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APPLICATION NO.4693

Name of appellant:
Mr & Mrs Naheed

Site address:
1 Snowdrop Grove, Winnersh

Proposal:Proposed extension to existing gara with storage space in roof

Case Officer:KL

Dismissed 28/08/02

1284

00

Appeal Decision

Site visit made on 12 August 2002

by Peter Drew Bsc (Hons) DipTP (Dist) MRTPI

an Inspector appointed by the First Secretary of State

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

Date

28 AUG 2002

Appeal Ref: APP/X0360/A/02/1087508
1 Snowdrop Grove, Winnersh

- 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 Naheed against the decision of Wokingham District Council.
- The application (Ref.F/2001/4693), dated 14 August 2001, was refused by notice dated 10 October 2001.
- The development proposed is single storey pitched roof garage extension with storage above.

Summary of Decision: The appeal is dismissed.

Main Issue

1. I consider that the main issue in this appeal is the effect of the proposal on the character and appearance of the area.

Planning Policy

2. The development plan includes the Berkshire Structure Plan 1991-2006, incorporating alterations adopted in August 1997 and the Loddon Area Local Plan, which was adopted in May 1995.

3. Policy EN1 of the structure plan states that the character and quality of the environment, within built-up areas, will be protected and enhanced and that development must be appropriate in scale, form, impact, character and siting to its location.

4. Policy LBE1 of the local plan says that new development should be of a high standard of design appropriate to the character of the area and make a positive contribution to its setting and to the creation of an attractive environment. Conversely policy LBE2 indicates that proposals that are inappropriate in terms of its relationship with adjoining sites, or which would adversely affect the character of an area will not normally be permitted. Although reference has also been made to policies LTV1 and LTV6 and both parties acknowledge that it is within the settlement boundary, since I have not been provided with an extract from this plan's Proposals Map, I am not satisfied that this is the case. As such I am unable to make any assessment of the proposal against policies LTV1 and LTV6.

5. The emerging development plan also includes the Draft Wokingham District Local Plan, which has been subject of an Inquiry. However it appears to me that the relevant excerpts from this plan, with which I have been provided, pre-date the Inspector's Report by almost 2 years. Policy WBE1 requires good contemporary design, which respects its local context,

having regard to a number of considerations, which include its visual impact and its layout, form, scale, massing and materials. Policy WOS3 says, amongst other things, that proposals should be of a high quality of design that respects the local context by virtue of siting, layout, massing, materials, colour and texture. Although reference has been made to policy WOS2 and both parties acknowledge that it is within the settlement boundary, since I have not been provided with an extract from this plan's Proposals Map, I am not satisfied that this is the case. Since I am unclear whether any objections to these draft policies have been resolved, I attach little weight to them, in accordance with the advice in paragraph 48 of Planning Policy Guidance (PPG) 1 'General Policy and Principles'.

Reasons

6. The cul-de-sac, of which the appeal site forms a part, has an attractive layout around an open landscaped area that contributes to its pleasant appearance. In my view this open character is not diminished by the relatively modest scale of the existing double garages, which stand slightly forward of many of the dwellings and form part of the original layout. This sense of openness is typical of the remainder of the estate, where extensive, indigenous landscaping forms an important component in the street scene. Whilst it is not formally designated, for the above reasons I consider the area has its own special character.

7. The appeal proposal would extend the existing garage further forward of the house and its neighbours and be a prominent incursion into the open landscaped area near the entrance to Snowdrop Grove. The garage would, however, be most visible when leaving Snowdrop Grove, because mature planting around Robin Hood Barn would limit views of the proposal on entering the cul-de-sac. In my view the increased bulk and mass of the garage would compromise the openness of the area and result in an overly dominant structure, which in terms of height and width would not be dissimilar to those of a small bungalow.

8. The original house to the north of the appeal site at Robin Hood Barn is a 3-storey dwelling, which stands forward of the building line in Snowdrop Grove, including the garage on the appeal site. However this does not undermine or invalidate the visual contribution of the open landscaped area including the area in front of the appeal site. Whilst I accept that the proposal would be seen against the backdrop of this property when viewed from other dwellings in Snowdrop Grove, I consider that this does not justify the scale of the proposal. In particular, because the proposal would stand well forward of all other built development in Snowdrop Grove, I consider it would be an unwelcome intrusion into the open area.

9. On the main issue I conclude that the proposal would harm the character and appearance of the area. As such I consider it conflicts with policy EN1 of the structure plan, policies LBE1 and LBE2 of the local plan and policies WEB1 and WOS3 of the draft local plan.

Other Matters

10. I appreciate that the design of the proposal is not dissimilar to the existing garage, that the roof pitch would be reduced, that matching materials are proposed and that shrubs in the garden would help to soften the impact of the scheme to some extent. However there is no guarantee that such planting would be retained and, more importantly, I am not convinced that any landscaping could address the scale and impact of the proposed building. These factors are, therefore, outweighed by the harm that I have identified in respect of the main issue.

11. I have carefully considered the impact of the proposal on the living conditions of the occupiers of Robin Hood Barn, but in my view the proposal would be sufficiently distant from that dwelling so as not to harm their outlook or result in a loss of light. Whilst I note that a small window is proposed in the rear elevation, in my view this would do little more than provide light to the garage area and I consider that the vegetation that exists along this boundary would ensure that there was no overlooking.

Conclusions

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

Formal Decision

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

Information

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

INSPECTOR

The Planning Inspectorate

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Temple Quay House
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Bristol BS1 6PN
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PLANNING SERVICES 60361
DC DG ENF
APP
29 AUG 2002
ACK
FILE

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

Your Ref: F/2001/4693
Our Ref: APP/X0360/A/02/1087508
Date: 28 August 2002

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR & MRS NAHEED
SITE AT 1 SNOWDROP GROVE, WINNERSH, WOKINGHAM

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

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

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

Phone No. 0117 372 8252

Fax No. 0117 372 8139

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

Yours faithfully

KF
Mrs Margaret Pocock

COVERDL1

Tel. (0118) 974 6448 (Direct Line)
Date: May 28, 2002
My ref: F/2001/4693
Your ref: APP/X0360/A/02/1087508

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

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

Dear Mrs Pocock

APPEAL BY: Mr & Mrs Naheed
SITE: 1 Snowdrop Grove, Winnersh

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

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

TOWN AND COUNTRY PLANNING ACT 1990

SECTION 78 APPEAL

APPELLANT : Mr and Mrs Naheed

APPEAL SITE : 1 Snowdrop Grove, Winnersh

REASON FOR APPEAL : Appeal against refusal of proposed extension to existing garage with storage space in roof.

LOCAL PLANNING AUTHORITY REFERENCE: F/2001/4693

DEPARTMENT OF THE ENVIRONMENT
TRANSPORT & THE REGIONS REFERENCE: APP/X0360/A/02/1087508

1.0 LOCATION AND SITE DESCRIPTION

1.1 The appeal site, 1 Snowdrop Grove, is located within the identified settlement of Winnersh.

1.2 The property contains a large detached dwelling of 6 bedrooms, which was constructed as a result of planning approval in 1986. The neighbourhood in which the dwelling is located is open-plan with large front gardens. One two-storey side and rear extension has been approved previously.

2.0 Planning History

2.1 The planning history for the site is as follows:

Application	Description	Date	Decision
20494	Outline application	15.12.83	Refusal
25485	Detached House and Garage	09.07.86	Conditional Approval
BRA 1413	Detached House	11.09.86	Approved
F/2000/0954	Two Storey Side and Rear Extension	21.06.00	Conditional Approval

2.2 On the 10th of October 2002 Wokingham District Council through their powers under the Town and Country Planning Act 1990 refused approval for a proposed extension to the existing garage with storage space in the roof, for the following reason – *'The proposed extension to the existing double detached garage by virtue of its design, scale, and massing would be detrimental to the visual amenity and character of the area. As such, the proposal is considered to be contrary to policy EN1 of the Berkshire Structure Plan, policies LBE1 and LBE2 of the Loddon Area Local Plan and to policies WBE1 and WOS3 of the Wokingham District Local Plan (Deposit Draft)'.*

3.0 Policy Background

3.1 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.

3.2 Berkshire Structure Plan

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

3.3 The policy contained within the Berkshire Structure Plan relevant to the consideration of this appeal is:

EN1 Protection and Enhancement of the Environment of Built-Up Areas

3.4 Loddon Area Local Plan

The Loddon 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 the 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".

3.5 The particular policies which apply to the consideration of this appeal are:

LBE1 Design of New Development
LBE2 Inappropriate Design
LTV1 Identified Settlements
LTV6 Protection of Important Open Areas within Settlements

3.6 Draft Wokingham District Local Plan

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 was published on 22nd November 2001.

3.7 The policies contained within the draft Wokingham District Local Plan relevant to the consideration of this appeal are:
WBE1 Development In Its Local Context
WOS 2 General Development Principles
WOS 3 Development Control Principles

4.0 Case for the Local Planning Authority

4.1 It is considered that the proposed extension, by virtue of of its design, scale and massing would be detrimental to the visual amenity and character of the area. As such the proposal is deemed to be contrary to the policies listed above.

4.2 Impact Upon Neighbouring Properties
To the north of the site is 11 Bluebell Meadow, a three storey detached house with dormer windows in the roof space looking out towards the site. There is a 1.8 metre high close-boarded boundary fence and in parts a 3.5 metre high laurel hedge which runs along this boundary.

4.3 The owners of Bluebell Meadow have objected to the application on the grounds of the increase in size, the introduction of stairs with a room above, the breach of the front building line, the design of the garage, the inaccurate drawings submitted with the application, and the setting of a precedent for garages close to the boundary.

4.4 It is considered that due to the distance of some 17.5 metres between the proposed garage and 11 Bluebell Meadow, in addition to the screening and orientation of the garage, the proposal will have no adverse effect on the residents at 11 Bluebell Meadow.

4.5 It is furthermore considered that due to the distances between the garage and other neighbouring properties, that the proposed changes will have little direct effect on the amenity of other neighbouring properties.

4.6 Impact Upon The Visual Amenity of The Locality
The proposed extension will bring the garage 3.1 metres further towards Snowdrop Grove, thereby leaving a distance of some 14.9

metres between the road boundary and the garage. The front building line distances on the same side of the road are as follows:

Address	**Distance**
1 Snowdrop (current)	18m
2 Snowdrop	37m
3 Snowdrop	52m
4 Snowdrop	35m
5 Snowdrop	15m
6 Snowdrop	6m
Average	**27m**

This side of the road, as can be seen from the table above and from the block plan, sweeps around in something of a semi-circle, leaving an open and uncluttered front garden area. The erection of such a large extension further towards the boundary, giving a front building line of 14.9m, will result in a considerably more visual and prominent garage with a consequent loss of character to the streetscape.

4.7 The resultant garage would measure 5.75m by 8.9m and 5.7m to the ridge. The height of 5.7m (6.1m to the top of the roof tiling) and the width of 8.9m is that of a substantial chalet bungalow.

4.8 It is clear from the layout of the dwellings and their associated garages that the original design of the subdivision was intended to be one of spaciousness with clear and unobstructed outlooks. This unnecessary and overly large extension of the garage will create a precedent within the area which will lead to the gradual erosion of this special character.

5.0 Conclusion

5.1 The proposal, if permitted, would be detrimental to the character of the streetscape. It is considered that the extension by virtue of its design, scale and massing would be detrimental to the visual amenity and special character of this open-plan street. The proposal would therefore be contrary to policies EN1 of the Berkshire Structure Plan, LBE1/2 and LTV 1/6 of the Loddon Area Local Plan and WBE1 and WOS2/3 of the Deposit Draft Wokingham District Plan.

5.2 The Inspector is respectfully requested to dismiss this appeal (see Appendix 5 for suggested conditions).

Kerrin Lithgow
Senior Planning Officer
BA MRRP NZPI (Grad)
22 May 2002

Appendices

Appendix 1: Site Plan

Appendix 2: Extract from the Berkshire Structure Plan

Appendix 3: Extract from the Loddon Area Local Plan

Appendix 4: Extract from the Wokingham District Local Plan (Deposit Draft)

Appendix 5: Suggested Conditions for Appeal if Allowed

Appendices

Appendix 1: Site Plan

Appendix 2: Extract from the Berkshire Structure Plan

Appendix 3: Extract from the Loddon Area Local Plan

Appendix 4: Extract from the Wokingham District Local Plan (Deposit Draft)

Appendix 5: Suggested Conditions for Appeal if Allowed

APPENDIX 1.



Site Plan, Scale: 1 to 1250

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Date: 23 April 2002

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H.M. LAND REGISTRY
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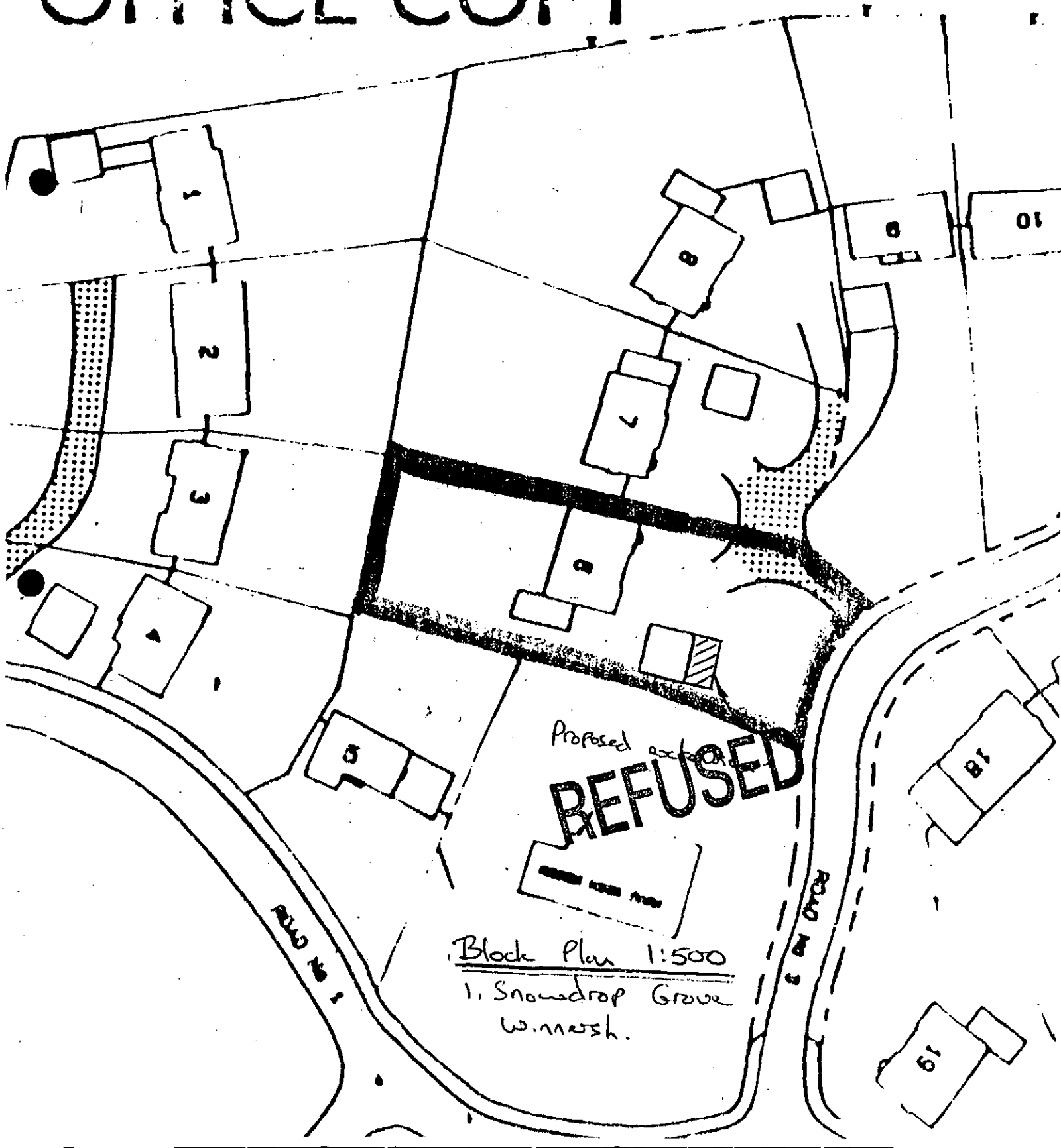

Appendix 2: Extract from the Berkshire Structure Plan

Royal County of BERKSHIRE



BERKSHIRE STRUCTURE PLAN 1991-2006

Incorporating Alterations adopted in August 1997





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Public Services Division

6 ENVIRONMENT AND CONSERVATION

MAINTAINING ENVIRONMENTAL QUALITY

6.1 The quality of the County's environment relates to its character, identifiable 'sense of place', and people's living conditions. These depend partly on care for its environment as a whole, including the countryside (dealt with in Chapter 5) and towns, villages and built-up areas which are considered in this chapter. It also concerns : safeguarding and enhancing a number of specific environmental interests, which together contribute to the character of the County; curbing and controlling a number of specific threats to pleasant living conditions; and the conservation of natural resources.

The Environment of the Built-up Areas

6.2 The density, form and quality of buildings, landscape and other elements of the environment in towns, villages and built-up areas have an important bearing on the overall quality of life in the County, especially as the majority of the population live and work in such areas.

Protection and Enhancement of the Environment of Built-Up Areas

Policy EN1 **The character and quality of the environment in the towns, villages and other built-up areas will be protected and enhanced. Within these areas development must be appropriate in scale, form, impact, character and siting to its location. In particular :**

(i) development should embody a high standard of design, layout and landscaping, and help maintain and, where possible, enhance the character of its surroundings;

(ii) town and village greens and all open land important to the character of settlements will be protected from development and where necessary enhanced;

(iii) the existing tree cover, important areas of vegetation and wildlife habitats will be conserved, and additions to them encouraged;

(iv) special attention will be paid to the maintenance and improvement of the character of town and village centres.

Where appropriate, to achieve optimum use of land and buildings in built-up areas, the re-use of vacant buildings and redevelopment of derelict or genuinely under-used urban land will be supported.

6.3 In order to secure improvements in the environment of built-up areas, local plans will need to include guidelines on a wide range of matters raised in the policy. Particular public concerns have been raised about the quality of design in new development and about increased densities in the built-up areas. While the latter may help reduce the need for travel and minimise the loss of open countryside, it may also lead to problems of congestion, loss of tree cover and open land, and deterioration in environmental quality in established neighbourhoods.

6.4 Policy EN1 is intended positively to encourage appropriate regeneration in line with Government guidance. It is not proposed that appropriate changes of use of buildings should be restricted whether they are currently vacant or not. Derelict land which has been the subject of contamination may be appropriate for redevelopment, but only if there is no danger created for the new use of the site or through the transport and re-deposit of contaminated matter on a site elsewhere.

Environmental Nuisance

6.5 Certain kinds of development can give rise to nuisance which can affect occupiers of buildings, passers-by or those using outdoor space. There is a need to prevent new problems from arising, and to limit or reduce the nuisance from existing sources. The impact of nuisance may in some circumstances be limited by curbing development in areas affected, and this is appropriate where (as is the case for aircraft noise) little can be done to reduce the nuisance in the short term.

Protection from Environmental Nuisance

Policy EN2 **Development should not give rise to unacceptable levels of noise, smell, dust, fumes, light or noxious emissions affecting areas beyond the site boundary, or to unacceptable levels of air or water pollution. In addition, uses sensitive to disturbance such as new houses, schools and hospitals, should not be located in areas already subject to unacceptable levels of these environmental nuisances.**

6.6 In areas affected by high levels of noise, development should be designed to minimise the nuisance caused to future occupants. Unacceptable levels of environmental nuisance will be defined through the local plan process and by building upon studies such as the County Council's State of the Environment Report. The County Council has also recently published environmental noise planning guidelines to assist with the implementation of Policy EN2 and to help co-ordinate a standardised approach across the County.

Flooding

6.7 Most of Berkshire's rivers have an associated floodplain which is essential for both flood flow and storage. Development within the floodplain would reduce the storage capacity and impede the flow of water, thereby increasing the risk of flooding elsewhere. Therefore in areas at risk from flooding new development or the intensification of existing development will be resisted. It is also necessary to ensure that the surface water run-off from any new development does not exacerbate flooding or drainage problems elsewhere.

Appendix 3: Extract from the Loddon Area Local Plan

LODDON AREA LOCAL PLAN

Adopted 5 May 1995

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

1.4 QUALITY AND CONSERVATION OF THE BUILT ENVIRONMENT



NEW DEVELOPMENT, REDEVELOPMENT AND REFURBISHMENT

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

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

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

❖ *LBE1 DESIGN OF NEW DEVELOPMENT*

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

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

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

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

❖ LBE2 INAPPROPRIATE DESIGN

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

ENVIRONMENTAL IMPROVEMENT

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

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

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

❖ LBE3 REFURBISHMENT AND REDEVELOPMENT

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

❖ LBE4 ENVIRONMENTAL ENHANCEMENT SCHEMES

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

SUNLIGHT, DAYLIGHT AND NOISE

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

❖ LBE5 SUNLIGHT AND DAYLIGHT

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

plan, a village is not synonymous with an identified settlement, the latter being used to define an area where particular planning policies are appropriate. There will therefore be cases where parts of villages have been excluded from the identified settlement, for example, small groups of development on the far side of a road that marks the boundary of the main built up area of the village. In order to be consistent in the treatment of settlements of similar size, function and character, it has been necessary to draw up a definition for settlements warranting identification on the Proposals Map.

1.1.05 An 'identified' settlement or built-up area must possess all the following characteristics:-

(i) a sizeable amount of development in a compact form. (If development is interspersed with areas of land which are characteristically rural or open, this will not come within this criterion);

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

(iii) be physically and socially cohesive.

On this basis the following policy is put forward.

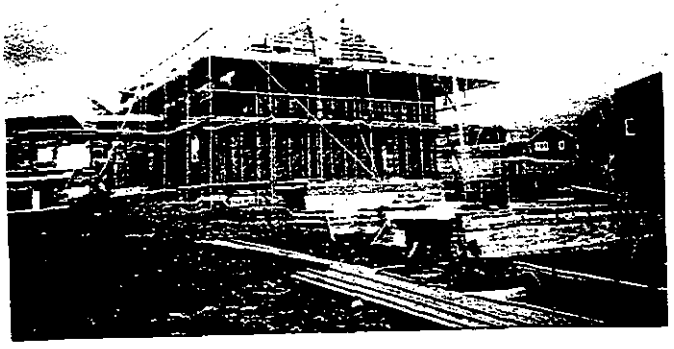
LTV1 'IDENTIFIED SETTLEMENTS'

WITHIN THE IDENTIFIED SETTLEMENTS AS DEFINED BELOW AND AS SHOWN ON THE PROPOSALS MAP, DEVELOPMENT WILL NORMALLY BE ALLOWED, SUBJECT TO THE PROVISIONS OF OTHER POLICIES CONTAINED IN THIS PLAN. THE 'IDENTIFIED' SETTLEMENTS ARE:-

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

LIMITING THE SPREAD OF DEVELOPMENT

1.1.06 The District Council recognises the need to maintain an acceptable level of environmental quality and considers that the maintenance of a clear distinction between built-up areas and the countryside is fundamental to achieving this aim. Such an approach helps to ensure that individual settlements retain their identity and that the open and rural character of land outside the boundaries of identified settlements is retained. Accordingly it is intended to limit development outside identified settlements to that which is appropriate to the countryside or has a special reason to locate there. Although these uses are acceptable in principle, they must also be acceptable in practice. This is particularly important in the case of small scale housing and employment development on the edge of settlements which is dealt with in more detail in policies LH1 and LE2.



LTV2 DEVELOPMENT IN RURAL AREAS

ALL LAND OUTSIDE THE IDENTIFIED SETTLEMENTS, AS SHOWN ON THE PROPOSALS MAP IS CONSIDERED TO BE RURAL AREA WITHIN WHICH DEVELOPMENT WILL NOT NORMALLY BE ALLOWED. IN ACCORDANCE WITH THE

which the land is demarcated by rural as opposed to urban characteristics.

1.1.10 Settlement edges are extremely sensitive areas of the landscape. Development occurring on or near the settlement edge can impinge unsatisfactorily on the countryside and prejudice the maintenance of a clear physical and visual separation between settlements. The need to consider the effect of proposals for limited housing and employment development on the rural areas is dealt with in policies LC1, LC2 and LC16.

1.1.11 As a complement to the latter, and in line with the spirit of policies EN4 and EN5 of the Structure Plan, there is a need to ensure that natural features such as trees and hedgerows which soften or screen the edge of the built up area, and, in many cases delineate the boundary, are retained. Where a lack of natural features exist the boundaries of the identified settlements have been delineated by fencelines or other means. Where development intrudes on the countryside, the provision of landscaping will be encouraged. The background work for this policy has involved carrying out a plan wide landscape survey which has included an assessment of the quality of boundaries to 'identified' settlements.

❖ LTV4 ENHANCING SETTLEMENT BOUNDARIES

THE DISTRICT COUNCIL WILL SEEK TO RETAIN NATURAL BOUNDARY FEATURES WHICH EXIST AROUND 'IDENTIFIED' SETTLEMENTS AND ENCOURAGE THE STRENGTHENING OF BOUNDARIES BY NEW TREES AND HEDGEROW PLANTING WHERE NATURAL FEATURES ARE WEAK OR ABSENT AND DEVELOPMENT IMPINGES ON THE COUNTRYSIDE. WHERE SUCH BOUNDARIES ARE FORMED BY WOODLAND OR TREES THE PROTECTION MAY TAKE THE FORM OF TREE PRESERVATION ORDERS.

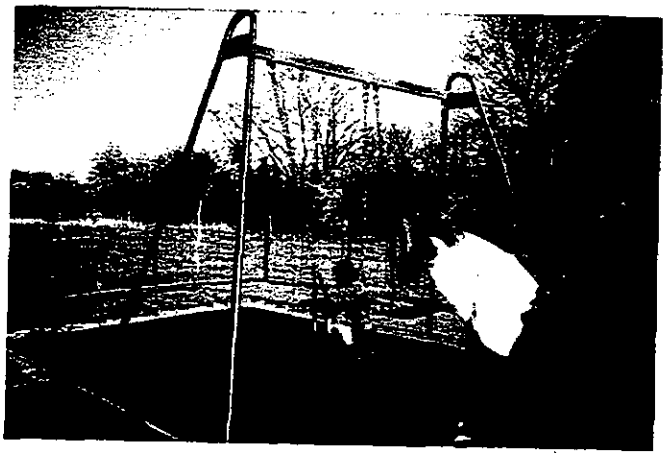
1.1.12 Although there is a general presumption in favour of development within identified settlements, it is felt that there is a need to consider particularly carefully proposals for development within, but adjacent to the boundary of, the identified settlement where the settlement edge is fairly exposed due to land levels or limited natural screening and existing development is of a fairly low density. An intensification of the level of development through infilling, redevelopment or the additions of substantial extensions could result in the introduction of a hard urban edge close to the rural area.

❖ LTV5 TRANSITIONAL AREAS

IN VISUALLY SENSITIVE TRANSITIONAL AREAS, AS DEFINED ON THE PROPOSALS MAP, THE DISTRICT COUNCIL WILL RESTRICT ADDITIONAL DEVELOPMENT, IN THE FORM OF INFILLING, REDEVELOPMENT AND EXTENSIONS TO A LEVEL APPROPRIATE TO PREVENT THE FORMATION OF A HARD URBAN EDGE TO SETTLEMENTS.

IMPORTANT OPEN AREAS WITHIN SETTLEMENTS

1.1.13 In addition to the visually sensitive transitional areas and the more extensive open areas defined in Part 2 of the Local Plan, certain parts of some settlements have a distinctive character derived from the amount of open space and space about buildings. Often these spaces have a profuse amount of vegetation within them which is important in softening the urban environment. Whilst some settlements have isolated areas of this form of development the degree of concentration of development in older settlements tends to decrease with distance from the centre and there are open areas close to the boundaries which it is important to retain. Many of the important open areas within settlements are by their nature small and the local plan does not, therefore, define the areas to which the following policy relates. The application of the policy will be through the consideration of individual areas in the light of specific proposals.



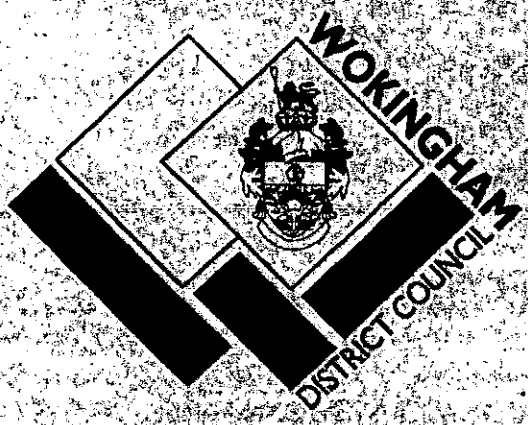
❖ LTV6 PROTECTION OF IMPORTANT OPEN AREAS WITHIN SETTLEMENTS

WITHIN THE IDENTIFIED SETTLEMENTS, DEVELOPMENT OF AREAS OF OPEN LAND INCLUDING GAPS IN ROAD FRONTAGES AND GARDEN AREAS WHICH SIGNIFICANTLY CONTRIBUTE TO THE CHARACTER OF SETTLEMENTS WILL NOT NORMALLY BE PERMITTED. ANY NEW DEVELOPMENT, INCLUDING INFILL DEVELOPMENT WILL ONLY BE PERMITTED IF IT IS SYMPATHETIC IN SCALE AND CHARACTER TO THE ENVIRONS OF THE SITE.

ENVIRONMENTAL ENHANCEMENT

1.1.14 The District Council is keen to see enhancement of the environment throughout the plan area. *Priorities for action* are established in the following chapters but other opportunities will also be taken as they arise subject to the *availability* of funding and other resources where appropriate.

Appendix 4:Extract from the Wokingham District Local Plan (Deposit Draft)



Wokingham District Local Plan
Deposit Draft
With Proposed Amendments Highlighted

February 2000

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

POLICY FRAMEWORK

National Policy

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

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

Strategic Policy

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

Supplementary Planning Guidance

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

THE BUILT ENVIRONMENT

DESIGN PRINCIPLES

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

POLICY WBE1: DEVELOPMENT IN ITS LOCAL CONTEXT

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

a) ITS ENVIRONMENTAL IMPACT

b) ITS VISUAL IMPACT

c) ACCESSIBILITY

Cont.

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

e) THE LOCAL TOWNSCAPE

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

g) SAFETY AND SECURITY

h) THE PRIVACY AND AMENITY OF THE EXISTING ENVIRONMENT

i) SUPPLEMENTARY PLANNING DESIGN GUIDANCE ADOPTED BY THE COUNCIL.

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

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

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

POLICY WBE2: IMPROVING ON THE LOCAL CONTEXT

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

Implementation: Through the development control process.

Monitoring: Check quality of development on the ground.

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

POLICY WBE3: CHARACTER OF LARGE SCALE DEVELOPMENT

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

Cont.

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

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

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

POLICY WOS2: GENERAL DEVELOPMENT PRINCIPLES

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

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

Implementation: Through the development control process.

Monitoring: Planning applications determined.

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

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

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

POLICY WOS3: DEVELOPMENT CONTROL PRINCIPLES

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

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

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

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

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

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

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

Implementation: Through the development control process.

Monitoring: Planning applications determined.

Services, Amenities and Infrastructure

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

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

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

Cont.

Appendix 5: Suggested Conditions for Appeal if Allowed

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

2 All new external works shall be carried out in materials that match in size, colour and texture, those of the existing building.

3 A newt mitigation scheme shall be submitted to and agreed in writing by the Local Planning Authority in consultation with English Nature prior to works being carried out on site.

Reasons:

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

2 To ensure a satisfactory external appearance.

3 To ensure adequate protection of a protected species.

Informatives

1 Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, care should be taken upon the commencement and during the course of building operations to ensure that no part of the development, including the foundations, eaves and gutters, overhang will encroach on, under or over adjoining property. The applicant should also note that this permission does not give any right of access onto adjoining property for construction or maintenance purposes.

2 You are advised, in compliance with *The Town & Country Planning (General Development Procedure) (England) (Amendment) Order 2000,* that the following policies and/or proposals in the development plan are relevant to this decision:
Berkshire Structure Plan policies EN1
Loddon Area Local Plan policies LBE1/2 & LTV1/6
Deposit Draft Wokingham District Local Plan policies WBE1 &WOS2/3

The Planning Inspectorate

Dawn now doing

3/23 Hawk Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
http://www.planning-inspectorate.gov.uk

Direct Line 0117-3728645
Switchboard 0117-3728000
Fax No 0117-3728804
GTN 1371-8645

58974

PLANNING SERVICES
POL
APP
COPIES TO
25 JUL 2002

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

Your Ref: F/2001/4693
Our Ref: APP/X0360/A/02/1087508
Date: 24 July 2002

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR & MRS NAHEED
SITE AT 1 SNOWDROP GROVE, WINNERSH, WOKINGHAM

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

Mr Pete Drew BSc(Hons) DipTP(Dist) MRTPI

The Inspector will visit the appeal site at 10:00 on Monday 12 August 2002. It is important that you make immediate arrangements for the Inspector to be met at the site to enable the inspection to be made. If you cannot attend, you should arrange for someone else to attend in your place. **If this is not possible, you must let me know immediately.**

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

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

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

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

Yours faithfully

Victoria Hutchinson

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

209D

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

APPEAL BY: Mr & Mrs Naheed
SITE: 1 Snowdrop Grove, Winnersh
APPLICATION NO.: 4693
PROPOSAL: Proposed extension to existing garage with storage space in roof

LIST OF PERSONS CIRCULATED WITH NOTICE OF APPEAL

District Councillor(s) for Winnersh

Mrs P Bray

Mr R Turner

Mrs E Siggery

Clerk(s) of Parish / Town Council of Winnersh

Mrs J Harlin, Winnersh Community Centre, New Rd, Sindlesham RG41 5DU

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

Countryside Officer (Biodiversity)
-FAO Andy Glencross

The Owner/Occupiers of the following addresses in Snowdrop Grove, Winnersh

3 – 11 & 15 (odds)

2,4,12 & 14 (evens)

Tel: (0118) 974 6448 (Direct Line)
Email: Denise.Gumbrell@wokingham.gov.uk
Date: April 23, 2002
My ref: **F/2001/4693**

The Owner / Occupier
14
SNOWDROP GROVE
WINNERSH
WOKINGHAM
BERKSHIRE
RG415UP

WOKINGHAM UNITARY
Aiming for Excellence

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

Dear Sir/Madam

APPLICATION No: F/2001/4693
APPEAL BY: Mr & Mrs Naheed
SITE: 1 Snowdrop Grove Winnersh Wokingham
PROPOSAL: Proposed extension to existing garage with storage space in roof.

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

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

If you wish to make further representations, you should, if possible, send three copies to Mrs M Pocock, The Planning Inspectorate, Room 3/03, Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. Please quote reference **APP/X0360/A/02/1087508**. Comments received after **28/05/2002** will not normally be seen by the Inspector & will be returned.

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

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

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

Yours faithfully

Denise Gumbrell

Appeals Assistant



Site Plan, Scale: 1 to 1250

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Date: 23 April 2002

N
W E
S

HIGHWAYS CONSULTATION SHEET

From: Andrew Thorley **Date:** 29 August 2001

Application Number: F/2001/4693

Proposal: Proposed extension to existing garage with storage space in roof.

Parish: WINNERSH PARISH

Site Address:
1, Snowdrop Grove, Winnersh, Wokingham.

Applicant:
Mr & Mrs Naheed C/O M C Design.

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

✓ below as applicable;

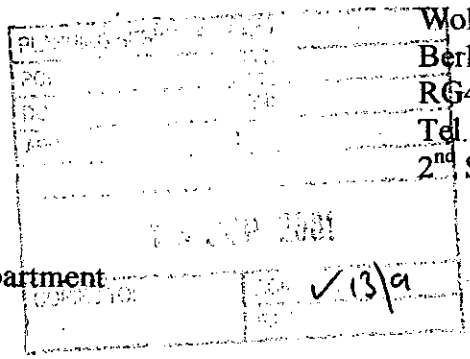
1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☐ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☑ Recommend approval with **no** condition(s) or reason(s).

Signed: _____ **Print name:** Adam Coggins 30/8/01

AT

EMS

2 Snowdrop Grove
Winnersh
Wokingham
Berkshire
RG41 5UP
Tel. 01189 774405
2nd September 2001



Mr. Andrew Thorley
Environmental Services Department
Planning Services
P.O. Box 157
Shute End
Wokingham
Berkshire
RG40 1WR
Your Ref. F/2001/4693

Dear Mr. Thorley,
I am writing to comment on the planning application for 1 Snowdrop Grove re. your letter dated 29th August 2001 for an extension to the garage block as a garden/ store room.

The original design of Sherwood Grange was for an estate with openness, spaciousness and a rural feel. This development would destroy that original intent and present an eyesore of significant proportions to all occupants of Snowdrop Grove. The extension would be outwith the building line which would give a very claustrophobic feel to the area plus it would be visibly insulting to the eye.

The development is supposedly to be used as a Garden.store room, as in our own case, this can easily be achieved by the more normal use of garden sheds in the rear garden. Our concern is that the extension may well be used for commercial storage or for housing people. The house currently houses a number of families and occupants (11) well in excess of the numbers intended for such a dwelling.

On a practical note, we are concerned that the occupants of 1 Snowdrop Grove have already flouted one planning application (F/2000/0954) and that any further development could lead to similar problems. In addition, we and the residents of nos 3 and 4 Snowdrop Grove have had to put up with significant disruption due to the building works throughout the summer. This has involved working outside 'normal' hours during the week, weekend working which often started at 07:30, congestion through traffic and working equipment which is both unsightly and dangerous. The work carried out proved to be not only thoughtless but down right dangerous. Delivery and work vehicles were using our drive as a turning bay, nearly damaging our vehicles on two occaisions and showing total disregard for our children's safety. The work was also an infringement on our privacy.

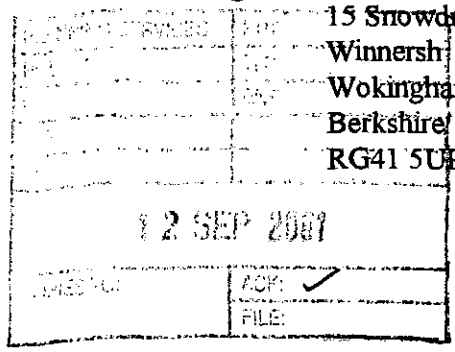
We sincerely hope that this planning application will not be passed so as to preserve the ambience of the Sherwood Grange site as originally intended, to save Snowdrop Grove from an overbearing eyesore and to give us some respite from the inconvenience caused by on going building work.

Yours Sincerely

Peter S. Wilson

SVS

15 Snowdrop Grove
Winnersh
Wokingham
Berkshire
RG41 5UP



Mr Andrew Thorley
Environmental Services Dept.
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

08 September 2001

Dear Mr. Thorley

Re Application Number: F/2001/4693
Site Address: 1 Snowdrop Grove, Winnersh, Wokingham
Proposal: Proposed extension to existing garage with storage space in the roof

Thank you for your letter of the 29 August 2001. Without it, we would not have been aware of this application, as the planning notices have been placed in a position not visible from our property, or from the road into Snowdrop Grove.

We would like to object to this extension on the following grounds: -

1. A previous application for an extension is currently being constructed. The increase in size of the property should be taken based on the original size of house and include both extensions. On this basis the increase in size is beyond a reasonably allowable amount. It will have a significant impact on the aspect of the area one of whose main features is the feeling of space and lack of overcrowding. Any further extension should be delayed until a significant amount of time has passed for the neighbourhood to assess the impact of the current extension
2. Even in its own right this extension will turn the garage into something the size of a small house. We are concerned on the extent of building that is taking place on one plot of land, and its impact on the estates environment. If approved, we would like assurances that the building could never have a change of use to living accommodation creating a housing estate within a housing estate on what was meant to be a spacious uncrowded open area for the visual benefit of all.
3. We are concerned that a permanent staircase is proposed implying either a lot of movement in and out of the storage area or that a change of use is planned. A steady turnover of stored goods would implies deliveries and shipments of stored material in and out of the property on a regular basis. We would like a caveat restricting the storage to non commercial goods removing the possibility of an increase in the number of commercial vehicles moving in a residential area.
4. We also have concerns over what would be stored there. Currently the area suffers from a rat problem, which is undergoing regular attention by the council. If the space is to be used for storing clothing or food there is the obvious concern that this could cause the current problem to get worse.

5. Finally, the previous application for planning has not been adhered to and the construction has been carried out with two significant additions to the original plan. This is now the subject of a retrospective planning application (F/2001/4669). There is the obvious concern over ensuring any new plans would be strictly adhered to.

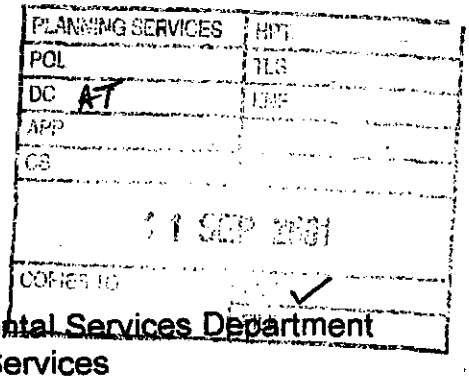
Yours sincerely

D Gregory

D. Gregory

Lee Gregory

L.J. Gregory



14 Snowdrop Grove
Winnersh
Wokingham
Berks
RG41 5UP

Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berks
RG40 1WR

10 September 2001

Dear Sir

F/2001/4669

We object to the retrospective planning consent for the proposed two storey side extension to dwelling at 1 Snowdrop Grove, on the following grounds:

1 The extension proposes 2 full sized en suite bedrooms, with bedroom 6 now considerably larger than the original proposal. We question the dimensions of the new application that shows a 1-metre addition to the original proposal; we would like to see this re-measured by the Planning Officers. The accommodation will now be too big for the plot and this puts pressure on the facilities for parking of cars and storage of household goods as evidenced by the other planning proposal (see below).

2 The extension is aesthetically not in keeping with the main house, particularly the frontage which now has a different design. The original proposal was in sympathy with the original design of the house and we had no objection to this extension.

F/2001/4693

We object to the proposed extension to the existing garage with storage space in the roof, on the following grounds:

1 This extension is necessitated by the extension to the house (see above), which has resulted in accommodation too big for the size of the plot. This could have been anticipated at the time of the original extension and both applications should have been submitted together.

2 The extension encroaches on the front garden. According to the covenants for the estate, the front garden should be kept to lawn with shrubs. Any agreement to the garage extension will set a precedent for other properties on the estate to extend in a similar way and the open plan character of the estate will be lost.

3 The storage space seems excessive even for the proposed size of the accommodation. The addition of a stairway lends itself to very easy access to the storage space above the garage. We would like confirmation that this storage space will not be used for any business purpose, nor for future living accommodation. We would like to see the application changed so that the stairway is removed and replaced with conventional loft access via a hatch, which should be sufficient for the proposed normal storage of household and garden items.

4 The planning consents on the original extension (above) were breached and we do not have confidence that this extension will be completed in accordance with the current proposal.

Yours faithfully

C. J. Gee

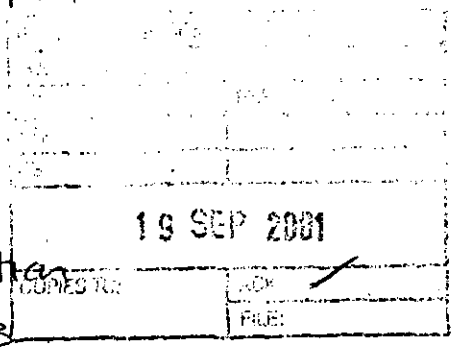
Mr CJ Gee

M. A. Gee

Mrs MA Gee

AT OBS

9 Bluebell Meadow
Winnersh
Berkshire
RG41 5UW.



12th Sept. 2001

Re: Planning Application
F 2001/4693
1 SNOWDROP GROVE, WINNERSH

Dear Mr Thorley,

I am writing in reply to the above planning application.

The owners of the above dwelling have recently extended the rear of their house over and above the original design for which they were given permission. They are now proposing yet further development in the above application.

They have requested to extend a double garage into triple and use this extra "garage" as a "garden storage room". This room is proposed to have stairs at the rear for easy access to storage space in the ceiling of the garage.

Although the extra garage will not affect my home I am concerned that an estate which was originally spacious and open is becoming crowded by unnecessary building and feel this could set a precedent for

everyone else.

My other concern is that the garage will not be used to relieve the problem caused by extra vehicles in front of the house but merely storage space. I question what will be stored in the space?

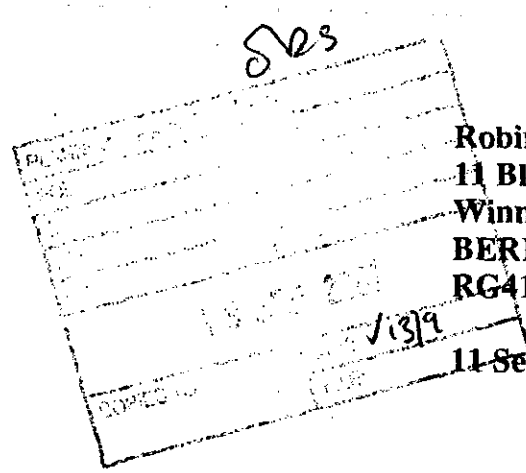
I look forward to hearing your comments.

Yours sincerely.

J M Deakin

Mrs J. Deakin

AT



Robin Hood Barn
11 Bluebell Meadow
Winnersh
BERKS
RG41 5UW

11 September 2001

Dear Mr. Thorley,

RE. PLANNING APPLICATION NUMBER F/2001/4693
for 1 Snowdrop Grove, Winnersh, Wokingham
proposed extension to existing garage with storage space in roof

In conjunction with:-
PLANNING APPLICATION NUMBER F/2001/4669 (retrospective)
PLANNING APPLICATION NUMBER F/2000/0954 (initial)

We have received from Wokingham District Council notification of planning application for a garage and loft extension at the above address. We also believe that this application should be viewed in conjunction with the two other planning applications noted above for which building is currently under way. This building does not comply with the originally granted planning permission and is hence subject to a retrospective request. We have studied the plans for the garage extension and would like to record, in the strongest possible way, our complete objection on the following grounds:-

Increase in size. The size increase on the proposed garage is 50% at the ground level as well as the introduction of stairs and a room above. This in itself seems excessive, but when taken in combination with the 30% increase to the size of the main dwelling, would give a property that is totally incongruous to the surrounding properties and threatens the feeling of space and quality design which was and is a fundamental of Sherwood Grange.

Building line. The proposed extension would breach the building line at the front of the property by a full garage width. This is in addition to an unapproved breach of the building line in their main house extension. This is something that has not been permitted on any other property on Sherwood Grange. Apart from the fact that it would ruin the character of the estate, it sets a very dangerous precedent for future applications.

Height. As far as one can tell from the plans, the extension would be at least a full metre higher than the current garage and indeed, any other garage on the estate. This would not be in keeping with the general look and feel of the estate and would have the effect of creating a garage, the size of a small house. At a personal level, this would also create an eyesore right in front of our lounge, dining room and hall windows as well as our upstairs windows.

Plans. The plans submitted are little more than an artist's impressions without many of the necessary dimensions and details. This applies particularly to the roof line and pitch where it is actually impossible to ascertain the exact increase in height of the proposed extension. Given the total lack of correlation between approved plans and actual building on the main house, one could be forgiven for thinking that this vagueness was deliberate so that once again planning procedures could be bye-passed.

Usage. With such an enormous extension already under way on the house, it is difficult to see the need for a storage room above the garage with stair access unless it is to be used for commercial purposes. This should be opposed as an incorrect use of the property as well as a use leading to excessive traffic movements.

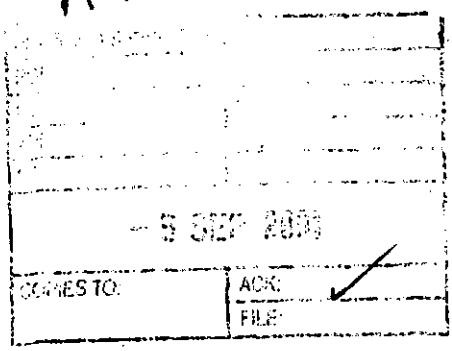
We are relying on Wokingham District Council in this instance, to thoroughly review all the facts and factors surrounding this application. Their previously granted planning permission for the house extension has been flouted. The combined house and garage extension is excessively large and out of character. We believe that you should have no option but to refuse this application

Yours sincerely

Mr. G. Hopper Mrs. H. Hopper

Copy to
Mr. F.D. Browne
Mrs, E. Siggery
Mr. R.Turner
Mrs. P. Bray
Mr. K.A. Malvern
Mrs. J.A. Lissaman
Mr. A.J. Ross
Mr. M.J. Bryant
Mrs.M.A. Long
Mrs. D.C. Beatty
Mrs. M. Robertson
Mr. J.L. Earnshaw
Mr. T.P. Dredge
Mr. S. Conway
Mr. R. Cundy
Mr. N.D. Rose

AT OBS



Robin Hood Barn
11 Bluebell Meadow
Winnersh
BERKS
RG41 5UW

2 September 2001

RE. PLANNING APPLICATION NUMBER F/2001/4669 (retrospective)
RE. PLANNING APPLICATION NUMBER F/2000/0954 (initial)
for 1 SNOWDROP GROVE, WINNERSH.

Dear Mr. Thorley,

We would like to record, in the strongest possible way, our complete objection to the above retrospective planning application. We objected strongly to the original planning application and are now faced with a retrospective application for an extension that is considerably larger and different from the one that Wokingham District Council originally decided to approve. Is this an indication that planning procedures through Wokingham District Council are irrelevant and a total waste of everybody's time and money????

We live on Sherwood Grange in Winnersh. In March 2000, we received notification that our neighbours at 1 Snowdrop Grove, wanted to extend their property. Along with the surrounding neighbours, we challenged the plans, but were bitterly disappointed when permission was granted to them. We enclose a copy of our Solicitor's letter to the Planning Department at Wokingham District Council, stating the reasons for our objections. We would like to register the same objections to the retrospective application as to the original, but even more vehemently, as the new application **breaches the building line** at the back of the property and inserts a totally **'out of character'** second dormer at the front of the property.

Work began on the said extension about 9 weeks ago. We arrived home from a 12 night holiday,on Thursday, 9th August, to find the extension in an advanced state of development. We were shocked to see that not only had a dormer window been constructed at the front of the house, which was not in the original plan, but that the length of the extension to the back of the house, had been built over a metre more than the original plan.

Outraged, we contacted the Planning Office and spoke to a Mr. Mike Evans, who we pressed to visit the property as soon as possible, as the building had gone up in leaps and bounds in our absence, with 15 men building the 'unplanned wall' on one particular day, according to a neighbour in Snowdrop Grove. He visited the site on Monday 13th August and warned them that if they continued to build, it was at their own risk, as they would have to apply for retrospective planning permission for these unauthorised additions. Needless to say, the owners continued with the building and it is now in an extremely advanced state.

We were deeply upset in the first instance, at the Council's decision to grant planning permission, but grudgingly had to accept it. However, what has now happened is way beyond what we had to accept from the original planning permission. We feel that it is totally wrong and unjust, that people can flagrantly flout planning permission in this way, build what they like and then expect to get it legitimised via a retrospective application.

We hope we can rely on the Council to refuse this retrospective application and insist that at a minimum, the extension is built to the original approved plans.

Yours sincerely

Mr. G. Hopper Mrs. H. Hopper

Copy to
Mr. F.D. Browne
Mrs. E. Siggery
Mr. R.Turner
Mrs. P. Bray
Mr. K.A. Malvern
Mrs. J.A. Lissaman
Mr. A.J. Ross
Mr. M.J. Bryant
Mrs.M.A. Long
Mrs. D.C. Beatty
Mrs. M. Robertson
Mr. J.L. Earnshaw
Mr. T.P. Dredge
Mr. S. Conway
Mr. R. Cundy
Mr. N.D. Rose

AT OBS

22-24 Broad Street
Wokingham
Berkshire
RG40 1BA
DX 33500 Wokingham

E-mail mail@
cliftoningram.co.uk

Clifton Ingram
SOLICITORS

Your ref Joss Miller F/2000/0954
Our ref IAG SN Hopper

12 April 2000

Wokingham District Council
Planning Department
DX 33506 Wokingham

BY HAND

Dear Sirs

1 Snowdrop Grove Winnersh - Planning application no. F/2000/0954

We act for Mr Graham Hopper and Mrs Helen Hopper, the owners of Robin Hood Barn, 11 Bluebell Meadow, Winnersh ("Robin Hood Barn").

Our clients wish us to record their objection to the proposed two-storey side extension to the above property ("the Property") for which planning permission has been applied under the above reference number.

The grounds of objection are as follows:-

1. The proposed extension will bring the dwelling to within two metres of Robin Hood Barn and at both ground and first floor level it will create an imposing brick wall.

2. This will significantly reduce the view from our clients' house and garden.

3. It will significantly diminish the light and sunshine into Robin Hood Barn.

4. There will be significant overlooking and loss of privacy.

5. On the basis of the above it is likely to have an adverse effect on the value of Robin Hood Barn.

6. Robin Hood Barn was the original dwelling in the area and when Sherwood Grange was developed the intention was to have properties widely spaced apart so as to give an open, spacious amenity. The proposed extension would change the character and reduce the amenity of the area and would set a dangerous precedent for the other properties within Sherwood Grange.

7. There is a mature tree close to the boundary between Robin Hood Barn and the Property and the proposed extension may interfere with the roots of that tree.

8. Our clients are concerned that the proposals will bring about further traffic into the Property and the likelihood of further cars being parked

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Chris Baggs
Marilyn Young

Associate Solicitors
Tim Adams
Tina Crow
Jonathan Davis
Anne Deller
Ian Graham
Caroline Lindon-Morris
Melinda Newbery
Lisa Phelps
Tim Read

Legal Executive
Jenny Savage

Practice Administrator
Jim Paterson

Regulated by The Law Society in the conduct of investment business

close to the garage block up against the boundary fence with Robin Hood Barn. This is likely to cause a nuisance with car doors being opened and closed late at night close to Robin Hood Barn.

In all the circumstances, we feel that the refusal of this application would be a fair administration of planning policy.

Yours faithfully

Clifton Ingram

COPY

Andrew Thorley

From: Andy Glencross
Sent: 07 September 2001 16:52
To: Andrew Thorley
Subject: Planning Application F/2001/4693 1 Snowdrop Grove Winnersh

Hi Andrew

My comments on the above application are as follows.

The site lies within 250metres of a great crested newt breeding pond and there could be newts using the site outside of the breeding season (June - February inclusive).

Consequently we must take the following approach :-

(1) The applicant needs to submit a newt mitigation scheme with their application.

(2) This mitigation scheme needs to be formulated in consultation with English Nature and if possible agreed by them.

(3) Planning permission can then be given with the condition that a licence may or may not be required to carry out works.

This approach means that the applicant is likely to get the DEFRA licence (if they require one) as they already have the agreement of English Nature who are the statutory consultee on these matters for the DEFRA. It also protects the authority from any liability from giving a planning permission that cannot be implemented.

Planning permission must not be given prior to the mitigation scheme being agreed with English Nature (EN).

All buildings have potential to act as roost sites for bats which are legally protected species. As the application involves substantial alterations to the roof spaces I would advise that the developer submits a survey of the buildings by a trained and licensed bat worker with their application.

This cannot be attached as a condition of planning permission.

I have not visited the site.

Cheers

Andy Glencross
Countryside Officer (Biodiversity)

FROM: Andrew Thorley

DATE: 29 August 2001

31 AUG 2001

DELEGATED

WINNERSH PARISH CONSULTATION SHEET

Application Number: F/2001/4693

Proposal: Proposed extension to existing garage with storage space in roof..

Site Address: 1, Snowdrop Grove, Winnersh, Wokingham.

Applicant: Mr & Mrs Naheed C/O M C Design.

Your observations are required in respect of this application **by 28/09/2001** .

No comments

SIGNED: _____ DATE: 11.09.01

Clerk To Winnersh Parish/Town Council.

Andrew Thorley

From: John C. Bray [johncbray@telinco.co.uk]
Sent: 06 September 2001 13:17
To: andrew.thorley@wokingham.gov.uk
Subject: F/2001/4693 and F/2001/4669

Hi Andrew,
I have come back off holiday, and have discovered these applications for 1 Snowdrop Grove. I am not happy with them. Here's why.
Last year permission was given for an extension at this address. This was just after I was first elected, and also just after the system changed so that councillors were asked about listing householder applications before officers made their decisions instead of afterwards. There was a muddle because I was not aware of that change (because councillors had been notified of it immediately before the election), and neither apparently was Liz Siggery. That meant that the application went through without going to committee - which I would have liked. I did not feel the objectors got the chance to put their views across. Now I find that the applicants are actually building something entirely different - and bigger. They have already had a visit from someone to tell them, so it's not as if they are not aware of it. Not only do we have a retrospective application but an extra one as well!
Enough is enough. I would like both these applications to go to committee (together of course) should you be inclined to approve them.
Thanks a lot,
Prue Bray
Member for Winnersh (Lib Dem)

LISTING FORM
Case officer: **Andrew Thorley** Application Number: **F/2001/4669**
1, Snowdrop Grove, Winnersh, Wokingham.
Proposed two storey side extension to dwelling (retrospective).
I wish this application to be listed should the officers recommendation be for APPROVAL and my reason(s) are flouts previously approved application for same site; overdevelopment; simultaneous application for further development on same site. (4693)

Signed: P. Bray. Date: 12.9.2001
Councillor Bray

AT OBS

PLANNING	
POL	
	ENF
APP	
CS	
13 SEP 2001	
COPIES	ACK: ✓
	FILE:

4, Snowdrop Grove,
Winnersh,
Wokingham,
Berkshire, RG41 5UP

Tel. 0118 977 2817

16th September 2001

Mr Thorley,
Planning Office,
Wokingham District Council

Dear Mr Thorley,

PLANNING APPLICATION NO. F/2001/4693
1 Snowdrop Grove, Winnersh. Garage extension

We object most strongly to the above garage extension and "storage space" above, on the grounds that it will be unsightly from our house and front garden. This is not in keeping with the rest of Sherwood Grange estate where every house has only a double garage. From the so called plan which has very little detail as to the necessary dimensions, it appears to be much higher than any other garage on the estate. The extra height would make it completely unacceptable. The plan also reveals it has a built in staircase which seems a bit ambitious for a garage storage area. It seems to be a good basis for later conversion to living accommodation.

PLANNING APPLICATION NO. F/2001/4669 (retrospective)
PLANNING APPLICATION NO. F/2000/0954 (initial)

With regard to the house extension at 1 Snowdrop Grove, Winnersh, the new building has not kept to the original plan which was passed by you. The front gable was not on the original plan and we understand that the rear of the extension has been extended further than planned. Our objection is that the gable, being smaller than the existing gables, makes the complete front elevation look a mess. It is also out of keeping with similar houses on the estate.

In our view, the building of the extension so far reached is obviously a deliberate attempt to extend the building over and above the initial plan to which you have granted planning permission. If this is the case, you are failing in your duty to see that the planning permission you have granted is complied with. We most strongly object to the second plan to cover the situation which has now arisen. We urge you to insist that the original plan is complied with. Otherwise what is the point of applying for planning permission in the first place?

Yours sincerely,

Mr D W Morris

Mrs D N Morris

The Planning Inspectorate

For offical use only
Date received

QUESTIONNAIRE

PLANNING, LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT

APPEAL REF: APP/X0360/A/02/1087508 **GRID REF:** _____

APPEAL BY: Mr + Mrs Naheed

SITE: 1. Snowdrop Grove, Wanersh

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

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

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

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

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

a	Is the development in Schedule 1 or column one of Schedule 2 of the Town & Country Planning (Environmental Impact Assessment)(England & Wales) Regulations 1999? If YES, please indicate which Schedule.	YES / (NO) Sch1 Sch 2 col 1
b.	Is the development within a 'sensitive area' as defined by regulation 2 of the Town & Country Planning (Environmental Impact Assessment)(England & Wales) Regulations 1999?	YES / (NO)
c.	Has a screening opinion been placed on Part 1 of the planning register? If YES, please send a copy to us.	YES / (NO)

	Number of Documents Enclosed	N/A
d. Any comments or directions received from the Secretary of State, other Government Departments or statutory agencies / undertakers whether or not as a result of consultations under the GDPO;	1	
e. Any representations received as a result of an Article 7 (or Regulation 6) notice;		✓
f. A copy of any notice published under Article 8 of the GDPO 1995; and/or Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990; and/or Regulation 5 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990;		✓
g. Any representations received as a result of a notice published under Article 8 and/or Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (or Regulation 5);		✓
h. Details of any other applications or matters you are currently considering relating to the same site;		✓
i. **For all appeals, including those against non determination, you must provide details of all relevant development plan policies. *Each extract must include the front page, the title and date of approval or adoption. Where plans & policies have not been approved or adopted, please give the stage or status of the plan.***	3	
j. Any supplementary planning guidance, together with its status, that you consider necessary.		✓
k. Any other relevant information or correspondence you consider we should be aware of.		✓

16. a. What is the date you told those you notified about the appeal that we must receive any further comments by? — 28/05/02

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

	Number of Documents Enclosed	N/A
i) representations received from interested parties about the original application	11	
ii) the planning officer's report to committee		✓
iii) any relevant committee minute		✓

17. FOR APPEALS DEALT WITH BY WRITTEN REPRESENTATIONS ONLY

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

a. In non-determination cases:

i) what the decision notice would have said;

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

b. In all cases:

i) the relevant planning history;

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

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

18. THE MAYOR OF LONDON CASES ONLY

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

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

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

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

Date sent to us and the appellant 23/04/02 Our ref F/2001/4693

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

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Temple Quay
Bristol BS1 6PN
http://www.planning-inspectorate.gov.uk

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

PLANNING 57012 DG
30 MAY 2002
COPIES TO ACK: Your Ref: PRE

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

Your Ref: F/2001/4693

Our Ref: APP/X0360/A/02/1087508

Date: 29 May 2002

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR & MRS NAHEED
SITE AT 1 SNOWDROP GROVE, WINNERSH, WOKINGHAM

I enclose third party correspondence relating to the above appeal.

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

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

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

Yours faithfully

Mrs M Pocock

211AL(BPR)

Robin Hood Barn
11 Bluebell Meadow
Winnersh
BERKS
RG41 5UW

16 May 2002

Dear Mrs Pocock

REF APP/X0360/A/02/1087508

RE. PLANNING APPLICATION NUMBER F/2001/4693
for 1 Snowdrop Grove, Winnersh, Wokingham
proposed extension to existing garage with storage space in roof

We have received notification of the Appeal associated with the refused planning permission on the above application. In addition to all the objections registered in our original letter, which still stand, we would like to specifically address the arguments put forward in the appeal.

Policy LBE2: Inappropriate Design

The proposed extension is clearly shown on the plans as providing garden storage space at the ground floor level and stairs to an additional storage room on the first floor. This is a considerable change of use from garage accommodation. The change in pitch of the roof is not shown in any of the plans and, with the previous history of scant regard for plans and planning permission on this site, does not convince us that the information is reliable. That being said, any rise in the ridge height is unacceptable and out of keeping with the rest of the housing in the area.

With regard to WDC Policy regarding the requirement for five parking spaces for a six bedroom house, this was addressed at the time of the original extension to the house. WDC required specific plans to be submitted to show that there was adequate parking, prior to granting the original planning permission for the house extension. This was done.

The statement that the proposed extension 'can hardly be noticed by any of the other residents in Snowdrop Grove' is patently not true as one glance at the site plan will show.

Policy WBE1: Development in its Local Centres

The proposed extension is positioned in front of the house and a major feature. No stretch of the imagination could describe it as 'discreetly tucked away'.

With regard to the impact on Robin Hood Barn, the 'slightly larger gable' will in actual fact be a 50% increase in the width and a supposed .6m increase in the height of a solid brick wall. This wall is 1.5m from the boundary and 14 m from the major living quarters. It would certainly further detract from the available light.

Policy LTV6

There are no shrubs that provide any screening of the front and side of the proposed development. The only screening is the Laurel hedge between part of the proposed development and Robin Hood Barn. This is normally at 2.5m but, despite requests, has not been cut recently, one assumes, to aid this Appeal. (Incidently, the hedge around the rest of Robin Hood Barn is at 2.5m and not 3m as mentioned in the preamble to the Appeal) This screening is within the applicant's property and as such its height and existence is not guaranteed for the future. It is additionally highly likely that this would have to be removed to enable the development to go ahead.

Policy LBE1: Design of the New Development

The proposed extension clearly does not make a positive contribution to the setting and character of the area. To really access the impact of this proposed extension, it has to be considered along with the recent large house extension. The combined result would be a development totally unsympathetic to the feel of Sherwood Grange.

Policy EN1: Landscapes

The result of allowing this extension would be to create a complex, considerably larger that any of the Sherwood Grange developments, extended or otherwise. It would be extremely noticeable.

We rely on you to uphold the decision of Wokingham District Council and turn down this Appeal.

Yours sincerely

Mr. G. Hopper **Mrs. H. Hopper**

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

15 Snowdrop Grove
Winnersh
Wokingham
Berkshire
RG41 5UP

21 May 2002

Dear Mrs Pocock

Re APP/X0360/A/02/1087508

Site Address: 1 Snowdrop Grove, Winnersh, Wokingham
Proposal: Proposed extension to existing garage with storage space in the roof

We sent a letter to Wokingham District Council objecting to the original plans on 08 September 2001, a copy of which should have been forwarded to you by the Council.

In addition to those objections we would like to comment on the appellants grounds for appeal.

1. The house has only recently been extended from a five-bedroom house to a six-bedroom house. In granting that extension the applicant had to satisfy the council that the extended property had sufficient parking spaces. This was done. With the staircase and roof flooring, the plan seems more directed towards gaining additional storage/potential living space rather than parking.

2. The garage is not positioned in a discreet corner. It actually occupies a central spot in the estate, surrounded on all sides by overlooking properties. It is currently shielded at the rear by mature laurel bushes, but should these be removed the extended garage would become a dominant feature of the neighbourhood. These laurel bushes are in close proximity to the garage and it is of great concern that they could be cleared during construction or as a consequence of digging the footings fatally damaged. Much play in the appeal is made of the camouflage effects of these bushes. Our concerns are that retention of this camouflage is not and cannot be guaranteed; yet their loss would negate all the minimal impact arguments of the appeal.

3. The appeal states that the roof pitch will be reduced minimising the total elevation of the ridge. The plans are particularly vague on this. In the previous extension to the house a front gable and a rear unplanned extension beyond the building line were added unapproved during construction. Unfortunately, the local council failed to inspect the building works until they received a complaint. By then the building was a fait accompli and a retrospective planning application was granted as almost a

formality. It is of considerable concern that this plan would also not be adhered to, but used as guidelines at the best.

In conclusion the council rejected this application with good reason. We trust that the Planning Inspectorate will also feel this was the correct decision.

Yours sincerely

D Gregory

D. Gregory

Lee Gregory

L.J. Gregory

2 Snowdrop Grove
Winnersh
Wokingham
Berkshire
RG41 5UP
Tel. 01189 774405
20th May 2002

Mrs M.Pocock,
The Planning Inspectorate,
Room 3/03,
Kite Wing,
Temple Quay House,
2 The Square,
Temple Quay,
Bristol,
BS1 6PN,
Ref. APP/X0360/A/02/1087508,

Dear Mrs. Pocock,

We are writing to comment on the planning application for 1 Snowdrop Grove re. the letter sent to us by Denise Grumbell of the Wokingham Environmental Services Department dated 23rd April 2002 for an extension to the garage block as a garden/ store room.

It is our view that the proposal is inappropriately designed as the existing building is supposed to be used as a garage. The applicants cars are never garaged which suggests that the garage is not being used for its intended purpose. We note that the applicants state that there would be no further increase in the number of vehicles or traffic therefore what can be the reason for this development. The proposal is supposedly to be used as a garden store room, as in the case of all other applicants in the close, this can easily be achieved by the more acceptable and normal use of garden sheds in the rear garden. One concern is that the extension may well be used for commercial storage

It is also our understanding that the recent enlargement to the house would not have been granted by the local planning authority (LPA) had they not been entirely satisfied that the existing facilities were adequate for the extended house's dimensions.

Our biggest concern, stated in our original letter to the LPA, is that the scale of the proposed enlargement would have a significant, detrimental impact on the whole of Snowdrop Grove. The increase in size of 50% and a 0.6 metre increase in height *would destroy the character of Snowdrop Grove and would be totally out of keeping* with the other garage blocks in the street.

The applicants state that the visual impact of the new garage would be minimal. This is totally misleading. In fact the garage can be clearly viewed from virtually every house in Snowdrop Grove. The applicants also say that the garage is screened by

shrubs. These shrubs are at the back of the garage and therefore offer no visual relief of the building to any property. Furthermore, the height of these shrubs exceed what is stipulated in the deeds therefore contravening them.

The original design of Sherwood Grange was for an estate with openness, spaciousness and a rural feel. This development would destroy that original intent and present an eyesore of significant proportions to all occupants of Snowdrop Grove. The extension would be outwith the building line which would give a very claustrophobic feel to the area plus it would be visibly insulting to the eye.

We sincerely hope that this planning application will not be passed so as to preserve the ambience of the Sherwood Grange site as originally intended, to save Snowdrop Grove from an overbearing eyesore and to give us some respite from the inconvenience caused by on going building work.

Yours Sincerely

P. S. & S. Wilson

Tel. (0118) 974 6448 (Direct Line)
Date: April 23, 2002
My ref: /2001/4693
Your ref: APP/X0360/A/02/1087508

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

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

Dear Mrs Pocock

APPEAL BY: Mr & Mrs Naheed
SITE: 1 Snowdrop Grove, Winnersh

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

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date. April 23, 2002
My ref: F/2001/4693
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

M C Design
DEC House
145 Cardiff Rd
Reading
RG1 8JF

Dear Sirs

APPEAL BY: **Mr & Mrs Naheed**
SITE: **1 Snowdrop Grove, Winnersh**

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

30/4

The Planning Inspectorate

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

Direct Line 0117-3726079
Switchboard 0117-3728000
Fax No 0117-3728624

GTN 1371-6079

(H)

PLANNING SERVICES HPT 55390 TLS ENF DG APP CS 17 APR 2002 COPIES TO FILE:

KERRIN

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

Your Ref: F/2001/4693

Our Ref: APP/X0360/A/02/1087508

Date: 16 April 2002

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR & MRS NAHEED
SITE AT 1 SNOWDROP GROVE, WINNERSH, WOKINGHAM

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.

<u>You must **submit** the following documents within this timetable:</u>

Within 2 weeks from the starting date -

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

i) any comments they made at application stage will be sent to me and if they want to make any additional comments, wherever possible, they must submit 3 copies within **6 weeks of the starting date.** If representations are submitted after the deadline, they will not normally be seen by the Inspector and they will be returned.
ii) they can get a copy of our booklet 'Guide to taking part in planning appeals' free of charge from you, and
iii) if they want to receive a copy of the appeal decision they must write to me asking for one.

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

Within 6 weeks from the starting date -

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

Within 9 weeks from the starting date -

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

Site visit arrangements

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

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

Planning obligations - Section 106 agreements

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

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

Yours faithfully

Mrs M Pocock

102(BPR)

issued by 315A.

PLANNING SERVICES | HPT 54865
FOL | TLS
DC | FILE
APP | For official use only
CR | Date received
03 APR 2002
ACK
FILE

The Planning Inspectorate

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

PLANNING APPEAL FORM

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

Please use a separate form for each appeal

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

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

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

A. APPELLANT DETAILS

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

Name MR & MRS NAHEED

Address 1, SNOWDROP GROVE
Winnersh Wokingham Berks.

Postcode

Daytime phone no

Fax no

E-mail address

B. AGENT DETAILS (if any)

Name MC DESIGN

Address DEC HOUSE
145, CARDIFF ROAD READING
BERKS

Postcode RG1 8JF

Your reference

Daytime phone no m. 0771 4244 273
0118 9572188

Fax no 0118 9571218

E-mail address

C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the LPA WOKINGHAM DISTRICT COUNCIL

LPA's application reference no F/2001/4693

Date of the planning application 14/8/01

Date of LPA's decision notice (if issued) 10/10/01

D. APPEAL SITE ADDRESS

Address 1, SNOWDROP GROVE WINNERSH WOKINGHAM

Postcode

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

E. DESCRIPTION OF THE DEVELOPMENT

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

Proposed extension to existing garage with storage space in roof.

Size of the whole appeal site (in hectares)

Area of floor space of proposed development (in 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 to which you object. ☐
3. Refuse approval of details required by a previous outline planning permission. ☐
4. Grant approval of details required by a previous outline planning permission subject to conditions to which you object. ☐
5. Refuse to approve any matter required by a condition on a previous planning permission (other than those in 3 or 4 above). ☐

or

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

G. CHOICE OF PROCEDURE

CHOOSE ONE PROCEDURE ONLY

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

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

*Please tick **one** box only* ✔

1. WRITTEN REPRESENTATIONS ☑

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

2. HEARING ☐

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

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

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

3. INQUIRY ☐

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

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

H. GROUNDS OF APPEAL

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

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

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

Please continue on a separate sheet if necessary.

The appeal to the site No. 1 Snowdrop Grove falls within the identified settlement area of Winnersh within the Wokingham District Council Area. Snowdrop Groove is situated within a relatively small exclusive estate known as Sherwood Grange approximately 15 years old, you enter the estate via Bluebell Meadow Road. The houses are large detached pitched roof properties with detached / integral double garages all in generous size plots open front gardens with mature, semi-mature trees and shrubs dotted around. On the left hand side of Bluebell Meadow Road just before you turn into Snowdrop Grove is a much larger older property, two storey pitched roof detached property constructed from brickwork/clay tiles with a detached triple garage within the front garden, most probably the Manor house to the estate. As you turn into Snowdrop Grove on the left hand side is a 3.0m high laurel hedgerow the boundary to the Robin Hood Barn / Snowdrop Grove, at the end of the laurel hedgerow on the left is the appeal site. At present the appeal site is a large six bedroom, two storey pitched roof detached house with a detached pitched roof double garage situated in front of the garden. The appeal site is directly behind the property Robin Hood Barn on Bluebell Meadow Road with a 1.8m high wooden fence and 3.5m high Laurel trees to the boundary, 1.5m behind the rear wall of the proposal. The front garden is open with a large grassed area to the road with a few shrubs on the boundary with a shared drive providing access to the proposed garage block and No. 2, 3 and 4 Snowdrop Grove.

Policy LBE2: Inappropriate Design

The Proposal is not inappropriately designed, as there is no material change or any change in use. The roof pitch to the existing garage block is 42 degrees and will be reduce to 35 degrees, which will only raise the height of the ridge by 0.6m, which is screened on the boundary to the rear Robin Hood Barn by the 3.5m Laurel trees. W.D.C. Policy for a six bedroom house is five parking spaces and it is not unreasonable to be able to garage three cards with a house the size of No. 1 Snowdrop Grove.

The proposal can be satisfactorily accommodated within the sites and can hardly be noticed by any of the other residents in the Snowdrop Grove.

POLICY WBE1: Development in its Local Centers

The design of the proposal respects the local area in so much as the materials will all match the existing and discreetly tucked away in the corner of the residential estate. The environmental impact or the estate will not change, as the number of the vehicle/vehicles movements will remain the same. The visual impact cannot be seen from inside the majority of the other properties in the close. Access to the proposal is via a shared private driveway providing access to four detached houses in the close. There is no loss of privacy to Robin Hood Barn as the only change that will be noticeable is a slightly larger gable wall which will not cause any sunlight / daylight problems to the private area of the garden.

Policy LTV6

Although we realize the open front gardens of the properties in Snowdrop Grove is extremely important to the character of the area of our proposal, which is situated in one corner of the Grove, it is well screened and will detract from the character of the area. The shrubs to the rear and in the front garden will help to soften the impact of the proposal.

Policy LBE1: Design of the New Development

States the design should be to a high standard appropriate to the character of the area in which it is to be situated.

i) Make a positive contribution to its setting and character of the area. The design of the proposal is appropriate to the character of the area with the location set the back from the road and against a tree lined boundary will not detract from the character of the area.

ii) The proposal will not detract from the environment.

None of the natural or landscape features will change with the proposal.

Policy EN1: Landscapes

The proposal is designed and to a scale that will have a minimum impact on the area.

H. GROUNDS OF APPEAL (continued)

Please turn over

I. APPEAL SITE OWNERSHIP DETAILS

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

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

CERTIFICATE A ☑

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

OR

CERTIFICATE B ☐

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

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

CERTIFICATES C and D ☐

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

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

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

✔

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

OR

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

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

J. ESSENTIAL SUPPORTING DOCUMENTS

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

✔

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

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

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

_____

_____

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

_____

_____

_____

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

K. PLEASE SIGN BELOW

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

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

Signature _____ (on behalf of) MR & MRS NAHEED

Name (in capitals) MARTIN CLAYTON Date _____

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

NOW SEND:

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

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

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

- **1 COPY for you to keep**

When we receive your appeal form, we will:

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

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

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

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

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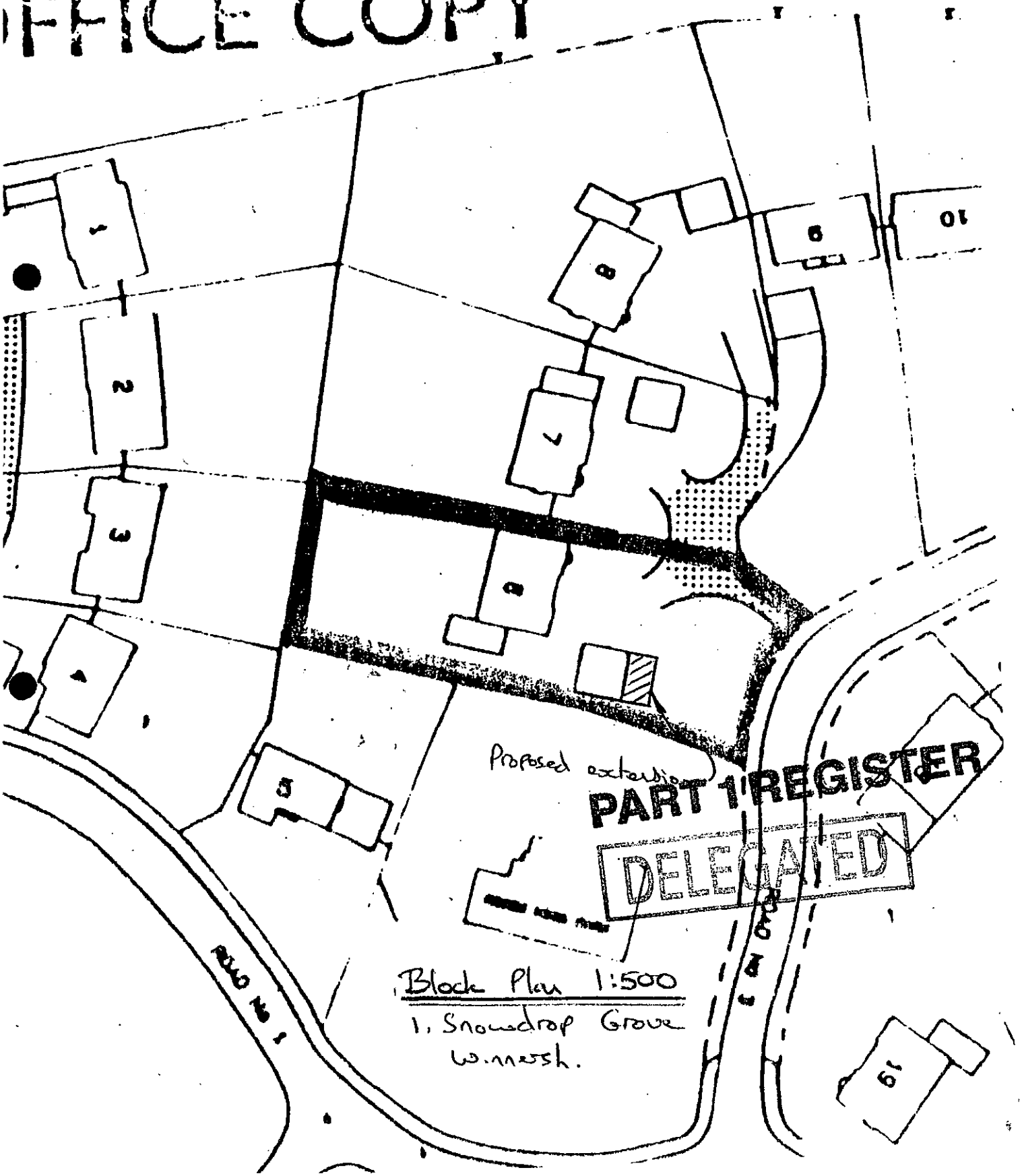
Her Majesty's Stationery Office
St Clements House
2-16 Colegate
Norwich NR3 1BQ

H.M. LAND REGISTRY
PLANS BRANCH
AP 6/88

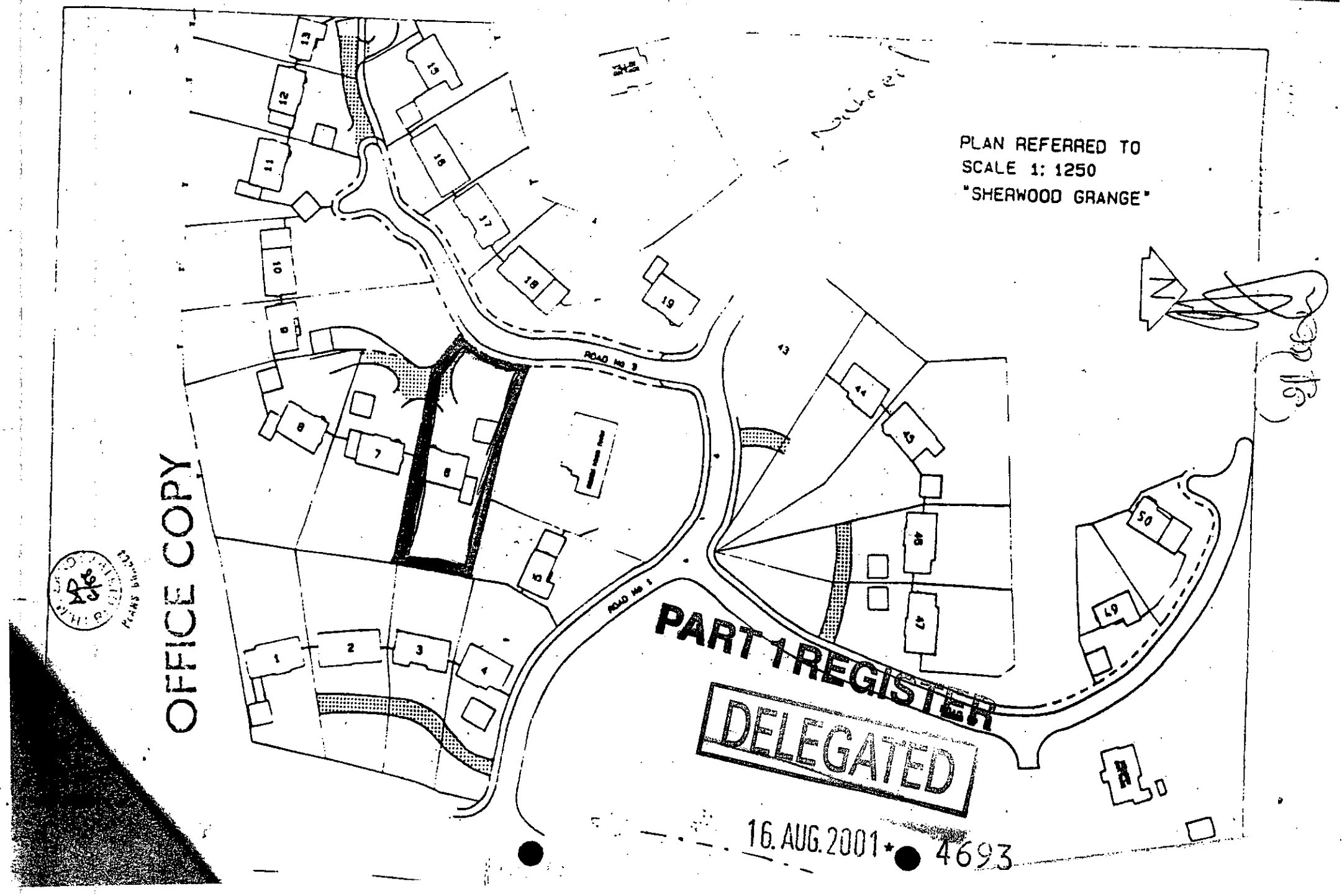
16. AUG. 2001 * 4693

OFFICE COPY



PART 1 REGISTER
DELEGATED

Block Plan 1:500
1, Snowdrop Grove
Winnersh.


PLAN REFERRED TO
SCALE 1: 1250
"SHERWOOD GRANGE"
ROAD No 3
ROAD No 1
OFFICE COPY
PART 1 REGISTER
DELEGATED
16. AUG. 2001
4693

1305B

9	How many bedrooms does the property have?	Existing: 6	Proposed:
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.		
	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 f certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant wi 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 NAHEE

Date 14/8/01

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

Environmental Services

For office use only.
Application number:

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 Address and postcode Phone number	MR & MRS NAHEED 1, SNOWDROP GROVE WINNERSH.
2	Agent's Name Address and postcode Phone number	MC DESIGN DEC HOUSE 145, CARDIFF ROAD REA RG1 8JF 0771 424A 273.
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.	1, SNOWDROP GROVE WINNERSH.
4	Give brief details of the proposal for example, two storey side extension. About the application	Single Storey pitched roof garage extension w.H storage above
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.	Red brick to match existing
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 ☑

3544 Crystal Mark Clarity

Please turn over

(AT)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr & Mrs Naheed
C/O M C Design
DEC House
145 Cardiff Road
Reading
Berks
RG1 8JF

Application Number: F/2001/4693

Parish: **WINNERSH**

Location: **1, Snowdrop Grove, Winnersh, Wokingham.**

Proposal: **Proposed extension to existing garage with storage space in roof.**

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

Reason

1. The proposed extension to the existing double detached garage by virtue of its design, scale and massing would be detrimental to the visual amenity and character of the area. As such, the proposal is considered to be contrary to policy EN1 of the Berkshire Structure Plan, policies LBE1 and LBE2 of the Loddon Area Local Plan and to policies WBE1 and WOS3 of the Wokingham District Local Plan (Deposit Draft).

Informative

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

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

Anna Cronin
Head of Planning & Transportation
Date: 10/10/2001

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.