SOUTHPORT U.K.
LONDON OFFICE

SYSTEMS LTD

APPLICATION NO:
F/2000/0412

LOCATION:
13 Milton Road, Earley Reading.

APPLICANT:
Mr & Mrs Khan C/O C H Maddox

PROPOSAL:
Proposed two storey side/rear extension to dwelling.

EARLIEST DATE FOR DECISION: **24/02/2000**

APPLICATION EXPIRY DATE: **17/03/2000**

CASE OFFICER: **Natalie Brown**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr & Mrs Khan
C/O C H Maddox
15 Keswick Close
Tilehurst
Berkshire
RG30 4SD

Application Number: F/2000/0412

Parish: **EARLEY**

Location: **13, Milton Road, Earley, Reading.**

Proposal: **Proposed two storey side/rear 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 would increase the need for off-street parking. This would significantly alter the frontage of the property and be detrimental to the character of the streetscene. As such, the proposed development is considered to be contrary to Policies WOS3 and WBE1 of the Wokingham District Local Plan (Consolidated Document November 1999) and contrary to Policies LBE1 and LBE2 of the Loddon Area Local Plan.

John Mitchell
Development Control Manager
Date: 21/07/2000

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.

For Reference

REFUSAL OF PLANNING
PERMISSION

FW

WOKINGHAM DISTRICT COUNCIL

LOCAL GOVERNMENT ACT, 1972

TOWN AND COUNTRY PLANNING ACT, 1990

To: MR MRS KHAN
C/O SERBOCON LTD
15 KESWICK CLOSE
TILEHURST
READING

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

Application No. 41450 (F)

Proposal:
TWO STOREY SIDE EXTENSION TO PROVIDE GARAGE WITH BEDROOM ABOVE. SINGLE STOREY REAR EXTENSION TO PROVIDE ENLARGED DINING ROOM AND KITCHEN.
13 MILTON ROAD, EARLEY

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

01 The proposed two storey side extension due to its siting would be unduely prominent in the street scene and thereby result in detriment to the visual amenities of the locality and be contrary to the aims of Policy LBE2 of the Loddon Area Local Plan Deposit Draft.

02 The two storey side extension owing to its siting and relationship to the adjoining property would have an overbearing impact and be detrimental to the amenities of the occupier of that property.

Date 25 AUG 1993

R.F. Wilson
District Planning Officer

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

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

25×1[

Copy for Appl. file.

Appeal Decision

Site visit made on 18 January 2001

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

by J S Deakin FRICS

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

Date
01 FEB 2001

Appeal Ref: APP/X0360/A/00/1052506
13 Milton Road, Earley, Reading

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr & Mrs Khan against the decision of the Wokingham District Council.
- The application ref: F/2000/0412 dated 21 January 2000, was refused by notice dated 21 July 2000
- The development proposed is a two storey side and rear extension.

Summary of Decision: The appeal is dismissed.

Main Issue

1. I consider that the main issue is the visual impact of parked cars on the character and appearance of the street scene.

Development Plan and other Planning Policies

2. The development plan includes the Berkshire Structure Plan 1991-2006 and the Loddon Area Local Plan which was adopted in 1995. The Council refers to Policies LBE1 (Design of New Development) and LBE 2 (Inappropriate Development). The Draft Wokingham District Local Plan has been subject to public local inquiry but the Inspector's report has not yet been received by the Council. Policy WOS3 sets out Development Control Principles, and Policy WBE1 relates to Development in its Local Context. The Council's parking standards have been prepared by Berkshire County Council and have been adopted by Wokingham District Council. They are contained in an Appendix to the Draft District Local Plan.

Reasons

3. The appeal site comprises a semi-detached house situate in an area of similar dwellings. It has a small front garden about 5 metres deep on average with a front wall. There is a double gateway entrance and a drive at the side.

4. The Council has not objected to the design and appearance of the extension itself; the only issue being the provision of adequate on-site parking spaces.

5. The extension would increase the number of bedrooms to five and the standards require that four off-street parking spaces should be provided. These should be of a minimum size of 4.8 metres by 2.4 metres. An integral garage would be provided and the plans show that this would have an external width of 2.34 metres. Allowing for the thickness of the wall and for internal piers, it would be significantly narrower than the minimum width requirement of 2.4 metres. Consequently, all four spaces would have to be provided in the front garden.

6. Many of the houses in the locality have limited on-site parking and the streets are fairly narrow. I saw at my site visit that vehicles parked on the street cause some obstruction with consequent hazard to road users. It is important, in my opinion, that adequate on-site parking is provided in order to prevent the appeal proposal generating further street parking.

7. The whole of the front garden would have to be used for parking, the front wall would be removed, and a dropped kerb would be installed for the full width. Cars parked at the front would be very prominent and would detract from the appearance of the street scene. I also saw other examples in the neighbourhood where large parts of the front areas have been hard surfaced for parking, and where the loss of front walls and green garden areas, together with parked cars, has a harmful visual impact.

8. In my opinion, the appeal proposal would be contrary to adopted Local Plan Policies LBE1 and LBE2 which require that new development should make a positive contribution to the setting and character of the area, and should not adversely affect the character of an area by virtue of its siting. It would also be contrary to Policies WOS3 and WBE1 of the emerging District Local Plan, which have similar objectives designed to protect the environment and the character of the area.

9. The parking spaces are marked on a block plan to a small scale. Three spaces are shown in the front garden together with the fourth one in the garage. The appellants' agent was asked by the Council to provide an accurate parking plan but, to my knowledge, this was not done. I took some measurements on site and found that although the front garden has a depth of about 5 metres, a bay window projects about 0.8 metres from the front elevation and reduces the depth of part of the garden to little more than 4 metres. Furthermore, the width of the property is about 9 metres which would not be sufficient to provide four spaces, each with a width of 2.4 metres. Consequently I have considerable doubt as to whether four standard spaces could actually be provided in the front garden and this adds weight to the other objections to the proposal.

10. A major part of the appellants' case is that other houses have hard surfaced front gardens and parking. Specific reference is made to 40 Erleigh Gardens which has had a two storey extension. That house has a side entrance with access to two parking spaces in the rear garden, in addition to two approved in the front garden. It is not therefore strictly comparable to the appeal site where all the parking would have to be provided in the front garden.

11. The appellants' also say that an appeal was allowed for a similar project in Lower Earley, but I have not been provided with any details of this and cannot compare it with the current appeal. On the other hand, the Council has submitted details of an appeal (A/98/294117) at 3 Gosforth Close, Lower Earley, which was dismissed. Among other issues, the Inspector considered that the parking of a car in the small front garden would be detrimental to the character and appearance of the street. This is a material consideration which adds weight to my opinion that the current appeal scheme would be unacceptable.

Conclusion

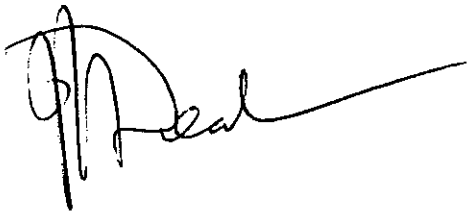
12. For the reasons given above and having regard to all other matters raised I conclude that the appeal should be dismissed.

Formal Decision

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

Information

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



INSPECTOR

REFUSED finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	0412 NB.
BUILDING CONTROL NUMBER.	~~B~~2000/0756 Paul
~~APPLICANT~~/AGENT	C H Haddox
ADDRESS OF SITE	13 Melton Road EARLEY.
DESCRIPTION OF PROPOSED WORK	2 storey side/rear ext.

DRAWING NUMBERS	BC	DC
BLOCK PLAN		
ELEVATIONS		
FLOOR PLANS		

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED		
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED	21/7/00	
DIFFERENCES BETWEEN DC/BC DRAWINGS		
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE	24/7/00.	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Application Number F/2000/0412
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
			~~The proposed development by itself and~~
			~~associated parking~~
			The proposed development would increase
			the need for off-street parking. This
			would significantly alter the frontage
			of the property & be detrimental to
			the character of the streetscene.
			As such, the proposed development
			is considered to be contrary to
			policies WOS3 + WBE1 of the WDLP
			(consolidated Dec Nov 1999) & contrary
			to policies LBE1 + LBE2 of the LALP

NB look at previous application.

RECORD OF SITE VISIT

SITE ADDRESS: 13 Milton Road Earley Reading.

APPLICATION NUMBER: F/2000/0412

OFFICER: Natalie Brown

DATE OF SITE VISIT: 14/2/2000

1 SITE/STATUTORY NOTICE DISPLAYED ? ~~N/A~~ Yes - 14/2 - on wall fixed by entrance to property

2. DESCRIPTION OF SURROUNDINGS
Semi-D properties - hipped end to roof
Large rear garden. (open plan of some Nº 11, 13 & 15)

3. DESCRIPTION OF SITE/BUILDING
Large rear garden.
existing garage(?) flat roof extn -
1st floor side window (not obs glazed (Nº15).

4. RELATIONSHIP TO ADJOINING PROPERTIES
Nº 15 → Wooden backed shed (?) on boundary with Nº 13

5. SITE CONSTRAINTS

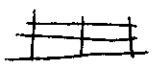
TREES

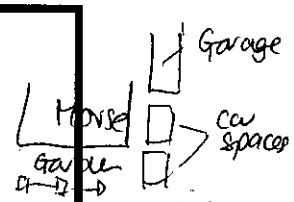
ACCESS/PARKING Parking off road in drive for 2 cars? + garage as existing - set back from house front

LEVELS

BOUNDARY TREATMENT 1.8m hedging ← 1m (ish) fence posts (not solid) with → Nº15

OTHERS





→ The property has a low brick wall around the front - as do many other of the dwellings along Milton Rd.

WORK SHEET FOR : Natalie Brown

Application Number : F/2000/0412

Applicant : Mr & Mrs Khan C/O C H Maddox.

Location : 13 , Milton Road, Earley, Reading.
Proposal : Proposed two storey side/rear extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓	~~NA~~	14/2/2000.

Date of Neighbour Notifications : 10/2/2000 Nos 11, 15, 16, 18, 20 Milton Road

Date of Site Visit : .....

Date Registered : 21/01/2000

Earliest Date for Decision : 24/02/2000

Latest Consultation Date/Site Notice Expiry Date : 24/02/2000

Application Expiry Date: 17/03/2000

Consultation Responses :

Earley PC: 21/2/2000. concerns.

Highways: 15/2: concerns over width of garage & parking spaces: Nº bedrooms (see letter in file)

Neighbours/SN: 14/2 – 15 Milton Rd - objections

Planning Issues :

1) Impact upon neighbouring properties } WBE1
2) Impact upon the streetscene. } ERE1/2.
3) Impact upon highway safety

---

revised plan rec. May.

amendment to side wall so no encroachment

Spoke to highways re 'revised plan' → all revised snow & work / parking layout - no inc in the garage or reduction in the Nº beds → highways still concerned over garage width.

Application Number: F/2000/0412

Appraisal :

• Development: 2s side/rear extn forming a single garage, toilet, extn to dining & kitchen & the formation of 2 beds & toilet on 1st floor. There would be an increase from 3 → 5 bedrooms.
• width side extn → 2.4m
depth (projection beyond side of house) → 11.2m (1.6m ser back at 1st fl).
height → 5m to eaves, 7.7m to ridge (lower than main ridge)
• width rear extn: 9m.
depth (projection into rear garden) → 3m
height → as above.
• The property is enclosed at the front by a low brick wall - as many of the properties along the road area.
• Previous appln (41798 - see copy attached) approved on 22/11/1993 forming a double length garage, extn to dining & kitchen & bedroom above garage i.e. 4 bedrooms in total & 2 garage parking spaces.
• The current proposal seeks to add another bedroom & reduce a parking space over the previous plans. (plans 41798 not built).

1) Impact upon neighbouring dwellings.
The side elev on the boundary with No 15 encroached - The neighbours objected. Revised plans rec in May in response to case officers letter sent in Feb addressed this prob.
No windows in side elev so no overlooking.

2) Impact upon the streetscene.
Whilst the 1st floor element of the extn is set back, has a lowered ridge height & would use materials to match existing - there is an issue of unacceptable impact upon the streetscene.
5 bedrooms means 4 off-road parking spaces. The highways dept considers the garage to be inadequate so there is a risk of increased on-street parking. Likewise in order to park 3 cars infront of the house - the low brick wall enclosing the front garden would have to be removed affecting the streetscene & the No cars parked infront of the dwelling would have a detrimental impact upon the character of the streetscene.

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

3) Impact upon highway safety

Highways consider there to be a shortfall of parking in relation to the No Bedrooms - letter sent in Feb 2000 - garage width not incd, No bedrooms not reduced.

Tel: (0118) 974 6492

Date: 10/7/2000

My ref: F/2000/0412

CONFIDENTIAL

Councillor J Lissaman
46 Palmerstone Road
Earley
RG6 1HL

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

Dear Councillor

Application Number: F/2000/0412
13 , Milton Road, Earley, Reading.
Proposed two storey side/rear 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 **Natalie Brown** on **(0118) 974 6492**. 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 19/7/2000

Yours faithfully

John Turnapp

Head of Planning and Transportation

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/0412**
13 , Milton Road, Earley, Reading.
Proposed two storey side/rear extension to dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor J Lissaman

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 6492

Date: 10/7/2000

My ref: F/2000/0412

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

CONFIDENTIAL

Councillor G Storry
50 Church Road
Earley
RG6 1HT

Dear Councillor

Application Number: F/2000/0412
13 , Milton Road, Earley, Reading.
Proposed two storey side/rear 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 **Natalie Brown** on **(0118) 974 6492**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

John Mitchell pp

Head of Planning and Transportation

41798
13 Milton Road.

PLANNING PERMISSION

WOKINGHAM DISTRICT COUNCIL

LOCAL GOVERNMENT ACT 1972

TOWN AND COUNTRY PLANNING ACT 1990

To: MR & MRS KHAN
C/O SERBOCON
15 KESWICK CLOSE
TILEHURST
READING RG3 4SD

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

Application No.41798 (F)

Proposal:
TWO STOREY SIDE EXTENSION TO FORM GARAGE WITH BEDROOM *OVER PLUS SINGLE STOREY REAR EXTENSION TO FORM ENLARGED* KITCHEN AND ENLARGED DINING ROOM
13 MILTON ROAD EARLEY

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

01 The development hereby permitted shall be begun before the expiration of five years from the date of this permission.(N4)

01 REASON This condition is deemed to be attached by virtue of Section 91(1) of the Town and Country Planning Act 1990.(N4R)

02 Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 (or any order revoking and re-enacting that Order) no additional window or other opening shall be constructed in the side elevations of the extensions hereby permitted without the prior written permission of the District Planning Authority.(007H)

02 REASON In order to protect the privacy of neighbouring dwellings.(N19R)

03 The extensions shall not be occupied until the access has been constructed in accordance with details to be submitted to and approved by the Local Planning Authority.(008H)

03 REASON In the interests of road safety.(N49R)

04 The extensions shall not be occupied until a vehicle parking space has been provided in accordance with the approved plan. The space thereafter be kept available for parking at all times.(009H)

continued/-

Application 41798 continued

04 REASON In the interests of road safety.(N49R)

05 Notwithstanding the provisions of the current Town and Country Planning General Development Order, the garage accommodation on the site shall not be used for any purpose, other than as garage accommodation, unless permission has been granted by the Local Planning Authority on an application made for the purpose.(N65)

05 REASON To ensure that garage accommodation is retained on the site in accordance with the Local Planning Authority's Vehicle Parking Standards.(N65R)

INFORMATIVES:-

The Engineer at Council Offices, Shute End, Wokingham Tel (0734) 786833 should be contacted for the approval of the access construction details before any work is carried out within the highway.(HI3)

The applicant should note that whilst Section 66 Certificate B has been completed regarding ownership this permission does not give any right of access onto adjoining property for construction or maintenance purposes.(764F)

Date.....22 NOV 1993.....

R.F.Wilson

.....
District Planning Officer

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

This permission or approval is for the purposes of the Town and Country Planning Act 1990 only. Approval may also be required under the Building Regulations.

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

continued/-

Application 41798 continued

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

BERKSHIRE ACT 1986- SECTION 32: ACCESS FOR FIRE BRIGADE

(1) Except as provided in subsection (2) below, where plans for the erection or extension of a building are deposited with a district council in accordance with building regulations, the district council shall reject the plans unless, after consultation with the fire authority, they are satisfied that the plans show:-
(a) that there will be adequate means of access for the fire brigade to the building or, as the case may be, to the building as extended; and
(b) that the building or, as the case may be, the extension of the building will not render inadequate existing means of access for the fire brigade to a neighbouring building.

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

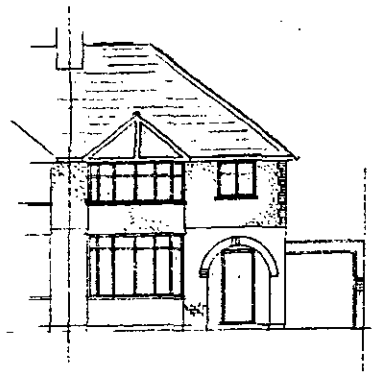
(3) Section 16(7) and (8) and section 36(2) to (6) of the Building Act 1984 (notice of rejection or passing of plans and enforcement of requirements) shall apply as if this section were a section of the said Act of 1984.

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

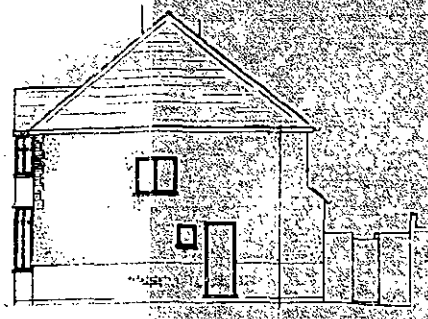
(5) In this section references to the adequacy or inadequacy of means of access for the fire brigade shall be construed as references to a means of access adequate or, as the case may be, inadequate for use for fire-fighting purposes by members of one or more fire brigades and their appliances.

CONTRACTOR - DO NOT SCALE DRAWING

"DO NOT THINK - ASK"



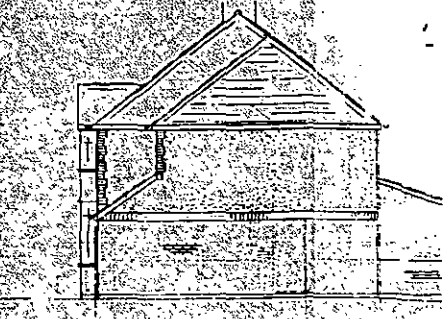
- FRONT ELEVATION -



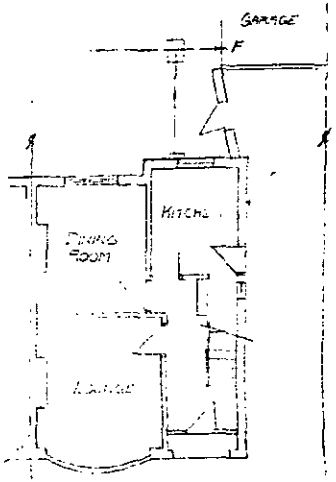
- SIDE ELEVATION -



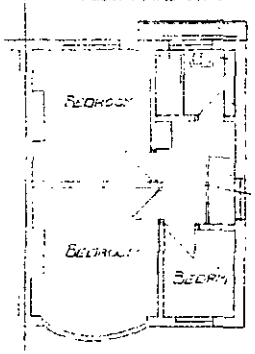
- REAR ELEVATION -



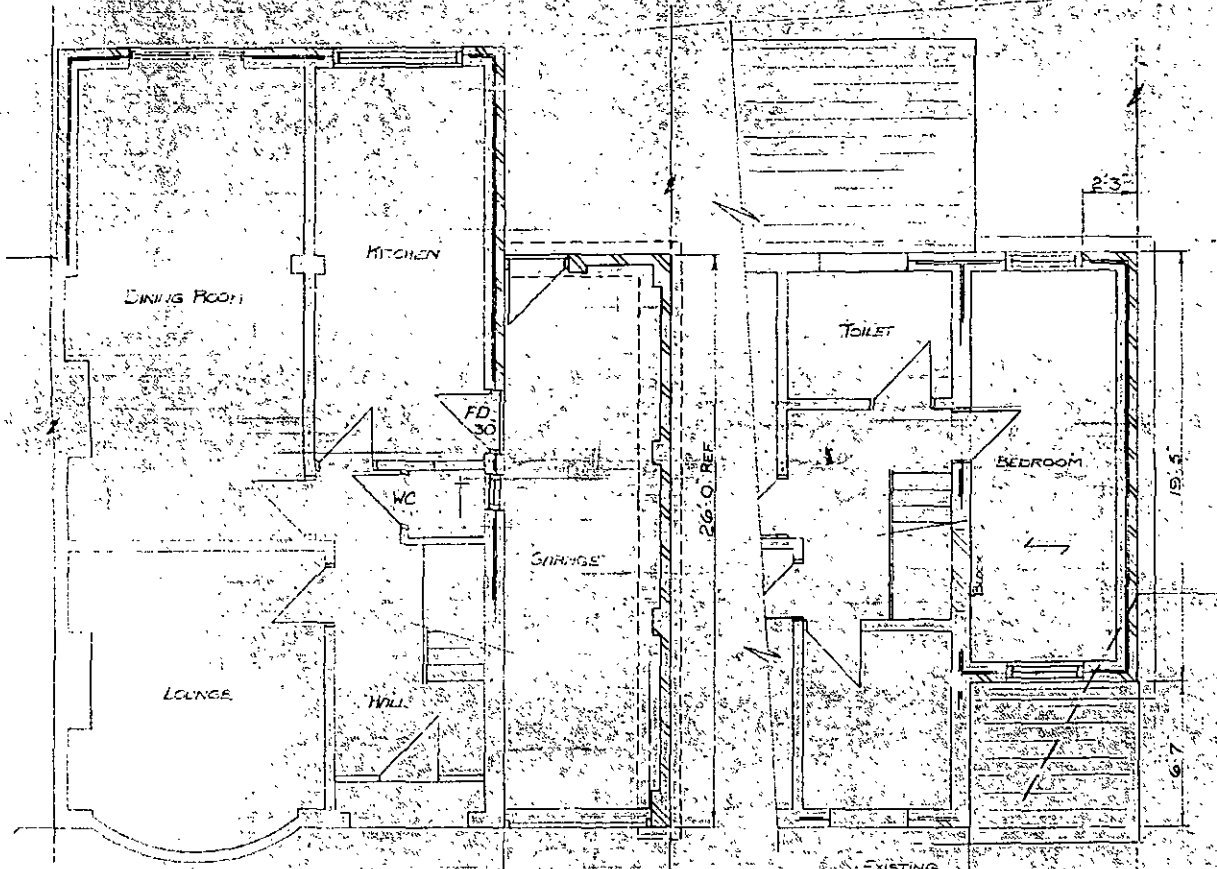
- PROPOSED FRONT, SIDE & REAR ELEVATIONS -



- PROPOSED BLOCK PLAN -



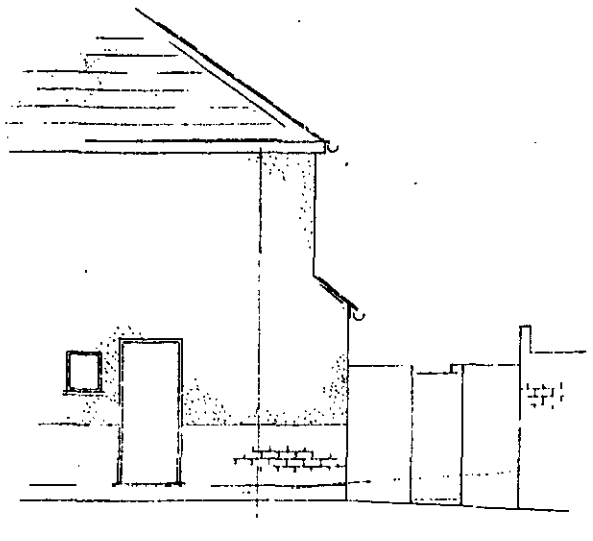
- FIRST FLOOR PLAN -



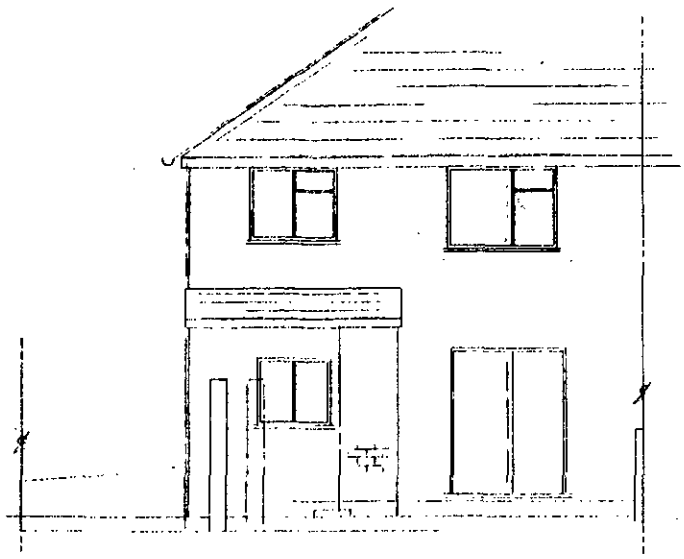
- PROPOSED GROUND FLOOR PLAN VIEW -

- FIRST FLOOR PLAN VIEW -

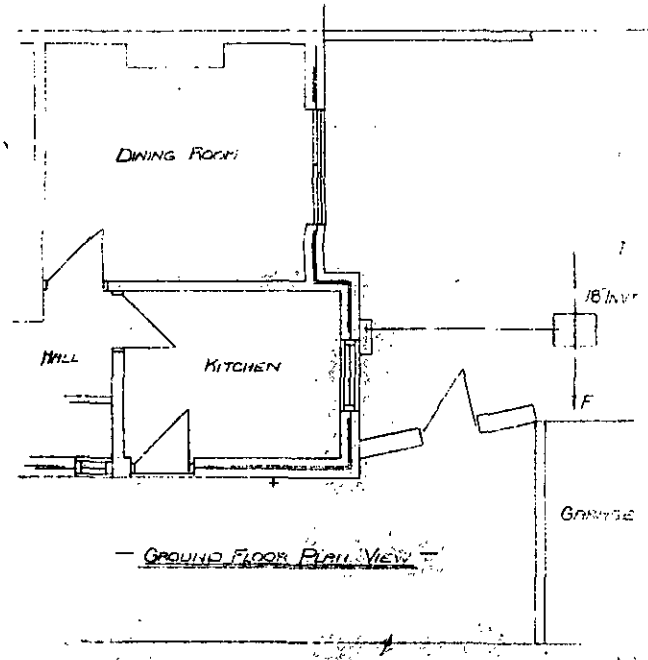
CONTRACTOR - DO NOT SCALE DRAWING



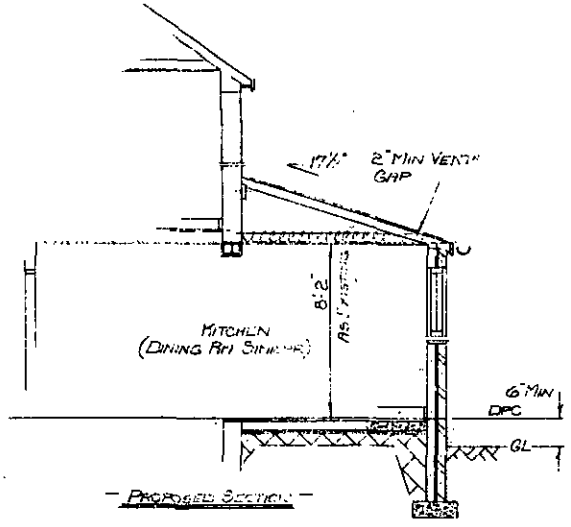
- SIDE ELEVATION -



- REAR ELEVATION -

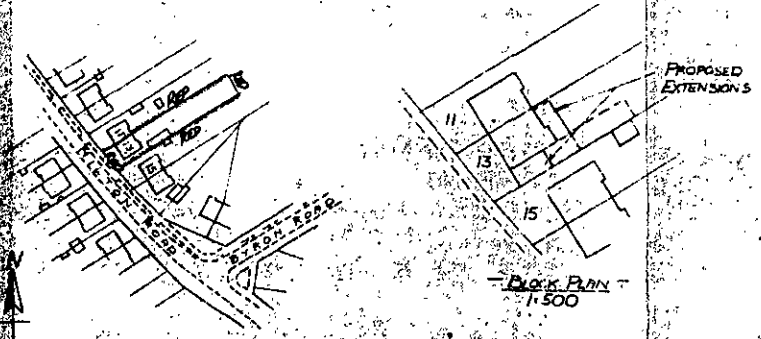


- GROUND FLOOR PLAN VIEW -



- PROPOSED SECTION -

CALCULATIONS - METRIC UNITS USED.



- BLOCK PLAN -
1:500

- LOCATION PLAN -
SCALE: 1-1250

CROWN COPYRIGHT RESERVED. SCC LTD. 555040

- PROPOSED EXTENSION TO 13, MILTON R

SCALE: ¼" = 1 FT.

DRAWN :

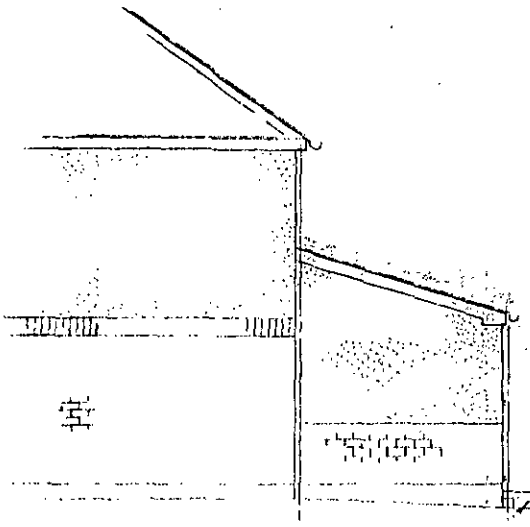
KF01109 CONNECT nc

DO NOT THIN ASK

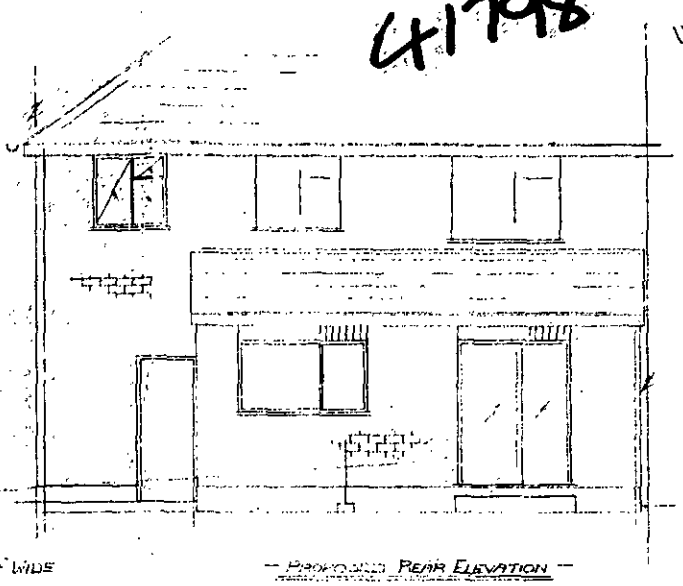
41798

41798

01 OCT 1993



CONC STEPS 5'11" x 24" WIDE x 6'0" LONG

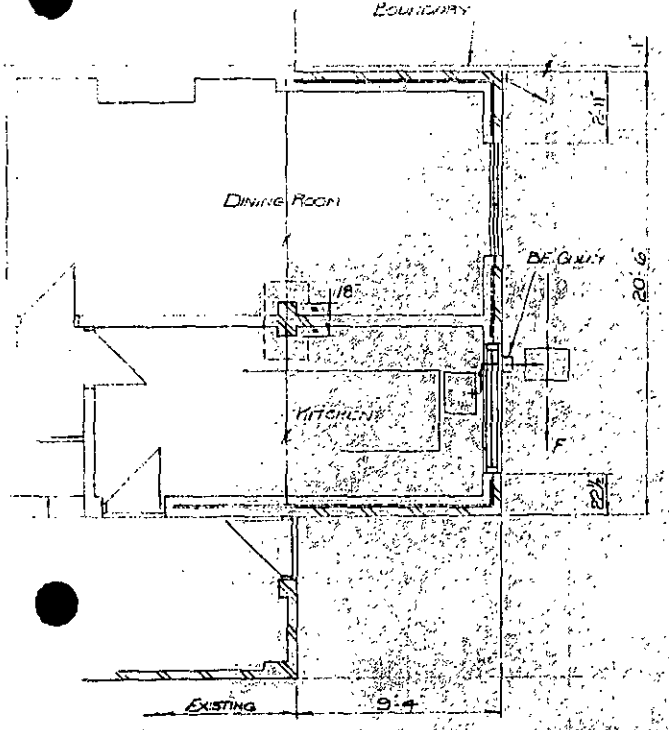


— PROPOSED REAR ELEVATION —

28 SEP 1993

DELEGATED

NOTE:
NO OVERHANGS ABOVE OR BELOW GROUND AT THE BOUNDARY



— PROPOSED GROUND FLOOR PLAN VIEW —

GENERAL NOTES:

ALL WORKS MUST COMPLY WITH THE REQUIRMENTS OF THE BUILDING REGULATIONS 1991 & ALL RELEVANT CODES OF PRACTICE.

ALL GIVEN LEVELS MUST BE SITE CHECKED FOR ACCURACY BEFORE THE COMMENCEMENT OF ANY WORKS.

FOUNDATIONS:
TO SUIT SUBSOIL CONDITIONS & LOCAL AUTHORITY REQUIRMENTS. TO BE CONCRETE 20 N/mm² MIN (1:2:4) STRIP FOOTINGS 24" WIDE x 10" MIN TK AT 39" DEPTH. EXISTING FOOTING UNDER PIER TO BE CHECKED FOR SUITABILITY OTHERWISE 24" WIDE x 3'6" LONG x 10" MIN TK. REQUIRED.

FLOOR: INSULATE TO 0.45 W/m²°C MIN.
ANY EXISTING AIRBRICKS TO BE VENTED TO OUTSIDE AIR BY 100mm DIA UPVC PIPES. 2mm TK THERMOPLASTIC TILES ON 2 MIN TK SHARP SAND SCREED ON 4" MIN TK CONCRETE SLAB ON 125mm TK POLYFORM PLUS 2 P.D. FLOORBOARD ON 1200 G PLASTIC MEMBRANE WRAPPED INTO DPCs ON 6" MIN TK CLEAN WELL CONSOLIDATED HARDCORE BLINDED WITH SHARP SAND 2" TK.

WALLS: INSULATE TO 0.45 W/m²°C MIN.
10½" TK CAVITY WALLS WITH FINISH TO MATCH EXISTING, 2" CAP FILLED WITH ROCKWOOL DRI-, MINERAL INSULATION & 100mm TK THERMALITE BLOCKWORK INNER SKIN, ALL TOOTHED IN AT ALL COURSES. ½" TK GYPSUM PLASTER FINISH. GALV WALL TIES 36 CTS HORIZ, 18 CTS VERT & 12" CTS VERT AT OPENINGS. CLOSE ALL CAVITIES. DPCs TO BE LEDKORE IN WALLS & AT OPENINGS. SKIRTINGS AS EXISTING.

ROOF: INSULATE TO 0.25 W/m²°C MIN. ALL SCS GD MIN TIMBER. TILES 17½" PITCH ON TANNALISED BATTENS 1" x 2" ON REIN ROOFING FELT ON 50 x 125mm JOISTS & 50 x 197mm CEILING JOISTS AT 16" MAX CTS. 9" x 2" WALL PLATES, 18mm TK WBP FASCIA & BARGE BOARDS, UPVC GUTTER 100mm DIA & 65mm DIA UPVC DOWNPIPE 6" TK FIBREGLASS INS^N OVER 9mm TK FOILBACK PLASTERBOARD CEILING WITH TAPED JOINTS & "ARTEX" OR EQUAL FINISH.

RESTRAINTS:
GULLY 5mm TK x 32mm WIDE AT 6'6" MAX CTS.

LINTOLS:
TYPE L1/HD WITH 6" END BEARINGS ON BRICKWORK.

SOAKAWAY:
3'3" CUBE FILLED CLEAN HARDCORE WITH 15" COVER OVER 1200 G PVC, 75mm DIA UPVC PIPE LAID 1:40 MIN SLOPE IN 4" TK PEA SHINGLE SURROUND.

PATIO DOOR - REUSE EXISTING

WINDOW:
1770mm x 1050mm H. OPENING 5% FLOOR AREA. INSULATE CILLS, JAMBS & LINTOLS 1.25 W/m²°C MIN.

VENTILATION:
DINING ROOM - 9000 Sq mm ADJUSTABLE VENTILATOR.
KITCHEN - AS ABOVE WITH 60L/SEC FAN EXTRACT OR 30 L/SEC IF COOKER EXTRACT.
ROOF - ½ CONT GAP AT FASCIA & 2 - ROOF VENTS.

APPROVED

SL/100/93

SHT 1 OF 2 SHTS MAR 93

ROAD, EARLEY, READING — MR & MRS KHAN

DWN: CHM 23-3-93 SERBOCON LTD. 15, KESWICK CLOSE, TILEHURST, READING. RG3 4SD. TEL: 0734-429605

JULY 93

non - shatter

Received by Wokingham District Council

Application No: F/2000/0412

PROPOSAL:
Proposed two storey side/rear extension to dwelling.

LOCATION:
13 , Milton Road, Earley, Reading.

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

WOKINGHAM DISTRICT COUNCIL, PLANNING RECEPTION, SHUTE END, WOKINGHAM between 8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday. (TEL: (0118) 974 6428)
OR
WOODLEY LIBRARY, HEADLEY ROAD, WOODLEY between 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. (closed all day Wednesday)
OR
EARLEY TOWN COUNCIL, RADSTOCK HOUSE, RADSTOCK LANE, EARLEY between 9.00am – 1.00pm & 2.00pm – 4.30pm Monday to Friday. (TEL: (0118) 986 8995)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 24/02/2000. 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 of Planning and Transportation

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	VALID 21 JAN 2000 ~~24 JAN 2000~~
Officer: NB	Application No. F 2000 0412

Map No. 41 Site 0.05
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

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

Location: 13 Milton Road

Parish: Earley Ward: Whiteknights
31.1.2000

Applicant: Mr & Mrs Khan

Fee Received 95.00 Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate	Cert B (see below) ✓	14/1	2/1
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer	No scales on sheet 2 ✓	14/1	2/1
8	Encroachment letter	Encroachment at boundary. Serve Notice + complete Cert B	14/1	
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 31.1.2000 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:

.....

.....

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

NEIGHBOURS:

..... S/N sufficient .....

.....

.....

.....

.....

.....

.....

.....

.....

Tel: (0118) 974 6492 (Direct Line)
E-Mail: Natalie.Brown@wokingham.gov.uk
Date: 22 February 2000
My ref: NB/MLT/ F/2000/0412

Mr C.H. Maddox
15 Keswick Close
Tilehurst
Reading
RG30 4SD

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

Dear Mr Maddox,

APPLICATION: F/2000/0412
SITE: 13 MILTON ROAD, EARLEY

I refer to my letter sent on 14 February 2000 and our telephone conversation of 18 February 2000, with reference to the above application

Due to the fact that there are 5 proposed bedrooms, there needs to be the provision for 4 off-road parking spaces. Currently, the garage dimensions are not sufficient to be classed a parking space, they should be 2.5 by 5 metres - currently it is at 2.3 by 5 metres internally, however we may consider a garage space of dimensions as per your drawings. As such, we require a plan to show the garage along with an accurate parking plan, (the spaces on the drive should be 2.4 by 4.8 metres minimum), or alternatively, the number of bedrooms should be reduced to a total of four. (I would like to remind you that per my letter of the 14 February 2000, the neighbours at 15 Milton Road object to the extension at number 13 encroaching onto their property, so perhaps you would consider reducing the width of the extension sufficiently so as to ensure no encroachment).

In addition, the applicant should be made aware that the existing dropped crossing will need to be extended to the full width of the driveway which will require separate approval of the Highway Authority, and that a large expenditure for a crossing of this size will be incurred. You should contact Mrs Janet Cooke on 0118 9746372 for further information.

I trust this advice is of use to you and should you wish to discuss any matter further please do not hesitate to contact me on the above number.

Yours sincerely

NB.

Natalie Brown
(Case Officer) MLT

Had a phone call 18/2/2000 9.15am

- Mr Maddox said he personally went round & delivered the PoLA 1 notice (he asked the wife what name to put on the notice) & will take it up with Nº 15, but he can't contact them.
- I said about the concerns of the highways dept re size of garage and Nº bedrooms: parking spaces – he said he'd already informed the applicant of the possible pros of this
- Asked if I could put this in writing to him

WOKINGHAM DISTRICT COUNCIL

To _____

Date _____ Time _____

WHILE YOU WERE OUT

Name _____

Of _____

Phone No. _____ Ext. _____

Phoned		Please call back	
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE _____

_____

_____

_____

_____

_____

Signed _____

Tel: (0118) 974 6492 (*Direct Line*)
E-Mail: Natalie.Brown@wokingham.gov.uk
Date: 14 February 2000
My ref: NB/ F/2000/0412

Mr C.H. Maddox
15 Keswick Close
Tilehurst
Reading
RG30 4SD

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

Dear Mr Maddox,

APPLICATION: F/2000/0412
SITE: 13 MILTON ROAD, EARLEY

It has been brought to my attention that the neighbours at 15 Milton Road have not received any notification that the extension at 13 Milton Road will encroach onto their property. I have record on file that the date on which notice was served was 21 January 2000, but that the neighbours have not received this. Could you please ensure that 15 Milton Road have been notified by the Part 1 notice, under article 6 of application for planning permission.

Furthermore, the neighbours are not happy with the fact that the extension at number 13 encroaches onto their property, so you may wish to set the extension back from the boundary sufficiently enough so as to ensure no encroachment.

Yours sincerely

Natalie Brown
(Case Officer)

applicationo	Name and address
F/2000/0412	D G De Silva 15 Milton Road Earley Reading Berks

App refused,
Letter sent
21/07/00

To:
Highways

From: Natalie Brown

Date: 31 January 2000

Application Number: F/2000/0412

Proposal: Proposed two storey side/rear extension to dwelling..

Site Address:
13 , Milton Road, Earley, Reading.

Applicant:
Mr & Mrs Khan C/O C H Maddox.

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

COMMENT

THE GARAGE (PROPOSED) IS INSUFFICIENT IN WIDTH TO BE COUNTED AS ONE SPACE, OUR STANDARDS REQUIRE MINIMUM INTERNAL DIMENSIONS OF 2.5 x 5m, THE PROPOSED GARAGE IS ONLY APPROXIMATELY 2.3m WIDE.

THE RESULT WILL BE THAT THERE WILL BE A SHORTFALL OF ONE SPACE, AS OUR STANDARDS REQUIRE 4 SPACES FOR A 5 BEDROOM HOUSE.

PLEASE REQUEST REVISED PLAN TO SHOW THE GARAGE INCREASED IN WIDTH AND AN ACCURATE PARKING PLAN (SPACES ON DRIVE TO BE 2.4x4.8m MIN), OR ALTERNATIVELY THE BEDROOMS REDUCED TO A TOTAL OF FOUR.

THE APPLICANT SHOULD ALSO BE MADE AWARE THAT THE DROPPED CROSSING WILL NEED TO BE EXTENDED TO THE FULL WIDTH OF THE DRIVEWAY, FOR WHICH SEPARATE APPROVAL OF THE HIGHWAY AUTHORITY IS REQUIRED AND THERE WILL ALSO BE A LARGE EXPENDITURE REQUIRED FOR A CROSSING OF THIS SIZE, FOR FURTHER INFO THE APPLICANT SHOULD CONTACT MRS JANET COOKE ON (0118) 9746327.

N.S. Trotter

11-2-00

FROM: Natalie Brown

DATE: 31 January 2000

DELEGATED

Earley Town Council Consultation Sheet

26147

Application Number: F/2000/0412

Proposal: Proposed two storey side/rear extension to dwelling..

Site Address: 13 , Milton Road, Earley, Reading.

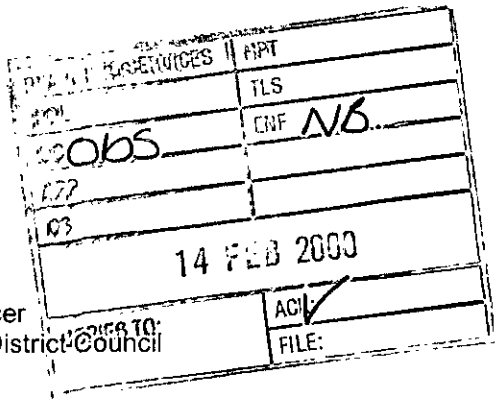
Applicant: Mr & Mrs Khan C/O C H Maddox.

Your observations are required in respect of this application **by 24/02/2000** .

Members felt that there was a possibility that, if this application was allowed, there would be some terracing effect, and minor encroachment. 1 letter of objection has been received to these proposals.

SIGNED: _____ DATE: 07 FEB 2000

CLERK TO Earley Town Council



15 Milton Road
Earley
Reading
Berkshire
RG6 1EL

Planning Officer
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1WR

To: Planning Officer, Wokingham District Council
Cc: Town Clerk, Earley Town Council

11th February 2000

Dear Sir,

Re: Planning Application F/2000/0412, 13 Milton Road, Earley

I am writing with regard to the above planning application for a proposed two-storey side/rear extension. I must make the following observations:

1. The Section 66 certificate submitted by the applicant declares that required notice was served to us on 21st January 2000. This did not happen. At the time of writing this letter we have still received no such notice.
2. No notice has been displayed outside the property informing of the planning application.
3. Drawing SL150/93 Sheet 2 of 2, submitted in support of this application, appears to show the roof and foundations of the proposed extension crossing the boundary line, and encroaching on our property.

I object to the approval of this planning application on the grounds that a part of the proposed extension crosses the boundary between the properties, above and below ground level.

If you require any additional information, please do not hesitate to contact me. My daytime telephone number is 07971 610213.

Yours faithfully,

D.G. DeSilva

D G De Silva

21. January 2013

Cont.

Tick relevant box

8) The information contained on the application form is inaccurate/missing as follows: ☐

looks like encroachment on boundary. If so serve notice & complete Cert B ☑

9) The Section 66 Certificate is missing/unsigned/not deleted. ☑

If not - State No Encroachment

10) No fee has been submitted OR the fee submitted is incorrect and should be £. ☐

11) The following floor plans are required: ☐

NOTICE ISSUED. SORRY

ADDED

12) The following elevational plans are required: ☑

No scales on Sheet 2

13) An Environmental Impact Assessment is required. ☐

14) The plans submitted contain Imperial measurements or Imperial scales. (Only Metric measurement or scales are acceptable). ☐

15) An outline application proposing the change of use of land is not acceptable, the application can only be made as a full application. ☐

16) The plan submitted with this outline application must be marked "for illustrative purposes only", alternatively Question 10 must be completed by indicating which matters are not reserved. ☐

Please resubmit your application with the above-mentioned information.

Yours sincerely

C Hurst

Mrs C Hurst
Senior Technical Assistant
Development Control Admin

21 JAN 2000

Tel. 0118 9746429 (Direct Line)

Date 14-01-00

Your ref.

My ref.

Mr Maddox
15 Keswick Close
Tilehurst
Reading
RG30 4SD

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire, RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 977 8735
Minicom No: (0118) 977 8909
DX: 33506 - Wokingham

Dear

I return your application as it cannot be determined for the following reasons:

		Tick relevant box
1)	Permission is not required as proposed development is permitted development.	☐
2)	No location plans submitted - 4 copies of a 1:2500 scale location plan required with the site outlined in red. The plan must include the junction of two named roads and a north point.	☐
3)	The location plans submitted do not have the site outlined in red.	☐
4)	The red line denoting the application site does not extend to the public highway.	☐
5)	No block plans submitted - 4 copies of a 1:500 scale block required with the existing and proposed development and any adjoining properties indicated.	☐
6)	The application has not been made on the Authority's prescribed forms. (Correct forms are enclosed).	☐
7)	Less than 4 copies of the application form/plans have been submitted.	☐

P.T.O.

INVESTORS IN PEOPLE UK
RECYCLED PAPER

1789/a

SECTION 66 CERTIFICATE

Application No.

21.JAN.2000

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

CERTIFICATE A

I certify that:

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

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

OR

CERTIFICATE B

I certify that:

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

Owner's(a) name	Address at which notice was served	Date on which notice was served
Mr & Mrs D.G. De Silva	15, Milford Road Earley Reading	21-1-00

+ See Note (a) to Certificate A

OR

CERTIFICATE C

I certify that

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

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

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

(b) Insert description of steps taken.

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

(b) .....

.....

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

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

- Notice of the application as attached to this Certificate, has been published in

the (c) .....

on (d) .....

1789/b

CERTIFICATE D

I certify that

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

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

(b) . . . . . .

. . . . . .

- Notice of the application as attached to this Certificate, has been published in

the (c) . . . . . .

on (d) . . . . . .

OR

(b) Insert description of steps taken

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

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

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

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

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

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

OR

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

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

STET

Signed . . . . . [signature] . . . . . .

On behalf of . . . . . Mr Mahons . . . . . .

Date . . . . . 20-1-00 . . . . . .

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

ADDRESS 13 MILTON ROAD PARISH EARLEY

PLOT No. Old Property ORD. SHEET No. SU.7473 (41)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
312/52	Mr. A.E. Weller	Garage	10/6/52	App. N/A.
41240				~~[illegible]~~
41450	MR & MRS KHAN	2/55 & 5/55 GTS	25.8.93	Ret
41798	"	"	22.11.93	CA
LP96/2197B	"	"	10.4.96	App

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

1959/a

HOUSEHOLDER PLANNING APPLICATION

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 KHAN
	ADDRESS	13, MILTON ROAD EARLEY
		READING
	POST CODE	Tel. No.
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	C.H. MADDOX
	ADDRESS	15 KESWICK CLOSE
		TILEHURST READING
	POST CODE	RG30 4SD Tel. No. 0118-9615605
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	13, MILTON ROAD, EARLEY
		READING
4. Give brief details of the proposal e.g. *two storey side extension.*	ABOUT THE APPLICATION	2 STOREY REAR EXT^N

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
BRICK AS EXISTING
CLAY TILES AS EXISTING.

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? If YES, please show details of any changes on the plans. YES / ~~NO~~

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) £95·00
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
	Mr & Mrs D.G De Silva 15, Milford Rd Reading	21-1-00

* None of the land forms part of an agricultural holding

SIGNED [signature] ON BEHALF OF Mr & Mrs Silva

DATE 15-12-99

PLANNING PERMISSION

WOKINGHAM DISTRICT COUNCIL

LOCAL GOVERNMENT ACT 1972

TOWN AND COUNTRY PLANNING ACT 1990

To: MR & MRS KHAN
C/O SERBOCON
15 KERWICK CLOSE
TILEHURST
READING RG3 4SD

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

Application No. 41798 (P)

Proposal:
TWO STOREY SIDE EXTENSION TO FORM GARAGE WITH BEDROOM OVER, PLUS SINGLE STOREY REAR EXTENSION TO FORM ENLARGED KITCHEN AND ENLARGED DINING ROOM.
13 MILTON ROAD EARLEY

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

01 The development hereby permitted shall be begun before the expiration of five years from the date of this permission. (M4)

01 REASON This condition is deemed to be attached by virtue of Section 91(1) of the Town and Country Planning Act 1990 (M4R).

02 Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 (or any order revoking and re-enacting that Order) no additional window or other opening shall be constructed in the side elevations of the extensions hereby permitted without the prior written permission of the District Planning Authority. (D07H)

02 REASON In order to protect the privacy of neighbouring dwellings. (N19R)

03 The extensions shall not be occupied until the access has been constructed in accordance with details to be submitted to and approved by the Local Planning Authority. (D08H)

03 REASON In the interests of road safety. (N49R)

04 The extensions shall not be occupied until a vehicle parking space has been provided in accordance with the approved plan. The space thereafter be kept available for parking at all times. (D09H)

Continued

PLANNING PERMISSION

WOKINGHAM DISTRICT COUNCIL

LOCAL GOVERNMENT ACT 1972

TOWN AND COUNTRY PLANNING ACT 1990

To: MR & MRS KHAN
C/O SERDOCON
15 KESWICK CLOSE
TILEHURST
READING RG3 4SD

WOKINGHAM DISTRICT COUNCIL
COUNCIL OFFICES
SHUTE END
WOKINGHAM BERKS RG11 1BH

Application No 41790 (P)

Proposal:
TWO STOREY SIDE EXTENSION TO FORM GARAGE WITH BEDROOM OVER PLUS SINGLE STOREY REAR EXTENSION TO FORM ENLARGED KITCHEN AND ENLARGED DINING ROOM
13 MILTON ROAD EARLEY

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

01 The development hereby permitted shall be begun before the expiration of five years from the date of this permission. (M4)

01 REASON This condition is deemed to be attached by virtue of Section 91(1) of the Town and Country Planning Act 1990. (MAR)

02 Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 (or any order revoking and re-enacting that Order) no additional window or other opening shall be constructed in the side elevations of the extensions hereby permitted without the prior written permission of the District Planning Authority. (O07H)

02 REASON In order to protect the privacy of neighbouring dwellings. (N1R)

03 The extensions shall not be occupied until the access has been constructed in accordance with details to be submitted to and approved by the Local Planning Authority. (O08H)

03 REASON In the interests of road safety. (N49R)

04 The extensions shall not be occupied until a vehicle parking space has been provided in accordance with the approved plan. The space thereafter shall be kept available for parking at all times. (O09R)

continued

Application 41790 (continued)

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

BERKSHIRE ACT 1986 - SECTION 32: ACCESS FOR FIRE BRIGADE

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

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

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

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

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

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

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

0000 0000 0904

Application 41790 continued

04 REASON In the interests of road safety.(N49R)

05 Notwithstanding the provisions of the current Town and Country Planning General Development Order, the garage accommodation on the site shall not be used for any purpose, other than as garage accommodation, unless permission has been granted by the Local Planning Authority on an application made for the purpose.(N65)

05 REASON To ensure that garage accommodation is retained on the site in accordance with the Local Planning Authority's Vehicle Parking Standards.(N65R)

INFORMATIVES:-

The Engineer at Council Offices, Shute End, Wokingham Tel (0734) 786833 should be contacted for the approval of the access construction details before any work is carried out within the highway.(HI3)

The applicant should note that whilst Section 66 Certificate B has been completed regarding ownership this permission does not give any right of access onto adjoining property for construction or maintenance purposes.(764F)

Date 22 NOV 1993

R F Wilson

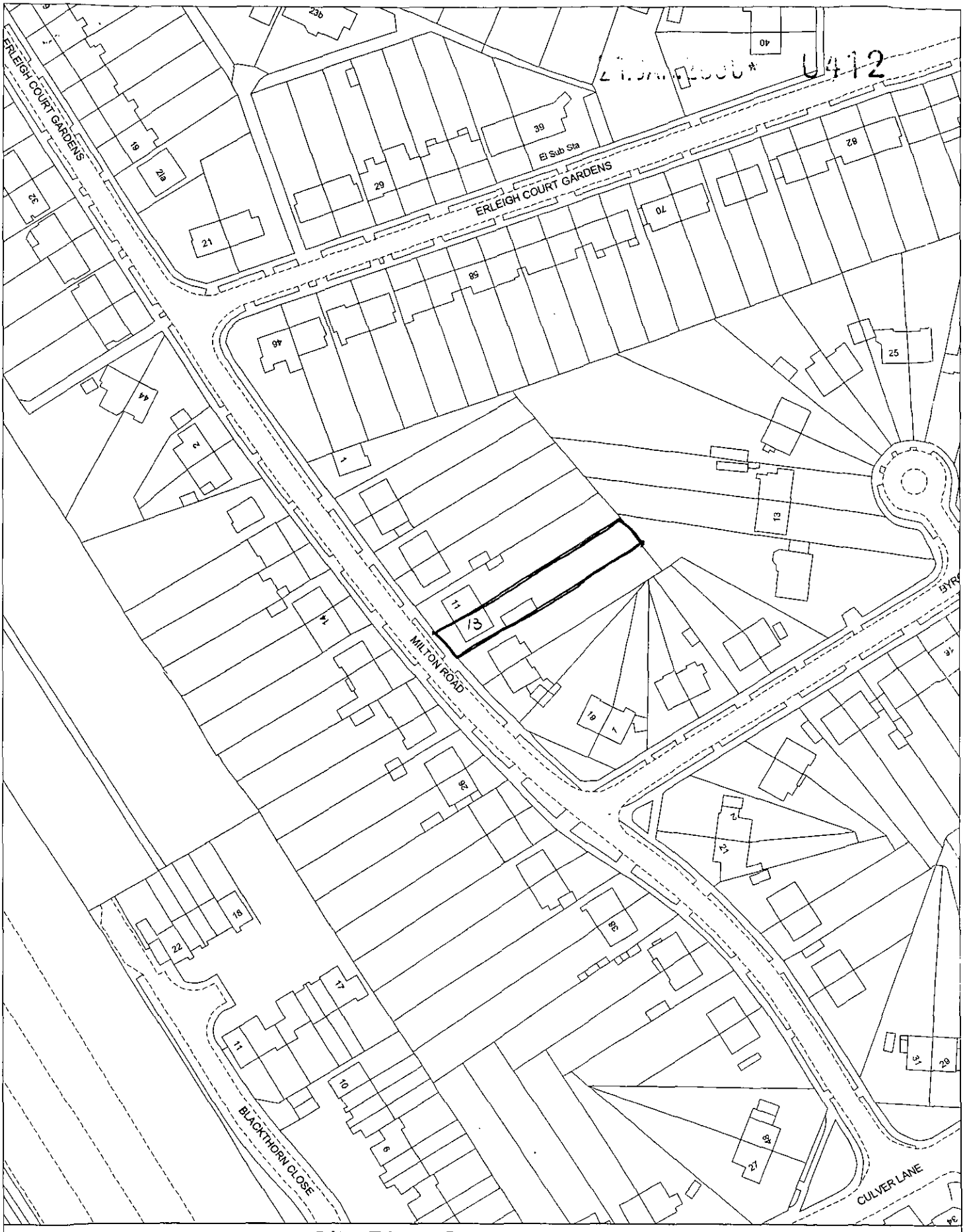
District Planning Officer

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

This permission or approval is for the purposes of the Town and Country Planning Act 1990 only. Approval may also be required under the Building Regulations.

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

continued/-



U412

Site Plan, Scale: 1 to 1250

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Date: 7 January 2000

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REFUSED

SOUTHPORT U.K.
LONDON OFFICE

SYSTEMS LTD

APPLICATION NO.0412

Name of appellant:
Mr & Mrs Khan

Site address:
13 Milton Road

Proposal:Proposed 2 storey side/rear extension to dwelling

Case Officer:NAB

Application

Two storey
at 56 Malv
Woodley Be

District
Allocated I
Date Regis

Vetting De

5 Week D
Extended I

EOT Agree

Decision
Date

Date Commenced 18/9/97

Date Completed

J:ZLABELFP.DOC VER2 03/04/95

APPROVED

Appeal Decision

Site visit made on 18 January 2001

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

by J S Deakin FRICS

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

Date
01 FEB 2001

Appeal Ref: APP/X0360/A/00/1052506
13 Milton Road, Earley, Reading

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr & Mrs Khan against the decision of the Wokingham District Council.
- The application ref: F/2000/0412 dated 21 January 2000, was refused by notice dated 21 July 2000
- The development proposed is a two storey side and rear extension.

Summary of Decision: The appeal is dismissed.

Main Issue

1. I consider that the main issue is the visual impact of parked cars on the character and appearance of the street scene.

Development Plan and other Planning Policies

2. The development plan includes the Berkshire Structure Plan 1991-2006 and the Loddon Area Local Plan which was adopted in 1995. The Council refers to Policies LBE1 (Design of New Development) and LBE 2 (Inappropriate Development). The Draft Wokingham District Local Plan has been subject to public local inquiry but the Inspector's report has not yet been received by the Council. Policy WOS3 sets out Development Control Principles, and Policy WBE1 relates to Development in its Local Context. The Council's parking standards have been prepared by Berkshire County Council and have been adopted by Wokingham District Council. They are contained in an Appendix to the Draft District Local Plan.

Reasons

3. The appeal site comprises a semi-detached house situate in an area of similar dwellings. It has a small front garden about 5 metres deep on average with a front wall. There is a double gateway entrance and a drive at the side.

4. The Council has not objected to the design and appearance of the extension itself; the only issue being the provision of adequate on-site parking spaces.

5. The extension would increase the number of bedrooms to five and the standards require that four off-street parking spaces should be provided. These should be of a minimum size of 4.8 metres by 2.4 metres. An integral garage would be provided and the plans show that this would have an external width of 2.34 metres. Allowing for the thickness of the wall and for internal piers, it would be significantly narrower than the minimum width requirement of 2.4 metres. Consequently, all four spaces would have to be provided in the front garden.

6. Many of the houses in the locality have limited on-site parking and the streets are fairly narrow. I saw at my site visit that vehicles parked on the street cause some obstruction with consequent hazard to road users. It is important, in my opinion, that adequate on-site parking is provided in order to prevent the appeal proposal generating further street parking.

7. The whole of the front garden would have to be used for parking, the front wall would be removed, and a dropped kerb would be installed for the full width. Cars parked at the front would be very prominent and would detract from the appearance of the street scene. I also saw other examples in the neighbourhood where large parts of the front areas have been hard surfaced for parking, and where the loss of front walls and green garden areas, together with parked cars, has a harmful visual impact.

8. In my opinion, the appeal proposal would be contrary to adopted Local Plan Policies LBE1 and LBE2 which require that new development should make a positive contribution to the setting and character of the area, and should not adversely affect the character of an area by virtue of its siting. It would also be contrary to Policies WOS3 and WBE1 of the emerging District Local Plan, which have similar objectives designed to protect the environment and the character of the area.

9. The parking spaces are marked on a block plan to a small scale. Three spaces are shown in the front garden together with the fourth one in the garage. The appellants' agent was asked by the Council to provide an accurate parking plan but, to my knowledge, this was not done. I took some measurements on site and found that although the front garden has a depth of about 5 metres, a bay window projects about 0.8 metres from the front elevation and reduces the depth of part of the garden to little more than 4 metres. Furthermore, the width of the property is about 9 metres which would not be sufficient to provide four spaces, each with a width of 2.4 metres. Consequently I have considerable doubt as to whether four standard spaces could actually be provided in the front garden and this adds weight to the other objections to the proposal.

10. A major part of the appellants' case is that other houses have hard surfaced front gardens and parking. Specific reference is made to 40 Erleigh Gardens which has had a two storey extension. That house has a side entrance with access to two parking spaces in the rear garden, in addition to two approved in the front garden. It is not therefore strictly comparable to the appeal site where all the parking would have to be provided in the front garden.

11. The appellants' also say that an appeal was allowed for a similar project in Lower Earley, but I have not been provided with any details of this and cannot compare it with the current appeal. On the other hand, the Council has submitted details of an appeal (A/98/294117) at 3 Gosforth Close, Lower Earley, which was dismissed. Among other issues, the Inspector considered that the parking of a car in the small front garden would be detrimental to the character and appearance of the street. This is a material consideration which adds weight to my opinion that the current appeal scheme would be unacceptable.

Conclusion

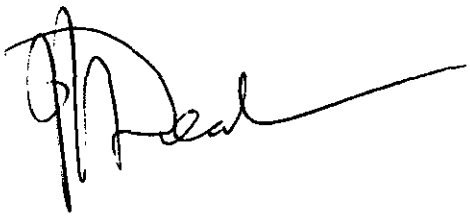
12. For the reasons given above and having regard to all other matters raised I conclude that the appeal should be dismissed.

Formal Decision

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

Information

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



INSPECTOR

TOWN AND COUNTRY PLANNING ACT

SECTION 78 APPEAL

APPELLANT: Mr and Mrs Khan

APPEAL SITE: 13 Milton Road, Earley

REASON FOR APPEAL: Refusal of planning permission for a two-storey rear/side extension

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LOCAL PLANNING AUTHORITY REFERENCE: F/2000/0412

DEPARTMENT OF THE ENVIRONMENT, TRANSPORT AND THE REGIONS REFERENCE: APP/X0360/A/00/1052506

1.00 LOCATION AND SITE DESCRIPTION

1.01 The appeal site is located within the identified settlement of Earley in a predominantly residential area. Many of the properties in the immediate vicinity have a low walled frontage. (See appendix 1 for site plan)

1.02 The property is a semi-detached house with a detached garage and low wall at the front of the property.

2.00 RELEVANT PLANNING HISTORY

2.01 In August 1993, an application (41450) for a two-storey side extension to provide garage with bedroom above, and single storey rear extension for a kitchen and enlarged dining room, was refused. This scheme would have had 4 bedrooms in total with a tandem garage. (See appendix 2 for a copy of plans and decision notice)

2.02 In November 1993, an application (41798) for a two-storey side extension to provide garage with bedroom above, and single storey rear extension for a kitchen and enlarged dining room, was approved. This scheme would have had 4 bedrooms in total with a tandem garage. (See appendix 3 for a copy of plans and decision notice)

2.03 In January 2000, an application (F/2000/0412) for a two storey rear/side extension to provide garage with bedroom above and an extension to the kitchen and dining with bedroom above. This scheme would have had 5 bedrooms and a single garage.

2.04 In July 2000, planning permission (F/2000/0412) was refused under delegated powers for the following reason:

"The proposed development would increase the need for off-street parking. This would significantly alter the frontage of the property and be detrimental to the character of the streetscene. As such, the proposed development is considered contrary to Policies WOS3, and WBE1 of the Wokingham District Local Plan (Deposit Draft) and contrary to Policies LBE1 and LBE2 of the Loddon Area Local Plan."

3.00 POLICY BACKGROUND

3.01 See appendix 4 for local plan status

3.02 The relevant Wokingham District Local Plan (Deposit Draft) polices are (see appendix 5):
WOS3 – Development Control Principles
WBE1 - Development in its local context

3.03 The relevant Loddon Area Local Plan policies are (see appendix 6):
LBE1 – Design of New Development
LBE2 – Inappropriate Design

4.00 THE CASE FOR THE LOCAL AUTHORITY

4.01 The refused planning application (F/2000/0412) saw the increase in the number of bedrooms from 4 to 5 over the previously approved application (41798) and a decrease in the number of garage parking spaces by one. Council parking standards are that for a 5 bedroom house, there needs to be the provision for 4 off road parking spaces. As there would be the reduction of a garage space, and the fact that proposed garage dimensions do not meet Council standards, there would effectively be the need to provide 4 car parking spaces at the front of the property. (See appendix 7 for internal highways consultation and subsequent letter sent to agent. NB: a plan indicating where

the 4 vehicles were to be sited was received on 15 May 2000 and See appendix 8 for parking standards and parking space and garage sizes).

4.02 Consideration should be given to the policies indicated in 3.02 and 3.03. Policy LBE2 states that development that is inappropriate in terms of its siting would not normally be permitted. It is considered that the increase in the number of parking spaces and their siting at the front of the house would be of detriment to the character of the area. Similarly, policy WBE1 (b) says that the Council will have regard to visual impact of a development when it is being considered.

4.03 It is considered that the increase in the number of bedrooms would increase the need for the usage of the parking spaces and that potentially 4 cars parked at the front of the house would in itself be detrimental to the character of the streetscene. The appearance of the cars would be obtrusive and unattractive in appearance when compared to the front garden enclosed by a wall.

4.04 The full length of the frontage would be required to be converted to hardstanding in order to satisfy Council parking standards and allow cars to be parked and would result in the loss of the low front wall which some of the properties nearby still have. The Planning Inspectorate dismissed an appeal on a similar basis, a copy of the Inspectors statement (attention is drawn to paragraph 12) and a site location plan of the site in question can be found in appendix 9.

5.00 COMMENTS ON THE APPELLANTS STATEMENT

5.01 The appellant states in his statement that "consent was sought for a further bedroom" over the previous application. As outlined in section 4.01,

application F/2000/0412 saw the loss of one the tandem garage parking spaces as approved in application 41798.

5.02 It is assumed that the appellant means Nos. 38 and 40 Erleigh Court Gardens, when he makes reference to 'Erleigh Court'. The Council's records show that only 40 Erleigh Court Gardens has had a two storey extension. Consent 98/67683/F was for a two-storey side extension, single storey rear extension and erection of a detached garage (to provide 5 bedrooms in total). As the site plan for this application shows (appendix 10), there were two spaces approved at the front of the property and 2 (the detached garage) at the rear. There was therefore no need to turn the whole of the frontage into a parking area. In any case, each application is considered on a site specific basis.

6.00 CONCLUSION

6.01 The proposed development is considered to be inappropriate due to its need for the increase in the amount of parking, the alteration to the frontage of the property, and the effect that the alteration and parked cars would have on the character of the streetscene.

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

7.00 CONDITIONS IN THE EVENT PLANNING PERMISSION IS GRANTED

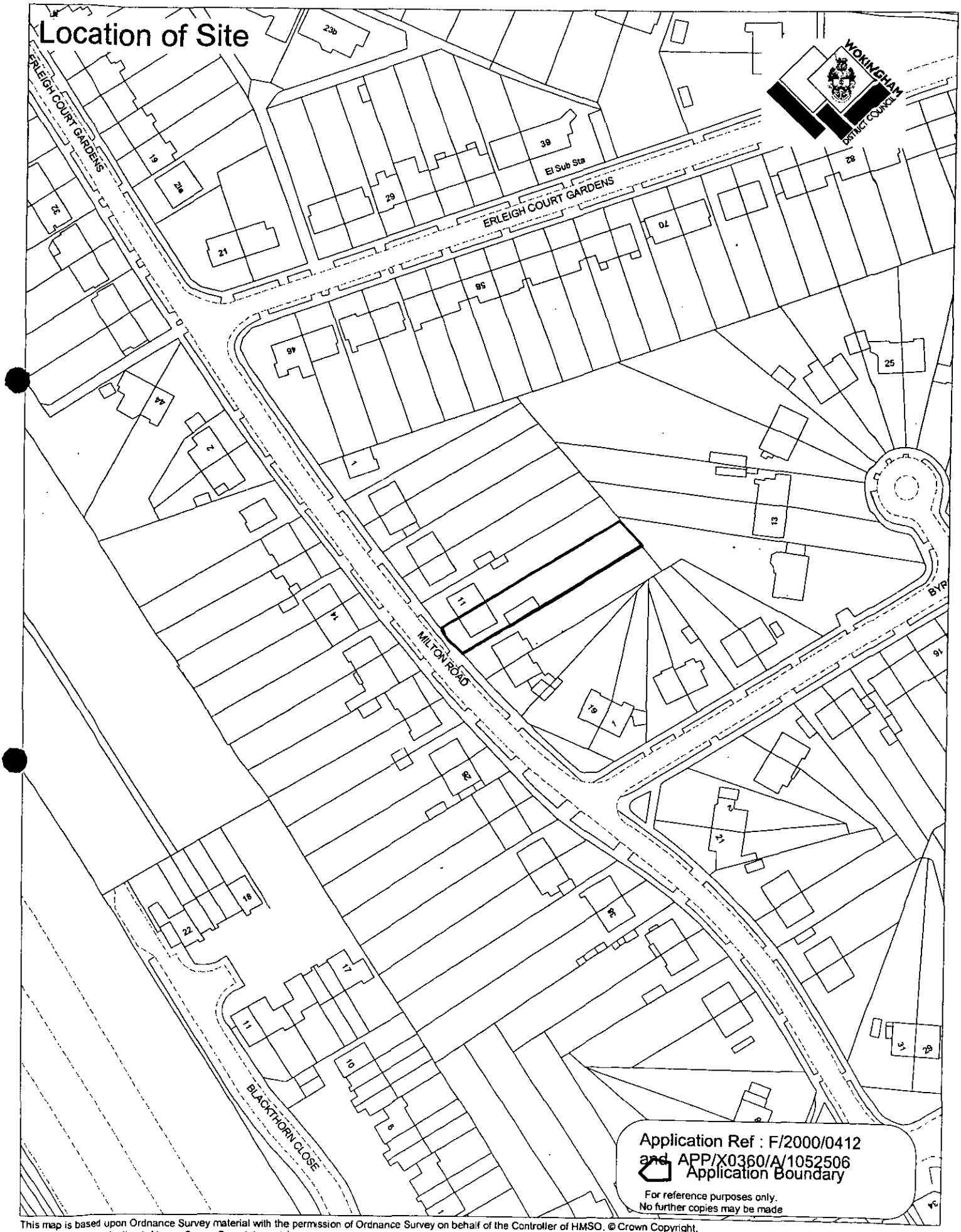
7.01 A list of conditions (in the event that this appeal is allowed) were sent on 8 November 2000 along with the appeal questionnaire.

Natalie Brown
PLANNING ASSISTANT

APPENDICES

1. Site Location Map
2. Copy of plans for 41450
3. Copy of plans for 41798
4. Local Plan status
5. Wokingham District Local Plan policies (Deposit Draft)
6. Loddon Area Local Plan policies
7. Internal highways consultation and subsequent letter sent to agent
8. Parking Standards
9. Planning Inspectorate decision notice and site plan for 3 Gosarth Close, Earley
10. Site plan/parking layout for 40 Erleigh Court Gardens, Earley

APPENDIX 1



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Development Control Section, Environmental Services, Wokingham District Council.
5 December 2000

Scale: 1 : 1250

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APPENDIX 2

REFUSAL OF PLANNING
PERMISSION

FW

WOKINGHAM DISTRICT COUNCIL

LOCAL GOVERNMENT ACT, 1972

TOWN AND COUNTRY PLANNING ACT, 1990

To: MR MRS KHAN
C/O SERBOCON LTD
15 KESWICK CLOSE
TILEHURST
READING

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

Application No. 41450 (F)

Proposal:
TWO STOREY SIDE EXTENSION TO PROVIDE GARAGE WITH BEDROOM ABOVE. SINGLE STOREY REAR EXTENSION TO PROVIDE ENLARGED DINING ROOM AND KITCHEN.
13 MILTON ROAD, EARLEY

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

01 The proposed two storey side extension due to its siting would be unduely prominent in the street scene and thereby result in detriment to the visual amenities of the locality and be contrary to the aims of Policy LBE2 of the Loddon Area Local Plan Deposit Draft.

02 The two storey side extension owing to its siting and relationship to the adjoining property would have an overbearing impact and be detrimental to the amenities of the occupier of that property.

Date 25 AUG 1993

R.F. Wilson
District Planning Officer

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

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

25×1

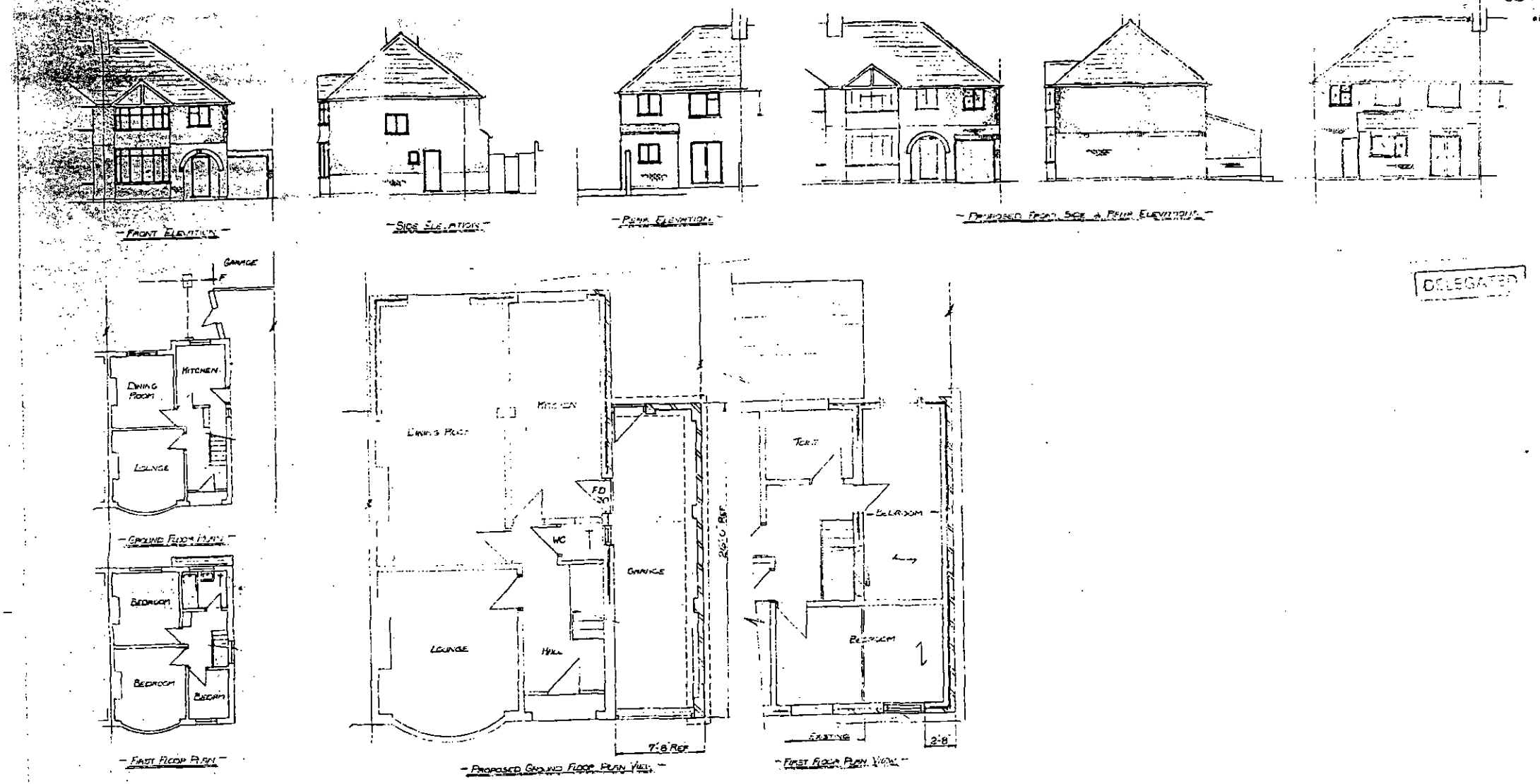
CONTRACTOR - DO NOT SCALE DRAWING

DO NOT [illegible]

41450

14 JUL 1993

41450



DELEGATED

REFUSED

SL 160/93

SHT 2 OF 2 SHTS

EXTENSIONS TO Nº 13 MILTON ROAD ERLEIGH READING

NA & MPS [illegible]

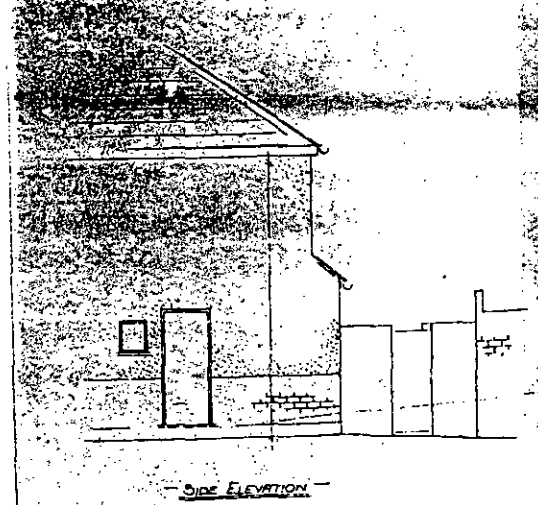
41450

CONTRACTOR - DO NOT SCALE DRAWING

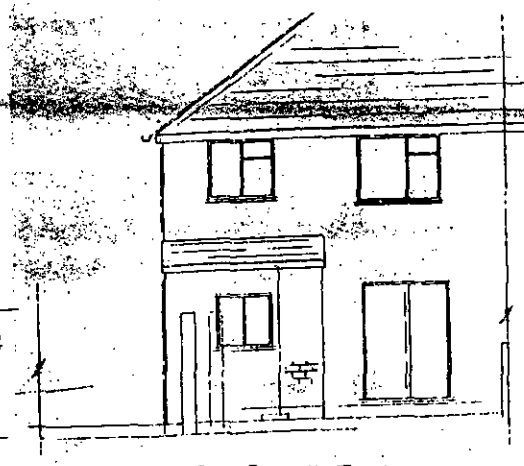
DO NOT THINK - ASK

14 JUL 1993

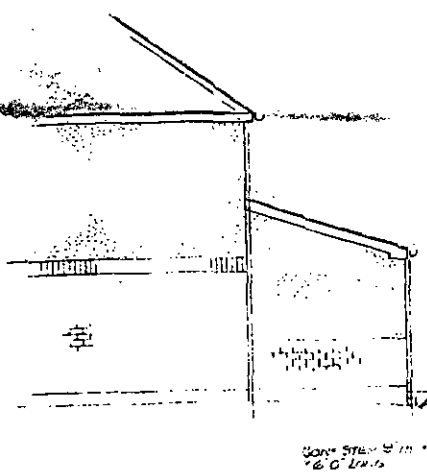
41450

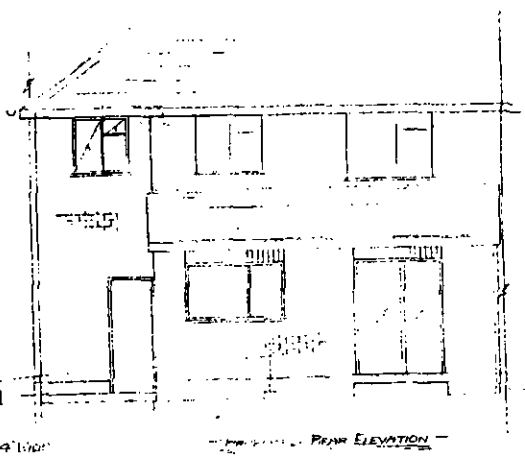


- SIDE ELEVATION -



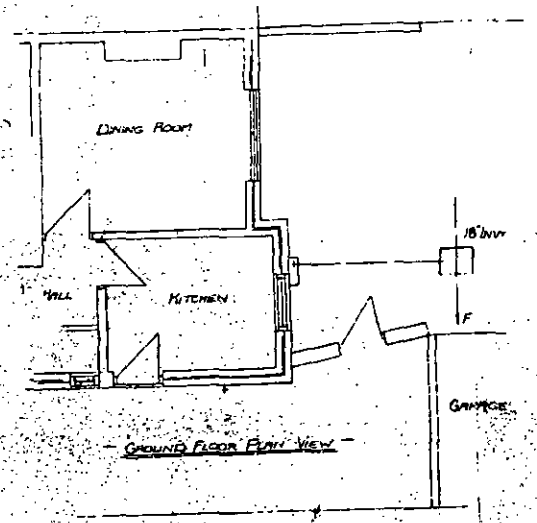
- REAR ELEVATION -



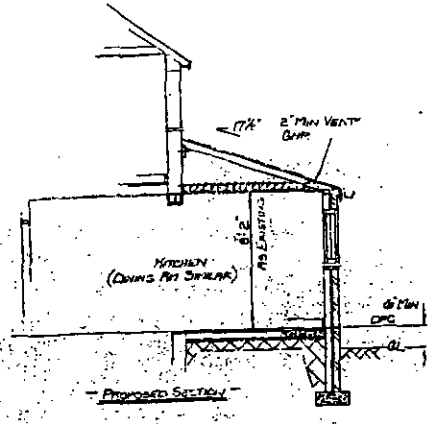


- FRONT ELEVATION -

NOTE
NO ENCROACHMENT ABOVE OR BELOW BOUNDARY OF ANY THIRD PARTY

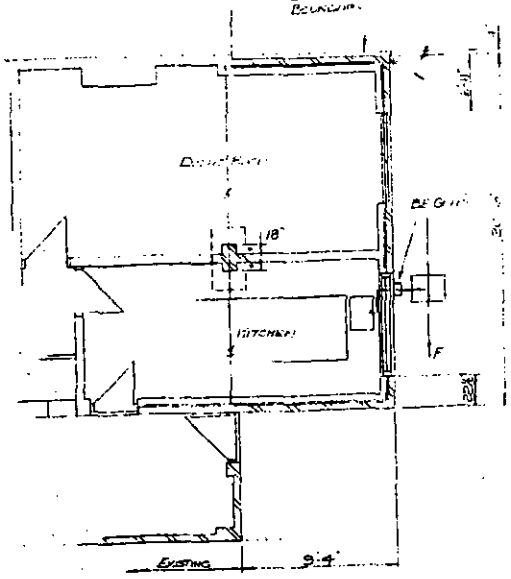


- GROUND FLOOR PLAN VIEW -



- PROPOSED SECTION -

CALCULATIONS - METRIC UNITS USED.



- PROPOSED GROUND FLOOR PLAN VIEW -

GENERAL NOTES:

ALL WORKS TO COMPLY WITH THE REQUIREMENTS OF THE BUILDING REGULATIONS AND ALL RELEVANT CODES OF PRACTICE

ALL DIMENSIONS TO BE CHECKED ON SITE BEFORE ANY WORKS COMMENCE OR ANY ORDERS PLACED

FOUNDATIONS:
TO SUIT SUBSOIL CONDITIONS & LOCAL AUTHORITY REQUIREMENTS
TO BE CONCRETE AT 20 N/mm² MIN STRIP FOOTINGS - 3/4 WIDE x 10" THK AT 3'0" DEPTH. EXISTING PIERS UNDER PORCH TO BE CHECKED FOR SUITABILITY STRENGTHEN IF NECESSARY WITH 3'6" LONG x 10" THK CONCRETE PIERS

FLOOR: INSULATE TO 0.45 W/m²°C MIN
NEW EXISTING THRESHOLDS TO BE MODIFIED TO CATERS FOR 2" THK DPC OVER 2" THK INSULATION OVER 4" THK CONCRETE SLAB ON 25mm THK BLINDING ON 150mm HARDCORE ON WELL COMPACTED SUBSOIL
WRAPPED TO DPCS ON 6" MIN ABOVE FINISHED GROUND LEVEL
HARDCORE BLINDED WITH SHARP SAND

WALLS: INSULATE TO 0.45 W/m²°C MIN
10½" THK CAVITY WALLS WITH FINISH TO MATCH EXISTING, 2" CAVITY FILLED WITH FOAMGLAS OR MINERAL INSULATION & 100mm THK THERMALITE BLOCKWORK INNER SKIN ALL TOOTHED IN AT ALL COURSES ½" THK GYPSUM PLASTER FINISH. GALV WALL TIES 3.6 CTS HORIZ 18" CTS VERT & 12" CTS VERT AT OPENINGS. CLOSE ALL CAVITIES. DPCS TO BE LEDGED IN WALLS & AT OPENINGS. SKIRTINGS TO EXISTING

ROOF: INSULATE TO 0.25 W/m²°C MIN. ALL SIZES TO MATCH EXISTING WITH CONCRETE INTERLOCKING TILES 17½° PITCH ON TREATED BATTENS 1" x 2" ON ROOFING FELT ON 50 x 125mm JOISTS & 50 x 197mm CEILING JOISTS AT 16" MAX CTS. 4" x 2" WALL PLATES, 18mm THK WBP FASCIA & BARGE BOARDS. UPVC GUTTER 100mm DIA & 65mm DIA UPVC DOWNPIPE. 6" THK FIBREGLASS INSULATION OVER 3mm THK FOILBACK PLASTERBOARD CEILING WITH TIMBER JOISTS & ARTEX OR EQUAL FINISH

FLASHINGS:
LEAD SHOT 1/4" THK x 32 mm WIDE AT 6'6" MAX CTS

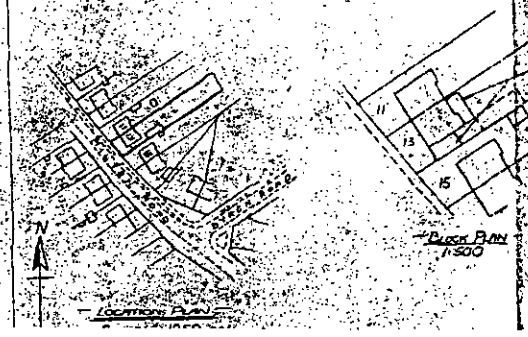
LINTOLS:
TYPE L/1/C WITH 6" END BEARINGS ON BRICKWORK

SANITARY:
3-3" DUBE FLUSH CLOSAN WARDLOCK WITH 15" COVER OVER 100 G PVC 75mm DIA UPVC PIPE LAID AT 1:40 MIN SLOPE IN 9" THK PCM SHINGLE SURROUND

PATIO DOOR - REUSE EXISTING

WINDOW:
770mm x 1050mm H.D. OPENING 3/4 FLOOR DOUBLE GLAZED INSULATED CILLS JAMBS & LINTOLS 1.8 W/m²°C MIN

VENTILATION
DINING ROOM - 4000 Sq mm ADJUSTABLE VENTILATOR.
KITCHEN - AIR REVS WITH 60L/sec FAN EXTRACT OR 30L/sec IF COOKER EXTRACT
ROOF - ½" CONT GAP IN EAVES & ½ - ROOF VENTS



- BLOCK PLAN 1:500

- LOCATION PLAN -

REFUSED
SL 100/93
MAR 93

- PROPOSED EXTENSION TO 13, MILTON ROAD, EARLEY, READING -

MR & MRS [illegible]

APPENDIX 3

41798
13 Milton Road.

PLANNING PERMISSION

WOKINGHAM DISTRICT COUNCIL

LOCAL GOVERNMENT ACT 1972

TOWN AND COUNTRY PLANNING ACT 1990

To: MR & MRS KHAN
C/O SERDOCON
15 KESWICK CLOSE
TILEHURST
READING RG3 4SD

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

Application No.41798 (F)

Proposal:
TWO STOREY SIDE EXTENSION TO FORM GARAGE WITH BEDROOM OVER PLUS SINGLE STOREY REAR EXTENSION TO FORM ENLARGED KITCHEN AND ENLARGED DINING ROOM
13 MILTON ROAD EARLEY

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

01 The development hereby permitted shall be begun before the expiration of five years from the date of this permission.(M4)

01 REASON This condition is deemed to be attached by virtue of Section 91(1) of the Town and Country Planning Act 1990.(M4R)

02 Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 (or any order revoking and re-enacting that Order) no additional window or other opening shall be constructed in the side elevations of the extensions hereby permitted without the prior written permission of the District Planning Authority.(O07M)

02 REASON In order to protect the privacy of neighbouring dwellings.(M19R)

03 The extensions shall not be occupied until the access has been constructed in accordance with details to be submitted to and approved by the Local Planning Authority.(O08M)

03 REASON In the interests of road safety.(M49R)

04 The extensions shall not be occupied until a vehicle parking space has been provided in accordance with the approved plan. The space thereafter be kept available for parking at all times.(O09M)

continued/-

Application 41798 continued

04 REASON In the interests of road safety.(M49R)

05 Notwithstanding the provisions of the current Town and Country Planning General Development Order, the garage accommodation on the site shall not be used for any purpose, other than as garage accommodation, unless permission has been granted by the Local Planning Authority on an application made for the purpose.(M65)

05 REASON To ensure that garage accommodation is retained on the site in accordance with the Local Planning Authority's Vehicle Parking Standards.(M65R)

INFORMATIVES:-

The Engineer at Council Offices, Shute End, Wokingham Tel (0734) 786833 should be contacted for the approval of the access construction details before any work is carried out within the highway.(HI3)

The applicant should note that whilst Section 66 Certificate B has been completed regarding ownership this permission does not give any right of access onto adjoining property for construction or maintenance purposes.(764P)

Date 22 NOV 1993

R.F.Wilson

District Planning Officer

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

This permission or approval is for the purposes of the Town and Country Planning Act 1990 only. Approval may also be required under the Building Regulations.

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

continued/-

Application 41798 continued

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

BERKSHIRE ACT 1986- SECTION 32: ACCESS FOR FIRE BRIGADE

(1) Except as provided in subsection (2) below, where plans for the erection or extension of a building are deposited with a district council in accordance with building regulations, the district council shall reject the plans unless, after consultation with the fire authority, they are satisfied that the plans show:-
(a) that there will be adequate means of access for the fire brigade to the building or, as the case may be, to the building as extended; and
(b) that the building or, as the case may be, the extension of the building will not render inadequate existing means of access for the fire brigade to a neighbouring building.

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

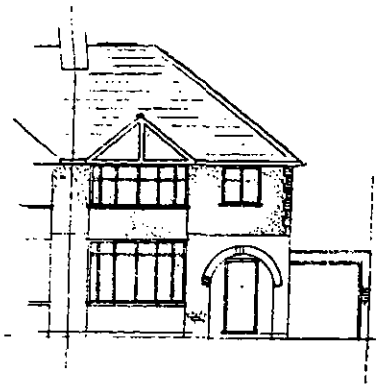
(3) Section 16(7) and (8) and section 36(2) to (6) of the Building Act 1984 (notice of rejection or passing of plans and enforcement of requirements) shall apply as if this section were a section of the said Act of 1984.

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

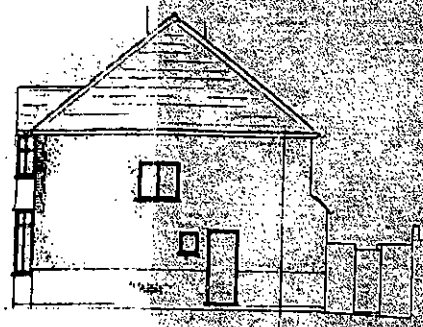
(5) In this section references to the adequacy or inadequacy of means of access for the fire brigade shall be construed as references to a means of access adequate or, as the case may be, inadequate for use for fire-fighting purposes by members of one or more fire brigades and their appliances.

CONTRACTOR TO NOT SCALE DRAWING

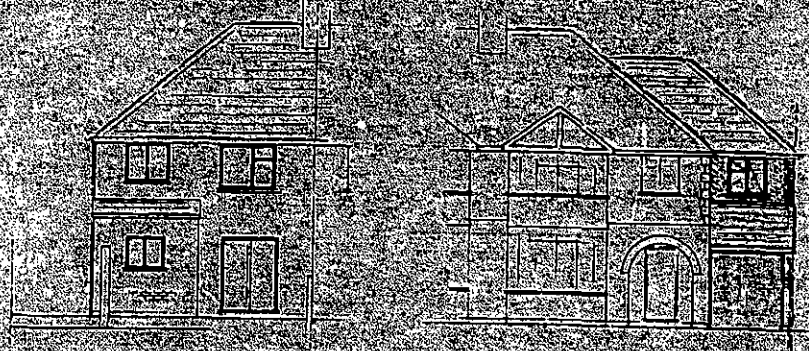
DO NOT THINK ASK



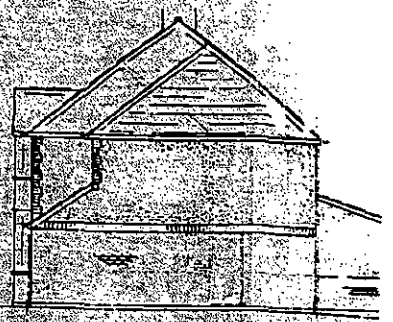
FRONT ELEVATION



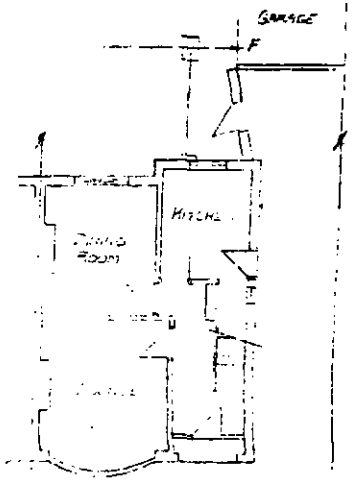
SIDE ELEVATION

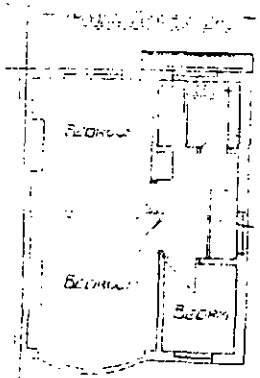


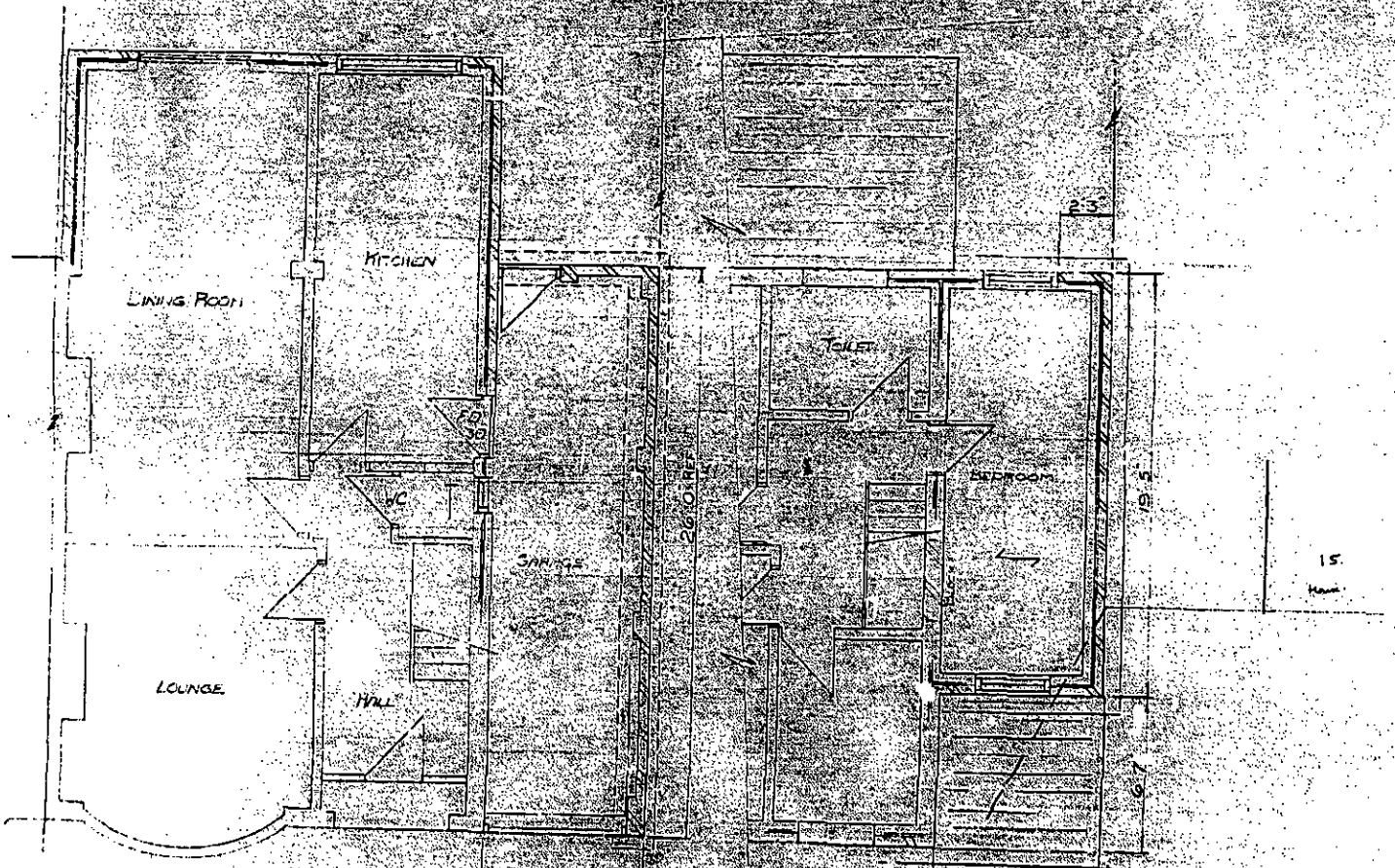
REAR ELEVATION



PROPOSED FRONT, SIDE & REAR ELEVATIONS





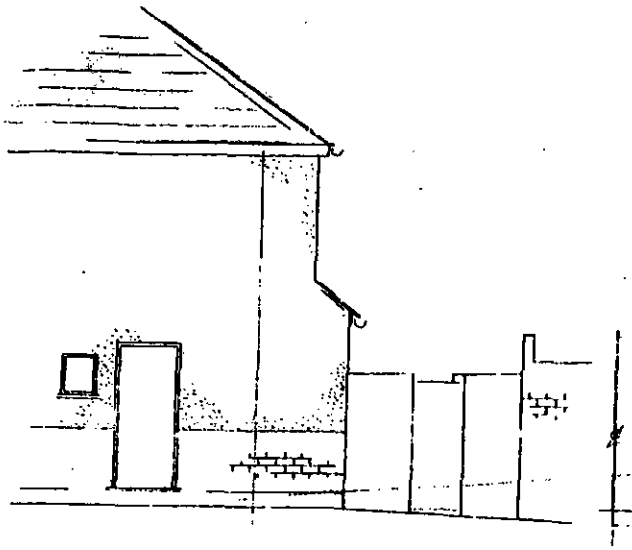


PROPOSED GROUND FLOOR PLAN VIEW

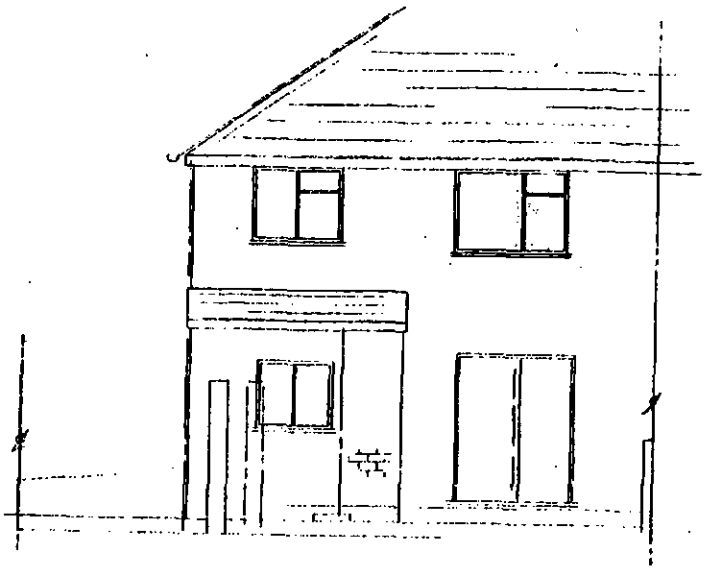
EXISTING

FIRST FLOOR PLAN VIEW

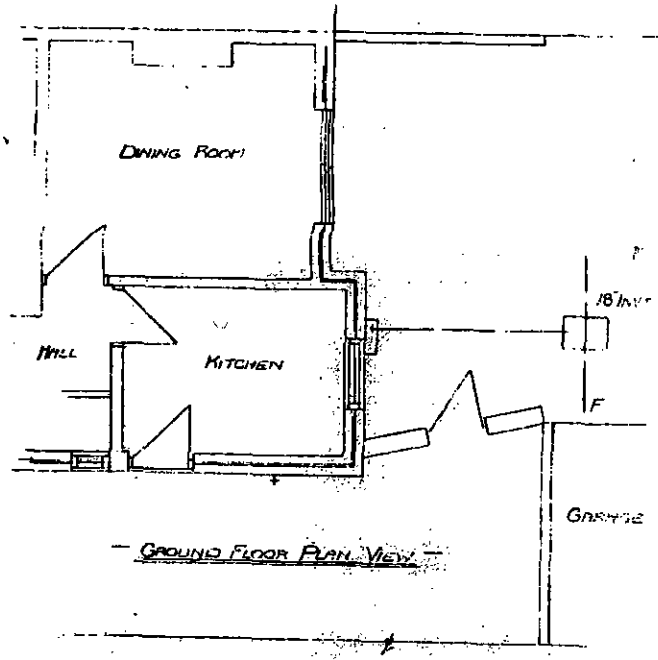
CONTRACTOR - DO NOT SCALE DRAWING



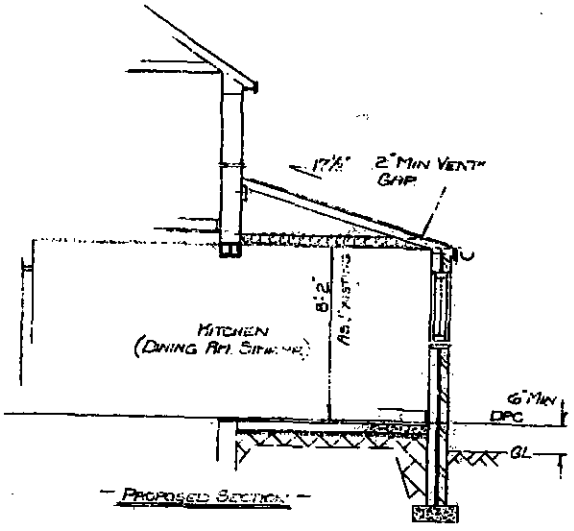
— SIDE ELEVATION —



— REAR ELEVATION —

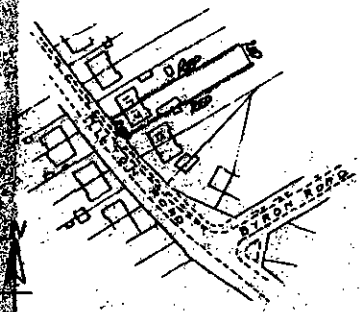


— GROUND FLOOR PLAN VIEW —

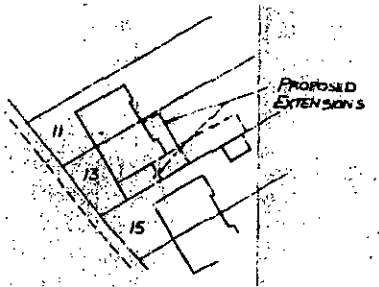


— PROPOSED SECTION —

CALCULATIONS - METRIC UNITS USED.



— LOCATION PLAN —
SCALE: 1:1250



— BLOCK PLAN —
1:500

CROWN COPYRIGHT RESERVED SCC LTD. 553040.

SCALE: ¼" = 1 FT.

— PROPOSED EXTENSION TO 13, MILTON R

DRAWN :

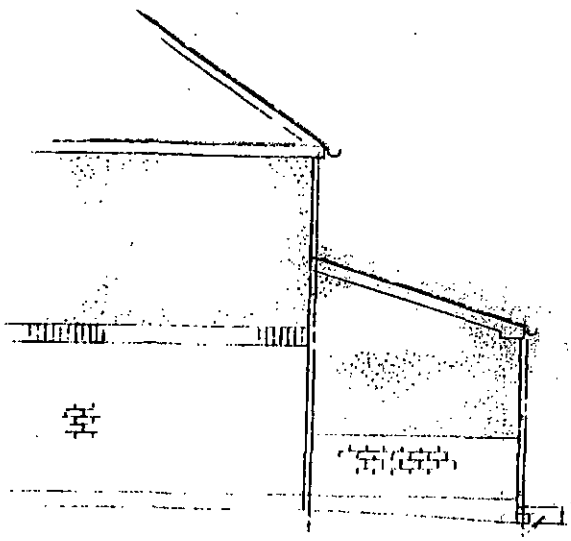
KF01109 CONNECT

Do Not Thin Ask

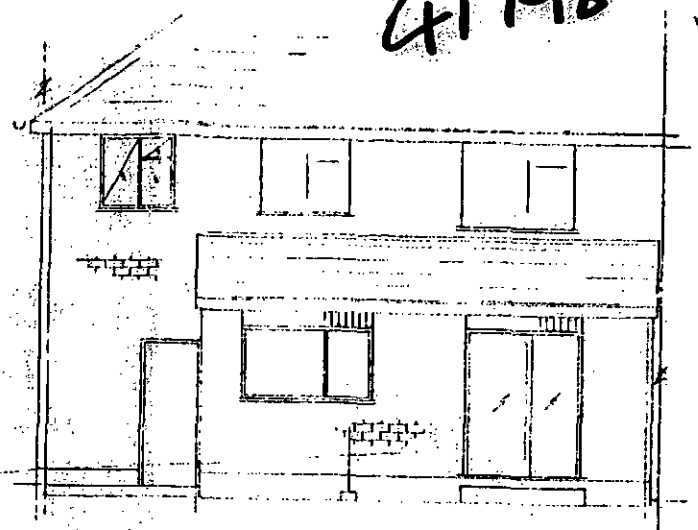
41798

41798

01 OCT 1993



Conc Step 9" Ht × 24" Wide × 6'0" Long

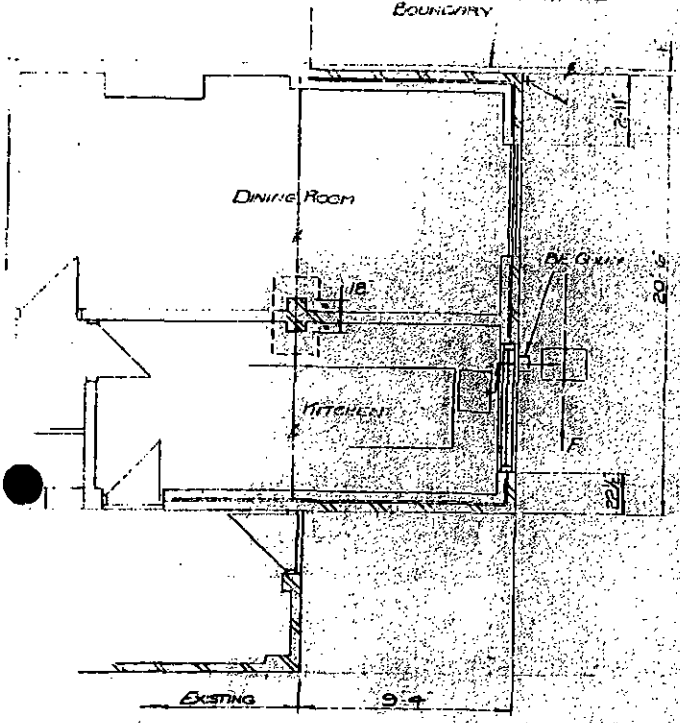


— Proposed Rear Elevation —

28 SEP 1993

DELEGATED

Note:
No Overhang Above Or Below Ground At The Boundary



— Proposed Ground Floor Plan View —

General Notes:

All Works Must Comply With The Requirments Of The Building Regulations 1992 & All Relevant Codes Of Practice.

All Given Details Must Be Site Checked For Accuracy Before The Commencement Of Any Works.

Foundations:
To Sun Subsoil Conditions & Local Authority Requirments To Be Concrete 20 N/mm² Min (1:2:4) Strip Footings 24" Wide × 10" Min. Tk. At 32" Depth. Existing Footing Under Pier To Be Checked For Suitability Otherwise 24" Wide × 3'6" Long × 10" Min Tk. Required.

Floor: Insulate To 0.45 Wm²°C Min.
Any Existing Airbricks To Be Vented To Outside Air By 100mm Dia. UPVC Pipes. 2mm Tk. Thermoplastic Tiles On 2" Min Tk. Sharp Sand Screed On 4" Min. Tk. Concrete Slab On 25mm Tk. Polifoam Plus 220 Floorboard On 1200 G Plastic Membrane Wrapped Into DPCs On 6" Min. Tk. Clean, Well Consolidated Hardcore Blinded With Sharp Sand 2" Tk.

Walls: Insulate To 0.43 Wm²°C Min.
10½" Tk Cavity Walls With Finish To Match Existing, 2" Gap Filled With Rockwool Dry, Mineral Insulation & 100mm Tk Thermalite Blockwork Inner Skin All Toothed In At All Courses. ½" Tk Gypsum Plaster Finish. Gal. Wall Ties 36" Cts Horiz. 18" Cts Vert. & 12" Cts Vert. At Openings. Close All Cavities. DPCs To Be Ledkore In Walls & At Openings. Skirtings As Existing.

Roof: Insulate To 0.25 Wm²°C Min. All SC3 Gd Min Tiles 17½" Pitch On Tannalised Battens 1"×2" On Rein. Roofing Felt On 50×125mm Joists & 50×147mm Ceiling Joists All At 16" Max Cts. 4"×2" Wall Plates. 18mm Tk WBP Fascia & Barge Boards, UPVC Gutter 100mm Dia & 65mm Dia UPVC Downpipe 6" Tk Fibreglass Ins. Over 9mm Tk Foilback Plasterboard Ceiling With Taped Joints & Artex Or Equal Finish.

Restraints:
Galv 5mm Tk × 32mm Wide At 6'6" Max Cts.

Lintols:
Type LI/HD With 6" End Bearings On Brickwork.

Soakaway:
3'3" Cube Filled Clean Hardcore With 15" Cover Over 1200 G PVC. 75mm Dia UPVC Pipe Laid 1:40 Min Slope In 4" Tk. Pea Shingle Surround.

Patio Door - Reuse Existing

Window:
1770mm × 1050mm Ht. Opening 5% Floor Area. Insulate Cills, Jambs & Lintols 1.25 Wm²°C Min.

Ventilation:
Dining Room - 4000 Sq mm Adjustable Ventilator.
Kitchen - As Above With 60L/Sec Fan Extract Or 30L/Sec If Cooker Extract.
Roof - ½" Cont. Gap At Fascia & 2 - Roof Vent.

APPROVED

...y Road, Earley, Reading. — Mr & Mrs. Khan

SL 100/93

Sht 1 of 2 Shts Mar 93

...awn: CHM 23-3-93 Serbocon Ltd. 15, Keswick Close, Tilehurst, Reading. RG3 4SD Tel: 0734-424605

July 93

non - shatter

APPENDIX 4

WOKINGHAM DISTRICT COUNCIL

RELEVANT DEVELOPMENT PLAN POLICIES (Loddon Area)

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

Berkshire Structure Plan

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

Loddon Area Local Plan

3. The Loddon Area Local Plan was adopted on 5th May 1995 and is the statutory local plan for the area in which the site is situated. The Planning and Transportation Committee at their meeting on 21st November 1996 resolved to "re-affirm the decisions of this Committee and the Council in relation to the current adopted local plans and to note that they will continue to carry weight as the most up to date adopted policies, except in relation to housing provision".

Draft Wokingham District Local Plan

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

APPENDIX 5



Wokingham District Local Plan

Deposit Draft 1997

Consolidated Document
November 1999

November 1999

For the purposes of this plan the identified settlements are:

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

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

~~POLICY WOS2 GENERAL DEVELOPMENT PRINCIPLES~~

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

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

Implementation: Through the development control process.

Monitoring: Planning applications determined.

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

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

1.12a Landscaping schemes should be comprised predominantly, if not wholly, of locally native species.

POLICY WOS3: DEVELOPMENT CONTROL PRINCIPLES

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

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

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

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

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

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

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

Implementation: Through the development control process.

Monitoring: Planning applications determined.

Services, Amenities and Infrastructure

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

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

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

Cont

POLICY FRAMEWORK

National Policy

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

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

Strategic Policy

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

Supplementary Planning Guidance

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

THE BUILT ENVIRONMENT

DESIGN PRINCIPLES

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

POLICY WBE1: DEVELOPMENT IN ITS LOCAL CONTEXT

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

a) ITS ENVIRONMENTAL IMPACT

b) ITS VISUAL IMPACT

c) ACCESSIBILITY

Cont.

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

e) THE LOCAL TOWNSCAPE

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

g) SAFETY AND SECURITY

h) THE PRIVACY AND AMENITY OF THE EXISTING ENVIRONMENT

i) SUPPLEMENTARY PLANNING DESIGN GUIDANCE ADOPTED BY THE COUNCIL.

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

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

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

POLICY WBE2: IMPROVING ON THE LOCAL CONTEXT

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

Implementation: Through the development control process.

Monitoring: Check quality of development on the ground.

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

POLICY WBE3: CHARACTER OF LARGE SCALE DEVELOPMENT

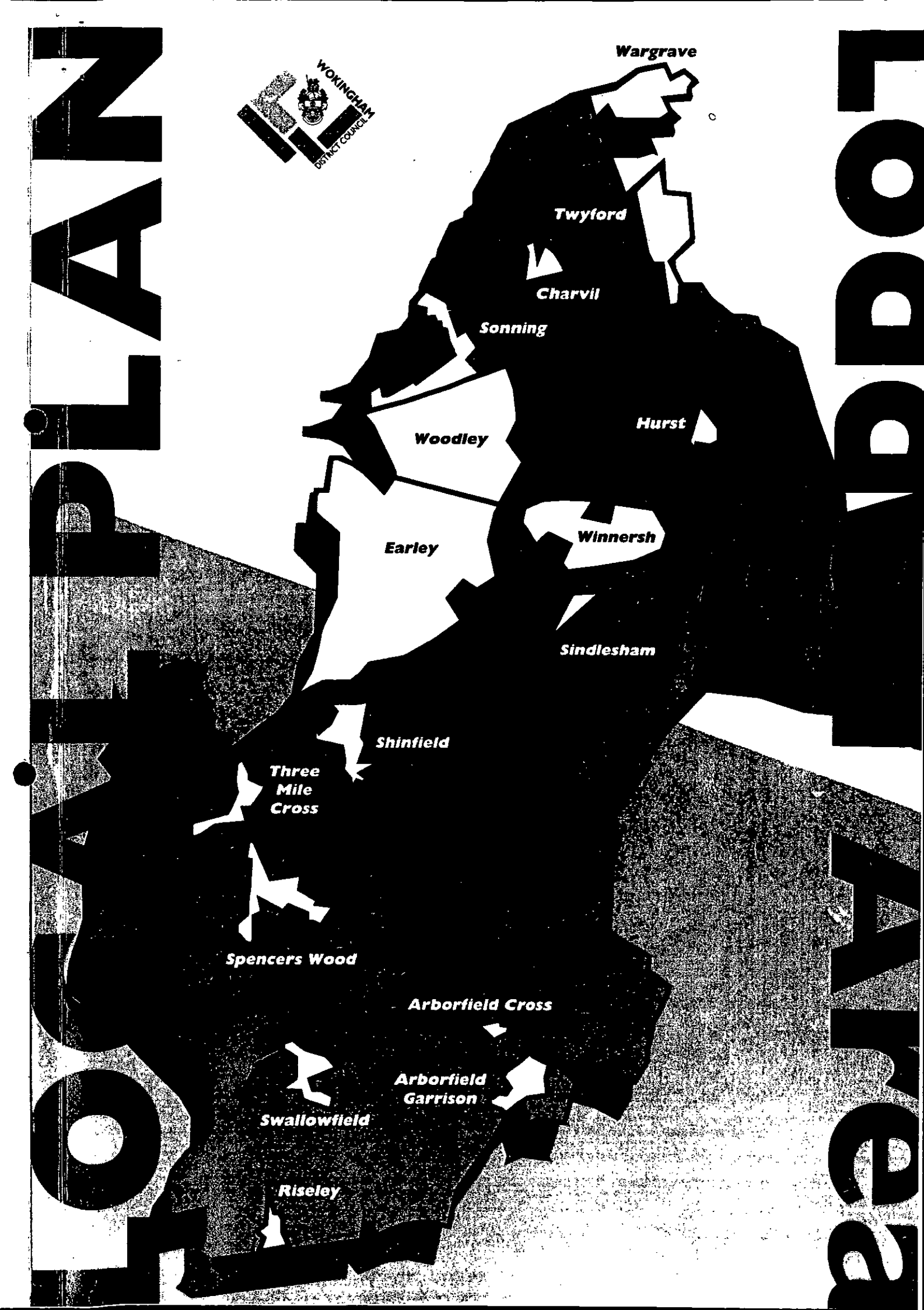
ANY PROPOSALS FOR LARGE SCALE DEVELOPMENT SHOULD PROVIDE A CLEAR AND COHERENT LAYOUT THAT CREATES AREAS OF IDENTIFIABLE CHARACTER WITHIN THE DEVELOPMENT. WHERE DEVELOPMENT IS TO BE CARRIED OUT IN PHASES, THE COUNCIL WILL REQUIRE THE SUBMISSION OF A INDICATIVE LAYOUT FOR THE ENTIRE SITE PRIOR TO THE APPROVAL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

Cont.

APPENDIX 6

LOCAL PLAN

LOCAL AREA



1.4 QUALITY AND CONSERVATION OF THE BUILT ENVIRONMENT



NEW DEVELOPMENT, REDEVELOPMENT AND REFURBISHMENT

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

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

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

❖ *LBE1 DESIGN OF NEW DEVELOPMENT*

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

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

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

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

❖ LBE2 INAPPROPRIATE DESIGN

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

ENVIRONMENTAL IMPROVEMENT

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

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

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

❖ LBE3 REFURBISHMENT AND REDEVELOPMENT

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

❖ LBE4 ENVIRONMENTAL ENHANCEMENT SCHEMES

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

SUNLIGHT, DAYLIGHT AND NOISE

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

❖ LBE5 SUNLIGHT AND DAYLIGHT

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

APPENDIX 7

To:
Highways

From: Natalie Brown

Date: 31 January 2000

Application Number: F/2000/0412

Proposal: Proposed two storey side/rear extension to dwelling..

Site Address:
13 , Milton Road, Earley, Reading.

Applicant:
Mr & Mrs Khan C/O C H Maddox.

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

COMMENT

THE GARAGE (PROPOSED) IS INSUFFICIENT IN WIDTH TO BE COUNTED AS ONE SPACE, OUR STANDARDS REQUIRE MINIMUM INTERNAL DIMENSIONS OF 2.5 x 5m, THE PROPOSED GARAGE IS ONLY APPROXIMATELY 2.3m WIDE.

THE RESULT WILL BE THAT THERE WILL BE A SHORTFALL OF ONE SPACE, AS OUR STANDARDS REQUIRE 4 SPACES FOR A 5 BEDROOM HOUSE.

PLEASE REQUEST REVISED PLAN TO SHOW THE GARAGE INCREASED IN WIDTH AND AN ACCURATE PARKING PLAN (SPACES ON DRIVE TO BE 2.4 x 4.8m MIN), OR ALTERNATIVELY THE BEDROOMS REDUCED TO A TOTAL OF FOUR.

THE APPLICANT SHOULD ALSO BE MADE AWARE THAT THE DROPPED CROSSING WILL NEED TO BE EXTENDED TO THE FULL WIDTH OF THE DRIVEWAY, FOR WHICH SEPARATE APPROVAL OF THE HIGHWAY AUTHORITY IS REQUIRED AND THERE WILL ALSO BE A LARGE EXPENDITURE REQUIRED FOR A CROSSING OF THIS SIZE. FOR FURTHER INFO THE APPLICANT SHOULD CONTACT MRS JANET COOKE ON (OUR) 979-6327

M. C. Trotter

Tel: (0118) 974 6492 (Direct Line)
E-Mail: Natalie.Brown@wokingham.gov.uk
Date: 22 February 2000
My ref: NB/MLT/ F/2000/0412

Mr C.H. Maddox
15 Keswick Close
Tilehurst
Reading
RG30 4SD

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

Dear Mr Maddox,

APPLICATION: F/2000/0412
SITE: 13 MILTON ROAD, EARLEY

I refer to my letter sent on 14 February 2000 and our telephone conversation of 18 February 2000, with reference to the above application

Due to the fact that there are 5 proposed bedrooms, there needs to be the provision for 4 off-road parking spaces. Currently, the garage dimensions are not sufficient to be classed a parking space, they should be 2.5 by 5 metres - currently it is at 2.3 by 5 metres internally, however we may consider a garage space of dimensions as per your drawings. As such, we require a plan to show the garage along with an accurate parking plan, (the spaces on the drive should be 2.4 by 4.8 metres minimum), or alternatively, the number of bedrooms should be reduced to a total of four. (I would like to remind you that per my letter of the 14 February 2000, the neighbours at 15 Milton Road object to the extension at number 13 encroaching onto their property, so perhaps you would consider reducing the width of the extension sufficiently so as to ensure no encroachment).

In addition, the applicant should be made aware that the existing dropped crossing will need to be extended to the full width of the driveway which will require separate approval of the Highway Authority, and that a large expenditure for a crossing of this size will be incurred. You should contact Mrs Janet Cooke on 0118 9746372 for further information.

I trust this advice is of use to you and should you wish to discuss any matter further please do not hesitate to contact me on the above number.

Yours sincerely

MAB

Natalie Brown
(Case Officer) MLT

APPENDIX 8

APPENDICES
TO
DRAFT
DISTRICT LOCAL PLAN

FOR SALE
WITH
CONSOLIDATED DOCUMENT

TOGETHER WITH
PROPOSED AMENDMENTS
(TRANSPORT)

PARKING STANDARDS

The following standards have been prepared and published by Berkshire County Council as a part of its Design Guide *Highway Aspects of Development Control* and have been adopted for use in the plan area by Wokingham District Council. In interpreting and assessing proposals against the standards, the District Council will normally consult the Highway Authority.

INTRODUCTION

1.1 These standards indicate the maximum amount of parking space that the Highway Authority considers necessary to accommodate vehicles parked at places of residence, business, or leisure, at peak times.

1.2 The lack of provision of parking space can result in parking on the highway, which adversely affects the flow of vehicles and the safety of all road users.

1.3 Where planning applications are made for new development, extensions to existing development, and changes of use, the proposed parking facilities will be considered on their merits, using these standards for guidance.

GENERAL INFORMATION

Town Centres

2.1 Within the centres of Wokingham, Woodley, Earley and Twyford as defined on the inset maps on-site parking will be restricted to that required for operational purposes only in accordance with policy WT6.

Operational Parking

2.2 Where, as part of parking policy, employees' parking can be accommodated within public car parks, provision for visitors' cars and service vehicles only, will be required on site at a level determined in a local plan.

Parking for Pedal Cycles

2.3 Sufficient secure facilities for parking pedal cycles should be provided within any sizeable development. For industrial, commercial and shopping developments the standard is one space per 250 square metres gross floor area. The facilities should be placed in a clearly visible area with convenient, direct access to buildings for both employees and visitors.

Parking for the Mobility Handicapped

2.4 Specific guidance on the provision and location of parking for the mobility handicapped has been incorporated in the standards.

Multiple Uses

2.5 Where a site has more than one existing and/or proposed use, the requirement for each use will be assessed separately. In cases where there is little likelihood of uses being carried out concurrently, shared use of parking areas will be permitted.

Development not Specifically Included in List of Uses

2.6 Where a type of development is proposed that is not included in these standards, the parking requirement will be assessed, taking into account the information submitted with the application, characteristics of the site and locality, public transport accessibility, and relevant experience of similar developments.

2.7 **Minimum Size of Parking Spaces**

(a) Car space 4.8m x 2.4m.
(b) Garage space 5m x 2.5m (internal).
(c) Where the space is a garage drive, the distance from the face of the garage to the highway boundary shall be a minimum 6m, or a minimum 7m from the face of the garage to the carriageway edge on accessways.
(d) Lorry space 16m x 3.5m. This may be relaxed where the unit of development is unlikely to attract long vehicles.

Layout of Parking Spaces

2.8 The layout of car parking spaces will comply with the *Housing Development Note VII, Parking in New Housing Schemes parts 1 and 2* published by the Department of the Environment HMSO in 1977.

2.9 Manoeuvring space for lorries will be considered for each site individually, account being taken of operational requirements and the class of development applied for. Design geometry should have regard to the advice contained in *Designing for Deliveries* (Freight Transport Association Ltd 1978).

Review of Standards

2.10 The assessment of space required for the parking of vehicles at home and places of business and leisure are continually reviewed in the light of the findings of parking studies, and to meet changing circumstances.

DEFINITIONS

A) Gross Floor Area (gfa): The total floor area calculated from the external dimensions of all the buildings on the site.

B) Public Floor Area (pfa): The area to which the general public normally has access but excluding toilets and washrooms

TABLE 1: RESIDENTIAL

1 bedroom units and bedsits.	a) All spaces assigned to dwelling. b) One space assigned, remainder communal. c) All spaces communal.	2.0 per unit. 1.75 per unit. 1.5 per unit.
Other dwelling units (2 or more bedrooms).	a) All spaces assigned to dwelling. b) One space assigned, remainder communal. c) All spaces communal.	2.0 per unit. 2.0 per unit. 1.75 per unit. One additional parking space shall be provided per bedroom per dwelling, for each bedroom in excess of three bedrooms.
Elderly persons (frail and dependant) and nursing homes.	All spaces communal.	0.25 per resident, plus 1.0 for each permanent staff member, plus 2.0 for warden accommodation/each residential unit.
Sheltered and other accommodation specifically designed for, and occupied by, elderly persons.	All spaces communal.	County Council Standard: 0.75 per unit depending on nature of scheme proposed, plus 2.0 for warden accommodation/each residential unit. WDC standard: 1-1.5 per unit.

Notes:

The pedestrian route between the nearest parking space and the dwelling entrance should normally be shorter and more convenient to use than would be the case if parking were on the carriageway or accessway.

Table 1 does not include full provision for off-street visitor parking, and when the road layout makes it undesirable for on-street parking to occur, additional off-street parking will be required at a ratio of one parking space per four dwellings.

APPENDIX 9

D18M1882

The Planning Inspectorate

Room 1404
Tollgate House
Houlton Street
Bristol BS2 9DJ

Direct Line 0117 - 987 8927
Switchboard 0117 - 987 8000
Fax No 0117 - 987 8139
GTN 1374 - 8927
E-mail ENQUIRIES.PINS@GTNET.GOV.UK

Bearwood Property Consultants
2 Wield Court
LOWER EARLEY
Berkshire
RG6 3TF

Your Ref:
K.W.
Our Ref:
T/APP/X0360/A/98/294117/P2

Date: 20 NOV 1998

Dear Sirs

TOWN AND COUNTRY PLANNING ACT 1990, SECTION 78 & SCHEDULE 6
APPEAL BY MR J GRACIE
APPLICATION NO: 97/66292/F

1. The Secretary of State for the Environment, Transport and the Regions has appointed me to determine your client's appeal against the decision of the Wokingham District Council to refuse planning permission for the conversion of an integral garage into a dining room (relaxation of condition) at 3, Gosforth Close, Lower Earley, Berkshire. I conducted a hearing on 15 September 1998. At the hearing, an application was made on behalf of Mr J Gracie for an award of costs against Wokingham District Council. This is the subject of a separate letter.

2. I have taken the above description of the application from the planning application forms. The condition that is sought to be relaxed is condition 10 of an approval of reserved matters application, Ref. 19977 (RM), for the erection of 194 dwellings at Jason Heights, Lower Earley. Condition 10 says:

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

3. The reason given for this condition was:

> In the interests of amenity and to ensure that the garages are retained in accordance with the District Planning Authority's parking standards. To avoid also the subsequent erection of garages of a different design and materials which would be likely to detract from the appearance of the development.

4. However, you agreed that the proposed relaxation of the condition would apply to the 194 dwellings approved under application 19977 (RM). This was not what the appellant was attempting to achieve with the application the subject of this appeal. Therefore, as condition 10 allows for permission to be sought to use the garage for another purpose you said that you would re-word the application under appeal to withdraw the reference to "relaxation of condition". The Council had no objection to this, and it is on this basis that I shall determine this appeal.

100%

5. From the representations made at the hearing and in writing and from my inspection of the site I consider, having regard to prevailing planning policies, that the main issue in this appeal is the effect of the proposal on the character and appearance of the surrounding area.

6. The development plan for the area is the Berkshire Structure Plan 1991-2006 (1995) and the Loddon Area Local Plan (1995). Structure Plan Policy EN1 seeks to protect and enhance the character and quality of built-up areas. Local Plan Policy LBE2 is on inappropriate design and says that proposals for redevelopment that are inappropriate in terms of their 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. Policy LBE9 of the Local Plan indicates when the Council will make tree preservation orders.

7. My attention has also been drawn to the Wokingham District Local Plan Deposit Draft 1997. Policy WBE1 of that Plan is on development in its local context. It says that, amongst other things, when considering any application for development the Council will have regard to considerations, which include its environmental impact, its visual impact, and the local townscape. Policy WOS3 requires, amongst other things, that all development proposals should be appropriate to the character of the area in which they are located. Policy WBE11 seeks to protect trees and woodland. I shall attach such weight as is appropriate to this Plan having regard to the advice in paragraph 48 of Planning Policy Guidance Note 1:General Policy and Principles.

8. The planning application is solely for the conversion of the garage to a dining room, the construction of the hardstanding would be permitted development. You say that Policy LBE2 of the Local Plan relates to new buildings, and that Policy WBE1 of the emerging Local Plan refers to applications for new development. In your view they are thus not directly relevant to this appeal which merely seeks to use the garage for a purpose other than that specified by condition. As these Policies relate to proposals or applications for development I agree that they do not, on a strict interpretation, apply to the present case. They do, however, indicate that the Council has a broad objective of seeking to protect the character and appearance of existing areas. This is also one of the objectives of emerging Policy WOS3.

9. The Council's reasons for refusal were based on the fact that the proposed development would lead to the need for a hardstanding in the front garden. You do not dispute the fact that to ensure 2 car parking spaces could be provided on site, following the loss of the garage space, a hardstanding would be required. At the time of determining the application the Council's view was that the hardstanding would result in the loss of an attractive tree in the front garden and that the hardstanding itself, and cars parked on it, would harm the character and appearance of the area. However, following the refusal of the application now under appeal, a second identical application, ref. 98/67452/V, was submitted. This contained an illustrative plan showing how additional parking could be obtained whilst retaining the tree. The Council is now satisfied that the tree could be retained, and that even if it was lost that a replacement tree could be satisfactorily provided.

10. This leaves the Council's grounds of objection as solely the effect that both a hardstanding, and a car parked upon it, would have on the character and appearance of the area.

11. You said that it would be your client's intention to provide a hardstanding of brick paviours, or alternatively of grasscrete. I consider that a hardstanding could be constructed in such a way as to be satisfactory in appearance and that it need not harm the character and appearance of the area. In itself I do not, therefore, consider that the Council's concerns on this matter justify refusal of planning permission.

12. However, account also needs to be taken of the effect of parking a car on the hardstanding. Due to the small front garden area of the house this would result in much of the frontage of the house being taken up with parked cars. In this Close of high density housing, front gardens form the most significant areas of open land forward of the houses and are important in providing a degree of spaciousness in an otherwise confined layout. I consider that by creating a need for parking in the front garden of the appeal site, to meet the Council's parking standards, the proposal would be likely to cause Gosforth Close to have a more cramped aspect. This would be to the detriment of its character and appearance, and in my view the proposal would thus be harmful in itself. Moreover, although all applications have to be considered on their individual merits, I consider that permission in this case would make it more difficult for the Council to refuse similarly harmful proposals in the vicinity. I consider that this would cause further harm to the character and appearance of Gosforth Close.

13. In arriving at this view I have had regard to the fact that the present garage need not necessarily be used to park a car, and that as a hardstanding could be constructed without the need for planning permission, additional parking could occur in the front garden in any event. However, I saw little evidence in the area that such parking provision was generally made when garages had not been converted to another use. Furthermore, although it may presently be your intention to park in your front garden, that may not always remain the case, and nor might future occupants wish to park on this land.

14. I have also taken into account the 2 recent appeal decisions, Ref. T/APP/H0330/A/96/262649/P8 and T/APP/H0330/A/97/285339/P4, at Nos. 7 and 9 Bridport Close respectively. In these cases permission was given for the conversion of garages, and it was considered that the need for additional parking external to the dwelling would not be harmful. However, these properties are not located in a similar cul-de-sac layout as the appeal site, and as such are in an area which has a more spacious appearance. I therefore, do not consider that these appeal decisions indicate that the proposed development would be acceptable.

15. I conclude that the proposal would harm the character and appearance of the surrounding area. As such it would be contrary to Structure Plan Policy EN1 and to the Council's objectives of preventing such harm as set out in Policy LBE2 of the Local Plan and Policies WBE1 and WOS3 of the emerging Local Plan. In arriving at this conclusion I have had regard to the fact that the proposal would result in the replacement of a garage door with a window. However, in this location I do not consider that this would offer any compensating benefit for the harm I have identified.

16. I have considered all the other matters raised in the representations, including the fact that no local residents have objected to the proposal. However, in my opinion they are not sufficient to outweigh the factors which have led to my conclusion.

17. For the above reasons, and in exercise of the powers transferred to me, I hereby dismiss this appeal.

Yours faithfully

R. J. ——.

R J Marshall LLB Dip TP MRTPI
Inspector

APPEARANCES

FOR THE APPELLANT

Mr K Wright MBIAT ABE FFB	Partner of Bearwood Property Consultants.
Mr J Gracie	Appellant.

FOR THE LOCAL PLANNING AUTHORITY

Miss N Dawes BSc MA	Planning Assistant.

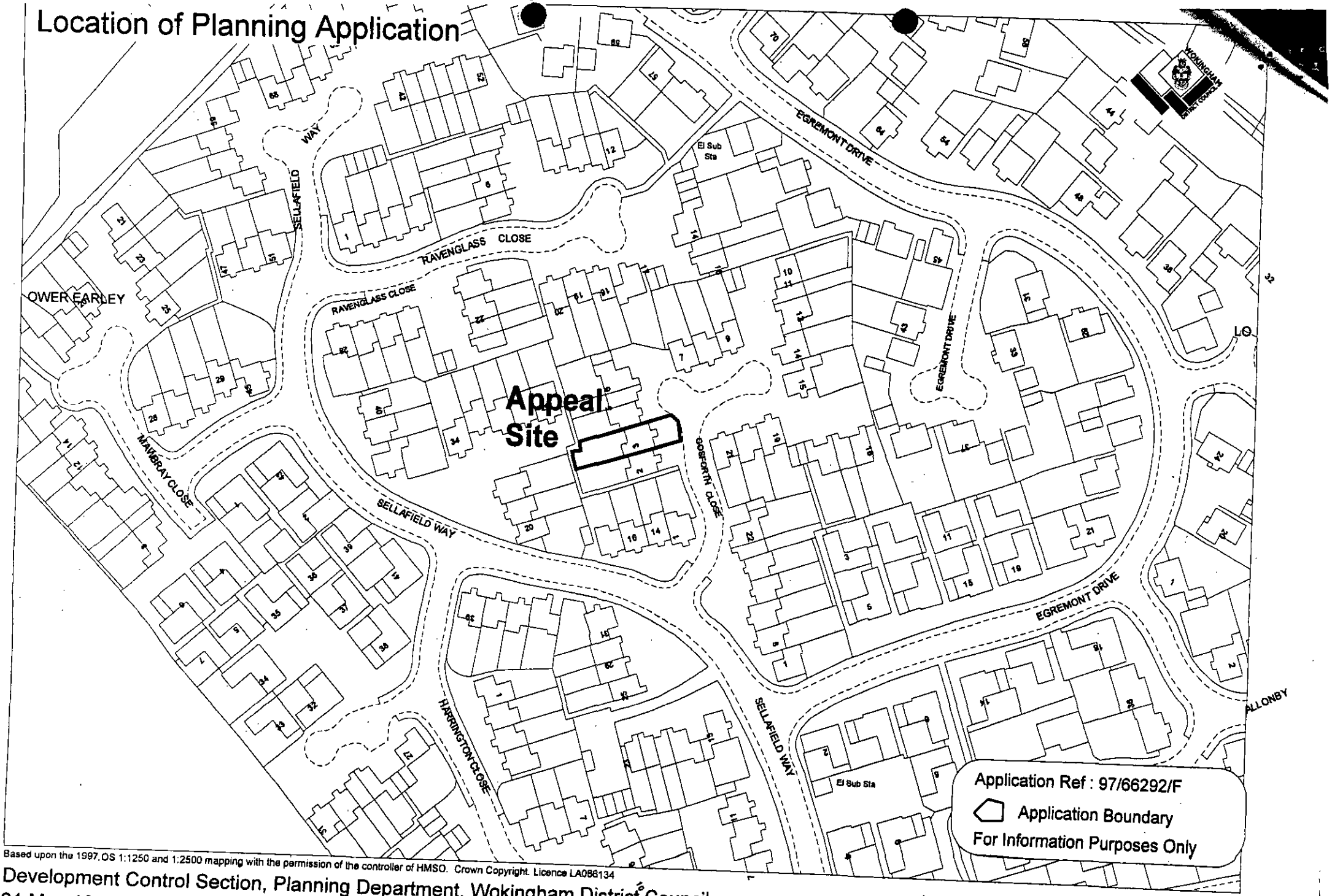
DOCUMENTS

Document 1	List of persons present at the hearing.
Document 2	Letter of notification of appeal and those notified.
Document 3	Committee report on planning application 44892(Ful)
Document 4	Appeal decision letter T/APP/H0330/A/96/262649/P8
Document 5	Council officer's record of site visit.

PLANS

Plan A	The application plans being: - unreferenced 1.2500 site plan - unreferenced 1.500 site plan - elevations and floor plans - Drawing No. 9770/1.
Plan B	Plan attached accompanying planning application 98/67452/V

Location of Planning Application



Based upon the 1997 OS 1:1250 and 1:2500 mapping with the permission of the controller of HMSO. Crown Copyright. Licence LA086134

Development Control Section, Planning Department, Wokingham District Council.

21 May 1998

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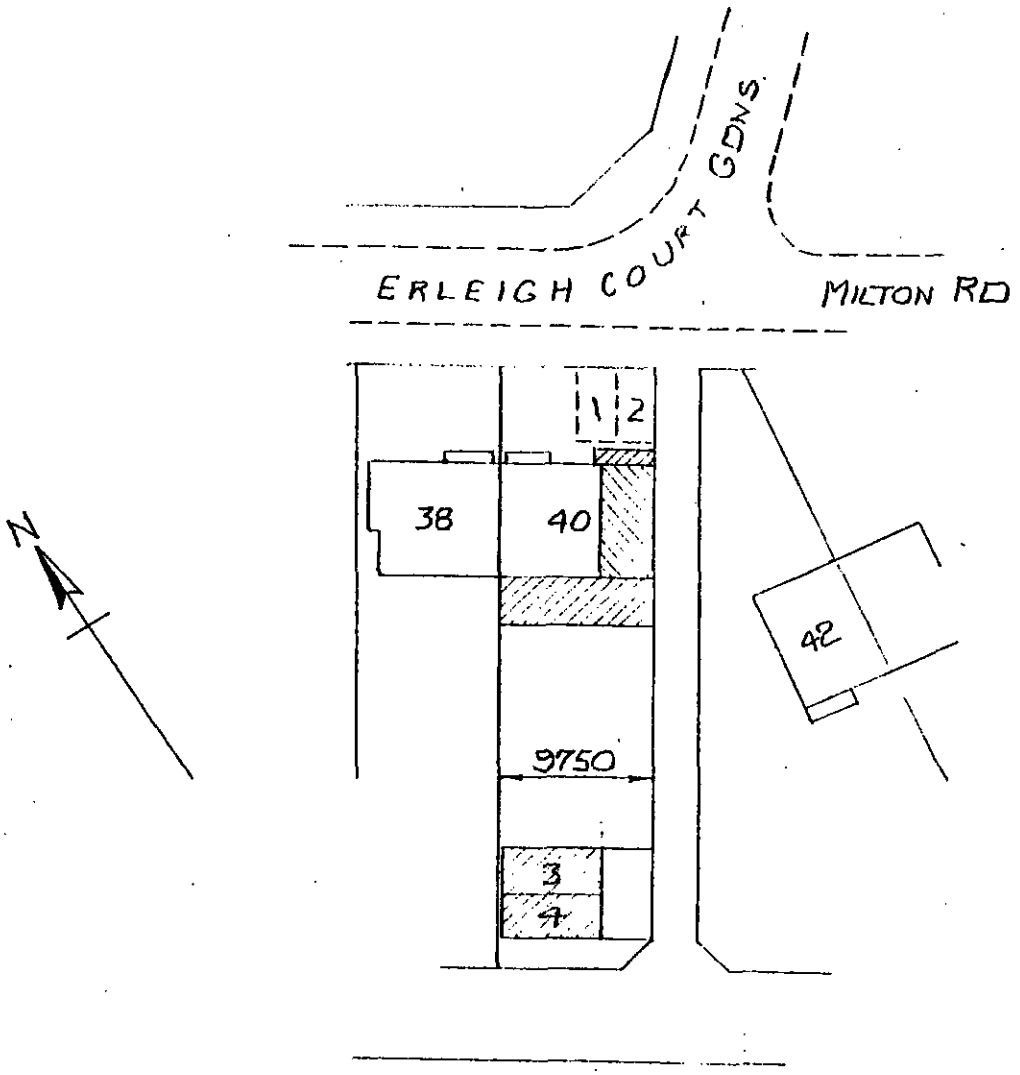
APPENDIX 10

20.MAY1998* 676



— 40 ERLEIGH COURT GDNS. EARLEY, READING —

SCALE: 1-500

APPROVED

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

APPEAL BY: Mr & Mrs Khan
SITE: 13 Milton Road, Earley
APPLICATION NO.: 0412
PROPOSAL: Proposed 2 storey side/rear extension to dwelling

LIST OF PERSONS CIRCULATED WITH NOTICE OF APPEAL

District Councillor(s) for Whitegates

Mrs J A Lissaman

Mr G M Storry

Clerk(s) of Parish / Town Council of Earley

Mr Raymond, Council Office, Earley Town Council,Radstock House, Radstock Lane, Earley, Reading, RG6 2UL

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

applicationo	Name and address
F/2000/0412	D G De Silva 15 Milton Road Earley Reading Berks

App refused,
Letter sent
21/07/00

To:
Highways

From: Natalie Brown

Date: 31 January 2000

Application Number: F/2000/0412

Proposal: Proposed two storey side/rear extension to dwelling..

Site Address:
13 , Milton Road, Earley, Reading.

Applicant:
Mr & Mrs Khan C/O C H Maddox.

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

COMMENT

THE GARAGE (PROPOSED) IS INSUFFICIENT IN WIDTH TO BE COUNTED AS ONE SPACE, OUR STANDARDS REQUIRE MINIMUM INTERNAL DIMENSIONS OF 2.5 x 5M, THE PROPOSED GARAGE IS ONLY APPROXIMATELY 2.3M WIDE.

THE RESULT WILL BE THAT THERE WILL BE A SHORTFALL OF ONE SPACE, AS OUR STANDARDS REQUIRE 4 SPACES FOR A 5 BEDROOM HOUSE.

PLEASE REQUEST REVISED PLAN TO SHOW THE GARAGE INCREASED IN WIDTH AND AN ACCURATE PARKING PLAN (SPACES ON DRIVE TO BE 2.4 x 4.8M MIN), OR ALTERNATIVELY THE BEDROOMS REDUCED TO A TOTAL OF FOUR.

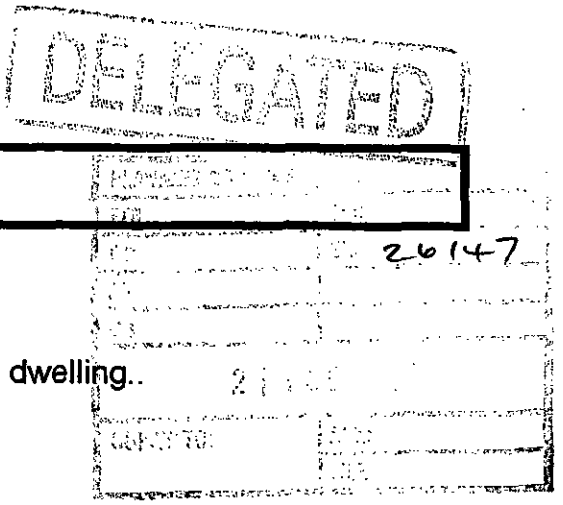
THE APPLICANT SHOULD ALSO BE MADE AWARE THAT THE DROPPED CROSSING WILL NEED TO BE EXTENDED TO THE FULL WIDTH OF THE DRIVEWAY, FOR WHICH SEPARATE APPROVAL OF THE HIGHWAY AUTHORITY IS REQUIRED AND THERE WILL ALSO BE A LARGE EXPENDITURE REQUIRED FOR A CROSSING OF THIS SIZE, FOR FURTHER INFO THE APPLICANT SHOULD CONTACT MRS JANET COOKE ON (0118) 9716327

N.S. Trotter

-7-00

FROM: Natalie Brown

DATE: 31 January 2000



Earley Town Council Consultation Sheet

Application Number: F/2000/0412

Proposal: Proposed two storey side/rear extension to dwelling..

Site Address: 13 , Milton Road, Earley, Reading.

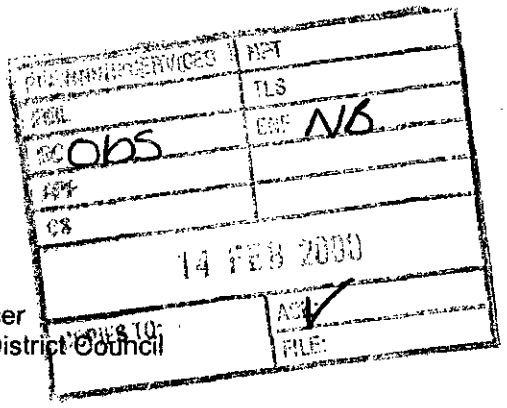
Applicant: Mr & Mrs Khan C/O C H Maddox.

Your observations are required in respect of this application **by 24/02/2000** .

Members felt that there was a possibility that, if this application was allowed, there would be some terracing effect, and minor encroachment. 1 letter of objection has been received to these proposals.

SIGNED: _____ DATE: 17 FEB 2000

CLERK TO Earley Town Council



15 Milton Road
Earley
Reading
Berkshire
RG6 1EL

Planning Officer
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1WR

To: Planning Officer, Wokingham District Council
Cc: Town Clerk, Earley Town Council

11th February 2000

Dear Sir,

Re: Planning Application F/2000/0412, 13 Milton Road, Earley

I am writing with regard to the above planning application for a proposed two-storey side/rear extension. I must make the following observations:

1. The Section 66 certificate submitted by the applicant declares that required notice was served to us on 21st January 2000. This did not happen. At the time of writing this letter we have still received no such notice.
2. No notice has been displayed outside the property informing of the planning application.
3. Drawing SL150/93 Sheet 2 of 2, submitted in support of this application, appears to show the roof and foundations of the proposed extension crossing the boundary line, and encroaching on our property.

I object to the approval of this planning application on the grounds that a part of the proposed extension crosses the boundary between the properties, above and below ground level.

If you require any additional information, please do not hesitate to contact me. My daytime telephone number is 07971 610213.

Yours faithfully,

D G De Silva

The Planning Inspectorate

PLANNING SERVICES | IPT
POL | TLS
DC | ENF
APP
COPIES TO: | ACK:
FILE: | Your Ref:

Room 1202E
Tollgate House
Houlton Street
Bristol BS2 9DJ
http://www.planning-inspectorate.gov.uk

Direct Line 0117-9878772
Switchboard 0117-9878000
Fax No 0117-9878804
GTN 1374-8772

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

Your Ref: F/2000/0412

Our Ref: APP/X0360/A/00/1052506

Date: 18 December 2000

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR & MRS KHAN
SITE AT 13 MILTON ROAD, EARLEY, READING

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 J S Deakin FRICS

With reference to the above appeal the Secretary of State has arranged for the inspector to visit the appeal site at 14:30 on Thursday 18/1/2001 and you are requested to arrange for the inspector to be met at the site at 14:30 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 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 H Sparks

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

209D

THE PLANNING INSPECTORATE

HAZARDS AT SITES VISITED BY PLANNING INSPECTORS



Local Planning Authorities'
and Appellants' Responsibilities

Keeping Inspectors Safe!

SAFETY

We attach great importance to the health and safety of Planning Inspectors particularly when they are carrying out site visits.

POTENTIAL HAZARDS

Whilst the majority of site visits cause no problems, there are many potential hazards facing our Inspector. Some examples are buildings under demolition, construction sites, land fill sites, sites where toxic chemicals are stored or manufactured, guard dogs etc. If potential hazards are not brought to our attention, the Inspector may not be equipped to cope with them, they could be injured or their health affected. If this was to happen, another Inspector might have to be appointed and the outcome of the case could be seriously delayed.

ACTION

Please let us have details of any potential hazards on or near the site that you are aware of before the visit is scheduled to take place. A contact point is in the enclosed letter.

We rely on your local knowledge to help us keep Inspectors safe.

Thank You For Your Assistance

The Planning Inspectorate

For official use only
Date received

QUESTIONNAIRE

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

PLANNING, LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT

APPEAL REF: APP/X0360/A/00/1052506 **GRID REF:** SU 7473

APPEAL BY: Mr & Mrs Khan

SITE: 13 Milton Rd. Farley

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

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

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

1.	Do you agree to the written representations procedure?	YES / ~~NO~~
OR	Do the you wish to be heard by an Inspector at: a. a local inquiry?	~~YES~~ / NO
	or 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 our Inspector need to enter the site for any reason e.g. 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 to advertise the proposals under Article 8 of the GDPO 1995 and/or Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990?	~~YES~~ / NO

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

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

		Number of Documents Enclosed	N/A
d.	Any comments or directions received from the Secretary of State, other Government Departments or statutory agencies / undertakers whether or not as a result of consultations under the GDPO;	1	
e.	Any representations received as a result of an Article 7 (or Regulation 6) notice;		✓
f.	A copy of any notice published under Article 8 of the GDPO 1995; and/or Section 73 of the Planning (Listed Buildings and Conservation Areas)Act 1990; and/or Regulation 5 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990;		✓
g.	Any representations received as a result of a notice published under Article 8 and/or Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (or Regulation 5);		✓
h.	Details of any other applications or matters you are currently considering relating to the same site; A neighbour has complained to the Enforcement team that the appellant has begun a loft conversion.	0	
i.	For all appeals, including those against non determination, you must provide details of all relevant development plan policies. *Each extract must include the front page, the title and date of approval or adoption. Where plans & policies have not been approved or adopted, please give the stage or status of the plan.*	2	
j.	Any supplementary planning guidance, together with its status, that you consider necessary.		✓
k.	A list of any conditions or limitations you would agree to if the appeal were to be allowed;	1	
l.	*Any other relevant information or correspondence you consider we should be aware of.*		✓

16.a. What is the date you told those you notified about the appeal that we must receive any further comments by?	7·12·00	
b. Copies of the following documents must, if appropriate, be enclosed with this questionnaire.		
	Number of Documents Enclosed	N/A
i) representations received from interested parties about the original application	2	
ii) the planning officer's report to committee		✓
iii) any relevant committee minute		✓
17. FOR APPEALS DEALT WITH BY WRITTEN REPRESENTATIONS ONLY		
Do you intend to send another statement about this appeal? If NO, please send the following information:-	YES / NO	
a. In non-determination cases:		
i) what the decision notice would have said;		
ii) how the relevant development plan policies relate to the issues of this appeal.		
b. In all cases:		
i) the relevant planning history;		
ii) any supplementary reasons for the decision on the application;		
iii) matters which you want our Inspector to note at the site visit.		
18. THE MAYOR OF LONDON CASES ONLY		
a. Was it necessary to notify the Mayor of London about the application? If YES please attach a copy of that notification.	YES / NO	
a. Did the Mayor of London issue a direction to refuse planning permission If YES, please attach a copy of that direction.	YES / NO	

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

Signature: Dellwell on behalf of WOKINGHAM DISTRICT Council

Date sent to us and the appellant 8/11/00 OUR REF: F/2000/0442

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2-16 Colegate
Norwich NR3 1BQ

SUGGESTED CONDITION IN THE EVENT THAT APPEAL IS ALLOWED

(WITHOUT PREJUDICE)

APPEAL REF: APP/X0360/A/00/1052506

APPLICATION NUMBER: F/2000/0412

SITE ADDRESS: 13 Milton Road, Earley

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

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

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

4. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking space herein approved has been provided. The vehicle parking space shall be permanently maintained and used for no other purposes.

5. The dropped crossing shall be extended to the full width of the driveway.

6. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the side elevation facing 15 Milton Road hereby permitted except for any which may be shown on the approved drawing(s).

REASONS

1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.
2. To ensure that the external appearance of the building is satisfactory.
3. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking
4. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.
5. In the interests of highway safety.
6. To safeguard the residential amenities of the occupiers of neighbouring properties

INFORMATIVES

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

2. The Head of Engineering Services at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr & Mrs Khan
C/O C H Maddox
15 Keswick Close
Tilehurst
Berkshire
RG30 4SD

Application Number: F/2000/0412

Parish: **EARLEY**

Location: **13, Milton Road, Earley, Reading.**

Proposal: **Proposed two storey side/rear 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 would increase the need for off-street parking. This would significantly alter the frontage of the property and be detrimental to the character of the streetscene. As such, the proposed development is considered to be contrary to Policies WOS3 and WBE1 of the Wokingham District Local Plan (Consolidated Document November 1999) and contrary to Policies LBE1 and LBE2 of the Loddon Area Local Plan.

John Mitchell
Development Control Manager
Date: 21/07/2000

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.



Wokingham District Local Plan
Deposit Draft

With Proposed Amendments Highlighted

February 2000

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

POLICY WOS3: DEVELOPMENT CONTROL PRINCIPLES

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

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

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

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

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

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

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

Implementation: Through the development control process.

Monitoring: Planning applications determined.

Services, Amenities and Infrastructure

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

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

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

Cont.

POLICY FRAMEWORK

National Policy

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

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

Strategic Policy

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

Supplementary Planning Guidance

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

THE BUILT ENVIRONMENT

DESIGN PRINCIPLES

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

POLICY WBE1: DEVELOPMENT IN ITS LOCAL CONTEXT

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

a) ITS ENVIRONMENTAL IMPACT

b) ITS VISUAL IMPACT

c) ACCESSIBILITY

Cont.

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

e) THE LOCAL TOWNSCAPE

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

g) SAFETY AND SECURITY

h) THE PRIVACY AND AMENITY OF THE EXISTING ENVIRONMENT

i) SUPPLEMENTARY PLANNING DESIGN GUIDANCE ADOPTED BY THE COUNCIL.

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

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

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

POLICY WBE2: IMPROVING ON THE LOCAL CONTEXT

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

Implementation: Through the development control process.

Monitoring: Check quality of development on the ground.

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

POLICY WBE3: CHARACTER OF LARGE SCALE DEVELOPMENT

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

Cont.

LODDON AREA LOCAL PLAN

Adopted 5 May 1995

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

1.4 QUALITY AND CONSERVATION OF THE BUILT ENVIRONMENT



NEW DEVELOPMENT, REDEVELOPMENT AND REFURBISHMENT

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

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

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

❖ *LBE1 DESIGN OF NEW DEVELOPMENT*

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

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

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

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

❖ LBE2 INAPPROPRIATE DESIGN

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

ENVIRONMENTAL IMPROVEMENT

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

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

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

❖ LBE3 REFURBISHMENT AND REDEVELOPMENT

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

❖ LBE4 ENVIRONMENTAL ENHANCEMENT SCHEMES

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

SUNLIGHT, DAYLIGHT AND NOISE

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

❖ LBE5 SUNLIGHT AND DAYLIGHT

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

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 0117-9876429
GTN 1374-6079

PLANNING SERVICES | HPT
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APP
CS
02 FEB 2001
COPIES TO: | ACK:
FILE:

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

Your Ref: F/2000/0412

Our Ref: APP/X0360/A/00/1052506

Date: 1 February 2001

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR & MRS KHAN
SITE AT 13 MILTON ROAD, EARLEY, READING

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

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

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 Groves

COVERDL1

Tel. (0118) 974 6448 (Direct Line)
Date: December 6, 2000
My ref: F/2000/0412
Your ref: APP/X0360/A/00/1052506

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

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

Dear Miss Groves

APPEAL BY: Mr & Mrs Khan
SITE: 13 Milton Rd, Earley

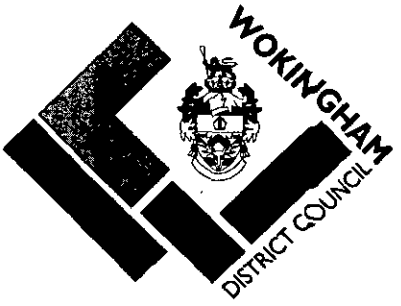
With reference to this appeal, I enclose 2 copies of the Council's statement of the case.

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date: November 7, 2000
My ref: F/2000/0412
Your ref: APP/X0360/A/00/1052506



Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
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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 Khan

SITE: 13 Milton Rd, Earley

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

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date. November 7, 2000
My ref: F/2000/0412
Your ref:CHM/10/00

Environmental and Planning 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

C H Maddox
15 Keswick Close
Tilehurst
Reading
RG30 4SD

Dear Sirs

APPEAL BY: Mr & Mrs Khan
SITE: 13 Milton Rd, Earley

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

I have also sent copies to The Planning Inspectorate.

Yours faithfully

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date. October 27, 2000
My ref. F/2000/0412
Your ref.

file copy

«Name__Address»

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

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
APPEAL BY: Mr & Mrs Khan
SITE: 13 Milton Rd, Earley

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.

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

Should you wish to make further representations, please send three copies to Miss A Bibi, The Planning Inspectorate, Room 1004, Tollgate House, Houlton Street, Bristol, BS2 9DJ, quoting reference APP/X0360/A/00/1052506. Comments received after 07/12/00 will not normally be seen by the Inspector & will be returned.

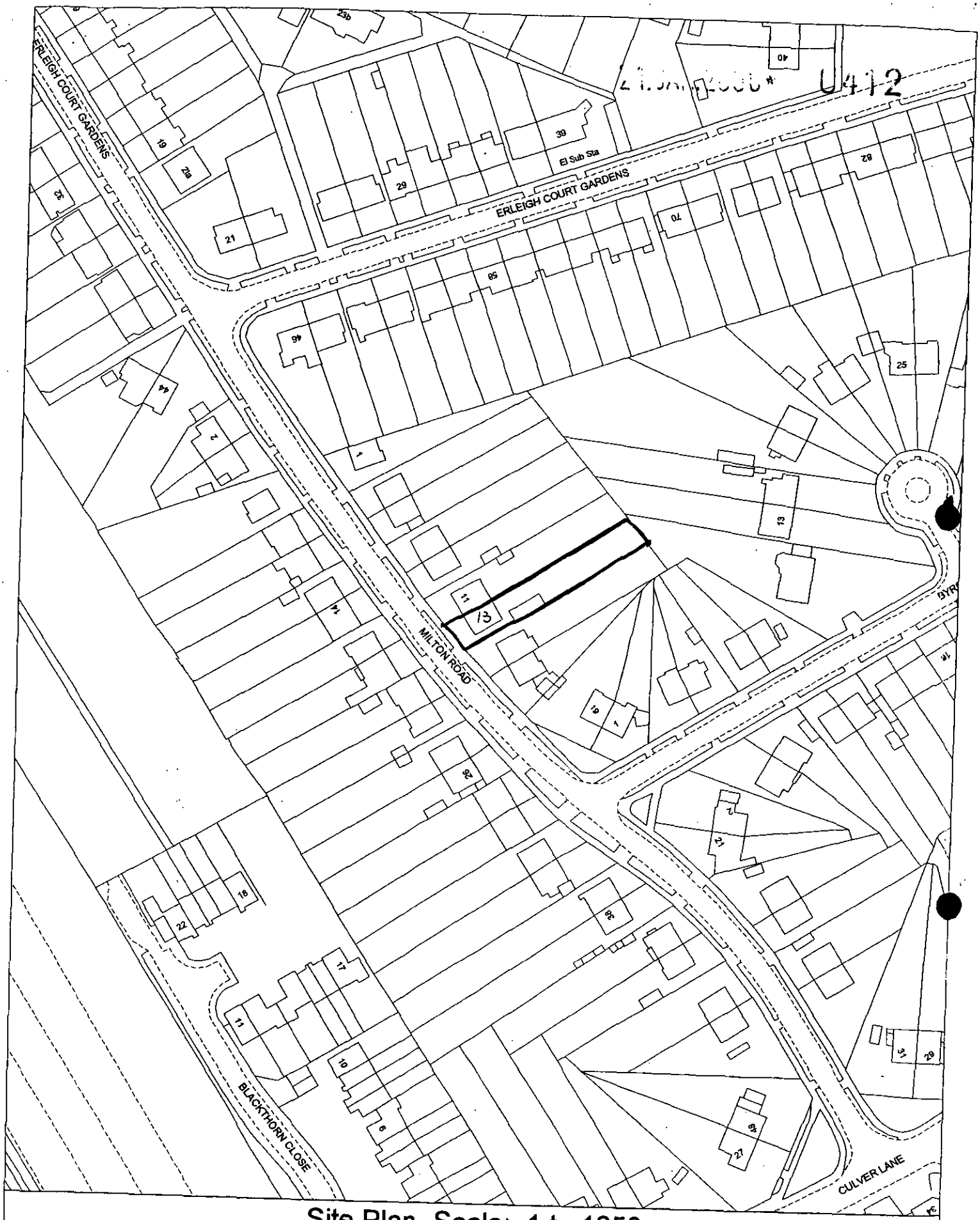
The application, decision notice, and the appellant's grounds of appeal may be inspected in the Environmental Services Department (Planning) at the Civic Offices, Shute End, Wokingham, Berkshire during normal office hours (08.30 to 17.00 on Mondays to Thursdays, 16.00 on Fridays).

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

If you wish to be notified of the result of the appeal, you should write to the Planning Inspectorate requesting a copy of the decision.

Yours faithfully

Denise Gumbrell
Appeals Assistant



Site Plan, Scale: 1 to 1250

This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

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Date: 7 January 2000

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REFUSED

The Planning Inspectorate

An Executive Agency in the Department of the Environment and the Welsh Office

FOR OFFICIAL USE ONLY	
Date received	

PLANNING SERVICES	HPT
POL	TLS
	ENF
CS	

25 OCT 2000

COPIES TO:	ACK:
	FILE:

PLANNING APPEAL

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

A. INFORMATION ABOUT THE APPELLANT(S)

Full Name: Mr & Mrs. Khan.

Address: 13, Milton Road,
Earley, Reading.

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

Daytime Telephone No: ..... Fax No: .....

Agent's Name (if any): C.H. Maddox.

Agent's Address: 15, Keswick Close,
Tilehurst, Reading.

Postcode: RG30 4SD Reference: CHM/10/00
Failure to provide the postcode may cause delay in processing your appeal.

Daytime Telephone No: 0118 9615805 Fax No: .....

B. DETAILS OF THE APPEAL

Name of the Local Planning Authority (LPA): Wokingham District Council.

Description of the Development:

Proposed two storey side/rear extension to dwelling.

Address of the Site:
13, Milton Road,
Earley.
Reading.

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

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

SU 7473 SW

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

21st. Jan. 2000 F/2000/0412

Date of LPA Notice of Decision (if any):

21st. July 2000

Are there any outstanding appeals for this site eg Enforcement, Lawful Development Certificate etc? If so please give details and any DOE 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 their decision within the appropriate period on an application for permission or approval. ☐

D. CHOICE OF PROCEDURE

CHOOSE ONE OF THE FOLLOWING TYPES OF PROCEDURE - These are described fully in the booklet 'Planning Appeals - A Guide' 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 LPA need to agree to this procedure and 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; ☐
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 the 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

● 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 ..... (on behalf of) Mr & Mrs KHAN

Name (in capitals) CHARLES HOWARD MADDOX Date 21-10-00

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.

Number 13, Milton Road is a semidetached residence in a large residential district on the east side of Reading.

Planning Consent has already been given for a two storey side and single storey rear extension which has been partly constructed.

Consent was sought for a furth r bedroom and refused, not on shape or size but on car parking requirments. The Council policy is for four cars to five bedrooms and to comply means hard surfacing of the front garden. This is not an unusual requirement and many houses in this area are so modified. (Examples: numbers 38 & 40, Erleigh Ct. Gardens about 150m away.) In view of the number of houses in this area modified to more than three bedrooms it seems unusual for consent to be refused on these grounds.

In any case I am of the opinion that the Planning Dept has no jurisdiction in this matter. I also understand the Council has previously lost an appeal in Lower Earley on a similar subject.

Continue on a separate sheet if necessary

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 ..... (on behalf of) Mr & Mrs Kitson

Name (in capitals) CHARLES HOWARD MADDOX Date 21-10-00

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 acknowledgements, etc) was received, enclosing any supporting documents not previously submitted to them as part of the application.

◆ **3RD COPY: For you to keep**

The Planning Inspectorate

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

PLANNING SERVICES | HPT
Direct Line 0117-9876079
POL | TS
Switchboard 0117-9878000
DC | ENF
Fax No 0117-9878443
APP
GTN 1374-6079
CS
27 OCT 2000
COPIES TO: | ACK:
F/2000/0412 | FILE:

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

Your Ref:
Our Ref: APP/X0360/A/00/1052506
Date: 26 October 2000

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR & MRS KHAN
SITE AT 13 MILTON ROAD, EARLEY, READING

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

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

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

I must **receive** the following documents within this timetable:

Within the next 2 weeks

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

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

You must make sure that the appellant and I receive a copy of a completed appeal questionnaire and supporting documents (including relevant development plan policies when appeals are against non-determination).

Within the next 6 weeks

You and the appellant must make sure that I receive 2 copies of any statement. I will send a copy of your statement to the appellant and send you a copy of their statement. Please keep your statement concise, *as recommended in Annex 1(i) of DETR Circular 05/2000.*

Within the next 9 weeks

You and the appellant must make sure that I receive 2 copies of any comments on each other's statement and any comments on any representations received from interested parties. I will forward the appellant's to you at the appropriate time.

Site visit arrangements

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

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

Planning obligations - Section 106 agreements

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

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

Yours faithfully

pp Miss A Bibi

102(BPR)

WRITTEN REPRESENTATION APPEAL

CASE OFFICER: NAB

APPLICATION NUMBER: 0412

APPELLANT: Mr & Mrs Khan

SITE: 13 Milton Road, Earley

APPEAL REF: APP/X0360/A/00/1052506

START DATE: 26/10/00

DATE OF SITE VISIT 18/1/2001

Progress Record	Date Actioned	Initials
Appeal Logged:	27/10/00	DG
Entered on Access:	27/10/00	DG
Notification Letters Due:	**09/11/00**	
Notification Letters Sent:	27/10/00	DG
Questionnaire Due:	**09/11/00**	
Questionnaire Sent:	8/11/00	DG
File received by Officer:	27/10/00	DG
Statement Due:	**07/12/00**	NAB
Checked by Team Leader:		
Statement Sent: X2	6/12/00	DG
Comments on Statement Due	28/12/00	
Comments on Statement Sent X2	—	
Decision letter circulated:	05/02/01	DG
Decision entered on Access.	05/02/01	