understand by the case officer that if it had been possible for us to line through all of the windows in the roof as shown on our drawing 0046 295, and to then space them out so that the spacing between each window were to be the same as each other, then they would approve the application. The case officer never said at any time that it would also be necessary to also reduce the size of the windows and I was unaware of this until I read it in the official Notification. Although the case officer spoke of aligning all of the roof windows one with another, I had wondered if she had really meant to ask us to align them with the windows on the floors below. I tried to answer that point also in the same letter even though it was not this that she was asking for. We all know that by far the majority of windows and door frames installed in new houses come from a standard range of prefabricated frames and therefore come in standard set sizes and so a type of alignment in a vertical plain is almost automatic. This also works well for distributing the loads in the walls as far as the lintels over these windows and doors are concerned. These conditions do not apply to roof windows so readily which are also manufactured in standard set sizes, albeit different to the standard sizes used in the more traditional windows constructed especially to be built into vertical walls. If it had been possible to modify the layout in order to make it more acceptable to everyone, then we would have made every attempt to do so, but it would not have been possible to do this and still comply with the Building Regulations unless

the whole project were to be made ridiculously strange for those having to use the newly created room.

Basically we do not agree with the decision of the planning office because they state that they are refusing the application on the grounds that the location, size and positioning of the proposed rooflights would be a discordant feature in the street scene because of their relation to the existing fenestration. They expand on this by saying that what is more the proposed roof windows would not only be a discordant feature but also out of keeping with the street scene. We do not believe that Velux windows are out of keeping with these type of houses in the street. The houses are all typical of those built in this country in the late twentieth century and precisely the type of house that Velux windows are principally designed to be used in. Gradually, as time moves on and families grow and expand (..... some do!), we are seeing more and more roofs with these type of roof windows in them and they are becoming more and more a part of the general street scene..... especially so in housing developments of this type. They answer the needs of the ordinary growing family very well. The wording 'out of keeping with the character of the existing properties in the vicinity' is also used as a reason for refusing permission. We fail to see how they are out of character when they are becoming more and more a part of the general character of the roofs in many housing estates of this type. Also the wording 'detrimental to the visual amenities of the street scene and surrounding area' is used as a reason for refusing permission to carry out this project. The dictionary definition of 'detrimental' as being harmful, causing loss, disadvantageous, pernicious, injurious, etc. seems to indicate a condition far more severe than these roof windows could ever be accused of..... especially strange when the planning case officer had asked merely that they be perfectly aligned with each other and spaced out equidistantly. Are we to accept that it is the opinion of the planners that if we had been able to comply with their request, then this would have changed things to such a degree as to suddenly not have been harmful, causing loss, disadvantageous, pernicious, injurious, etc.?

Surely the use of such words as 'discordant feature', 'out of keeping', 'detrimental' and so on, are words of very extreme opinions being used against such things as Velux windows. We are not talking here of constructing flat roofed, box dormer constructions. I believe that the majority of the people living in the same surrounding streets would not have these extreme opinions that the planners seem to have and most would think it their right to be able to install such windows in their own roofs if their circumstances ever dictated. Certainly those at the nearby school gates can not believe that the local authority can use such arguments preventing them from perhaps ever being able to realise such a project for themselves. If we were to look at the homes of the average person that wants to spend their hard earned money on making full use of their houses by converting the loft space and by installing these type of roof windows, it is obvious that in their opinion this is far from creating anything that might be detrimental to, or out of keeping with, their homes and the surrounding area. They probably make the largest investment of their lives in their homes and they certainly don't wish to harm it or to detract from it, or the surrounding area, in any way at all.

Summing up, we think that the opinion of the planning office is far too severe and exaggerated and ought to be considered again by someone with a more open mind and point of view.



Site Plan, Scale: 1 to 500

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Date: 12 January 2001

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W E
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Example letter

Tel. (0118) 974 6448 (Direct Line)
Date. April 24, 2001
My ref. F/2001/3223
Your ref.

«Name__Address»

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

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990
APPEAL BY: Mr & Mrs K Bryant
SITE: 8 Cody Close, Woodley
PROPOSAL: Proposed conversion of loft space to create bedroom & en suite

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

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

As your interests may be affected, you can give your views on the appeal in writing to Miss A Groves The Planning Inspectorate, Room 1004, Tollgate House, Houlton Street, Bristol, BS2 9DJ. You should, if possible, send three copies quoting reference APP/X0360/A/01/1062676. Comments received after 01/06/01 will not normally be seen by the Inspector & will be returned.

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

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

If you wish to be notified of the result of the appeal, you should write to Miss Groves at the Planning Inspectorate requesting a copy of the decision. Please quote reference APP/X0360/A/01/1062676.

Yours faithfully

Denise Gumbrell
Appeals Assistant

ADDITIONAL PLAN

Additional

Drawing Showing 4

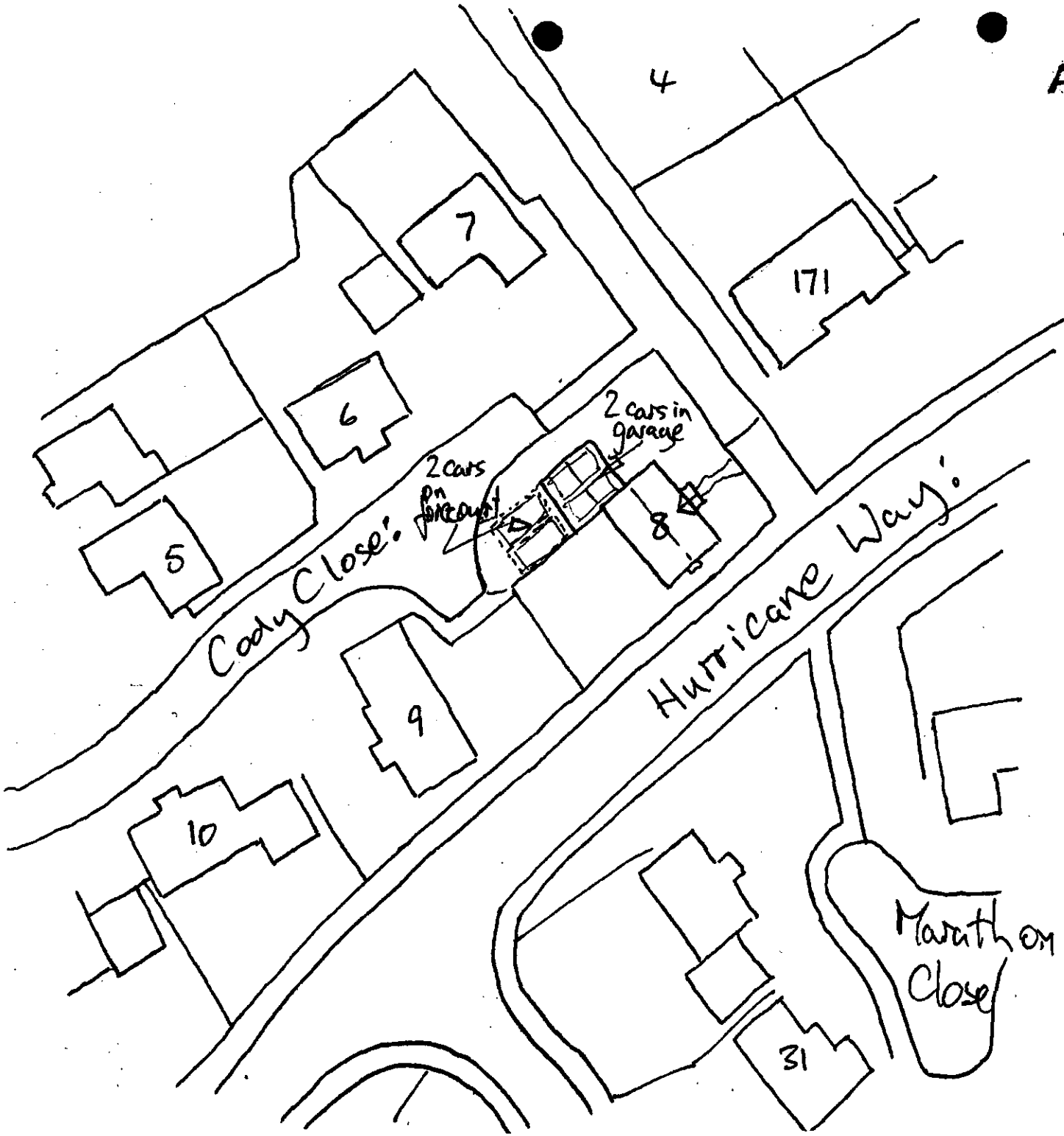
Parking Places @

8 Cody Close

Woodley, Readin

for Mr. & Mrs. Bryan

(original drawing 0046-2



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COMPANY (RDG)

0118 945 3469

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