APPLICATION NO:
F/2002/5747

LOCATION:
62 Manor Park Drive, Finchampstead Wokingham.

APPLICANT:
Mr & Mrs Hunt C/O Busby K Associates

PROPOSAL:
Proposed erection of single storey rear extension and single storey front extension to enlarge garage plus extended rear fence.

EARLIEST DATE FOR DECISION: **22/02/2002**

APPLICATION WILL HAVE EXPIRED ON:
21/03/2002

Listing Exp 26/2/2

CASE OFFICER: **Louise Smith**

REFUSED DO

BS4

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr & Mrs Hunt
C/O Busby K Associates
41 Laurel Close
Wokingham
Berkshire
RG41 4AZ

Application Number: F/2002/5747

Parish: **FINCHAMPSTEAD**

Location: **62, Manor Park Drive, Finchampstead, Wokingham.**

Proposal: **Proposed erection of single storey rear extension and single storey front extension to enlarge garage plus extended rear fence.**

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

Reason
1. The proposed single storey front extension by reason of its mass and siting, would present an undesirable amount of enclosure at the public footpath which leads to California Country Park, to the detriment of the visual amenity of the area. As such the development is contrary to policies SBE1 and SBE2 of the South East Area Local Plan, policies WBE1 and WOS3 of the Wokingham District Local Plan (Deposit Draft) and to policy LD3 of the Berkshire Structure Plan.

Informative
1. The applicant is invited to re-apply for the single storey rear extension.

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

Berkshire Structure Plan Policies LD3 and EN1.
South East Area Local Plan Policies SBE1, SBE2, ST5 and STV1.
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS3, WT6 and WOS2.

Anna Cronin
Head of Planning & Transportation
Date: 14/03/2002

Notice checked by: _____

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

Refused.

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

See also F/2002/6724

CASE OFFICER

SITE DETAILS

PLANNING APPLICATION NUMBER	5747
BUILDING CONTROL NUMBER	AP 2002/3787
~~APPLICANT~~/AGENT	Busby K. Associates
ADDRESS OF SITE	62 Manor Park Drive FINCHAMPSTEAD
DESCRIPTION OF PROPOSED WORK	garage ext.

DRAWING NUMBERS	BC	DC
BLOCK PLAN		✓
ELEVATIONS	HUN01/15/113	HUN 01/15/07A
FLOOR PLANS	HUN01/15/110B	HUN/01/15/09.

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED on Appeal-OK 6/12/02		
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	13/1/03	

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	

Tel: (0118) 974 6463 (Direct Line)
E-Mail: Louise.Smith@wokingham.gov.uk
Date: 16th December 2002
My ref: LS/BP/F/2002/5747

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

Ms C Busby
Busby K Associates
Lanyon Suite
41 Laurel Close
Wokingham
Berkshire RG41 4AZ

Dear Ms Busby

RE: CONDITION 4 – PLANNING PERMISSION F/2002/5747 AT 62 MANOR PARK DRIVE, FINCHAMPSTEAD

I refer to your letter and plans received on the 12th December 2002 with reference to the above.

The landscaping and fence details shown on plans HUN01/15/35 and HUN01/15/36 are considered acceptable.

I trust this advice is of use to you and should you wish to discuss any matter further please do not hesitate to contact Louise Smith.

Yours sincerely

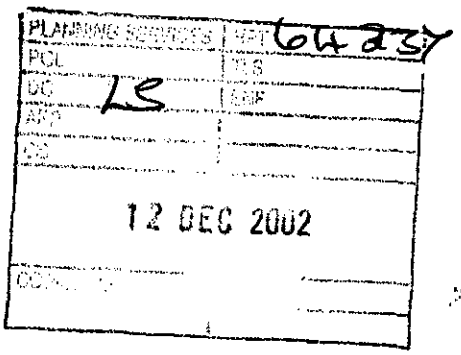
Mrs B Polnik

Senior Planning Officer

busby k associates
architects designing for you

Ref: HUN01/15

10 December 2002



District Planning Officer
Planning Service
Environmental Services Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Sir

YOUR REF: F/2002/5747
HOUSE EXTENSION & GARAGE TO 62 MANORPARK DRIVE, FINCHAMPSTEAD
APPEAL BY JOHN & HILARY HUNT REF: APP/X0360/A/02/1093861

Further to the appeal being allowed and planning permission granted by the Planning Inspectorate for the above and in accordance with the condition under Item 15 of the Summary of Decision, I enclose 2No copies of the landscaping and fencing proposals Dwg No HUN01/15/35 & 36 to satisfy the discharge of this condition.

Yours faithfully

CAROLINE BUSBY

Neil please can you comment as to whether the proposed landscaping scheme would be acceptable,

Many Thanks

Laiise

Cc John & Hilary Hunt, 62 Manorpark Drive, Finchampstead.

Yes.
Thanks.
Neil
16/12/02

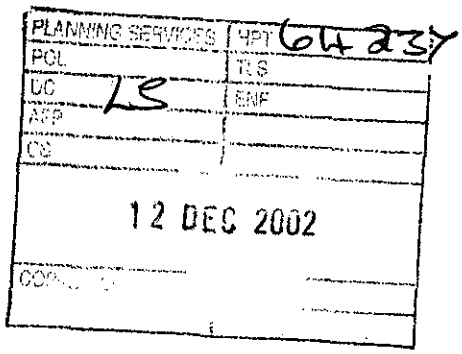
Architecture ~ Project Management ~ Surveying ~ Interiors ~ Landscape ~ Development Impact Assessment

Director: Caroline Busby BSc (Hons), Dipl. AAS, RIBA, ARB. Chartered Architect
Jim Busby BSc (Hons), MSc (Land Use Economics)
Lanyon Suite, 41 Laurel Close, Wokingham, Berkshire. RG41 4AZ. Tel/ Fax: 0118 979 0724
E-mail: busby.k@btconnect.com Web: www.busby-k.co.uk

busby k associates
architects designing for you

Ref: HUN01/15

10 December 2002



Forwarded Copy to Neil for Comments 13/12/02.

District Planning Officer
Planning Service
Environmental Services Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Sir

YOUR REF: F/2002/5747
HOUSE EXTENSION & GARAGE TO 62 MANORPARK DRIVE, FINCHAMPSTEAD
APPEAL BY JOHN & HILARY HUNT REF: APP/X0360/A/02/1093861

Further to the appeal being allowed and planning permission granted by the Planning Inspectorate for the above and in accordance with the condition under Item 15 of the Summary of Decision, I enclose 2No copies of the landscaping and fencing proposals Dwg No HUN01/15/35 & 36 to satisfy the discharge of this condition.

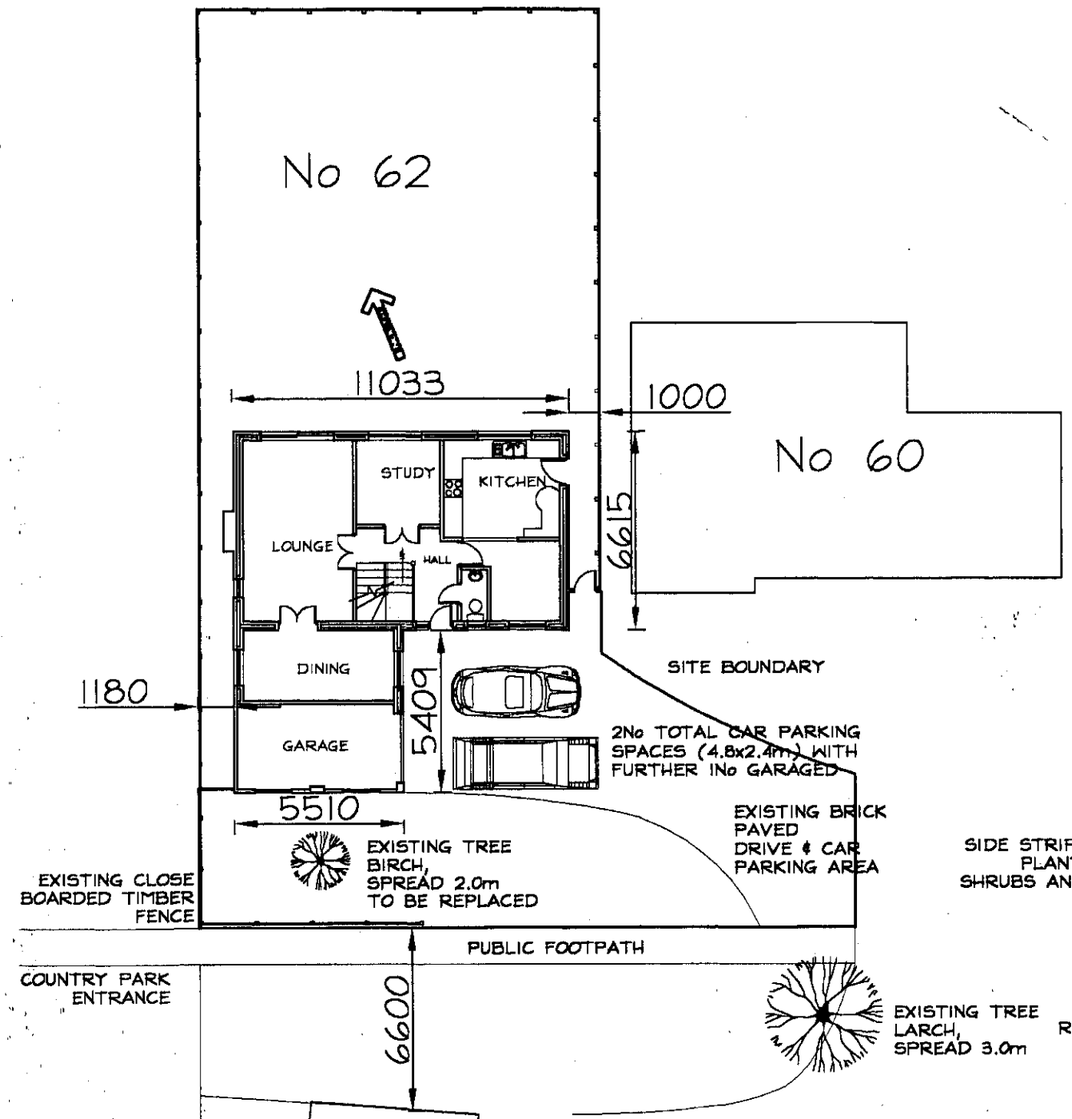
Yours faithfully

CAROLINE BUSBY

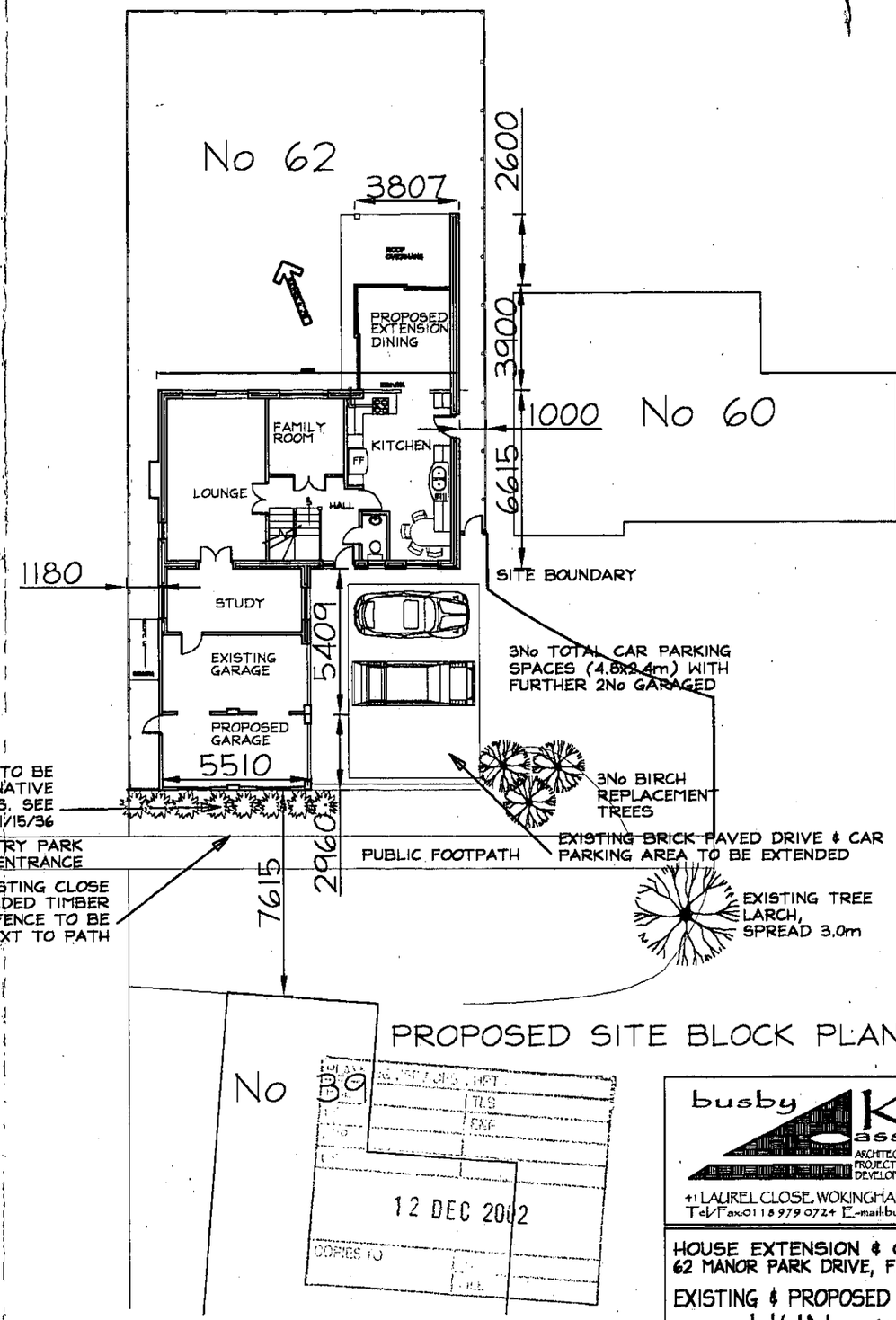
Cc John & Hilary Hunt, 62 Manorpark Drive, Finchampstead.

Architecture ~ Project Management ~ Surveying ~ Interiors ~ Landscape ~ Development Impact Assessment

Director: Caroline Busby BSc (Hons), Dipl. AAS, RIBA, ARB. Chartered Architect
Jim Busby BSc (Hons), MSc (Land Use Economics)
Lanyon Suite, 41 Laurel Close, Wokingham, Berkshire. RG41 4AZ. Tel/ Fax: 0118 979 0724
E-mail: busby.k@btconnect.com Web: www.busby-k.co.uk



EXISTING SITE BLOCK PLAN



PROPOSED SITE BLOCK PLAN 1:200

12 DEC 2002

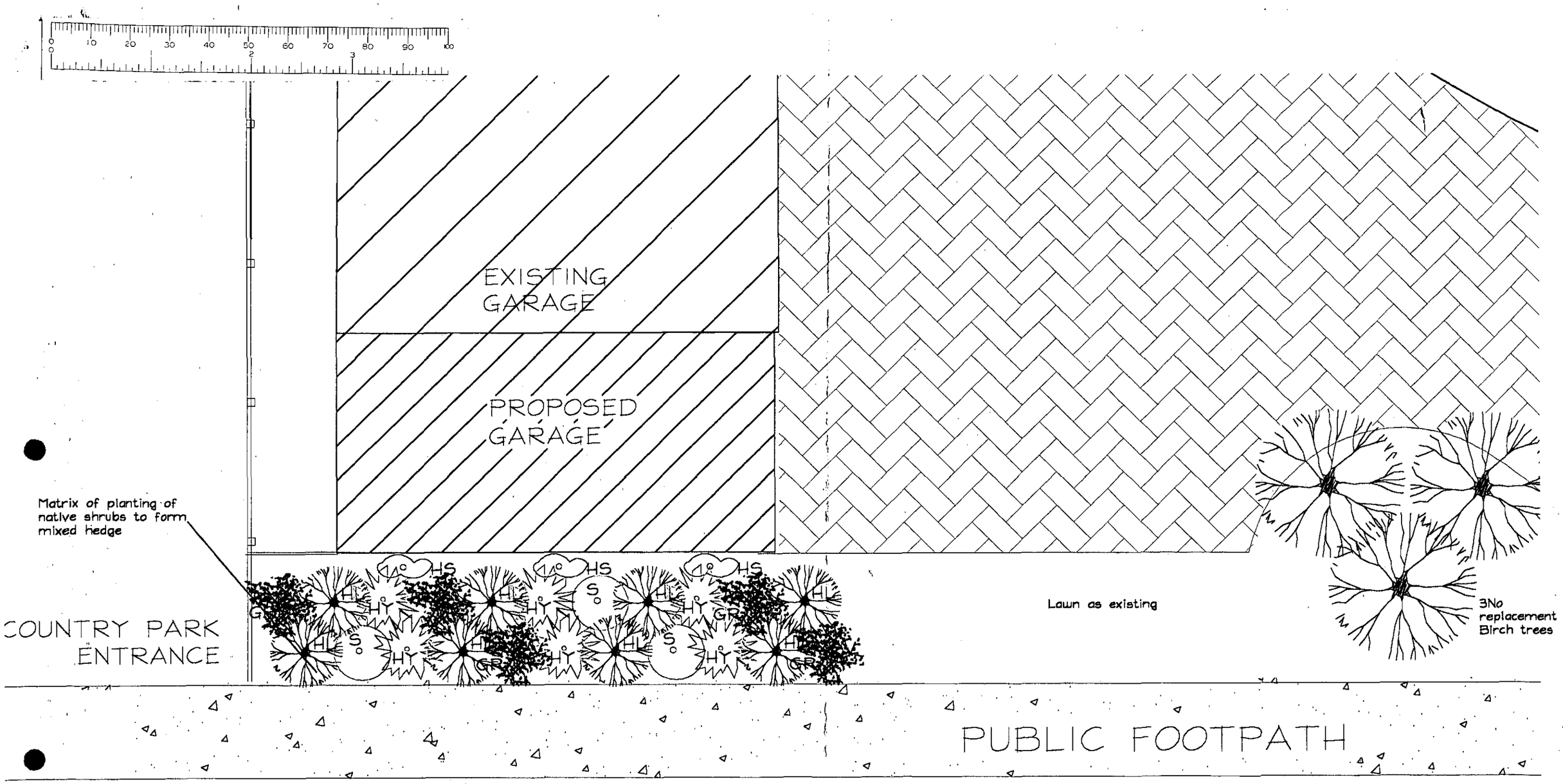
busby K associates
ARCHITECTURE · SURVEYING · INTERIORS
PROJECT MANAGEMENT · LANDSCAPE DEVELOPMENT IMPACT ASSESSMENT
41 LAUREL CLOSE, WOKINGHAM, BERKS. RG41 4AZ
Tel/Fax 0118 979 0724 E-mail busby.k@btconnect.com

HOUSE EXTENSION & GARAGE TO
62 MANOR PARK DRIVE, FINCHAMPSTEAD

EXISTING & PROPOSED SITE LAYOUT

Dwg no. HUN01/15/35 Rev:

Scale: 1:200 Date: 22 JUNE 2002



Key
Species to mixed native hedge

Holly- Ilex aquifolium

Hazel- Corylus avillina

Spindle- Euonymus europaea

Guelder Rose- Viburnum opulus

Honey Suckle- Lonicera periclymenum

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	

12 DEC 2002

COPIES TO	ACK

busby K associates
ARCHITECTURE - SURVEYING - INTERIORS
PROJECT MANAGEMENT - LANDSCAPE
DEVELOPMENT IMPACT ASSESSMENT
41 LAUREL CLOSE, WOKINGHAM, BERKS. RG41 4AZ
Tel/Fax 0118 979 0724 E-mail: busby.k@btconnect.com

HOUSE EXTENSION & GARAGE TO 62 MANOR PARK DRIVE, FINCHAMPSTEAD

PROPOSED PLANTING

Dwg no. HUN01/15/36 Rev:
Scale: 1:50 Date: 22 JUNE 2002

Appeal Decision

Site visit made on 14 November 2002

by R D Hiscox MA(Oxon) DipTP MRICS MRTPI

an Inspector appointed by the First Secretary of State

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

Date
6 DEC 2002

Appeal Ref: APP/X0360/A/02/1093861
62 Manor Park Drive, Finchampstead

- 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 John and Hilary Hunt against the decision of Wokingham District Council.
- The application (Ref.F/2002/5747), dated 22 January 2002, was refused by notice dated 14 March 2002.
- The development proposed is a single storey rear extension and a single storey side garage extension.

Summary of Decision: The appeal is allowed and planning permission granted subject to conditions set out in the Formal Decision below.

Procedural matters

1. An ~~informative~~ was inserted on the Council's decision notice inviting the applicant to reapply for the single storey rear extension. An ~~application was~~ subsequently submitted and permission granted for that element of the proposal.

Main Issues

2. The main issue in this case is the visual impact of the garage extension, with particular regard to its position adjoining a footpath that leads to the entrance to the California Country Park.

Planning Policy

3. The development plan for this area includes the Berkshire Structure Plan (1996-2006) together with the South East Area Local Plan, 1995. A draft Wokingham District Local Plan (WDLP) has been the subject of a public inquiry, with the Inspector's report submitted in October 2001. This report has not yet been formally been considered and the draft local plan is not adopted. Nevertheless, the draft WDLP is at an advanced stage of preparation and is a material consideration that carries considerable weight.

4. Policy LD3 in the structure plan states that development proposals will only be permitted where they do not give rise to an unacceptable impact on the environment, including serious harm to the character or appearance of an area.

5. In the adopted local plan, Policy SBE1 seeks that new development should be of a high standard of design, appropriate to the character of the area and making a positive contribution to its setting. Policy SBE2 states that development that is inappropriate in terms of its relationship with adjoining sites and buildings, or that would adversely affect the character of an area, will not normally be permitted.

6. Policy WBE1 in the draft WDLP encourages good contemporary design that respects its local context. Policy WOS3 sets out general development control principles, one of which again seeks a high standard of design respecting the local context.

Reasons

7. The appeal property is a modern detached house on a sizeable estate of similar properties. The estate adjoins California Country Park, and there are a number of footpath access points into the park. The appeal property adjoins one of these footpaths.

8. This proposed extension would be to provide a double garage at the side of the existing single garage. It would be of a single storey, extending the existing singe storey garage and dining room element of the house with matching materials and finished with a similar hipped roof. It would increase the width of this single storey element by some 3 metres.

9. The Council's concern, and that of some neighbours, is that this extension would encroach upon the gap at the entrance to the park. This would be exaggerated, as the extension would be on a higher ground level than the footpath, with the result that the eaves height would be some 3 metres above the footpath. The Council believes that this enclosure would be harmful to the character and appearance of the area.

10. For the appellant, my attention is drawn to other footpath access points from the estate to the park where the path is already more enclosed than would be the case in this proposal. The path at the end of Fernbank has a garage coming to within 1.5 metres or so, in a similar way to this proposal. The path from Briarwood has a wall abutting to one side and a fence to the other, and with a house set close behind the wall.

11. I saw at my visit to the estate that most houses have a double garage similar to this proposal. I see no reason, therefore, why this extension would be out of keeping with the general pattern of the estate. As for the question of enclosure or encroachment into the gap, there is no doubt, as a matter of fact, that his gap would be reduced. However, I am not persuaded that this would be a matter of any undue harm. The trees and open nature of the park beyond would still be readily apparent, as is the case at the end of Briarwood and Fernbank, and there would remain a feeling that this is a place of transition from the urban nature of the estate to the open space beyond. In my opinion, this extension would not cause harm to this intrinsic character and appearance, and I see no sound reason for permission to be withheld.

12. I note that there has been some discussion resulting from the appellant having positioned a fence at the footpath edge in the position of this proposed extension. The appellant argues that the removal of this fence would in fact open up the footpath and that there would also be landscaping improvements, with the planting of native vegetation along this bank and the replacement of a birch tree with three new ones further forward in the plot. This has led to arguments concerning permitted development rights for the fence and covenants concerning fences. While the positioning of the fence is not a matter before me in this appeal, I consider that the landscaping proposals offer considerable enhancement, and details of this could be required as part of a condition attached to any permission granted.

Conditions

13. The Council has suggested a number of conditions to be imposed upon any permission granted if this appeal is allowed. I have considered these conditions in the light of the

guidance in Circular 11/95, "The Use of Conditions in Planning Permissions", and borne in mind the model conditions in the annex to that Circular.

14. In addition to the statutory time limitation, the 2nd proposed condition requires materials to match those of the existing building. This is necessary to ensure that the extension has a satisfactory appearance. The 3rd proposed condition would require that the garage be kept available for the parking of a vehicle and not used for any business or as habitable space. I consider this reasonable so as to ensure that the garage is retained for its specified purpose.

15. Although the Council has not suggested a landscaping condition, I have considered this matter above. The landscaping and fencing proposals are an important part of the appellant's case, and I consider that it would be reasonable, and a matter of no surprise to the parties, for there to be a condition requiring details of these to be approved and the approved scheme to be implemented.

Conclusions

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

Formal Decision

17. In exercise of the powers transferred to me, I allow the appeal and grant planning permission for a single storey rear extension and a single storey garage extension at 62 Manor Park Drive, Finchampstead in accordance with the terms of the application Ref.F/2002/5747, dated 22 January 2002, and the plans submitted therewith, subject to the following conditions:

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

2) The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in 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 shall be kept available for the parking of vehicles ancillary to the residential use, and shall not be used for any business or as habitable space.

4) No development shall take place until there has been submitted to and approved by the local planning authority proposals for landscaping and fencing at the site. The scheme shall be carried out as approved, with all planting in the approved details carried out in the first planting and seeding seasons following the completion of the development. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation.

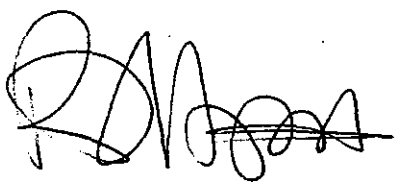
Information

18. 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.

19. This decision does not convey any approval or consent that may be required under any enactment, by-law, order or regulation other than section 57 of the Town and Country Planning Act 1990.

20. An applicant for any approval required by a condition attached to this permission has a statutory right of appeal to the Secretary of State if that approval is refused or granted conditionally or if the authority fails to give notice of its decision within the prescribed period.

21. Attention is drawn to the enclosed note relating to the requirements of the Chronically Sick and Disabled Persons Act 1970, as amended.



Inspector

Applicationo	Name & Address
F/2002/5747	Mr C Cleary & Mrs K Cleary 60 Manor Park Drive FINCHAMPSTEAD RG40 4XE
Application Refused	Letters sent 19.03.02

WOKINGHAM UNITARY
Aiming for Excellence

WORK SHEET FOR : Louise Smith

Application Number : F/2002/5747

Applicant : Mr & Mrs Hunt C/O Busby K Associates.

Location : 62, Manor Park Drive, Finchampstead, Wokingham.

Proposal : Proposed erection of single storey rear extension and single storey front extension to enlarge garage plus extended rear fence.

Site Notice Displayed ? :	YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : 4/2/2

Date Registered : 24/01/2002

Earliest Date for Decision : 22/02/2002

Latest Consultation Date/Site Notice Expiry Date : 22/02/2002

This application will have expired on: 21/03/2002. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Highways - conditional approval.

Parish Council - no objections

60 Manor Park Drive - concerned on visual impact of garage on street scene
- + over rear extension - feel it would be 'ugly'.
- and concern over measurements.

Public Rights of Way Officer - no objection.

Planning Issues :

Identified Settlement

Impact on Neighbours

" " Street Scene

Parking.

Application Number: F/2002/5747 - 62 Manor Park Drive
Appraisal

Development
The site is a two storey detached dwelling with an integral garage, situated within a modern estate in the identified settlement of Finchampstead.

The application proposes single storey front and rear extensions. The front development is to extend the garage by three meters to the front, to provide additional parking as the former double garage was part converted into a dinning area.
The rear extension would project 5.2m to the rear of the dwelling and measure 3.5m wide, with a pitched roof (1.9m to the eaves and 2.7m to the ridge) and gable end in the rear elevation. The existing 1.8m side boundary close boarded fence would be extended down to the join at the front boundary of the property.

1) Impact upon Neighbouring Properties
Although the land is c.0.2m higher on No 62 than the neighbour at No 41, no overlooking is foreseen from the proposed windows as they would face the garage of this opposing neighbour (7m away).

The rear extension would only project 2.5 metres to the rear of No 60. Velux windows are proposed in this side elevation, however, they would be set over 2.5m high and further back than the small ground floor side window of this neighbour so as not to provoke overlooking.

The single storey nature of these extensions and there respective locations, prevents them from exerting a significant degree of overbearing or overshadowing onto neighbouring properties.

2) Impact upon the Character of the Area
The rear extension would be well screened behind the property, however, the garage extension would be highly visible in the street scene. This latter extension is considered to disturb the open space of the public footpath that leads into California Country Park, representing an undesirable impression of enclosure.

3) Highways and Parking
No additional parking space is required and Highways have no objections to the proposed development provided that the garage is retained for parking.

~~**Approved**~~ **Refused** ✓

Application Number F/2002/5747
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	The proposed single storey front extension by reason of its mass and siting, would present an undesirable amount of enclosure at the public footpath which leads to California Country Park, to the detriment of the visual amenity of the area. As such the development is contrary to policies SBE1 and SBE2 of the South East Area Local Plan, ~~and~~ policies WBE1 and WOS3 of the Wokingham District Local Plan (Deposit Draft) and LD3 of the Berkshire Structure Plan.
	INFORMATIVE:		The applicant is invited to reapply for the single storey rear extention.

Informative for approvals

N16

LODDON AREA LOCAL PLAN **POLICIES:**

SOUTH-EAST AREA LOCAL PLAN POLICIES: SBE1 SBE2 ST5 STU1

WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WBE1 WOS3 WT6 WOS2

GREEN BELT LOCAL PLAN POLICIES:

BERKSHIRE STRUCTURE PLAN POLICIES: LD3 EN1

MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: B Thompson
(Development Control Manager)

Date: 14/3/02

NB fence to be extended.

RECORD OF SITE VISIT

Would not see rear extension from road.
Although agge was for 1 (but size of 2) 2 would make neighbours + No 41, as approach the houses, but possibly a bit overbearing ?

SITE ADDRESS: 62 Manor Park Drive Finchampstead Wokingham.

APPLICATION NUMBER: F/2002/5747

OFFICER: Louise Smith

DATE OF SITE VISIT: 4/2/2

1 SITE/STATUTORY NOTICE DISPLAYED ? N.

2. DESCRIPTION OF SURROUNDINGS
Quiet residential rd - end of close
Standardised housing design.
Red brick - Chatsworth
2 storey, detached, double agges (integral)

3. DESCRIPTION OF SITE/BUILDING
integral agge (1 as other part converted)
end plot -
open frnt boundary

4. RELATIONSHIP TO ADJOINING PROPERTIES
1.8m dbfence to sides + trees screening from woodland to side
conifers to rear

5. SITE CONSTRAINTS

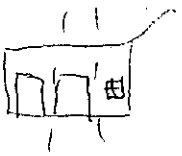
TREES N/A

ACCESS/PARKING 3

LEVELS Land 0.2 m higher No 62 than No 41

BOUNDARY TREATMENT as above.

OTHERS Nos 10 + 5 Fernbank have large side agges 2 garages + a room - end plots similar to No 62 Manor Park Drive.



Other similar Extensions ?

Overlooking onto No 60 - No 60 side windows X No.

60 Manor Park Drive
Finchampstead
Berkshire
RG40 4XE

PLANNING SERVICES UNIT
LS
11 MAR 2002
COPIES TO
ACK:
FILE:

6th March 2002

For the Attention of Louise Smith
The Planning Office
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1BN

Dear Louise

Re: Planning Application – F/2002/5747 - 62 Manor Park Drive

Further to my letter of 1st March and Ian Jordan's response I would like to add a couple of further points I would like to add as follows:-

The actual measurements on the drawings are wrong and are very misleading. The measurement for the front extension is actually some 90cm further out towards the pathway than is stated - if you check the calculations then you will see there is an error. The existing site plan shows the measurement from the garage to the pathway as 4500 and the proposed shows the extension as 3050 with the remaining 1540 which comes to 4590!!!!! - further over the public pathway to California Park.

The measurements shown on the Site Plan Scale 1 to 500 for the rear extension are very misleading. If we just took this drawing it looks as though the extension will only come past our side wall by a little way - but because of what is shown on the more detailed plan as 'roof overhang' it is actually a LOT longer and comes out a lot further. Also the 'roof overhang' is not just a roof the brick wall extends the full length of the extension twice what is shown on the Site Plan. The actual brick wall appears to be the same length as the side of the existing house - so a full length again - surely this cannot be acceptable. The length of the side of the property is 6615 with the proposed extension being 3900 plus 2600 - 6400!!!

A further comment with regards to this rear extension. We had some problems with our drainage last year and it would appear that there is main drainage pipework at the side of our property and into the garden of number 62 - surely if a brick extension is built over this pipework - if there are any problems in the future then there would be no way of accessing the drainage pipes.

Contd/...

We believe these plans to be misleading and feel that the proposed work if carried out the value of our property would suffer significantly as a consequence.

Could I ask that you do contact me and make arrangements to come and see for yourself the effect that this rear extension in particular would have on our property. Also, if you do decide to give planning consent, would you please consider making a condition of the consent that number 62 have to plant some trees (tall ones) in our garden in order to block the view of this extra house that they would have in their back garden.

I await your response in due course.

Yours sincerely,

Colum & Karen Cleary

WOKINGHAM DISTRICT COUNCIL

ENVIRONMENTAL SERVICES DEPARTMENT
Engineering Services

MEMORANDUM

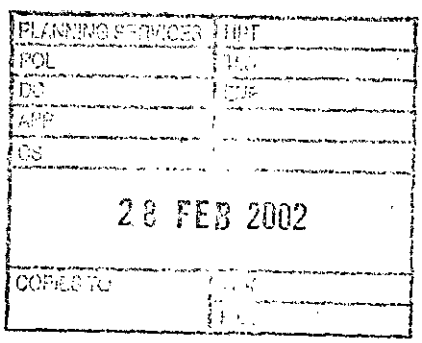
FROM:	**GRAHAM BARNWELL,** **NRSWA/Public Rights of Way Officer.**	**MY REF: GB/NK/H14** **Extn: 6333**
TO:	**LOUISE SMITH,** **Planning.**	**YOUR REF:**
		DATE: 28th February 2002.

APPLICATION NUMBER F/2002/5747 - 62 MANOR PARK DRIVE, WOKINGHAM

I have no objection to this application.

Please note the public footpath must not be obstructed at any time.

GRAHAM BARNWELL



PLANNING SERVICES	HPT
POL	TLS
DC LB	ENF
APP	
CS	
05 MAR 2002	
COPIES TO	ACK: ✓
	FILE:

60 Manor Park Drive
Finchampstead
Berkshire
RG40 4XE

1st March 2002

The Planning Officer
The Planning Office
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1BN

Dear Sir / Madame

Re: Planning Application – F/2002/5747 - 62 Manor Park Drive

We are in receipt of your letter confirming details of the planning application for work to be carried out on the above property. We did not however receive our letter until after 19th February, which I understand was the deadline for any objections to be made.

We have now obtained copies of the architect's drawings and would like to register our objections to the proposed building as follows:-

Extension to Garage

- Whilst this will be in keeping with the other properties in Manor Park Drive, namely that this will give the property the second garage, it will take the edge of the property VERY close to the pathway leading to the entrance of California Country Park – we believe it to be too close. This will also block our view of the park, and having lived in our property for nearly 15 years we do not want to lose this so far unobstructed view.

  This proposed extension will also leave the entrance to the park looking very closed in, with the garage SO close to the pathway the grass either side of the pathway, at properties number 62 and 41 will not be equal. Therefore would you allow property number 41 to put an extension to their garage which would close the entrance in even more. The whole area at the moment is bright and well balanced and in the summer the view of the park is beautiful. Putting this extended garage in we believe will have a detrimental effect on the area and the entrance to the park.

  Can you please confirm that the National Trust are happy for this entrance to be blocked.

Contd/...

Extension to Rear of Property

- This is not in keeping with any other property in the neighbourhood. The proposed extension is ugly and cumbersome and makes the property look very unbalanced. This again will be an eyesore for us to see when we are in our garden – it will also extend past the main wall of our property at the rear. We would have no objections to the owners erecting a glass-roofed conservatory, which is in keeping with all other properties in the area.

We trust that you will take our concerns into consideration when making your decision with regards to planning permission for these extensions. If you would like to discuss this matter with us further or have access to our property to see our concerns for yourself, please do not hesitate to contact us on the numbers listed below.

We look forward to hearing from you in due course.

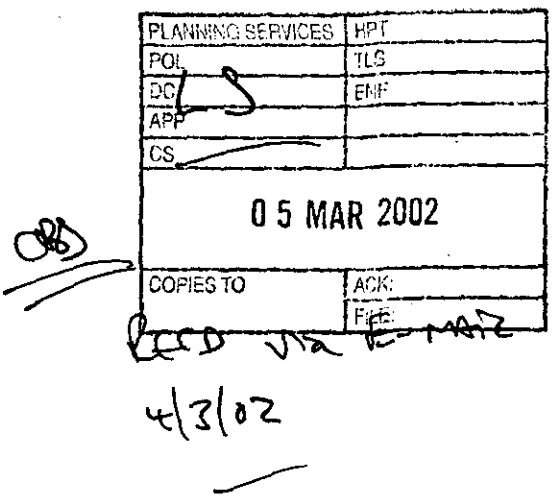
Yours faithfully,

Mr Colum & Mrs Karen Cleary

Telephone numbers:-

Mr Cleary	07801 269224
Mrs Cleary	01628 843741
Home	01189 734834

60 Manor Park Drive
Finchampstead
Berkshire
RG40 4XE



1st March 2002

The Planning Officer
The Planning Office
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1BN

Dear Sir / Madame

Re: Planning Application – F/2002/5747 - 62 Manor Park Drive

We are in receipt of your letter confirming details of the planning application for work to be carried out on the above property. We did not however receive our letter until after 19th February, which I understand was the deadline for any objections to be made.

We have now obtained copies of the architect's drawings and would like to register our objections to the proposed building as follows:-

Extension to Garage

- Whilst this will be in keeping with the other properties in Manor Park Drive, namely that this will give the property the second garage, it will take the edge of the property VERY close to the pathway leading to the entrance of California Country Park – we believe it to be too close. This will also block our view of the park, and having lived in our property for nearly 15 years we do not want to lose this so far unobstructed view.

  This proposed extension will also leave the entrance to the park looking very closed in, with the garage SO close to the pathway the grass either side of the pathway, at properties number 62 and 41 will not be equal. Therefore would you allow property number 41 to put an extension to their garage which would close the entrance in even more. The whole area at the moment is bright and well balanced and in the summer the view of the park is beautiful. Putting this extended garage in we believe will have a detrimental effect on the area and the entrance to the park.

  Can you please confirm that the National Trust are happy for this entrance to be blocked.

Contd/...

Extension to Rear of Property

- This is not in keeping with any other property in the neighbourhood. The proposed extension is ugly and cumbersome and makes the property look very unbalanced. This again will be an eyesore for us to see when we are in our garden – it will also extend past the main wall of our property at the rear. We would have no objections to the owners erecting a glass-roofed conservatory, which is in keeping with all other properties in the area.

We trust that you will take our concerns into consideration when making your decision with regards to planning permission for these extensions. If you would like to discuss this matter with us further or have access to our property to see our concerns for yourself, please do not hesitate to contact us on the numbers listed below.

We look forward to hearing from you in due course.

Yours faithfully,

Mr Colum & Mrs Karen Cleary

Telephone numbers:-

Mr Cleary	07801 269224
Mrs Cleary	01628 843741
Home	01189 734834

Louise Smith

From: Ian Jordan
Sent: 05 March 2002 13:32
To: Louise Smith
Subject: FW: For the attention of the planning office

Louise,

attached to this a copy of an e-mail regarding one of your cases, it contains several questions regarding the accuracy of the plans submitted.

Ian

-----Original Message-----
From: Karen.Cleary@lex.co.uk [SMTP:Karen.Cleary@lex.co.uk]
Sent: Tuesday, March 05, 2002 10:31 AM
To: Ian Jordan
Subject: RE: For the attention of the planning office

Ian

Many thanks for your response.

A couple of further points I would like to add as follows:-

The actual measurements on the drawings are wrong and are very misleading. The measurement for the front extension is actually some 90cm further out towards the pathway than is stated - if you check the calculations then you will see there is an error. The existing site plan shows the measurement from the garage to the pathway as 4500 and the proposed shows the extension as 3050 with the remaining 1540 which comes to 4590!!!!! - further over the public pathway to California Park.

The measurements shown on the Site Plan Scale 1 to 500 for the rear exentsion are very misleading. If we just took this drawing it looks as though the extension will only come past our side wall by a little way - but because of what is shown on the more detailed plan as 'roof overhang' it is actually a LOT longer and comes out a lot further. Also the 'roof overhang' is not just a roof the brick wall extends the full length of the extension twice what is shown on the Site Plan. The actual brick wall appears to be the same length as the side of the existing house - so a full length again - surely this cannot be acceptable. The length of the side of the property is 6615 with the proposed extension being 3900 plus 2600 - 6400!!!

A further comment with regards to this rear extension. We had some problems with our drainage last year and it would appear that there is main drainage pipework at the side of our property and into the garden of number 62 - surely if a brick extension is built over this pipework - if there are any problems in the future then there would be no way of accessing the drainage pipes.

We believe these plans to be misleading and feel that the proposed work if carried out that the value of our property would suffer as a consequence.

I await your response in due course.

Yours sincerely,

Karen Cleary

HIGHWAYS CONSULTATION SHEET

From: Louis[redacted]ith **Date:** 29 January 2002

Application Number: F/2002/5747

Proposal: Proposed erection of single storey rear extension and single storey front extension to enlarge garage plus extended rear fence.

Parish: FINCHAMPSTEAD PARISH

Site Address:
62, Manor Park Drive, Finchampstead, Wokingham.

Applicant:
Mr & Mrs Hunt C/O Busby K Associates.

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

✓ below as applicable;

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

C049, R049.

Signed: _____ **Print name:** ADAM 30/01/02.

FROM: Louise Smith

DATE: 29 January 2002

DELEGATED

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2002/5747

Proposal: Proposed erection of single storey rear extension and single storey front extension to enlarge garage plus extended rear fence..

Site Address: 62, Manor Park Drive, Finchampstead, Wokingham.

Applicant: Mr & Mrs Hunt C/O Busby K Associates.

Your observations are required in respect of this application **by 22/02/2002**

PLANNING SERVICES	HPT
PDL	TLS
DC	ENF
APP	
CS	

18 FEB 2002

COPIES TO	ACK:
	FILE:

Parish Council has no objeections

SIGNED: _____ DATE: 15.2.02

Clerk To Finchampstead Parish/Town Council.

ADDRESS 62 MANOR PARK DRIVE PARISH LINCHAMPST

PLOT No. 67 ORD. SHEET No. SU 7864 7964 106

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
20924	CHLA HOMES	O/L.	8.3.84	C/A
23359	"	DET. HOUSE & GARAGE	24.4.85	C/A
BRA 2266	"	"	3.10.86	APP
35419	CLARK - WHITTLE	RELAX. COND. 8 ON 20924	28.3.90	C/A
		PART GARAGE TO RES.		
BRA 8969	"	STUDY TO KITCHEN	21.5.90	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Environmental Services

For office use only.
Application number: 24. JAN. 2002 5747

Householder planning application form

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

1	Your name Address and postcode Phone number	JOHN & HILARY HUNT 62 MANORPARK DRIVE FINCHAMPSTEAD WOKINGHAM RG40 4XE 0118 973 0672
2	Agent's Name Address and postcode Phone number	BUSBY & ASSOCIATES 41 LAUREL CLOSE WOKINGHAM BERKSHIRE RG41 4AZ 0118 979 0724
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	62 MANORPARK DRIVE FINCHAMPSTEAD WOKINGHAM BERKSHIRE RG40 4XE
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY REAR EXTENSION & SINGLE STOREY SIDE GARAGE EXTENSION
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☒ No ☐
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	ROOF CLAY INTERLOCKING ROOF TILES TO MATCH EXISTING RED BRICK TO MATCH EXISTING
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☒
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☒

Crystal Mark

Please turn over

9	How many bedrooms does the property have?	Existing: 4	Proposed: 4
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☒	No ☐
11	Checklist. Please make sure that you enclose the following.		
	a Six copies of this form signed and dated.		
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

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

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

Certificate A

I certify that

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

Certificate B

I certify that

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

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

None of the land forms part of an agricultural holding.

Your signature: N Bosley on behalf of JOHN & HILARY HUNT

Date 22/01/02

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

busby K associates
ARCHITECTURE-SURVEYING-INTERIORS
PROJECT MANAGEMENT-LANDSCAPE
DEVELOPMENT IMPACT ASSESSMENT

41 LAUREL CLOSE, WOKINGHAM, BERKS. RG41 4AZ
Tel/Fax: 0118 979 0724 E-mail: busby.k@btconnect.com

HOUSE EXTENSION & GARAGE TO
62 MANOR PARK DRIVE, FINCHAMPSTEAD

SITE LOCATION

24 JAN 2002 5747

Dwg no. HUN01/13/01 Rev:

Scale: 1:2500 Date: 22 JAN 2002

24. JAN. 2002 5747



Site Plan, Scale: 1 to 2500

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

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO Office. © Crown Copyright. Wokingham District Council, Licence No. LA086134

Date: 21 January 2002

N
W E
S

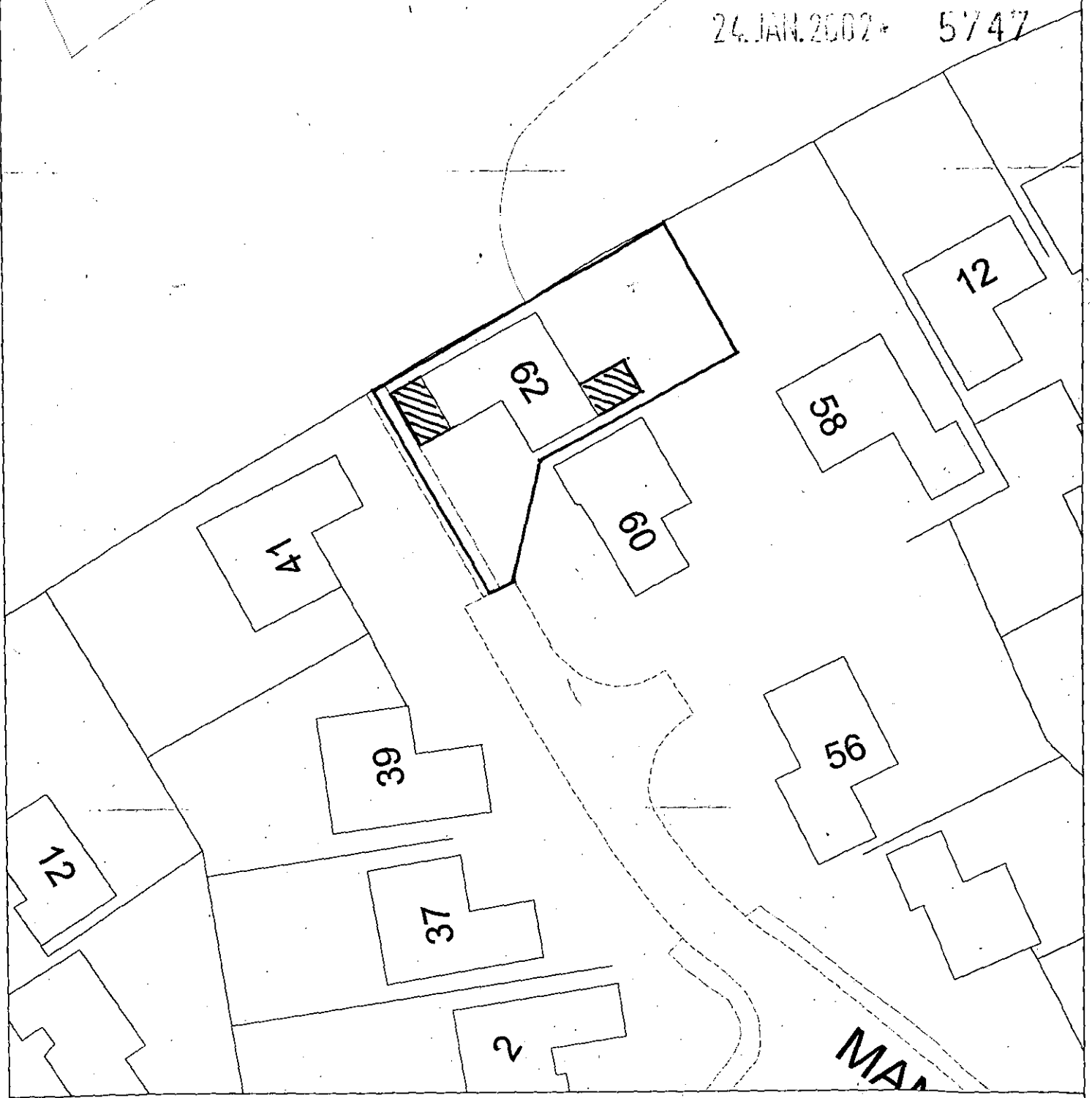
busby K associates
ARCHITECTURE - SURVEYING - INTERIORS
PROJECT MANAGEMENT - LANDSCAPE
DEVELOPMENT IMPACT ASSESSMENT
41 LAUREL CLOSE, WOKINGHAM, BERKS, RG41 4AZ
Tel/Fax 0118 979 0724 E-mail busby.k@btconnect.com

HOUSE EXTENSION & GARAGE TO
62 MANOR PARK DRIVE, FINCHAMPSTEAD

SITE LAYOUT PLAN (block)

Dwg no. HUN01/15/02 Rev:
Scale: 1:500 Date: 22 JAN 2002

24 JAN 2002 5747



Site Plan, Scale: 1 to 500

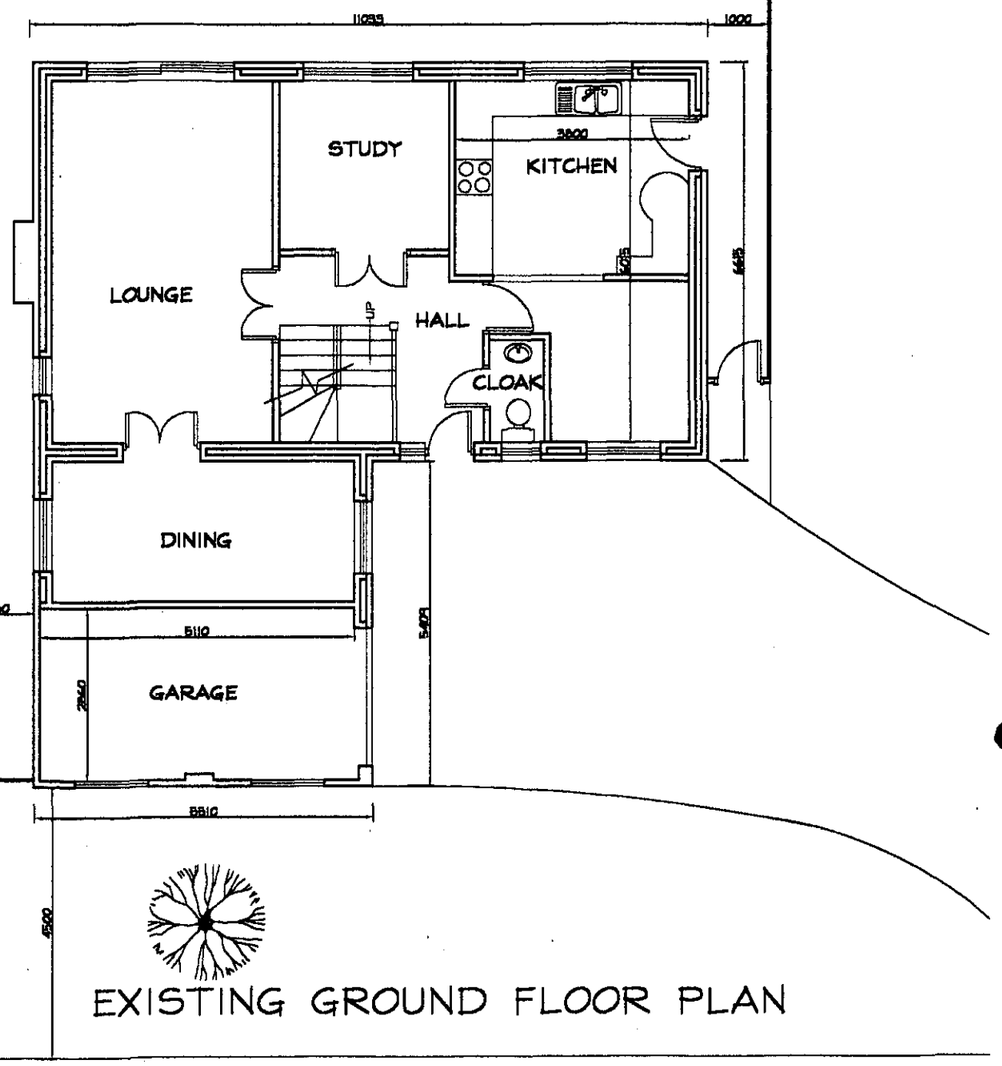
This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO Office. © Crown Copyright. Wokingham District Council, Licence No. LA086134

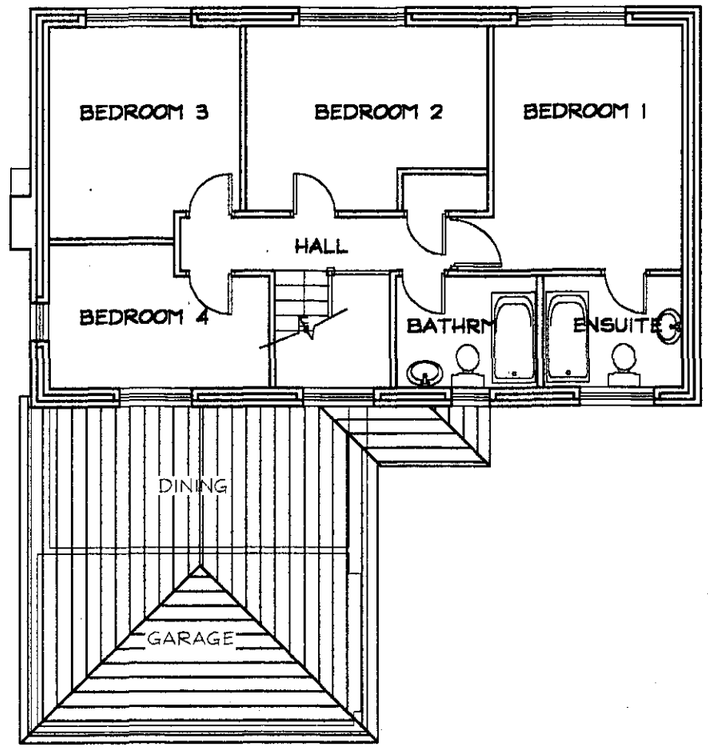
Date: 21 January 2002

N
W E
S

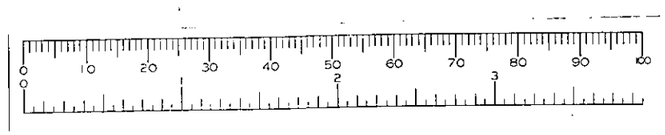
24 JAN 2002 5747



EXISTING GROUND FLOOR PLAN



FIRST FLOOR PLAN



busby K associates
ARCHITECTURE · SURVEYING · INTERIORS
PROJECT MANAGEMENT · LANDSCAPE
DEVELOPMENT IMPACT ASSESSMENT

41 LAUREL CLOSE, WOKINGHAM, BERKS. RG41 4AZ
Tel/Fax 0118 979 0724 E-mail: busby.k@btconnect.com

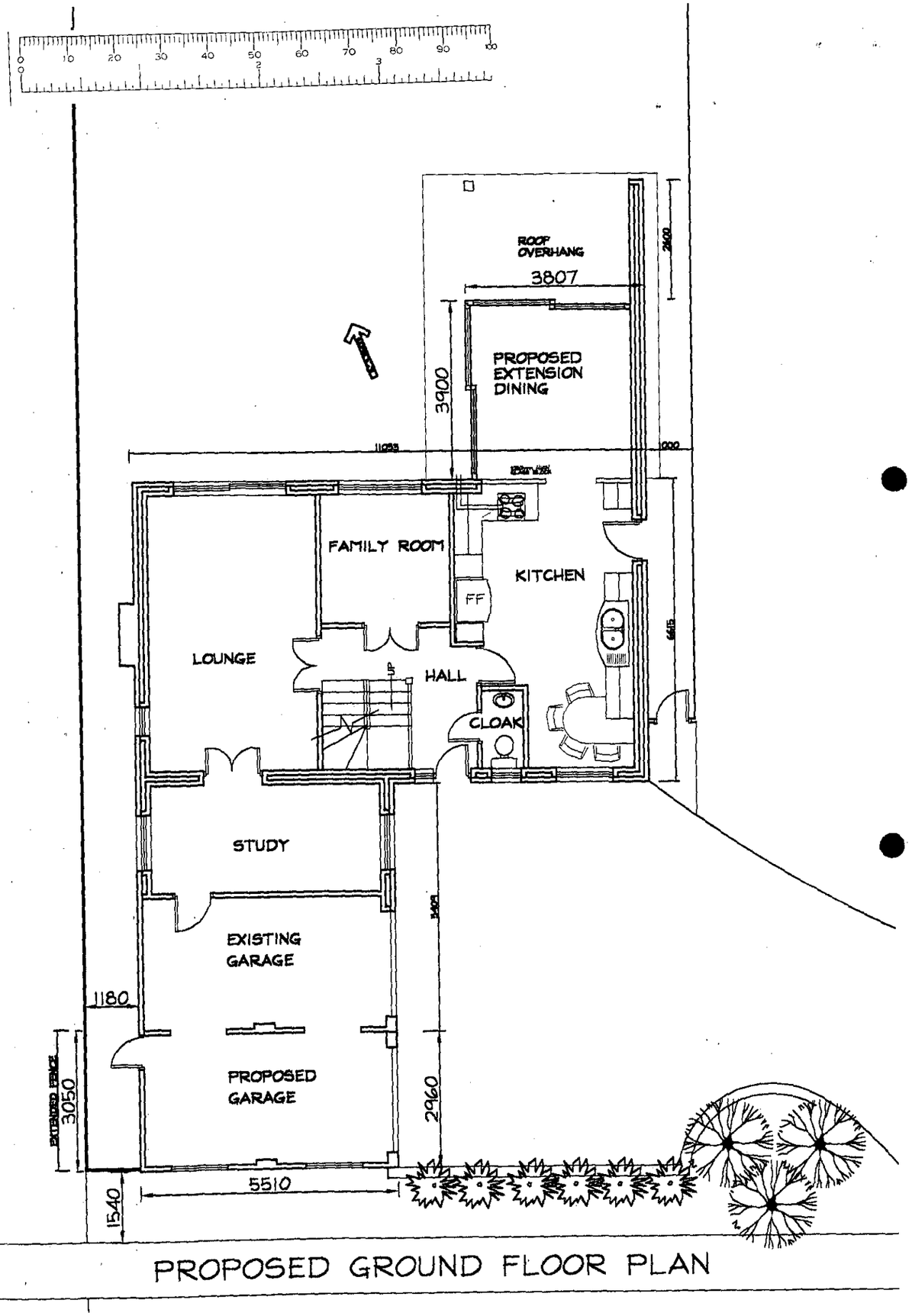
HOUSE EXTENSION & GARAGE TO
62 MANOR PARK DRIVE, FINCHAMPSTEAD

EXISTING PLANS

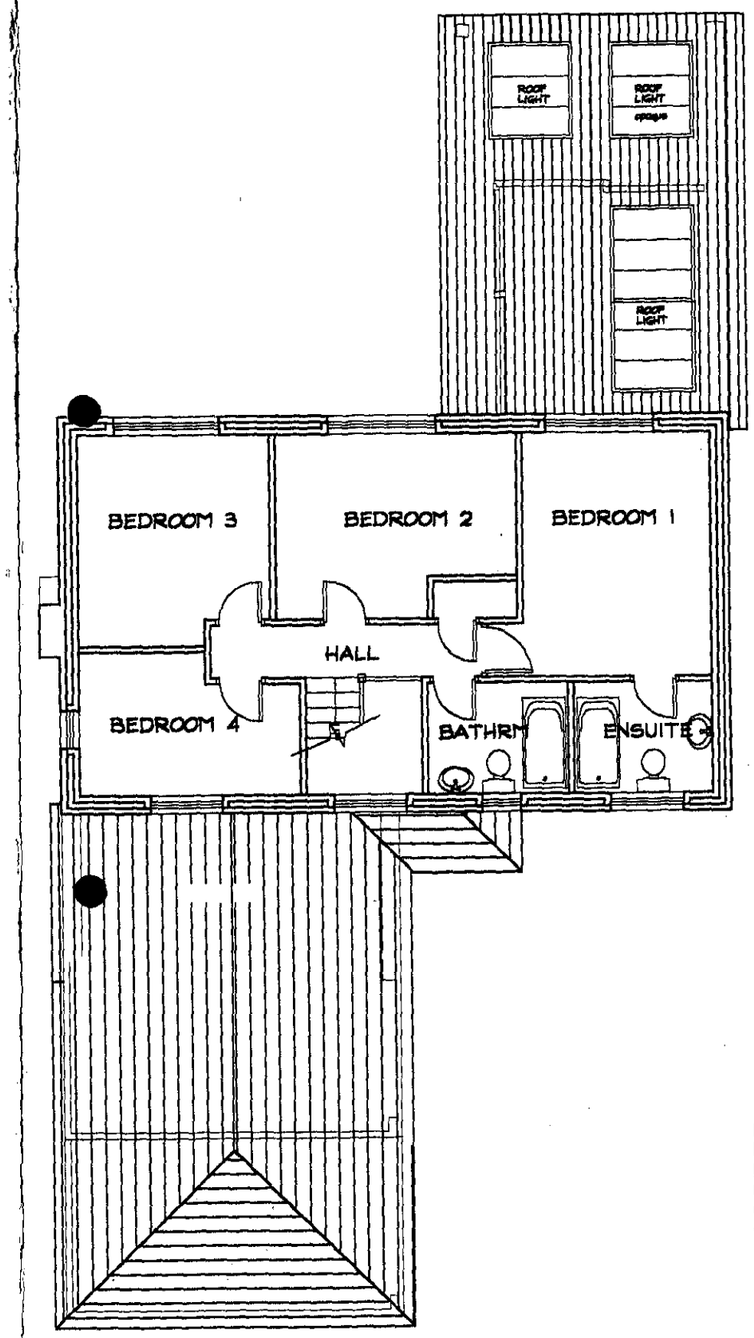
Dwg no. HUN01/15/03 Rev:

Scale: 1:100 Date: 2 NOV 2001

24.JAN.2002 5747



PROPOSED GROUND FLOOR PLAN



FIRST FLOOR PLAN

A 10.01.02 CHANGES AS DISCUSSED

busby K associates
ARCHITECTURE · SURVEYING · INTERIORS
PROJECT MANAGEMENT · LANDSCAPE
DEVELOPMENT IMPACT ASSESSMENT
41 LAUREL CLOSE, WOKINGHAM, BERKS. RG41 4AZ
Tel/Fax 0118 979 0724 E-mail busby.k@btconnect.com

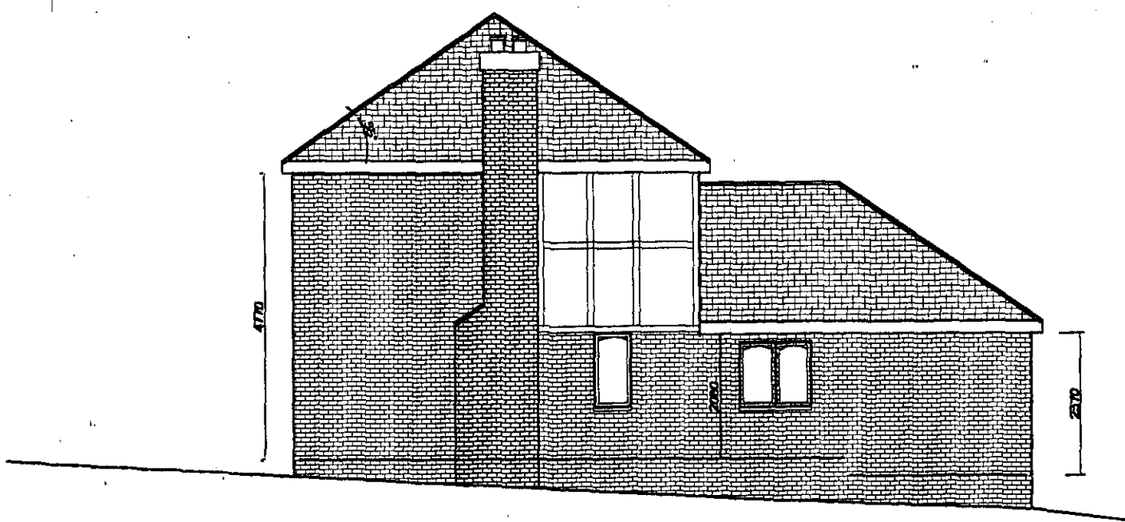
HOUSE EXTENSION & GARAGE TO
62 MANOR PARK DRIVE, FINCHAMPSTEAD

PROPOSED PLANS

Dwg no. HUN01/15/06 Rev: A

Scale: 1:100 Date: 22 NOV 2001

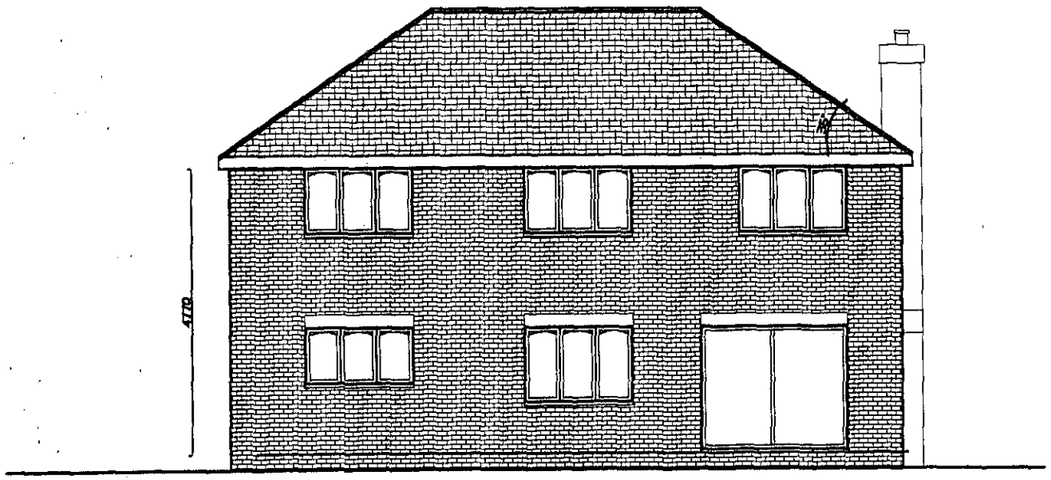
24.JAN.2002* 5747



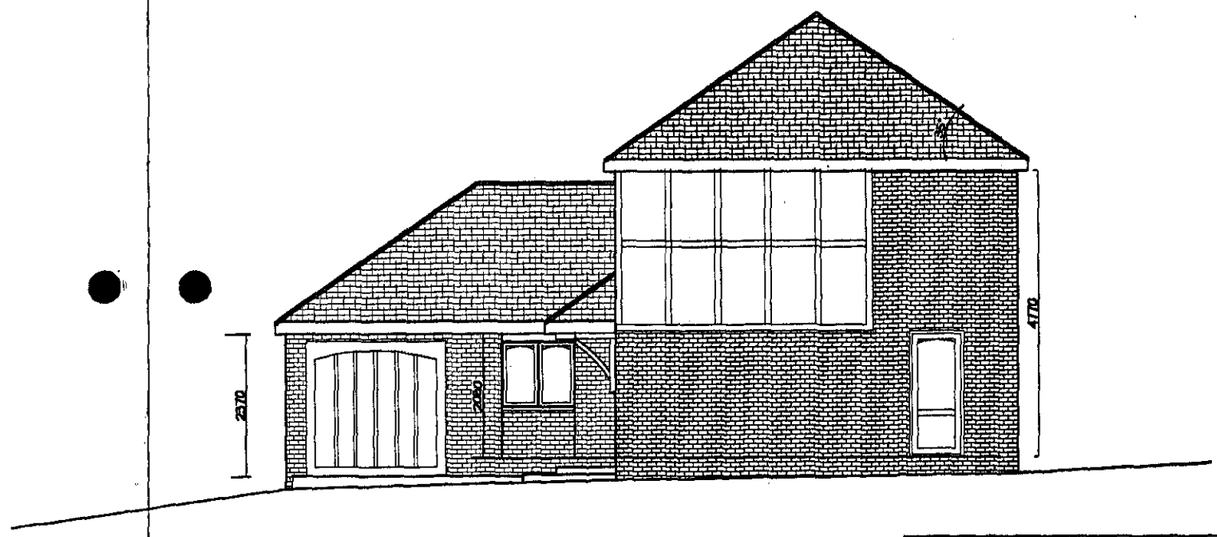
WEST ELEVATION



SOUTH ELEVATION
MANOR PARK DRIVE



NORTH ELEVATION



EAST ELEVATION

SCHEDULE OF FINISHES

ROOF- BRINDLED BROWN/ RED CONCRETE TILES
WALLS- BRINDLED RED CLAY BRICK WITH FRAMED PLASTER PANELS
WINDOWS & DOORS- DARK BROWN STAINED DEAL CASEMENT
FASCIA & SOFFIT- DARK BROWN STAINED DEAL
RAINWATER GOODS- DARK BROWN PVC OGEE SECTION

GRAVEL FINISH TO PARKING AREA TO

busby K associates
ARCHITECTURE · SURVEYING · INTERIORS
PROJECT MANAGEMENT · LANDSCAPE
DEVELOPMENT IMPACT ASSESSMENT
41 LAUREL CLOSE, WOKINGHAM, BERKS. RG41 4AZ
Tel/Fax 0118 979 0724 E-mail busby.k@btconnect.com

HOUSE EXTENSION & GARAGE TO
62 MANOR PARK DRIVE, FINCHAMPSTEAD

EXISTING ELEVATIONS

Dwg no. HUN01/15/04 Rev:
Scale: 1:100 Date: 2 NOV 2001

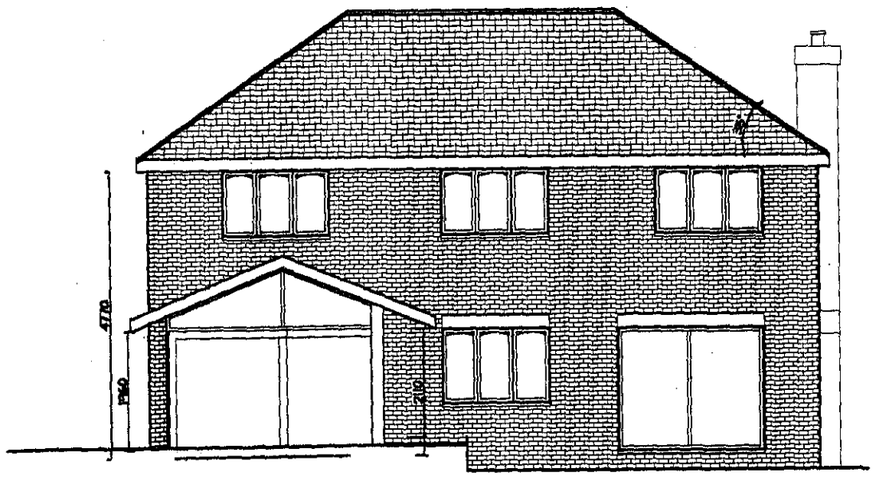
24 JAN 2002 5747



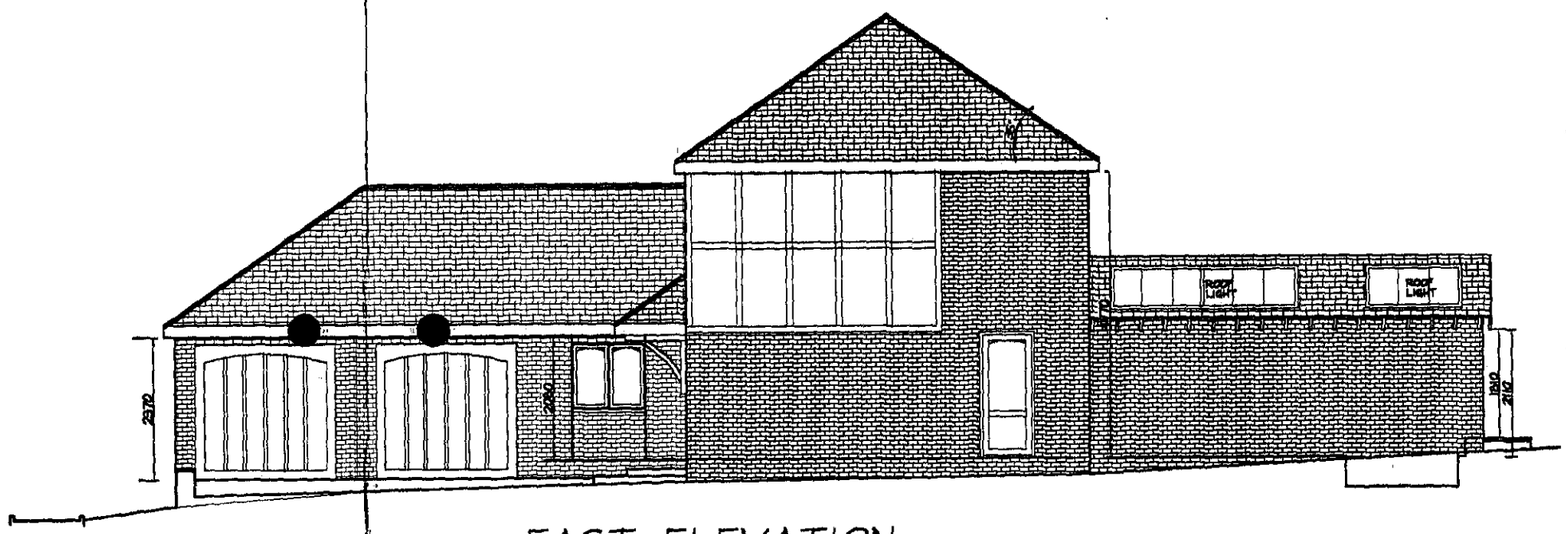
WEST ELEVATION



SOUTH ELEVATION
MANOR PARK DRIVE



NORTH ELEVATION



EAST ELEVATION

SCHEDULE OF FINISHES

ROOF- BRINDLED BROWN/ RED CONCRETE TILES TO MATCH EXISTING
WALLS- BRINDLED RED CLAY BRICK TO MATCH EXISTING
WINDOWS & DOORS- DARK BROWN STAINED DEAL FIXED & SLIDING SYSTEM
FASCIA & SOFFIT- DARK BROWN STAINED DEAL TO MATCH EXISTING
RAINWATER GOODS- DARK BROWN PVC OGEE SECTION TO MATCH EXISTING

A 10.01.02 CHANGES AS DISCUSSED

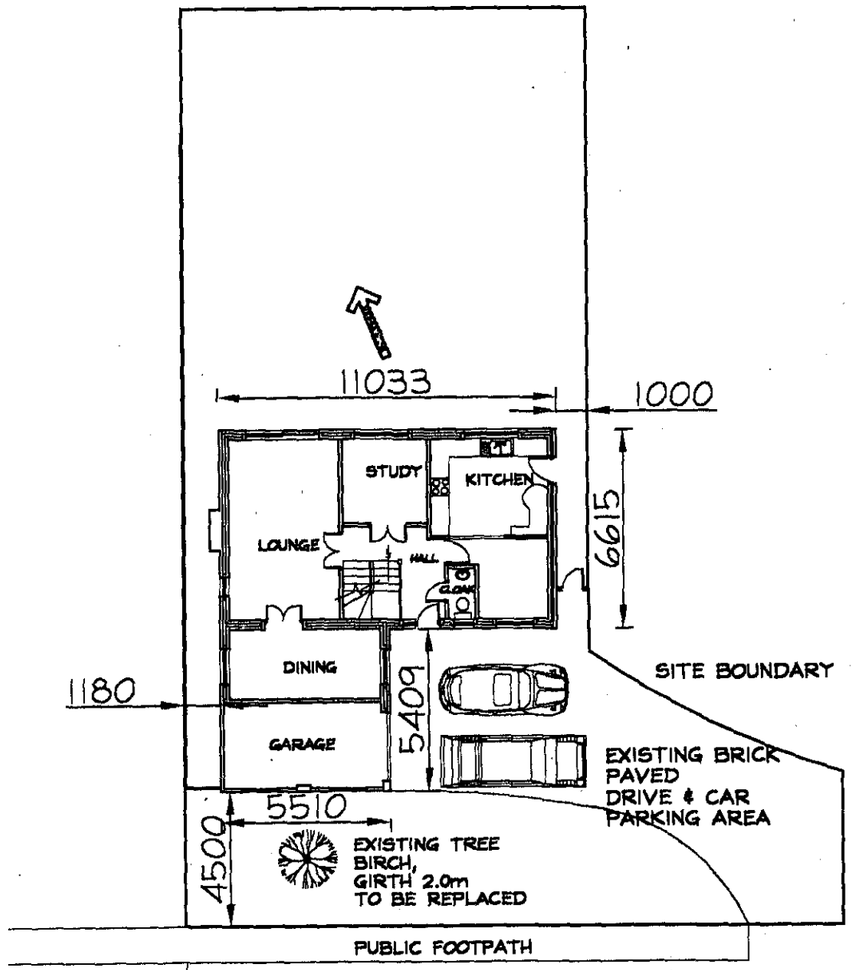
busby & associates
ARCHITECTURE - SURVEYING - INTERIORS
PROJECT MANAGEMENT - LANDSCAPE
DEVELOPMENT IMPACT ASSESSMENT
41 LAUREL CLOSE, WOKINGHAM, BERKS. RG41 4AZ
Tel/Fax 0118 979 0724 E-mail busby.k@btconnect.com

HOUSE EXTENSION & GARAGE TO
62 MANOR PARK DRIVE, FINCHAMPSTEAD

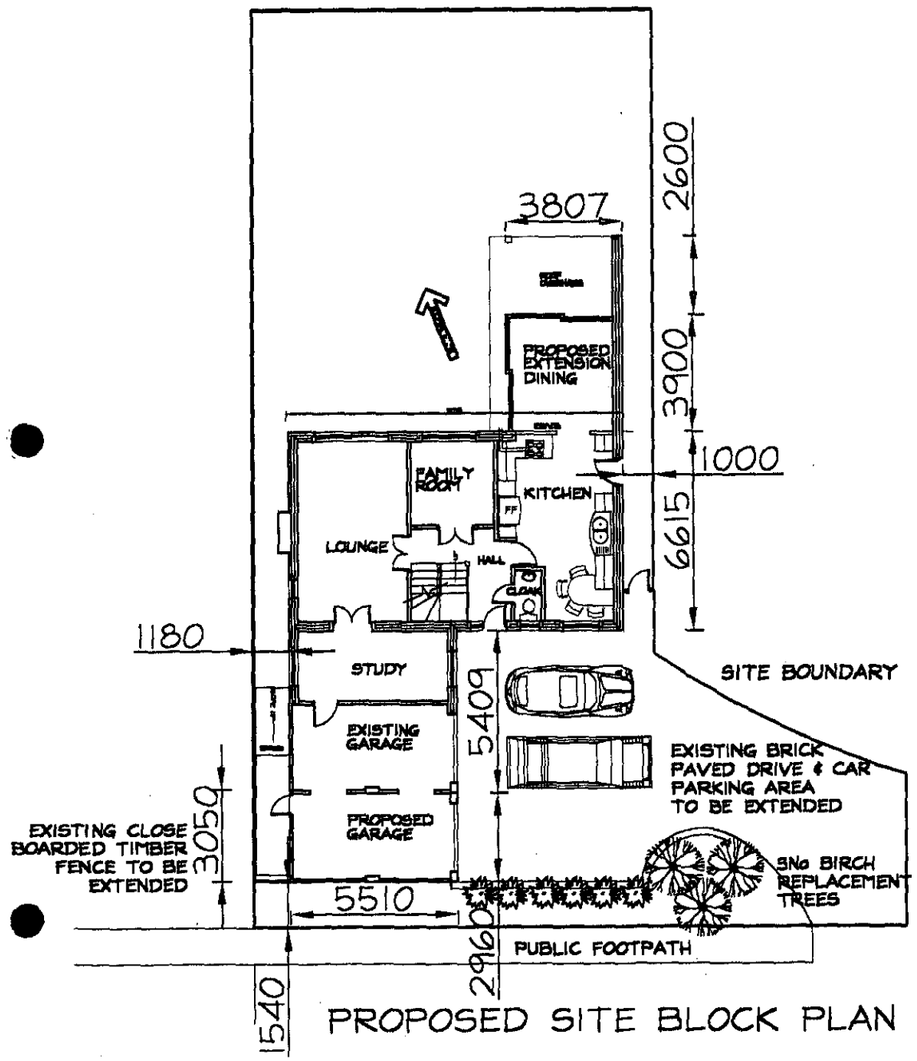
PROPOSED ELEVATIONS

Dwg no. HUN01/15/07 Rev: A
Scale: 1:100 Date: 22 NOV 2001

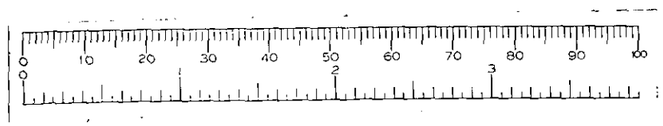
24.JAN.2002 5747



EXISTING SITE BLOCK PLAN 1:200



PROPOSED SITE BLOCK PLAN 1:200



busby & K associates
ARCHITECTURE - SURVEYING - INTERIORS
PROJECT MANAGEMENT - LANDSCAPE
DEVELOPMENT IMPACT ASSESSMENT
41 LAUREL CLOSE, WOKINGHAM, BERKS, RG41 4AZ
Tel/Fax 0118 979 0724 E-mail busby.k@btconnect.com

HOUSE EXTENSION & GARAGE TO
62 MANOR PARK DRIVE, FINCHAMPSTEAD

EXISTING & PROPOSED SITE LAYOUT

Dwg no. HUN01/15/09 Rev:

Scale: 1:200 Date: 22 JAN 2002

Received by Wokingham District Council

Application No: F/2002/5747

Proposal:
Proposed erection of single storey rear extension and single storey front extension to enlarge garage plus extended rear fence.

Location:
62, Manor Park Drive, Finchampstead, Wokingham.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/5747 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Louise Smith P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 22/02/2002. 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 be possible for an individual reply to be issued to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation

29 January 2002

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2002/5747
CASE OFFICER: Louise Smith

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)

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

Tel: (0118) 974 6463

Date: **29 January 2002**

My ref: F/2002/5747

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

Councillor Cockroft
113a Nine Mile Ride
Finchampstead
RG40 4HX

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/2002/5747
62, Manor Park Drive, Finchampstead, Wokingham.
Proposed erection of single storey rear extension and single storey front extension to enlarge garage plus extended rear fence.

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

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

If you have any questions please do not hesitate to contact **Louise Smith** on **(0118) 974 6463**.

Yours faithfully,

Louise Smith

Development Control Officer

LISTING FORM

Case officer: **Louise Smith** Application Number: **F/2002/5747**
62, Manor Park Drive, Finchampstead, Wokingham.
Proposed erection of single storey rear extension and single storey front extension to enlarge garage plus extended rear fence.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Cockroft

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

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

Tel: (0118) 974 6463

Date: **29 January 2002**

My ref: F/2002/5747

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

Councillor Long
Foxfield
Wick Hill Lane
Finchampstead
RG40 3PY

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/2002/5747
62, Manor Park Drive, Finchampstead, Wokingham.
Proposed erection of single storey rear extension and single *storey front extension to enlarge garage plus extended rear fence.*

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

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

If you have any questions please do not hesitate to contact **Louise Smith** on **(0118) 974 6463**.

Yours faithfully,

Louise Smith

Development Control Officer

LISTING FORM

Case officer: **Louise Smith** Application Number: **F/2002/5747**
62, Manor Park Drive, Finchampstead, Wokingham.
Proposed erection of single storey rear extension and single storey front extension to enlarge garage plus extended rear fence.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Long

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

Application Number : F/2002/5747	**Map No :**
Case Officer : LS	**Site Area :**
Valid Date : 24 JAN 2002	**Received Date :** 24.01.02.

WOKINGHAM UNITARY
Aiming for Excellence

Level : Delegated Application

Description : Proposed erection of single storey rear extension and single storey ~~side~~ front extension to ~~form~~ enlarge garage. (+ extended rear fence)

Location : 62, Manor Park Drive, Finchampstead, Wokingham.

Parish : FI **Ward : FIS** 29-1-02 JB

Applicant : Mr & Mrs Hunt C/O Busby K Associates.

Fee Required: £95 **Fee Received: £95** (7)

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

WOKINGHAM UNITARY
Aiming for Excellence

INTERNAL CONSULTATIONS 29.1.02 JB

Building Control

Heritage (Harold Sanders)

Landscape

(Trees) ✓

Environmental Health

Housing

Leisure & Cultural Services ✓

(Public Rights of Way Officer) Any impact on adj public path?

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

(Highways) ✓

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

.....

.....

.....

.....

.....

.....

NEIGHBOURS

.....

S/N + See Map.

.....

No pre-apps

busby k associates
architects designing for you

24.JAN.2002 5747

Ref: HUN01/15

22 January 2002

District Planning Officer
Planning Service
Environmental Services Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Sir

HOUSE EXTENSION & GARAGE TO 62 MANORPARK DRIVE, FINCHAMPSTEAD
FULL PLANNING APPICATION

Please find enclosed the following documents and drawings for consideration for planning approval:

6 No completed copies of 'Householder Planning Application' form.

6 No sets of Dwg No HUN01/15/01, 02, 03, 04, 06A, 07A & 09

Planning fee of £95.00.

Yours faithfully

CAROLINE BUSBY

Cc John & Hilary Hunt, 62 Manorpark Drive, Finchampstead.

Director: Caroline Busby BSc (Hons), Dipl. AAS, RIBA, ARB. Chartered Architect
Jim Busby BSc (Hons), MSc (Land Use Economics)
Lanyon Suite, 41 Laurel Close, Wokingham, Berkshire. RG41 4AZ. Tel/ Fax: 0118 979 0724
E-mail: busby.k@btconnect.com Web: www.busby-k.co.uk

Environmental Services

For office use only.
Application number: 24.JAN.2002* 5747

24.JAN.2002*

Householder planning application form

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

1	Your name	JOHN & HILARY HUNT
	Address and postcode	62 MANORPARK DRIVE FINCHAMPSTEAD WOKINGHAM RG40 4XE
	Phone number	0118 973 0672
	Agent's Name	BUSBY & ASSOCIATES
	Address and postcode	41 LAUREL CLOSE WOKINGHAM BERKSHIRE RG41 4AZ
	Phone number	0118 979 0724
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	62 MANORPARK DRIVE FINCHAMPSTEAD WOKINGHAM BERKSHIRE RG40 4XE
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY REAR EXTENSION & SINGLE STOREY SIDE GARAGE EXTENSION
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☒ No ☐
6	Please list the external materials you will use, for example, red brick to match any existing bricks and dark stained timber.	ROOF CLAY INTERLOCKING ROOF TILES TO MATCH EXISTING RED BRICK TO MATCH EXISTING
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☒
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☒

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 4	Proposed: 4
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☒	No ☐
11	Checklist. Please make sure that you enclose the following.		
	a Six copies of this form signed and dated.		
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

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

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

Certificate A

I certify that

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

~~**Certificate B**~~

~~I certify that~~

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

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

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

Your signature: N Bosley on behalf of JOHN & HILARY HUNT

Date 22/01/02

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

ADDRESS 62 MANOR PARK DRIVE PARISH LINCHMERE

PLOT No. 67

BUILDER

ORD. SHEET No. SH 784 796 106

Plan No.	Applicant	Description of Development	Date of Decision	Decision
20924	CHILA HOMES	O/L.	8.3.84	C/A
2335-9	"	ALT. HOUSE & GARAGE	24.4.85	C/A
BRA2266	"	"	3.10.86	APP
35419	CLARK - WIMPEY	RELAX COND. 8 ON 20924	28.3.90	C/A
		PART GARAGE TO RLS.		
BRA8969	"	STUDY TO KITCHEN	21.5.90	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

busby K associates
ARCHITECTURE - SURVEYING - INTERIORS
PROJECT MANAGEMENT - LANDSCAPE
DEVELOPMENT IMPACT ASSESSMENT
41 LAUREL CLOSE, WOKINGHAM, BERKS. RG41 4AZ
Tel/Fax: 0118 979 0724 E-mail: busby.k@btconnect.com

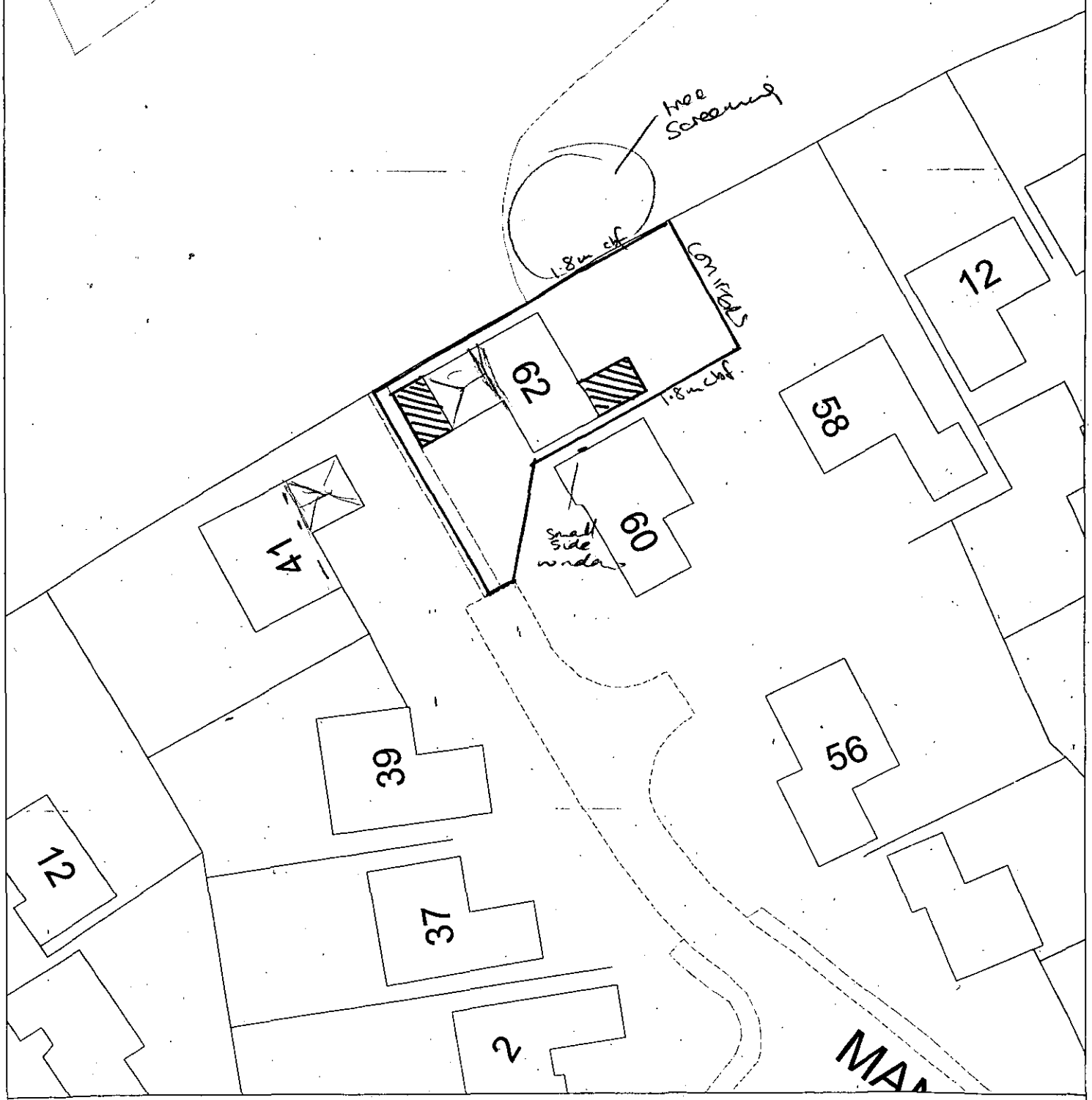
HOUSE EXTENSION & GARAGE TO
62 MANOR PARK DRIVE, FINCHAMPSTEAD

SITE LAYOUT PLAN (block)

Dwg no. HUN01/15/02 Rev:

Scale: 1:500 Date: 22 JAN 2002

24 JAN 2002 5747



Site Plan, Scale: 1 to 500

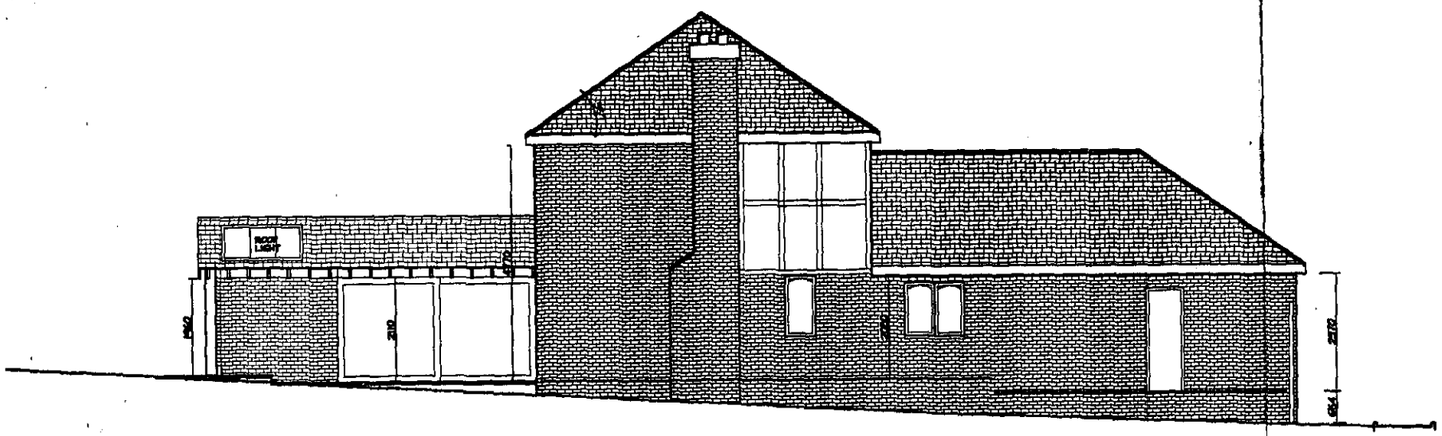
This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO Office. © Crown Copyright. Wokingham District Council, Licence No. LA086134

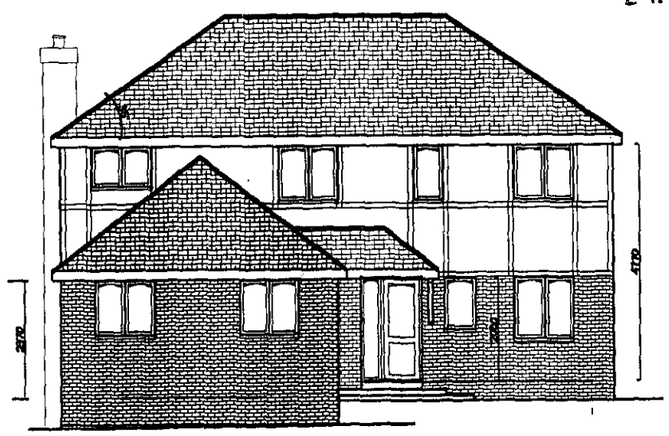
Date: 21 January 2002

N
W E
S

24.JAN.2002* 5747

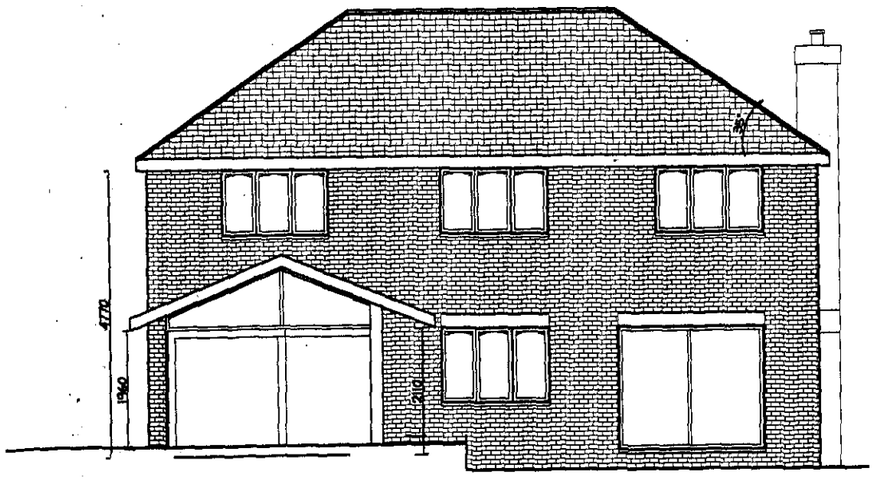


WEST ELEVATION

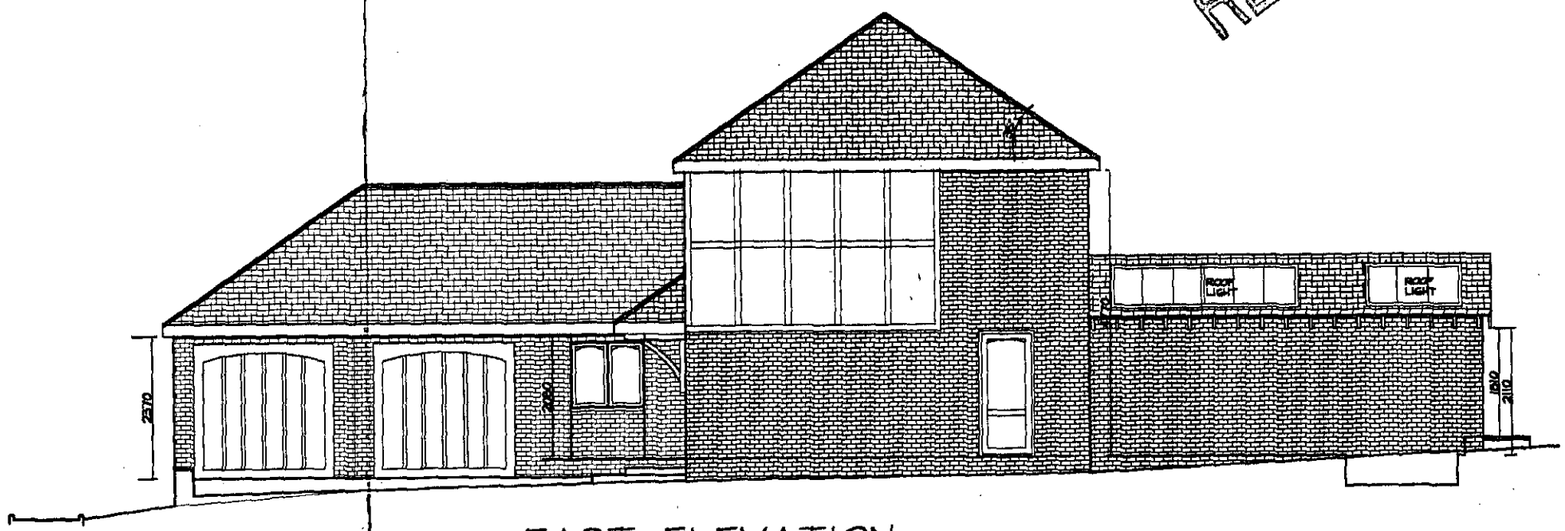


SOUTH ELEVATION
MANOR PARK DRIVE

REFUSED



NORTH ELEVATION



EAST ELEVATION

A 10.01.02 CHANGES AS DISCUSSED

busby & associates
ARCHITECTURE · SURVEYING · INTERIORS
PROJECT MANAGEMENT · LANDSCAPE
DEVELOPMENT IMPACT ASSESSMENT
41 LAUREL CLOSE, WOKINGHAM, BERKS. RG41 4AZ
Tel/Fax 0118 979 0724 E-mail busby.k@btconnect.com

HOUSE EXTENSION & GARAGE TO
62 MANOR PARK DRIVE, FINCHAMPSTEAD

PROPOSED ELEVATIONS

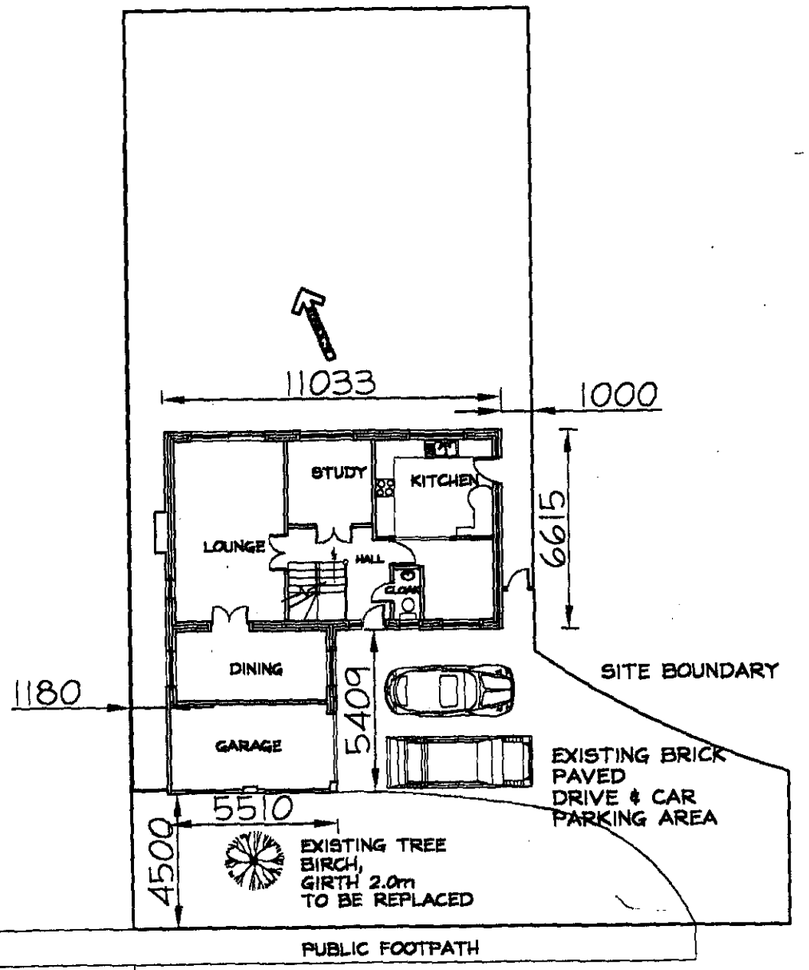
Dwg no. HUNo1/15/07 Rev: A
Scale: 1:100 Date: 22 NOV 2001

SCHEDULE OF FINISHES

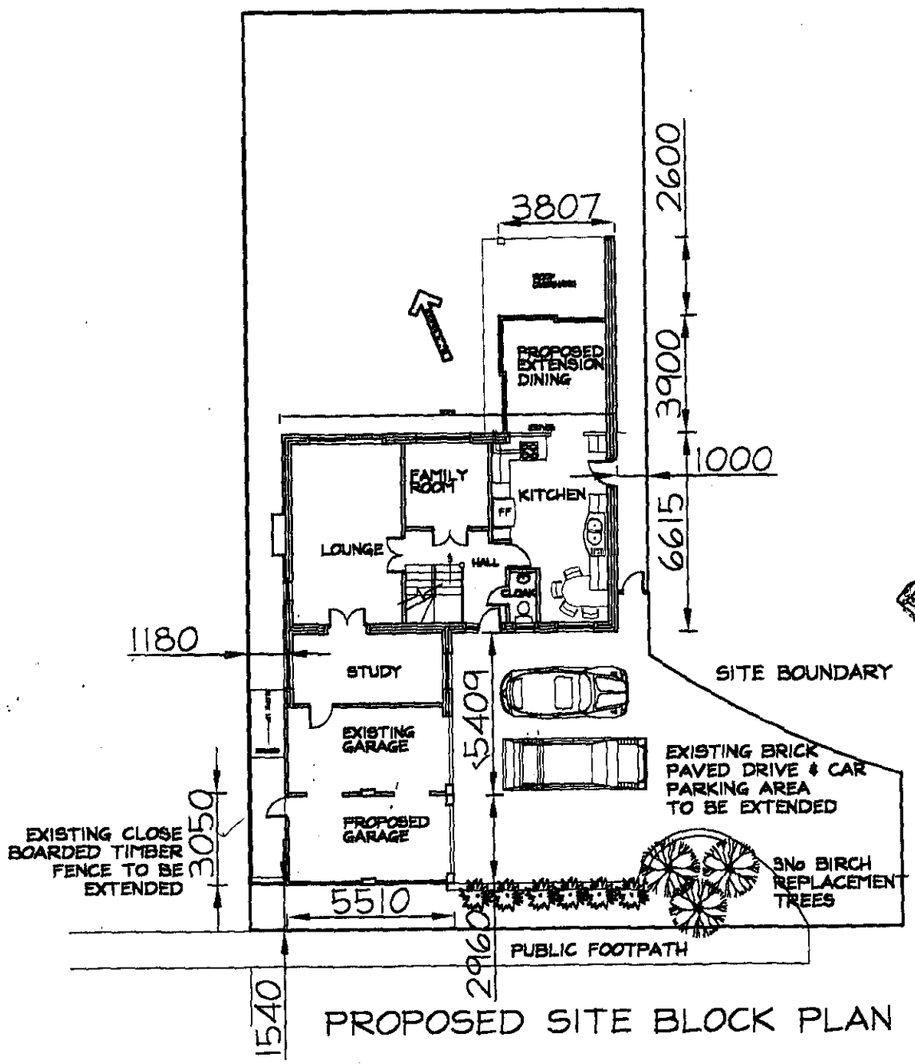
ROOF- BRINDLED BROWN/ RED CONCRETE TILES TO MATCH EXISTING
WALLS- BRINDLED RED CLAY BRICK TO MATCH EXISTING
WINDOWS & DOORS- DARK BROWN STAINED DEAL FIXED & SLIDING SYSTEM
FASCIA & SOFFIT- DARK BROWN STAINED DEAL TO MATCH EXISTING
RAINWATER GOODS- DARK BROWN PVC OGEE SECTION TO MATCH EXISTING

AD 13/1/03

24.JAN.2002 5747

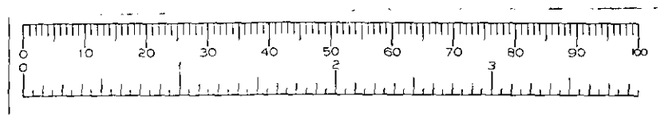


EXISTING SITE BLOCK PLAN 1:200



PROPOSED SITE BLOCK PLAN 1:200

REVISED



busby & K associates
ARCHITECTURE · SURVEYING · INTERIORS
PROJECT MANAGEMENT · LANDSCAPE
DEVELOPMENT IMPACT ASSESSMENT
41 LAUREL CLOSE, WOKINGHAM, BERKS. RG41 4AZ
Tel/Fax: 0118 979 0724 E-mail: busby.k@btconnect.com

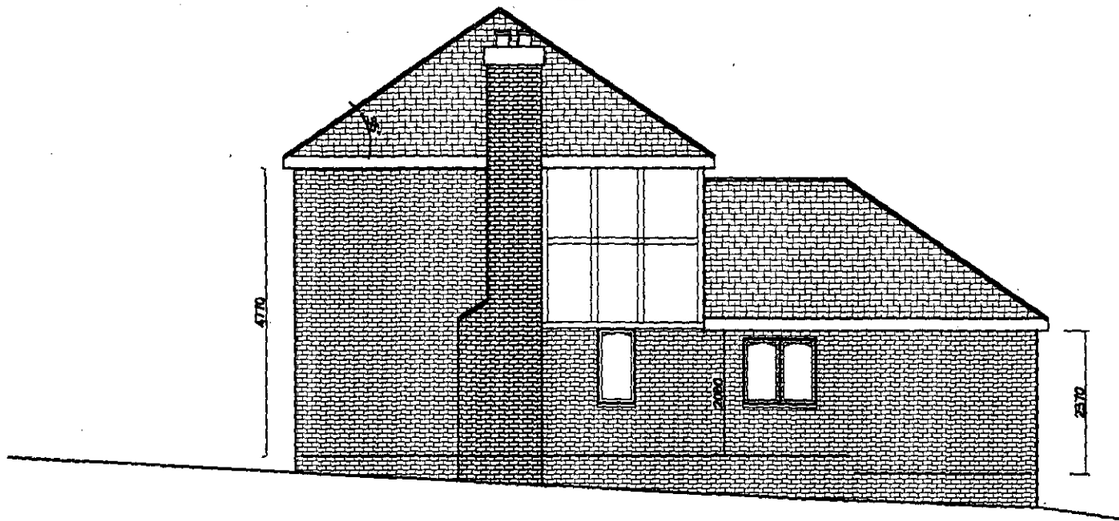
HOUSE EXTENSION & GARAGE TO
62 MANOR PARK DRIVE, FINCHAMPSTEAD

EXISTING & PROPOSED SITE LAYOUT

Dwg no. HUN01/15/09 Rev:
Scale: 1:200 Date: 22 JAN 2002

13/1/03

24 JAN 2002 5747

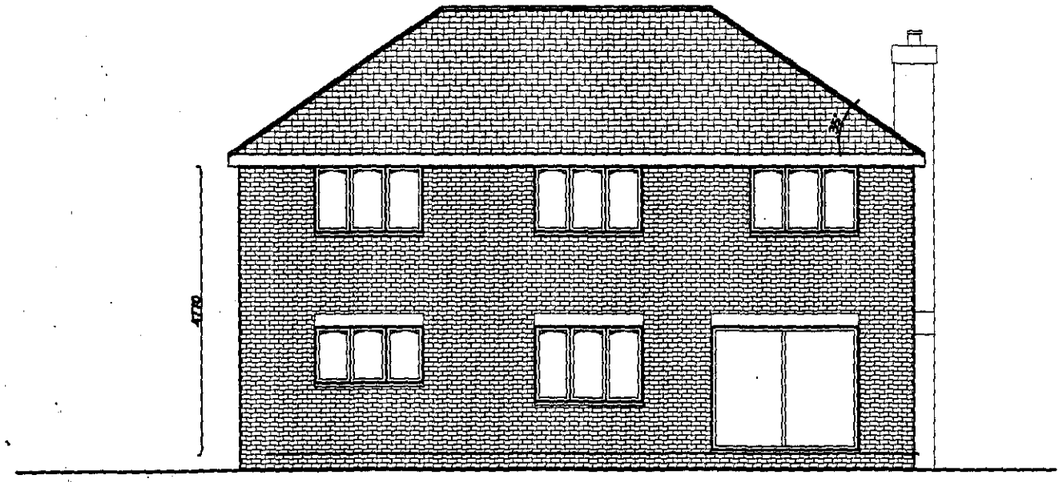


WEST ELEVATION



SOUTH ELEVATION
MANOR PARK DRIVE

REFUSED



NORTH ELEVATION



EAST ELEVATION FINISH TO GRAVELLED PARKING AREA TO

SCHEDULE OF FINISHES

ROOF- BRINDLED BROWN/ RED CONCRETE TILES
WALLS- BRINDLED RED CLAY BRICK WITH FRAMED PLASTER PANELS
WINDOWS & DOORS- DARK BROWN STAINED DEAL CASEMENT
FASCIA & SOFFIT- DARK BROWN STAINED DEAL
RAINWATER GOODS- DARK BROWN PVC OGEE SECTION

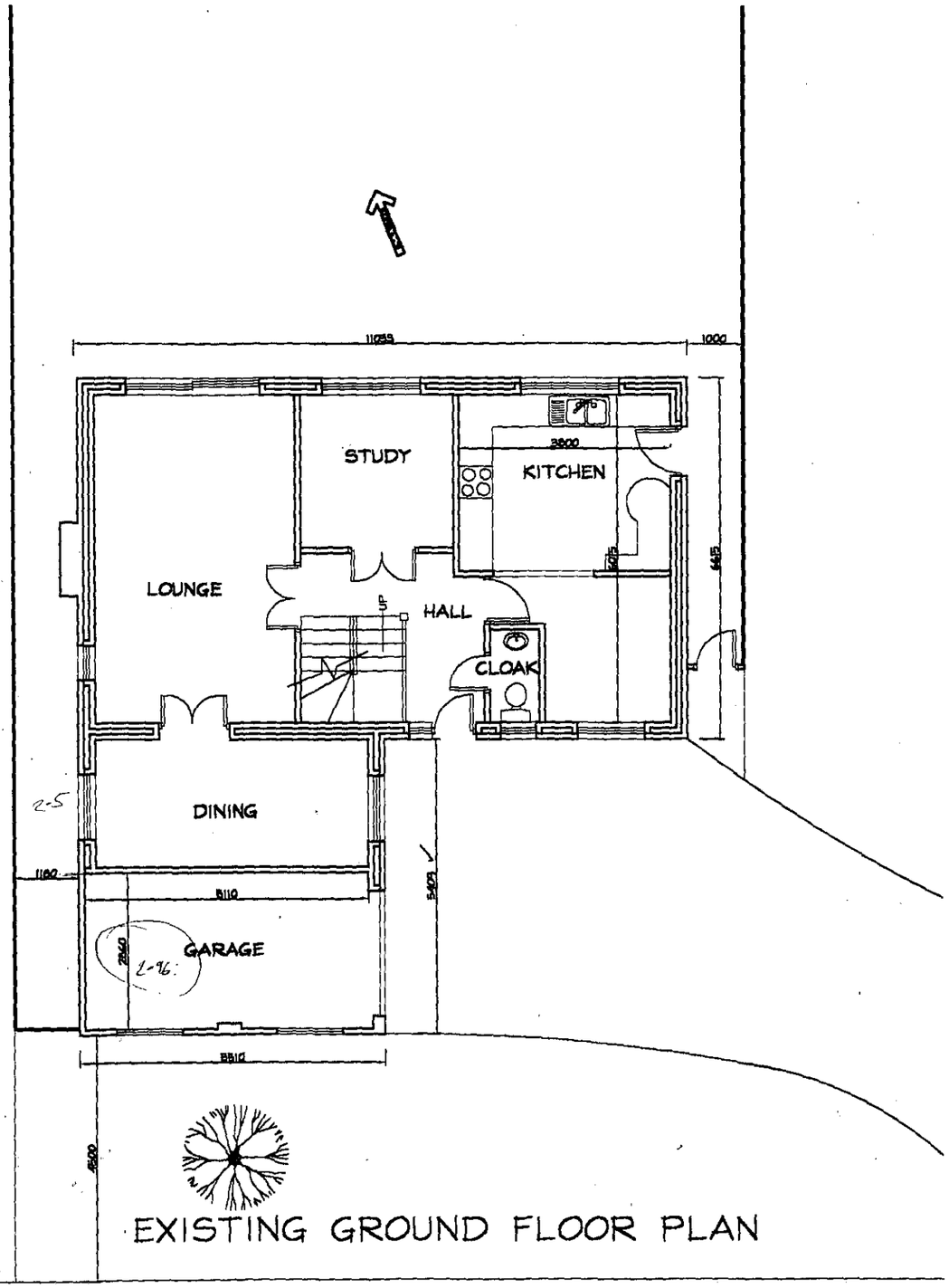
busby K associates
ARCHITECTURE-SURVEYING-INTERIORS
PROJECT MANAGEMENT-LANDSCAPE
DEVELOPMENT IMPACT ASSESSMENT
41 LAUREL CLOSE, WOKINGHAM, BERKS. RG41 4AZ
Tel/Fax 0118 979 0724 E-mail:busby.k@btconnect.com

HOUSE EXTENSION & GARAGE TO
62 MANOR PARK DRIVE, FINCHAMPSTEAD

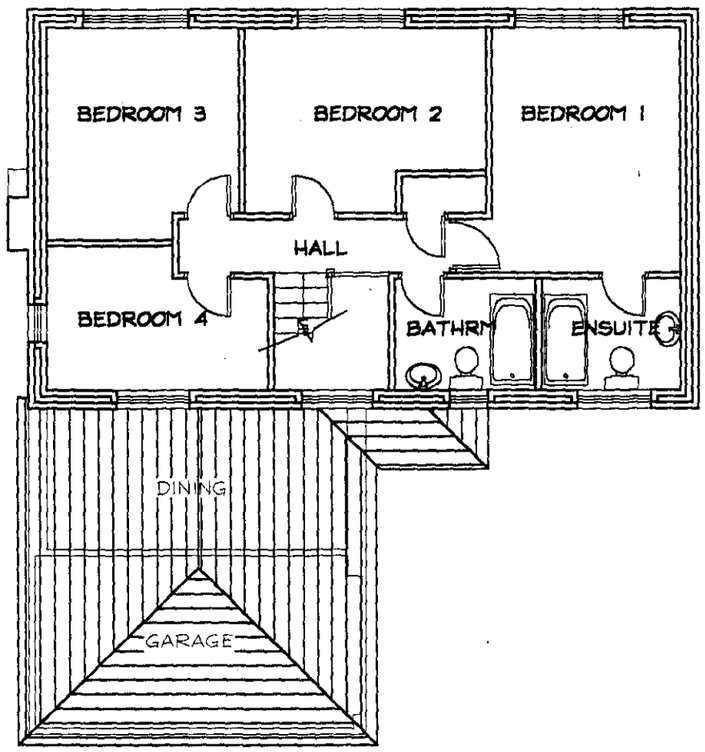
EXISTING ELEVATIONS

Dwg no. HUN01/15/04 Rev:
Scale: 1:100 Date: 2 NOV 2001

24.JAN.2002* 5747



EXISTING GROUND FLOOR PLAN



FIRST FLOOR PLAN

REFUSED

busby K associates
ARCHITECTURE · SURVEYING · INTERIORS
PROJECT MANAGEMENT · LANDSCAPE
DEVELOPMENT IMPACT ASSESSMENT
41 LAUREL CLOSE, WOKINGHAM, BERKS. RG41 4AZ
Tel/Fax 0118 979 0724 E-mail busby.k@btconnect.com

HOUSE EXTENSION & GARAGE TO
62 MANOR PARK DRIVE, FINCHAMPSTEAD

EXISTING PLANS

Dwg no. HUN01/15/03 Rev:

Scale: 1:100 Date: 2 NOV 2001

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

APPLICATION NO.5747

Name of appellant:
John & Hilary Hunt

Site address:
62 Manor Park Drive

Proposal:Proposed erection of single storey rear extension & singlr storey front extesion to enlarge garage plus extended rear fence

Case Officer:LS

855

DO

Appeal Decision

Site visit made on 14 November 2002

by R D Hiscox MA(Oxon) DipTP MRICS MRTPI

an Inspector appointed by the First Secretary of State

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

Date
6 DEC 2002

Appeal Ref: APP/X0360/A/02/1093861
62 Manor Park Drive, Finchampstead

- 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 John and Hilary Hunt against the decision of Wokingham District Council.
- The application (Ref.F/2002/5747), dated 22 January 2002, was refused by notice dated 14 March 2002.
- The development proposed is a single storey rear extension and a single storey side garage extension.

Summary of Decision: The appeal is allowed and planning permission granted subject to conditions set out in the Formal Decision below.

Procedural matters

1. An informative was inserted on the Council's decision notice inviting the applicant to reapply for the single storey rear extension. An application was subsequently submitted and permission granted for that element of the proposal.

Main Issues

2. The main issue in this case is the visual impact of the garage extension, with particular regard to its position adjoining a footpath that leads to the entrance to the California Country Park.

Planning Policy

3. The development plan for this area includes the Berkshire Structure Plan (1996-2006) together with the South East Area Local Plan, 1995. A draft Wokingham District Local Plan (WDLP) has been the subject of a public inquiry, with the Inspector's report submitted in October 2001. This report has not yet been formally been considered and the draft local plan is not adopted. Nevertheless, the draft WDLP is at an advanced stage of preparation and is a material consideration that carries considerable weight.

4. Policy LD3 in the structure plan states that development proposals will only be permitted where they do not give rise to an unacceptable impact on the environment, including serious harm to the character or appearance of an area.

5. In the adopted local plan, Policy SBE1 seeks that new development should be of a high standard of design, appropriate to the character of the area and making a positive contribution to its setting. Policy SBE2 states that development that is inappropriate in terms of its relationship with adjoining sites and buildings, or that would adversely affect the character of an area, will not normally be permitted.

6. Policy WBE1 in the draft WDLP encourages good contemporary design that respects its local context. Policy WOS3 sets out general development control principles, one of which again seeks a high standard of design respecting the local context.

Reasons

7. The appeal property is a modern detached house on a sizeable estate of similar properties. The estate adjoins California Country Park, and there are a number of footpath access points into the park. The appeal property adjoins one of these footpaths.

8. This proposed extension would be to provide a double garage at the side of the existing single garage. It would be of a single storey, extending the existing singe storey garage and dining room element of the house with matching materials and finished with a similar hipped roof. It would increase the width of this single storey element by some 3 metres.

9. The Council's concern, and that of some neighbours, is that this extension would encroach upon the gap at the entrance to the park. This would be exaggerated, as the extension would be on a higher ground level than the footpath, with the result that the eaves height would be some 3 metres above the footpath. The Council believes that this enclosure would be harmful to the character and appearance of the area.

10. For the appellant, my attention is drawn to other footpath access points from the estate to the park where the path is already more enclosed than would be the case in this proposal. The path at the end of Fernbank has a garage coming to within 1.5 metres or so, in a similar way to this proposal. The path from Briarwood has a wall abutting to one side and a fence to the other, and with a house set close behind the wall.

11. I saw at my visit to the estate that most houses have a double garage similar to this proposal. I see no reason, therefore, why this extension would be out of keeping with the general pattern of the estate. As for the question of enclosure or encroachment into the gap, there is no doubt, as a matter of fact, that his gap would be reduced. However, I am not persuaded that this would be a matter of any undue harm. The trees and open nature of the park beyond would still be readily apparent, as is the case at the end of Briarwood and Fernbank, and there would remain a feeling that this is a place of transition from the urban nature of the estate to the open space beyond. In my opinion, this extension would not cause harm to this intrinsic character and appearance, and I see no sound reason for permission to be withheld.

12. I note that there has been some discussion resulting from the appellant having positioned a fence at the footpath edge in the position of this proposed extension. The appellant argues that the removal of this fence would in fact open up the footpath and that there would also be landscaping improvements, with the planting of native vegetation along this bank and the replacement of a birch tree with three new ones further forward in the plot. This has led to arguments concerning permitted development rights for the fence and covenants concerning fences. While the positioning of the fence is not a matter before me in this appeal, I consider that the landscaping proposals offer considerable enhancement, and details of this could be required as part of a condition attached to any permission granted.

Conditions

13. The Council has suggested a number of conditions to be imposed upon any permission granted if this appeal is allowed. I have considered these conditions in the light of the

guidance in Circular 11/95, "The Use of Conditions in Planning Permissions", and borne in mind the model conditions in the annex to that Circular.

14. In addition to the statutory time limitation, the 2nd proposed condition requires materials to match those of the existing building. This is necessary to ensure that the extension has a satisfactory appearance. The 3rd proposed condition would require that the garage be kept available for the parking of a vehicle and not used for any business or as habitable space. I consider this reasonable so as to ensure that the garage is retained for its specified purpose.

15. Although the Council has not suggested a landscaping condition, I have considered this matter above. The landscaping and fencing proposals are an important part of the appellant's case, and I consider that it would be reasonable, and a matter of no surprise to the parties, for there to be a condition requiring details of these to be approved and the approved scheme to be implemented.

Conclusions

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

Formal Decision

17. In exercise of the powers transferred to me, I allow the appeal and grant planning permission for a single storey rear extension and a single storey garage extension at 62 Manor Park Drive, Finchampstead in accordance with the terms of the application Ref.F/2002/5747, dated 22 January 2002, and the plans submitted therewith, subject to the following conditions:

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

2) The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in 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 shall be kept available for the parking of vehicles ancillary to the residential use, and shall not be used for any business or as habitable space.

4) No development shall take place until there has been submitted to and approved by the local planning authority proposals for landscaping and fencing at the site. The scheme shall be carried out as approved, with all planting in the approved details carried out in the first planting and seeding seasons following the completion of the development. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation.

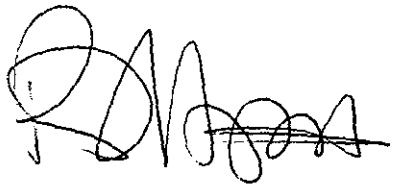
Information

18. 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.

19. This decision does not convey any approval or consent that may be required under any enactment, by-law, order or regulation other than section 57 of the Town and Country Planning Act 1990.

20. An applicant for any approval required by a condition attached to this permission has a statutory right of appeal to the Secretary of State if that approval is refused or granted conditionally or if the authority fails to give notice of its decision within the prescribed period.

21. Attention is drawn to the enclosed note relating to the requirements of the Chronically Sick and Disabled Persons Act 1970, as amended.



Inspector

Application No: F/2002/5747 LS

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr & Mrs Hunt
C/O Busby K Associates
41 Laurel Close
Wokingham
Berkshire
RG41 4AZ

Application Number: F/2002/5747

Parish: **FINCHAMPSTEAD**

Location: **62, Manor Park Drive, Finchampstead, Wokingham.**

Proposal: **Proposed erection of single storey rear extension and single storey front extension to enlarge garage plus extended rear fence.**

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

Reason
1. The proposed single storey front extension by reason of its mass and siting, would present an undesirable amount of enclosure at the public footpath which leads to California Country Park, to the detriment of the visual amenity of the area. As such the development is contrary to policies SBE1 and SBE2 of the South East Area Local Plan, policies WBE1 and WOS3 of the Wokingham District Local Plan (Deposit Draft) and to policy LD3 of the Berkshire Structure Plan.

Informative
1. The applicant is invited to re-apply for the single storey rear extension.

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

Berkshire Structure Plan Policies LD3 and EN1.
South East Area Local Plan Policies SBE1, SBE2, ST5 and STV1.
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS3, WT6 and WOS2.

Anna Cronin
Head of Planning & Transportation
Date: 14/03/2002

Notice checked by: _____

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

APPEALS TO THE SECRETARY OF STATE

PLANNING & ADVERTISEMENT APPEALS

1) If you disagree with the decision of the your local planning authority to refuse planning permission or you do not think that conditions placed on an approval are justified or reasonable, then you can appeal to the Secretary of State for the Environment, Transport and the Regions.

   If you want to appeal you must do so within **6 months** of the date of the decision notice for **planning applications** and within **8 weeks** in respect of **advertisement applications**, using a form you can get from The Planning Inspectorate. They can be contacted on (0117) 372 6373 or you can write to them at ; Temple Quay House, 2 The Square, Temple Quay, Bristol. BS1 6PN.

2) In some exceptional circumstances an appeal can be considered if more than 6 months or 8 weeks have elapsed since the date of your decision. If the 6 month/8 week time limit has expired and you wish to appeal please contact the Planning Inspectorate to find out if they are willing to accept it.

3) The Secretary of State does not have to consider an appeal if it appears that the local planning authority could not have granted planning permission for the proposed development or could not have approved permission without the conditions it imposed while having regard to the statutory requirement of the development order or any directions given under the order. In practice The Secretary of State does not normally refuse to consider appeals solely because the local planning authority based its decision on a direction given by him.

4) It is a statutory requirement for all appellants to copy their appeal forms direct to Wokingham District Council, Planning Services, P.O. Box 157, Civic Offices, Shute End, Wokingham, RG40 1WR, at the same time as the appeal is sent to the Planning Inspectorate. Details of this procedure will be included on the appeal forms.

PURCHASE NOTICES

1) If the local planning authority or the Secretary of State for the Environment, Transport and the Regions refuses permission to develop land or grants it subject to conditions, the owner may claim that the land cannot be put to a reasonably beneficial use in its existing state or cannot make the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

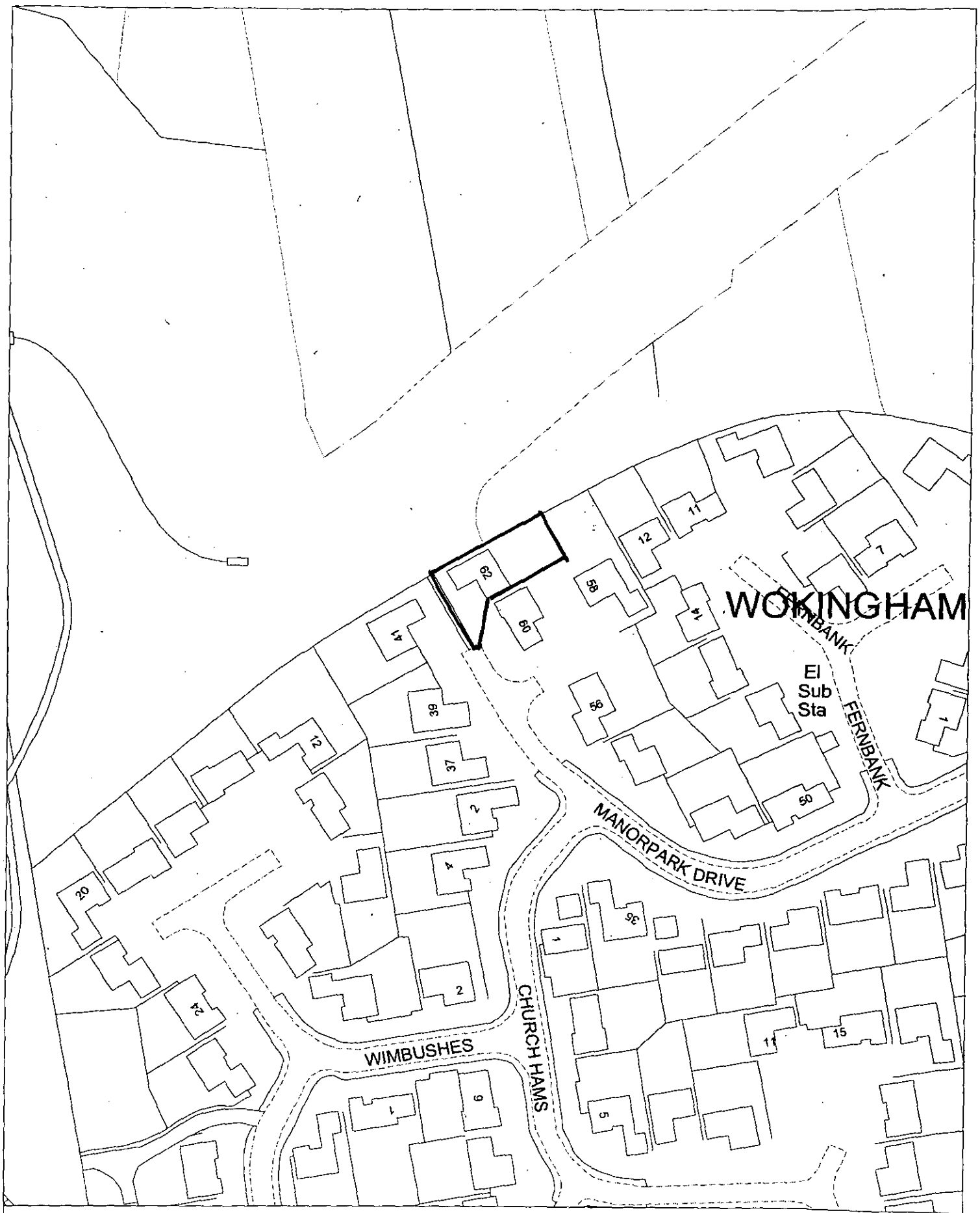
2) In these circumstances the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase an owners interest in the land in accordance with the provisions of Part XI of the Town and Country Planning Act 1971.

COMPENSATION

1) In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or is granted subject to certain conditions by the Secretary of State for the Environment, Transport and the Regions on appeal or on reference of the application to him. These circumstances are set out in Section 114 and related provision of the Town and Country Planning Act 1990.

Appendices

Appendix 1



Site Plan, Scale: 1 to 1250

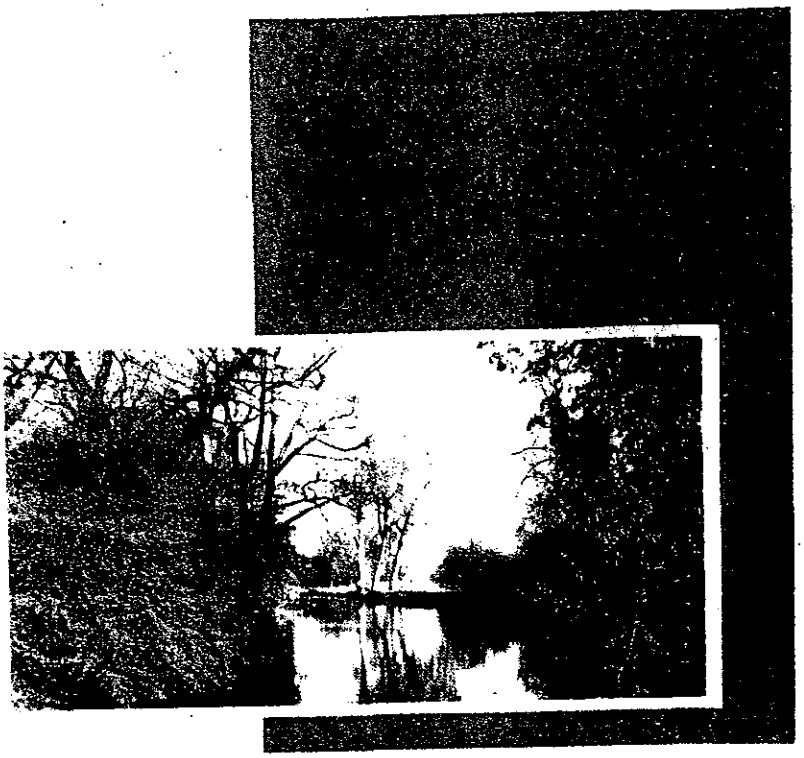
This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO Office. © Crown Copyright. Wokingham District Council, Licence No. LA086134

Date: 24 July 2002

N
W E
S

Appendix 2



BERKSHIRE STRUCTURE PLAN 1991-2006

Incorporating Alterations adopted in August 1997





4.8 The provision of suitable small recycling facilities, such as bottle and can banks, in association with development acceptable under other policies in this Plan, will contribute towards meeting a target of recycling at least 25% of the County's household waste by the year 2000 as proposed in Policy W2 (35% by 2007). The nature and type of facilities will depend on the type of development and the waste management systems being used. However, the facilities may include two separate elements :

- local recycling facilities for the public to deposit different types of recyclable material; and
- facilities for source separation and storage of different types of waste.

4.9 Policy LD2 will normally apply to the following categories of development:

(i) housing proposals for 100 or more dwellings;

(ii) new development, redevelopment or refurbishment of shopping centres or facilities where the floorspace of existing and new development amounts to 500 sq.metres or more;

(iii) business, industrial, distribution or storage development involving a net increase in floorspace of 500 sq.metres or more;

(iv) major transport, leisure, recreation, tourist or community facilities;

(v) car parks for the public including 'park and ride' schemes with over 200 spaces; and

(vi) appropriate smaller developments which frequently attract a significant number of people (e.g. community or shopping schemes).

ENVIRONMENTAL IMPACT

4.10 The County Council considers that even where proposals for development may be acceptable in principle within the provisions of other policies in the Structure Plan and in local plans, local planning authorities need to be satisfied that proposals will not have any significant adverse environmental impact.

Environmental Impact of Development

Policy LD3 ***Development proposals will only be permitted where they do not give rise to an unacceptable impact on the environment, including serious harm to the character or appearance of an area, or the amenities of neighbouring land uses.***

4.11 In a highly constrained County such as Berkshire, most major development is likely to have a significant impact, either by itself or cumulatively, and environmental assessments may be required for a wider range of development than that specifically referred to in Circular 15/88 in order to determine the acceptability of proposals.

4.12 Circular 15/88, which explains the provisions of the Town and Country Planning (Assessment of Environmental Effects) Regulations advises that environmental assessments need to be carried out for development proposals which are likely to have significant environmental impacts by virtue of their nature, size and location. To enable the local planning authorities to make such assessments, relevant proposals should be accompanied by "environmental statements" on the lines set out in Schedule 3 to the Regulations. The Circular gives a broad indication of the type and scale of project which may require an environmental assessment, although it is recognised that an assessment may also be needed for smaller development proposals where they are likely to give rise to significant environmental effects.

4.13 It will be up to the local planning authorities to determine the size, location and types of development for which an environmental assessment will normally be required. The environmental statement provided by a developer with a planning application should examine the impacts of the proposed development and make clear how measures to ameliorate these impacts have been incorporated into the design of the development, so that the local planning authorities can properly undertake an environmental assessment. Judgement as to whether on balance a particular proposal is likely to have an unacceptable impact on the environment will depend upon the size, location and type of development being considered.

4.14 Many proposals which do not necessitate a full environmental statement as specified in Schedule 3 to the Regulations may, nevertheless, have a substantial environmental impact either individually or cumulatively with other schemes. In such cases, planning applications will need to be accompanied by sufficient relevant information for their impact to be assessed by the local planning authority.

4.15 The County Council, as highway authority, will ensure that the environmental impact of new transport schemes or improvements is minimised. Improvements to the highway network will need to take account of the broader environmental implications, as well as the transport benefits of any scheme.

Environmental Impact of Transport Schemes

Policy LD4 **The County Council will seek to ensure that the environmental impact of any transport scheme is kept to the practical minimum by comprehensive planning.**

4.16 Steps to be taken in seeking to minimise the potential environmental impact of transport improvements will include careful alignment, design and use of materials, together with comprehensive landscaping and forms of lighting and signage that are as unobtrusive as possible.

Appendix 3

SOUTH EAST AREA LOCAL PLAN

Adopted 15 April 1994

Published by: Wokingham District Council
Planning Department
Shute End
Wokingham
Berkshire
RG11 1WR

1.4 QUALITY & CONSERVATION OF THE BUILT ENVIRONMENT



NEW DEVELOPMENT REDEVELOPMENT AND REFURBISHMENT

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

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

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

❖ SBE1 DESIGN OF NEW DEVELOPMENT

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

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

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

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

❖ SBE2 INAPPROPRIATE DESIGN

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

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

ENVIRONMENTAL IMPROVEMENT

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

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

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



❖ SBE3 REFURBISHMENT AND REDEVELOPMENT

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

❖ SBE4 ENVIRONMENTAL ENHANCEMENT SCHEMES

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

SUNLIGHT, DAYLIGHT AND NOISE

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

❖ SBE5 SUNLIGHT AND DAYLIGHT

IN CONSIDERING PROPOSALS FOR NEW DEVELOPMENT, REDEVELOPMENT AND

Appendix 4



Wokingham District Local Plan
Deposit Draft

With Proposed Amendments Highlighted

February 2000

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

POLICY 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.

POLICY WOS3: DEVELOPMENT CONTROL PRINCIPLES

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

A) BE APPROPRIATE IN SCALE OF ACTIVITY AND CHARACTER TO THE AREA IN W THEY ARE LOCATED AND BE INTEGRATED INTO THEIR LOCAL CONTEXT WITH DETRIMENT TO THE AMENITIES OF ADJOINING LAND USES AND OCCUPIERS

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

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

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

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

F) BE OF HIGH QUALITY OF DESIGN THAT RESPECTS THE LOCAL CONTEXT BY VIRT 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 infrastructur including services and amenities, needed to support the development. This is a material consideratio in considering planning applications (as set out in Circular 1/97, *Planning Obligations*). An explic assessment must be made of infrastructure requirements arising from the development and how thes 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 WOS below.

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

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

Cont.

Appendix 5

Appx 5 –

Inspectors

Comments

on

policy WB61

CHAPTER 4.0 BUILT ENVIRONMENT, DESIGN AND HERITAGE

PREAMBLE

4.1 Many of the policies in the built environment section of this Chapter state a broad range of objectives for environmental improvement rather than ways that such improvements can be brought about through the control of development and use of land. This has given rise to a large number of "policies" that do not offer guidance to the Plan user as to how the Council will inform its decisions in the day to day planning of its District. For this reason I have recommended that many should be deleted and where necessary placed in the supporting text.

OMISSIONS

REPRESENTATIONS

2393 Wokingham Friends of the Earth (O)
2406 Wokingham Friends of the Earth (O)

OBJECTION ISSUES

4.2 It was considered that this part of the Plan could contain more specific policies on energy efficiency to supplement the energy policies WOS8 and WOS9. An energy audit of the existing housing stock could be required, for example in line with the Home Energy Conservation Act. It was also suggested that a policy is needed to ensure the highest level of maintenance and enhancement of the built environment, especially in town centres such as Wokingham where many buildings are in a poor state of repair.

CONCLUSIONS

4.3 I agree with the Council that an energy audit would be beyond the scope of the Local Plan, which aims to guide day to day planning decisions concerning the development and use of land. However, PPG 12 makes it clear that the matter of energy efficiency is relevant to development plans and I consider that this is already adequately covered in Policy WOS9.

4.4 The improvement of the built environment is clearly a desirable objective, and it is dealt with in a number of policies, particularly Policy WOS5. However, it has to be remembered that policies are directed towards guiding development and can have little impact on the enhancement of privately owned resources other than within this context. In the circumstances, I am satisfied that this issue is already adequately addressed and there is no need for a further policy in the Plan.

RECOMMENDATION

4.5 That no changes are made to the Plan in response to these objections.

PARAGRAPH 4.4

REPRESENTATIONS

1775 Hicks Persimmon Limited (O)

OBJECTION ISSUES

4.6 This objection was concerned that there is no policy directed towards the key objective of improvement of poor/degraded land through the control of new development and the implementation of improvement schemes. This was contrary to PPG 12. A new policy was suggested to identify such sites and, where appropriate, to allocate them for development to secure environmental improvements.

CONCLUSIONS

4.7 The objective of securing environmental improvement is established in Policy WOS5. To my mind, enhancement should be a benefit to flow from the development of poor and degraded landscapes as part of the overall package. I do not agree with the implication in the proposed new policy that such benefits should necessarily outweigh other considerations. Just because land is degraded does not necessarily mean that an alternative use would be acceptable. For example, within a countryside location redevelopment of such a site may run counter to the principles of sustainability. In such cases proposals would have to be considered on their merits, as exceptions to the Plan. I do not therefore agree that a new policy is required.

RECOMMENDATION

4.8 That no changes are made to paragraph 4.4.

POLICY WBE1

REPRESENTATIONS

2493 George Wimpey Plc (O)
2566 Martin & Pole, Nicholas (O)
1308 Ms L Erler (S)

OBJECTION ISSUES

4.9 The policy was thought to be too restrictive and the words "will require" should be replaced with "will seek". It was also considered that the policy is a corporate mission statement and has no development control function. It should be deleted or relegated to subtext.

CONCLUSIONS

4.10 Fostering good design is an important objective in national planning guidance and is strongly endorsed in PPG 1, PPG 3 and PPG 13 as well as the recently published Urban White Paper. Developing sustainable environments at higher densities and reducing the need to travel are key themes. I therefore support the policy in principle and must emphasise the message needs to be strongly conveyed that poor designs will be rejected. However, the present wording is not sufficiently specific and conveys the impression that new development should mirror its immediate surroundings. This may not be appropriate and the policy needs to be retitled and restructured to give clear guidance of what is expected in terms of design and sustainability.

4.11 I would also suggest removing reference to supplementary planning guidance from the policy itself. This can be referred to in the supporting text, but an attempt to afford it Section 54A status should be resisted.

RECOMMENDATION

4.12 That reference to supplementary planning guidance is removed from the policy and inserted into the supporting text. That this is supplemented by a reference to development briefs as I have recommended under Policy WBE19.

4.13 That Policy WBE1 is deleted and replaced as follows:

"Policy WBE1: Design and new development

New development will be expected to achieve high standards of design and layout, which makes efficient use of land and buildings. A scheme should create its own identity, whilst taking account of the wider locality, including the surrounding townscape and landscape. In addition, development proposals will be expected to have regard to the following principles:

A) a reduction in the level of car parking below maximum standards wherever possible in order to promote sustainable transport choices;

B) encouragement of measures that promote accessibility to services and facilities by public transport, cycling and walking;

C) incorporation of features that maximise the safety and security of people living in or using the development;



Wokingham District Local Plan
Deposit Draft

With Proposed Amendments Highlighted

February 2000

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

POLICY FRAMEWORK

National Policy

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

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

Strategic Policy

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

Supplementary Planning Guidance

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

THE BUILT ENVIRONMENT

DESIGN PRINCIPLES

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

POLICY WBE1: DEVELOPMENT IN ITS LOCAL CONTEXT

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

a) ITS ENVIRONMENTAL IMPACT

b) ITS VISUAL IMPACT

c) ACCESSIBILITY

Cont.

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

e) THE LOCAL TOWNSCAPE

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

g) SAFETY AND SECURITY

h) THE PRIVACY AND AMENITY OF THE EXISTING ENVIRONMENT

i) SUPPLEMENTARY PLANNING DESIGN GUIDANCE ADOPTED BY THE COUNCIL.

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

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

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

POLICY WBE2: IMPROVING ON THE LOCAL CONTEXT

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

Implementation: Through the development control process.

Monitoring: Check quality of development on the ground.

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

POLICY WBE3: CHARACTER OF LARGE SCALE DEVELOPMENT

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

Cont.

IS CONSERVED WHILST PROVIDING APPROPRIATE DEVELOPMENTS WHICH MEET LOCAL NEEDS

B) GIVE PRIORITY WITHIN a) TO MEETING THE DISTRICT'S ECONOMIC AND SOCIAL NEEDS, INCLUDING THE PROVISION OF LOW-COST HOUSING AND A WIDER RANGE OF EMPLOYMENT OPPORTUNITIES

C) CONSERVING AND ENHANCING THE PATTERN OF TOWN AND PARISH COMMUNITIES BY RETAINING AND EMPHASISING THE BALANCE BETWEEN TOWNS AND VILLAGES, COUNTRYSIDE AND SETTLEMENTS, OPEN RIVER VALLEYS AND ENCLOSED WOODLANDS

D) TO PROVIDE FOR EMPLOYMENT, HOUSING, SHOPPING AND SERVICES IN PLACES THAT MINIMISE THE NEED FOR TRAVEL BY PRIVATE CAR

E) THAT NEW DEVELOPMENT MAKES A POSITIVE CONTRIBUTION TO THE CHARACTER, ENVIRONMENT, LANDSCAPE, HERITAGE WITHIN THE PLAN AREA

F) ~~TO CONSERVE NATURAL RESOURCES TO MINIMISE POLLUTION~~ **(PA 1/3)**

F1) TO CONSERVE NATURAL RESOURCES **(PA 1/3)**

F2) TO MINIMISE POLLUTION ***(PA 1/3)***

G) TO SEEK IMPROVEMENTS TO INFRASTRUCTURE, SERVICES AND AMENITIES.

H) TO ENCOURAGE AND SUSTAIN BALANCED RURAL COMMUNITIES **(PA 1/1)**

I) TO DEVELOP BROWNFIELD SITES IN PREFERENCE TO GREENFIELD SITES **(PA 1/2)**

Implementation: Through the development control process.

Monitoring: Planning applications determined.

Limiting the Spread of Development

1.6 The Council recognises the need to maintain an acceptable level of environmental quality and considers that the maintenance of a clear distinction between built-up areas and the countryside is fundamental to achieving this aim. Such an approach helps to ensure that individual settlements retain their identity and that the open and rural character of land outside the boundaries of identified settlements is retained. Accordingly it is intended to limit development outside identified settlements to that which is appropriate to the countryside ~~or has special reason to locate there~~ *OR FOR WHICH A RURAL LOCATION IS ESSENTIAL.* **(PA 1/4)** Although these uses are acceptable in principle, they must also be acceptable in practice.

1.7 In order to be consistent in the treatment of settlements having common characteristics, it has been necessary to draw up a definition of the classification of settlements as used in the policies and proposals contained in this plan and as shown on the proposals map.

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

(i) a sizeable amount of development in a compact form (if development is dominated by, or interspersed with, areas of land that are characteristically rural or open, it will not come within this criterion)

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

(iii) be physically and socially cohesive.

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

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

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

POLICY WOS2: GENERAL DEVELOPMENT PRINCIPLES

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

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

Implementation: Through the development control process.

Monitoring: Planning applications determined.

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

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

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

POLICY WOS3: DEVELOPMENT CONTROL PRINCIPLES

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

A) BE APPROPRIATE IN SCALE OF ACTIVITY AND CHARACTER TO THE AREA IN WHIC THEY ARE LOCATED AND BE INTEGRATED INTO THEIR LOCAL CONTEXT WITHOU DETRIMENT TO THE AMENITIES OF ADJOINING LAND USES AND OCCUPIERS

B) ~~RETAIN~~ *HAVE NO SIGNIFICANT DETRIMENTAL IMPACT UPON* (PA 1/6) IMPORTAN 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 WT5: ACCESS TO TOWN CENTRES

THE CURRENT LEVELS OF OVERALL ACCESSIBILITY TO TOWN CENTRES, PARTICULARLY BY ENVIRONMENTALLY FRIENDLY MODES OF TRANSPORT, WILL BE ENHANCED IN ORDER TO SUPPORT THE LOCAL ECONOMY AND TO MAINTAIN THE VIABILITY AND VITALITY OF THE CENTRES.

THE COUNCIL WILL SEEK TO ENSURE THAT THERE IS GOOD ACCESS TO TOWN CENTRES BY ALL MODES OF TRANSPORT.

PEDESTRIAN ACCESS PLANS WILL BE DEVELOPED FOR THE CENTRES OF WOKINGHAM, WOODLEY, EARLEY AND TWYFORD.

Implementation: Through the annual capital programme ~~of transport investment~~. *AND THE FIVE YEAR LOCAL TRANSPORT PLAN PROGRAMME* **{T/10}**

Monitoring: Through ~~Travel in Berkshire~~, *THE ROAD TRAFFIC REDUCTION ACT AND THE LOCAL TRANSPORT PLAN*, **{T/10}** other transport statistics and surveys.

Parking

10.32 In applying the parking standards, set out at Appendix 7, the District Council will have regard to whether a public transport alternative is available, and if so, its quality in terms of frequency and range of destinations served. In some cases, rather than to make provision on site, e.g. where it would lead to a multiplicity of crossings over heavily used footways or where it could only be used for a single purpose such as staff parking in connection with offices, it would be better to make communal provision. Thus in the centres of Wokingham, Woodley, Earley and Twyford, as defined on the inset maps, parking will be provided in communal areas and on-site parking will be restricted to that required for operational purposes only.

10.33 The provision of parking is seen as an important way to control the growth in the use of the private car. Therefore parking standards will treated as maxima and provision in excess of the standard will not be permitted.

10.34 There is already concern about on-street parking, particularly as an impediment to the movement of emergency vehicles. Control of on-street parking is needed in congested areas and in particular in residential areas close to town centres. Also, the space used for on-street parking could be used to increase the width of pavements and other pedestrian areas. However, the policies do not restrict the availability of on-street parking where this is appropriate, for example, for casual visitors to residential properties or for short term parking in shopping areas.

10.35 In making suitable provision for parking, the needs of disabled people require special consideration.

10.36 The quality of car parking is as much a matter of concern as the quantity. If car parking is to be used and thus meet the purpose of the standard, the spaces must be appropriately located. Studies have shown that there is a lack of communal parking close to dwellings for visitors even when quantitative standards have been met. There is also an under use of garages and hardstandings due to poor layout and dwelling design. Within residential areas proper provision will be sought for visitors. Thus some of the parking to meet the standard can be provided by means of communal spaces rather than exclusively within the curtilage. This will be by means of designated spaces rather than simple on-street provision.

10.37 As well as cars, it is essential that proper provision is made for cycles, motorcycles and lorries. Cycle parking facilities should be well related to cycle tracks. The provision of such facilities will prevent obstruction of footways and assist security. Such facilities should be provided in connection with all retail, business, leisure and educational development.

POLICY WT6: PARKING PROVISION

IN THE CENTRES OF WOKINGHAM, WOODLEY, EARLEY AND TWYFORD ON-SITE PARKING WILL BE LIMITED TO THAT REQUIRED FOR OPERATIONAL NEEDS. ELSEWHERE THE COUNCIL WILL SEEK THE PROVISION IN APPROPRIATE LOCATIONS WITHIN THE DEVELOPMENT FOR CAR, CYCLE, MOTORCYCLE AND LORRY PARKING IN ACCORDANCE WITH THE COUNCIL'S ADOPTED STANDARDS.

~~WITHIN CAR PARKS AND OTHER SUITABLE PUBLIC AREAS PROVISION WILL BE MADE FOR COVERED, WELL LIT AND SECURE CYCLE PARKING.~~

THE COUNCIL WILL SEEK THE PROVISION OF COVERED, WELL LIT AND SECURE CYCLE PARKING WITHIN CAR PARKS AND IN OTHER LOCATIONS WHERE IT IS LIKELY TO BE NEEDED SUCH AS SHOPPING CENTRES, RAILWAY STATIONS, SCHOOLS, LIBRARIE DOCTORS' SURGERIES, COUNTRY PARKS AND LEISURE FACILITIES. CYCLE STANDS FOR INDIVIDUAL OR PAIRS OF CYCLES WILL BE SITED WHERE LARGER CYCLE PARKS ARE NOT APPROPRIATE. **(PA 10/4)**

THE COUNCIL WILL REVIEW THE NUMBER AND LOCATION OF DISABLED PARKING SPACES AND SEEK TO MEET ANY SHORTFALL IN AVAILABILITY OR LOCATIONAL CONSIDERATIONS, AND INCREASE PROVISION WHERE APPROPRIATE.

WHERE APPROPRIATE, IN ORDER TO PROMOTE ROAD SAFETY, ON-STREET PARKING WILL BE RESTRICTED.

Implementation: Through development control and the annual capital programme of transport investment and environmental improvement *AND THE LOCAL TRANSPORT PLAN PROGRAMME.*

Monitoring: ~~Through surveys of need including problems caused by vehicles parked on street, restricting access particularly by the emergency services, and problems of cycle parking on the pavement and obstruction.~~ *THROUGH THE LOCAL TRANSPORT PLAN PROCESS.* **{T/11}**

Safety

10.38 The Council considers it important to meet the government's targets in relation to safety and the reduction in accidents. Measures to improve safety will have a high priority, particularly in the vicinity of schools. In recent years many improvements for road safety reasons have been implemented.

10.39 For safety and for environmental reasons a number of traffic calming schemes have been implemented in the District. Traffic calming measures aimed at reducing the speed and penetration of traffic, particularly in residential areas, combined with environmental improvements can improve road safety and make the streets a more pleasant place in which to be. There is, however, concern about the detail of some of the traffic calming schemes that have been implemented. Speed humps have been opposed by the emergency services who consider that they increase response times; they are a problem for patients in ambulances. The bus operators have also opposed speed humps for reasons of passenger comfort and safety. Concern has been expressed about the effect of traffic calming measures on roads that are used as an alternative to avoid such measures, particularly road humps, and the lack of alternative approaches to traffic calming. Offset parking areas, for example can reduce the speed of traffic. Other approaches include footway widening, width restrictions and variation in surface treatments. Traffic calming schemes, however modest, do incur a cost. In view of this, and the fact that schemes can arouse opposition, they will only be undertaken where clearly justified.

Royal County of BERKSHIRE



BERKSHIRE STRUCTURE PLAN 1991-2006

Incorporating Alterations adopted in August 1997





Babtie

Public Services Division

4.8 The provision of suitable small recycling facilities, such as bottle and can banks, in association with development acceptable under other policies in this Plan, will contribute towards meeting a target of recycling at least 25% of the County's household waste by the year 2000 as proposed in Policy W2 (35% by 2007). The nature and type of facilities will depend on the type of development and the waste management systems being used. However, the facilities may include two separate elements :

- local recycling facilities for the public to deposit different types of recyclable material; and
- facilities for source separation and storage of different types of waste.

4.9 Policy LD2 will normally apply to the following categories of development:

(i) housing proposals for 100 or more dwellings;

(ii) new development, redevelopment or refurbishment of shopping centres or facilities where the floorspace of existing and new development amounts to 500 sq.metres or more;

(iii) business, industrial, distribution or storage development involving a net increase in floorspace of 500 sq.metres or more;

(iv) major transport, leisure, recreation, tourist or community facilities;

(v) car parks for the public including 'park and ride' schemes with over 200 spaces; and

(vi) appropriate smaller developments which frequently attract a significant number of people (e.g. community or shopping schemes).

ENVIRONMENTAL IMPACT

4.10 The County Council considers that even where proposals for development may be acceptable in principle within the provisions of other policies in the Structure Plan and in local plans, local planning authorities need to be satisfied that proposals will not have any significant adverse environmental impact.

Environmental Impact of Development

Policy LD3 **Development proposals will only be permitted where they do not give rise to an unacceptable impact on the environment, including serious harm to the character or appearance of an area, or the amenities of neighbouring land uses.**

4.11 In a highly constrained County such as Berkshire, most major development is likely to have a significant impact, either by itself or cumulatively, and environmental assessments may be required for a wider range of development than that specifically referred to in Circular 15/88 in order to determine the acceptability of proposals.

4.12 Circular 15/88, which explains the provisions of the Town and Country Planning (Assessment of Environmental Effects) Regulations advises that environmental assessments need to be carried out for development proposals which are likely to have significant environmental impacts by virtue of their nature, size and location. To enable the local planning authorities to make such assessments, relevant proposals should be accompanied by "environmental statements" on the lines set out in Schedule 3 to the Regulations. The Circular gives a broad indication of the type and scale of project which may require an environmental assessment, although it is recognised that an assessment may also be needed for smaller development proposals where they are likely to give rise to significant environmental effects.

4.13 It will be up to the local planning authorities to determine the size, location and types of development for which an environmental assessment will normally be required. The environmental statement provided by a developer with a planning application should examine the impacts of the proposed development and make clear how measures to ameliorate these impacts have been incorporated into the design of the development, so that the local planning authorities can properly undertake an environmental assessment. Judgement as to whether on balance a particular proposal is likely to have an unacceptable impact on the environment will depend upon the size, location and type of development being considered.

4.14 Many proposals which do not necessitate a full environmental statement as specified in Schedule 3 to the Regulations may, nevertheless, have a substantial environmental impact either individually or cumulatively with other schemes. In such cases, planning applications will need to be accompanied by sufficient relevant information for their impact to be assessed by the local planning authority.

4.15 The County Council, as highway authority, will ensure that the environmental impact of new transport schemes or improvements is minimised. Improvements to the highway network will need to take account of the broader environmental implications, as well as the transport benefits of any scheme.

Environmental Impact of Transport Schemes

Policy LD4 **The County Council will seek to ensure that the environmental impact of any transport scheme is kept to the practical minimum by comprehensive planning.**

4.16 Steps to be taken in seeking to minimise the potential environmental impact of transport improvements will include careful alignment, design and use of materials, together with comprehensive landscaping and forms of lighting and signage that are as unobtrusive as possible.

6 ENVIRONMENT AND CONSERVATION

MAINTAINING ENVIRONMENTAL QUALITY

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

The Environment of the Built-up Areas

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

Protection and Enhancement of the Environment of Built-Up Areas

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

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

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

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

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

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

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

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

Environmental Nuisance

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

Protection from Environmental Nuisance

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

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

Flooding

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

Tel: (0118) 974 6448 (Direct Line)
Email: Denise.Gumbrell@wokingham.gov.uk
Date: 23 July 2002
My ref: **F/2002/5747**

The Owner / Occupier
60
MANOR PARK DRIVE
FINCHAMPSTEAD
WOKINGHAM
BERKSHIRE
RG404XE

WOKINGHAM UNITARY
Aiming for Excellence

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

Dear Sir/Madam

APPLICATION No: F/2002/5747
APPEAL BY: Mr & Mrs Hunt
SITE: 62 Manor Park Drive Finchampstead Wokingham
PROPOSAL: Proposed erection of single storey rear extension and single storey front extension to enlarge garage plus extended rear fence.

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

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

If you wish to make further representations, you should, if possible, send three copies to Mrs M Pocock, The Planning Inspectorate, Room 3/03, Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. Please quote reference **APP/X0360/A/02/1093861**. Comments received after **22/08/2002** will not normally be seen by the Inspector & will be returned.

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

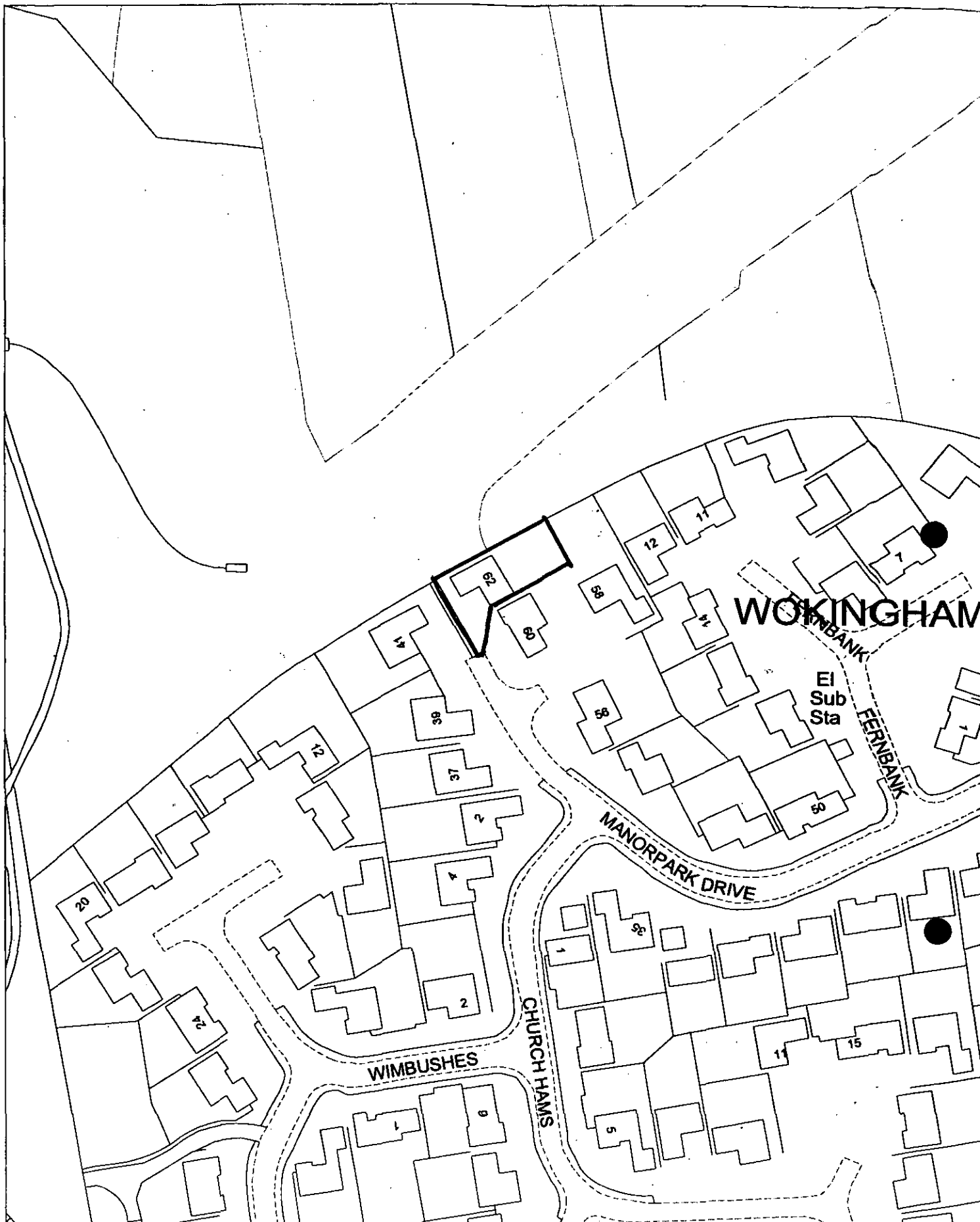
A free booklet, "Guide to taking part in planning appeals" is available from this office.

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

Yours faithfully

Denise Gumbrell

Appeals Assistant



Site Plan, Scale: 1 to 1250

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

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO Office. © Crown Copyright. Wokingham District Council, Licence No. LA086134

Date: 24 July 2002

N
W E
S

HIGHWAYS CONSULTATION SHEET

From: Louise Smith **Date:** 29 January 2002

Application Number: F/2002/5747

Proposal: Proposed erection of single storey rear extension and single storey front extension to enlarge garage plus extended rear fence.

Parish: FINCHAMPSTEAD PARISH

Site Address:
62, Manor Park Drive, Finchampstead, Wokingham.

Applicant:
Mr & Mrs Hunt C/O Busby K Associates.

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

✓ below as applicable;

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

COND1, REAS1.

Signed: _____ **Print name:** ADAM 30/01/02.

b u s b y K associates
architects designing for you

My Ref: HUN01/15

HOUSE EXTENSION & GARAGE TO 62 MANORPARK DRIVE, FINCHAMPSTEAD
FULL PLANNING APPICATION Ref F/2002/5747

List and copy of all documents and drawings sent to the LPA as part of the planning application:

Documents: Covering planning application letter

Drawings: HUN01/15/01, 1:2500 Site Location
HUN01/15/02, 1:500 Block Plan
HUN01/15/03, 1:100 Existing Floor Plans
HUN01/15/04, 1:100 Existing Elevations
HUN01/1506A 1:100 Proposed Floor Plans
HUN01/15/07A 1:100 Proposed Elevations
HUN01/15/09 1:200 Existing & Proposed Site Plans

Architecture ~ Project Management ~ Surveying ~ Interiors ~ Landscape ~ Development Impact Assessment

Director: Caroline Busby BSc (Hons), Dipl. AAS, RIBA, ARB. Chartered Architect
Jim Busby BSc (Hons), MSc (Land Use Economics)
Lanyon Suite, 41 Laurel Close, Wokingham, Berkshire. RG41 4AZ. Tel/ Fax: 0118 979 0724
E-mail: busby.k@btconnect.com Web: www.busby-k.co.uk

Tel. **(0118) 974 6463**

Date: 29 January 2002

Your Ref:

My Ref: **Louise Smith - F/2002/5747**

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

Mr & Mrs Hunt
C/O Busby K Associates
41
Laurel Close
Wokingham
Berkshire
RG41 4AZ

ACKNOWLEDGEMENT OF RECEIPT OF PLANNING APPLICATION

Dear Sir/Madam
Application Number: F/2002/5747
Site Address: 62, Manor Park Drive, Finchampstead, Wokingham.
Proposal: Proposed erection of single storey rear extension and single storey front extension to enlarge garage plus extended rear fence.

Thank you for the above application, which has now been accepted along with the sum of £95 in fees.

We will try to determine your application within 8 weeks.

If for any reason your application cannot be registered as valid we will contact you again as soon as possible. However, it is not always obvious that insufficient information and/or inaccurate drawings have been submitted until after the case officer has visited the site. If we do not notify you otherwise within 28 days of this letter you may assume the application is valid and the 8 week determination date of **21/03/2002** also mentioned in the next paragraph is correct.

If you have not received notification of the outcome of your application by **21/03/2002** you have the right to appeal to the Secretary of State for the Environment, Transport and the Regions. Appeals must be made within 6 months of this date on a form which is available from the Department of the Environment, Transport and the Regions & they can be contacted on (0117) 987 8000.

If you have any queries concerning your application contact your case officer, **Louise Smith,** on **(0118) 974 6463** quoting reference number **F/2002/5747.**

Please note that you may also require Building Regulation approval & for further advice contact the Public Protection Section on (0118) 974 6375.

Yours faithfully,

Louise Smith

Development Control Officer

Environmental Services

For office use only.
Application number:

Householder planning application form

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

1	Your name Address and postcode Phone number	JOHN & HILARY HUNT 62 MANORPARK DRIVE FINCHAMPSTEAD WOKINGHAM RG40 4XE 0118 973 0672
2	Agent's Name Address and postcode Phone number	BUSBY & ASSOCIATES 41 LAUREL CLOSE WOKINGHAM BERKSHIRE RG41 4AE 0118 978 0724
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	62 MANORPARK DRIVE FINCHAMPSTEAD WOKINGHAM BERKSHIRE RG40 4XE
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY REAR EXTENSION & SINGLE STOREY SIDE GARAGE EXTENSION
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☒ No ☐
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	ROOF CLAY INTERLOCKING ROOF TILES TO MATCH EXISTING RED BRICK TO MATCH EXISTING
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☒
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☒

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 4	Proposed: 4
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☒	No ☐
11	Checklist. Please make sure that you enclose the following.		
	a Six copies of this form signed and dated.		
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

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

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

Certificate A

I certify that

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

Certificate B

I certify that

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

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

None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of JOHN & HILARY HUNT

Date 22 01 02

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

FROM: Louise Smith

DATE: 29 January 2002

DELEGATED

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2002/5747

Proposal: Proposed erection of single storey rear extension and single storey front extension to enlarge garage plus extended rear fence..

Site Address: 62, Manor Park Drive, Finchampstead, Wokingham.

Applicant: Mr & Mrs Hunt C/O Busby K Associates.

Your observations are required in respect of this application **by 22/02/2002**

PLANNING SERVICES	HPT
POE	TLS
DC	ENF
APP	
CS	
15 FEB 2002	
COPIES TO	ACK
	FILE

Parish Council has no objeections

SIGNED: L M Hoare

DATE: 15.2.02

Clerk To Finchampstead Parish/Town Council.

WOKINGHAM DISTRICT COUNCIL

ENVIRONMENTAL SERVICES DEPARTMENT
Engineering Services

MEMORANDUM

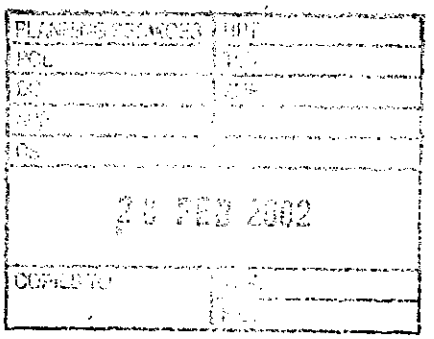
FROM:	**GRAHAM BARNWELL,** **NRSWA/Public Rights of Way Officer.**	**MY REF:**	**GB/NK/H14** **6333**
		Extn:	
TO:	**LOUISE SMITH,** **Planning.**	**YOUR REF:**	
		DATE:	**28th February 2002.**

APPLICATION NUMBER F/2002/5747 - 62 MANOR PARK DRIVE, WOKINGHAM

I have no objection to this application.

Please note the public footpath must not be obstructed at any time.

GRAHAM BARNWELL



PLANNING SERVICES	HPT
POL	TLS
DC LB	ENF
APP	
CS	
05 MAR 2002	
COPIES TO	ACK: ✓
	FILE:

60 Manor Park Drive
Finchampstead
Berkshire
RG40 4XE

1st March 2002

The Planning Officer
The Planning Office
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1BN

Dear Sir / Madame

Re: Planning Application – F/2002/5747 - 62 Manor Park Drive

We are in receipt of your letter confirming details of the planning application for work to be carried out on the above property. We did not however receive our letter until after 19th February, which I understand was the deadline for any objections to be made.

We have now obtained copies of the architect's drawings and would like to register our objections to the proposed building as follows:-

Extension to Garage

- Whilst this will be in keeping with the other properties in Manor Park Drive, namely that this will give the property the second garage, it will take the edge of the property VERY close to the pathway leading to the entrance of California Country Park – we believe it to be too close. This will also block our view of the park, and having lived in our property for nearly 15 years we do not want to lose this so far unobstructed view.

  This proposed extension will also leave the entrance to the park looking very closed in, with the garage SO close to the pathway the grass either side of the pathway, at properties number 62 and 41 will not be equal. Therefore would you allow property number 41 to put an extension to their garage which would close the entrance in even more. The whole area at the moment is bright and well balanced and in the summer the view of the park is beautiful. Putting this extended garage in we believe will have a detrimental effect on the area and the entrance to the park.

  Can you please confirm that the National Trust are happy for this entrance to be blocked.

Contd/...

Extension to Rear of Property

- This is not in keeping with any other property in the neighbourhood. The proposed extension is ugly and cumbersome and makes the property look very unbalanced. This again will be an eyesore for us to see when we are in our garden – it will also extend past the main wall of our property at the rear. We would have no objections to the owners erecting a glass-roofed conservatory, which is in keeping with all other properties in the area.

We trust that you will take our concerns into consideration when making your decision with regards to planning permission for these extensions. If you would like to discuss this matter with us further or have access to our property to see our concerns for yourself, please do not hesitate to contact us on the numbers listed below.

We look forward to hearing from you in due course.

Yours faithfully,

Mr Colum & Mrs Karen Cleary

Telephone numbers:-

Mr Cleary	07801 269224
Mrs Cleary	01628 843741
Home	01189 734834

Louise Smith

From: Ian Jordan
Sent: 05 March 2002 13:32
To: Louise Smith
Subject: FW: For the attention of the planning office

Louise,

attached to this a copy of an e-mail regarding one of your cases, it contains several questions regarding the accuracy of the plans submitted.

Ian

-----Original Message-----
From: Karen.Cleary@lex.co.uk [SMTP:Karen.Cleary@lex.co.uk]
Sent: Tuesday, March 05, 2002 10:31 AM
To: Ian Jordan
Subject: RE: For the attention of the planning office

Ian

Many thanks for your response.

A couple of further points I would like to add as follows:-

The actual measurements on the drawings are wrong and are very misleading. The measurement for the front extension is actually some 90cm further out towards the pathway than is stated - if you check the calculations then you will see there is an error. The existing site plan shows the measurement from the garage to the pathway as 4500 and the proposed shows the extension as 3050 with the remaining 1540 which comes to 4590!!!!! - further over the public pathway to California Park.

The measurements shown on the Site Plan Scale 1 to 500 for the rear exentsion are very misleading. If we just took this drawing it looks as though the extension will only come past our side wall by a little way - but because of what is shown on the more detailed plan as 'roof overhang' it is actually a LOT longer and comes out a lot further. Also the 'roof overhang' is not just a roof the brick wall extends the full length of the extension twice what is shown on the Site Plan. The actual brick wall appears to be the same length as the side of the existing house - so a full length again - surely this cannot be acceptable. The length of the side of the property is 6615 with the proposed extension being 3900 plus 2600 - 6400!!!

A further comment with regards to this rear extension. We had some problems with our drainage last year and it would appear that there is main drainage pipework at the side of our property and into the garden of number 62 - surely if a brick extension is built over this pipework - if there are any problems in the future then there would be no way of accessing the drainage pipes.

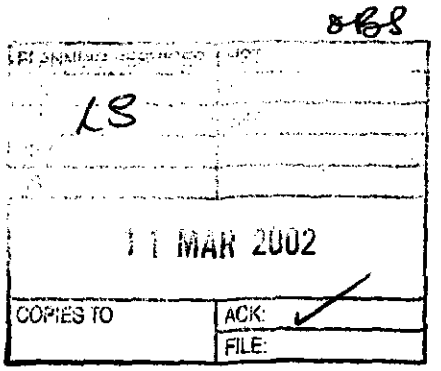
We believe these plans to be misleading and feel that the proposed work if carried out that the value of our property would suffer as a consequence.

I await your response in due course.

Yours sincerely,

Karen Cleary

60 Manor Park Drive
Finchampstead
Berkshire
RG40 4XE



6th March 2002

For the Attention of Louise Smith
The Planning Office
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1BN

Dear Louise

Re: Planning Application – F/2002/5747 - 62 Manor Park Drive

Further to my letter of 1st March and Ian Jordan's response I would like to add a couple of further points I would like to add as follows:-

The actual measurements on the drawings are wrong and are very misleading. The measurement for the front extension is actually some 90cm further out towards the pathway than is stated - if you check the calculations then you will see there is an error. The existing site plan shows the measurement from the garage to the pathway as 4500 and the proposed shows the extension as 3050 with the remaining 1540 which comes to 4590!!!!! - further over the public pathway to California Park.

The measurements shown on the Site Plan Scale 1 to 500 for the rear extension are very misleading. If we just took this drawing it looks as though the extension will only come past our side wall by a little way - but because of what is shown on the more detailed plan as 'roof overhang' it is actually a LOT longer and comes out a lot further. Also the 'roof overhang' is not just a roof the brick wall extends the full length of the extension twice what is shown on the Site Plan. The actual brick wall appears to be the same length as the side of the existing house - so a full length again - surely this cannot be acceptable. The length of the side of the property is 6615 with the proposed extension being 3900 plus 2600 - 6400!!!

A further comment with regards to this rear extension. We had some problems with our drainage last year and it would appear that there is main drainage pipework at the side of our property and into the garden of number 62 - surely if a brick extension is built over this pipework - if there are any problems in the future then there would be no way of accessing the drainage pipes.

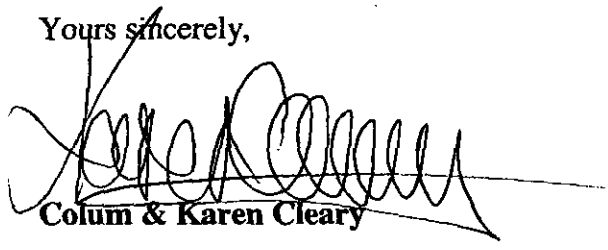
Contd/...

We believe these plans to be misleading and feel that the proposed work if carried out the value of our property would suffer significantly as a consequence.

Could I ask that you do contact me and make arrangements to come and see for yourself the effect that this rear extension in particular would have on our property. Also, if you do decide to give planning consent, would you please consider making a condition of the consent that number 62 have to plant some trees (tall ones) in our garden in order to block the view of this extra house that they would have in their back garden.

I await your response in due course.

Yours sincerely,

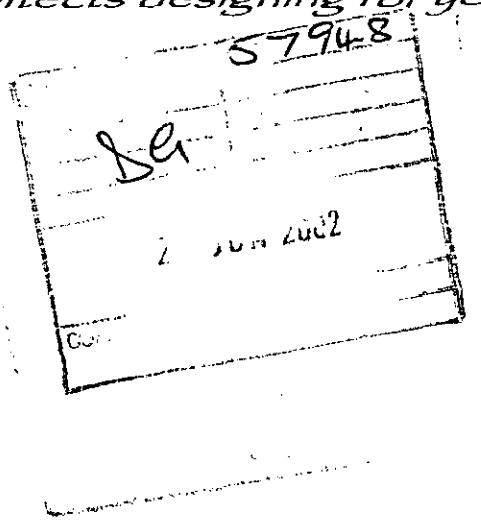


Colum & Karen Cleary

busby K associates
architects designing for you

Ref: HUN01/15

25 June 2002



The Planning Inspectorate
3/15A Eagle Wing
Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 6PN

Dear Sir

HOUSE EXTENSION & GARAGE TO 62 MANORPARK DRIVE, FINCHAMPSTEAD
PLANNING APPEAL

Please find enclosed the following documents and drawings for consideration for planning appeal:

Completed Planning Appeal Form

Planning Application (site ownership certificate included)

LPA's confirmation of application

LPA's decision notice

1:2500 location Plan with site outlined in red

List and copies of all documents and drawings sent to LPA as part of application

Additional drawings as listed on the Appeal Form

Yours faithfully

CAROLINE BUSBY

Cc Wokingham District Council (LPA)
John & Hilary Hunt, 62 Manor Park Drive, Finchampstead.
File

Architecture ~ Project Management ~ Surveying ~ Interiors ~ Landscape ~ Development Impact Assessment

Director: Caroline Busby BSc (Hons), Dipl. AAS, RIBA, ARB. Chartered Architect
Jim Busby BSc (Hons), MSc (Land Use Economics)
Lanyon Suite, 41 Laurel Close, Wokingham, Berkshire. RG41 4AZ. Tel/ Fax: 0118 979 0724
E-mail: busby.k@btconnect.com Web: www.busby-k.co.uk

The Planning Inspectorate

For offical use only
Date received

QUESTIONNAIRE

PLANNING, LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT

APPEAL REF: APP /X0360/A/02/1093861 **GRID REF:** _____

APPEAL BY: John + Hilary Hunt

SITE: 62 Manor Park Drive Finchampstead.

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

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

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

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

16. a. What is the date you told those you notified about the appeal that we must receive any further comments by?	22/08/02	
b. Copies of the following documents must, if appropriate, be enclosed with this questionnaire.	Number of Documents Enclosed	N/A
i) representations received from interested parties about the original application	5	
ii) the planning officer's report to committee		✓
iii) any relevant committee minute		✓
17. FOR APPEALS DEALT WITH BY WRITTEN REPRESENTATIONS ONLY		
Do you intend to send another statement about this appeal? If NO, please send the following information:-	YES / ~~NO~~	
a. In non-determination cases:		
i) what the decision notice would have said;		
ii) how the relevant development plan policies relate to the issues of this appeal.		
b. In all cases:		
i) the relevant planning history;		
ii) any supplementary reasons for the decision on the application;		
iii) matters which you want our Inspector to note at the site visit.		
18. THE MAYOR OF LONDON CASES ONLY		
a. Was it necessary to notify the Mayor of London about the application? If YES, please attach a copy of that notification.	YES / NO	
b. Did the Mayor of London issue a direction to refuse planning permission If YES, please attach a copy of that direction.	YES / NO	

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

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

Date sent to us and the appellant 24/07/02 OUR Ref: F/2002/5747

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

This document is printed on a recycled (UK) paper containing 100% post-consumer waste.

© Crown Copyright 1998. Copyright in the printed material and designs is held by the crown. You can use extracts of this publication in non-commercial in-house material, as long as you show that they came from this document. You should apply in writing if you need to make copies of this document (or any part of it) to:

The Copyright Unit
Her Majesty's Stationery Office
St Clements House
2-16 Colgate
Norwich NR3 1BQ

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

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

busby k associates
architects designing for you

Ref: HUN01/15

22 January 2002

District Planning Officer
Planning Service
Environmental Services Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Sir

HOUSE EXTENSION & GARAGE TO 62 MANORPARK DRIVE, FINCHAMPSTEAD
FULL PLANNING APPICATION

Please find enclosed the following documents and drawings for consideration for planning approval:

6 No completed copies of 'Householder Planning Application' form.

6 No sets of Dwg No HUN01/15/01, 02, 03, 04, 06A, 07A & 09

Planning fee of £95.00.

Yours faithfully

CAROLINE BUSBY

Cc John & Hilary Hunt, 62 Manorpark Drive, Finchampstead.

Architecture ~ Project Management ~ Surveying ~ Interiors ~ Landscape ~ Development Impact Assessment

Director: Caroline Busby BSc (Hons), Dipl. AAS, RIBA, ARB. Chartered Architect
Jim Busby BSc (Hons), MSc (Land Use Economics)
Lanyon Suite, 41 Laurel Close, Wokingham, Berkshire. RG41 4AZ. Tel/ Fax: 0118 979 0724
E-mail: busby.k@btconnect.com Web: www.busby-k.co.uk

5747

filing

The Planning Inspectorate

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

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

6-1052

16 SEP 2002

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

Your Ref: F/2002/5747

Our Ref: APP/X0360/A/02/1093861

Date: 13 September 2002

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY JOHN & HILARY HUNT
SITE AT 62 MANOR PARK DRIVE, FINCHAMPSTEAD, WOKINGHAM, BERKSHIRE, RG40 4XE

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

Yours faithfully

Mrs M Pocock

217L(BPR)

Appellant's garden is considered as unusable because of the problem of dogs fouling this area.

6. LPA Comments on the Appellants Statement Item 5.03: The LPA describes the other park entrances as open spacious characters with views into the rural parkland. This is not the case as can be seen from the photographs submitted Dwg No HUN01/15/30 & 31. Large trees immediately at the entrances obscure any views into the park. The entrance widths of 4m and 2m are significantly narrower than the 7.6m width proposed by this development. The Appellants also question the LPA's conception of existing views into the park from Manor Park Drive being obscured by the development as there is a mix of semi-mature oak trees and sweet chestnuts growing along the boundary at this point obscuring any such views.

Yours faithfully

CAROLINE BUSBY

Encl Copy of letter

Cc John & Hilary Hunt, 62 Manor Park Drive, Finchampstead.

COPY

1.00 LOCATION AND SITE DESCRIPTION

1.01 The application site is a detached dwelling with integral garage, situated within the identified settlement boundary of Finchampstead and bordered by California Country Park to the north. (see appendix 1)

2.00 RELEVANT PLANNING HISTORY

2.01 In March 1990 planning consent 35419 granted the conversion of part of the garage to living accommodation.

2.03 In March 2002 planning permission (F/2002/5754) for single storey front and rear extensions and extended rear fence was refused under delegated powers for the following reason:

"The proposed single storey front extension by virtue of its mass and siting, would present and undesirable amount of enclosure at the public footpath which leads to California Country Park, to the detriment of the visual amenity of the area. As such the development is contrary to policies SBE1 and SBE2 of the South East Area Local Plan, policies WBE1 and WOS3 of the Wokingham District Local Plan (Deposit draft) and to policy LD3 of the Berkshire Structure Plan."

2.04 An informative was inserted on this decision notice inviting the applicant to reapply for the single storey rear extension. An application was subsequently received and granted under planning permission F/2002/6724.

3.00 POLICY BACKGROUND

3.01 The Development Plan that applies to the area in which the appeal site is located comprises of the Berkshire Structure Plan and the South East Area Local Plan. The Deposit Draft Wokingham District Local Plan will replace the adopted South East Area Local Plan.

TOWN AND COUNTRY PLANNING ACT 1990

SECTION 78 APPEAL

APPELLANT : Mr & Mrs J Hunt

APPEAL SITE : 62 Manor Park Drive, Finchampstead

REASON FOR APPEAL : Refusal of planning permission for single storey front and rear extensions and extended rear fence.

LOCAL PLANNING AUTHORITY REFERENCE: F/2002/5747

DEPARTMENT OF THE ENVIRONMENT TRANSPORT & THE REGIONS REFERENCE: APP/X03600/A/02/1093861

Berkshire Structure Plan (1996 - 2006)

The Berkshire Structure Plan (1996 - 2006) was adopted on 4th November 1995 and is the statutory Structure Plan for the area.

South East Area Local Plan (Adopted 5th May 1995)

The South East Area Local Plan forms the statutory basis for the operation of planning policy in this part of the District.

Wokingham District Local Plan (Deposit Draft 1997)

The draft Wokingham District Local Plan (WDLP) was placed on deposit from 21st October to 2nd December 1997 and has formed the basis for the 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 in October 1998. The inspector's report on the local plan inquiry was published in October 2001 but has yet to be formally considered and adopted.

3.02 The relevant Berkshire Structure Plan policy is (see Appendix 2):

LD3 - Environmental Impact of Development

3.03 The relevant South East Area Local Plan policies are (see Appendix 3):

SBE1 - Design of New Development
SBE2 - Inappropriate Design

3.04 The relevant Wokingham District Local Plan (Deposit Draft) Policies are (see Appendix 4):

WBE1 - Development in its Local Context
WOS3 - Development Control Principles

3.05 The Inspector's report (October 2001) comments on policies WBE1. It is recommended that the importance of good design is more strongly emphasised within this policy.

4.00 THE CASE FOR THE LOCAL AUTHORITY

4.01 The site lies in a sensitive setting, at the edge of the identified settlement boundary. The single storey front extension would extend the garage a further 3 metres forward, enclosing the gap at the opening to California Country Park. The existing entrance to the parkland is very spacious and has fairly open views to the Country Park beyond. The opening has a leafy and rural character; the proposed extension would obscure views and urbanise this entranceway. The site levels would exaggerate the impact of the development, as the application site is set on higher land than the public footpath, which leads to the parkland. The extension would be very bulky and add significant massing to this open entrance. The eaves height would be 3 metres above the footpath and the ridge height would be 5.5 metres higher. Despite the hipped roofline it is still considered to represent a detrimental increase in mass in this sensitive setting.

4.02 This development is considered to disturb the openness of this public footpath and would create an impression of enclosure, to the detriment of the visual amenity of the area and as such is contrary to policy. Policy LD3 of the Berkshire Structure Plan asserts that developments will only be permitted where they do not give rise to an unacceptable impact on the environment or be harmful to the character and appearance of the area. Furthermore, policies WBE1 and WOS3 of the Wokingham District Local Plan and policies SBE1 and SBE2 of the South East Area Local Plan seek to protect and preserve the local amenity, policy SBE1 states that developments should make a positive contribution to their setting.

5.00 COMMENTS ON THE APPELLANTS STATEMENT

5.01 The appellant refers to policies SBE1 and SBE2 and states that the design, materials and scale of the extension would match that of the original dwelling. Whilst this may be the case the concern here is with regard to the wider setting and the impact of the development on the visual amenity of the area. In this respect the siting and mass of the proposal is considered unacceptable and would be detrimental to the

openness and views to the Country Park. These policies give equal weight to the impact of a development on the character of the area.

5.02 The appellant claims that the development would environmentally enhance the area, referring to the removal of the fence and proposed planting. This is not considered the case. The existing fence and open space is softer than the proposed brick extension with small planting. The extension would enclose the gap and destroy views of vegetation and the Country Park beyond. The existing space is not, as the appellant asserts, "a dead corner of the garden", it is vital to the amenity of the area.

5.03 The appellant draws attention to other entrance points to California Country Park within the estate. As is clear from the photographs submitted, these other openings have spacious characters and allow for views into the rural parkland beyond. The proposed development would add significant bulk and massing to an open entrance into parkland and would screen views beyond.

6.00 CONCLUSION

6.01 The proposed development by reason of its mass and siting would present an undesirable amount of enclosure at the entrance to California Country Park, to the detriment of the visual amenity of the area.

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

7.00 CONITIONS IN THE EVENT OF PLANNING PERMISSION BEING GRANTED

7.01 In the event of the appeal being allowed the following conditions are recommended:

Conditions

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.

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.

5747 filing.

The Planning Inspectorate

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

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

GTN 1371-6079

60280

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

Your Ref:	F/2002/5747
Our Ref:	APP/X0360/A/02/1093861
Date:	23 August 2002

DG

27 AUG 2002

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY JOHN & HILARY HUNT
SITE AT 62 MANOR PARK DRIVE, FINCHAMPSTEAD, WOKINGHAM, BERKSHIRE, RG40 4XE

I enclose a copy of the appellants statement and third party correspondence relating to the above appeal.

If you have any comments on the points raised, please send 2 copies to me no later than 9 weeks from the starting date. You should comment solely on the representations enclosed with this letter. — 12/09/02

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

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

Yours faithfully

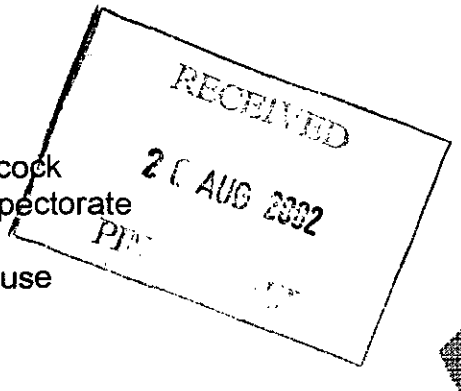
Mrs M Pocock

211AL(BPR)

busby k associates
architects designing for you

Ref: HUN01/15

19 August 2002



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

Dear Madam

YOUR REF: APP/X0360/A/02/1093861
HOUSE EXTENSION & GARAGE TO 62 MANOR PARK DRIVE, FINCHAMPSTEAD
PLANNING APPEAL

I have received a copy of the completed appeal questionnaire from the LPA and have the following comments:

1. Item 2 of the completed questionnaire: The LPA **does not** wish the Inspector to make an unaccompanied site visit, even though it is the policy of a written procedure that the inspector does make an unaccompanied site visit. The site is open and does not require entry to view or measure. While the Appellant has no objections to an unaccompanied site visit by the Inspector, if the LPA is to accompany the inspector, then the Appellant would wish to be represented also.

2. Item 16 ii) & iii) of the completed questionnaire: For a planning application that has been refused, why is the Planning Officer's report to the committee and relevant committee meeting minutes not applicable (N/A)? Did not go to committee

3. Item 17 of the completed questionnaire. The LPA do intend to send another statement about this appeal. I have yet to receive this statement and the 'six weeks from start date' period will have elapsed in two days time. This has meant that the Appellant has not had the opportunity for a fair discussion of their case.

With reference to the LPA associated documents, I have the following comments:

Director: Caroline Busby BSc (Hons), Dipl. AAS, RIBA, ARB. Chartered Architect
Jim Busby BSc (Hons), MSc (Land Use Economics)
Lanyon Suite, 41 Laurel Close, Wokingham, Berkshire. RG41 4AZ. Tel/ Fax: 0118 979 0724
E-mail: busby.k@btconnect.com Web: www.busby-k.co.uk

1. The email from Karen Cleary (adjoining neighbour) to Ian Jorden (LPA) on the 5 March 2002 noted a deviance in the dimensions as 90cm. This is not correct. The extension is 2960mm and the remaining width to the path is 1540mm. This totals to 4500mm as noted on the drawings.

2. Letter from Colum & Karen Cleary to Louise Smith (LPA) on the 6 March 2002 repeats the error in reading the drawings as above.

3. I note that only one household has objected whereas the Parish Council, Environmental Services Department (Public Rights of Way Office) and the Highway Consultants have all recommended approval to this planning application.

Planning Approval has been granted for the single storey rear extension. A copy is enclosed. It was noted on this approval that the 1.6m high fence was not included.

Mr & Mrs Hunt have placed a 1.8m high fence to the **side** of their property to ease the problem of dogs, owned by people using the country park access, fouling their garden. This fence is permitted as described in the Deeds (copy enclosed) as it is behind the building line of the garage. Mr Richard Lettin, Planning Officer for Wokingham District Council confirmed to myself and to Mrs Hunt on two separate occasions that the planning policies and local bylaws permitted the erection of the fence. As noted on the Planning Appeal Form and drawings submitted, the intention is to replace the fence with the garage extension and a strip of land planted with native shrubs and climbers.

As mentioned before, I am concerned that I have not received any statement from the LPA before the six weeks period and have not had the opportunity for a fair discussion. I would be much obliged for advice on this matter.

Yours faithfully

CAROLINE BUSBY

Encl Copy of letter
2 copies of Notification of Approval for single storey rear extension
2 copies of 62 Manor Park Drive Deads

Cc John & Hilary Hunt, 62 Manor Park Drive, Finchampstead.

THE THIRD SCHEDULE above referred to
Covenants by the Transferee

1. Not to erect construct or place any building or other structure or wall boundary wall or hedge on or in front of the building line or the site line of the Land.

2. Not to erect construct plant or place anything whatsoever as shall exceed or be capable of exceeding at any time one meter in height upon any part of the site line or hard landscaping area shown on the plan by the colour grey.

3. Forever hereafter to maintain the walls fences and gates created along the boundaries of the Land marked with an inward 'T' (except such parts thereof as shall be in front of the building line or site line) on the Plan and such other walls fences and gates which may be specified on the Plan as the responsibility of the owner of the Land.

4. To keep the garden front and back forming part of the Land well cultivated tidy and free from weeds and not to permit the same to become unsightly untidy or a nuisance to other Estate owners or occupiers.

5. Not to cause or permit or suffer to be done in or upon the Land any act or thing which may be or become a nuisance annoyance danger or detriment to the Transferor or owners or occupiers for the time being of other parts of the Estate.

6. To pay and contribute with others using the same a fair proportion of the cost of maintaining repairing and renewing any common party walls or any of the Transmission Media which shall not be the responsibility of any Local or Statutory Authority which the Transferor has laid or procured the laying in on through under or across the Estate and which serve the said dwellinghouse and/or garage.

7. In the event of the Transferor planting any trees or shrubs or carrying out any form of landscaping upon the Land within a period of two years from the date hereof or such longer period as aforesaid in compliance with any requirement of the Local Planning Authority the Transferee shall henceforth maintain to the satisfaction of the said Authority any such trees shrubs or landscaping.

8. Where applicable to pay and contribute in equal proportions along with all others exercising rights of user thereover to the total cost of maintaining repairing and renewing the said private driveway shown hatched on the Plan.

9. Not at any time within ten years of the date hereof:- (FROM WHEN HOUSE WAS BUILT → NOW EXPIRED)

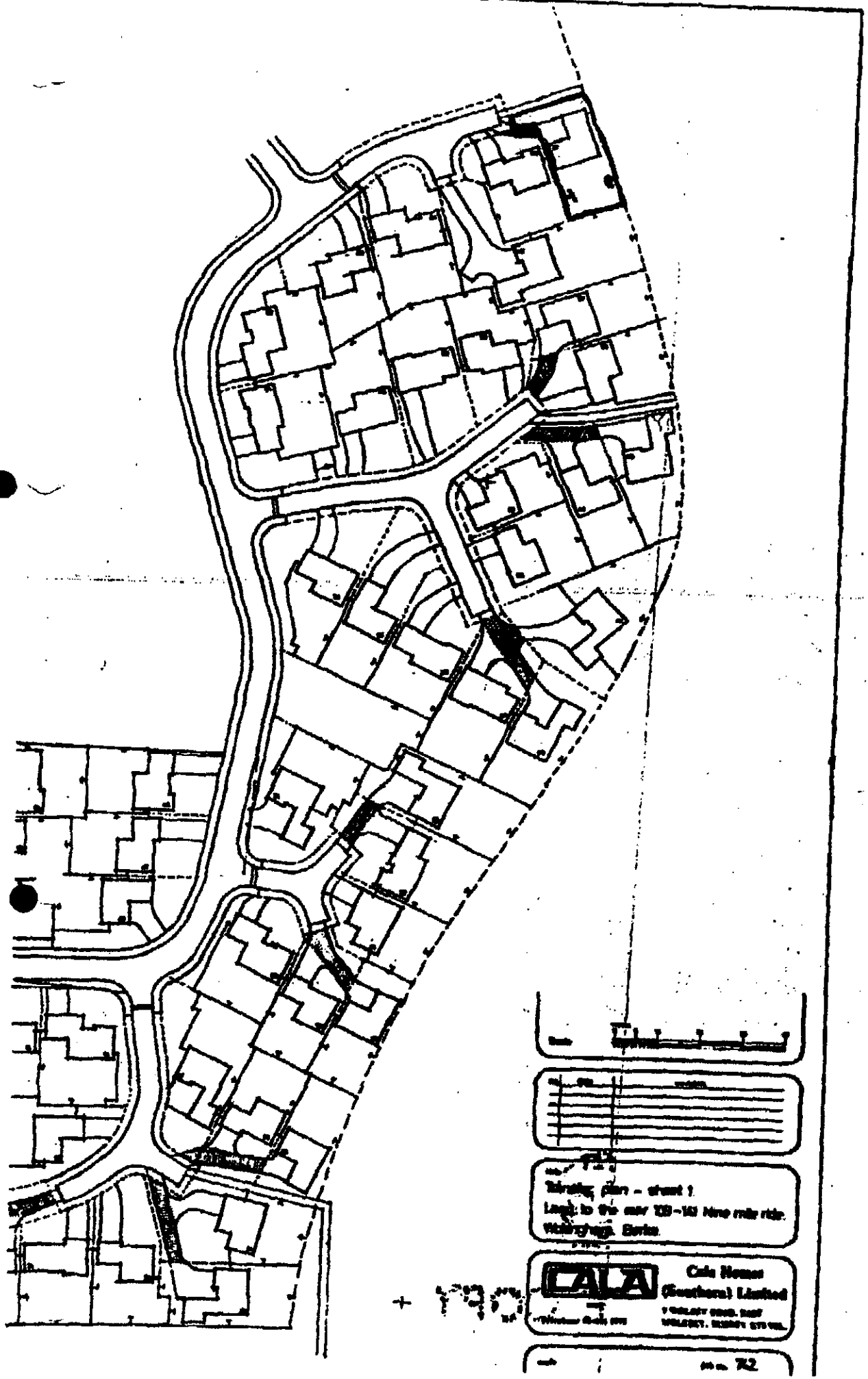
9.1. To construct or maintain any additional buildings walls fences or other erections or alter or amend the exterior appearance of the building or remove alter or resite any existing fence or wall on the Land without the prior written approval of the Transferor to a sufficiently detailed drawing thereof and to pay the proper fees of the Transferor its Surveyor and Solicitors in connection therewith

9.2. To carry on on or from the Land or any part or parts thereof any trade business or manufacture whatsoever (with the exception of the profession of a Solicitor Doctor Dentist Private Teacher Accountant Architect or other professional person) and not to use the said dwellinghouse nor to use the said garage for any purpose or purposes other than those incidental to the enjoyment of a private dwellinghouse

9.3. To place or permit or authorise to be placed upon the Land or any

Item No.	SCHEDULE OF RESTRICTIVE COVENANTS
1.	The following are details of the covenants contained in the Conveyance dated 13 April 1922 referred to in the Charges Register:- AND the Purchaser for himself his heirs executors administrators and assigns thereby covenanted with the Vendor his heirs executors administrators and assigns to the intent and so as to bind not only himself personally but also (so far as practicable) all future owners and tenants of the lands and premises thereby assured or any part thereof and to bind such lands and premises into whosoever hands the same might come but not so as to render the Purchaser personally liable in damages for breach thereof he should have parted with all interest in the premises thereby assured or any part thereof that he the Purchaser and the persons deriving title under him would thenceforth and at all times thereafter observe and perform the stipulations and conditions contained in the Second Schedule thereto. THE SECOND SCHEDULE above referred to 1. No building should be erected on the said land hatched green and brown on the said plans marked A and B to cost less than £700 but this should not be construed to preclude the Purchaser from enlarging any existing buildings irrespective of value nor to preclude the erection of private boat houses in connection with any private dwellinghouses no such building erected on the said land hatched green and brown on the said plan should be used otherwise than as a private residence together with the usual offices and outbuildings. 2. No building manure pit or cesspool except a lodge not exceeding 15 feet in height from ground level to ridge of roof should be erected on the said land within 50 feet of the highway. 3. No part of the said land comprised in the said plans marked A B and C nor any buildings to be erected thereon should be used for any purpose which might be or grow into a nuisance or annoyance to the neighbourhood. 4. No temporary dwelling building or erection of any kind except sheds to be used during the working hours by workmen employed in building or completing houses upon any of the said land should be erected on the said land and no booths caravan shows swings or roundabouts should be placed or used thereon. 5. No part of the land should be used as an advertising station (except for the purpose of advertising any part or parts of property thereby agreed to be sold) or for entertaining beanfeasters or pleasure parties. 6. No manufacturing should be carried on on any of the said lands or buildings erected thereon and no permanent operative machinery should be fixed or placed thereon except the existing saw mills and laundry and no bricks or tiles should be made nor any clay or lime be burned on any of the said lands but this clause should not be so construed as to preclude the Purchaser his heirs executors administrators or assigns from erecting and using machinery for private uses such as the generating of electric light gas pumping of water and anything in connection with farming work such as chaff cutting root crushing cake breaking and private works of a similar character.

No: 62. Manor Park Drive



Application No: F/2002/6724 LS

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs J Hunt
C/O Busby K Associates
41 Laurel Close
Wokingham
Berks
RG41 4AZ

Application Number: F/2002/6724

Parish: **FINCHAMPSTEAD**

Location: **62, Manor Park Drive, Finchampstead, Wokingham.**

Proposal: **Proposed single storey rear extension to dwelling.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve 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.

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

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

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

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

Informative
1. This permission does not include the 1.6m high front perimeter fence shown on the plans.

Informative
2. This permission relates to the application as amended with revised plan, drawing number HUN 01/15/16 A submitted to the Local Planning Authority on 19 July 2002 and does not approve the proposals as originally submitted.

Informative

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

South East Area Local Plan Policies SBE1, SBE2 and STV1.
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS3 and WOS2.

T. G Watson

Trevor Watson
Development Control Manager
Date: 19/07/2002

Notice checked by: _____

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

The Planning Inspectorate

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

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

GTN 1371-6079

Mr & Mrs Cleary
60 Manor Park Drive
Finchampstead
Berkshire
RG40 4XE

Your Ref:

Our Ref: APP/X0360/A/02/1093861

Date: 23 August 2002

Dear Sir/Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY JOHN & HILARY HUNT
SITE AT 62 MANOR PARK DRIVE, FINCHAMPSTEAD, WOKINGHAM, BERKSHIRE, RG40 4XE

Thank you for your letter asking the inspector to look at the appeal site from your property.

I will make sure that the inspector sees your request. However, it is for the inspector to decide whether to accept your invitation. If it is accepted, the local planning authority and the appellant or their representative will also have to be present throughout the visit.

The purpose of the site visit is to allow our Inspector to see the site before deciding the appeal. The inspector can be asked to note particular physical features of the site, or of the proposed development itself, but will not be able to discuss the merits of the case with anyone during the visit.

We will send you details of the site visit as soon as they are made.

I am sending copies of your letter and this reply to the appellant and the local planning authority.

Yours faithfully

Mrs M Pocock

105

60 Manor Park Drive
Finchampstead
Berkshire
RG40 4XE

1093861

15th August 2002

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

RECEIVED
21 AUG 2002
PINS AA PEP

Dear Sir / Madame

Re: Planning Application – F/2002/5747 - 62 Manor Park Drive

We are in receipt of your letter confirming details of the appeal for work to be carried out on the above property. We were informed that this planning permission had been refused – a new plan was submitted for the rear extension – which has now been approved (the plan seemed to be exactly the same so why the process of refusing it only to approve it despite our concerns)

We have now obtained copies of the architect's drawings and would like to register our objections to the proposed building as follows:-

Extension to Garage

- Whilst this will be in keeping with the other properties in Manor Park Drive, namely that this will give the property the second garage, it will take the edge of the property VERY close to the pathway leading to the entrance of California Country Park – we believe it to be too close. This will also block our view of the park, and having lived in our property for nearly 15 years we do not want to lose this so far unobstructed view.

  This proposed extension will also leave the entrance to the park looking very closed in, with the garage SO close to the pathway the grass either side of the pathway; at properties number 62 and 41 will not be equal. Therefore would you allow property number 41 to put an extension to their garage which would close the entrance in even more. The whole area at the moment is bright and well balanced and in the summer the view of the park is beautiful. Putting this extended garage in we believe will have a detrimental effect on the area and the entrance to the park.

  Can you please confirm that the National Trust are happy for this entrance to be blocked.

Contd/...

Extension to Rear of Property

- This is not in keeping with any other property in the neighbourhood. The proposed extension is ugly and cumbersome and makes the property look very unbalanced. This again will be an eyesore for us to see when we are in our garden – it will also extend past the main wall of our property at the rear. We would have no objections to the owners erecting a glass-roofed conservatory, which is in keeping with all other properties in the area.

- We believe that the only change to the original plan was to put in a 'disabled ramp' – which we firmly believe has been done in order to get this application through and is not actually going to be used.

We trust that you will take our concerns into consideration when making your decision with regards to planning permission for these extensions. If you would like to discuss this matter with us further or have access to our property to see our concerns for yourself, please do not hesitate to contact us on the numbers listed below.

We look forward to hearing from you in due course.

Yours faithfully,

Mr Colum & Mrs Karen Cleary

Telephone numbers:-

Mr Cleary	07801 269224
Mrs Cleary	01628 843741
Home	01189 734834

39 Manor Park Drive,
Finchampstead, Wokingham,
Berks. RG40 4XE

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

27 July, 2002.

Dear Mrs. Pocock,
Re. APP/X0360/A/02/1093861.

I object to this appeal by Mr. & Mrs. Hunt, of 62, Manor Park Drive.

In particular, I object to the building of an extension to the side of their garage, as this will dramatically spoil the aesthetics of the design of this estate.

It will also encroach on their borderline with the footpath, which runs along the front of their house, thus closing in the appearance of their property, going against the design of this development, which is one of space.

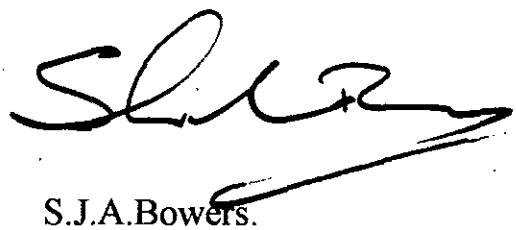
Since having their planning application rejected, they have shown how this will look by erecting a 2 meter high fence, along the footpath border, which I believe is in direct contravention of the covenants agreed with the developer, which states:

" Not to erect, construct or place any building or other structure or wall boundary wall or hedge on or in front of the building line or the site line of the land.

Not to erect construct plant or place anything whatsoever as shall exceed or be capable of exceeding at any time one metre in height upon any part of the site line or hard landscaping area."

As this is the only part of their application that will affect me, I do not object to the remainder of their application.

Yours sincerely,



S.J.A.Bowers.

SOUTH EAST AREA LOCAL PLAN

Adopted 15 April 1994

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

1.4 QUALITY & CONSERVATION OF THE BUILT ENVIRONMENT



NEW DEVELOPMENT REDEVELOPMENT AND REFURBISHMENT

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

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

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

❖ SBE1 DESIGN OF NEW DEVELOPMENT

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

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

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

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

❖ SBE2 INAPPROPRIATE DESIGN

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

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

ENVIRONMENTAL IMPROVEMENT

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

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

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



❖ SBE3 REFURBISHMENT AND REDEVELOPMENT

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

❖ SBE4 ENVIRONMENTAL ENHANCEMENT SCHEMES

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

SUNLIGHT, DAYLIGHT AND NOISE

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

❖ SBE5 SUNLIGHT AND DAYLIGHT

IN CONSIDERING PROPOSALS FOR NEW DEVELOPMENT, REDEVELOPMENT AND



1.8.16 In order to ensure the more efficient use of parking space the District Council will seek the use of private office car parks for shoppers on Saturdays and after office hours. The District Council's own office car parks are already operated in this way.

❖ ST4 USE OF PRIVATE OFFICE PARKING BY THE PUBLIC

THE DISTRICT COUNCIL WILL SEEK TO ENSURE THE USE OF PRIVATE OFFICE CAR PARKING FOR THE GENERAL PUBLIC ON SATURDAYS AND AFTER OFFICE HOURS, WHERE THEY ARE WELL LOCATED FOR SUCH USE. THE DESIGN OF NEW DEVELOPMENT WILL BE ASSESSED AGAINST ITS SUITABILITY TO ENABLE EFFECTIVE PUBLIC USE.

1.8.17 The allocations in the local plan for retail use within Wokingham town centre will create a need for an additional 377 spaces. In addition there may be a need to replace some 310 parking spaces due to the development of the IDR. The District Council has provided 280 of the spaces required on the Paddocks car park and has identified sites for a further 430 public spaces.

1.8.18 It is expected that parking will generally be provided as an integral part of development, subject to design and environmental considerations. Commuted payments may also be acceptable provided that underprovision of space in the area will not result.

❖ ST5 CAR PARKING PROVISION

THE DISTRICT COUNCIL WILL SEEK THE PROVISION OF APPROPRIATELY LOCATED CAR PARKING AND CAR PARKS IN ACCORDANCE WITH THE DISTRICT COUNCIL'S ADOPTED STANDARDS, TO BE PROVIDED EITHER IN CONJUNCTION WITH NEW DEVELOPMENT, OR WHERE APPROPRIATE, BY OBTAINING A COMMUTED PAYMENT WHERE THE COUNCIL HAS AN INTENTION TO PROVIDE, OR HAS IDENTIFIED A NEED FOR, PUBLIC SPACES AND UNDERPROVISION WILL NOT RESULT.

NOTE 1:- The sum required per parking space by way of a commuted payment will be regularly reviewed.

NOTE 2:- The District Council's parking standards are attached as Appendix 1.

1.8.19 Motorcycles are often informally parked on parts of the highway not used by pedestrians or vehicles. It is recognised that motorcycles are a convenient and efficient form of travel, and that motorcycle owners generally prefer highly visible locations for the parking of their vehicles. As more of the carriageway and traffic islands are reclaimed for the pedestrian it will be necessary to ensure that adequate parking for motorcycles is retained.

❖ ST6 MOTORCYCLE PARKING

THE DISTRICT COUNCIL WILL SEEK APPROPRIATELY LOCATED MOTORCYCLE PARKING FACILITIES.

PEDESTRIANS

1.8.20 In general more vehicular traffic makes journeys by foot less pleasant in some cases more dangerous. In older villages and towns in the Plan area pavements are often narrow, can be uneven and are sometimes non- existent. The total exclusion of traffic is rarely achievable or desirable and the Council is constrained at all times by the existing layout of the built environment.

form of narrow leisure plots of considerable depth which penetrated into the open countryside. As land prices have increased with demand for land, the level of development in these areas has intensified. In some instances this has led to tandem development which often detracts from the rural character of the area and results in a loss of privacy. Apart from development on individual plots the area south of Wokingham has also experienced larger scale housing development, reinforced in more recent times by the Secretary of State's requirement, in approving the Structure Plan in 1980, to build an additional 8000 houses in Central Berkshire. Some development that has occurred during the post war period has failed to recognise the importance of retaining tree cover and has not been incorporated into the landscape in a sensitive manner. The policies contained in this plan are aimed at tackling these problems and preventing such damage occurring in the future.

DEFINITION OF IDENTIFIED SETTLEMENTS

1.1.04 The definition of rural areas is dependent on the definition of settlements and vice versa. The South East area is dominated by Wokingham which is surrounded by a number of smaller settlements and areas of ribbon or frontage development. All vary greatly in terms of size; form and character. Some areas of sporadic development 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 still a distinctly rural area. Such areas may possess a number of basic services, such as a school or church but these are rarely confined to serving the population residing in the immediate vicinity. The open nature of these areas presents many opportunities for further intensification. However, it is considered that if



such development were to occur, the existing special character of these areas or the surrounding countryside would be detrimentally affected. For the purposes of this plan, such areas of development are not synonymous with an identified settlement, the latter being used to define an area where particular planning policies are appropriate. There will therefore be cases where areas of development have not been included within the identified settlement. One example is small groups of development bounded by countryside on the far side of a road that marks the boundary of the main built up area . In order to be consistent in the treatment of settlements having common characteristics, it has been necessary to draw up a definition of the classification of settlements as used in the policies and proposals contained in this Plan and as shown on the proposals map.

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

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

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

(iii) be physically and socially cohesive.

On this basis the following policy is put forward.

❖ STV1 'IDENTIFIED SETTLEMENTS'

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

WOKINGHAM
FINCHAMPSTEAD NORTH
PINEWOOD
FINCHAMPSTEAD
BARKHAM HILL

LIMITING THE SPREAD OF DEVELOPMENT

1.1.06 The District Council recognises the need to maintain an acceptable level of environmental quality and considers that the maintenance of a clear distinction between built-up areas and the countryside is fundamental to achieving this aim. Such an approach helps to ensure that individual settlements retain their identity and that the open and rural character of land outside the boundaries of identified settlements is retained. Accordingly it is intended to limit development outside identified settlements to that which is appropriate to the countryside or has a special reason to locate there. Although these uses are acceptable in principle, they must also be acceptable in practice. This is particularly important in the case of small scale housing and employment development on the edge of settlements which is dealt with in more detail in policies SH1 and SE2 of this plan.

❖ STV2 DEVELOPMENT IN RURAL AREAS

ALL LAND OUTSIDE THE IDENTIFIED SETTLEMENTS, AS SHOWN ON THE PROPOSALS MAP IS CONSIDERED TO BE RURAL AREA WITHIN WHICH DEVELOPMENT WILL NOT NORMALLY BE ALLOWED. IN ACCORDANCE WITH THE REPLACEMENT STRUCTURE PLAN EXCEPTIONS MAY BE MADE FOR DEVELOPMENT IN THE FOLLOWING CATEGORIES WHICH ARE NOT SPECIFICALLY DEALT WITH BY OTHER POLICIES IN THIS LOCAL PLAN.

(A) DEVELOPMENT FOR HOUSING PURPOSES OF SITES NOT EXCEEDING 0.4 HECTARE ON THE EDGE OF SETTLEMENTS IN THE FORM OF ROUNDING OFF OR REDEVELOPMENT,

(B) DEVELOPMENT FOR EMPLOYMENT USES NOT EXCEEDING 300 SQUARE METRES OF FLOORSPACE ON THE EDGE OF SETTLEMENTS IN THE FORM OF ROUNDING OFF OR REDEVELOPMENT,

(C) DEVELOPMENT ESSENTIAL TO THE USE OF LAND FOR AGRICULTURE OR FORESTRY,

(D) MINERAL EXTRACTION,

(E) PLANT FOR RECEIVING IMPORTED AGGREGATES, OR FOR THE PROCESSING OR DISTRIBUTION OF AGGREGATES,

(F) THE DISPOSAL OF WASTE BY CONTROLLED TIPPING WITHIN EXISTING OR FORMER MINERAL WORKINGS OR ON OTHER DESPOILED LAND,

(G) PUBLIC UTILITIES THAT CANNOT BE LOCATED ELSEWHERE,

(H) ANY OTHER PURPOSE WHOLLY APPROPRIATE TO A RURAL AREA,

THE ACCEPTABILITY OF ALL PROPOSALS WILL ALSO BE JUDGED AGAINST THE PROVISIONS OF THE OTHER RELEVANT POLICIES CONTAINED IN THIS PLAN . FOR THE AVOIDANCE OF DOUBT THE AREAS OF SPORADIC DEVELOPMENT IDENTIFIED ON THE PROPOSALS MAPS ARE INCLUDED WITHIN THE RURAL AREAS.

The Planning Inspectorate

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

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

PLANNING SERVICES
64086
PDL
YLS
BC
ENF
APP
09 DEC 2002
COPIES TO

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

Your Ref: F/2002/5747

Our Ref: APP/X0360/A/02/1093861

Date: 6 December 2002

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY JOHN & HILARY HUNT
SITE AT 62 MANOR PARK DRIVE, FINCHAMPSTEAD, WOKINGHAM, BERKSHIRE, RG40 4XE

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

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

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

Phone No. 0117 372 8252

Fax No. 0117 372 8139

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

Yours faithfully

Mrs Margaret Pocock

COVERDL1

Tel. (0118) 974 6448 (Direct Line)
Date: August 14, 2002
My ref: F/2002/5747
Your ref: APP/X0360/A/02/1093861

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

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

Dear Mrs Pocock

APPEAL BY: Mr & Mrs J Hunt
SITE: 62 Manor Park Drive, Finchampstead

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

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date. July 24, 2002
My ref: F12002/5747
Your ref: HUNDI/15

WOKINGHAM UNITARY
Aiming for Excellence

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

Busby K Associates
41 Laurel Close
Wokingham
RG41 4AZ

Dear Sirs

APPEAL BY: **John& Hilary Hunt**
SITE: **62 Manor Park Drive, Finchampstead**

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

I have also sent copies to The Planning Inspectorate.

Yours faithfully

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date: July 24, 2002
My ref: F/2002/5747
Your ref: APP/X0360/A/02/1093861

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

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

Dear Mrs Pocock

APPEAL BY:
SITE:

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

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

The Planning Inspectorate

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

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

GTN 1371-6079

PLANNING SERVICES HP 58545
TLS
DC DG ENF
APP
12 JUL 2002
COPIES TO ACK: FILE:

25/7

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

~~Your Ref:~~ F/2002/5747

Our Ref: APP/X0360/A/02/1093861

Date: 11 July 2002

LS (H)

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY JOHN & HILARY HUNT
SITE AT 62 MANOR PARK DRIVE, FINCHAMPSTEAD, WOKINGHAM

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

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

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

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

Within 2 weeks from the starting date -

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

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

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

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

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

Within 6 weeks from the starting date -

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

Within 9 weeks from the starting date -

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

Site visit arrangements

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

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

Planning obligations - Section 106 agreements

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

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

Yours faithfully

Mrs Margaret Pocock

102(BPR)

The Planning Inspectorate

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

For official use only
Date received

PLANNING APPEAL FORM

27 JUN 2002

If you need this document in large print, on audio tape, in Braille or in another language, please contact our helpline on 0117 372 6372.

Please use a separate form for each appeal

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

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

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

A. APPELLANT DETAILS

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

Name JOHN & HILARY HUNT

Address 62 MANOR PARK DRIVE
FINCHAMPSTEAD, WOKINGHAM

Postcode RG40 4XE

Daytime phone no 0118 973 0672

Fax no

E-mail address j.n.hunt@talk21.com

B. AGENT DETAILS FOR THE APPEAL (if any)

Name BUSBY K ASSOCIATES

Address 41 LAUREL CLOSE
WOKINGHAM
BERKS

Postcode RG41 4AZ

Your reference HUN01/15

Daytime phone no 0118 979 0724

Fax no 0118 979 0724

E-mail address busby.k@btconnect.com

C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the LPA WOKINGHAM DISTRICT COUNCIL

Date of the planning application 22/01/02

LPA's application reference no F/2002/5747

Date of LPA's decision notice (if issued) 14/03/02

D. APPEAL SITE ADDRESS

Address 62 MANOR PARK DRIVE

FINCHAMPSTEAD

WOKINGHAM

Postcode RG40 4XE

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

E. DESCRIPTION OF THE DEVELOPMENT

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

SINGLE STOREY REAR EXTENSION & SINGLE STOREY SIDE GARAGE EXTENSION

Size of the whole appeal site (in hectares)

0.046 HECTARES

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

29 m^2

F. REASON FOR THE APPEAL

This appeal is against the decision of the LPA to:

*Please tick **one** box only* ✔

1. Refuse planning permission for the development described in Section E. ☑
2. Grant planning permission for the development subject to conditions to which you object. ☐
3. Refuse approval of details required by a previous outline planning permission. ☐
4. Grant approval of details required by a previous outline planning permission subject to conditions to which you object. ☐
5. Refuse to approve any matter required by a condition on a previous planning permission (other than those in 3 or 4 above). ☐

or

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

G. CHOICE OF PROCEDURE

CHOOSE ONE PROCEDURE ONLY

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

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

*Please tick **one** box only* ✔

1. WRITTEN REPRESENTATIONS ☑

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

2. HEARING ☐

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

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

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

3. INQUIRY ☐

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

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

Please turn over

H. GROUNDS OF APPEAL

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

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

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

Please continue on a separate sheet if necessary.

My Ref: HUN01/15

HOUSE EXTENSION & GARAGE TO 62 MANORPARK DRIVE, FINCHAMPSTEAD
REFUSAL OF FULL PLANNING APPICATION Ref F/2002/5747

The appeal against the decision is based upon the refutal of interpretation of the policies:
SBE1 & SBE2, South East Area Plan
WBE1 & WOS3, Wokingham District Council Local plan (Draft)
LD3, Berkshire Structure Plan

These are the policies cited as reasons for refusal.

Policies SBE1 & SBE2, South East Area Plan
These policies refer to new development. The new development in this case is an extension to the existing garage and a single storey extension to the kitchen. The extension to the garage by 2.9m can be gauged best from the proposed plans, including the east elevation. (Dwg No HUN01/15/07A & 35)
The design and materials exactly match the existing house and garage and is in scale to that, conforming to the preamble to policy SBE1- 'appropriate in massing, materials, colour and texture.....'
Further to this there is a clear recognition in the SE Area plan on the importance of opportunities for environmental enhancement. The extension of the garage will be associated with the removal of the timber panel fence and planting of a semi-natural vegetation corridor on the strip between the access path to the California Country Park and the new garage wall. (Dwg No HUN01/15/35, 36 & 37). The corridor will be a contribution to the wildlife of the area being composed of hazel, spindle, guelder rose and holly; and will be a net asset compared to the existing fence and mown grass.

H. GROUNDS OF APPEAL (continued)

Policies WBE1 & WOS3, Wokingham District Council Local plan (Draft)
WBE1 states 'The council will require good contemporary design with regard to: a) Environmental Impact; b) visual impact; c) accessibility.'
WOS3 states that the development control principles will be assessed against: a) appropriate scale; b) no significant detrimental impact; c) accessibility; d) no effect on road safety; e) accessible by the disabled; f) design.
The design is a virtual duplication of the existing garage. It is argued that the construction of the additional garage and replacement of the existing timber fence and 'dead' corner of the garden with an edge of native vegetation attractive to wildlife will improve the visual and environmental amenity of this entrance to the Country Park. It thus makes a positive environmental impact, contributing to the Policy WBE10 & WBE11, improving environmental quality in relation to landscape, planting, trees and hedges. (Dwg No HUN01/15/35, 36 & 37)

Policy LD3, Berkshire Structure Plan
'Development proposals will only be permitted where they do not give rise to unacceptable impact on the environment, including serious harm to the character or appearance of an area, or amenities of neighbouring land use.'
From points already made, it is submitted that the development does not unacceptably impact on the environment. To the contrary, it provides an opportunity to contribute to the environmental quality, replacing the 'dead' corner with a strip or corridor of native vegetation 1.54m wide, as the public edge on the entrance to the park. A mixed hedge is proposed, the matrix being an admixture of hazel and holly, with spindle and guelder rose. The flowers and berries are particularly attractive to insects and birds and the evergreen foliage protects nest sites. Honey suckle will be planted between the hedge and the garage wall. In no way could this proposal be interpreted as 'giving serious harm' to the character or appearance of the area. (Dwg No HUN01/15/35, 36 & 37)

General
There are a number of access points to the Country Park. (Dwg No HUN01/15/34) These are important for public amenity. The development at this point will in no way adversely affect the access. To the contrary, the quality of the access will be enhanced by providing an additional wildlife habitat, thus complimenting the Country Park.

Should the appeal not be upheld, it would provide grounds for complaint of discrimination against this proposal when examined in detail with other access points to the Country Park in the vicinity.(Dwg No HUN01/15/30, 31, 32 & 34).

Please turn over

I. APPEAL SITE OWNERSHIP DETAILS

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

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

CERTIFICATE A

☑

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

OR

CERTIFICATE B

☐

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

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

CERTIFICATES C and D

☐

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

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

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

✔

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

OR

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

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

J. ESSENTIAL SUPPORTING DOCUMENTS

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

✔

1. A copy of the original **planning application** sent to the LPA. ☑
2. A copy of the **site ownership certificate and ownership details** submitted to the LPA at application stage (this is usually part of the LPA's planning application form). ☑
3. A copy of the **LPA's decision notice** (if issued). ☑
4. A **plan showing the site outlined in red**, including two roads clearly named (preferably on a copy of a 1:10,000 Ordnance Survey map). ☑
5. A list and copies of all **plans, drawings and documents** sent to the LPA as part of the application. ☑
6. A list and copies of any **additional plans, drawings and documents** sent to the LPA but which did not form part of the original application (eg drawings for illustrative purposes). ☐ NONE

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

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

HUN01|15|30, 31, 32, 34, 35, 36 & 37

8. Any relevant **correspondence** with the LPA. ☐ NONE
9. If the appeal is against the LPA's refusal or failure to grant permission for 'details' imposed on a grant of outline permission, please enclose:
   (a) the relevant outline application; ☐
   (b) all plans sent at outline application stage; ☐
   (c) the original outline planning permission. ☐
10. If the appeal is against the LPA's refusal or failure to decide an application which relates to a **condition**, we must have a copy of the original permission with the condition attached. ☐
11. A copy of any Environmental Statement plus certificates and notices relating to publicity (if one was sent with the application, or required by the LPA). ☐
12. If you have sent other appeals for this or nearby sites to us and these have not been decided, please give details and our reference numbers. ☐

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

K. PLEASE SIGN BELOW

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

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

Signature _____ (on behalf of) JOHN & HILARY HUNT

Name (in capitals) CAROLINE BUSBY Date 25 JUNE 2002

The gathering and subsequent processing of the personal data supplied by you in this form, is in accordance with the terms of our registration (Reg No: E311018) under the Data Protection Act 1998. Further information about our Data Protection policy can be found on our Website under "Privacy Statement" and in the booklet accompanying this appeal form.

NOW SEND:

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

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

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

- **1 COPY for you to keep**

When we receive your appeal form, we will:

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

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

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

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

Published by the Planning Inspectorate April 2002

Printed in the UK April 2002 on paper comprising 25% post consumer waste and 100% ECF recycled paper.

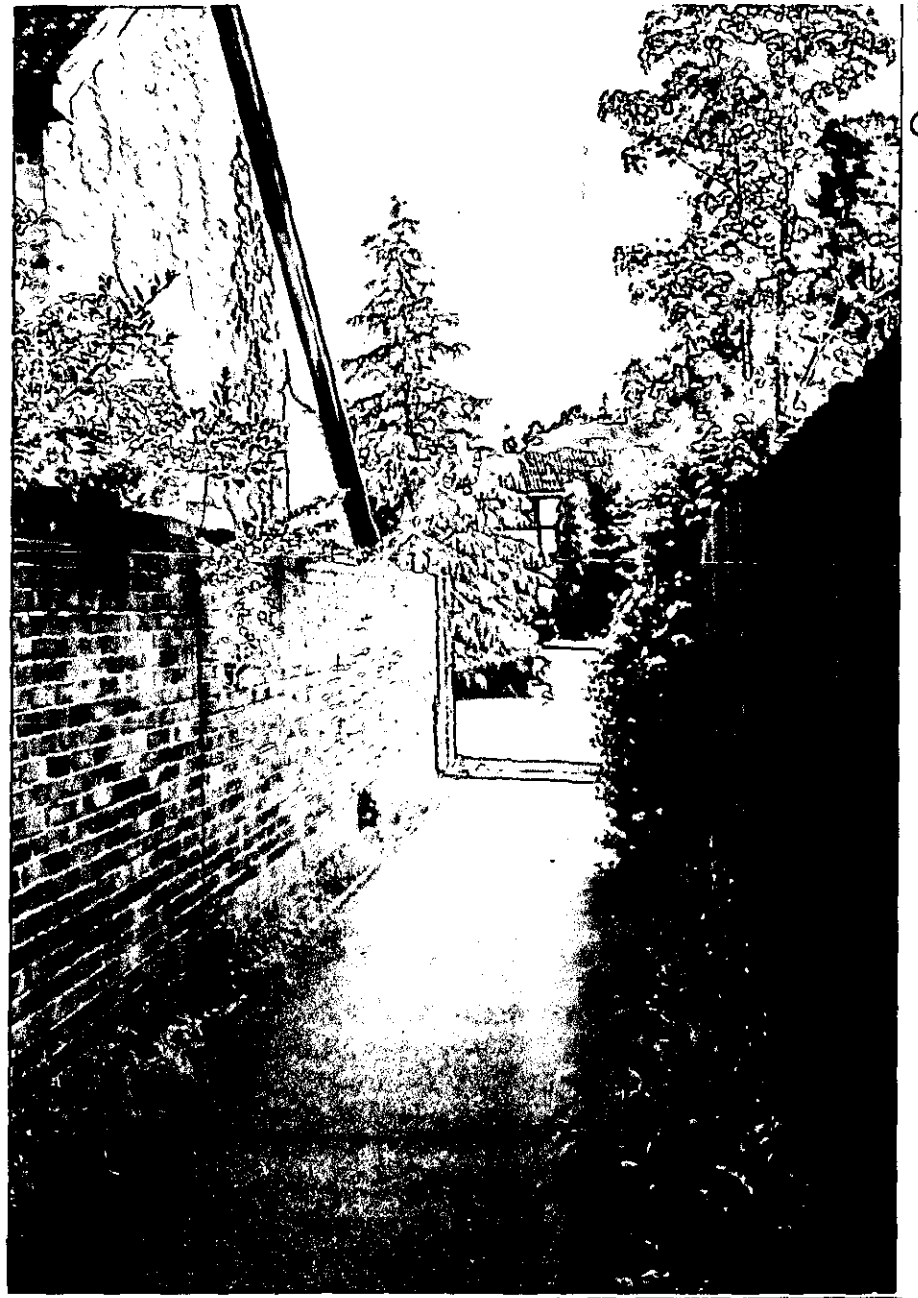
© Crown Copyright 1998. Copyright in the printed material and designs is held by the Crown. You can use extracts of this publication in non-commercial in-house material, as long as you show that they came from this document. You should apply in writing if you need to make copies of this document (or any part of it) to:

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

Looking towards Country Park



Looking away from Country Park



Country Park Access Point from Briarwood

2m access width formed by 1.8m high close boarded timber fencing and 1.8m high brick wall.

HOUSE EXTENSION & GARAGE TO
62 MANOR PARK DRIVE, FINCHAMPSTEAD

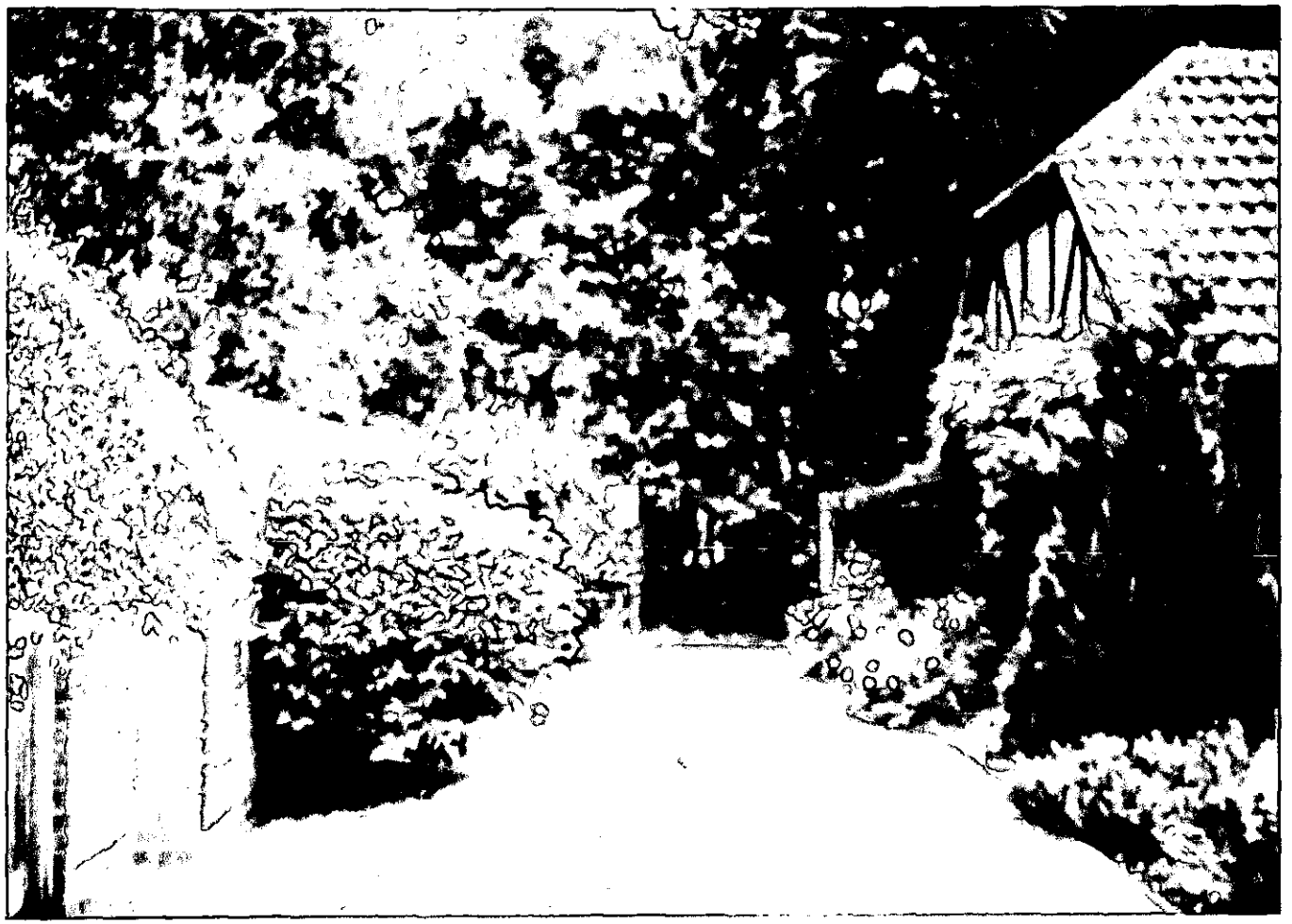
COUNTRY PARK ACCESS POINTS

Dwg no. HUN01/15/30 Rev:

Scale: Date: 20 JUNE 2002

busby & associates
ARCHITECTURE · SURVEYING · INTERIORS
PROJECT MANAGEMENT · LANDSCAPE
DEVELOPMENT IMPACT ASSESSMENT
41 LAUREL CLOSE, WOKINGHAM, BERKS. RG41 4AZ
Tel/Fax 0118 979 0724 E-mail busby.k@btconnect.com

Looking towards Country Park



Country Park Access Point from Fernwood

4m access width formed by 2.3m high brick wall and single storey 1/2 hipped gable with 3.5m high eaves

HOUSE EXTENSION & GARAGE TO 62 MANOR PARK DRIVE, FINCHAMPSTEAD

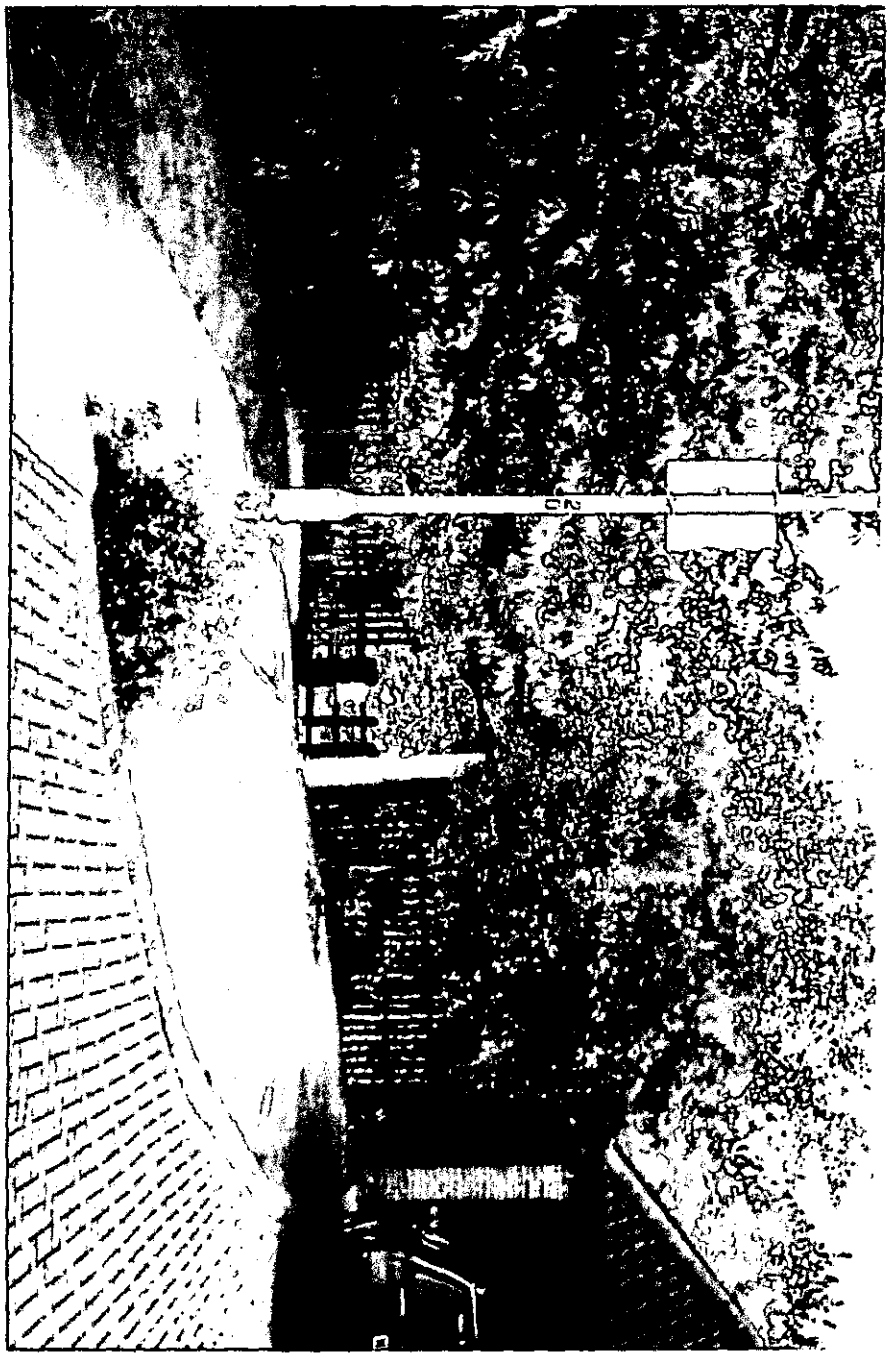
COUNTRY PARK ACCESS POINTS

Dwg no. HUN01/15/31 Rev:

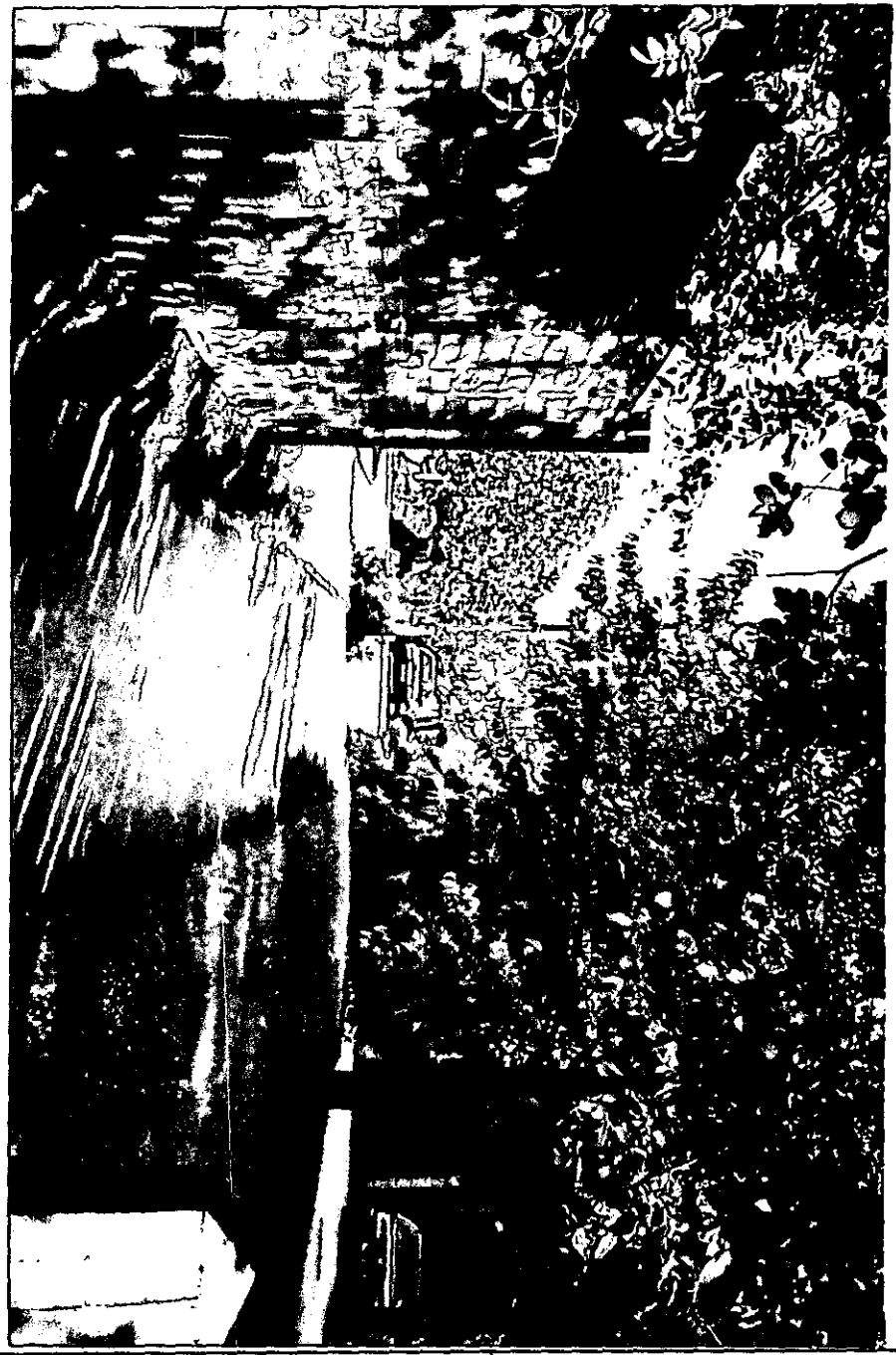
Scale: Date: 20 JUNE 2002

busby & associates
ARCHITECTURE-SURVEYING-INTERIORS
PROJECT MANAGEMENT-LANDSCAPE
DEVELOPMENT IMPACT ASSESSMENT
41 LAUREL CLOSE, WOKINGHAM, BERKS. RG41 4AZ
Tel/Fax 0118 979 0724 E-mail busby.k@btconnect.com

Looking towards Country Park



Looking away from Country Park



Country Park Access Point from Manor Park Drive

6.6m access width formed by 1.8m high close boarded timber fence and single storey hipped roof garage with 2.4m high eaves

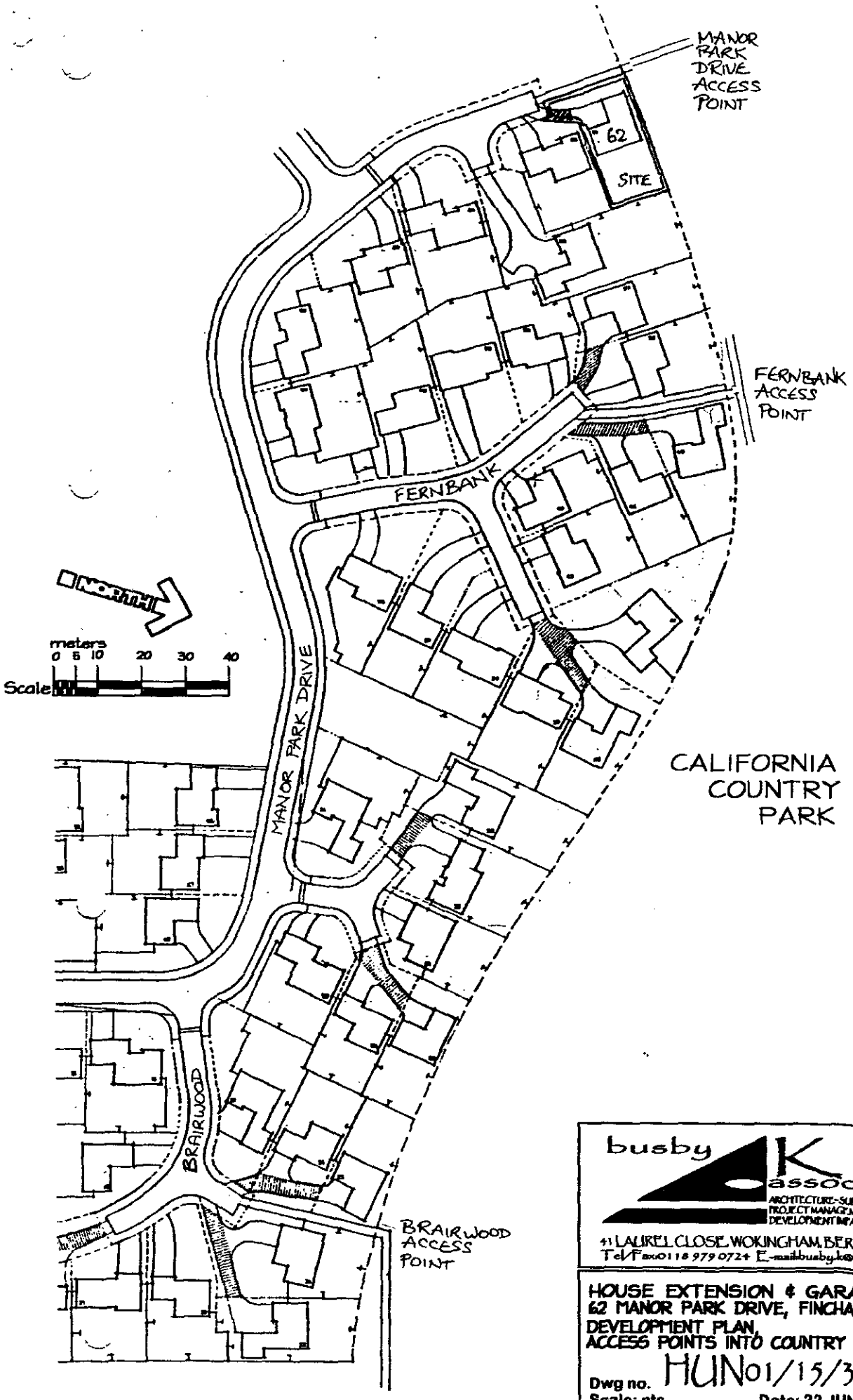
HOUSE EXTENSION & GARAGE TO
62 MANOR PARK DRIVE, FINCHAMPSTEAD

COUNTRY PARK ACCESS POINTS

Dwg no. HUN01/15/32 Rev:

Scale: Date: 20 JUNE 2002

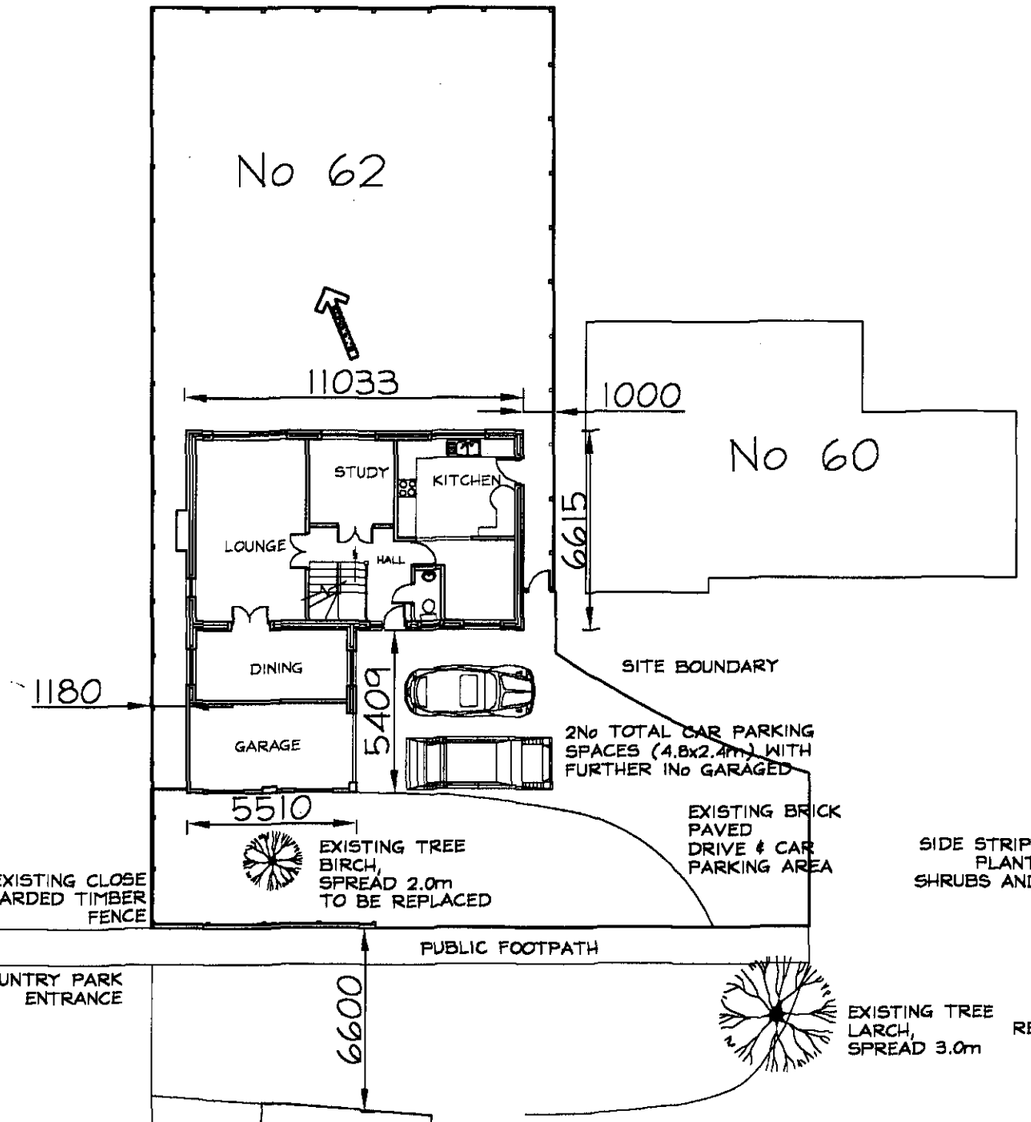
busby K associates
ARCHITECTURE-SURVEYING-INTERIORS
PROJECT MANAGEMENT-LANDSCAPE
DEVELOPMENT IMPACT ASSESSMENT
41 LAUREL CLOSE, WOKINGHAM, BERKS. RG41 4AZ
Tel/Fax 0118 979 0724 E-mail: busby.k@btconnect.com



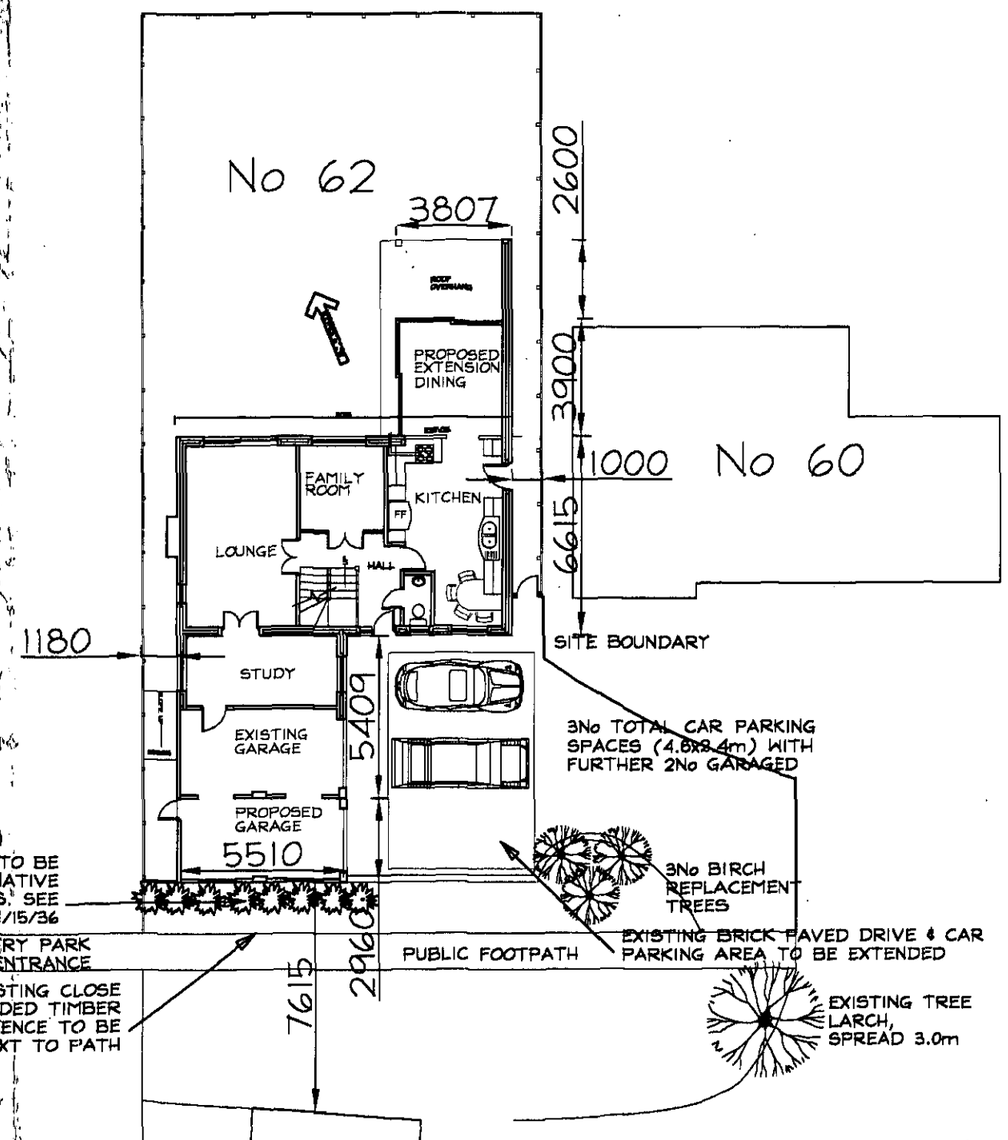
busby K associates
ARCHITECTURE-SURVEYING-INTERIORS
PROJECT MANAGEMENT-LANDSCAPE DEVELOPMENT IMPACT ASSESSMENT
41 LAUREL CLOSE, WOKINGHAM, BERKS. RG41 4AZ
Tel/Fax 0118 979 0724 E-mail busby.k@btconnect.com

HOUSE EXTENSION & GARAGE TO 62 MANOR PARK DRIVE, FINCHAMPSTEAD
DEVELOPMENT PLAN, ACCESS POINTS INTO COUNTRY PARK

Dwg no. HUN01/15/34 Rev:
Scale: nts Date: 22 JUNE 2002



EXISTING SITE BLOCK PLAN



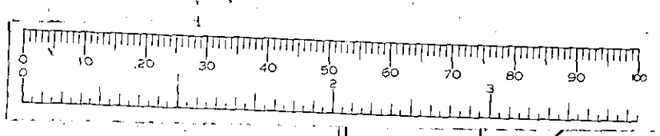
PROPOSED SITE BLOCK PLAN 1:200

busby & K associates
ARCHITECTURE · SURVEYING · INTERIORS
PROJECT MANAGEMENT · LANDSCAPE
DEVELOPMENT IMPACT ASSESSMENT
41 LAUREL CLOSE, WOKINGHAM, BERKS. RG41 4AZ
Tel/Fax: 0118 979 0724 E-mail: busby.k@btconnect.com

HOUSE EXTENSION & GARAGE TO
62 MANOR PARK DRIVE, FINCHAMPSTEAD

EXISTING & PROPOSED SITE LAYOUT

Dwg no. HUN01/15/35 Rev:
Scale: 1:200 Date: 22 JUNE 2002



EXISTING GARAGE

PROPOSED GARAGE

Matrix of planting of native shrubs to form mixed hedge

COUNTRY PARK ENTRANCE

Lawn as existing

3No replacement Birch trees

PUBLIC FOOTPATH

Lawn as existing

Key
Species to mixed native hedge

- Holly- Ilex aquifolium
- Hazel- Corylus avillina
- Spindle- Euonymus europaea
- Guelder Rose- Viburnum opulus
- Honey Suckle- Lonicera periclymenum

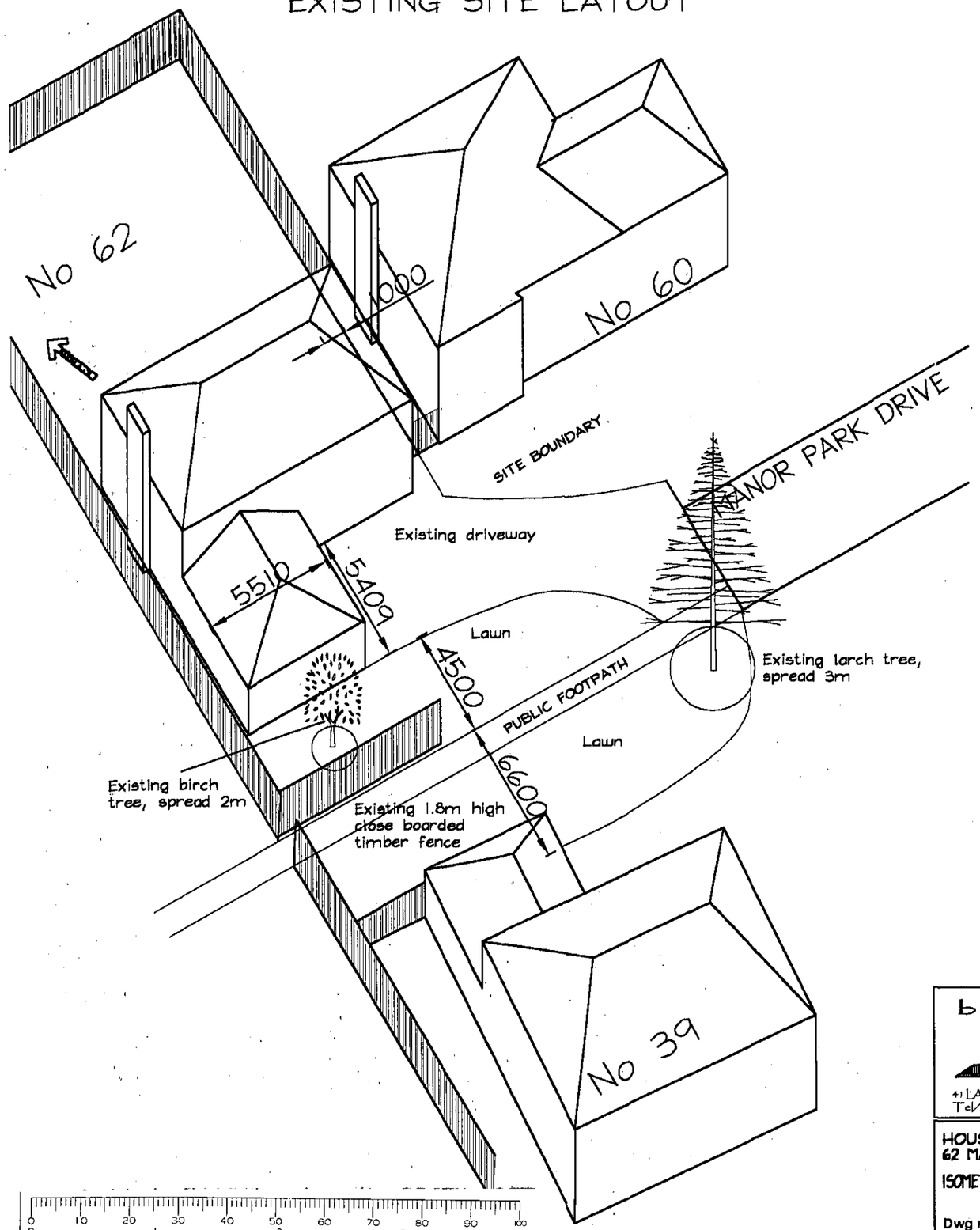
busby & associates
ARCHITECTURE-SURVEYING-INTERIORS
PROJECT MANAGEMENT-LANDSCAPE
DEVELOPMENT IMPACT ASSESSMENT
41 LAUREL CLOSE, WOKINGHAM, BERKS. RG41 4AZ
Tel/Fax 0118 979 0724 E-mail:busby.k@btconnect.com

HOUSE EXTENSION & GARAGE TO
62 MANOR PARK DRIVE, FINCHAMPSTEAD

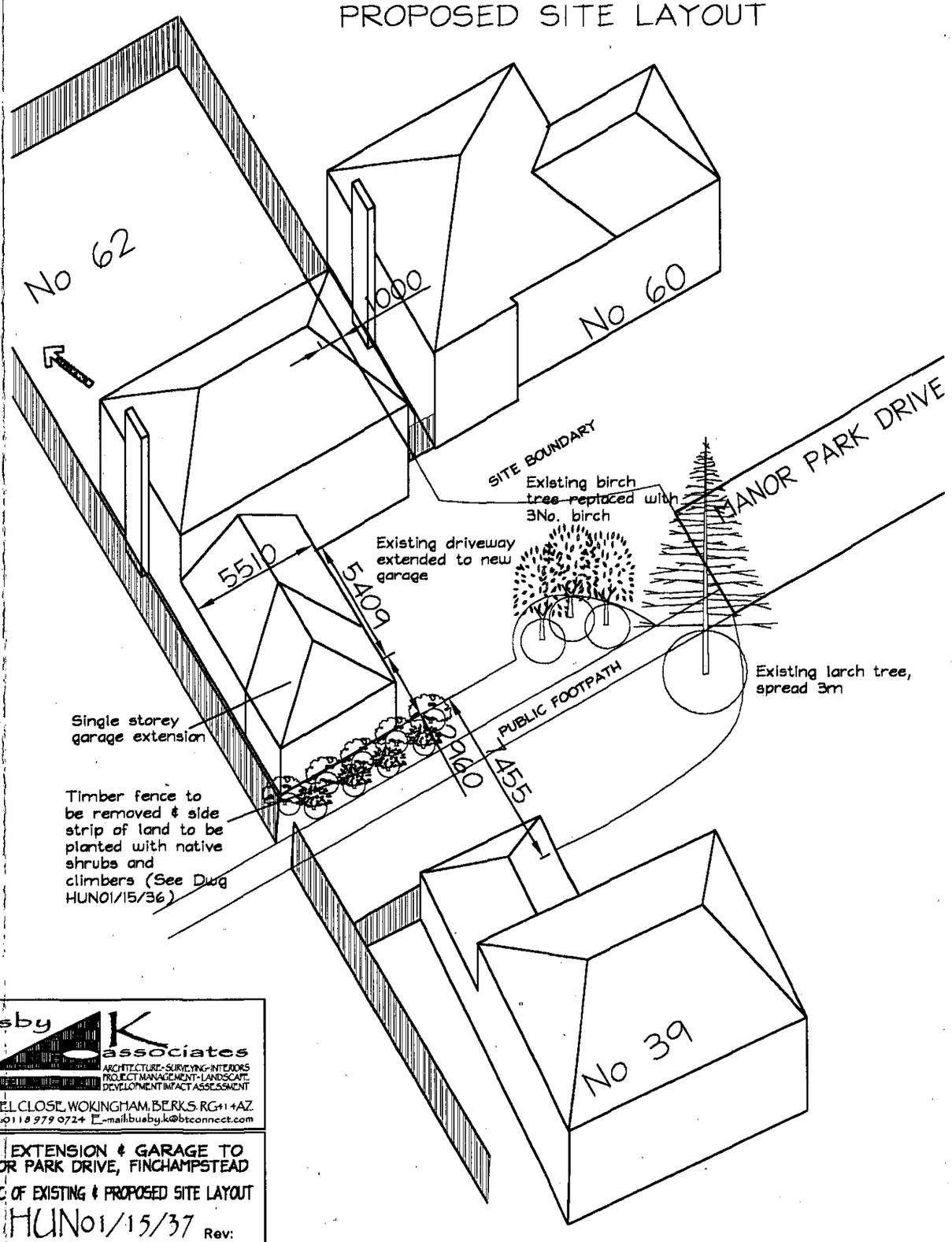
PROPOSED PLANTING

Dwg no. HUN01/15/36 Rev:
Scale: 1:50 Date: 22 JUNE 2002

EXISTING SITE LAYOUT



PROPOSED SITE LAYOUT



busby K associates
ARCHITECTURE-SURVEYING-INTERIORS
PROJECT MANAGEMENT-LANDSCAPE
DEVELOPMENT IMPACT ASSESSMENT
41 LAUREL CLOSE, WOKINGHAM, BERKS. RG41 4AZ
Tel/Fax 0118 979 0724 E-mail busby.k@btconnect.com

HOUSE EXTENSION & GARAGE TO
62 MANOR PARK DRIVE, FINCHAMPSTEAD

ISOMETRIC OF EXISTING & PROPOSED SITE LAYOUT

Dwg no. HUN01/15/37 Rev:
Scale: 1:200 Date: 22 JUNE 2002

busby K associates

ARCHITECTURE · SURVEYING · INTERIORS
PROJECT MANAGEMENT · LANDSCAPE
DEVELOPMENT IMPACT ASSESSMENT

41 LAUREL CLOSE, WOKINGHAM, BERKS RG41 4AZ
Tel/Fax 0118 979 0724 E-mail busby.k@btconnect.com

HOUSE EXTENSION & GARAGE TO
62 MANOR PARK DRIVE, FINCHAMPSTEAD

SITE LOCATION

Dwg no. HUN01/15/01 Rev:
Scale: 1:2500 Date: 22 JAN 2002



Site Plan, Scale: 1 to 2500

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

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO Office. © Crown Copyright. Wokingham District Council, Licence No. LA086134

21 January 2002

N W E S

0 10 20 30 40 50 60 70 80 90 100
0 2 3

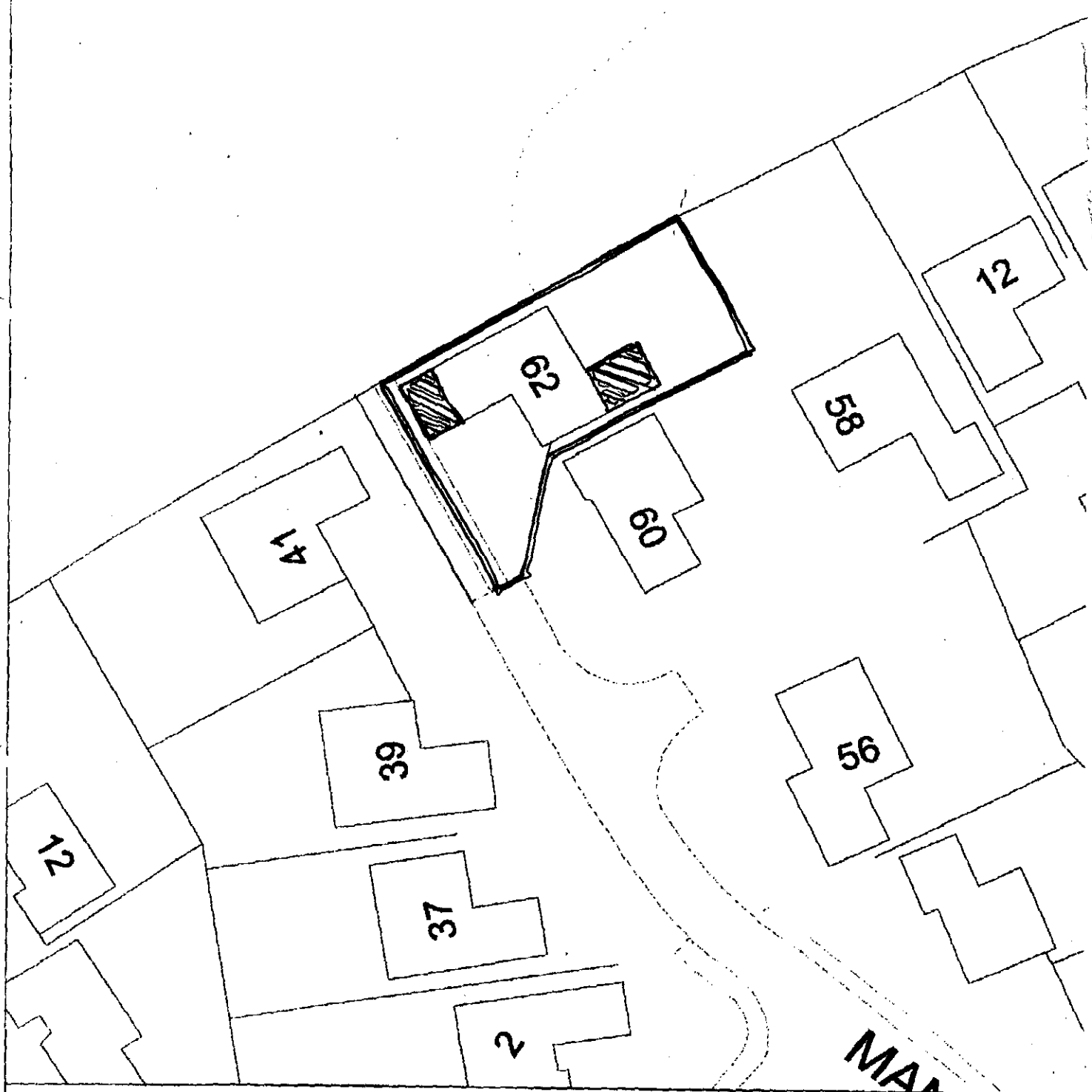
busby K associates
ARCHITECTURE · SURVEYING · INTERIORS
PROJECT MANAGEMENT · LANDSCAPE
DEVELOPMENT IMPACT ASSESSMENT
11 LAUREL CLOSE, WOKINGHAM, BERKS. RG11 4AZ
Tel/Fax 01189790724 E-mail busby.k@btconnect.com

HOUSE EXTENSION & GARAGE TO
62 MANOR PARK DRIVE, FINCHAMPSTEAD

SITE LAYOUT PLAN (block)

Dwg no. HUN01/15/02 Rev:

Scale: 1:500 Date: 22 JAN 2002



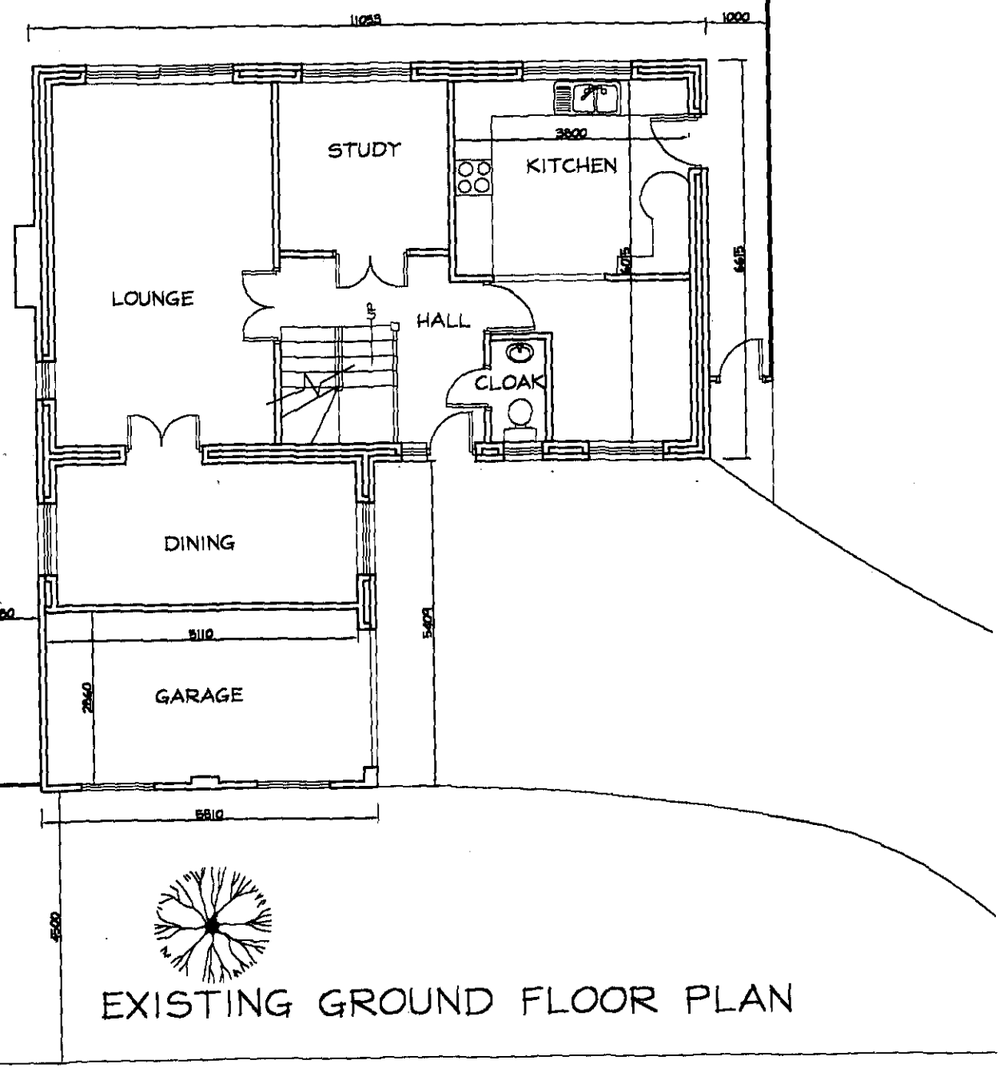
Site Plan, Scale: 1 to 500

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

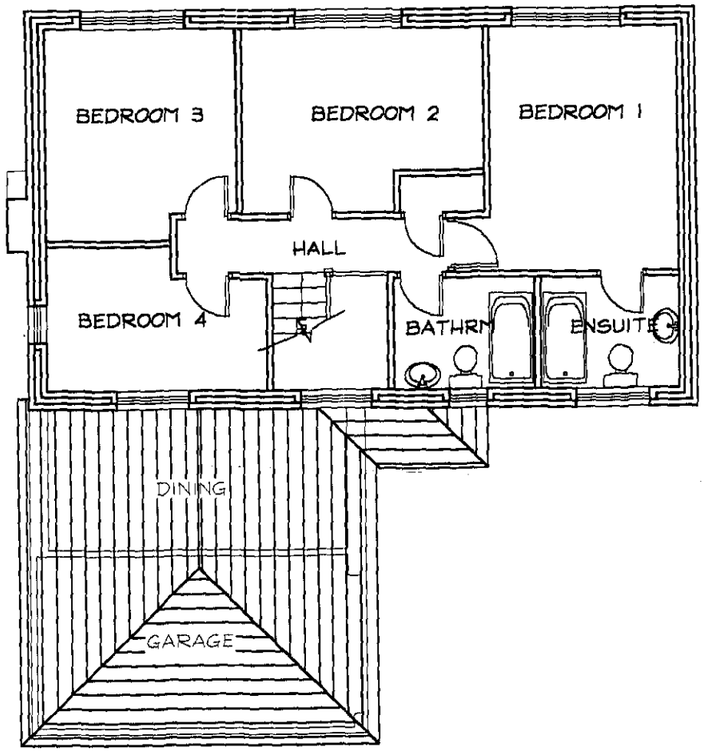
This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO Office. © Crown Copyright. Wokingham District Council, Licence No. LA086134

Date: 21 January 2002

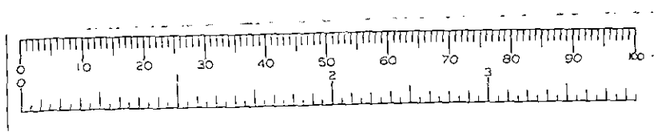
N
W E
S



EXISTING GROUND FLOOR PLAN



FIRST FLOOR PLAN



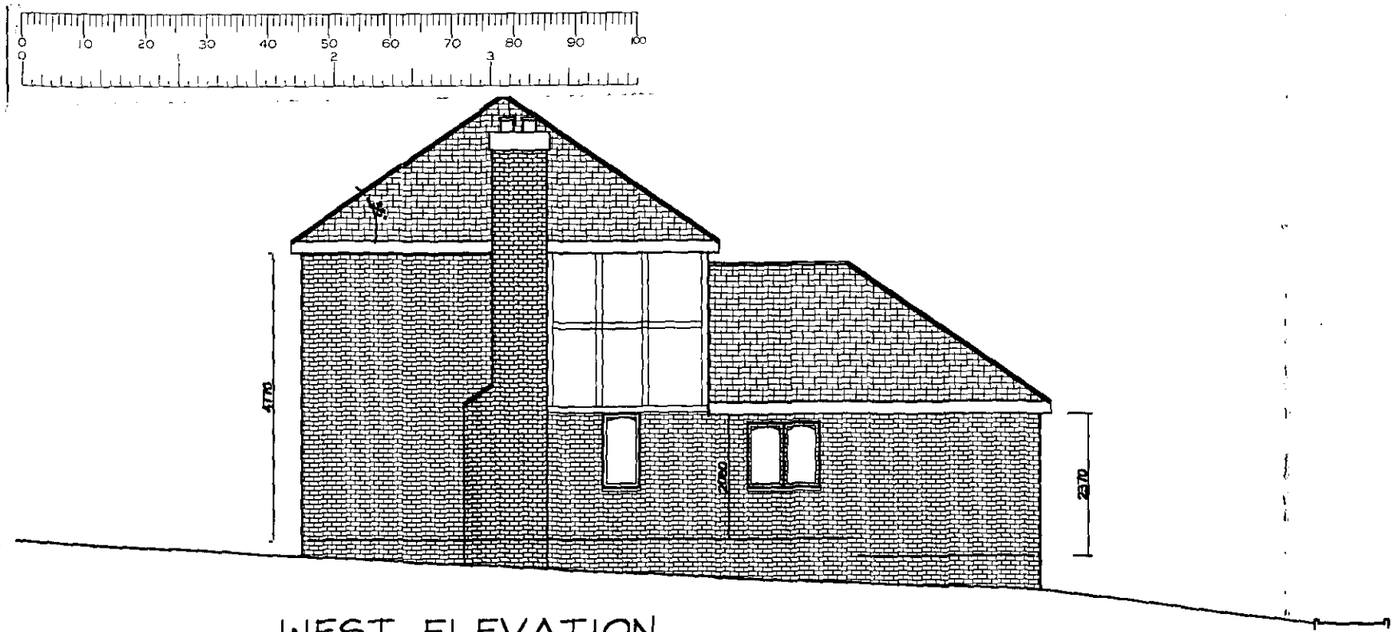
busby & K associates
ARCHITECTURE · SURVEYING · INTERIORS
PROJECT MANAGEMENT · LANDSCAPE
DEVELOPMENT IMPACT ASSESSMENT
41 LAUREL CLOSE, WOKINGHAM, BERKS. RG41 4AZ
Tel/Fax 0118 979 0724 E-mail: busby.k@btconnect.com

HOUSE EXTENSION & GARAGE TO
62 MANOR PARK DRIVE, FINCHAMPSTEAD

EXISTING PLANS

Dwg no. HUN01/15/03 Rev:

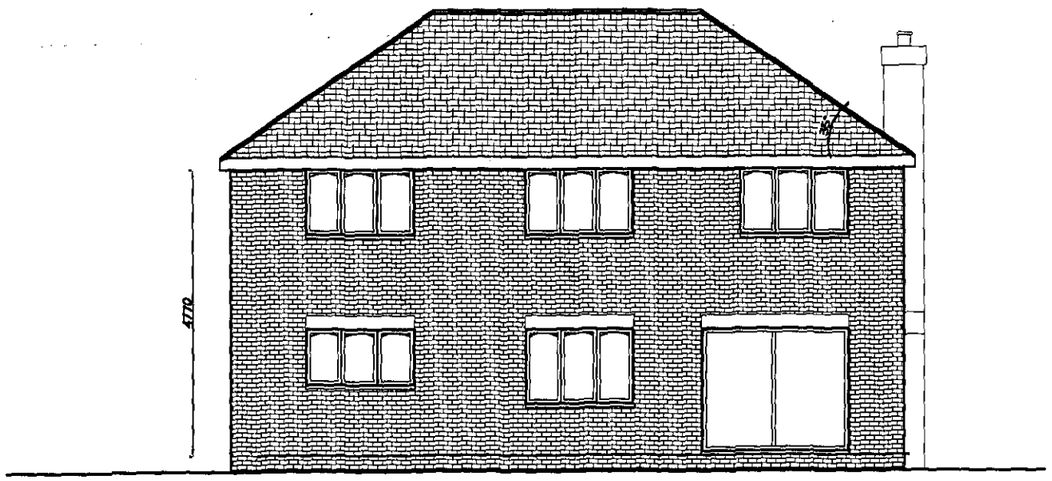
Scale: 1:100 Date: 2 NOV 2001



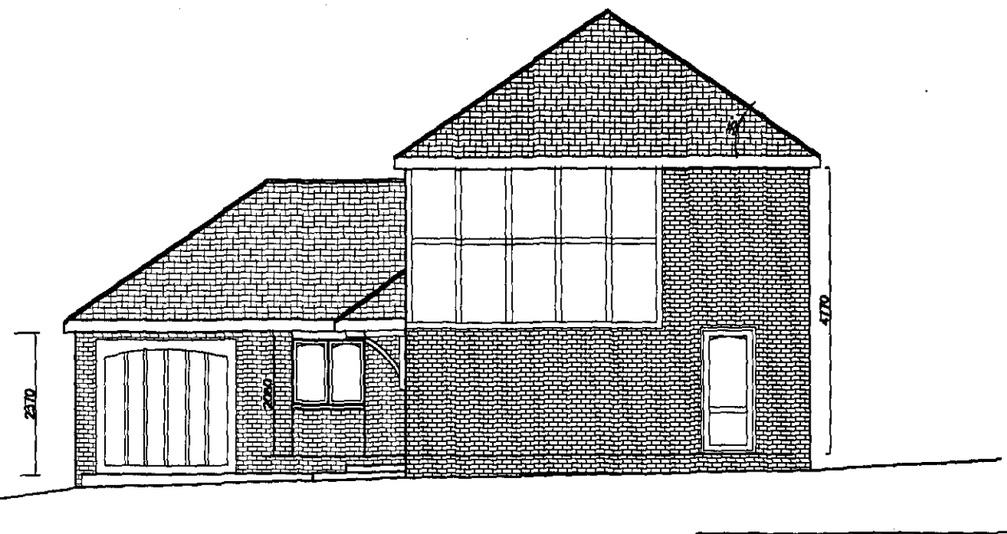
WEST ELEVATION



SOUTH ELEVATION
MANOR PARK DRIVE



NORTH ELEVATION



EAST ELEVATION

SCHEDULE OF FINISHES

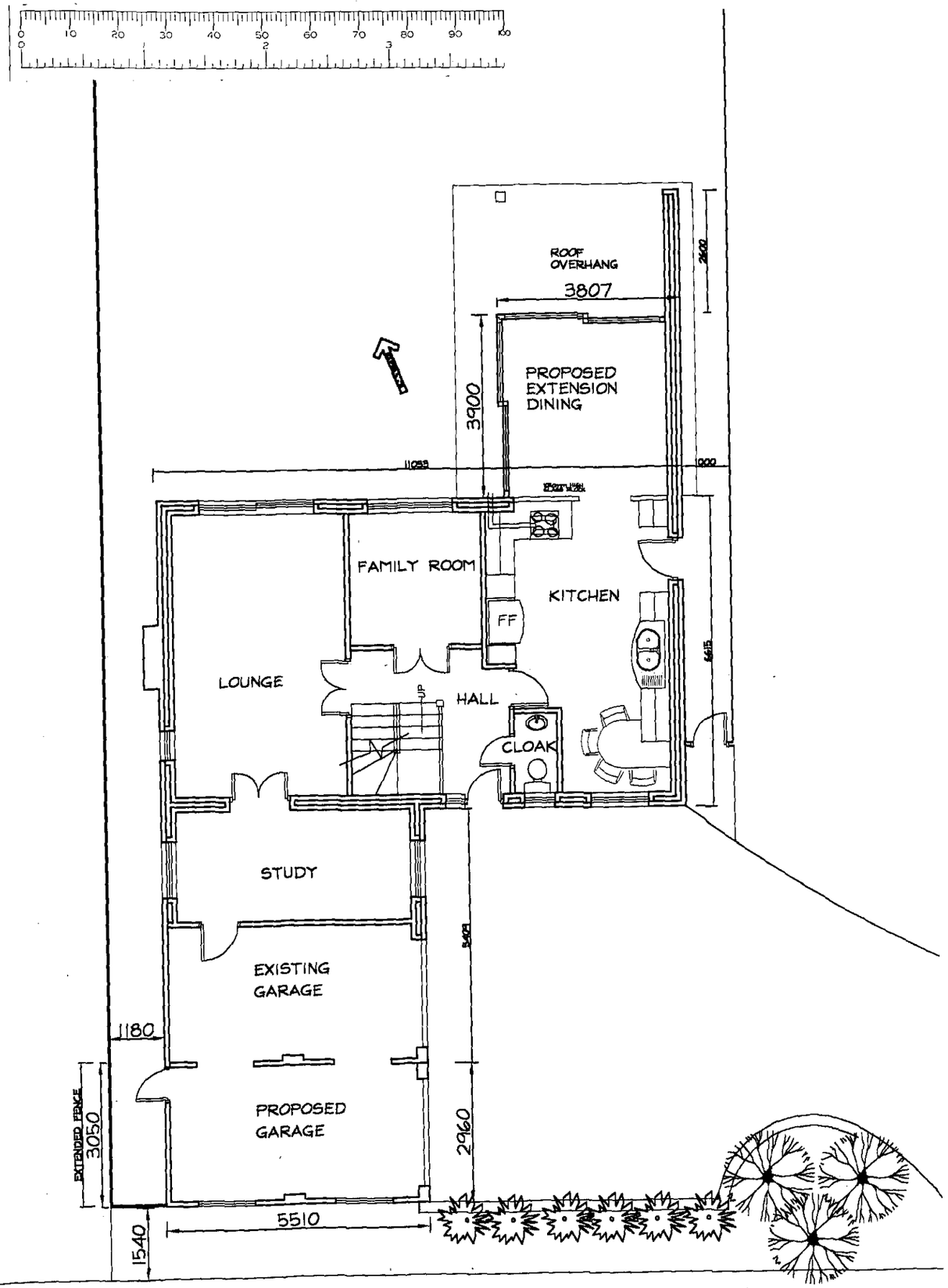
ROOF- BRINDLED BROWN/ RED CONCRETE TILES
WALLS- BRINDLED RED CLAY BRICK WITH FRAMED PLASTER PANELS
WINDOWS & DOORS- DARK BROWN STAINED DEAL CASEMENT
FASCIA & SOFFIT- DARK BROWN STAINED DEAL
RAINWATER GOODS- DARK BROWN PVC OGEE SECTION

busby & associates
ARCHITECTURE · SURVEYING · INTERIORS
PROJECT MANAGEMENT · LANDSCAPE
DEVELOPMENT IMPACT ASSESSMENT
11 LAUREL CLOSE, WOKINGHAM, BERKS. RG41 4AZ
Tel/Fax 0118 979 0724 E-mail busby.k@btconnect.com

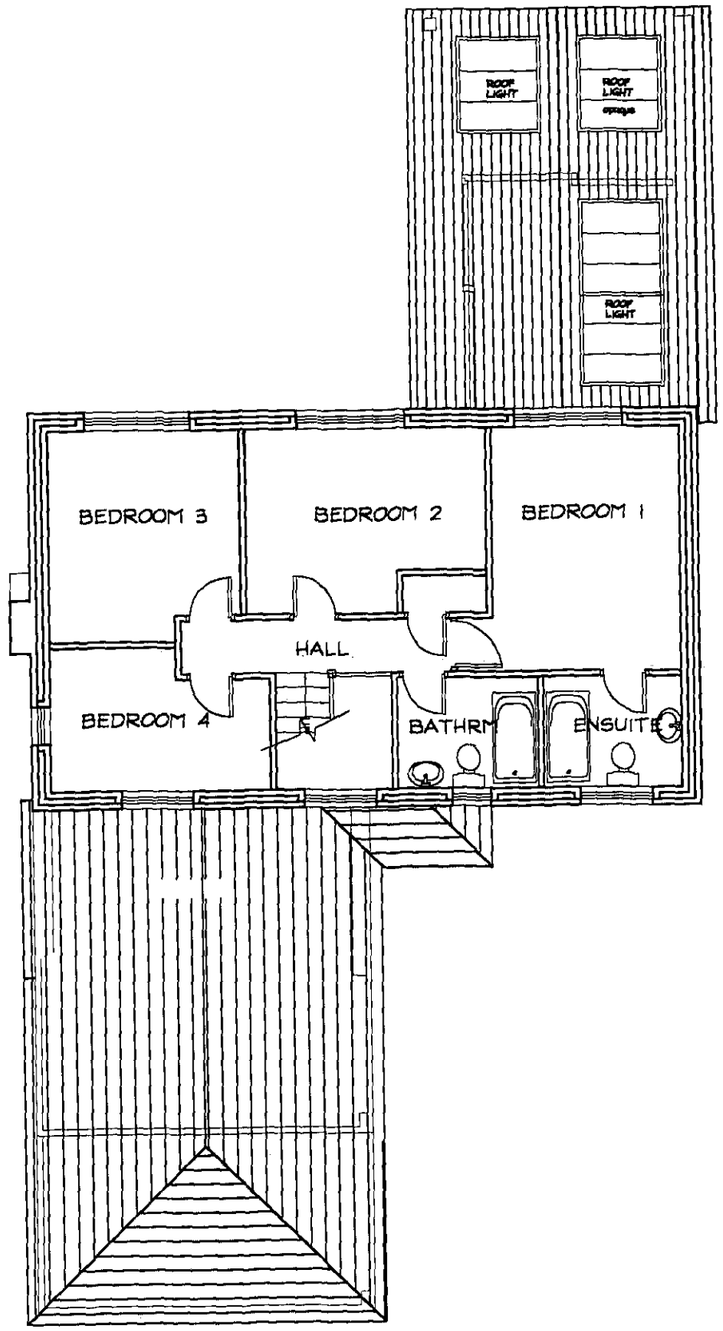
HOUSE EXTENSION & GARAGE TO
62 MANOR PARK DRIVE, FINCHAMPSTEAD

EXISTING ELEVATIONS

Dwg no. HUN01/15/04 Rev:
Scale: 1:100 Date: 2 NOV 2001



PROPOSED GROUND FLOOR PLAN



FIRST FLOOR PLAN

A 10.01.02 CHANGES AS DISCUSSED

busby & K associates
ARCHITECTURE · SURVEYING · INTERIORS
PROJECT MANAGEMENT · LANDSCAPE
DEVELOPMENT IMPACT ASSESSMENT
41 LAUREL CLOSE, WOKINGHAM, BERKS, RG41 4AZ
Tel/Fax 0118 979 0724 E-mail: busby.k@btconnect.com

HOUSE EXTENSION & GARAGE TO
62 MANOR PARK DRIVE, FINCHAMPSTEAD

PROPOSED PLANS

Dwg no. HUN01/15/06 Rev: A

Scale: 1:100 Date: 22 NOV 2001



WEST ELEVATION



SOUTH ELEVATION
MANOR PARK DRIVE



NORTH ELEVATION



EAST ELEVATION

A 10.01.02 CHANGES AS DISCUSSED

SCHEDULE OF FINISHES

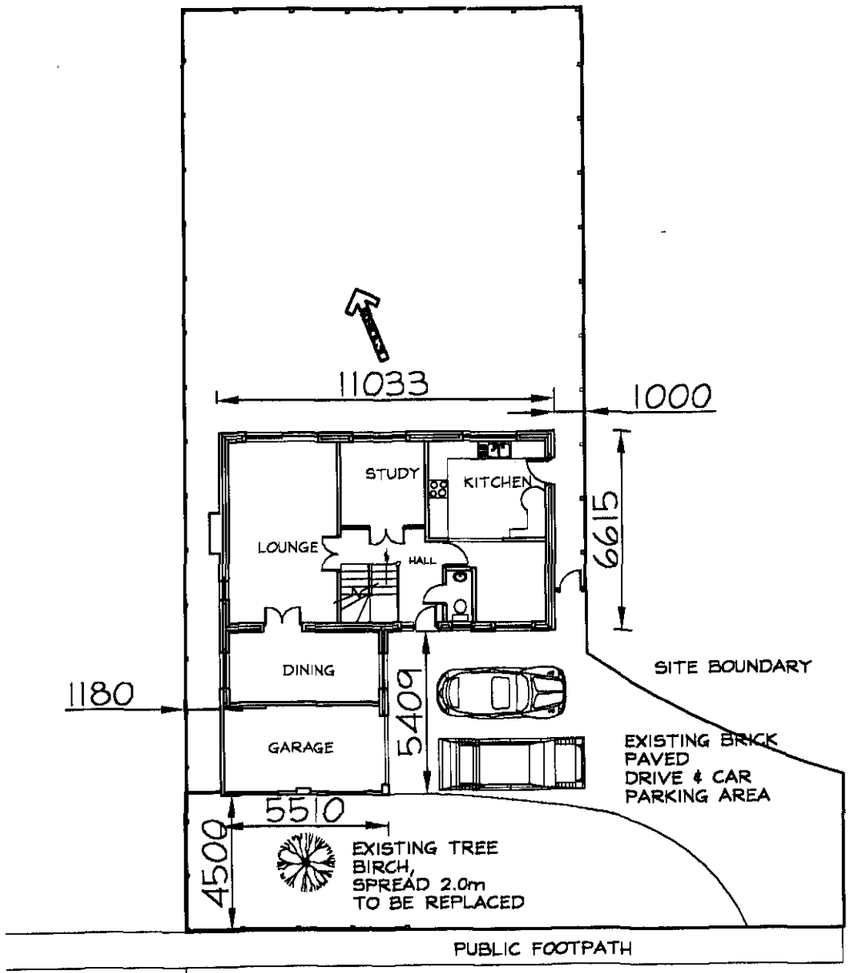
ROOF- BRINDLED BROWN/ RED CONCRETE TILES TO MATCH EXISTING
WALLS- BRINDLED RED CLAY BRICK TO MATCH EXISTING
WINDOWS & DOORS- DARK BROWN STAINED DEAL FIXED & SLIDING SYSTEM
FASCIA & SOFFIT- DARK BROWN STAINED DEAL TO MATCH EXISTING
RAINWATER GOODS- DARK BROWN PVC OGEE SECTION TO MATCH EXISTING

busby K associates
ARCHITECTURE-SURVEYING-INTERIORS
PROJECT MANAGEMENT-LANDSCAPE
DEVELOPMENT IMPACT ASSESSMENT
41 LAUREL CLOSE, WOKINGHAM, BERKS, RG41 4AZ
Tel/Fax 01189790724 E-mail busby.k@btconnect.com

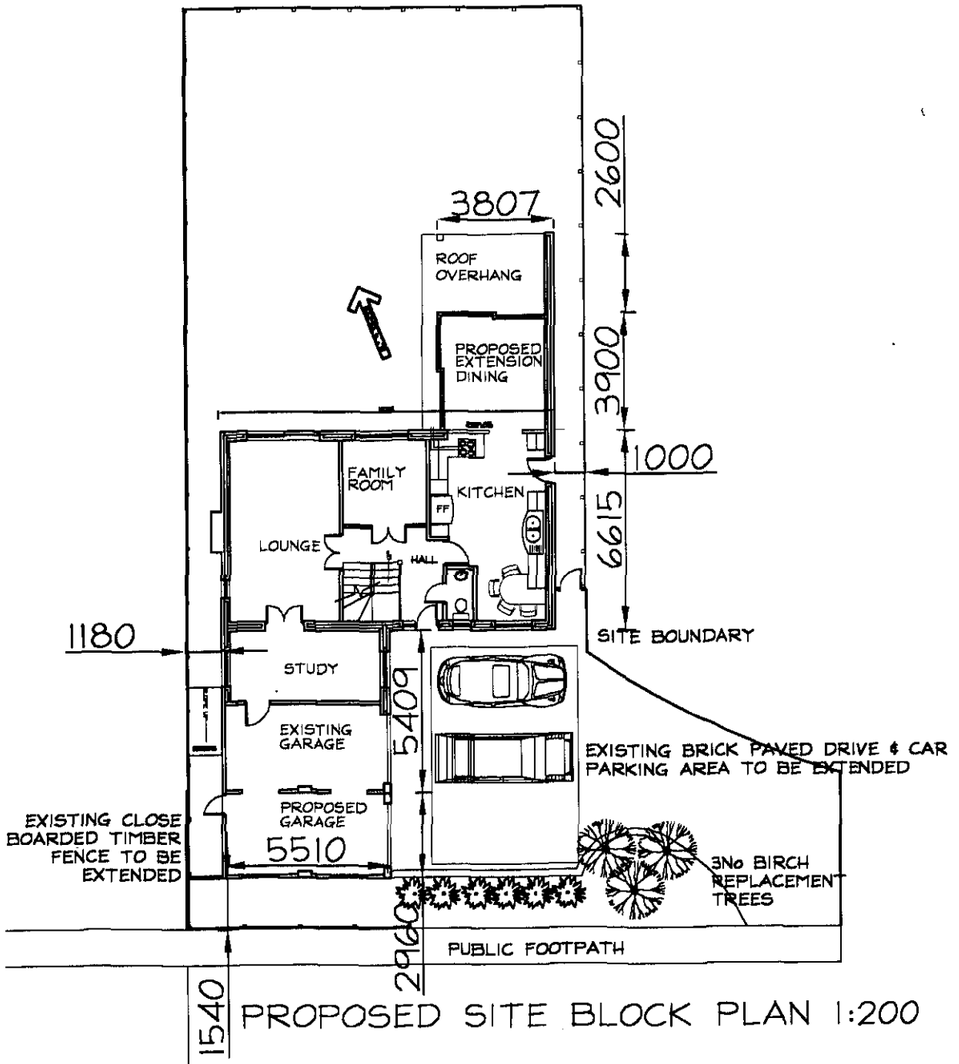
HOUSE EXTENSION & GARAGE TO
62 MANOR PARK DRIVE, FINCHAMPSTEAD

PROPOSED ELEVATIONS

Dwg no. HUN01/15/07 Rev: A
Scale: 1:100 Date: 22 NOV 2001



EXISTING SITE BLOCK PLAN 1:200



PROPOSED SITE BLOCK PLAN 1:200

busby & associates
ARCHITECTURE · SURVEYING · INTERIORS
PROJECT MANAGEMENT · LANDSCAPE
DEVELOPMENT IMPACT ASSESSMENT
41 LAUREL CLOSE, WOKINGHAM, BERKS. RG41 4AZ
Tel/Fax 01189790724 E-mail: busby.k@btconnect.com

HOUSE EXTENSION & GARAGE TO
62 MANOR PARK DRIVE, FINCHAMPSTEAD

EXISTING & PROPOSED SITE LAYOUT

Dwg no. HUN01/15/09 Rev:
Scale: 1:200 Date: 22 JAN 2002

WRITTEN REPRESENTATION APPEAL

CASE OFFICER: LS

APPLICATION NUMBER: 5747

APPELLANT: John & Hilary Hunt

SITE: 62 Manor Park Drive, Finchampstead

APPEAL REF: APP/X0360/A/02/1093861

START DATE: 11/07/02

DATE OF SITE VISIT 14/11/02

Progress Record	Date Actioned	Initials
Appeal Logged:	12/07/02	
Entered on Access:	23/07/02	DG
Notification Letters Due:	**25/07/02**	
Notification Letters Sent:	24/07/02	DG
Questionnaire Due:	**25/07/02**	
Questionnaire Sent:	24/07/02	DG
Statement Due:	**20/08/02**	
Statement Sent:	14/08/02	DG.
Comments on Statement Due	12/09/02	
Comments on Statement Sent	/	
Decision letter circulated:	09/12/02	DG
Decision entered on Access:	09/12/02	DG