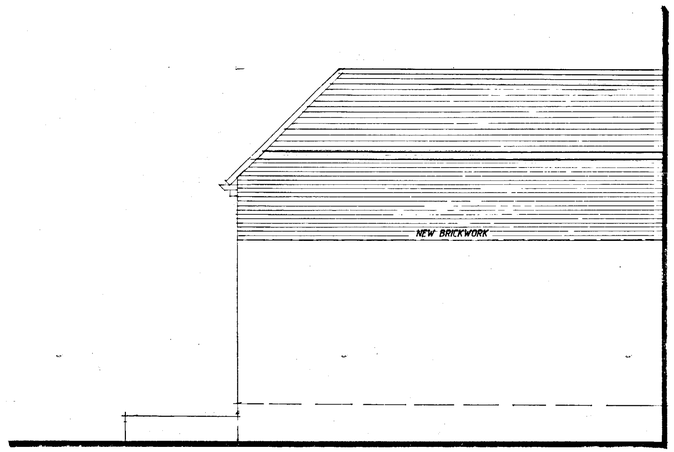
DO NOT SCALE

Any discrepancies to be referred to Izod Design.

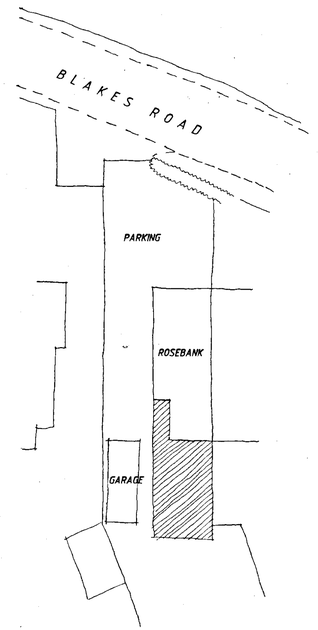
This drawing remains the Copyright of Izod Design.

REVISIONS

Date	Description	Ref.
03.06.03	RIDGE HEIGHT REVISED	A



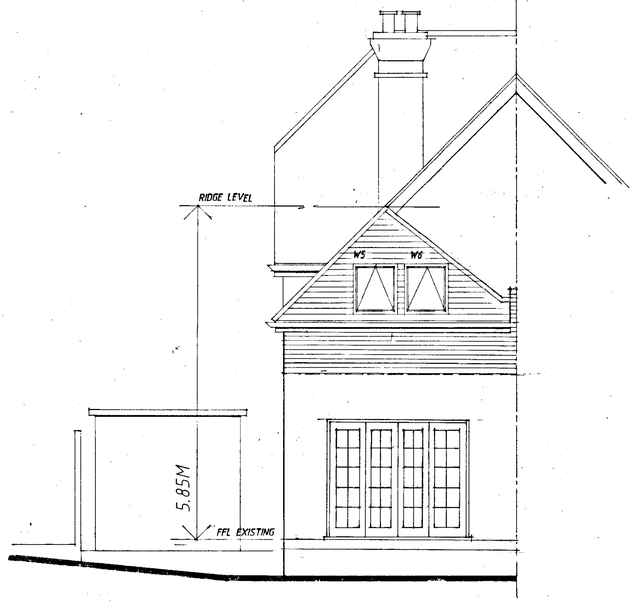
EAST ELEVATION



SITE PLAN 1:200



WEST ELEVATION



SOUTH ELEVATION

izod DESIGN

Chartered Architects
Landscape Consultants

14 Milton Road Wokingham
Berkshire RG40 1DB
Telephone 0118 977 0075
Facsimile 0118 977 0057

Client

MR & MRS C ROBEY

Project

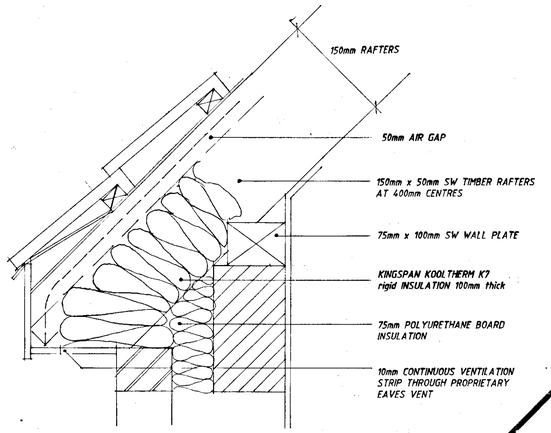
BEECH HOUSE
BLAKES ROAD
WARGRAVE

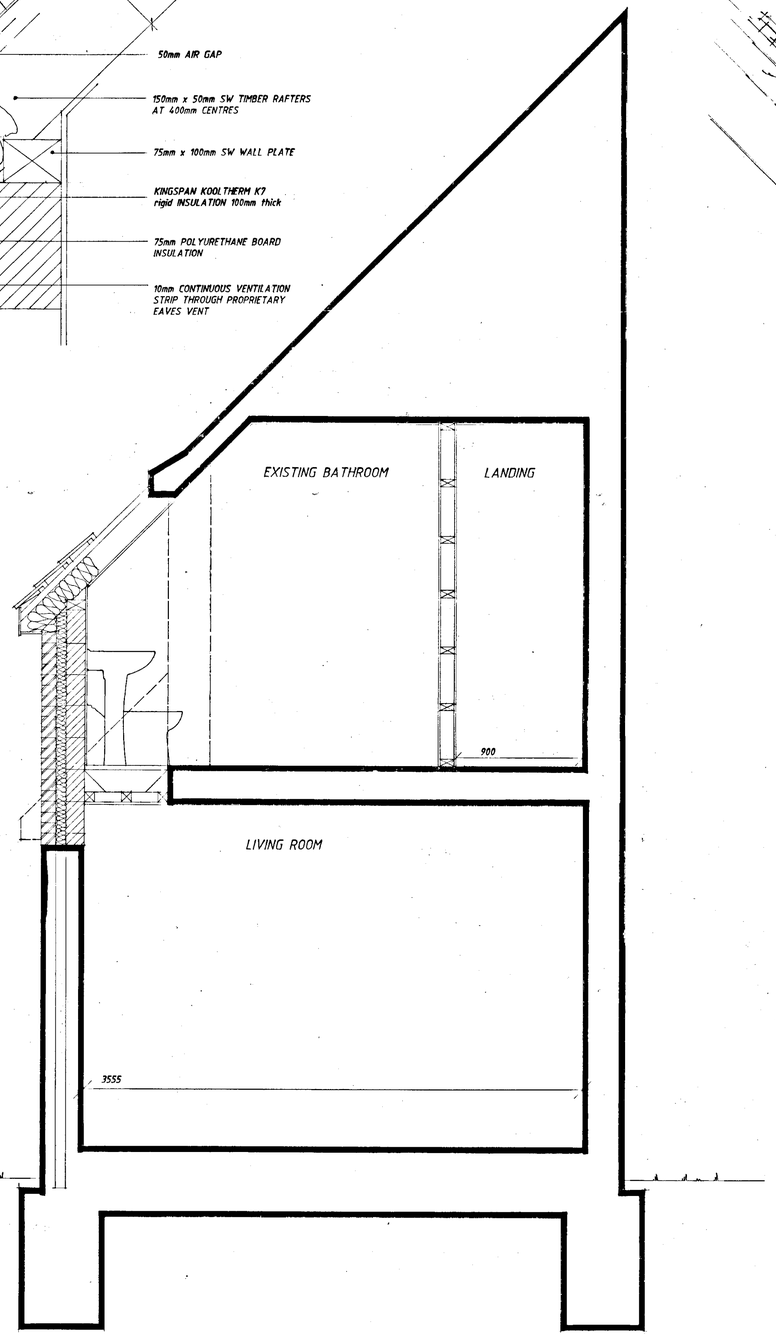
Description

ELEVATIONS

Scale	1:50
Project No.	2732
Drawing No.	14
Revision A	Date 3 JUN 03

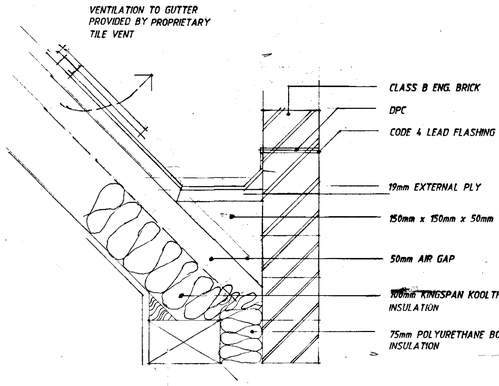
PLANNING SERVICES RECEIVED
05 JUN 2003
COPIES TO

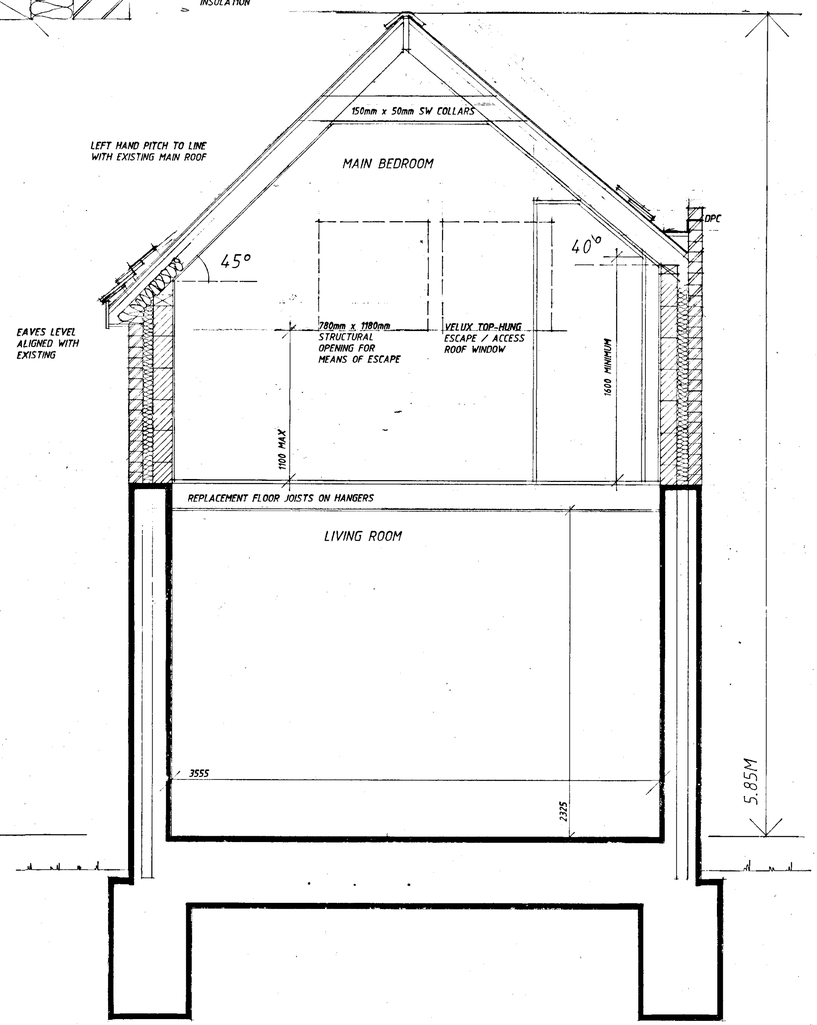




EXISTING FOUNDATIONS EXPOSED AND INSPECTED TO BUILDING OFFICERS SATISFACTION

SECTION A-A





SECTION B-B





DO NOT SCALE

Any discrepancies to be referred to Izod Design.

This drawing remains the Copyright of Izod Design.

REVISIONS

Date	Description	Ref.
19.05.03	BUILDING REGS	A
03.06.03	ROOF CONSTRUCTION	B

ROOF CONSTRUCTION

PLAIN CLAY TILES TO MATCH EXISTING
25mm x 38mm TREATED SW BATTENS
TYPE 1F SARKING FELT
19mm EXTERNAL PLY
25mm x 50mm SW COUNTER BATTENS
150mm x 50mm SW TIMBER RAFTERS
AT 400mm CENTRES
100mm KINGSPAN KOOLTHERM K7RIGID INSULATION
WITH 50mm AIR GAP
13mm FOILBACKED PLASTERBOARD AND SKIM
75mm X 100mm SW WALL PLATE

INTERNAL WALL CONSTRUCTION

100mm x 50mm SW TIMBER BATTENS
100mm x 50mm SW SOLE PLATE
13mm PLASTERBOARD AND SKIM
100mmPOLYURETHANE BOARD INSULATION

FIRST FLOOR CONSTRUCTION

25mm SW TIMBER FLOORBOARDS
150mm x 75mm SW TIMBER JOISTS
AT 400mm CENTRES SUPPORTED
ON MS HANGERS
13mm PLASTERBOARD AND SKIM

EXTERNAL WALL CONSTRUCTION

RED FACING BRICKS TO MATCH EXISTING
75mm CAVITY WITH 75mm KINGSPAN
CAVITY INSULATION
125mm INSULATING BLOCKWORK
13mm PLASTERBOARD AND SKIM (FOILBACKED)
SS WALL TIES AT 450mm CENTRES BOTH
VERTICALLY AND HORIZONTALLY
THERMABATE OR SIMILAR DAMP CORE CAVITY
CLOSERS AROUND ALL OPENINGS

VENTILATION

ALL ROOMS TO BE PROVIDED WITH 4000mm/sq BACKGROUND VENTILATION, LOUNGE AND BEDROOMS 8000mm/sq
MECHANICAL VENTILATION PROVIDED IN ALL BATHROOMS AT 15 litres/minute WITH A 15 minute OVERRUN
CROSS VENTILATION PROMOTED BY EAVES VENTILATION BEING AT LEAST EQUAL TO A CONTINUOUS 10mm WIDE STRIP RIDGE VENTILATION AT LEAST EQUAL TO A C CONTINUOUS 5mm STRIP

izod DESIGN

Chartered Architects
Landscape-Consultants

14 Milton Road Wokingham
Berkshire RG40 1DB
Telephone 0118 977 0075
Facsimile 0118 977 0057

Client

MR & MRS C ROBEY

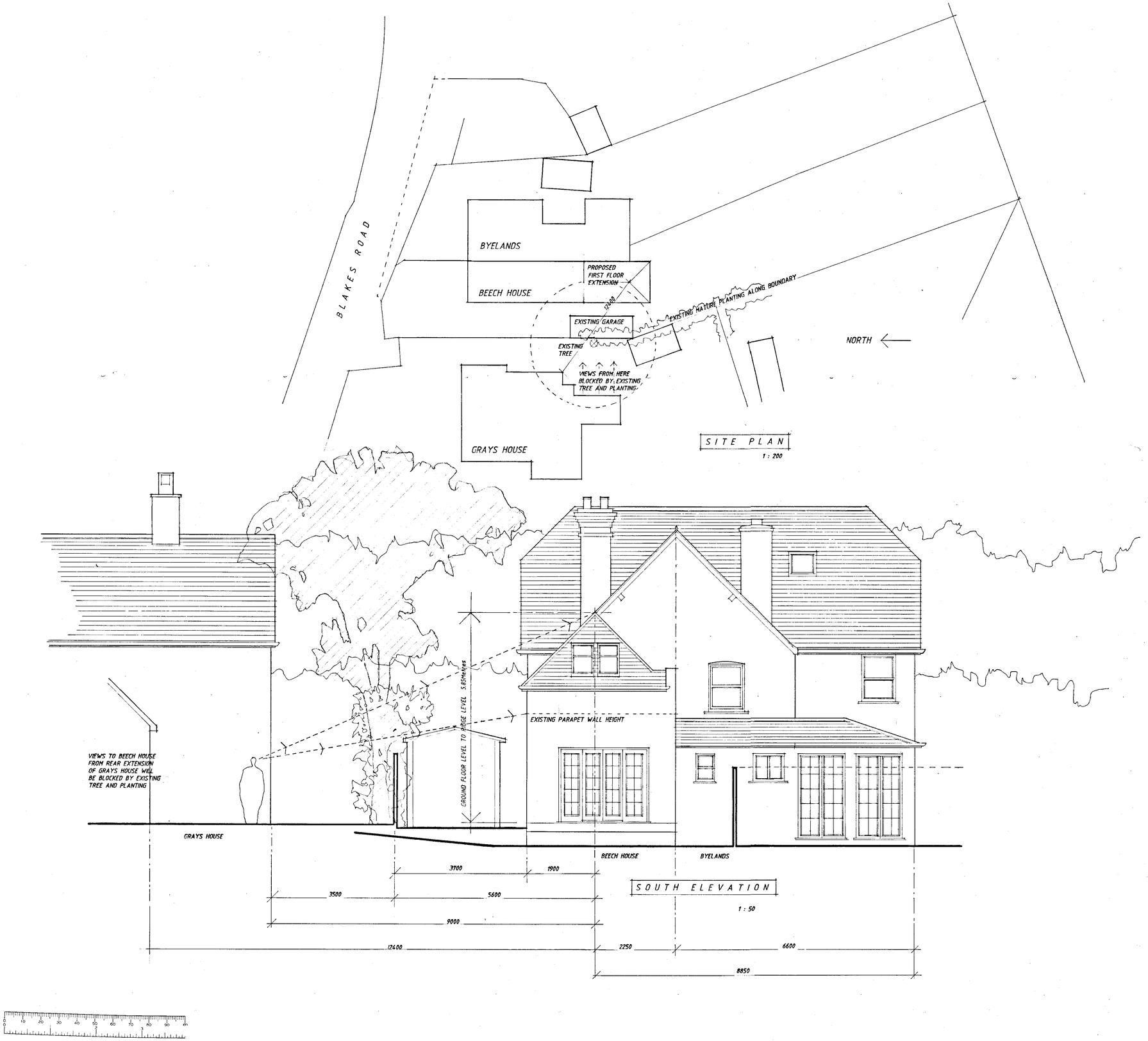
Project

BEECH HOUSE
BLAKES ROAD
WARGRAVE

Description

SECTIONS

Scale	1 : 20
Project No.	2732
Drawing No.	13
Revision B	Date 3 JUN 03



DO NOT SCALE

Any discrepancies to be referred to Izod Design.
This drawing remains the Copyright of Izod Design.

REVISIONS

Date	Description	Ref.

PLANNING SERVICES
POL
DC
ADV
CS
5 JUN 2003
COPIES TO

Izod DESIGN

Chartered Architects
Landscape Consultants

14 Milton Road Wokingham
Berkshire RG40 1DB
Telephone 0118 977 0075
Facsimile 0118 977 0057

Client
CLIVE ROBEY

Project
BEECH HOUSE (PREV. ROSEBANK)
BLAKES ROAD WARGRAVE

Description
PROPOSED EXTENSION
SITE PLAN AND
SOUTH ELEVATION

Scale 1 : 200 1 : 50

Project No. 2732

Drawing No. 4

Revision Date 29 MAY 02

MY 443454 R

DO NOT SCALE

Any discrepancies to be referred to Izod Design.

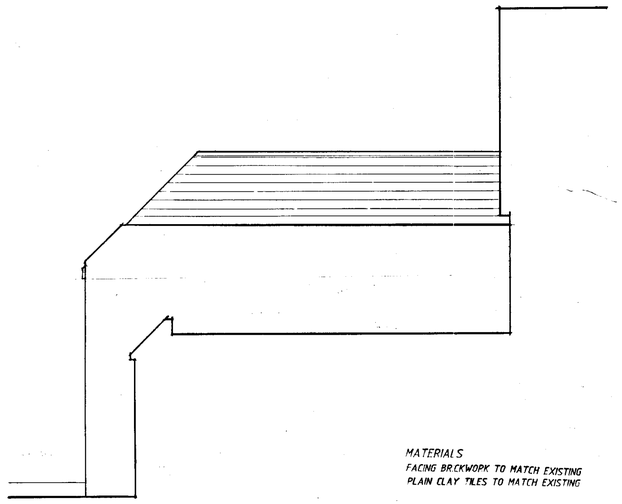
This drawing remains the Copyright of Izod Design.

REVISIONS

Date	Description	Ref.



WEST ELEVATION

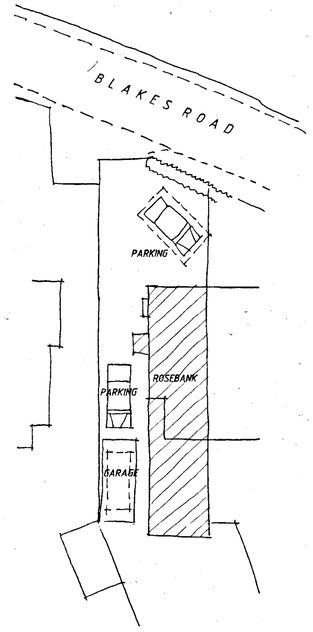


EAST ELEVATION

MATERIALS

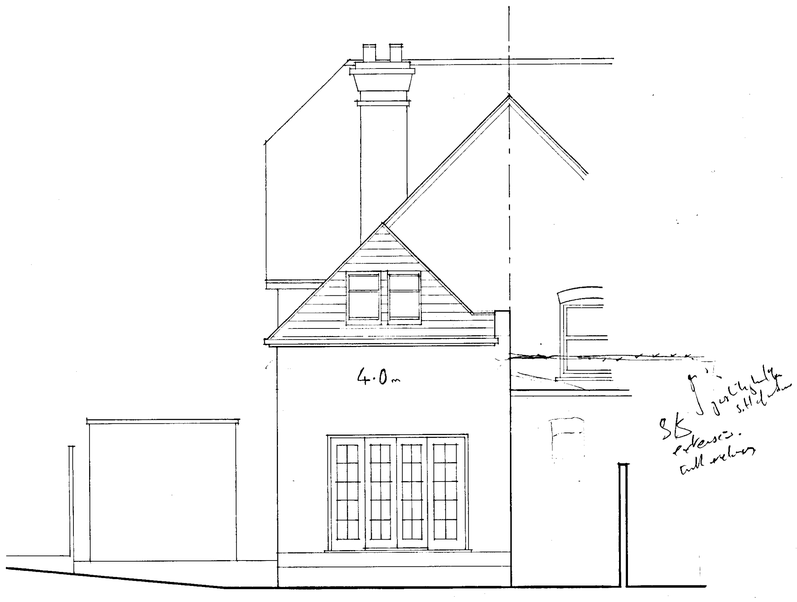
FACING BRICKWOPK TO MATCH EXISTING

PLAIN CLAY TILES TO MATCH EXISTING

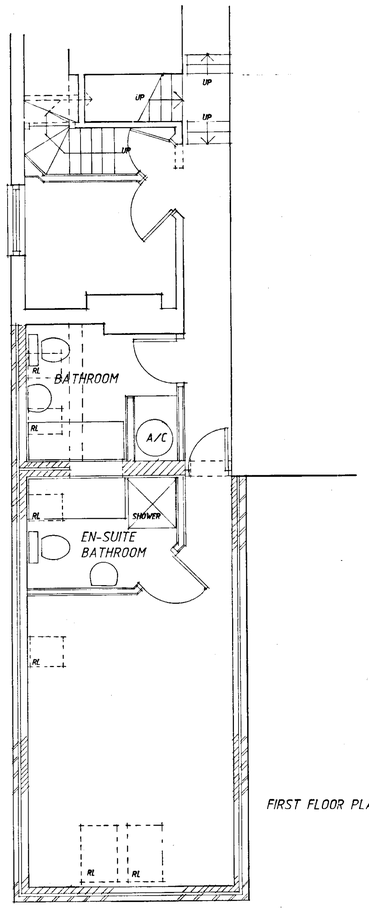


SITE PLAN 1 : 200

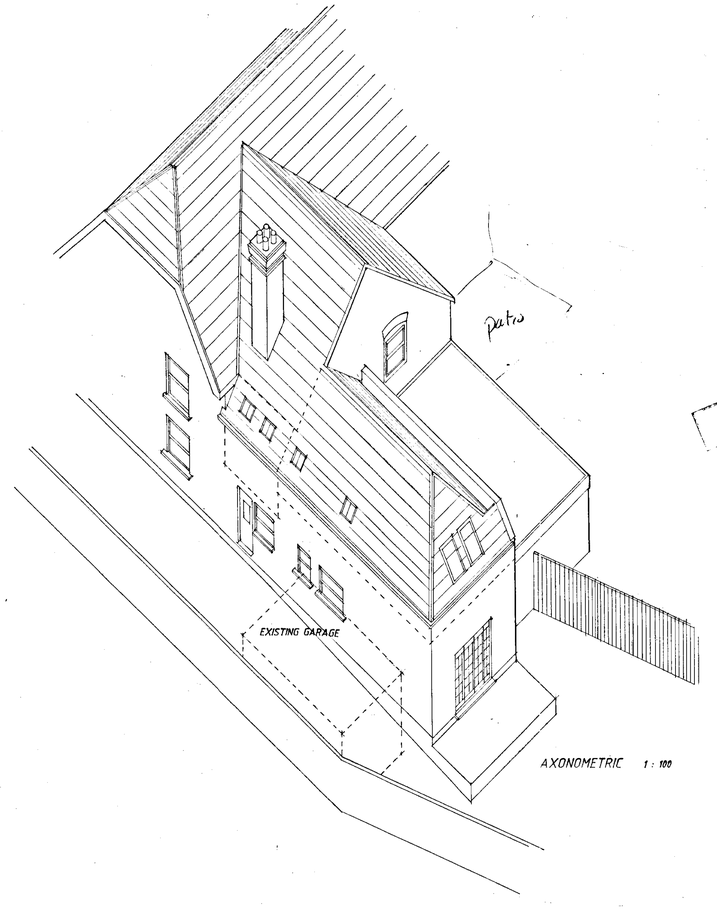
SHOWING PARKING ARRANGEMENTS



SOUTH ELEVATION



FIRST FLOOR PLAN



AXONOMETRIC 1 : 100

REFUSED

07.FEB.2002 • 5850

Izod DESIGN

Chartered Architects
Landscape Consultants

14 Milton Road Wokingham
Berkshire RG40 1DB
Telephone 0118 977 0075
Facsimile 0118 977 0057

Client

CLIVE ROBEY

Project

ROSEBANK — Beech House
BLAKES ROAD WARGRAVE

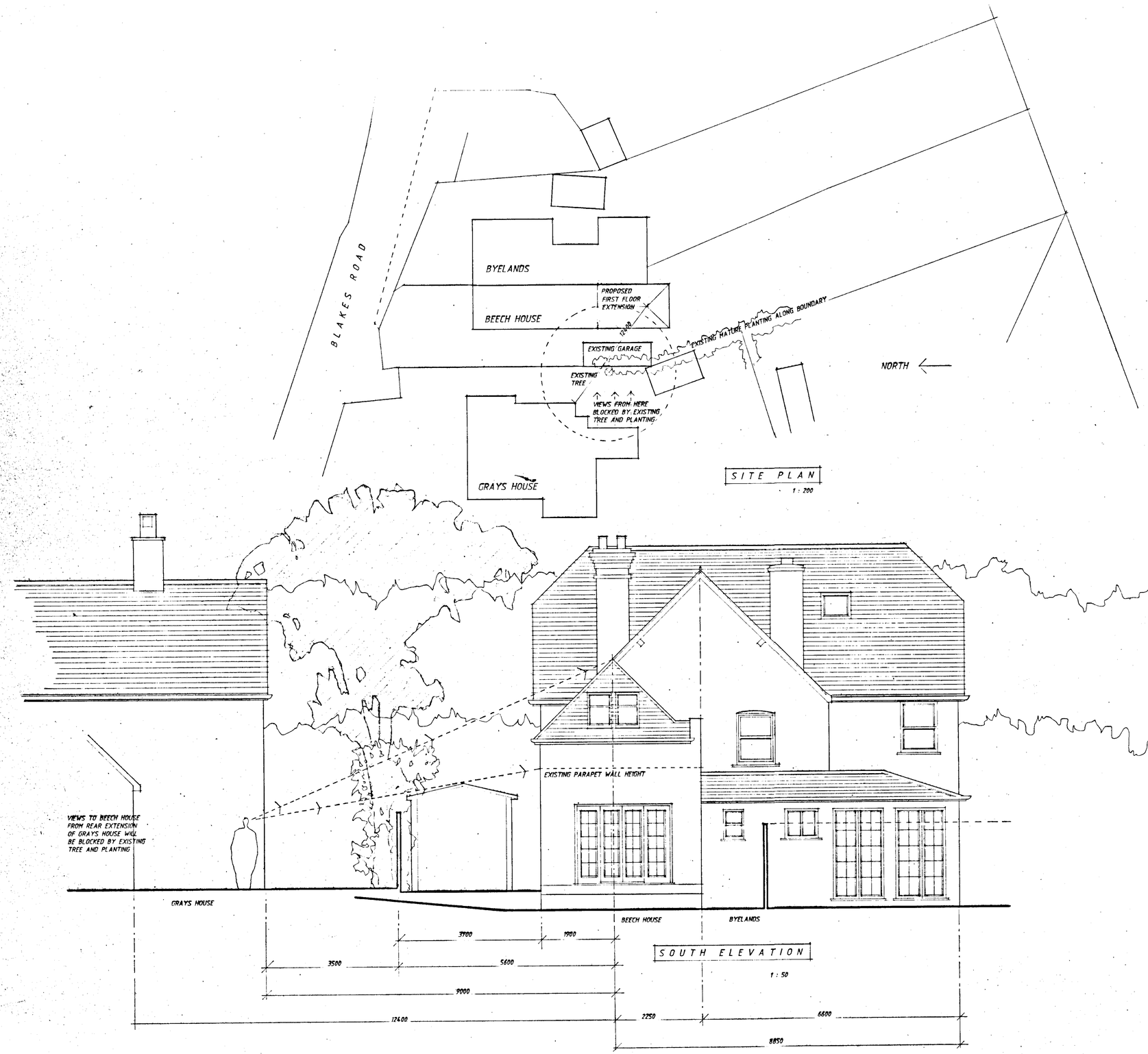
Description

PROPOSED EXTENSION

Scale	1 : 50
Project No.	2732
Drawing No.	1
Revision	
Date	4 FEB 02

MY 4434L

LO 28/4/03



DO NOT SCALE

Any discrepancies to be referred to Izod Design.
This drawing remains the Copyright of Izod Design.

REVISIONS

Date	Description	Ref.

Izod DESIGN

Chartered Architects
Landscape Consultants

14 Milton Road Wokingham
Berkshire RG40 1DB
Telephone 0118 977 0075
Facsimile 0118 977 0057

Client

CLIVE ROBEY

Project

BEECH HOUSE (PREV. ROSEBANK)
BLAKES ROAD WARGRAVE

Description

PROPOSED EXTENSION
SITE PLAN AND
SOUTH ELEVATION

Scale 1 : 200 1 : 50

Project No. 2732

Drawing No. 4

Revision Date 29 MAY 02

MY 443454 R

28/4/03

WRITTEN REPRESENTATION APPEAL

CASE OFFICER: PT

APPLICATION NUMBER: 5850

APPELLANT: Mr C Robey

SITE: Rosebank, Blakes Rd, Wargrave

APPEAL REF: APP/X0360/A/02/1094054

START DATE: 08/07/02

DATE OF SITE VISIT 14/11/02

Progress Record	Date Actioned	Initials
Appeal Logged:	09/07/02	
Entered on Access:	22/07/02	DG
Notification Letters Due:	**22/07/02**	
Notification Letters Sent:	22/07/02	DG
Questionnaire Due:	**22/07/02**	
Questionnaire Sent:	22/07/02	DG
Statement Due:	**19/08/02**	
Statement Sent:	15/08/02	DG
Comments on Statement Due	09/09/02	
Comments on Statement Sent		
Decision letter circulated:	06/12/02	DG
Decision entered on Access:	06/12/02	DG

995
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 06 DEC 2002

Appeal Ref: APP/X0360/A/02/1094054
Rosebank, Blakes Road, Wargrave

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr C Robey against the decision of Wokingham District Council.
- The application (Ref.F/2002/5850), dated 06 February 2002, was refused by notice dated 03 April 2002.
- The development proposed is a first floor extension to rear.

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

Main Issues

1. The main issue in this case is the effect of this proposal upon the living conditions of the occupiers of adjoining dwellings, by reason of loss of light or overbearing impact, and also loss of privacy.

Planning Policy

2. The development plan for this area includes the Berkshire Structure Plan (1996-2006) together with the Loddon 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.

3. Policy EN1 in the structure plan sets out criteria for the protection and enhancement of the character and quality of the environment in towns, villages and other built-up areas.

4. In the adopted local plan, Policy LBE1 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 LBE2 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.

5. Policy WBE1 in the draft WDLP encourages good contemporary design that respects its local context, having regard, among other matters, to the privacy and amenity of the existing environment.

Reasons

6. The appeal property is a 2-storey semi-detached house situated in a primarily residential area. It has a single storey flat-roofed rear extension some 7.5 metres long and 4.2 metres wide. This proposal would provide 1st floor accommodation above this, achieved by building up an additional 1.25 metres from the height of the existing parapet, and providing a pitched roof at an angle to match the existing, with a fully hipped end at the rear with a similar slope. The accommodation, a bedroom and bathroom, would be lit by rooflights, two in the side and two in the rear roof slope.

7. The Council's main concern is with the impact upon the living conditions of the occupiers of the adjoining semi-detached house, known as Byelands. Byelands also has a large single-storey rear extension, built with a shallow pitched roof and rooflights. This extension encloses a small patio courtyard area to the rear of the main house and it is the overbearing and overshadowing effect upon the patio courtyard which is of particular concern. The occupier of Byelands has also objected on the basis of loss of light and outlook to rear bathroom and dining room windows, and loss of light to the rooflights serving a kitchen in the rear extension.

8. Taking firstly, the courtyard area, this proposal would result in a roof ridge some 2.8 metres above the existing parapet, extending back from the house some 5.5 metres to the hip. It would be directly to the west of the courtyard, and sloping away to the ridge at a distance of between some 5.5 and 9 metres distance from the patio. In my view, the impact upon direct sunlight to the patio would be limited to a small period in the evenings when the sun passes to the west in a low arc. I saw at my visit that the sun at these times would in any case be blocked by trees along the boundary of the appeal property and the next one, Grays House. Even if these trees were to be removed, in my assessment the proposal would still only result in limited additional overshadowing at limited times, and I am not persuaded that this would be of such magnitude as to warrant withholding permission. As for overbearing impact from the patio, the proposal would clearly be seen, but it would not, in my view, be unduly overbearing or harmful.

9. Turning next to the impact upon light or outlook from windows in the house, I saw at my visit that the proposal would be barely seen, if at all, from the dining room window. From the bathroom, there would be an oblique view towards a flank wall rising some 1.3 metres above the existing parapet to a new parapet, but with the roof slope set well back behind this. As is shown in the photographs submitted by this neighbour, and as I saw at my visit, it is necessary to press close to the window to get much view of the position of this proposed extension, and I do not consider that it would have a major impact upon either light or outlook from the bathroom.

10. As for the kitchen rooflights, these provide supplementary light in addition to the door and window onto the patio. Both are set in recesses high above the height of the main kitchen ceiling, and both are in roof slopes that do not directly face the appeal proposal. In my opinion, this proposal would have a very limited impact, either in terms of direct sunlight or the overall level of daylight available.

11. The occupiers of Grays House have also objected on the grounds that the proposal would result in loss of light and outlook from their property. The proposed extension would be to the east and south east of Grays House, and the particular concern is with windows to the kitchen on the ground floor and to a study and bedroom on the first floor.

12. I saw at my visit that the kitchen has two windows that face east directly towards the existing 2-storey part of the appeal property at a distance of approximately 7 metres. These windows are already quite enclosed, and I understand that artificial light is required in the kitchen much of the time. The height of this extension would be some 2.5 metres lower than that of the main house, and angled away from these kitchen windows. It seems to me that the time of year when this proposal would be most likely to have an impact on sunlight or daylight is in the winter months, when the morning sun passes on a lower arc. At this time of year, the proposal would cause some limited loss of natural light to these kitchen windows, but for most of the year, the arc of the sun passing from east to south would rise above the proposed roof. I have given careful consideration to this aspect of the proposal, but have concluded that it does not amount to harm of such significance that permission should be withheld for that reason alone.

13. Turning to the upstairs windows in Grays House, these would be markedly less affected by the proposal than the kitchen windows, standing at a higher level. As for loss of outlook, the proposal would clearly be seen both from within the house and from the rear garden. However, it would be a simple roof structure standing above an existing flat-roofed extension, and I do not consider that it would block any important views or be unduly intrusive.

14. Finally, the occupier of 15 Dunnock Way, a 2-storey house to the rear of the appeal property, has objected on grounds of overlooking and loss of privacy. The rear elevation of 15 Dunnock Way is well over 20 metres from the rear roof slope of the proposed extension, and the angle of view towards that property would be oblique. The two rooflights in this rear roof would have a sill height some 1.45 metres above floor level, with the windows sloping back into the room at the angle of the roof. In my opinion, this would afford very limited views towards 15 Dunnock Way, and at a considerable distance, and would not result in unacceptable overlooking or loss of privacy.

Conditions

15. In addition to the statutory time limitation, the Council has suggested one further condition requiring external finishing materials to match those of the existing building. I consider this to be a reasonable requirement although I have borne in mind the wording of the model condition in the annex to Circular 11/95, "The Use of Conditions in Planning Permissions".

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 first floor extension to the rear at Rosebank, Blakes Road, Wargrave in accordance with the terms of the application Ref.F/2002/5850), dated 06 February 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.

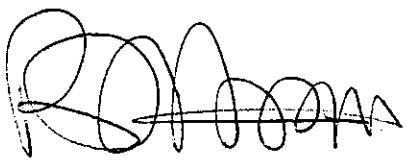
2) The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

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. 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/2002/5850 PT

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr C Robey
C/O Izod Design
14 Milton Road
Wokingham
Berks
RG40 1DB

Application Number: F/2002/5850

Parish: **WARGRAVE**

Location: **Rosebank, Blakes Road, Wargrave, Reading.**

Proposal: **Proposed first floor rear extension to dwelling**

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

Reason
1. The proposal would result in an overbearing impact and loss of light to the detriment of the amenity of the occupants and future occupants of the adjacent neighbouring dwellings. The application is therefore considered to conflict with the Berkshire Structure Plan policy EN1, the Loddon Area Local Plan policies LBE1 and LBE2 and with policy WBE1 of the Wokingham District Local Plan (Deposit Draft).

Anna Cronin
Head of Planning & Transportation
Date: 03/04/2002

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.

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.

Royal County of BERKSHIRE



BERKSHIRE STRUCTURE PLAN 1991-2006

Incorporating Alterations adopted in August 1997





Babtie

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.

LODDON AREA LOCAL PLAN

Adopted 5 May 1995

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

1.4 QUALITY AND CONSERVATION OF THE BUILT ENVIRONMENT



NEW DEVELOPMENT, REDEVELOPMENT AND REFURBISHMENT

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

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

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

❖ *LBE1 DESIGN OF NEW DEVELOPMENT*

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

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

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

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

❖ LBE2 INAPPROPRIATE DESIGN

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

ENVIRONMENTAL IMPROVEMENT

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

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

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

❖ LBE3 REFURBISHMENT AND REDEVELOPMENT

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

❖ LBE4 ENVIRONMENTAL ENHANCEMENT SCHEMES

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

SUNLIGHT, DAYLIGHT AND NOISE

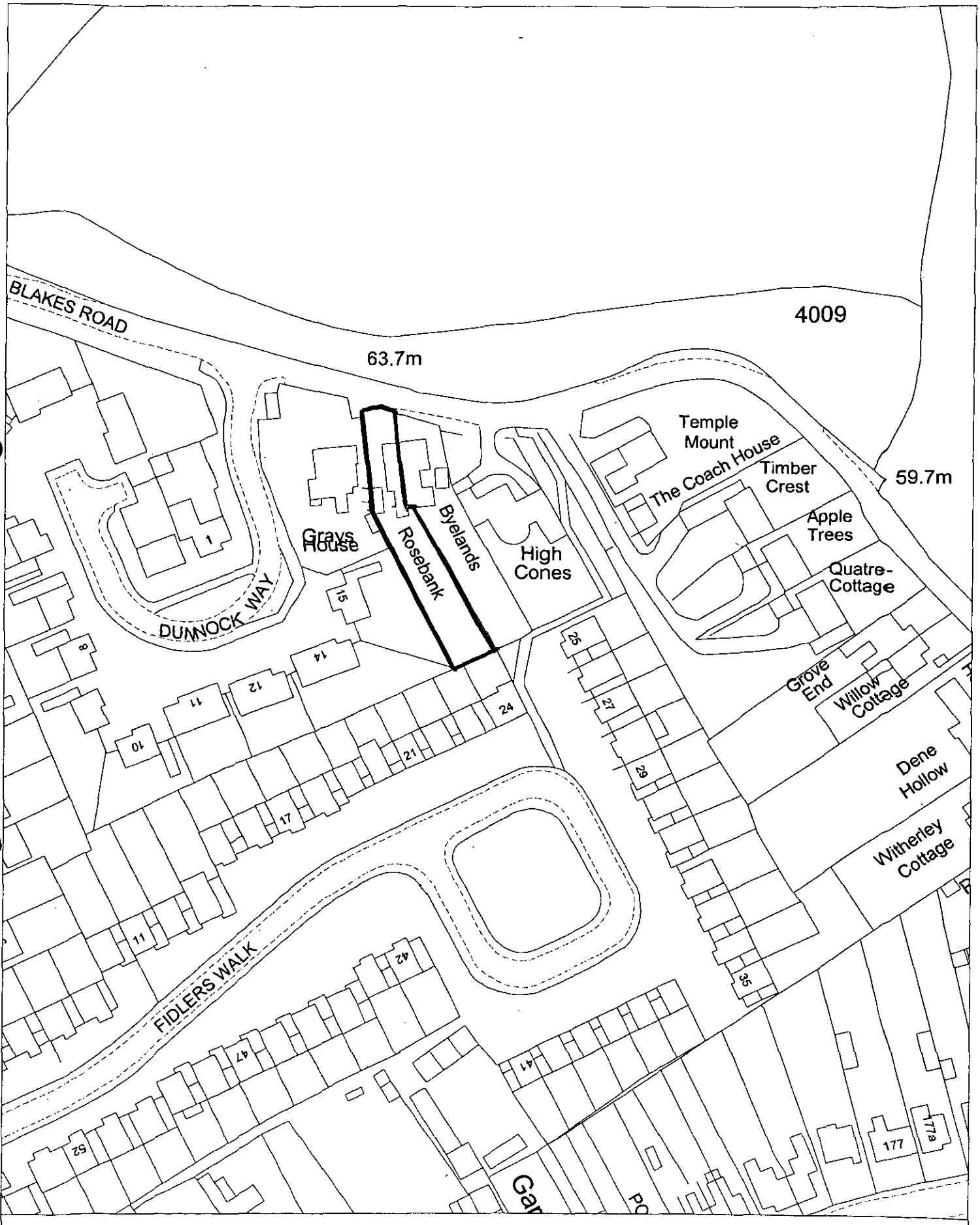
1.4.07 Daylight penetration into new buildings, and existing buildings affected by new development, is an important amenity consideration as is sunlight penetration of spaces outside windows. In this respect it should always be the intention to maximise penetration of new development and minimise the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

❖ LBE5 SUNLIGHT AND DAYLIGHT

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

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: 22 July 2002

N
W E
S

Appendix 2

Application No: F/2002/5850 PT

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr C Robey
C/O Izod Design
14 Milton Road
Wokingham
Berks
RG40 1DB

Application Number: F/2002/5850

Parish: **WARGRAVE**

Location: **Rosebank, Blakes Road, Wargrave, Reading.**

Proposal: **Proposed first floor rear extension to dwelling**

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

Reason

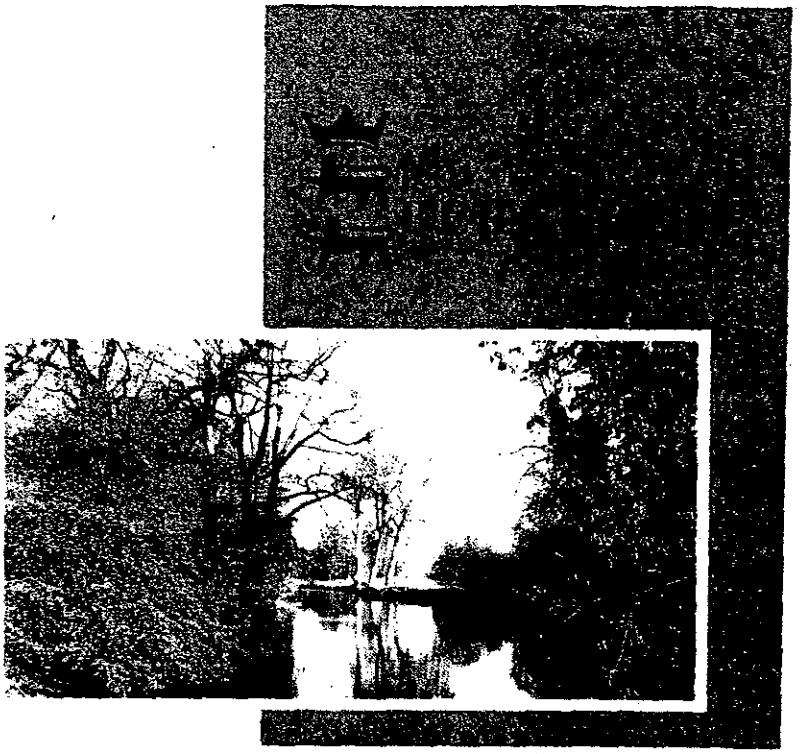
1. The proposal would result in an overbearing impact and loss of light to the detriment of the amenity of the occupants and future occupants of the adjacent neighbouring dwellings. The application is therefore considered to conflict with the Berkshire Structure Plan policy EN1, the Loddon Area Local Plan policies LBE1 and LBE2 and with policy WBE1 of the Wokingham District Local Plan (Deposit Draft).

Anna Cronin
Head of Planning & Transportation
Date: 03/04/2002

Notice checked by: _____

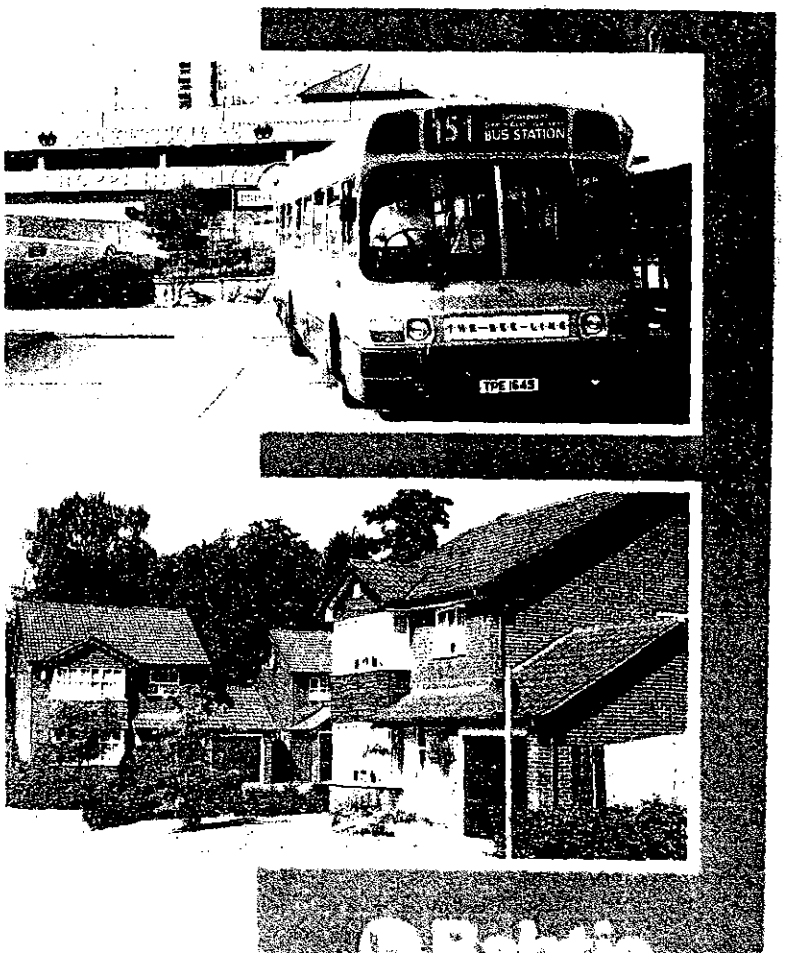
If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

Appendix 3



BERKSHIRE STRUCTURE PLAN 1991-2006

Incorporating Alterations adopted in August 1997



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.

Environment

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

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

Environmental Nuisance

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

Protection from Environmental Nuisance

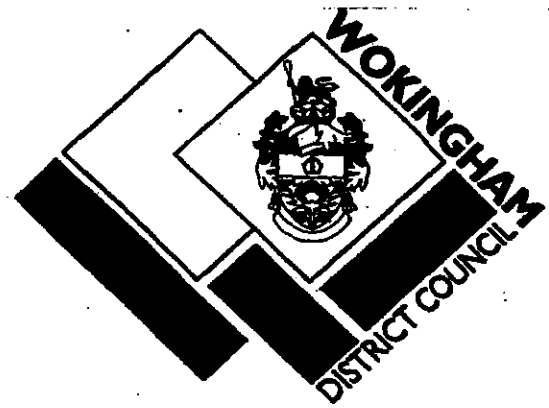
Policy EN2 **Development should not give rise to unacceptable levels of noise, smell, dust, fumes, light or noxious emissions affecting areas beyond the site boundary, or to unacceptable levels of air or water pollution. In addition, uses sensitive to disturbance such as new houses, schools and hospitals,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

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

Flooding

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

Appendix 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.

WOKINGHAM UNITARY
Aiming for Excellence

WOKINGHAM DISTRICT LOCAL PLAN

INSPECTOR'S REPORT

PART TWO

CHAPTERS OTHER THAN HOUSING

Mr D Hollis
October 2001

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;

D) creation of easily accessible and attractive open spaces".

POLICY WBE2

REPRESENTATIONS

2487 Slough Properties Ltd (O)
2567 Martin & Pole, Nicholas (O)

OBJECTION ISSUES

4.14 It was considered that there were some areas such as Winnersh Triangle, which although they do not have particularly pronounced or historic architectural styles, do not have poor architectural quality. In such cases further development should be compatible and not used to create artificial visual interest. It was also felt that the policy has no development control function and should either be deleted or relegated to the supporting text.

CONCLUSIONS

4.15 There are many built-up parts of the District of mediocre quality but I do not agree that such circumstances should necessarily be perpetuated in new development. Policy WBE1 calls for better quality in the design of individual developments and this should reinforce local identity and result in improvement of the wider urban area. To my mind Policy WBE2 is a reasonable objective but the point is adequately covered by my recommended rewording of Policy WBE1.

RECOMMENDATION

4.16 That Policy WBE2 is deleted.

POLICY WBE3

REPRESENTATIONS

2494 George Wimpey Plc (O)
2568 Martin & Pole, Nicholas (O)

OBJECTION ISSUES

4.17 The policy was considered to be unreasonable in that it requires details that were likely to change as a result of market demand. The only requirement should be for a master plan. The other objection felt that the policy has no development control function and should be deleted or relegated to the subtext.

Appendix 5

LODDON AREA LOCAL PLAN

Adopted 5 May 1995



Published by: Wokingham District Council
Planning Department
Shute End
Wokingham

1.4 QUALITY AND CONSERVATION OF THE BUILT ENVIRONMENT



NEW DEVELOPMENT, REDEVELOPMENT AND REFURBISHMENT

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

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

1.4.03 In the case of schemes proposing m than one building, regard will be paid to the im of the development over a wider area, involvin assessment of criteria additional to those refe to in paragraph 1.4.02 above. Accordin schemes should relate to the 'grain' of the area, take account of their effect on the skyl pedestrian and vehicular movements in the a vistas, safety and environmental constra Where large sites exist which would signific affect the urban fabric urban design briefs/appra will be prepared or required to establish the w context within which applications will considered.

❖ ***LBE1 DESIGN OF NEW DEVELOPME***

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

(A) MAKE A POSITIVE CONTRIBUTION TO SETTING AND THE CHARACTER OF THE ARE

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

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

❖ LBE2 INAPPROPRIATE DESIGN

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

ENVIRONMENTAL IMPROVEMENT

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

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

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

❖ LBE3 REFURBISHMENT AND REDEVELOPMENT

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

❖ LBE4 ENVIRONMENTAL ENHANCEMENT SCHEMES

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

SUNLIGHT, DAYLIGHT AND NOISE

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

❖ LBE5 SUNLIGHT AND DAYLIGHT

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

Appendix 6

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

APPEAL REF: APP/X0360/A/02/1094054
APPLICATION NUMBER: F2002/5850
SITE ADDRESS: Rosebank, Blakes Road, Wargrave

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

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

Reasons

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

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

TOWN AND COUNTRY PLANNING ACT 1990

SECTION 78 APPEAL

APPELLANT : Mr C Robey

APPEAL SITE : Rosebank, Blakes Road, Wargrave

REASON FOR APPEAL : Refusal of planning permission for the erection of a first floor rear extension

---

LOCAL PLANNING AUTHORITY REFERENCE : F/2002/5850

DEPARTMENT OF THE ENVIRONMENT, TRANSPORT AND THE REGIONS REFERENCE : APP/X0360/A/02/1094054

1.00 LOCATION AND SITE DESCRIPTION

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

1.02 Rosebank is a semi-detached house attached to 'Byelands' (to the east) and adjacent to the detached 'Grays House'.

2.0 Relevant Planning History

2.01 It is not known when the original dwelling was constructed as it is marked as an old property on council records. There is extensive planning history.

Application No.	Description	Date	Decision
PD 484/66	Garage	8-8-66	Conditional Approval
5502	Roof Conversion	25-11-76	Refused
15986	Two storey addition, lounge, WC, bedroom and shower room.	30-07-81	Refused
16362	Single storey rear extension	19-11-81	Conditional Approval
F/2001/3919	First floor rear extension	11-06-01	Refused
F/2001/4772	First Floor rear extension	11-10-01	Refused
F/2002/5850	First Floor Rear extension	03-04-02	Refused

2.02 In April of 2002 the appeal planning application (F/2002/5850) for the erection of a 1st floor rear extension was refused under delegated powers for the following reason.

Reason

"The proposal would result in an overbearing impact and loss of light to the detriment of the amenity of the occupants and future occupants of the adjacent neighbouring dwellings. The application is therefore considered to conflict with the Berkshire Structure Plan policy EN1, Loddon Area Local Plan policies LBE1 and LBE2 and to policies and WBE1 of the Wokingham District Local Plan."

3.0 Policy Background

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

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

Loddon Area Local Plan (Adopted 5th May 1995)
The Loddon 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 of December 1997 and has formed the basis for development control decisions since 21st October 1997. The County Council issued a statement of general conformity with the structure plan in May 1997. The public local inquiry into the plan commenced 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:
EN1- Protection and Enhancement of the Environment of Built-up Areas (see appendix 3)

3.03 The relevant Wokingham District Local Plan (Deposit Draft) policy is (see appendix 4):

WBE1- Development in its local context

The Inspector's report recommended rewording of this policy. His recommended replacement is included in appendix 4.

3.04 The relevant Loddon Area Local Plan policies are:

LBE1 – Design of new development
LBE2 – Inappropriate design (see appendix 5)

4.0 Case for the Local Authority

4.01 The main issue raised by this application is the overbearing impact and loss of light to the adjacent neighbour 'Byelands'.

4.02 The existing flat roofed single storey rear extension is already set higher than the single storey extension at the rear of Byelands and extends 7.5 metres. The proposed first floor extension would raise the height over next door's extension to 3.2 metres and 7.5 metres in length albeit with a pitched roof and a full hip in at the rear.

4.03 There is a first floor bathroom window inserted in the end wall of 'Byelands' which would suffer from the overbearing and overshadowing effect to some degree but it is the single storey extension and amenity area formed in a small court yard patio which would be adversely affected.

4.04 This patio area is already enclosed by the single storey extensions but it is considered that a first floor extension 7.5 metres long and 3.2 metres high would form quite a sizeable mass and produce the overbearing effect. The loss of light to this area would occur in the evenings when perhaps the patio might be used to dine on. It is considered an important amenity area and the restriction of light to it is unacceptable.

5.0 Comments on the appellants statement

5.1 The statement relates the application to each aspect of all the development plan policies cited in the refusal notice.

5.2 A number of issues have been identified which did not however contribute to the decision to refuse the application. These points are as follows:

- The compatibility of the proposal with the design of existing house.
- Landscaping
- The scale and form of the proposal in the context of the existing house.
- The development being with the existing 'footprint'.

The application was refused only the grounds of overbearing impact and the loss of light to the adjacent neighbour Byelands.

5.3 The statement also mentions that adverse impact on No.15 Dimmock Way was part of the reason for refusal. No. 15 Dunnock Way was never cited in the officers report as being affected in any way.

5.4 The paragraph on loss of light mentions that trees on the boundary between Grays House and the application property already shade Byelands. Light penetration is therefore at a premium and any first floor extension will only reduce that.

6.0 Conclusion

6.01 The proposed 1st floor extension would have an overbearing effect and cause loss of light to the adjacent neighbour 'Byelands' to the detriment of the amenity of the occupiers.

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

7.0 Conditions in the event planing permission is granted

7.1 see appendix 6

APPENDICES

1. Location Plan of Site
2. Copy of Decision Notice
3. Berkshire Structure Plan Policies
4. Wokingham District Local Plan Policies including the Inspector's report recommended rewording of this policy.
5. Loddon Area Local Plan Policies
6. Conditions in the event planning permission is granted

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 60078
DC
APP
21 AUG 2002
COPIES TO

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

Your Ref: F/2002/5850
Our Ref: APP/X0360/A/02/1094054
Date: 20 August 2002

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR C ROBEY
SITE AT ROSEBANK, BLAKES RD, WARGRAVE, BERKSHIRE, RG10 8LA

I enclose third party correspondence relating to the above appeal.

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

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)

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	HPT
POL	TLS
DC	ENF
APP	
CS	

21 AUG 2002

COPIES TO	Your Ref:
	PLE

I L O N A L Kaiser
15 Dunnock Way
Wargrave
Reading
Berks
RG10 8LR

Our Ref: APP/X0360/A/02/1094054

Date: 20 August 2002

Dear Sir/Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR C ROBEY
SITE AT ROSEBANK, BLAKES RD, WARGRAVE, BERKSHIRE, RG10 8LA

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

Ilona L. Kaiser
15 Dunnock Way
Wargrave, Berks.
RG10 8 LR

Tel. 0118-940 3616

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

12 August 2002

Dear Mrs. Pocock,

Reference: **APP/X0360/A/02/1094054**
Application No. F/2002/5850
Appeal by: Mr. C. Robey
Site: Rosebank Blakes Road, Wargrave, Reading
Proposal: Proposed first floor rear extension to dwelling

Thank you for letting me know about the above appeal, as my property is adjacent to Rosebank.

In the 'responses to policy statements' portion of the appeal the applicant states in item 3 "the scale of the proposal does not impact on neighbouring properties" and in item 4 "the relationship of the extension to adjoining properties does not impact on them ...." However, this is not correct.
The existing ground floor extension projects into the rear garden by a considerable length (7.6 m, i.e. about 25 ft). An extension of this scale on top of the ground floor extension, would indeed have an adverse impact on my garden and a number of rooms in my house through loss of privacy.
I therefore object to the above application for a first floor extension.

Should you feel that a visit would be helpful in the decision making, you will be welcome.

Yours sincerely,

I. L. Kaiser

Ilona L. Kaiser

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 | HPT
POL | TLS
DC | ENF
APP
CS
21 AUG 2002

Ms K Martin
Byelands
Blakes Road
Wargrave
Reading
Berkshire
RG10 8LA

Your Ref:

Our Ref: APP/X0360/A/02/1094054

Date: 20 August 2002

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR C ROBEY
SITE AT ROSEBANK, BLAKES RD, WARGRAVE, BERKSHIRE, RG10 8LA

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.

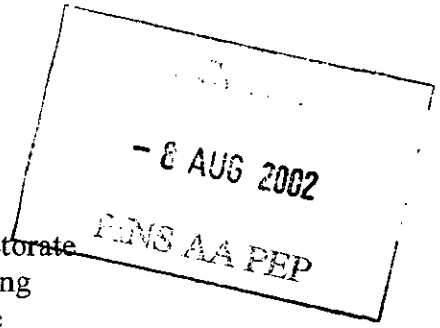
Yours faithfully

Mrs M Pocock

105

Byelands
Blakes Road
Wargrave
Berkshire
RG10 8LA

7th August 2002



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

Dear Mrs Pocock

Ref: APP/X0360/A/02/1094054

I understand that you will already be in receipt of copies of my previous letters objecting to the proposed extension to Beech House, formerly called Rosebank.

These were as listed:

Application no:	F/2002/3919	-	my letter dated 21.5.01
Application no:	F/2001/4772	-	my letter dated 13.9.01
Application no:	F/2002/5850	-	my letter dated 21.2.02

Also a letter from my agent, a Mr T Jenkins of Abdale Associates dated 6.3.02.

These letters contain the pertinent points regarding my objections.

These 3 applications over the last 18 months have all been refused by the LPA for the same reasons.

However I would like to point out that on all 4 of the drawings submitted for planning approval, including the plans submitted at appeal, my property has been misrepresented as having a small flat roofed structure abutting Rosebank. Whereas you will see from the enclosed scanned photographs that this is not the case at all. In fact a single storey, pitched roof extension was added to Byelands in 1991, predating the above listed applications.

The proposed extension would be massively overbearing and detrimental to my enjoyment of my property. I have endeavoured to show just how overbearing on the attached scanned photographs.

I am not a draughtsman or mathematician, these are not scale drawings but an attempt to outline just how hugely overbearing the proposed structure would be (see enclosures A1, A2, A3, A6, A7 and A8).

With respect to loss of light, the impact of this new structure would be to remove virtually all afternoon sun from approximately 1pm onwards to the windows on the main rear elevation, please see enclosures identified below.

Bathroom	(encs. A2 and A3)
Bedroom	(enc. A4)
Dining Room	(enc. A5)
Velux roof lights to kitchen	(enc. A6)
Courtyard (*between main house and single storey extension*)	(encs. A7 & A8)
Garden (*area adjacent to rear extension*)	(enc. A1)

I hope that this helps to clarify my previously stated objections.

I would like to request a visit from your Inspector to enable them to see the appeal site from my property.

I would also like a copy of the appeal decision and, if possible, an acknowledgement of receipt of this letter.

I enclose 3 copies of this letter and 3 sets of enclosures.

Yours sincerely

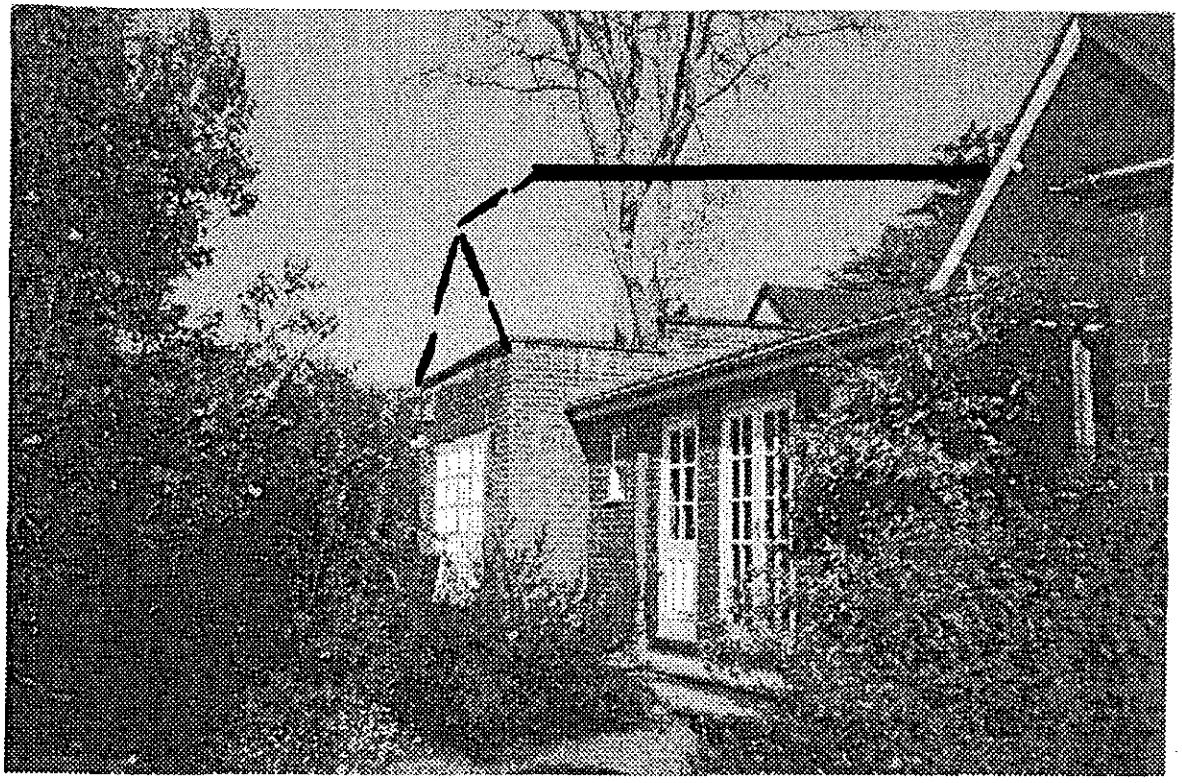
K Mart.

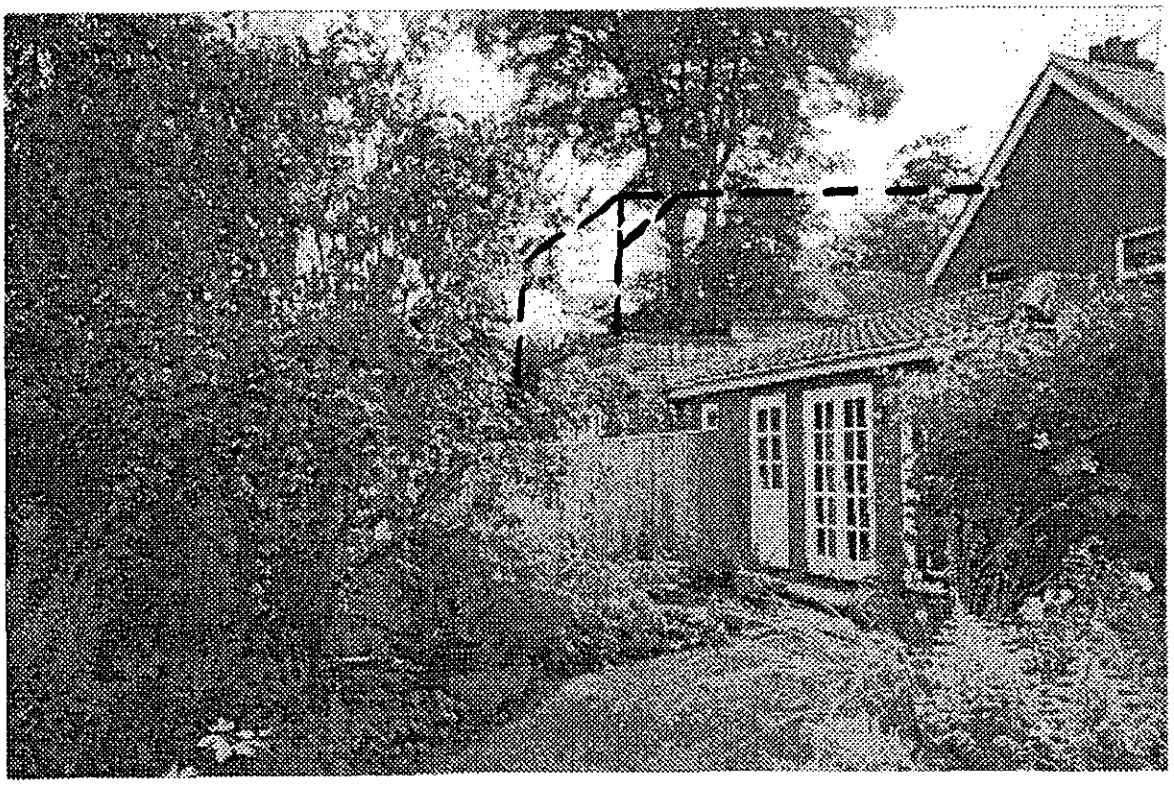
Kathleen Martin

Enclosures

PS. It has just come to my attention that an item was not available in the appeals package which I looked at at the LPA - Drawing No 2723/4. If this includes anything which I feel I need to address I will write again prior to the 19.8.02. KM.

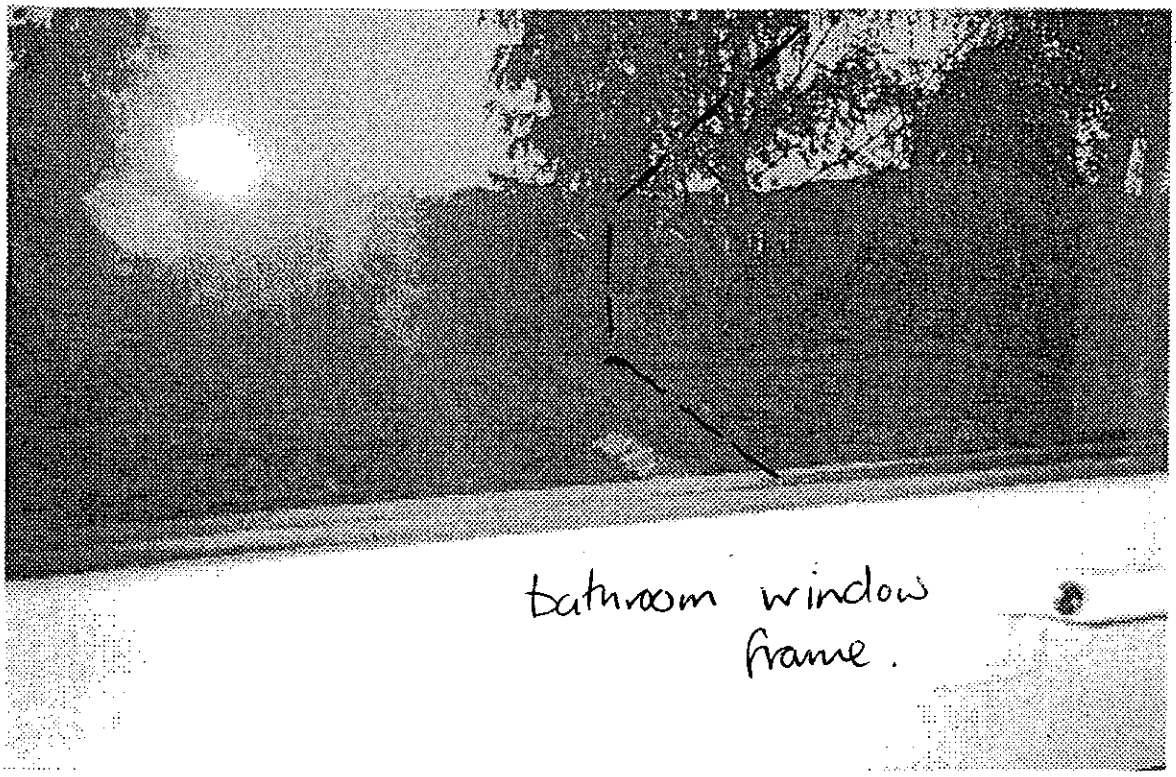
A.1





REAR VIEW FROM BYELANDS GARDEN

A.2



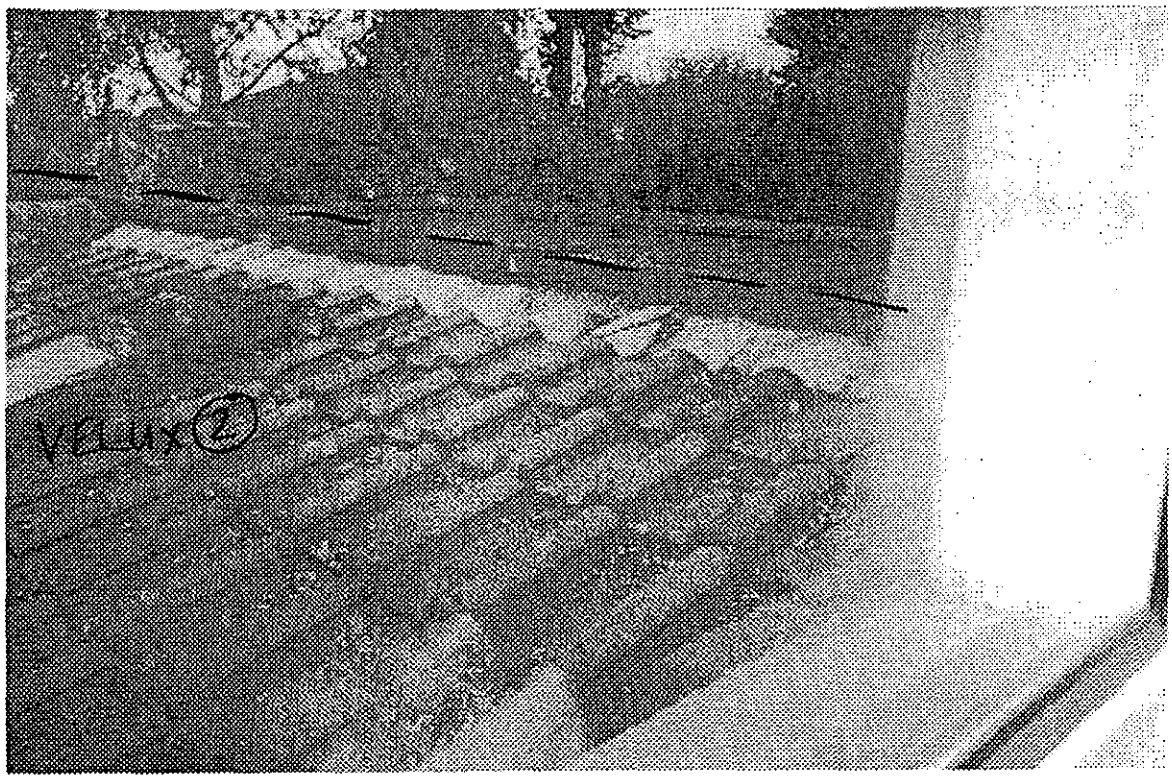
bathroom window frame.



window frame

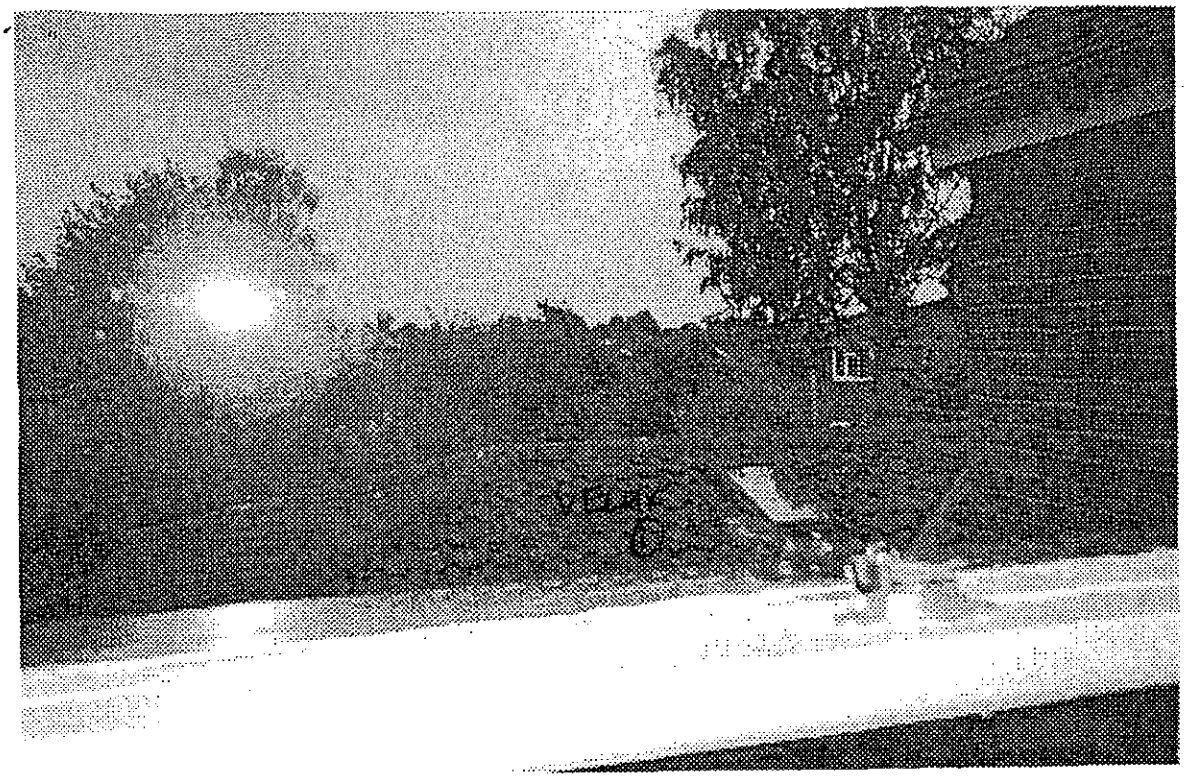
BATHROOM VIEW WINDOW

A3.



BATHROOM VIEW - WINDOW

44.





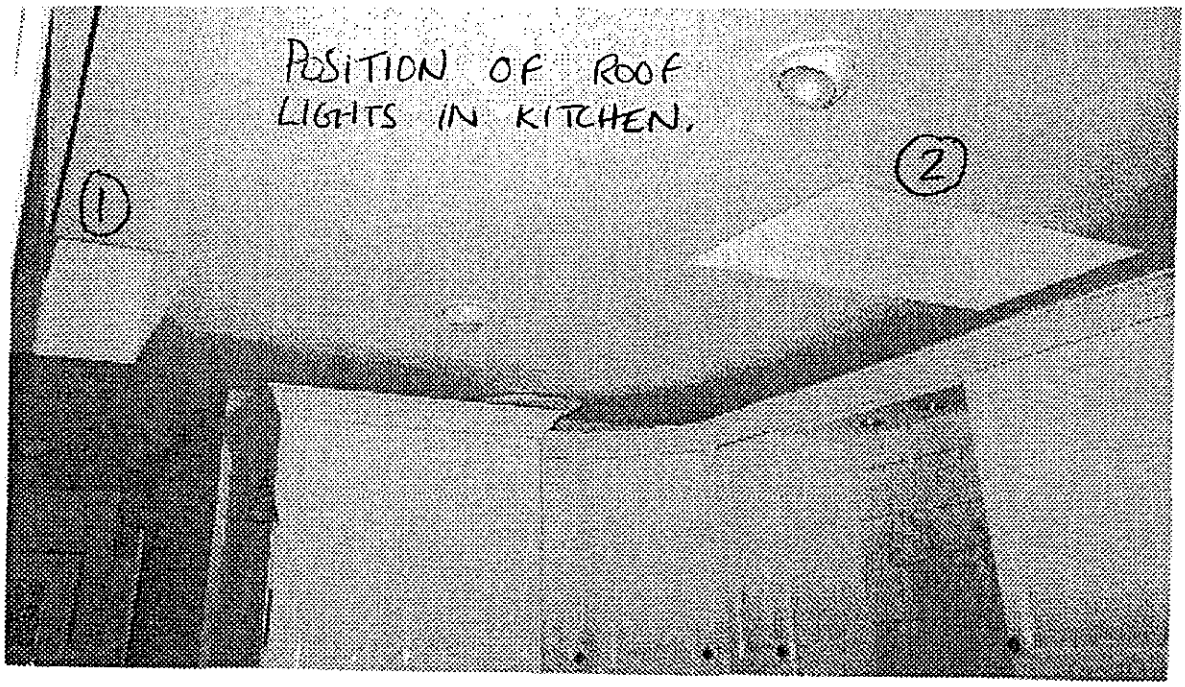
REAR BEDROOM VIEW - WINDOW

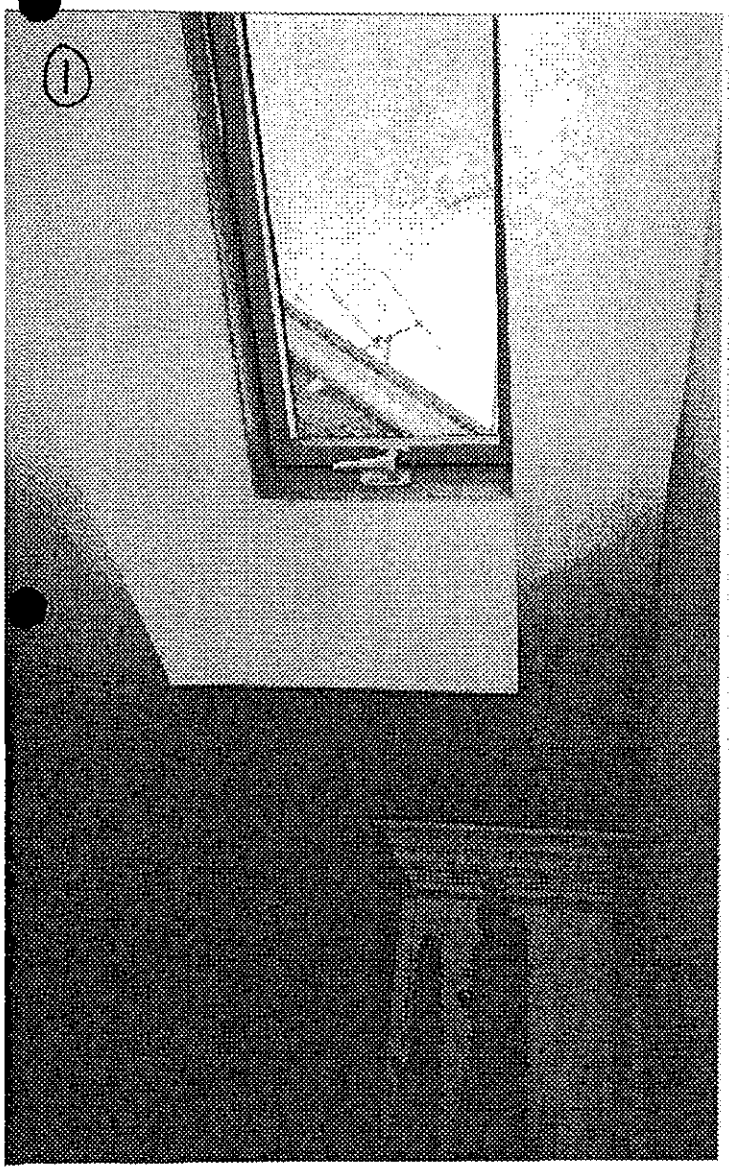
"A5."

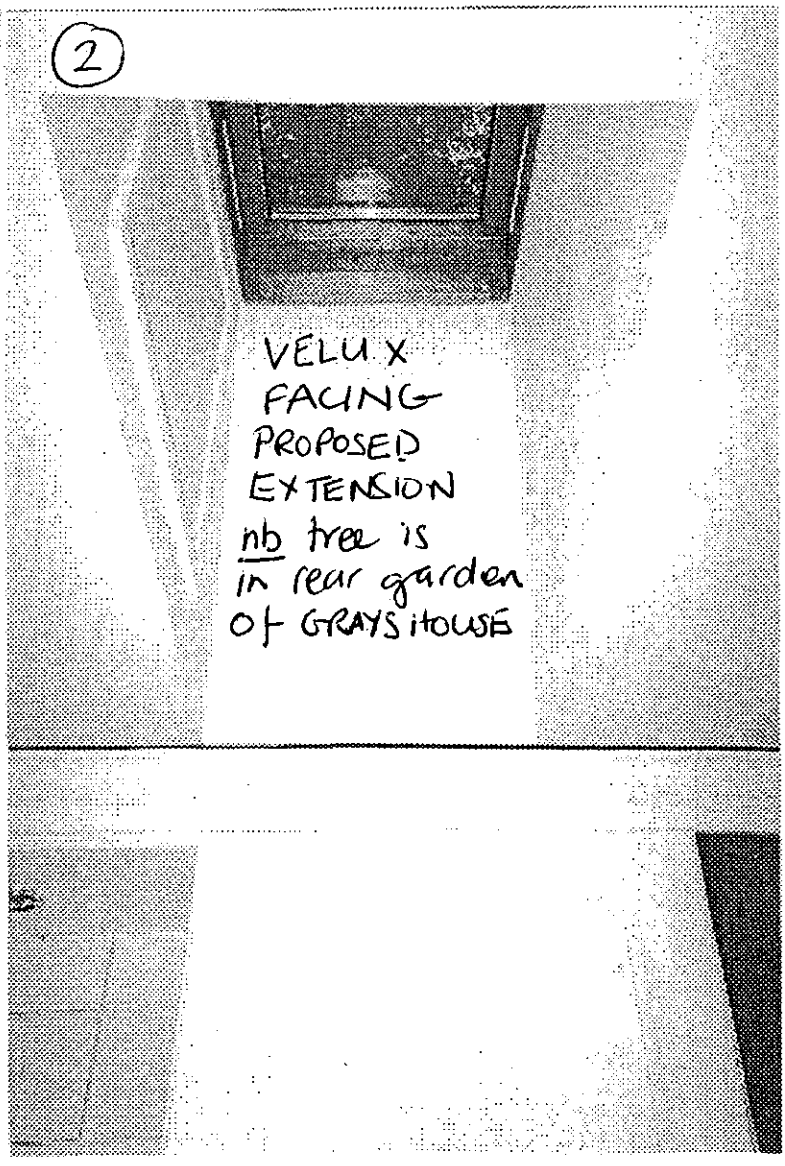


FRENCH WINDOWS - DINING ROOM

A6.



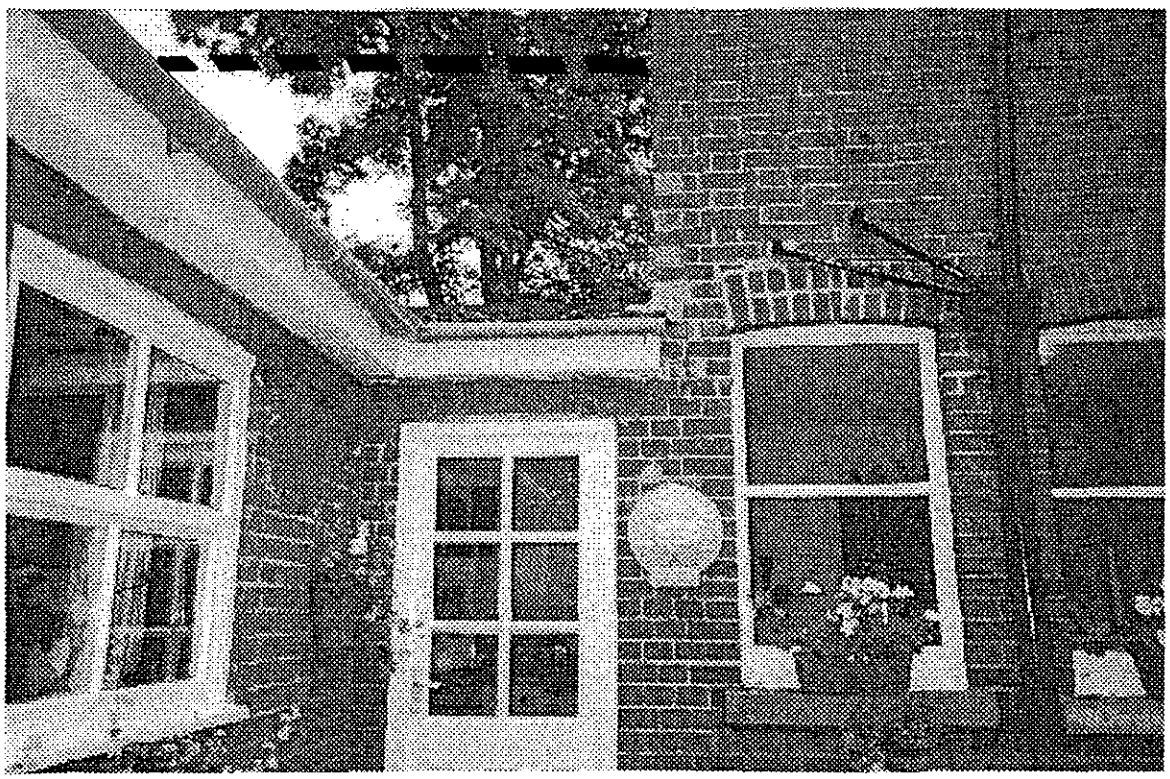




KITCHEN VELUX WINDOWS

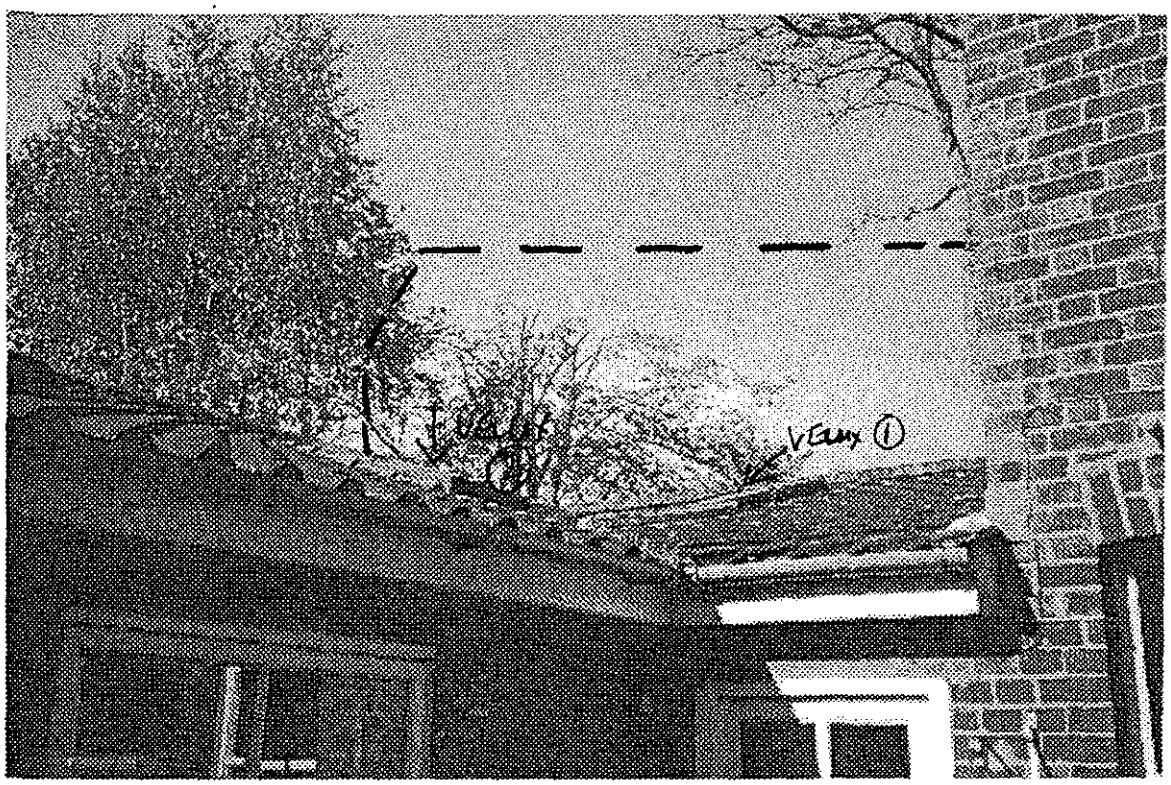
A-7





SMALL COURTYARD

A8





SMALL COURTYARD

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
POL
DC
APP
21 AUG 2002
COPIES TO

Mr & Mrs Cunningham
Grays
Blakes Road
Wargrave
Reading
Berkshire
RG10 8LA

Your Ref:

Our Ref: APP/X0360/A/02/1094054

Date: 20 August 2002

Dear Sir/Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR C ROBEY
SITE AT ROSEBANK, BLAKES RD, WARGRAVE, BERKSHIRE, RG10 8LA

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

Grays
Blakes Road
Wargrave
Berkshire
RG10 8LA

12th August 2002

Dear Mrs Pocock,

Reference: APP/X0360/A/02/1094054
Planning application: F/2002/5850
Appeal By: Mr C Robey
Site: Rosebank, Blakes Road, Wargrave

We have previously written to you on this subject on 27th July. However it has come to our notice that another drawing has been produced and we have now obtained a copy of this drawing. The drawing referred to is IZOD Design drawing number 4 dated 29 May 02.

We are not absolutely clear what this drawing is supposed to demonstrate but we suspect it purports to show that there is a tree and vegetation blocking our view of the proposed extension. This is not the case. As shown on the drawing the branches of the tree are cut high above the level of the top of the proposed extension and the other vegetation shown does not exist within our eye line of the proposed extension from our house. There might be some blockage of the view from parts of our garden by this vegetation but only from certain angles and from other vantage points the vegetation will offer no barrier at all. In any case all the trees become thin in the winter and the point becomes superfluous.

We do not feel that this drawing relates in any way to the overbearing impact this extension would have on our property, as has been borne out by visits from the local authority inspectors.

We would request a further visit to the site by a member of your department to illustrate both the overbearing impact and the loss of light this proposed extension would have on our home.

Yours sincerely

Michael and Susan Cunningham

[illegible]
[illegible]
[illegible]
[illegible]
[illegible]

[illegible]

[illegible]

[illegible]
[illegible]
[illegible]
[illegible]
[illegible]

[illegible]

[illegible]

Grays
Blakes Road
Wargrave
Berkshire
RG10 8LA

27th July 2002

Dear Mrs Pocock,

Reference: APP/X0360/A/02/1094054
Planning application: F/2002/5850
Appeal By: Mr C Robey
Site: Rosebank, Blakes Road, Wargrave

We are writing in response to your letter 22nd July.

We are next door to Rosebank and we object to the above application for a first floor extension. The reasons we object are essentially as follows.

Loss of light – The proposed extension will extend over a major part of our house and the Easterly aspect of our rear garden and this will make a significant difference to the amount of light received. Our kitchen and an adjoining room would have to be in artificial light for the majority of the day, and a bedroom and study would suffer from a significant loss of light. I understand that if I take a 45-degree angle from a window in both azimuth and elevation and the proposed building impacts this line then it contravenes the right to light regulation and I believe this applies to at least three windows in our house.

Aspect – the view from our rear garden is presently un-obscured in the direction of the proposed extension and this new solid structure would be an unsightly intrusion.

This was the third time that a planning application has been applied for on this property, all for similar extensions and all were refused. I gather that the local planning authority's conclusion was "the proposals would result in an overbearing impact and loss of light on neighbouring dwellings" This was after visits to the site by planning inspectors. It seems therefore reasonable that the views of all the neighbours of Rosebank were properly taken into account and the same objective decision reached.

In the "responses to policy statements" portion of the appeal the applicant makes a statement in item 3 "the scale of the proposal does not impact on neighbouring properties". However, taking into account the view of the neighbours and the objective opinion of the local planning officers this statement is clearly not true.

We would welcome any further visits you feel are necessary.

Yours sincerely

Michael and Susan Cunningham

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

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

Your Ref: F/2002/5850

Our Ref: APP/X0360/A/02/1094054

Date: 23 August 2002

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR C ROBEY
SITE AT ROSEBANK, BLAKES RD, WARGRAVE, BERKSHIRE, RG10 8LA

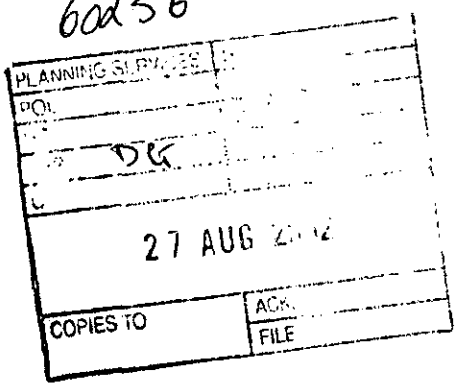
I refer to the above appeal and enclose, for your information, a copy of my letter to the agent.

Yours faithfully

Mrs M Pocock

211B(BPR)

60256



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

Izod Design Ltd
14 Milton Road
Wokingham
Berkshire
RG40 1DB

Your Ref:

Our Ref: APP/X0360/A/02/1094054

Date: 23 August 2002

Dear Sir/Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR C ROBEY
SITE AT ROSEBANK, BLAKES RD, WARGRAVE, BERKSHIRE, RG10 8LA

Thank you for your letter, dated 19 August and postmarked 20 August, about the above appeal.

Unfortunately, it was submitted after the deadline, which was 19 August. All the parties involved in an appeal have a responsibility to meet the deadlines set. Letters sent after the due dates are normally disregarded except in extraordinary circumstances.

I am therefore returning your letter.

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

Yours faithfully

Mrs M Pocock

218(BPR)

Izod
DESIGN
Chartered Architects
Landscape Consultants

COPY

KPI/em/2732
19 August 2002

The Planning Inspectorate
303 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 6PN

For the attention of Mrs Margaret Pocock

Dear Sirs

ROSEBANK BLAKES ROAD WARGRAVE
APPEAL APP/X0360/A/02/1094054

I received the LPA questionnaire and associated documents on 23 July 2002, and wish to make the following comments.

1. Notifications regarding the appeal have been issued to a number of properties in the vicinity. Whilst acknowledging the specific interests of the owner/occupiers of Grays House, Byelands and 15 Dunnock Way it should be noted that 14 Dunnock Way is over 30 metres away from the proposed extension and that the properties at 23 – 25 Fidlers Walk are in excess of 48 metres distant. Allied to the intervening tree and shrub screens, the proposals do not impact on these properties.

2. The occupants at Byelands raise particular concerns about loss of light within their property. Given the southern aspect of their house and the angle of the adjacent roof, I do not consider there to be any loss of light. Extension of their property has created its' own constraints on light within rooms and it should be noted that the long narrow plots of the Appeal Site and Byelands, do result in potential overlooking, although not from living or kitchen areas.

3. Similar objections from Grays refer to loss of light etc. The southerly aspect and relationship to the proposed extension are favourable and loss of light will not occur.

4. The proposed roof lights on the west side of the extension will have obscured glazing and are at a height and angle to provide light into the rooms and not a view.

Peter Izod Dipl.Arch (Hons) Dip.LA RIBA
IZOD DESIGN
14 Milton Road Wokingham Berkshire RG40 1DB
Telephone 0118 977 0075
Facsimile 0118 977 0057

5. Roof lights on the southern end of the proposed extension provide fire exits from the bedroom area, in compliance with Building Regulations requirements.

6. Two typographical errors occurred in the Grounds of Appeal responses to Policy Statements.

   a) Item 4/WBE1 to read..... whilst the policy largely replicates those stated above, they also STRESS the Council's requirement.

   b) Item 4/WBE
   15 Dimmock Way to read 15 Dunnock Way.

A copy of this letter has been submitted to the local Planning Authority.

Yours faithfully

PETER IZOD RIBA

c.c. Wokingham District Council.

Tel: (0118) 974 6448 (Direct Line)
Email: Denise.Gumbrell@wokingham.gov.uk
Date: 22 July 2002
My ref: **F/2002/5850**

The Owner / Occupier
BYELANDS
BLAKES ROAD
WARGRAVE
READING
RG108LA

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/2002/5850
APPEAL BY: Mr C Robey
SITE: Rosebank Blakes Road Wargrave Reading
PROPOSAL: Proposed first floor rear extension to dwelling

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/02/1094054**. Comments received after **19/08/2002** 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).

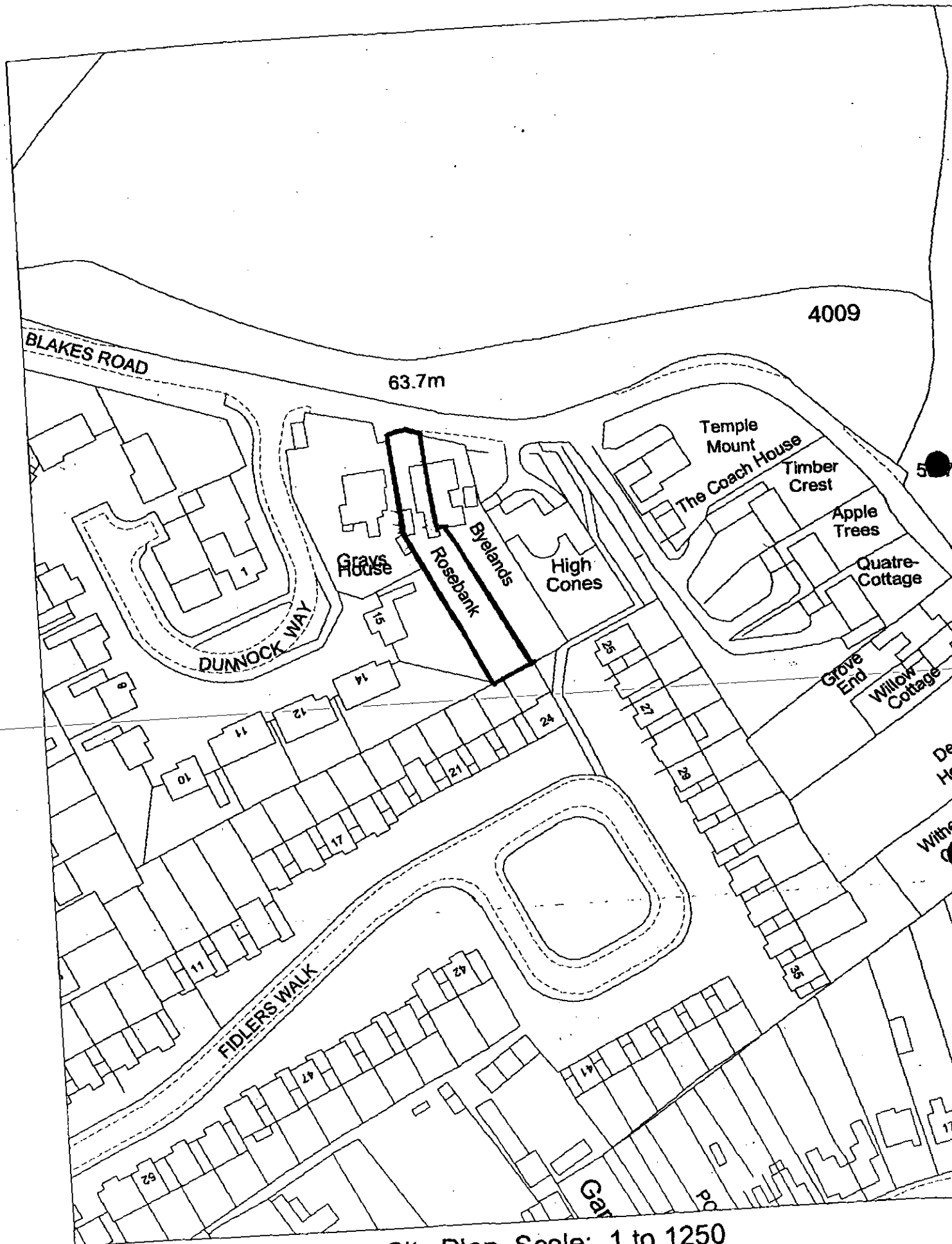
A free booklet, "Guide to taking part in planning appeals" is available from this office.

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: 22 July 2002

The Planning Inspectorate

For offical use only
Date received

QUESTIONNAIRE

PLANNING, LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT

APPEAL REF: APP X0360/A/02/1094054 **GRID REF:** _____

APPEAL BY: MR C ROSEY

SITE: Rosebank Blakes Rd, Wangrave.

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? If the answer to question 11a or b is YES, please attach a copy of the relevant listing description from the List of Buildings of Special Architectural or Historic Interest. (If NO, go to Q13.)	~~YES~~ / NO
12. Has a grant been made under Sections 3A or 4 of the Historic Buildings and Ancient Monuments Act 1953?	YES / NO
13.a. Would the proposals affect an Ancient Monument (whether scheduled or not)?	~~YES~~ / NO
b. If YES, was English Heritage consulted? Please attach a copy of any comments.	~~YES~~ / NO
14.a. Is the appeal site in or adjacent to or likely to affect an SSSI? If YES, please attach the comments of English Nature.	~~YES~~ / NO
b. Are any protected species likely to be affected by the proposals? If YES, please give details.	~~YES~~ / NO

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

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

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

16. a. What is the date you told those you notified about the appeal that we must receive any further comments by?	19/08/02	
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	4	
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: Dghell on behalf of WOKINGHAM UNITARY ~~Council~~

Date sent to us and the appellant 22/07/02 OUR Ref: F/2002.5850

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

Rec'd 1.7.02

Izod DESIGN

Chartered Architects
Landscape Consultants

COPY

PLANNING SERVICES 58129
DC
01 JUL 2002

KPI/pe/2732
27 June 2002

The Planning Inspectorate
Customer Support Unit
Temple Quay House
2 The Square
Temple Quay
BRISTOL
BS1 6PN

Dear Sirs

ROSEBANK BLAKES ROAD WARGRAVE
APPEAL SUBMISSION

I enclose the Planning Appeal against the decision by Wokingham District Council to refuse Planning Consent for an extension to the above.

I confirm that copies of the Appeal Form and appropriate supporting documents have also been sent to the Local Planning Authority in accordance with your requirements.

Yours faithfully,

Peter Izod

PETER IZOD RIBA

c.c WOKINGHAM DISTRICT COUNCIL

Peter Izod Dipl.Arch (Hons) Dip.LA RIBA
IZOD DESIGN
14 Milton Road Wokingham Berkshire RG40 1DB
Telephone 0118 977 0075
Facsimile 0118 977 0057

HIGHWAYS CONSULTATION SHEET

From: Phillip Taylor **Date:** 15 February 2002

Application Number: F/2002/5850

Proposal: Proposed first floor rear extension to dwelling

Parish: WARGRAVE PARISH

Site Address:
Rosebank, Blakes Road, Wargrave, Reading.

Applicant:
Mr C Robey C/O Izod Design.

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

✓ below as applicable;

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

C049, R049
C122, R122.

Signed: _____ **Print name:** ADAM 15/02/02

ABDALE ASSOCIATES

103 High Street, Berkhamsted, Hertfordshire, HP4 2DG
Tel: 01442 384446 Fax: 01442 384448
E-Mail: AbdaleAssociates@aol.com

OBB

PLANNING SERVICES	HP/53963
POL	TLS
DC PT	ENF
APP	
CS	
07 MAR 2002	
COPIES TO	ACK ✓

Mr Phillip Taylor
Development Control Officer
Wokingham District Council
Shute End
Wokingham
Berks RG40 1WR

Our Ref: TJ/02295/4254

6th March 2002

Dear Mr Taylor

Application No F/2002/5850 First floor extension to dwelling

I act for Kathleen Martin of Bylands, Blakes Road, Wargrave, Berkshire in respect of the above Planning Application for an extension to Rosebank, Blakes Road, Wargrave.

My client has very clearly described her objections to the above proposal in her letter to you dated 21st February 2002 but has asked me to look at this Application from a professional angle. I have looked at the scheme in detail from both overall impact and the sunlight and daylighting aspects and I would comment as follows

This is the third Application within one year to endeavour to increase the existing single storey rear extension to this property into a full two-storey building. Both pervious Applications have been refused on the basis of: -

1 The proposal resulting in an overbearing impact.
2 Loss of light to the adjoining property and loss of privacy.

The first Application No: F/2001/3919 raised the building to a height of 3.3m above the existing roof level and included a balcony. The second Application No: F/2001/4772 raised the building to the same height, i.e. 3.3m above the existing roof level, but the gable end was modified into a Dutch gable. The terrace that had been proposed at first floor had been removed but replaced with full height glazed doors, which would have served a projecting balcony if one were added later. This current third Application has slightly reduced the ridge height by 300mm although it is still 3m above the existing roof level and has modified the gable end into a hipped end and placed Velux-type windows within the roof framework.

This third Application varies very little in reality from the first or second Applications. The impact of a structure that is 3m above my client's adjoining structure is still massively overbearing and would be to the considerable detriment of my clients quiet enjoyment of her property. I believe therefore that this application, as with the others, should be refused on the grounds of overbearing impact.

With respect to loss of light, the impact of this new structure would be to remove virtually all afternoon sun from approximately 1pm onwards, to the windows on the main rear elevation, the Velux roof lights to the kitchen, the courtyard between their main house and single storey extension whose windows serve the lounge and dining room and of course progressively to the area of garden adjacent to my clients rear extension. The situation is obviously at its worst in the winter when the sun traverses the sky at a shallower angle and the available daylight hours are minimal.

This proposal will in my opinion seriously compromise the light received by my client's property, both internally and externally and as such is not in accordance with the recommendations of the BRE's document 'Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice'. I believe therefore that this application, as with the others, should be refused on the grounds of loss of light.

My final point on this Application is a technical one insomuch as the Application relies on the raising of the Party Wall between my client's property and Rosebank. The proposed building does not therefore rest entirely on the land owned by Rosebank and as far as I am aware no Certificate has been served on the Council or Notice on my client in respect of a development application upon their land.

In the light of the above I would firstly request that the Council insist that the proper Planning procedures are met and the relevant Certificate served on you and my client, and secondly when that is done and the Application is in a condition to be considered, that the Application be refused on the grounds of overbearing impact, loss of light and privacy to the detriment of the amenity of the occupants and future occupants of neighbouring dwellings for the reasons detailed above.

Yours sincerely

Terence Jenkins
BSc(Eng) CEng MIStructE MBEng MIAS
Director

Ilona L. Kaiser
15 Dunnock Way
Wargrave, Berks.
RG10 8LR
Tel + Fax 0118-9403616

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

By Hand

Phillip Taylor, Esq.
Development Control Officer
Environmental Services Department
Planning Services
Wokingham District Council
Shute End
Wokingham, Berks. RG40 1WR

07 March 2002

Dear Mr. Taylor,

Application Number : F/2002/5850
Site Address : Rosabank, Blakes Road, Wargrave, Reading
Proposal : Proposed first floor rear extension to dwelling

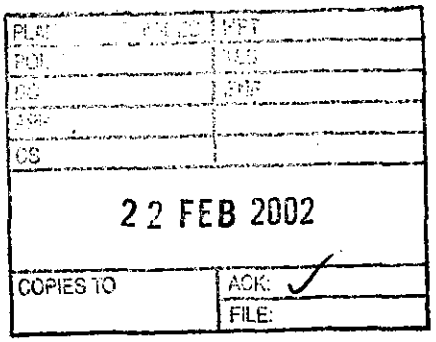
Thank you for contacting me about the above application. I have looked at and studied the proposed plans.

I wish to register my objection to this proposed application. I feel it is inappropriate and could have a strong effect on the privacy of my rear garden and a number of rooms in my house, and this loss of privacy would also seriously affect the value of my property.

Yours sincerely,

I. L. Kaiser

Byelands
Blakes Road
Wargrave
Berkshire
RG10 8LA



21 February, 2002

Phillip Taylor
Development Control Officer
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Sir

Re: Application No. F/2002/5850

Thank you for your letter of 15th February 2002 regarding the above referenced application for planning permission for an extension to Rosebank, Blakes Road, Wargrave.

Having inspected the proposed plan my objections to the proposed construction remain exactly the same as for the two previous applications by the previous owners: nos **F/2001/3919, F/2001/4772**.

My objections are that this proposed construction would cause a considerable loss of light to my property. I am particularly concerned about the effects the proposed construction would have upon light to my bathroom, bedroom, dining room, kitchen and courtyard. This loss of light would manifest itself from early afternoon onwards, depending upon season.

Bathroom

The proposed construction would be a few feet from my only bathroom window and would cause significant loss of light.

Bedroom

My bedroom window would be deprived of light for half of the day.

Kitchen

I have 2 velux windows in the roof of my kitchen positioned specifically to allow light into the kitchen without which there would be no direct light in the afternoon or evening. The proposed construction would dramatically affect the direct light to these two windows.

Dining Room

This is already a dark room and the shadow cast by the proposed construction would reduce the light further.

Courtyard and garden

The courtyard immediately between the kitchen and the garage is an afternoon and evening suntrap in the summer, extensively used for this reason. The proposed construction would deny this area all direct sunlight from early afternoon onwards.

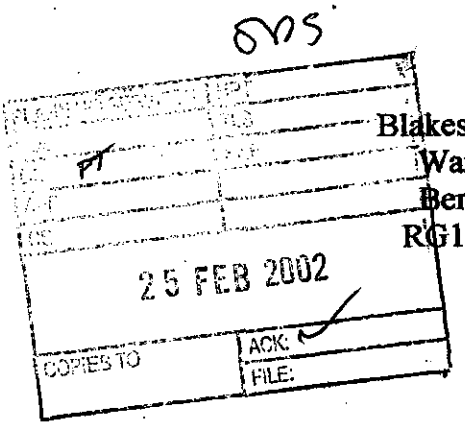
Areas of the garden currently used to sit in during summer months would also be deprived of the sunlight they currently enjoy.

Thank you for the opportunity to express my objection to this application. I look forward to hearing from you in due course.

Yours faithfully

Kathleen Martin

Grays
Blakes Road
Wargrave
Berkshire
RG10 8LA



20th February 2002

Dear Sir,

Reference: Planning application F/2002/5850 (Phillip Taylor) for Rosebank, Blakes Road, Wargrave

We are writing to object to the above application for a first floor extension. Our house is next door to Rosebank. This is the third time that a planning application has been applied for on this property within a short period and similar arguments have applied in every case.

Loss of light – The proposed extension will extend over a major part of our house and the Easterly aspect of our rear garden and this will make a significant difference to the amount of light received. Our kitchen and an adjoining room would have to be in artificial light for the majority of the day, and a bedroom and study would suffer from a significant loss of light. I understand that if I take a 45-degree angle from a window in both azimuth and elevation and the proposed building impacts this line then it contravenes the right to light regulation and I believe this applies to at least three windows in our house.

Aspect – the view from our rear garden is presently un-obscured in the direction of the proposed extension and this new solid structure would be an unsightly intrusion.

Depreciating Value - The value and character of our property will be significantly downgraded by having a rear garden that is directly overlooked by this structure.

Yours Sincerely,

Michael and Susan Cunningham

The Planning Inspectorate

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

Direct Line 0117-3728098
Switchboard 0117-3728000
Fax No 0117-3728804

GTN 1371-8098

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

Your Ref: F/2002/5850

Our Ref: APP/X0360/A/02/1094054

Date: 23 October 2002

PLANNING SEC... FILE 62482
CS
24 OCT 2002
COPIES TO
ACK:
FILE:

Dear Madam

TOWN AND COUNTRY PLANNING ACT 1990
APPEAL BY MR C ROBEY
SITE AT ROSEBANK, BLAKES ROAD, WARGRAVE, BERKSHIRE, RG10 8LA

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

Mr Ray Hiscox MA(Oxon) DipTP ARICS MRTPI

The Inspector will visit the appeal site at 11:30am on Thursday 14 November 2002. It is important that you make immediate arrangements for the Inspector to be met at the site to enable the inspection to be made. If you cannot attend, you should arrange for someone else to attend in your place. **If this is not possible, you must let me know immediately.**

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

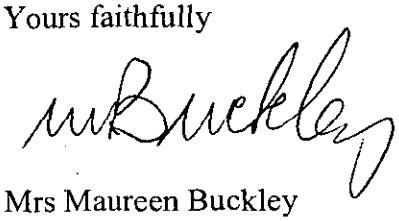
At the commencement of the site inspection the Inspector will make it clear that the purpose of the visit is not to discuss the merits of the appeal or to listen to arguments from any of the parties.

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

In general, decision letters are issued within 5 weeks of the date of the Inspector's site visit,

although we cannot be precise about individual cases. If despatch of the letter is likely to be significantly delayed, we will let you know.

Yours faithfully



Mrs Maureen Buckley

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

209D

Izod DESIGN
Chartered Architects
Landscape Consultants

COPY

60751

PLANNING SERVICES | HPT
POL | TLS
DC DG | ENF
APP
CS
09 SEP 2002
COPIES TO | FILE:

KPI/em/2732
6 September 2002

The Planning Inspectorate
303 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 6PN

For the attention of Mrs Margaret Pocock

Dear Sirs

ROSEBANK BLAKES ROAD WARGRAVE
APPEAL APP/X0360/A/02/1094054

I refer to your letter dated 20 August 2002 enclosing the LPA's statement and third party correspondence relating to the above Appeal.

I enclose two copies of my response to the enclosures for your consideration and confirm that I have also forwarded a copy to the Local Planning Authority.

Yours faithfully,

PETER IZOD RIBA

c.c. Wokingham District Council

Peter Izod Dipl.Arch (Hons) Dip.LA RIBA
IZOD DESIGN
14 Milton Road Wokingham Berkshire RG40 1DB
Telephone 0118 977 0075
Facsimile 0118 977 0057

APPEAL APP/X0360/A/02/1094054

ROSEBANK BLAKES ROAD WARGRAVE

RESPONSE TO LOCAL AUTHORITY STATEMENT
AND *THIRD* PARTY CORRESPONDENCE

Item 4.01

The LPA confirm that their objections are centred around the overbearing impact and loss of light on the neighbouring property at Byelands.

Items 4.02-4.04

Whilst it is accepted that the existing roof of Rosebank is set higher than the single storey element of the roof at Byelands, the proposed pitched roof has been set behind the raised parapet and is contained within a maximum angle of 35° from the eaves level of the inner courtyard of Byelands and therefore well within acceptable levels controlling rights of light.

Item 5.3

In the Appelants Grounds of Appeal, there was a typographical error in that '15 Dimmock Way' should read '15 Dunnock Way'
Comments respond to a letter of objection received from that property owner.

Item 5.4

Drawing 2732/4 clearly shows that the relationship of the proposed building does not impinge on Grays House or reduce their light. Removal or pruning of the intervening trees could take place at any time and would be beneficial to the space and light provision.

ADJOINING PROPERTY OWNERS CORRESPONDENCE

The Local Planning Authority acknowledge that the main issue relates to the effect on Byelands. Therefore, there are no further comments in respect of the effect on properties at 15 Dunnock Way or Grays House.

However, the submission from Byelands contains photographs taken from that property with superimposed indications of the proposed extension. These are considered to be both inaccurate and misleading.

The single storey rear extension to Byelands extends along the party wall boundary and has created its' own shortcomings, being ill-considered in relation to the main house in restricting light to the inner rooms whilst the size of inner courtyard restricts good light levels to midday or the high summer period.

KPI/pe/2732
6 September 2002

[illegible]

[illegible]

[illegible]

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

APPEAL BY: **Mr C Robey**
SITE: **Rosebank, Blakes Rd, Wargrave**
APPLICATION NO.: **5850**
PROPOSAL: **Proposed 1st floor rear extension to dwelling**

LIST OF PERSONS CIRCULATED WITH NOTICE OF APPEAL

District Councillor(s) for Wargrave

Mr F DBrowne

Mr R Haacke

Clerk(s) of Parish / Town Council of Wargrave

Mr S Hedges, 47 Halifax Rd, Pinkneys Green, Maidenhead SL6 5ES

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

The Owner / Occupiers of the following addresses in Wargrave:

14 & 15 Dunnock Way

23, 24 & 25 Fidlers Walk

Grays & Byelands Blakes Rd

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

60882.

PLANNING SERVICES	HPT
POL	TLS
DC	
APP	
CS	DG

11 SEP 2002

COPIES TO	
	FILE

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

Your Ref: F/2002/5850

Our Ref: APP/X0360/A/02/1094054

Date: 10 September 2002

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR C ROBEY
SITE AT ROSEBANK, BLAKES RD, WARGRAVE, BERKSHIRE, RG10 8LA

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)

APPEAL APP/X0360/A/02/1094054

ROSEBANK BLAKES ROAD WARGRAVE

RESPONSE TO LOCAL AUTHORITY STATEMENT AND THIRD PARTY CORRESPONDENCE

Item 4.01

The LPA confirm that their objections are centred around the overbearing impact and loss of light on the neighbouring property at Byelands.

Items 4.02-4.04

Whilst it is accepted that the existing roof of Rosebank is set higher than the single storey element of the roof at Byelands, the proposed pitched roof has been set behind the raised parapet and is contained within a maximum angle of 35° from the eaves level of the inner courtyard of Byelands and therefore well within acceptable levels controlling rights of light.

Item 5.3

In the Appelants Grounds of Appeal, there was a typographical error in that '15 Dimmock Way' should read '15 Dunnock Way'
Comments respond to a letter of objection received from that property owner.

Item 5.4

Drawing 2732/4 clearly shows that the relationship of the proposed building does not impinge on Grays House or reduce their light. Removal or pruning of the intervening trees could take place at any time and would be beneficial to the space and light provision.

ADJOINING PROPERTY OWNERS CORRESPONDENCE

The Local Planning Authority acknowledge that the main issue relates to the effect on Byelands. Therefore, there are no further comments in respect of the effect on properties at 15 Dunnock Way or Grays House.

However, the submission from Byelands contains photographs taken from that property with superimposed indications of the proposed extension. These are considered to be both inaccurate and misleading.

The single storey rear extension to Byelands extends along the party wall boundary and has created its' own shortcomings, being ill-considered in relation to the main house in restricting light to the inner rooms whilst the size of inner courtyard restricts good light levels to midday or the high summer period.

KPI/pe/2732
6 September 2002

APPEAL [illegible]

[illegible] ROAD WARDHAVE

[illegible]

Item 4.11

The LPA confirm that their objections are centred around the overbearing impact and loss of light on the neighbouring property at Byelands.

Items 4.12–4.14

Whilst it is accepted that the existing roof of Rosebank is set higher than the single storey element of the roof at Byelands, the proposed pitched roof has been set behind the third parapet and is contained within a maximum angle of 35° from the [illegible] level of the inner corrigard of Byelands and therefore well within acceptable levels controlling rights of light.

Item 5.3

In the Appellants [illegible] of Appeal [illegible] a typographical error in that [illegible] Dimmock Ward [illegible] 15 Dimmock Way.
Comments respond [illegible] of objection received from the property owner.

Item 5.4

Drawing 2722-4 clearly shows that the relationship of the proposed building does not impinge on Grays House [illegible] Rentoval or pruning of the intervening trees could take place at any time and would be beneficial to the space and light provision.

[illegible]

The [illegible] Mainway [illegible] the main issue relates to the effect on Byelands. Their [illegible] no further comment in respect of the effect on properties in 15 Dimmock Way or Grays House.

However, the submission from Byelands contains photographs taken from that property with superimposed indications of the proposed extension. These are considered to be both inaccurate and misleading.

The single storey rear extension to Byelands extends along the [illegible] wall boundary and has [illegible] own shortcomings, being ill-considered in relation to the main house [illegible] light to the [illegible] the size of inner courtyard restricts good light levels to [illegible] the high summer period.

[illegible]
[illegible] September 2002

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 041085
POL
TLS
DC DG
ENF
APP
CS
09 DEC 2002
COPIES TO
FILE

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

Your Ref: F/2002/5850

Our Ref: APP/X0360/A/02/1094054

Date: 6 December 2002

Dear Sir/Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR C ROBEY
SITE AT ROSEBANK, BLAKES RD, WARGRAVE, BERKSHIRE, RG10 8LA

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 15, 2002
My ref: F/2002/5850
Your ref: APP/X0360/A/02/1094054

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 C Robey
SITE: Rosebank, Blakes Rd, Wargrave

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 22, 2002
My ref: F/2002/5850
Your ref: APP/X0360/A/02/1094054

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 C Robey
SITE: Rosebank, Blakes Rd, Wargrave

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

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date. July 22, 2002
My ref: F/2002/5850
Your ref: KP1/2732

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

Izod Design
14 Milton Rd
Wokingham
RG40 1DB

Dear Sirs

APPEAL BY: **Mr C Robey**
SITE: **Rosebank, Blakes Rd, Wargrave**

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

The Planning Inspectorate

2217
19/8

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 | HPT 58397 | POL | TLS | DC | ENF | OS DG | 09 JUL 2002 | COPIES TO | ACK: | FILE:

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

Your Ref: F/2002/5850

Our Ref: APP/X0360/A/02/1094054

Date: 8 July 2002

PT · (H)

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR C ROBEY
SITE AT ROSEBANK, BLAKES RD, WARGRAVE, BERKSHIRE, RG10 8LA

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

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

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

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

Within 2 weeks from the starting date -

You must notify any statutory parties and 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.

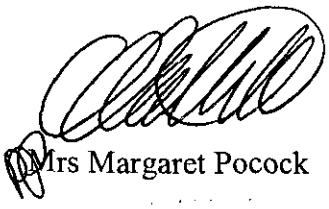
You **must keep to the timetable** set out above and ensure your representations are submitted within the deadlines. If not, your representations will not normally be seen by the Inspector and they will be returned to you. Inspectors will not accept representations at the site visit, nor will they delay 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
01 JUL 2002

PLANNING APPEAL FORM

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

Please use a separate form for each appeal

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

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

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

A. APPELLANT DETAILS

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

Name MR CLIVE ROBEY

Address ROSEBANK BLAKES ROAD
WARGRAVE

Postcode RG10 8LA

Daytime phone no AGENT

Fax no

E-mail address CONTACT

B. AGENT DETAILS (if any)

Name IZOD DESIGN

Address 14 MILTON ROAD
WOKINGHAM
BERKSHIRE

Postcode RG40 1DB

Your reference KPI/2732

Daytime phone no 0118 977 0075

Fax no 0118 977 0057

E-mail address petarizod@hotmail.com

C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the LPA WOKINGHAM DISTRICT

LPA's application reference no F/2002/5850

Date of the planning application 15 FEB '02

Date of LPA's decision notice (if issued) 3 APR '02

D. APPEAL SITE ADDRESS

Address 'ROSEBANK' BLAKES ROAD WARGRAVE

PLEASE NOTE THAT THE HOUSE HAS NOW BEEN RENAMED AS 'BEECH HOUSE'

Postcode RG10 8LA

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

E. DESCRIPTION OF THE DEVELOPMENT

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

PROPOSED FIRST FLOOR EXTENSION TO REAR

Size of the whole appeal site (in hectares)

0.067 Ha

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

35.3M²

F. REASON FOR THE APPEAL

This appeal is against the decision of the LPA to:

*Please tick **one** box only* ✔

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

or

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

G. CHOICE OF PROCEDURE

CHOOSE ONE PROCEDURE ONLY

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

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

*Please tick **one** box only* ✔

1. WRITTEN REPRESENTATIONS ☑

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

2. HEARING ☐

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

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

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

3. INQUIRY ☐

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

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

H. GROUNDS OF APPEAL

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

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

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

Please continue on a separate sheet if necessary.

H. GROUNDS OF APPEAL (continued)

Please turn over

1. APPEAL SITE OWNERSHIP DETAILS

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

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

☑

CERTIFICATE A

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

OR

☐

~~CERTIFICATE B~~

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

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

☐

CERTIFICATES C and D

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

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

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

✔

☑

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

OR

☐

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

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

J. ESSENTIAL SUPPORTING DOCUMENTS

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

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

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

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

DRAWING NO. 2732/4

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

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

K. PLEASE SIGN BELOW

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

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

Signature P Izod (on behalf of) MR CLIVE ROBEY

Name (in capitals) PETER IZOD T/A IZOD DESIGN Date 27 JUNE 02

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

NOW SEND:

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

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

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

- **1 COPY for you to keep**

When we receive your appeal form, we will:

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

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

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

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

Published by the Planning Inspectorate March 2001

Printed in the UK March 2001 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

ROSEBANK BLAKES ROAD WARGRAVE

GROUNDS OF APPEAL

In refusing planning permission for the proposed first floor extension, the Local Planning Authority have indicated that the proposals would result in an overbearing impact and loss of light on neighbouring dwellings:

The policies quoted are as follows:

1. Berkshire Structure Plan

Policy EN1 (p.41)
Protection and Enhancement of the Environment of Built Up Areas

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 in 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.

2. Loddon Area Local Plan

Policy LBE1 (p.35)
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 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.

ROSEBANK BLAKES ROAD WARGRAVE

GROUNDS OF APPEAL

In refusing planning permission for the proposed first floor extension, the Local Planning Authority have indicated that the proposals would result in an overbearing impact and loss of light on neighbouring dwellings.

The policies quoted are as follows.

1. Berkshire Structure Plan

Policy [illegible] (p. [illegible])
Protection and Enhancement of the Environment of Built Up Areas

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 in its locality. 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 grossly under-used tracts of land will be supported.

2. London Area Local Plan

Policy [illegible] (p. [illegible])
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 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.

Policy LBE2 (p.36)
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.

3. Wokingham District Local Plan (Deposit Draft)

Policy WBE1 (p.62)
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
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

These policies, which do overlap and are largely related to design issues and the visual impact of the proposals in relation to their surroundings. However, there are contradictions in their statements in that they do not consider the character of the area at risk.

The report prepared by the Local Planning Authority Case Officer, and presented to the Planning Committee is appended to the Grounds of Appeal (Document 8)

Policy [REF] (cont'd)
Inappropriate [text...]

[illegible] [illegible] [illegible] [

RESPONSES TO POLICY STATEMENTS

1. BERKSHIRE STRUCTURE PLAN POLICY EN 1

The proposal to the rear of the main element of the semi-detached property is contained within the existing footprint and cannot be seen from the road frontage. The character of the proposal seeks to redress the shortcomings of the existing single storey flat roofed extension through the introduction of a pitched tiled roof and matching materials.

Landscaping is not compromised as existing trees and hedges on the boundaries of the Appeal site remain unaffected.

The scale and form of the extension is considered compatible with the character of the existing house.

2. LODDON AREA LOCAL PLAN POLICY LBE 1

The response, supported by the local Planning Authority in their report above, acknowledges that the proposed extension does not impact adversely with the character of the area. The Highways Authority have confirmed that they have no objections to the proposals and do not consider there to be any safety issue. Landscape features are retained.

3. LODDON AREA LOCAL PLAN POLICY LBE 2

The siting remains within its' existing footprint and maintains a form reflective of the style of the building, with steeply pitched roofs and materials matching those of the original house. The scale of the proposal does not impact on neighbouring properties.

4. WOKINGHAM DISTRICT LOCAL PLAN (Deposit Draft) POLICY WBE 1

Whilst this policy largely replicates those stated above, they also stree the Council's requirement for good contemporary design respecting the local context. The proposals are considered in line with these requirements.

Reference is also made to safeguarding the privacy and amenity of the existing environment. The relationship of the extension to adjoining properties does not impact on them and this is illustrated on supporting plans.

Specific reference to each of the adjoining properties is made by Wokingham District Council in their report.

RESPONSE TO POLICY STATEMENTS

1. WEST HIRE STRUCTURE PLAN — POLICY LEVEL

The proposal to the rear of the main element of the semi-detached property is contained within the existing footprint and is not [illegible] from the road frontage. The character of the proposal [illegible] the shortcomings of the existing single storey flat roofed [illegible] through the introduction of a pitched tiled roof and matching materials.

Landscaping is not compromised as existing trees and hedges on the boundaries of the [illegible] site [illegible].

The scale and form of the [illegible] is considered compatible with the character of the existing house.

2. LONDON AREA LOCAL PLAN — POLICY LEVEL

The response approved by the Local Planning Authority in their report above acknowledges that the proposed extension does not impact adversely with the character of the area [illegible] Authority have confirmed that they have no objections to the proposal and do not consider it [illegible] [illegible].

3. LONDON AREA LOCAL PLAN — POLICY LEVEL

The siting remains within its existing footprint and maintains a form reflective of the style of the building, with simply pitched roofs and materials matching those of the original house. The scale of the proposal does not impact on neighbouring properties.

4. WEST SUFFOLK DISTRICT LOCAL PLAN (Deposit Draft) POLICY LEVEL

West Suffolk Policy Lovely replicates those stated above, they also stress the [illegible] requirement for good contemporary design respecting the local context. The proposals are considered in line with these requirements.

Reference is also made to safeguarding the privacy and amenity of the existing environment. The relationship of the extension to adjoining properties does not impact on them and this is illustrated on supporting plans.

Specific reference to each of the adjoining properties is made by Wickingham District Council in their report.

1. BYELANDS (east side of Appeal site)

Claims that the proposal would overbear the amenity of Byelands are not considered valid. The angle of the roof is such that any shade would fall onto the roof of the single story element of Byelands, which in itself extends almost to the rear line of the existing extension of Rosebank.

2. GRAYS HOUSE (west side of Appeal site)

Similar claims that the proposal would overbear the adjacent property due to the length of the extension into the rear garden. There is no increase in the footprint of the building and the angle of the roof and the provision of a hipped end seeks to reduce the volume of the proposal. Furthermore the relationship of the proposed extension to the boundary between the properties allows ample space to avoid impacting on the neighbouring house.

3. 15 DIMMOCK WAY (west side of Appeal site)

The relationship of this property is not considered relevant, given the distance between the properties, their relationship (side to face) and the considerable hedge and tree screen on the boundary between the properties.

LOSS OF LIGHT

Calculations on the effect of the proposed extension on its' neighbours, clearly illustrate that no loss of light occurs. It should be noted that the property is aligned on a north-south axis and that as the adjoining properties extend to the rear in a similar manner and scale, light levels are maintained. The impact of existing trees on the boundary between Grays House and Byelands is, in fact, much greater, and shades the Appeal site from the west.

This is illustrated on the additional Drawing 2732/4 appended to the Appeal.

SUMMARY

The Local Planning Authority make reference to a number of policies although these cover the same issues of impact on adjoining properties and the character of the area.

Their objections are not considered valid for the reasons state above. In formulating the proposals, particular attention was paid to the scale and form of the extension to minimise its impact although this has resulted in the provision of reduced accommodation internally.

For the reasons stated, I therefore formally request that the Inspector upholds this Appeal and grants Planning Consent for the proposals.

KPI/pe/2732
26 June 2002

4. [illegible] (Appeal site)

Claims that the proposal would [illegible] the [illegible] of [illegible] are not [illegible] value. [illegible] of the proof is such that any space would fall onto the roof of the single storey element of [illegible] which [illegible] extends almost [illegible] of the existing extension of [illegible].

5. [illegible] (Appeal site)

Similar [illegible] that the proposal would [illegible] the [illegible] property due to the length of the extension into the [illegible] is no increase in the [illegible] of the building and the angle of the roof and the provision of [illegible] and seeks to reduce the [illegible] of the proposal. [illegible] relationship of the proposed extension [illegible] the property between the properties [illegible] on the neighbouring house.

6. [illegible] (Appeal site)

The relationship of this property is [illegible] given the distance between the properties, their relationship [illegible] and the [illegible] and [illegible] on the boundary between the properties.

LOSS OF LIGHT

Calculations on the effect of the proposed extension on [illegible] clearly illustrate that no loss of light [illegible] that the property is [illegible] on a north-south axis and that as the [illegible] extend to the [illegible] light levels [illegible]. The [illegible] of [illegible] on the [illegible] house and [illegible] much greater [illegible] Appellate [illegible] the west.

This is [illegible] Appendix [illegible] the Appeal.

[illegible]

The Local Planning Authority make reference to [illegible] of policies although those [illegible] the same issues of [illegible] aligning properties and the character of the area.

Their objections are not considered [illegible] reasons [illegible] above. [illegible] formulating the proposals, particularly [illegible] and form of the extension to [illegible] this has resulted in [illegible] of reduced [illegible] internally.

[illegible] reasons [illegible] therefore [illegible] that the [illegible] this Appeal and grant Planning Consent for the proposals.

[illegible]
[illegible]

ROSEBANK BLAKES ROAD WARGRAVE

APPEAL DOCUMENTS

1. Planning Application cover letter dated 6 February 2002.

2. Planning application form incorporating Certificate A dated 6 February 2002.

3. Drawings and Plans
   a) 2732/1 Scheme proposals.
   b) 2732/2 Site Location Plan (1:2500)
   c) 2732/3 Site Plan (1:500)

4. Wokingham DC acknowledgement letter dated 15 February 2002.

5. Wokingham DC letter dated 15 February 2002 requesting clarification of any encroachment over neighbouring property.

6. Response letter to above dated 20 February 2002.

7. Wokingham DC Notification of Refusal of Planning Permission dated 3 April 2002.

8. Planning Officers report to Planning Committee (Undated) obtained from LPA

9. Drawing 2732/4 showing additional information on relationship of Appeal site and extension proposals to adjoining properties.

KPI/2732
26 June 2002

ROSEBANK BLAKES ROAD WARGRAVE

APPEAL DOCUMENTS

1. Planning Application cover letter dated 6 February 2002.

2. Planning application form incorporating Certificate A dated 6 February 2002.

3. Drawings and Plans
   a) 2732/1 Scheme proposals
   b) 2732/2 Site Location Plan (1:2500)
   c) 2732/3 Site Plan (1:500)

4. Wokingham DC acknowledgement letter dated 15 February 2002.

5. Wokingham DC letter dated 15 February 2002 requesting clarification of any encroachment over neighbouring property.

6. Response letter to above dated 20 February 2002.

7. Wokingham DC Notification of Refusal of Planning Permission dated 2 April 2002.

8. Planning Officers report to Planning Committee (Undated) obtained from LPA.

9. Drawing 2732/4 showing additional information on enclosure/ Annual sale and extension proposals to adjoining properties.