SOUTHPORT U.I
LONDON OFFIC
SYSTEMS LTD

APPLICATION NO:
F/2000/0286

LOCATION:
1 Jubilee Cottages Mereoak Lane Reading.

APPLICANT:
Mr & Mrs S Bailey

PROPOSAL:
Proposed two storey side extension to dwelling.

EARLIEST DATE FOR DECISION: **06/02/2000**

APPLICATION EXPIRY DATE: **29/02/2000**

CASE OFFICER: **Elaine Connor**

Copy for application file.

Appeal Decision

Site visit made on 24 July 2000

by R J Marshall LLB DipTP MRTPI

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

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

PLANNING SERVICES | POL | DC | APP | CS | TLS | ENF
07 SEP 2000
COPIES TO: | ACK: | FILE:
Date -5 SEP 2000

Appeal Ref: APP/X0360/A/00/1042754
1 Jubilee Cottages, Grazeley, Berks.

- 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 and Mrs S Bailey against the decision of Wokingham District Council.
- The application (ref: F/2000/0286), dated 14 December 1999, was refused by notice dated 3 March 2000.
- The development proposed is the demolition of a side extension and erection of a sitting room and study with bedrooms and bathroom over.

Summary of Decision: The appeal is dismissed.

Procedural Matters

Main Issues

1. From my inspection of the site and its surroundings and from the written representations I consider, having regard to prevailing planning policies, that the main issue in this appeal is the effect of the proposed development on the character and appearance of the appeal premises and the surrounding area.

Planning Policy

2. The development plan for the area is the Loddon Area Local Plan (1995). Policy LC19 of that Plan says, among other things, that appropriately designed minor extensions to existing dwellings in rural areas will normally be acceptable. Major extensions or any proposal which has an adverse impact on the rural environment will generally not be permitted. The explanatory text to the Local Plan says that this requirement is because the cumulative effect of large extensions to existing dwellings would lead to an increasingly urbanised appearance to the countryside and reduce the range of house types available in rural areas. Other Policies of the Local Plan which have been referred to require, amongst other things a high standard of design in keeping with the character of the area in which the development is sited.

3. The emerging Local Plan is the Wokingham District Local Plan Deposit Draft 1997, and I have been referred to the Consolidated Document November 1999. Policy WBE1 of that Plan seeks good design that respects its local context. Policy WCC7 says that extensions to dwellings in the countryside should be acceptable if there is no harm to the character of the surrounding countryside, no significant alteration to the scale of the dwelling and the design respects the context of the development. Although this plan is still the subject of a Local Plan Inquiry I shall attach substantial weight to these Policies in so far as they have similar objectives to those of the development plan to which I have been referred.

Reasons

4. The appeal site is towards the end of a small ribbon of development, on both sides of the road, in the countryside. The houses in this area are mainly relatively small and of a semi-detached style and with reasonably large gaps between them. Thus the housing in the area of the appeal site has a relatively spacious character in keeping with its rural setting.

5. The proposed 2-storey extension would substantially increase the size of the existing house and as such would create a significantly more built up appearance to that part of the ribbon of development in which the appeal site lies. In itself this would be to the detriment of the present character and appearance of the area. Moreover, if allowed on appeal it would make it difficult for the Council to refuse other similarly large extensions to other houses in the area, which would cumulatively be to the further detriment of the areas character and appearance.

6. In addition, the appeal property is an attractive semi-detached cottage. At present neither the appeal property or the adjoining semi-detached house have been greatly extended. As a result the 2 dwellings seen together have a relatively symmetrical appearance and this adds to their attractiveness. The proposed extension would, due to its size and dominant gable end feature on its front elevation, create a seriously unbalancing effect that would be harmful to the character and appearance of the 2 properties.

7. I conclude that the proposed development would be detrimental to the character and appearance of the appeal premises and surrounding area. As such it would be contrary to those policies of the development plan and emerging development plan brought to my attention.

8. In arriving at my conclusion, I have taken into account the large extensions granted permission at No. 2 Didenham Cottages, No. 1 School Cottages, and Nos. 3 and 4 Didenham Cottages. I have also had regard to the fact that in the latter case the Parish Council say that the 2 extensions were built at separate times from each other. I can understand that the appellants' may feel aggrieved if they believe that the Council has dealt differently with their application than others. However, little evidence has been given on the background to these decisions to show conclusive parallels with the current proposal. Moreover, even if they did indicate an inconsistency in the Council's approach, that would not lessen the harm that would be caused by allowing the latest application on appeal contrary to development plan policies.

9. I have also had regard to the appellants' reference to a proposal in the emerging Local Plan for a substantial number of houses to the rear of the appeal site. However, it is currently premature to take that into account, and in any event such a housing allocation would not detract from the harm that would be caused to the character and appearance of the appeal premises and adjoining property by the unbalancing effect of the proposed development.

Conclusions

10. For the reasons given above and having regard to all other matters raised, including the advice that it is said Council officers gave on the proposal, the difficulties that may be caused by an alternative approach to extending the appeal premises, and the appellants' reference to other gable end features in the area, I conclude that the appeal should be dismissed.

Formal Decision

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

Information

12. Particulars of the right of appeal against this decision to the High Court are enclosed for those concerned.

R. J.

INSPECTOR

Tel: (0118) 974 6451

Date: 21-2-00

My ref: F/2000/0286

CONFIDENTIAL

Councillor M Bryant
Rosebry
19 Salmond Road
Shinfield
RG2 8QN

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

Dear Councillor

Application Number: F/2000/0286
1 Jubilee Cottages Mereoak Lane Grazeley.
Proposed two storey side extension to dwelling.

I write to let you know that the above mentioned application has been recommended for ~~APPROVAL:~~ ☐ REFUSAL: ☑ under delegated powers.

If you have any questions please do not hesitate to contact Elaine Connor on **(0118) 974 6451**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 2-3-00
Yours faithfully

Chris Ward
Head of Planning and Transportation

LISTING FORM
Case officer: **Elaine Connor** Application Number: **F/2000/0286**
1 Jubilee Cottages Mereoak Lane ~~Reading:~~ Grazeley
Proposed two storey side extension to dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Print Name: _____

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Received by Wokingham District Council

Application No: F/2000/0286

Proposal:

Proposed two storey side extension to dwelling.

Location:

1 Jubilee Cottages Mereoak Lane Grazeley.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY **(9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday)**

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Elaine Connor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 06/02/2000. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

Tel: (0118) 974 6451

Date: 21.2.00

My ref: F/2000/0286

CONFIDENTIAL

Councillor A Pollock
8 Halfacre Close
Spencers Wood
Reading
RG7 1DZ

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
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Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Print Name: _____

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: (0118) 974 6451

Date: 21-2-00

My ref: F/2000/0286

CONFIDENTIAL

Councillor B Patman
Meadow View
Basingstoke Road
Spencers Wood
Reading
RG7 1AL

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: 33505 – Wokingham

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Case officer: **Elaine Connor** Application Number: **F/2000/0286**
1 Jubilee Cottages Mereoak Lane ~~Reading~~. Grazeley
Proposed two storey side extension to dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Print Name: _____

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

WORK SHEET FOR : Elaine Connor

Application Number : F/2000/0286

Applicant : Mr & Mrs S Bailey .

Location : 1 Jubilee Cottages Mereoak Lane Grazeley.
Proposal : Proposed two storey side extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		19.1.00.

Date of Neighbour Notifications : .....

Date of Site Visit : 19.1.00

Date Registered : 04/01/2000

Earliest Date for Decision : 06/02/2000

Latest Consultation Date/Site Notice Expiry Date : 06/02/2000

Application Expiry Date: 29/02/2000

Consultation Responses :

HIGHWAYS - recommend conditional approval SC23 (SR06) 'Parking, garaging & turning'

Planning Issues :

* AREA OF SPORADIC DEV - C'SIDE. (& LALP). (LTV 2)
* IMPACT UPON ST. SCENE
* " " NEIGHB. PROPS.

Application Number: F/2000/0286
PROP: 2st side extension.
Appraisal :

IMPACT UPON ST. SCENE / CHARACTER OF AREA:

The existing dwelling is one of a pair of semi-detached 2 storey cottages located along Lambwoodhill in Grazeley. It would appear that the dwelling has had 2 fairly minor extensions & other improvements over the years. Currently the 2 semi-detached dwellings are similar in size, character & appearance.
The application being considered proposes the demolition of the existing single storey side extension & the addition of a large 2 storey side extension.
It would appear that the original dwelling had a floor area of approx. 59m² with the previous extensions taking this to nearly 70m². The proposed extension however would create additional floor area of approx 127m² which represents an increase in excess of 1½ times the existing floor area.
[redacted]
It is also considered that such development would be incongruous in the st-scene in relation to the neighbouring prop. which currently appear as a pair of 'balanced' cottages which largely maintain their original character. It is considered that to allow such development would be out of character & would have an adverse negative impact upon the st. scene.

IMPACT UPON NEIGHB. PROPS:
It is not considered that the proposed development would have an adverse negative impact upon the living conditions or amenity of any neighbouring properties.

Recomendation : Approval: ☐ **Refusal:** ☑
(tick appropriate box)

As such the proposal is contrary to policies SC19, SBE1 & SBE2 of SEALP & policies WBE1 [redacted]

Application Number F/2000/0286
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
			( ) the proposed development represents a significant alteration to the scale of the dwelling and the scale of development on site. Also, due to the size & massing of the proposed extension it would appear out of character with the neighb. semi-detached property & would create an imbalance between the pair of cottages. The development would appear incongruous & would therefore have an adverse negative impact upon the street scene. As such the proposal is contrary to polices SC19, SBE1 & SBE2 of SELP & policies WBE1 & WDLP (deposit draft)

RECORD OF SITE VISIT

SITE ADDRESS: 1 Jubilee Cottages Mereoak Lane Reading.

APPLICATION NUMBER: F/2000/0286

OFFICER: Elaine Connor

DATE OF SITE VISIT: 19-1-00.

1 SITE/STATUTORY NOTICE DISPLAYED ? YES.

2. DESCRIPTION OF SURROUNDINGS

Village of Grazeley.

3. DESCRIPTION OF SITE/BUILDING

2 st. semi detached dwelling.
w. detached garage
set back from main road; well screened to front
open aside to rear of prop.

4. RELATIONSHIP TO ADJOINING PROPERTIES

N/A.

5. SITE CONSTRAINTS N/A

TREES N/A

ACCESS/PARKING N/A

LEVELS FLAT

BOUNDARY TREATMENT N/A

OTHERS N/A

To:
Highways

From: Elaine Connor

Date: 13 January 2000

Application Number: F/2000/0286

Proposal: Proposed two storey side extension to dwelling..

Site Address:
1 Jubilee Cottages, Mereoak Lane, Grazeley.

Applicant:
Mr & Mrs S Bailey .

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

CONDITIONAL APPROVAL

SC 23 - PARKING, GARAGING & TURNING (SR06)

N.S. Tolley

20-1-00

F/2000/0293
Location: 359 Whitley Wood Lane, Reading
Proposal: Proposed single storey and first floor extensions to dwelling to form granny annexe.
Case Officer: Emy Circuit
Observations: No comment

F/2000/0286
Location: 1 Jubilee Cottages, Mereoak Lane, Grazeley
Proposal: Proposed two storey side extension to dwelling.
Case Officer: Miss E Connor
Observations: No comment

F/1999/0252
Location: Land at Basingstoke Road
Proposal: Proposed erection of six dwellings and 2 garages
Case Officer: Mrs A Odell
Observations: The site is on the Old Basingstoke Road, Three Mile Cross.

We express concern that the development is outside the designated village envelope and encroaching on the green gap of Three Mile Cross and Reading.

From local knowledge we are aware that the site is subject to frequent flooding and have concern that any remedial measures may have a detrimental implication on the surrounding properties.

F/2000/0345
Location: 15 Salmon Close, Spencers Wood
Proposal: Proposed two storey side extension to dwelling
Case Officer: Natalie Brown
Observations: No comment

F/2000/0371
Location: 16 Hartley Court Road, Three Mile Cross
Proposal: Proposed erection of detached garage
Case Officer: Miss E Connor
Observations: No comment

F/2000/0392
Location: Plots 1 & 2 221 Hyde End Road, Spencers Wood
Proposal: Proposed erection of two dwellings (amendment to approval 97/66910/F)
Case Officer: Mrs A Odell
Observations: No comment

F/2000/0365
Location: 7 Grovelands Road, Spencers Wood
Proposal: Proposed two storey extension to dwelling. Loft conversion and new front porch.
Case Officer: Emy Circuit
Observations: No comment

F/1999/0238
Location: Roman Road Service Station, Basingstoke Road, Three Mile Cross
Proposal: Proposed installation of a LPG Compound
Case Officer: Emy Circuit
Observations: We express concern with regard to the location of the LPG Compound which will coincide with the Car Wash area as included on the redevelopment plans recently granted on appeal.

F/2000/0435
Location: 3 Great Lea, Three Mile Cross,
Proposal: Proposed single storey rear extension to dwelling (retrospective)
Case Officer: Emy Circuit
Observations: No comment

Continued...

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	4 JAN 2000
Officer: EC	Application No. F/2000/0286

Map No. 85. Site ...0:06...
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F.) PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING

Location: 1 JUBILEE COTTAGES MORTIMER ROAD ~~LANE~~

Parish: SHINFIELD Ward: Shinfield 13.1.2000.

Applicant: MR & MRS BAILEY

Fee Received 95-00 Required ..... Additional ..... Refund .....

Enforcement Section to be notified (11) ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	Side elevation to show rear part of extension	13.1.	
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 13.1.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

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

OTHERS:

..... (Rural Area) .....

.....

..... No pre-apps. .....

NEIGHBOURS:

..... S/N Sufficient .....

1 JUBILEE COTTAGES MORTIMER ROAD

ADDRESS ~~BROOMFIELD HATCH LANE~~ GRAZELEY PARISH SHINFIELD

SU 6866 (85

PLOT No. ORD. SHEET No. SU 6966

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
PD/452/64	Miss N Watts	Extension & improvements	28.7.64	App PD
BR24962	MR J. WHEELER	S/S EXTENSION & GARAGE	1-7-85	APP
23936	"	" "	17-7-85	N/A CLA

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

1959/a

04. DEC. 2000 *

HOUSEHOLDER PLANNING APPLICATION

WOKINGHAM DISTRICT COUNCIL

Please answer all questions in CAPITAL letters. If any question does not apply, put N/A in the space.
Please submit 6 copies of the completed form and your plans to: Planning Department, Wokingham District Council, PO Box 157, Shute End, Wokingham, Berkshire, RG40 1WR.
Notes to help you fill in the form are attached.
If you still have any questions about the form, please call Ian Jordan on (0118) 9778763.

For office use only
Application No.

You can use this form for applying for full permission only for:

* extensions
* loft conversions
* garages and outbuildings
* garden fences or walls
* new or altered access

This form is for householders (and their agents) occupying houses, bungalows or flats only. You must use the General Planning Application form for all other types of application.

1.	YOUR NAME	MR & MRS. S. BAILEY
	ADDRESS	1 JUBILEE COTTAGES
		GRAZELEY BERKS
	POST CODE	Tel. No.
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	
	ADDRESS	
	POST CODE	Tel. No.
3. On the 1:2500 and 1:500 scale plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE	SITE LOCATION	AS ABOVE
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	DEMOLITION OF SIDE EXTENSION ERECTION OF SITTING ROOM STUDY WITH BEDROOMS & BATHROOM OVER.

5. ARE THERE ANY TREES ON THE SITE? YES / NO
If YES, please show their positions, spread, and species of the trees on the plans. Indicate any which are to be felled.

6. PLEASE LIST THE EXTERNAL MATERIAL TO BE USED
BRICKWORK TO MATCH EXISTING TILES

7. WILL PEDESTRIANS/VEHICLES ACCESS THE SITE? YES / NO
Please show details of the existing access and any proposed changes on the plans.

8. WILL THE CAR PARKING PROVISION AT THE SITE BE CHANGED? YES / NO
If YES, please show details of any changes on the plans.

9. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE? YES / NO
If YES, please show the route and any proposed alternative on the plans.

10. CHECK LIST Please ensure that you enclose the following:-

(a) 6 copies of this form, signed and dated ✓
(b) The fee (the current scale of fees is attached) ✓
If no fee is payable please say why below

(c) 6 copies of plans and drawings ✓
(i) 1:2500 scale location plan with application, site outlined in red. ✓
(ii) 1:500 scale site layout plan showing position of adjoining dwellings
(iii) 1:100 or 1:200 scale floor plans and elevations

11. CERTIFICATE OF OWNERSHIP (SECTION 66 TOWN AND COUNTRY PLANNING ACT 1990)
Please delete either Certificate A or Certificate B below. If neither apply you must complete a full certificate obtainable from the Planning Department.

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

CERTIFICATE A

I certify that:

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

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

CERTIFICATE B

I certify that:

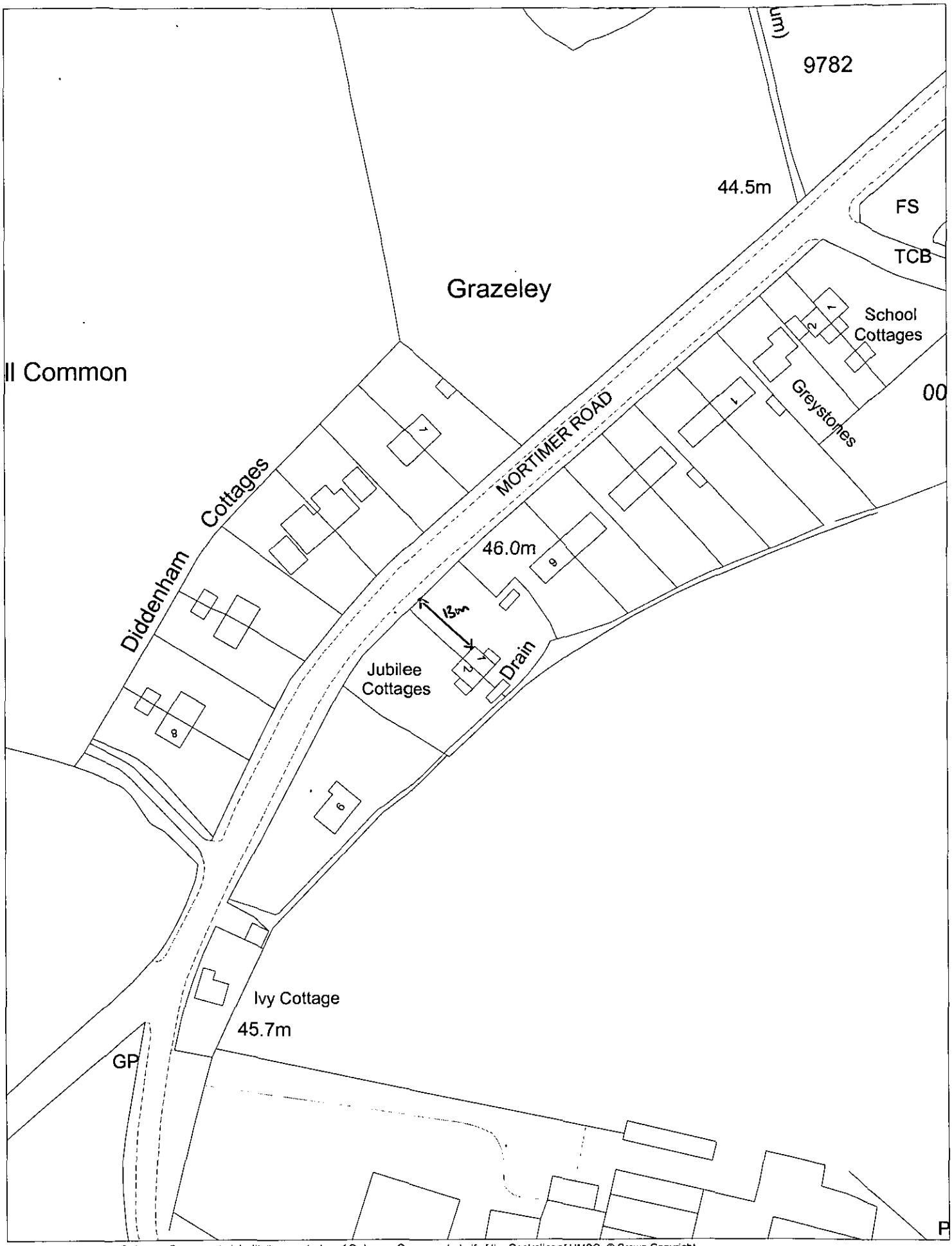
* I have/The applicant has * given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

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

* None of the land forms part of an agricultural holding

SIGNED R E Bark ON BEHALF OF

DATE 14/12/95



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Development Control Section, Environmental Services, Wokingham District Council.

12 July 2000

Scale: 1 : 1250

SOUTHPORT U.K.
LONDON OFFICE
EX SYSTEMS LTD

APPLICATION NO.0286

Name of appellant:
Mr & Mrs Bailey

Site address:
1 Jubilee Cottages, Mereoak Lane,
Shinfield
Proposal:Replacement of existing single- store side extension to dwelling by two-storey sid extension

Case Officer:EC

WRITTEN REPRESENTATION APPEAL

CASE OFFICER: EC

APPLICATION NUMBER: 0286

APPELLANT: Mr & Mrs Bailey

SITE: 1 Jubilee Cottages, Mereoak Lane, Shinfield

APPEAL REF: APP/X0360/A/00/1042754

START DATE: 10/05/00

DATE OF SITE VISIT 24/7/00

Progress Record	Date Actioned	Initials	Time Hours : Mins.
Appeal Logged:	16/0500	DG	
Entered on Access:	16/05/00	DG	
Notification Letters Due:	**17/05/00**		
Notification Letters Sent:	16/05/00	DG	
Questionnaire Due:	**24/05/00**		
Questionnaire Sent:	17/05/00	DG	
Venue Booked:	N/A		
File received by Officer:			
Statement Due:	**07/06/00**		
Checked by Team Leader:			
Statement Sent: **(Don't forget to inform Den)**	27/7/00	DG	
Site Visit:	✓		
Decision letter circulated:	7/9/00	DG	
Decision entered on Access.	7/9/00	DG	

Appeal Decision

Site visit made on 24 July 2000

by R J Marshall LLB DipTP MRTPI

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

PLANNING SERVICES
POL | TLS
DC | ENF
APP
CO
Date
ACK:
FILE:
- 5 SEP 2000

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

Appeal Ref: APP/X0360/A/00/1042754
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Summary of Decision: The appeal is dismissed.

Procedural Matters

Main Issues

1. From my inspection of the site and its surroundings and from the written representations I consider, having regard to prevailing planning policies, that the main issue in this appeal is the effect of the proposed development on the character and appearance of the appeal premises and the surrounding area.

Planning Policy

2. The development plan for the area is the Loddon Area Local Plan (1995). Policy LC19 of that Plan says, among other things, that appropriately designed minor extensions to existing dwellings in rural areas will normally be acceptable. Major extensions or any proposal which has an adverse impact on the rural environment will generally not be permitted. The explanatory text to the Local Plan says that this requirement is because the cumulative effect of large extensions to existing dwellings would lead to an increasingly urbanised appearance to the countryside and reduce the range of house types available in rural areas. Other Policies of the Local Plan which have been referred to require, amongst other things a high standard of design in keeping with the character of the area in which the development is sited.

3. The emerging Local Plan is the Wokingham District Local Plan Deposit Draft 1997, and I have been referred to the Consolidated Document November 1999. Policy WBE1 of that Plan seeks good design that respects its local context. Policy WCC7 says that extensions to dwellings in the countryside should be acceptable if there is no harm to the character of the surrounding countryside, no significant alteration to the scale of the dwelling and the design respects the context of the development. Although this plan is still the subject of a Local Plan Inquiry I shall attach substantial weight to these Policies in so far as they have similar objectives to those of the development plan to which I have been referred.

Reasons

4. The appeal site is towards the end of a small ribbon of development, on both sides of the road, in the countryside. The houses in this area are mainly relatively small and of a semi-detached style and with reasonably large gaps between them. Thus the housing in the area of the appeal site has a relatively spacious character in keeping with its rural setting.

5. The proposed 2-storey extension would substantially increase the size of the existing house and as such would create a significantly more built up appearance to that part of the ribbon of development in which the appeal site lies. In itself this would be to the detriment of the present character and appearance of the area. Moreover, if allowed on appeal it would make it difficult for the Council to refuse other similarly large extensions to other houses in the area, which would cumulatively be to the further detriment of the areas character and appearance.

6. In addition, the appeal property is an attractive semi-detached cottage. At present neither the appeal property or the adjoining semi-detached house have been greatly extended. As a result the 2 dwellings seen together have a relatively symmetrical appearance and this adds to their attractiveness. The proposed extension would, due to its size and dominant gable end feature on its front elevation, create a seriously unbalancing effect that would be harmful to the character and appearance of the 2 properties.

7. I conclude that the proposed development would be detrimental to the character and appearance of the appeal premises and surrounding area. As such it would be contrary to those policies of the development plan and emerging development plan brought to my attention.

8. In arriving at my conclusion, I have taken into account the large extensions granted permission at No. 2 Didenham Cottages, No. 1 School Cottages, and Nos. 3 and 4 Didenham Cottages. I have also had regard to the fact that in the latter case the Parish Council say that the 2 extensions were built at separate times from each other. I can understand that the appellants' may feel aggrieved if they believe that the Council has dealt differently with their application than others. However, little evidence has been given on the background to these decisions to show conclusive parallels with the current proposal. Moreover, even if they did indicate an inconsistency in the Council's approach, that would not lessen the harm that would be caused by allowing the latest application on appeal contrary to development plan policies.

9. I have also had regard to the appellants' reference to a proposal in the emerging Local Plan for a substantial number of houses to the rear of the appeal site. However, it is currently premature to take that into account, and in any event such a housing allocation would not detract from the harm that would be caused to the character and appearance of the appeal premises and adjoining property by the unbalancing effect of the proposed development.

Conclusions

10. For the reasons given above and having regard to all other matters raised, including the advice that it is said Council officers gave on the proposal, the difficulties that may be caused by an alternative approach to extending the appeal premises, and the appellants' reference to other gable end features in the area, I conclude that the appeal should be dismissed.

Formal Decision

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

Information

12. Particulars of the right of appeal against this decision to the High Court are enclosed for those concerned.

R. J. L

INSPECTOR

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr & Mrs S Bailey
1 Jubilee Cottages,
Mereoak Lane
Grazeley
Reading
RG7 1JZ

Application Number: F/2000/0286

Parish: **SHINFIELD**

Location: **1 Jubilee Cottages, Mereoak Lane, Grazeley, Reading.**

Proposal: **Proposed two storey side extension to dwelling.**

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 subject to compliance with the following conditions, the reasons for which are specified hereunder.

Reason

1. The proposed development represents a significant alteration to the scale of the dwelling and the scale of development on site. Also, due to the size and massing of the proposed extension it would appear out of character with the neighbouring semi-detached property and would create an inbalance between the pair of cottages. The development would appear incongruous and would therefore have an adverse negative impact upon the street scene.
As such, the proposal is contrary to Policies SC19, SBE1 and SBE2 of the South East Area Local Plan and Policy WBE1 of Wokingham District Local Plan (Deposit Draft). WCC7.

Head of Planning and Transportation
Date: 03 March 2000

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

The Planning Inspectorate

Room 1004
Tollgate House
Houlton Street
Bristol BS2 9DJ

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

PLANNING SERVICES
POL
DC DG
APP
CS 30824
21 JUN 2000
COPIES TO:
ACK:
FILE:

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

Your Ref:
F/2000/0286

Our Ref:
APP/X0360/A/00/1042754

20 June 2000

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR & MRS S BAILEY
SITE AT 1 JUBILEE COTTAGES, MEREOAK LANE, GRAZELEY, READING, BERKSHIRE

I enclose a copy of correspondence from Shinfield Parish Council.

Please do not comment on the correspondence unless you think it raises new points. If you wish to comment, please ensure that your reply is received in this office no later than 7 days from the date of this letter. Remember to send a copy to the appellant.

Yours faithfully

C Bate

Mrs C M Bate

211A

Shinfield
Parish Council
Clerk: Mrs. J Barnes, 36 Ryhill Way, Earley, Reading, Berkshire. RG6 4AZ
Tel/Fax: 0118 9547115

15th June 2000

Mrs Bate
The Planning Inspecorate
Room 1004
Tollgate house
Bristol
BS2 9DJ

APPEAL BY MR & MRS S BAILEY – REF APP/A/00/1042754
1 JUBILEE COTTAGES, BLOOMFIELDHATCH LANE, GRAZELEY

Following advice of the above appeal from Wokingham District Council, albeit with an incorrect address, it was resolved at the last meeting of our Planning and Transportation Committee to make the comment below. A telephone call to your office today confirmed that they would be acceptable from a timescale viewpoint.

1) The correct address for the property concerned is as recorded above, although Bloomfieldhatch Lane, the road through the village is sometimes referred to as Mortimer Road; it is certainly not Mereoak Lane which commences about 0.5 mile to the north and runs from Gravelly Bridge to the Mereoak roundabout at Three Mile Cross

2) We wish to support this appeal on a number of grounds as listed below:

2.1 Whilst acknowledging that the proposed extension is substantial, we were somewhat surprised to note that this was given as a prime reason for refusal when we understood that the case officer had indicated to the applicant that the proposed size increase was acceptable and it was more to do with the uninterrupted ridge line of the submitted design. This seemed strange given the substantial extensions that have been granted permission on other village properties opposite and several plots along to the north-east, all having uninterrupted ridge lines. It would seem that the reasons given for refusal are at odds with the verbal indications given on site. More to the point, the congruity of the current street-scene would not be breached.

Continued...

2.2 A site visit would reveal that the two semi-detached cottages opposite, Nos. 3 and 4 Diddenham Cottages have been extended substantially in past years, but it should be emphasized, not at the same time. In addition No2 Diddenham Cottages has recently received permission to extend very significantly whilst the adjoining semi-detached cottage will remain the same size. Similarly, No1 School Cottages, situated a few plots to the north-east, has been extended very substantially in past years with a series of extensions whilst its semi-detached neighbour remained until recently the same original and much smaller size. We would expect the planning authority to be consistent in its decisions, particularly with regard to incongruity and effect on the street scene, but this recent decision is totally inconsistent with the decisions quoted above.

3) As a parish council endeavoring to represent residents in this rural environment, we find it deeply ironic that a planning authority which is proposing to site 2,500 houses, probably totally over 6,000 bedrooms, all around this property in the heart of Grazeley village, should consider it unacceptable to sanction an extra couple of bedrooms to enable a young couple to start a family and thereby remain in the village. We cannot believe planning policies can be so anti-humanitarian and unaccommodating.

For the above reasons, this council urges you to find in favour of the appellant and grant permission for the proposed extension.

Yours sincerely

Tracy Sampson.

Mrs Tracy Sampson
Assistant Clerk (0118 9885315)

Copies to:

Mr M Bryant, Mr A Pollock and Mr B Patman, - District Councilors
Denise Gumbrell, Appeals Assistant, WDC Planning Services

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

APPEAL BY: Mr & Mrs Bailey
SITE: 1 Jubilee Cottages, Mereoak Lane,, Shinfield
APPLICATION NO.: 0286
PROPOSAL: Replacement of existing single storey side extension to dwelling by two storey side extension

LIST OF PERSONS CIRCULATED WITH NOTICE OF APPEAL

District Councillor(s) for Shinfield

Mr M J Bryant
Rosebry
19 Salmond Road
Shinfield
Reading

Mr B J S Patman
Meadow View
Basingstoke Road
Spencers Wood
Reading

Mr A J Pollock
8 Halfacre Close
Spencers Wood
Reading
Berks

Clerk of Parish Council of Shinfield:

Mrs J Barnes, 36 Ryhill Way, Lower Earley, Reading, Berks

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

CPRE, c/o Dr Wilford, 17 Copse Drive, WOKINGHAM, Berkshire, RG41 1NA

APPEAL QUESTIONNAIRE — To be used for all appeals relating to applications made on or after 10 March 1992

APPEAL REF: APP/X0360/A/00/1042754 GRID REF: 506866/6966.

APPEAL BY: MR & MRS S BAILEY

SITE: 1 JUBILEE COTTAGES MOREOAK LANE SHINFIELD

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

If notification or consultation under an Act, Order or Departmental Circular would have been necessary before granting permission and has not yet taken place, please inform the appropriate bodies of the appeal now and ask for any comments to be sent direct to the Inspectorate within 28 days of the date you received the appeal form.

1. Do the Council agree to the written representations procedure?	YES / NO
OR Do the Council wish to appear before and be heard by an Inspector at: a. a local inquiry?	~~YES~~ / NO
b. a hearing?	~~YES~~ / NO
2. a If the written procedure is agreed, could the Inspector see the whole site clearly from a road or other public land?	~~YES~~ / NO
b From your knowledge of the issues, would the Inspector need to enter the site for any reason eg to view/measure any dimensions from within it?	YES / ~~NO~~
3. Does the appeal relate to an application for approval of reserved matters?	YES / NO
4. Was an Article 7 (Regulation 6 for listed building or conservation area consent) certificate submitted with the application?	~~YES~~ / ~~NO~~ / NA
5. Was it necessary for the Council to advertise the proposals under Article 8 of the GDPO 1995 and/or Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990?	~~YES~~ / NO
6. Is the appeal site within an approved Green Belt or ANOB? Please specify which ———	YES / NO
7. Is there a known surface or underground mineral interest at or within 400 metres of the appeal site which is likely to be a material consideration in determining the appeal? (If YES, please attach details.)	~~YES~~ / NO
8. a Are there any other appeals or matters relating to the same site or neighbourhood still before the Secretary of State? If YES, please attach details and, where necessary, give the Inspectorate's reference numbers.	~~YES~~ / NO
b Where the development would affect a public right of way, please provide an extract from the Definitive Map and Statement for the area, and any other details.	~~YES~~ / NO
9. Is the site within a Conservation Area? If YES, please attach a plan of the Conservation Area. (If NO, go to Q11.)	~~YES~~ / NO
10. Does the appeal relate to an application for conservation area consent?	YES / NO
11. a Does the proposed development involve the demolition, alteration or extension of a Grade I / II* / II listed building? (Delete as appropriate.)	~~YES~~ / NO
b Would the proposed development affect the setting of a listed building?	~~YES~~ / NO
If the answer to question 11a or b is YES, please attach a copy of the relevant listing description from the List of Buildings of Special Architectural or Historic Interest. (If NO, go to Q13.)	
12. Has a grant been made under Sections 3A or 4 of the Historic Buildings and Ancient Monuments Act 1953?	~~YES~~ / NO
13. Would the proposals affect an Ancient Monument (whether scheduled or not)?	~~YES~~ / NO
14. a Is the appeal site in or adjacent to or likely to affect an SSSI? If so, please attach the comments of English Nature.	~~YES~~ / NO
b Are any protected species likely to be affected by the proposals? If so, please give details.	~~YES~~ / NO

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

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

FOR APPEALS BEING DECIDED BY THE WRITTEN REPRESENTATIONS PROCEDURE

16. a Please confirm that, in accordance with Regulation 5(1), you have notified details of the appeal to authorities and other persons who made representations to you about the application. YES / ~~NO~~ ●

b On what date did you give those notified at 16a for the submission of their representations? 06·06·00

c 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		✓
ii	the planning officer's report to committee		✓
iii	any relevant committee minute		✓

17. Relevant plans and policies - please enclose extracts of relevant policies and plans and explanations of these. Each extract should include the front page, showing the title of the plan and date of approval or adoption. Where plans and policies have not been approved or adopted, the stage and status of the plan should be given. 2

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

Council's reference: F|2000|0286

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

Signature: Dilynell on behalf of WOKINGHAM DISTRICT Council

Date of despatch: 17·05·00

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

1 Jubilee Cottages
Grazeley
Reading
RG7 1JZ
01189 888130

16/May/00

Mr. S. Raychell
The Planning Inspectorate
Room 1004
Toolgate House
Houlton Street
Bristol
BS2 9DJ

Re: Your Ref: APP/X0360/A/00/1042754

Dear Mr. Raychell,

Thank you for your letter of 10/May regarding our planning appeal (our ref: F/2000/0286). In the letter you requested the following:

- A copy of the original application for planning permission.
- A copy of the site ownership certificate sent with the planning application.

Unfortunately, we are not in possession of these documents. Our architect submitted the originals for us, and we did not receive a copy of them. Please advise if these could be supplied from the LPA as they should have the originals on file.

I have sent a copy of this letter to the LPA.

Sincerely,

Mary Kay Bailey

Copy sent to: LPA

1 JUBILEE COTTAGES MORTIMER ROAD

ADDRESS ~~BROOMFIELD HATCH LANE~~ GRAZELEY PARISH SHINFIELD

SU 6866 (85

PLOT No. ORD. SHEET No. SU 6966

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
Side ext PD/452/64	Miss N Watts	extension & improvements	28.7.64	App PD
BR24962	MR. J. WHEELER	S/S EXTENSION & DET. GARAGE	1-7-85	APP
23936	"	" "	17.7.85	N/A CA

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

The Planning Inspectorate

Room 1004
Tollgate House
Houlton Street
Bristol BS2 9DJ

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

PLANNING & BUILDING CONTROL
POL
DC
APP
CS
COPIE

Elaine

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

Your Ref:
F/2000/0286

Our Ref:
APP/X0360/A/00/1042754

25 July 2000

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR & MRS S BAILEY
SITE AT 1 JUBILEE COTTAGES, MEREOAK LANE, GRAZELEY, READING, BERKSHIRE

I have received the correspondence dated 25 July 2000 from the appellant. If this has not been copied to you already, please contact the appellant and ask for a copy.

If you wish to comment on the correspondence, please ensure that your reply is received in this office no later than 7 days from the date of this letter. Remember to send a copy to the appellant.

Any target given to you for sending out the appeal decision may be missed because of correspondence at this stage.

Yours faithfully

AzmatBibi

Miss A Bibi

211A

S/V DONE!

WE JUST ABOUT
MANAGED TO GET THERE
WITH MANY SCENIC
DETOURS!

Frank

The Planning Inspectorate

Room 12/02 East
Tollgate House
Houlton Street
Bristol BS2 9DJ

Direct Line 0117-9878701
Switchboard 0117-9878000
Fax No 0117-9878804
GTN 1374-8701

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

Your Ref:
F/2000/0288

Our Ref:
APP/X0360/A/00/1042754

7 July 2000

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR & MRS S BAILEY
SITE AT 1 JUBILEE COTTAGES, MEREOAK LANE, GRAZELEY, READING, BERKSHIRE

I am writing to inform you that the inspector appointed by the Secretary of State to determine the above appeal in accordance with the provisions of Schedule 6 of the Act is

Mr R J Marshall LLB DipTP MRTPI.

With reference to the above appeal, the Secretary of State has arranged for the inspector to visit the appeal site at 14:00 on Monday 24 July 2000 and you are requested to arrange for the inspector to be met at the site at 14:00 to enable the inspection to be made.

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, due for example to the receipt of late representations, we will let you know.

Yours faithfully



Miss C Clements

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

209D

Tel. (0118) 974 6448 (Direct Line)
Date. May 16, 2000
My ref. F/2000/0286
Your ref.

Copy.

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

Mr M J Bryant
Rosebry
19 Salmond Road
Shinfield
Reading

Dear Sir,

TOWN AND COUNTRY PLANNING ACT 1990
APPEAL BY: **Mr & Mrs S Bailey**
SITE: **1 Jubilee Cottages, Mereoak Lane, Shinfield**

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

As your interests might be affected, you can give your views on the appeal in writing by sending them, within 28 days of this letter to Mr S Raychell, The Planning Inspectorate, Room 1004, Tollgate House, Houlton Street, Bristol, BS2 9DJ quoting reference APP/X0360/A/00/1042754.

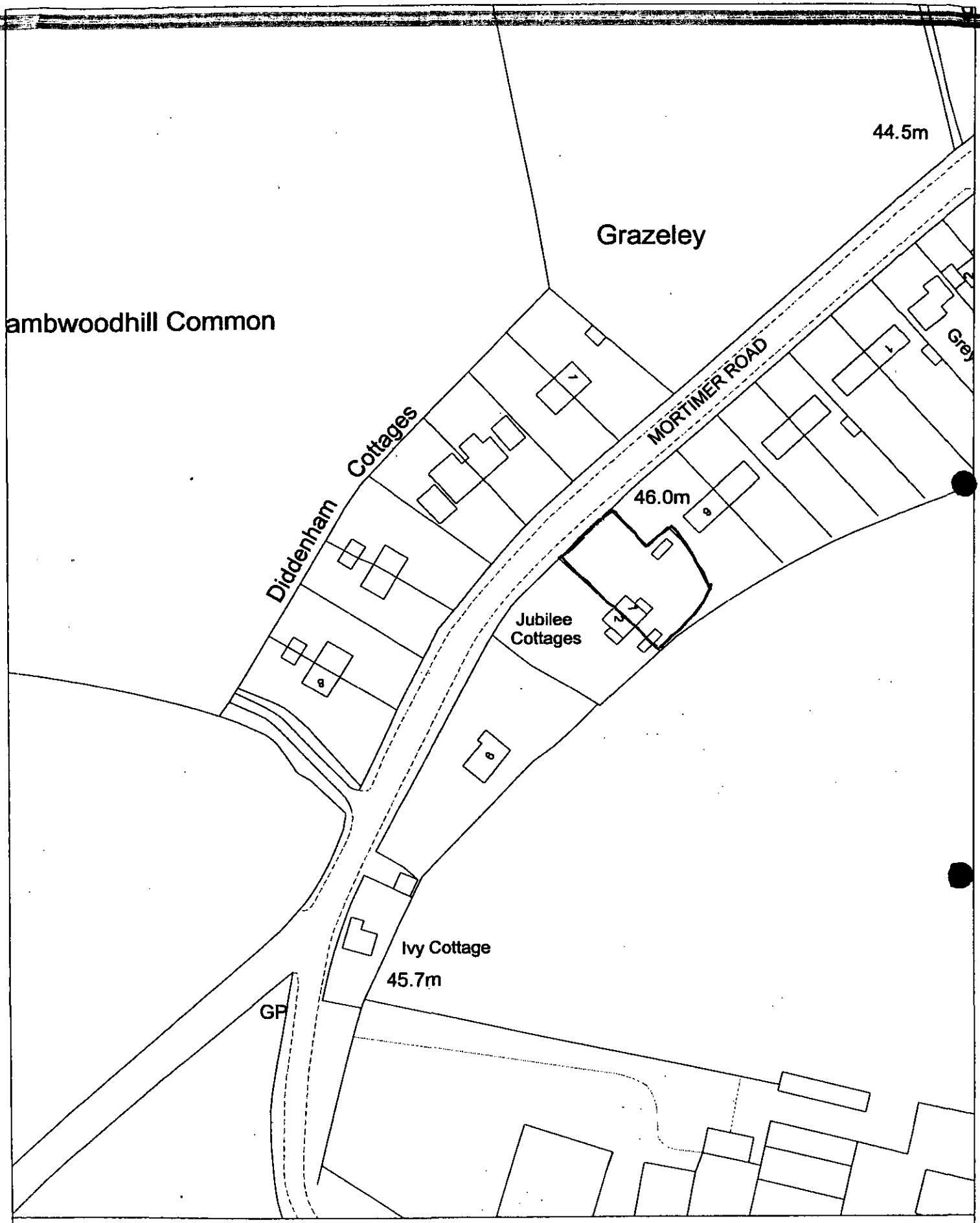
Comments already made, following the original application for planning permission, will be forwarded to The Planning Inspectorate and copied to the appellant.

The application, decision notice, and the appellant's grounds of appeal can be inspected in the Environmental Services Department (Planning) at the Civic Offices, Shute End, Wokingham, Berkshire during normal office hours (08.30 to 17.00 on Mondays to Thursdays, 4.00pm on Fridays).

The Planning Inspectorate will send the decision on this appeal only to those persons who ask to be notified.

Yours faithfully

Denise Gumbrell
Appeals Assistant



Site Plan, Scale: 1 to 1250

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Date: 16 May 2000

To:
Highways

From: Elaine Connor

Date: 13 January 2000

Application Number: F/2000/0286

Proposal: Proposed two storey side extension to dwelling..

Site Address:
1 Jubilee Cottages, Mereoak Lane, Grazeley.

Applicant:
Mr & Mrs S Bailey .

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

CONDITIONAL APPROVAL

SC 23 - PARKING, GARAGING & TURNING (SE 06)

N.S. Trotter

20-1-00

POLICY FRAMEWORK

National Policy

4.5 Advice on design at the national level is limited. There is no Planning Policy Guidance N purely on design considerations. Paras 13 - 20 and Annex A (paras A1 - A7) of PPG1 re specifically to the issue of design. Paras 4 - 7 of Planning Policy Guidance Note 3 (PPG *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 (PPG 15) *Planning and the Historic Environment*. Planning Policy Guidance Note 16 (P 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 Count environment relates to its character, identifiable 'sense of place', and people's livi conditions. The plan recognises that these depend partly on care for the built environme but that also of importance are the maintenance and improvement of interests that have bearing on the County's character, the limitation and control of specific threats to pleas 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 Planning Guidelines, Development Briefs, Design Guides, and Conservation Area Studi This additional guidance includes detailed advice that is not appropriate for inclusion in t plan. The policies of the plan take precedence over the supplementary planning guidanc 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 w allow vernacular style and any good features to be interpreted in the new developme helping to contribute to its sense of place.

POLICY WBE1: DEVELOPMENT IN ITS LOCAL CONTEXT

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

a) ITS ENVIRONMENTAL IMPACT

b) ITS VISUAL IMPACT

c) ACCESSIBILITY

Cor

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.

SOUTH EAST AREA LOCAL PLAN

Adopted 15 April 1994



Published by: Wokingham District Council
Planning Department
Shute End
Wokingham
Berkshire
RG11 1WR
Telephone: (0734) 786833
Fax: (0734) 778735

1.3.52 Within the rural areas only minor extensions to existing dwellings will normally be permitted, consistent with Policy EN1 of the Replacement Structure Plan for Berkshire. The cumulative effect of large extensions to existing dwellings would lead to an increasingly urbanised appearance of the countryside, and reduce the range of house types available in the rural areas. Extensions to buildings in other uses will be treated on their merits, but generally the District Council will adopt a similar approach, and will be particularly concerned to see that the requirements of policy SC15 are observed.

❖ SC19 EXTENSIONS TO EXISTING DWELLINGS IN RURAL AREAS

APPROPRIATELY DESIGNED AND SITED MINOR EXTENSIONS TO EXISTING DWELLINGS IN RURAL AREAS WILL NORMALLY BE ACCEPTABLE. MAJOR EXTENSIONS OR ANY PROPOSAL WHICH HAS AN ADVERSE IMPACT ON THE RURAL ENVIRONMENT WILL GENERALLY NOT BE APPROVED. WHERE A DWELLING HAS ALREADY BEEN EXTENDED THE CUMULATIVE EFFECT OF ALL OF THE EXTENSIONS TO THE ORIGINAL BUILDING WILL BE TAKEN INTO ACCOUNT.

NEW USES FOR EXISTING BUILDINGS IN RURAL AREAS

1.3.53 With changing agricultural patterns and practices and other changes in the rural economy, a number of farm buildings are now surplus to requirements. Many of these buildings are of considerable merit using traditional materials and vernacular styles. The retention of these buildings can be ensured by allowing conversion to residential or other appropriate use. Such conversions need to protect and retain the essential character of the building. In addition, the conversion should not detract from the amenities of the rural area by inappropriate fencing, large extensions and garages or the incorporation of extensive agricultural areas within the curtilage for amenity purposes. Where the existing buildings are unattractive or have an adverse impact on the rural environment their perpetuation by conversion would not be appropriate.

1.3.54 Evidence that a building is not redundant for its present use is not by itself sufficient grounds for refusing permission for a new proposed use. However, in circumstances where the District Council has reasonable cause to believe that an applicant has attempted to abuse the system by constructing a new farm building with the benefit of permitted development rights, with the intention of early conversion to another use, it will be appropriate to investigate the history of the building to establish whether it was ever used for the purpose for which it was claimed to have been built.

❖ SC20 CONVERSION OF BUILDINGS IN RURAL AREAS TO DWELLINGS

IN RURAL AREAS, PROPOSALS FOR THE USE OR CONVERSION OF BUILDINGS TO DWELLINGS WILL GENERALLY BE APPROPRIATE PROVIDED THAT ALL OF THE FOLLOWING CRITERIA APPLY:

A) THERE IS NO SIGNIFICANT CONFLICT WITH ANY OTHER LOCAL OR STRUCTURE PLAN POLICY;

B) THE BUILDINGS ARE STRUCTURALLY SUITABLE FOR CONVERSION OR ADAPTION. EVIDENCE THAT THIS IS SO WILL BE REQUIRED BEFORE PLANNING PERMISSION IS GRANTED. NORMALLY THIS WILL BE IN THE FORM OF A DETAILED REPORT PREPARED BY A SUITABLY EXPERIENCED AND QUALIFIED SURVEYOR OR ARCHITECT;

C) THE CONVERSION DOES NOT DETRACT FROM THE SCALE AND CHARACTER OF THE BUILDINGS;

D) THE BUILDINGS ARE NOT UNSIGHTLY OR OBTRUSIVE ELEMENTS IN THE LANDSCAPE;

E) THERE WILL BE NO ADVERSE EFFECT ON THE APPEARANCE, CHARACTER OR AMENITY OF THE COUNTRYSIDE OR NEARBY PROPERTIES;

1.4 QUALITY & 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 buildings, 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. 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 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 involving 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/required to establish the wider context within which applications will be considered.

❖ *SBE1 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.

❖ *SBE2 INAPPROPRIATE DESIGN*

PROPOSALS FOR DEVELOPMENT THAT IS INAPPROPRIATE IN TERMS OF ITS RELATIONSHIP WITH ADJOINING SITES AND BUILDINGS, OR WHICH WOULD ADVERSELY AFFECT THE CHARACTER OF AN AREA, BY

VIRTUE OF ITS SITING, SCALE, FORM, MASSING, MATERIALS, COLOUR OR TEXTURE, WILL NOT NORMALLY BE PERMITTED.

ENVIRONMENTAL IMPROVEMENT

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

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

1.4.06 In some areas, local shopping centres in particular, where comprehensive development 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.



❖ SBE3 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.

❖ SBE4 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.

❖ SBE5 SUNLIGHT AND DAYLIGHT

IN CONSIDERING PROPOSALS FOR NEW DEVELOPMENT, REDEVELOPMENT AND

3.0 THE CASE FOR THE LOCAL PLANNING AUTHORITY

3.1 The Council submit that the site on which the proposed development is located does not lie within a built-up area or a settlement boundary, and it is not considered that the proposal falls within any circumstances where development may be permitted. The site lies within the Blackwater Area of Special Landscape Importance, wherein the local plan policy SC3 and the draft local plan Policy WLL2 provide that the rural character of the area must not be harmed . These restrictive policies accord with the advice in Planning Policy Guidance Note 7, which states that new house building in the open countryside , away from established settlements, should be strictly controlled.

3.2 It is considered by the local planning authority that the undeveloped nature of the site at present makes an important contribution to the overall rural character of the area, and marks the beginning of the Area of Special Landscape Importance, just beyond the identified settlement within the Village.

3.3 Although the site is generally screened from views outside the site, it is considered that the proposed dwelling will be visible not only from the road but also from the footpath that runs to the east of the site and would therefore alter the character of this countryside area.

3.4 It is also considered that the proposed development, if allowed would set an undesirable precedent which would make similar developments difficult to resist. Such proposals would cumulatively consolidate and intensify development and have an urbanising affect which would significantly erode the Special Landscape Character of the area.

4.0 COMMENTS ON GROUNDS OF APPEAL

4.1 The appellants state in their grounds of appeal that by reason of the proposal's 'modest scale and sensitive siting, the development will not adversely affect the character and appearance of the area,' and that the proposal 'will preserve as open land the existing field to the west so enabling that land to continue its role in contributing to the setting of the village.' However, the Council consider that any development of this land will extend the settlement boundary into the area designated as one of Special Landscape Character. The Council consider that the existing settlement boundary is appropriate and any development beyond would intensify development, thus creating an urbanising effect which would adversely alter the character of the area.

4.2 The appellants also comment that the proposal represents sensitive infilling which will not have a harmful impact upon the character and appearance of this part of the countryside. However the Council consider that any development on this site would lead to the loss of important open space which marks the beginning of the Area of Special Landscape Character. It is considered that to allow such development would set a precedent which would make similar developments difficult to resist in the future and could be repeated too often to the detriment of the area, as one of Special Landscape Character.

5.0 CONCLUSION

5.1 It is considered that the proposal to erect one three bedroom detached dwelling would result in unacceptable development, outside the settlement boundary in an area of Special Landscape Character. The development would therefore, have an adverse negative impact upon the rural character of the area.

5.2 In respect of the issues highlighted in this report it is considered that the proposal is contrary to Policy SC3 of the South East Area Local Plan and Policies WLL2 of the Wokingham District Local Plan (deposit draft).

5.3 The Inspector is respectfully requested to dismiss this appeal.

SUPPLEMENTARY NOTE

Policies from the South East Area Local Plan have been quoted in the reason for refusal for this application. However, this is an error, and should be the Loddon Area Local Plan. The policies contained in both plans read the same.
Also an additional policy, WCC7 from the draft deposit Wokingham District Local Plan, has been included in the Council's statement.

Elaine Connor
Planning Assistant

TOWN AND COUNTRY PLANNING ACT 1990

SECTION 78 APPEAL

APPELLANT : Mr & Mrs Bailey

APPEAL SITE : 1 Jubilee Cottages, Mereoak Lane, Shinfield

REASON FOR APPEAL : Appeal against refusal of planning permission for a two-storey side extension

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LOCAL PLANNING AUTHORITY REFERENCE: F/2000/0286

DEPARTMENT OF THE ENVIRONMENT TRANSPORT & THE REGIONS REFERENCE: APP/X0360/A/00/1042754

1.00 LOCATION AND SITE DESCRIPTION

1.0 The site, which is the subject of this appeal, is located along Mortimer Road, in Grazeley, west of the A33 Swallowfield by-pass (Appendix 1). The site lies within the parish of Shinfield, and is designated as Countryside in the local development plan. The area is also characterised as one of sporadic development.

1.2 The site at present contains a two storey semi-detached cottage which is set back from the main road, by approximately 13m and is screened along the front boundary. To the rear of the appeal site is open countryside.

2.0 Planning History

2.1 The existing property which pre-dates 1948, is a two bedroom semi-detached property, which forms one of two identical cottages. It would appear from the planning history that the dwelling has been extended twice.

2.2 The property was extended by way of a single storey side extension under permitted development in 1964. In 1985 planning permission was granted for a further single storey side extension and detached garage located to the northeast of the site.

3.0 POLICY BACKGROUND

3.1 In March of this year planning permission was refused under delegated powers for the following reason :

The proposed development represents a significant alteration to the scale of the dwelling and the scale of development on site. Also due to the size and massing of the proposed extension it would appear out of character with the neighbouring semi-detached property and would create in an imbalance between the pair of cottages. The development would appear incongruous and would therefore have an adverse negative impact upon the street scene.

As such the proposal is contrary to Policies SC19, SBE1 and SBE2 of the South East Area Local Plan and Policy WBE1 of the Wokingham District Local Plan (Deposit Draft).

3.2 This refusal of planning permission forms the subject of this appeal.

3.3 Loddon Area Local Plan (LALP) Adopted May, 1995

The Loddon Area Local Plan forms the statutory local plan for this part of the district. The Planning and Transportation Committee at their meeting on the 21st November 1996 resolved to "reaffirm 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."

3.4 The following policies contained in the Loddon Area Local Plan are relevant in the consideration of this appeal:

LC19: Extensions to existing dwellings in rural areas

LBE1: Design of new development

LBE2: Inappropriate Design

3.5 Wokingham District Local Plan, Deposit Draft (WDLP) 1996-2006

Material consideration should also be given to the emerging Wokingham District Local Plan, currently the subject of a Public Inquiry. It has formed the basis of development control decisions since the 21st October 1997.

2.6 The following policies in the Wokingham District Local Plan (Deposit Draft) are relevant in the consideration of this appeal.

WBE1: Development in its local context

WCC7: Extensions to dwellings in the countryside

2.7 Wokingham District Local Plan Proposed Amendments to Deposit Draft 1999

The Wokingham District Local Plan proposed amendments to Deposit Draft was published in April 1999. The consultation period on these proposed amendments was from 23rd April to 11th June. However, none of the proposed amendments to these policies and

accompanying text are considered to materially affect the considerations of this appeal.

3.0 THE CASE FOR THE LOCAL PLANNING AUTHORITY

3.1 Description of Appeal Proposal
Planning application F/2000/0286 was submitted on the 4th January 2000 for determination under delegated powers. The application proposed a two-storey side extension.

3.2 The proposed extension would create additional floor area of approximately 127m2, in order to provide a sitting room, study and W.C at ground floor level, and a bathroom, bedroom and box room at first floor level.

3.3 The reason for refusal of this proposal, expresses the significant alteration to the scale of development on site. Given that the site is located within the countryside, as designated by the local development plan, it is likely that the proposed development will have a detrimental impact upon the character of the surrounding area. Policy LC19 of the Loddon Area Local Plan states that appropriately designed and sited minor extensions to existing dwellings in rural areas will normally be acceptable. However, major extensions or any proposal which has an adverse negative impact on the rural environment, will generally not be approved.

3.4 Policy WCC7 of the Wokingham District Local Plan (Deposit Draft) also deals with extensions to existing dwellings in the countryside. Generally the aim of this policy is to ensure that any extension does not impact on the surrounding countryside or significantly increase the scale of built form on the site. In this case it is clear that the proposed extension will greatly increase the scale of built development on site as it represents an increase of more than 100% of the original floor area of the dwelling.

3.5 It is also considered that the proposed development would be out of character with the neighbouring cottage. The existing pair of semi-detached is similar in appearance and has largely retained their original

character. It is therefore considered that the proposed extension would be out of character with the neighbouring dwelling, and would appear incongruous in the street scene.

3.6 It is therefore considered that the proposed extension would result in a significant increase in built form on the site, which would have an urbanising impact upon the surrounding area and would be out of character with the neighbouring dwelling

4.0 COMMENTS ON GROUNDS OF APPEAL

4.1 The appellants mention in their grounds of appeal that there is a proposal for 2000 houses being built in the fields behind the appeal site. The site in question lies within the proposed Grazeley Housing Site shown in the Wokingham District Local Plan (deposit draft). A decision on whether to approve this site or the alternative sites in Shinfield and/or Spencers Wood/Three Mile Cross, or none at all is expected from the Public Inquiry (both Local Plan and Section 78) in July 2000. It is agreed that if Grazeley should be selected as a major housing site this would be a relevant fact to the appeal. However, until such time as this may happen it would be premature and inappropriate for this to be a determining factor in this appeal.

5.0 CONCLUSION

5.1 It is therefore considered that the proposed extension to enlarge the existing dwelling is out of character with the immediate neighbouring property, and will result in an unacceptable building mass in the countryside. The proposal is therefore contrary to the policies that seek to protect the character of the countryside.

5.2 In respect of the issues highlighted in this report it is considered that the proposal is contrary to policies LC19, LBE1 and LBE2 of the Loddon Area Local Plan and policies WBE1 and WCC7 of the Wokingham District Local Plan (Deposit Draft).

5.3 The Inspector is respectfully required to dismiss this appeal.

APPENDICES

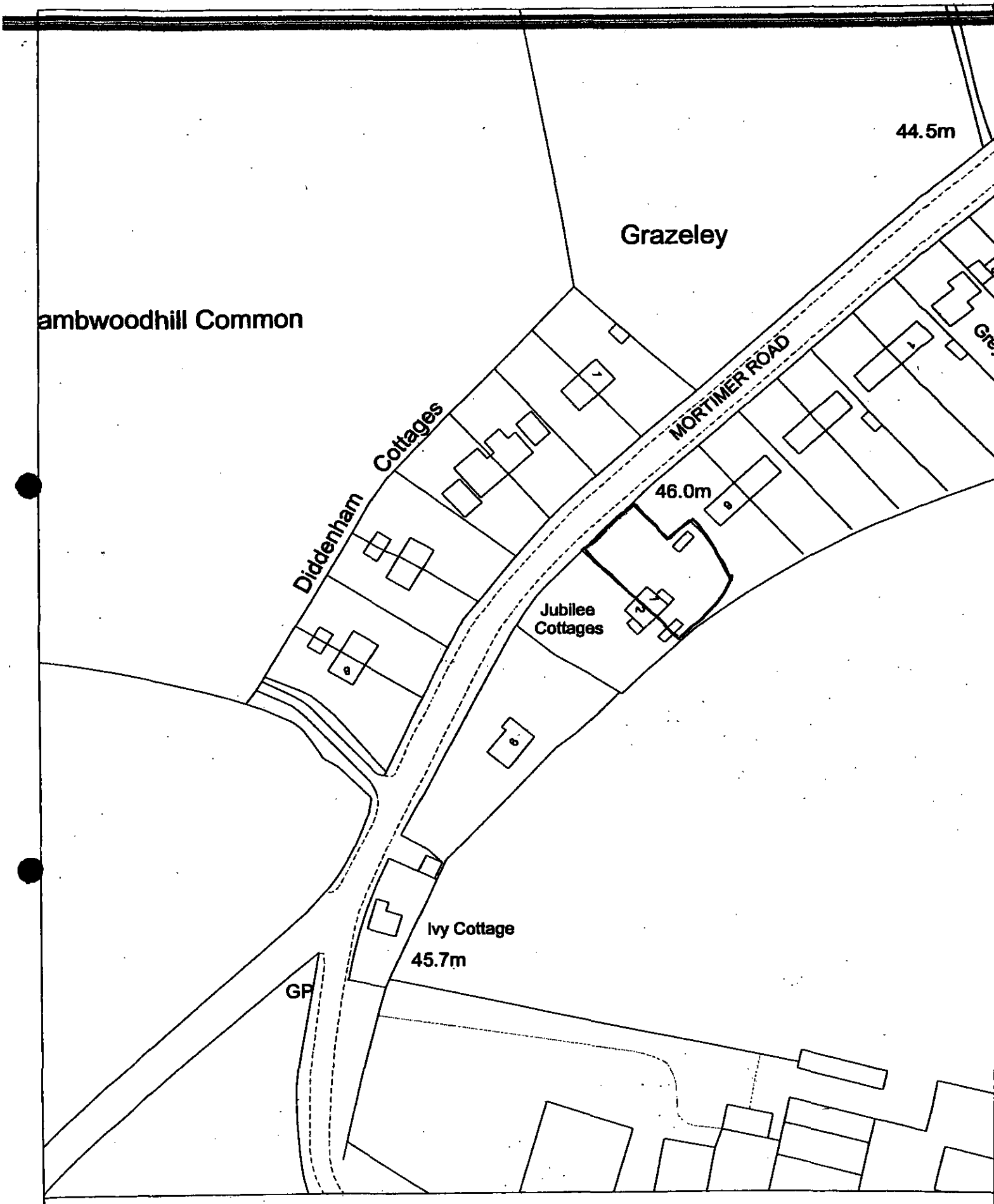
1. SITE PLAN

2. EXTRACT FROM THE LODDON AREA LOCAL PLAN

3. EXTRACT FROM THE WOKINGHAM DISTRICT LOCAL PLAN (DEPOSIT DRAFT).

4. CONDITIONS FOR APPEAL IF ALLOWED

APPENDIX 1



Site Plan, Scale: 1 to 1250

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Date: 16 May 2000

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APPENDIX 2

LODDON AREA LOCAL PLAN

Adopted 5 May 1995

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

REDEVELOPMENT AND EXTENSIONS IN RURAL AREAS

1.3.46 Within rural areas existing buildings will be the subject of proposals for redevelopment or extension. In some cases these will be large residential properties set in extensive grounds. There will be a presumption in favour of a continuation of residential use, in accordance with policy LH3, especially where the buildings are of architectural and historical importance. In some cases larger properties may be converted into smaller self-contained units in accordance with policy LH4. This will provide for the growing number of smaller households.

1.3.47 If continued use, refurbishment or conversion to smaller units are not feasible then the Council will consider favourably redevelopment for residential purposes, unless the buildings are of architectural importance. The replacement (generally by larger buildings) of dwellings that have reached the end of their useful life can have a significant impact on the open and/or rural character of an area, by increased visual presence or increases in ancillary features (such as fences, walls, etc.). For this reason the District Council, in considering proposals for replacement dwellings, will have regard to visual impact, the need to maintain a range of house types and sizes in the rural area and the need to protect rural amenities. Any redevelopment should not normally provide for a larger number of separate units than that already existing on the site, occupy a larger area of the site, nor exceed the height of the existing buildings. The location of the new buildings should be decided having regard to the main features of the landscape and the need to minimise the impact of new development and integrate it with its surroundings. The amenity value of the site should be retained by preserving mature trees and keeping or laying out landscaped areas.

❖ LC18 REPLACEMENT DWELLINGS IN RURAL AREAS

THE REPLACEMENT OF EXISTING DWELLINGS IN RURAL AREAS MAY BE PERMITTED PROVIDED THAT:

A) THE EXISTING BUILDING IS NOT OF ARCHITECTURAL OR HISTORIC INTEREST;

B) THE SITING AND DESIGN OF THE NEW DEVELOPMENT HAS THE MINIMUM IMPACT ON THE RURAL ENVIRONMENT AS REQUIRED BY POLICY LC15;

C) THE SIZE OF THE NEW DEVELOPMENT WILL NOT SIGNIFICANTLY EXCEED THAT OF THE EXISTING PROPERTY BOTH IN HEIGHT AND FLOOR AREA AND, WHERE APPROPRIATE, IN NUMBERS OF SEPARATE UNITS.

1.3.48 Within the rural areas only minor extensions to existing dwellings will normally be permitted, consistent with Policy EN1 of the Replacement Structure Plan for Berkshire. The cumulative effect of large extensions to existing dwellings would lead to an increasingly urbanised appearance of the countryside, and reduce the range of house types available in the rural areas. Extensions to buildings in other uses will be treated on their merits, but generally the District Council will adopt a similar approach, and will be particularly concerned to see that the requirements of policy LC15 are observed.

❖ LC19 EXTENSIONS TO EXISTING DWELLINGS IN RURAL AREAS

APPROPRIATELY DESIGNED AND SITED MINOR EXTENSIONS TO EXISTING DWELLINGS IN RURAL AREAS WILL NORMALLY BE ACCEPTABLE. MAJOR EXTENSIONS OR ANY PROPOSAL WHICH HAS AN ADVERSE IMPACT ON THE RURAL ENVIRONMENT WILL GENERALLY NOT BE APPROVED. WHERE A DWELLING HAS ALREADY BEEN EXTENDED THE CUMULATIVE EFFECT OF ALL OF THE EXTENSIONS TO THE ORIGINAL BUILDING WILL BE TAKEN INTO ACCOUNT.

APPENDIX 3

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.

2.40 Detailed guidance on this is set out in Annex I (paras. I17 - I21) of PPG 7. DoE Circular 11/95 *The Use of Conditions in Planning Permissions* gives further advice on agricultural occupancy conditions.

POLICY WCC6: NEW DWELLINGS REQUIRED FOR COUNTRYSIDE LAND USES (OUTSIDE THE METROPOLITAN GREEN BELT)

A NEW DWELLING FOR COUNTRYSIDE LAND USES WILL NOT BE PERMITTED UNLESS THERE IS:

a) AN ESTABLISHED EXISTING FUNCTIONAL NEED FOR A FULL TIME WORKER AND NOT A PART-TIME REQUIREMENT

b) A UNIT AND AGRICULTURAL ACTIVITY CONCERNED, THAT HAVE BEEN ESTABLISHED FOR AT LEAST THREE YEARS, HAVE BEEN PROFITABLE FOR AT LEAST ONE OF THEM, ARE CURRENTLY FINANCIALLY SOUND AND HAVE A CLEAR PROSPECT OF REMAINING SO

c) NO OTHER EXISTING ACCOMMODATION IN THE AREA THAT IS SUITABLE AND AVAILABLE FOR OCCUPATION BY THE WORKER(S) CONCERNED.

WHERE SUCH A DWELLING IS JUSTIFIED THE COUNCIL WILL ENSURE:

I THAT THE SIZE OF THE DWELLING IS CONSISTENT WITH THE HOUSING NEEDS OF THE WORKER AND HIS/HER IMMEDIATE FAMILY

II THAT THE OTHER REQUIREMENTS OF POLICY WCC4 (NEW BUILDINGS IN COUNTRYSIDE AREAS) ARE COMPLIED WITH

III THAT THE DWELLING REMAINS IN THAT USE AND IS NOT SEPARATED FROM THE ENTERPRISE HOLDING.

Implementation: The development control process.

Monitoring: Planning applications determined within each category.

Extensions to Existing Dwellings in the Countryside

Extensions to existing dwellings in the countryside need to be considered on a site-specific basis. Generally the aim will be to ensure that any extension does not impact on the surrounding countryside or significantly increase the scale of built development on the site.

It is expected that the design will have regard to its wider context, in relation to both the physical setting and the defining characteristics of the wider local area. This will include regional traditions or materials. Good design will be required as it helps maintain or enhance local distinctiveness, and can help to make the new extension more acceptable to neighbours. Such an approach complies with detailed guidance set out in PPG 7.

POLICY WCC7: EXTENSIONS TO DWELLINGS IN THE COUNTRYSIDE (OUTSIDE THE METROPOLITAN GREEN BELT)

EXTENSIONS TO DWELLINGS IN AREAS OUTSIDE BUILT-UP AREAS AND SETTLEMENT BOUNDARIES SHOULD BE ACCEPTABLE IF:

a) THERE ARE NO ADVERSE VISUAL, PHYSICAL OR ECOLOGICAL IMPACTS ON THE UNDEVELOPED CHARACTER OF THE SURROUNDING COUNTRYSIDE

b) THERE IS NO SIGNIFICANT ALTERATION TO THE SCALE OF THE DWELLING AND THE SCALE OF DEVELOPMENT ON SITE

c) THE DESIGN RESPECTS THE CONTEXT OF THE DEVELOPMENT, INCLUDING LOCAL OR REGIONAL BUILDING TRADITIONS AND MATERIALS.

Implementation: The development control process.

Monitoring: Planning applications determined.

PROTECTING AND MANAGING THE LANDSCAPE

INTRODUCTION

2.43 The policies that form part of the landscape section of this chapter will apply throughout the local plan area irrespective of whether it is within or outside the Metropolitan Green Belt. The retention of natural beauty and landscape diversity requires that any development should be carried out in harmony and sympathy with its surroundings. The aim of the landscape policies is not only to screen development but to maintain and enhance the natural beauty and diversity of the landscape appropriate to its location.

2.44 Landscape is important because it is:

- an essential part of our natural resource base
- a reservoir of archaeological and historical evidence
- an environment for plant and animal communities
- a human habitat, evoking sensual, cultural and spiritual responses.

2.45 The term 'landscape' refers to the visual appearance of the land including its shape, form and colours. It reflects the way in which various components combine that are often distinctive in particular localities. The influence of geology, topography, soils, archaeology, landscape history, land use, ecology, architecture and cultural associations give a landscape value, experience and character.

2.46 Assessing the impacts on the landscape should involve an assessment of the component types, i.e. landform, land cover and the landscape elements, which terms are now described.

Landform: integrates information on geology and soils as well as the natural drainage pattern of the area of which the proposed development site forms part. It will include the shape of the land surface and levels, i.e. soils, water, climate.

APPENDIX 4

In light of the points raised in this statement the Inspector is respectfully requested to dismiss this appeal. Should the Inspector be minded to allow the appeals, it is requested that consideration be given to the following conditions.

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

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

2. The area shown on the permitted drawings for vehicle parking, garaging and turning shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

   REASON Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

3. All new external work shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

   REASON To ensure a satisfactory external appearance.

The Planning Inspectorate

Room 1004
Tollgate House
Houlton Street
Bristol BS2 9DJ
http://www.planning-inspectorate.gov.uk

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

...G SERVICES HPT ILS
COPIES TO: ACK: FILE:

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

Your Ref: F/2000/0286

Our Ref: APP/X0360/A/00/1042754

Date: 5 September 2000

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR & MRS S BAILEY
SITE AT 1 JUBILEE COTTAGES, MEREOAK LANE, GRAZELEY, READING, BERKSHIRE

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:

The Complaints Officer
The Planning Inspectorate
Room 14/04
Tollgate House
Houlton Street
Bristol
BS2 9DJ

Phone No. 0117 987 8927 Fax No. 0117 987 6219

Yours faithfully

Miss A Bibi

COVERDL1

file copy

Tel. (0118) 974 6448 (Direct Line)
Date: July 20, 2000
My ref: F/2000/0286
Your ref: APP/X0360/A/00/1042754

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

Miss A Bibi
The Planning Inspectorate
Room 1004
Tollgate House
Houlton Street
BRISTOL
BS2 9DJ

Dear Miss Bibi

APPEAL BY: Mr & Mrs Bailey

SITE: 1 Jubilee Cottages, Mereoak Lane, Shinfield

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

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date. July 20, 2000
My ref: F/2000/0286
Your ref:

file copy

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

Mr & Mrs S Bailey
1 Jubilee Cottages
Mereoak Lane
Grazeley
Reading
RG7 1JZ

Dear Sirs

APPEAL BY: **Yourselves**
SITE: **1 Jubilee Cottages**

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

I have also sent a copy to The Planning Inspectorate.

Yours faithfully

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date: June 1, 2000
My ref: F/2000/0286
Your ref: APP/X0360/A/00/1042754

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

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

Dear Mr Raychell

APPEAL BY: Mr & Mrs S Bailey
SITE: 1 Jubilee Cottages, Grazeley

With reference to this appeal, I have sent the appellants a copy as of their original application form as they requested.
I enclose a copy of their letter.

Yours sincerely

Den Gumbrell
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date. June 1, 2000
My ref: F/2000/ 0286
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

Mr & Mrs S Bailey
1 Jubilee Cottages
Grazeley
Reading
RG7 1JZ

Dear Sir & Madam

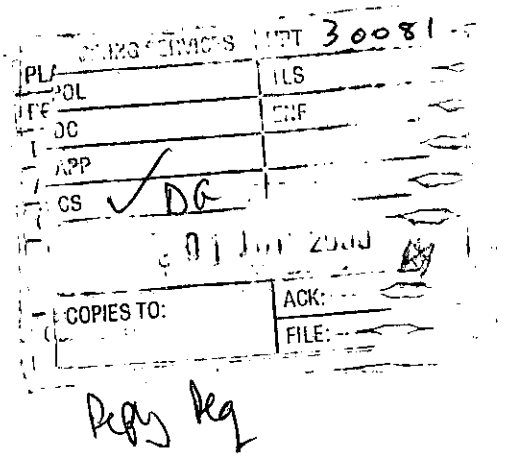
APPEAL BY: **Yourselves**
SITE: **1 Jubilee Cottages**

With reference to this appeal, I enclose a copy of your original application form. The Council normally makes a charge for photocopying, but it has been waived this time.

Yours faithfully

Denise Gumbrell
Appeals Assistant

Enc



1 Jubilee Cottages
Grazeley
Reading
Berkshire
RG7 1JZ

24/May/00

~~Building Control~~
Wokingham District Council
PO Box 155
Civic Offices
Shute End
Wokingham
Berkshire
RG40 1WW

RE: Planning Application Reference F/2000/0286
RE: Planning Application Appeal Reference APP/X0360/A/00/1042754

Dear Sir or Madam:

We have been requested by the Planning Inspectorate to supply a copy of our original planning application form in order for our appeal process to begin. Unfortunately, all the documentation was submitted to the LPA by our architect, who did not leave us with a copy of the originals. Would you be able to provide a copy of this document?

Thank you for your assistance with this.

Sincerely,

M.K.C. Bailey

cc: Planning Inspectorate

Tel. (0118) 974 6448 (Direct Line)
Date. May 17, 2000
My ref: F/2000/0286
Your ref:

COPY

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

Mr & Mrs S Bailey
1 Jubilee Cottages
Mereoak Lane
Grazeley
Shinfield
Reading
RG7 1JE

Dear Sirs

APPEAL BY: **Yourselves**
SITE: **1 Jubilee Cottages**

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

I have also sent a copy to The Planning Inspectorate.

Yours faithfully

Denise Gumbrell
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date: May 17, 2000
My ref: F/2000/0286
Your ref: APP/X0360/A/00/1042754

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

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

COPY

Dear Mr Raychell

APPEAL BY: **Mr & Mrs S Bailey**

SITE: **1 Jubilee Cottages, Mereoak Lane, Grazeley**

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

I have also sent a copy to the appellants.

Yours sincerely

Den Gumbrell
Appeals Assistant

Enc

The Planning Inspectorate

Room 1004
Tollgate House
Houlton Street
Bristol BS2 9DJ

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

PLANNING SERVICES | HPT
POL | TLS
DC | ENF
APP | DG
CS
12 MAY 2000
COPIES TO: | ACK:
FILE:

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

Your Ref:
F/2000/0286

Our Ref:
APP/X0360/A/00/1042754

10 May 2000

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR & MRS S BAILEY
SITE AT 1 JUBILEE COTTAGES, MEREOAK LANE, GRAZELEY, READING, BERKSHIRE

I have received an appeal form and accompanying documents for this site. I am the case officer. I am checking the papers and if I need further information, or if for legal reasons the appeal is not acceptable, I will write again.

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

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

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

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

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

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

You should keep to the timetable set out above. Inspectors will not accept representations at the site visit, nor will they wait for representations. Having drawn your attention to the timetable, I will not send reminders to you or the appellant.

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

Yours faithfully

Mr S Raychell
102

SITE VISIT DATES

We have improved the time taken to fix the date for a site visit. Most visits are now arranged within 8 to 12 weeks from the start of the appeal. Ministers are anxious that appeal decisions are issued quickly. You must comply with the timetable in the accompanying letter, and ensure your representations are with us on time. If the representations are late, the Inspector may proceed to issue a decision without considering them.

SECTION 106 AGREEMENTS

If you intend to rely on an obligation made under Section 106, we must receive a completed, signed and dated copy before the date of the site visit. We will

not delay the issue of the decision letter to wait for the completion of a Section 106 obligation.

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr & Mrs S Bailey
1 Jubilee Cottages,
Mereoak Lane
Grazeley
Reading
RG7 1JZ

Application Number: F/2000/0286

Parish: **SHINFIELD**

Location: **1 Jubilee Cottages, Mereoak Lane, Grazeley, Reading.**

Proposal: **Proposed two storey side extension to dwelling.**

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 subject to compliance with the following conditions, the reasons for which are specified hereunder.

Reason

1. The proposed development represents a significant alteration to the scale of the dwelling and the scale of development on site. Also, due to the size and massing of the proposed extension it would appear out of character with the neighbouring semi-detached property and would create an inbalance between the pair of cottages. The development would appear incongruous and would therefore have an adverse negative impact upon the street scene.
As such, the proposal is contrary to Policies SC19, SBE1 and SBE2 of the South East Area Local Plan and Policy WBE1 of Wokingham District Local Plan (Deposit Draft).

Head of Planning and Transportation
Date: 03 March 2000

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

The Planning Inspectorate

FOR OFFICIAL USE ONLY
Date received

IPT

PLANNING APPEAL

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

OS

COPIES TO: PCC

TLB

A. INFORMATION ABOUT THE APPELLANT(S)

Full Name: MR. + MRS. SEAN BAILEY

Address: 1 JUBILEE COTTAGES, MEREOAK LANE,
GRAZELEY, READING, BERKSHIRE

Postcode: RG7 1JZ Reference: F/2000/0286
Failure to provide the postcode may cause delay in processing your appeal.

Daytime Telephone No: 01189 888130 Fax No: N/A

Agent's Name (if appropriate):

Agent's Address:

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

Daytime Telephone No: Fax No:

B. DETAILS OF THE APPEAL

Name of the Local Planning Authority (LPA): WOKINGHAM DISTRICT COUNCIL

Description of the Development:

PROPOSED: REPLACEMENT OF EXISTING ONE-STOREY SIDE EXTENSION TO DWELLING WITH TWO-STOREY SIDE EXTENSION TO DWELLING.

Address of the Site: 1 JUBILEE COTTAGES
MEREOAK LANE
GRAZELEY, READING, BERKSHIRE

Postcode: RG7 1JZ
Failure to provide the postcode may cause delay in processing your appeal

National Grid Reference (see key on OS map for Instructions).
Grid Letters: Grid Numbers
eg TQ:298407

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

JAN. 2000 F/2000/0286

Date of LPA notice of decision (if any):

03/03/00

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

C. REASON FOR THE APPEAL

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

1. to *refuse/~~grant~~ subject to conditions, planning permission for the development described in Section B. ☑
2. to *refuse/grant subject to conditions, approval of the matters reserved under an outline planning permission. ☐
3. to refuse to approve any matter (other than those mentioned in 2 above) required by a condition on a planning permission. ☐

Or the failure of the LPA:-

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

D. CHOICE OF PROCEDURE

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

1. WRITTEN REPRESENTATIONS ☑

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

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

.....

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

E. ESSENTIAL SUPPORTING DOCUMENTS

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

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

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

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

F. APPEAL SITE OWNERSHIP DETAILS

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

SITE OWNERSHIP CERTIFICATES

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

CERTIFICATE A

I certify that:

On the day 21 days before the date of this appeal nobody, except the appellant, was the owner (see Note (i) of the guidance notes) of any part of the land to which the appeal relates.

~~OR~~

~~**CERTIFICATE B**~~

I certify that:

~~I have/the appellant has *given the requisite notice to everyone else who, on the day 21 days before the date of this appeal, was the owner (see Note (i) of the guidance notes) of any part of the land to which the appeal relates, as listed below:~~

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

I further certify that:

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

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

~~OR~~

~~*•~~ ~~I have/the appellant has *given the requisite notice to every person other than my/him/her*self who, on the day 21 days before the date of the appeal, was a tenant of an agricultural holding on all or part of the land to which the appeal relates, as follows:~~

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

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

Signed R S Bailey (on behalf of) .....

Name (in capitals) SEAN BAILEY Date 26/4/00

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

According to the reasons for refusal, "The development would appear incongruous & would therefore have adverse negative impact on the street scene", however:

- A proposal of 2000 houses being built in the fields behind our house has been made by the LPA

Another reason for refusal states "Due to the size & massing of proposed extension it would appear out of character with the neighbouring semi-detached property & would create an imbalance between the pair of cottages", however:

- The house opposite (2 Dudenham Cottages) has had planning permission passed in the last 12 months for a similar or larger extension although the attached semi does not have an extension
- Also, 1 School Cottages (further down the road) has had an extension built which more than doubled the size of the original cottage.
- The cottages surrounding ours have gable ends which we incorporated into our plans solely to keep in character with the street scene.

After meeting with Elaine Connor of the LPA, Ms. Connor stated that she wanted the extension to have a dropped ridgeline. However,

- This will definitely be out of character with the street scene as none of the other houses with extensions have been required to have a dropped roofline.
- Also this will mean stepping the extension back resulting in the removal of a mature willow tree and restricting sufficient daylight into the existing kitchen.

PLEASE SIGN BELOW

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

Signed R S Bailey (on behalf of) .....

Name (in capitals) SEAN BAILEY Date 26/04/00

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

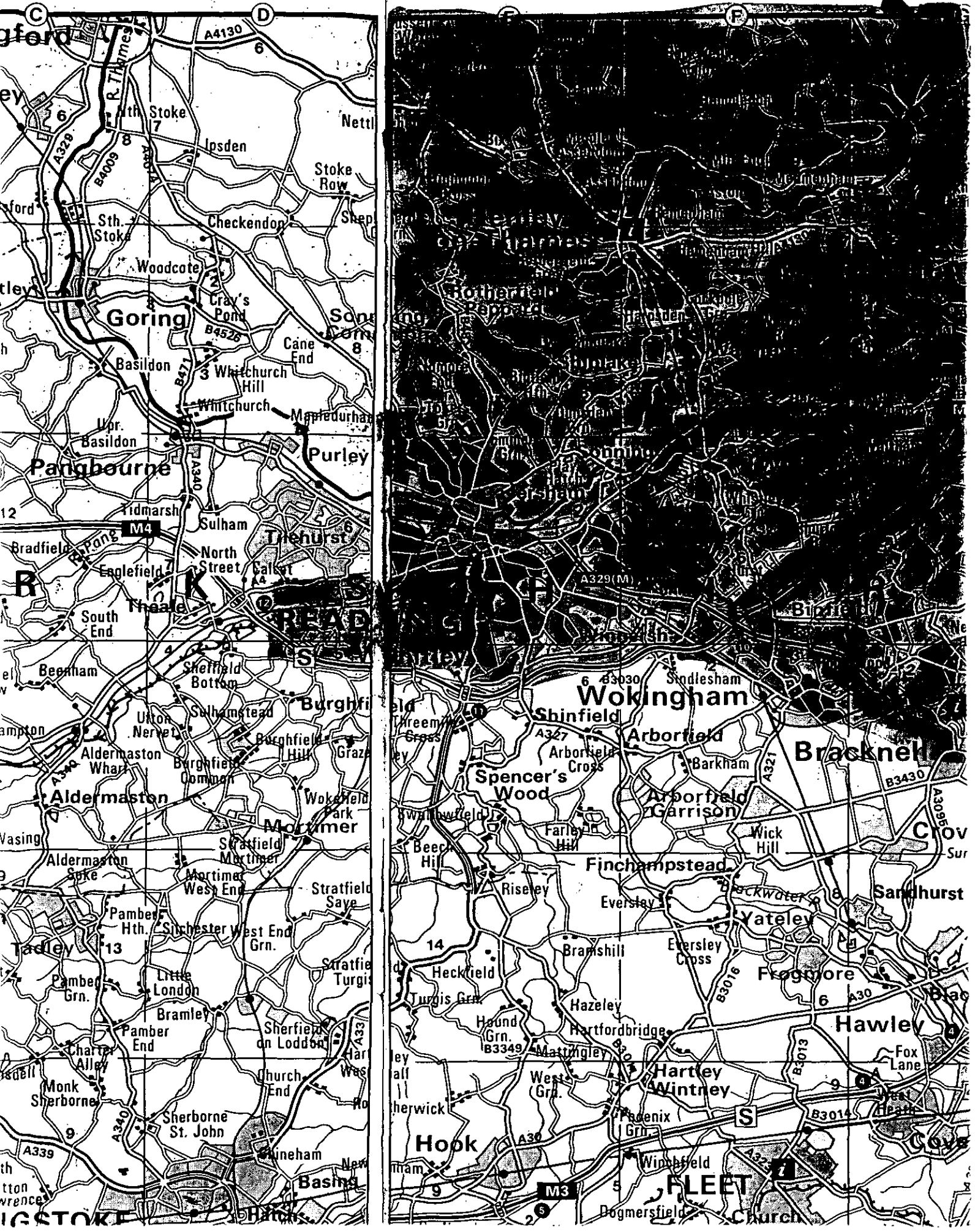
CHECKLIST - Please check this list thoroughly to avoid delay in the processing of your appeal.

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

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

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

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



Goring
Pangbourne
Purley
Tilehurst
Theale
Aldermaston
Mortimer
Tadley
Basing
Wokingham
Shinfield
Arborfield
Bracknell
Spencer's Wood
Finchampstead
Yateley
Sandhurst
Frogmore
Hawley
Hartley Wintney
Hook
FLEET
Church
Winchfield
Dogmersfield
Sherborne St. John
Mortimer West End
Stratfield Mortimer
Burghfield Common
Burghfield Hill
Sulhamstead
Sheffield Bottom
Beenham
South End
Englefield
North Street
Sulham
Tidmarsh
Upr. Basildon
Basildon
Whitchurch Hill
Whitchurch
Cane End
Cray's Pond
Woodcote
Checkendon
Stoke Row
Ipsden
Nth. Stoke
Sth. Stoke
Nettl
Rotherfield Peppard
Sonning
Bramshill
Hazeley
Hartfordbridge
Mattingley
Hound Grn.
Turgis Grn.
Heckfield
Eversley
Eversley Cross
Riseley
Farley Hill
Wick Hill
Barkham
Arborfield Cross
Arborfield Garrison
Sindlesham
Beech Hill
Swallowfield
Threemile Cross
Wokefield Park
Aldermaston Wharf
Aldermaston Soke
Pamber Hth.
Sitchester
West End Grn.
Little London
Pamber Grn.
Bramley
Pamber End
Sherfield on Loddon
Church End
Charter Alley
Monk Sherborne
Shineham
Hatch
Turgis Grn.
Fox Lane
West Heath
Cove
Crov
Sur
A4130
A329
B4009
A4074
B4526
B471
A340
M4
A329(M)
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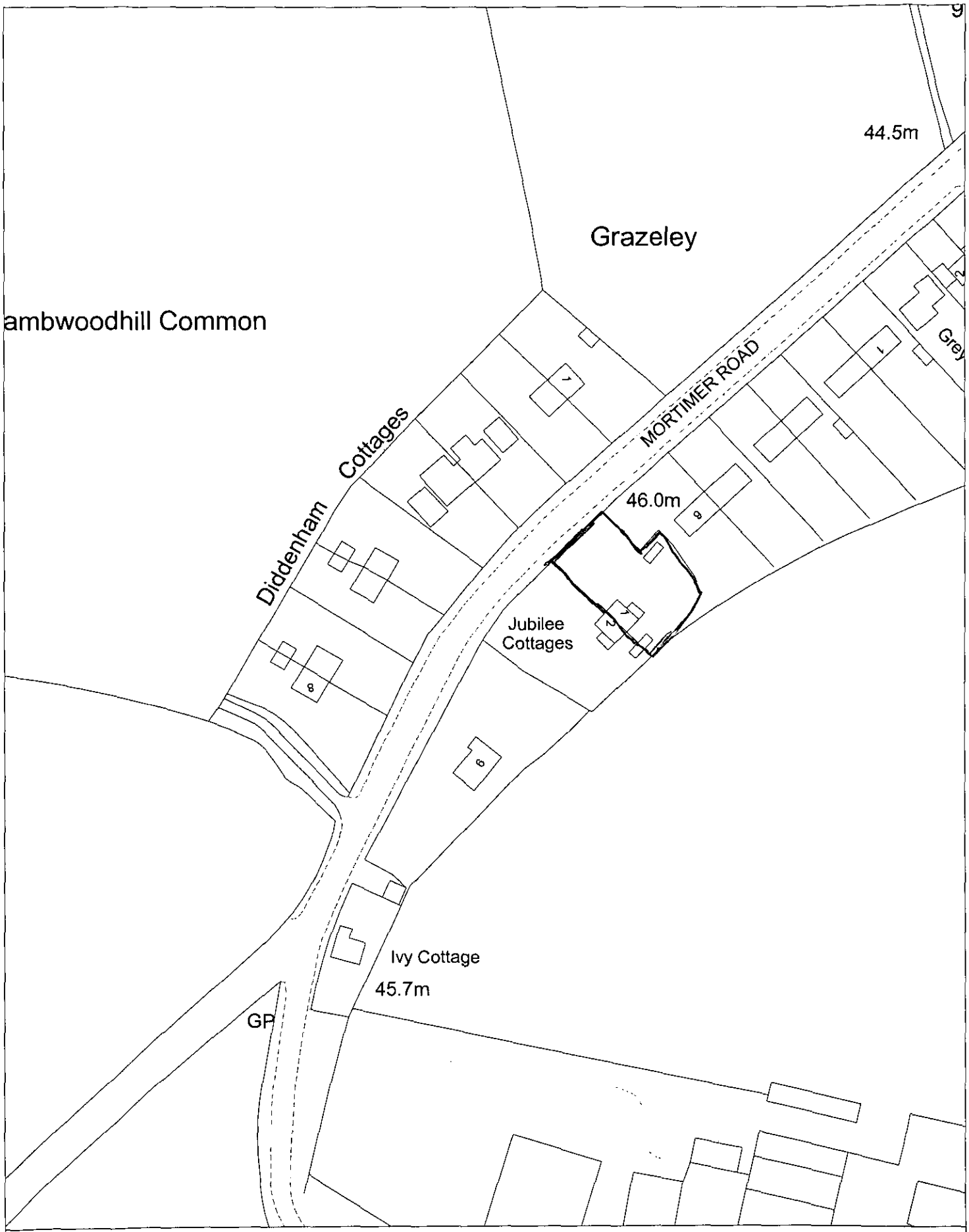
A327
A321
B3430
A3095
B3016
A30
B3349
B3013
B3014
A339
M3



Site Plan, Scale: 1 to 1250

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Date: 16 May 2000

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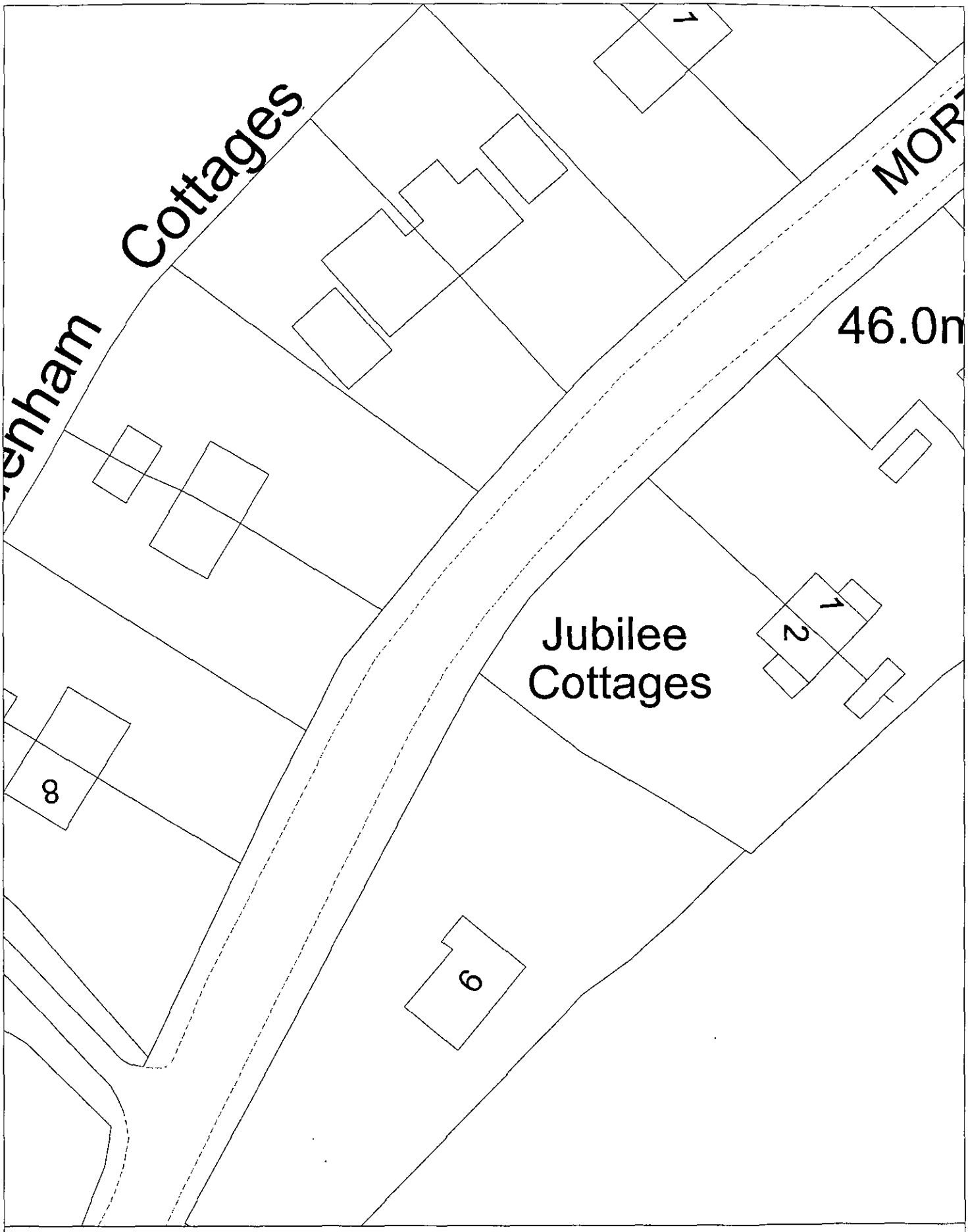

Site Plan, Scale: 1 to 500

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Date: 16 May 2000

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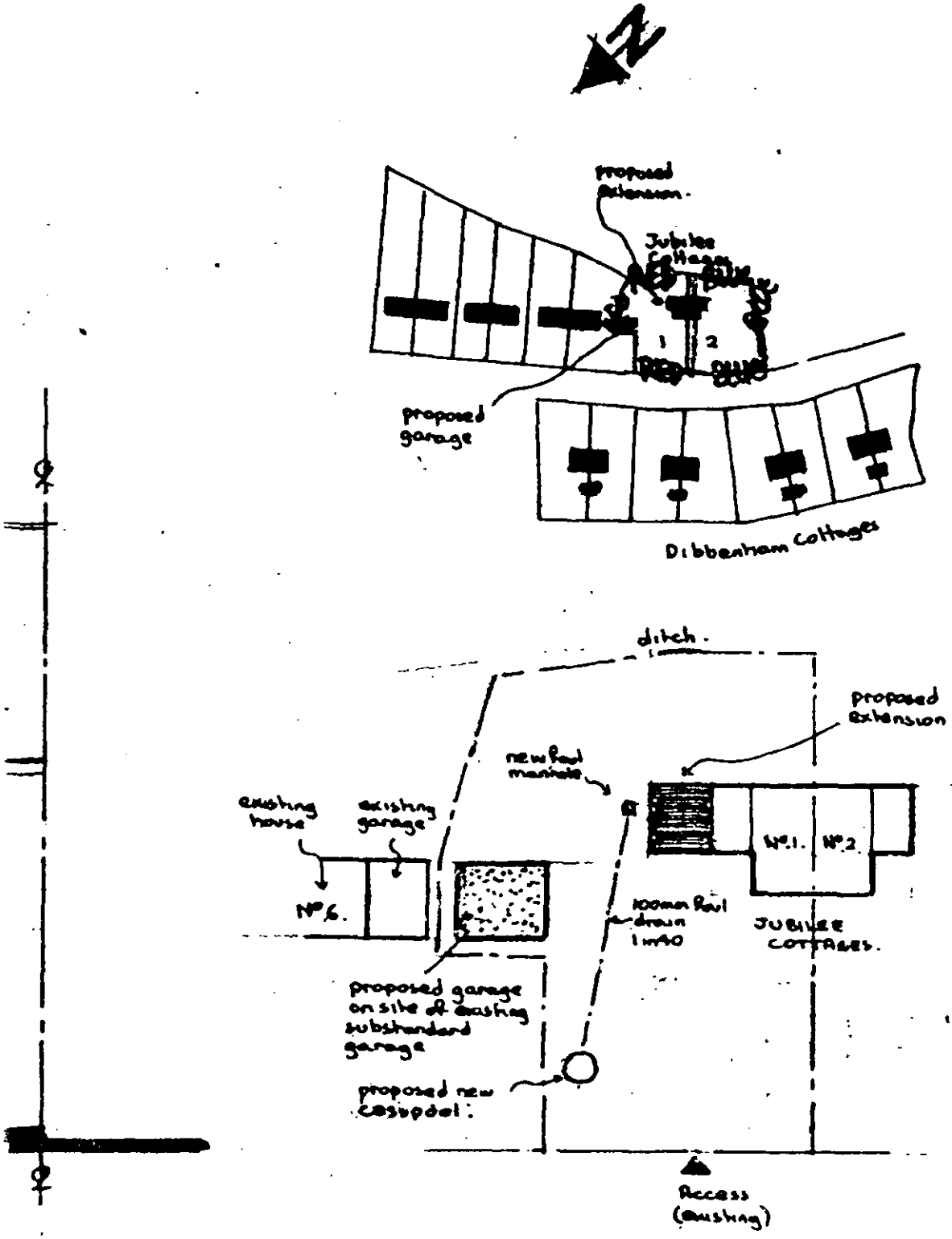
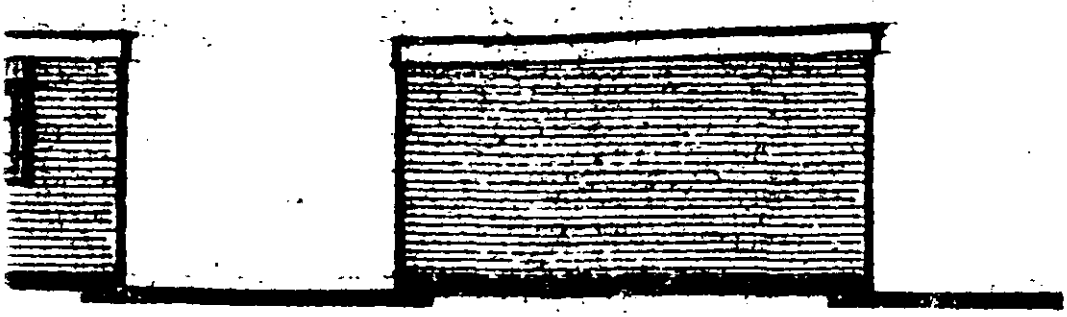


location & block plans

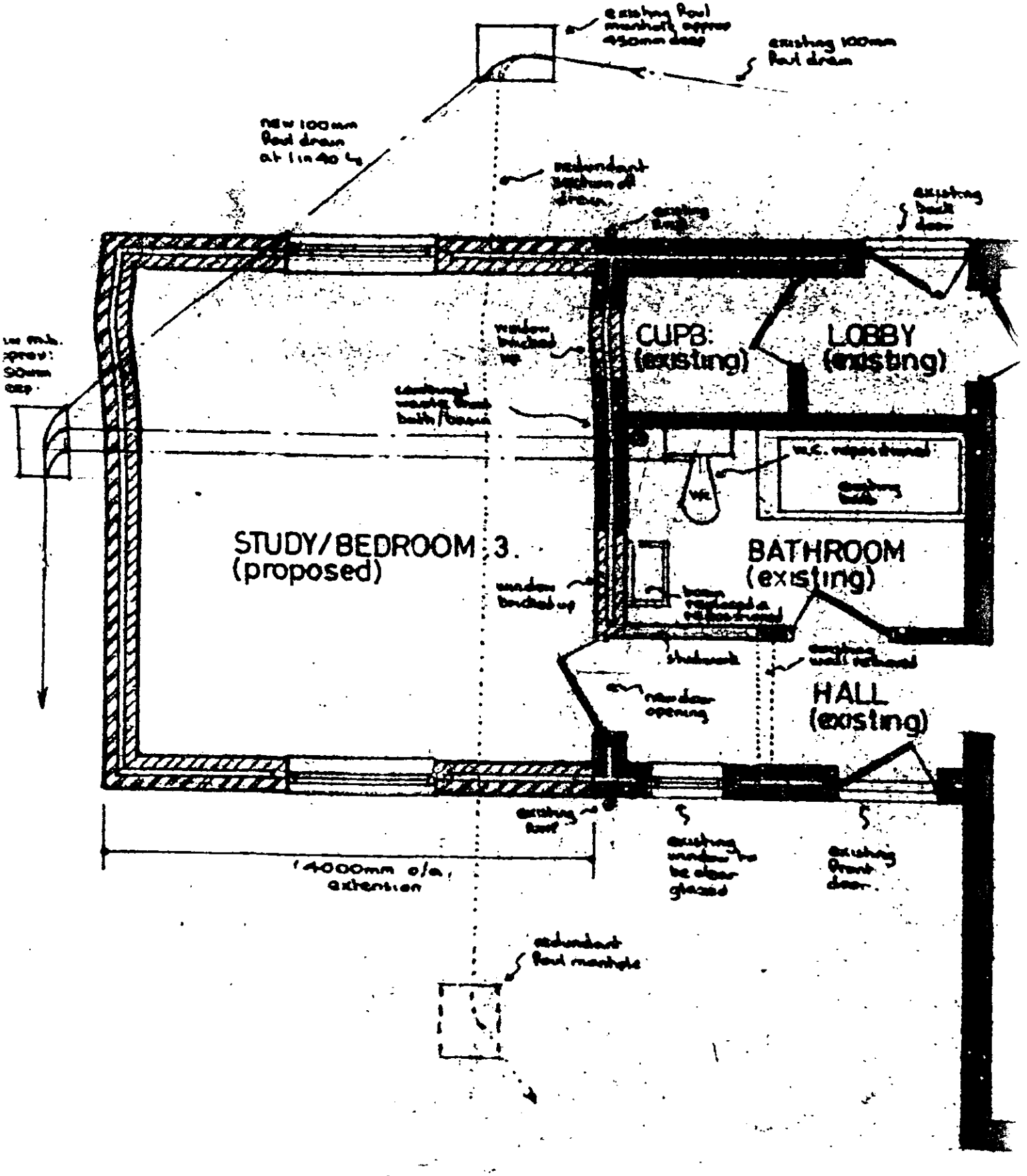
1:2500 1:500



northeast



northwest elevation



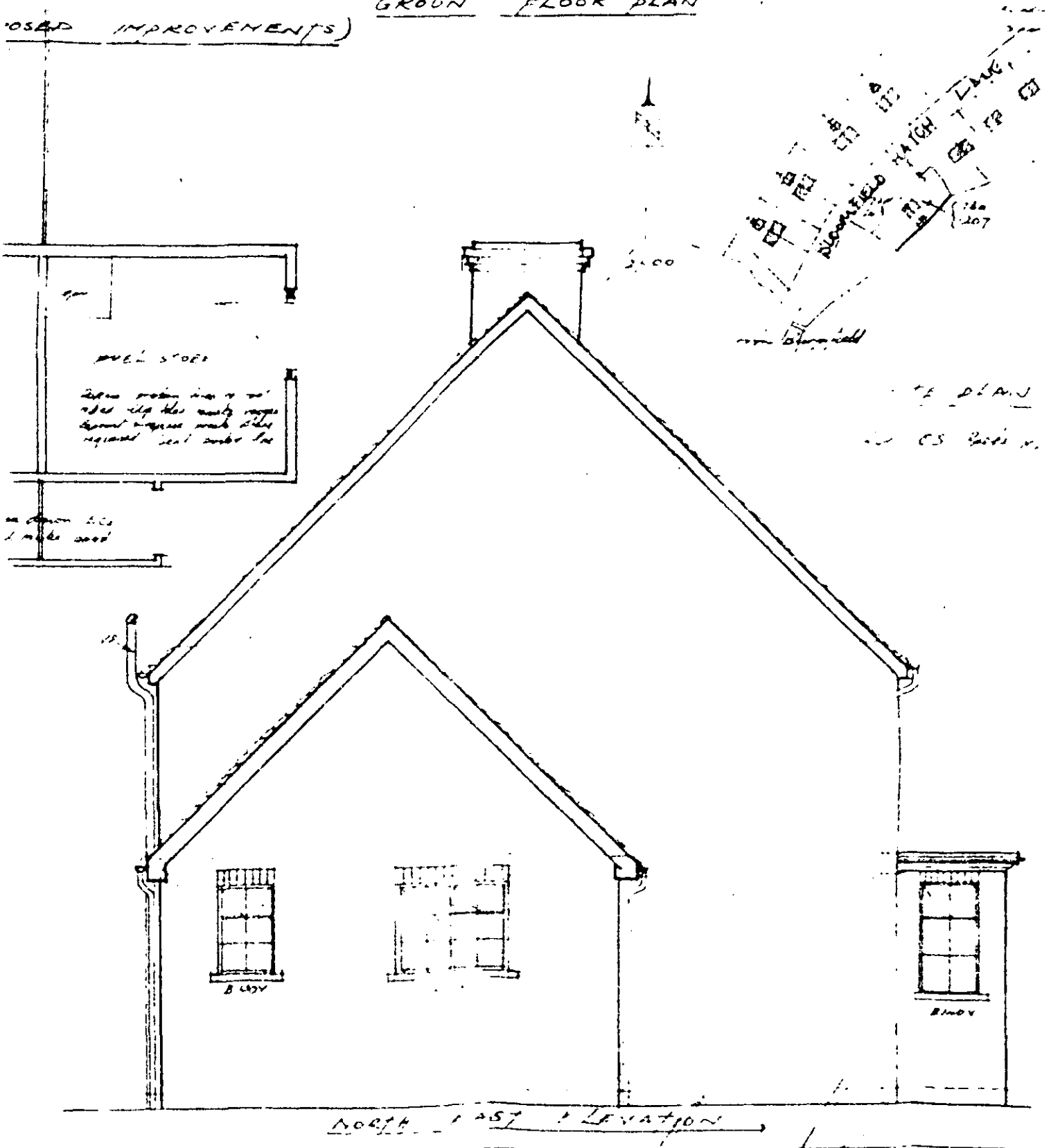
part ground floor plan

gross internal area of extension = 15m²

OPOSED EXTENSION and GARAGE at

GROUN FLOOR PLAN

OSED IMPROVEMENTS)

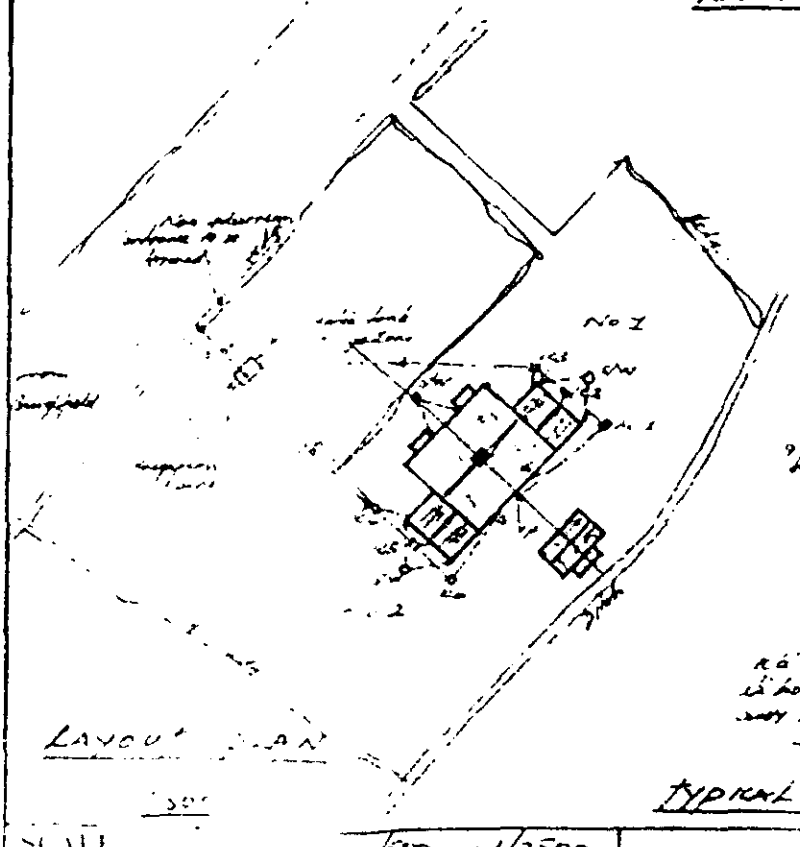


for MISS NESTA WATTS

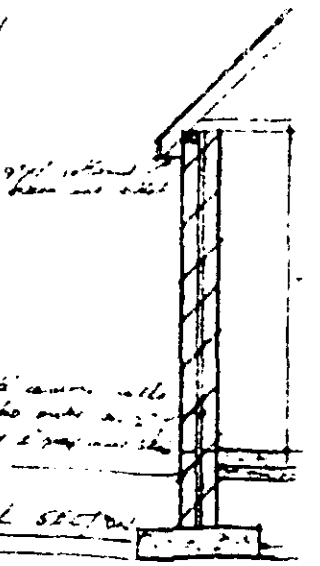
SIMMONS & SONS
SURVEYORS & LA
VALUERS & AUCT
HENLEY-ON-THAM
READING & BASIN



REAR ELEVATION.



LAYOUT PLAN



TYPICAL SECTION

SCALE	1/500 - 1/2500
REVISIONS	-
DRAWN BY	[illegible]
REFERENCE	[illegible]
DRG. No.	DATE 27/7/64

PROPOSED IMPR