SYSTEMS LTD

APPLICATION NO:
F/2000/1415

LOCATION:
21a Old Bath Road, Sonning Reading.

APPLICANT:
Dr & Mrs Purcell C/O David Birkett Associates

PROPOSAL:
Proposed two storey side extension to dwelling and detached double garage to front of dwelling.

EARLIEST DATE FOR DECISION: **10/06/2000**

APPLICATION EXPIRY DATE: **28/06/2000**

CASE OFFICER: **Lynette Baker**

Appeal Decision

Hearing held on 06 June 2001

by Mrs S A F SIMPSON LL.B Solicitor

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

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 20 JUL 2001

Appeal Ref: APP/X0360/A/01/1058929
21a Old Bath Road, Sonning, Reading.

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Dr and Mrs Purcell against the decision of the Wokingham District Council.
- The application (Ref. F/2000/1415), dated 2 May 2000, was refused by a notice dated 9 August 2000.
- The development proposed is described in the application as a two-storey side extension and a detached double garage at the front of the house.

Summary of Decision: The appeal is allowed in part and is dismissed in part as detailed in the Formal Decision below.

Procedural Matters

1. Various suggestions were made at the hearing regarding the re-siting or possible omission of the detached double garage. However, as this aspect of the scheme has not been formally withdrawn, I intend to determine it in accordance with the details shown on the application drawings.

Main Issue

2. The main issue in the appeal is the effect of the proposal upon the character, appearance and residential amenities of the area.

Planning Policy

3. The statutory Development Plan comprises the approved Berkshire Structure Plan 1991-2006 and the adopted Loddon Area Local Plan 1995. Policy LBE2 of the latter states that a development proposal which is inappropriate in terms of its relationship with adjoining sites and buildings, or which would adversely affect the character of the area by virtue of its siting, scale, massing, form, materials, colour or texture will not normally be permitted.

4. The Council has also produced the Wokingham District Local Plan wherein my attention has been drawn to Policies WOS3 and WBE1. These policies require proposals to be judged against various considerations including:- whether they are appropriate in character to the area in which they are located and can integrate into their local context without detriment to the amenities of adjoining occupiers; the quality of design which should be of a high standard that respects the local context by virtue of siting, layout, massing, materials, colour and texture; the visual impact, scale and form of development.

5. As the emerging Local Plan is now considerably advanced in its statutory process towards formal adoption and Policies WOS3 and WBE1 are generally consistent with the provisions of LBE2 of the adopted Local Plan, I can give some weight to these policies.

Reasons

6. The appeal premises comprises a two-storey house with an attached garage that lies within a plot situated on the junction of Old Bath Road with West Drive. It was constructed on land that once formed the eastern part of the curtilage associated with Woodlands - a detached dwelling which is stated to lie between 1.5 m and 2.5 m from the western boundary of the site and benefits from various openings in its flank (north eastern) elevation, including a secondary ground floor study window.

7. This high quality residential area derives much of its character from the variety of the design of the dwellings, the generous sized plots, its trees and other forms of mature landscaping. When walking along both Old Bath Road and West Drive I saw that the degree of separation between dwellings does vary and whilst, in some instances, it is particularly generous, in others, it is less so and often achieved by retaining gaps at first floor level between buildings.

8. The proposal includes the erection of a two-storey side extension, the ground floor of which would be located on approximately the same flank building line as the existing garage and where the first floor would be situated 2.7 m from the western boundary of the site. I formed the opinion on my visit that the resulting degree of separation which would be achieved between No 21a and Woodlands would be reasonably compatible with the spatial relationships enjoyed by other properties in the locality and enable the important views of the woodland to the rear of the dwellings to be retained.

9. The extension would be located slightly back from the face of the main dwelling and its first floor element would be set in from the ground floor. The development would benefit from twin hipped roofs with ridge heights that would be lower than that found at the existing dwelling. Overall, I consider these features would contribute towards producing a form of development which would represent an acceptable and subservient extension to the main dwelling. Additionally, as the views from the secondary study window at Woodlands are predominantly across to a 1.8 m close boarded fence, I consider that, whilst this proposal may change any limited outlook that may be available from this window, it would not be to the extent of being visually oppressive or overbearing.

10. I conclude that the two-storey extension would satisfactorily integrate into its local context without detriment to the character, appearance and residential amenities of the area and, so comply with the provisions and objectives of Policies LBE2, WOS3 and WBE1.

11. Turning to the garage, the siting of which was stated to be approximately 2 m in front of the house and on part of the site that is screened by hedging and trees. I accept that, here and there, I saw other garages that are stepped forward from their dwellings but I did not consider these to be a prevailing feature of the area. I have also borne in mind that the existing screening at the site is likely to be more transparent during the winter months and the development could well exist after the trees and hedges have been removed or their height reduced. I consider, therefore, that, in this location, the proposed garage would be capable of appearing both prominent and obtrusive within the street scene and, as such,

would fail to be in accordance with the provisions of the relevant policies that have been identified.

Conditions

12. As to the conditions suggested by the Council at the hearing, I consider those which would be reasonable and necessary in respect of the two-storey extension are:- the provision of on-site car parking (to reflect the Council's car parking standards for the overall level of accommodation that would be provided once the extension is completed); the submission of materials (to ensure that the extension is sympathetic to the main building and thereby satisfactorily integrates into the character and appearance of the area); the obscure glazing of the first floor windows in the south western elevation of the extension and the prevention of any further openings being formed in this part of the elevation (in order to maintain the level of privacy currently enjoyed by the occupants of Woodlands).

13. However, as other legislation exists to ensure that building work is carried out safely and without causing a nuisance, I was not satisfied from the submissions at the hearing that there is any special and precise justification for imposing a condition to limit the working hours of contractors in this case (the general thrust of the advice in Circular 11/95 refers). Lastly, having taken into account all other comments made during the discussion on conditions, I have decided that the wording of the conditions should reflect the guidance in the Circular and, so, ensure that they are capable of reasonable enforcement by the Council.

Conclusion

14. For the reasons given above and having regard to all other matters raised, I conclude that the appeal should be allowed only in part but otherwise dismissed.

Formal Decision

15. In exercise of the powers transferred to me, I dismiss the appeal insofar as it relates to the detached double garage to the front of the house.

16. The appeal is allowed insofar as it relates to the two-storey side extension and I grant planning permission for a two-storey side extension at 21a Old Bath Road, Sonning, Reading in accordance with the terms of the application Ref. F/2000/1415 dated 2 May 2000 and the plans submitted therewith (so far as relevant to that part of the development hereby permitted) and 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) No development shall take place until space has been laid out within the site for four cars to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter such areas shall be retained and kept available for car parking and turning purposes.

    3) The first floor windows in the south western elevation (elevation B on drawing No 1506 005) of the development hereby permitted shall (i) only be fitted with obscure glazed glass and (ii) only open in respect of the top hung fanlights.

    4) No development shall take place until samples of the materials to be used in the construction of all the external surfaces of the extension hereby permitted have been

submitted to and approved in writing by the local planning authority. Thereafter, development shall only be carried out in accordance with the approved details.

5) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-enacting or modifying that Order), no openings (other than those expressly authorised by this permission) shall be constructed above ground floor level in the south western elevation/roof slopes (elevation B on drawing No 156 005) without the prior written consent of the local planning authority.

Information

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

18. 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.

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

J.A.F. Ruys

APPEARANCES

FOR THE APPELLANT:

Mr Perrin	Agent of 42 Baskerville Road, Sonning Common, Reading, Berks RG4 9LS
Mr Birkett	Of David Birkett Associates, Ptolemy House, Lower Wharf, Wallingford OX10 9DN
Dr and Mrs Purcell	Appellants of 21A Old Bath Road, Sonning Reading RG4 6SY

FOR THE LOCAL PLANNING AUTHORITY:

Ms Miller	Planning Officer with the Council

DOCUMENTS

Document 1 List of persons present at the Hearing.
Document 2 Letter of notification and list of persons notified
Document 3 Copy of representations on Policy WBE1

PLANS

Plan A Application drawings

PHOTOGRAPHS

Photo 1 Photographs of Woodlands and 21A Old Bath Road

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Dr & Mrs Purcell
C/O David Birkett Associates
Ptolemy House
Lower Wharf
Wallingford
Oxon
OX10 9DN

Application Number: F/2000/1415

Parish: **SONNING**

Location: **21a, Old Bath Road, Sonning, Reading.**

Proposal: **Proposed two storey side extension to dwelling and detached double garage to front of dwelling.**

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

Reason
1. The proposal by virtue of its siting, scale and massing is considered to be detrimental to the streetscene and the character of the area. The proposal is therefore contrary to Loddon Area Local Plan Policy LBE2 and Wokingham District Local Plan Policies WOS3 and WBE1.

Reason
2. The proposal by virtue of its siting, bulk and massing is considered to be overbearing on the neighbouring property and is therefore contrary to Policy LBE2 and Loddon Area Local Plan and WOS3 and WBE1 of Wokingham District Local Plan.

John Mitchell
Development Control Manager
Date: 09/08/2000

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

Tel: (0118) 974 6481 (Direct Line)
E-mail: Nicola.Lake@wokingham.gov.uk
Date: 8 January 2002
My ref: NL/F/2000/1415
Your ref:

Mr Neil McKay
David Birkett Associates
Ptolemy House
Lower Wharf
Wallingford
OX10 9DN

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

Dear Mr McKay,

PROPOSED MINOR AMENDMENT TO THE APPROVED TWO SOTREY SIDE EXTENSION TO DWELLINGS, AT 21A OLD BATH ROAD, SONNING. APPLICATION NUMBER F/2000/1415.

Thank you for your letter of the 15 November 2001, regarding the above stated development.

I write to confirm the information, which was conveyed to you during our recent telephone conversation. The proposed first floor rear projecting bow window, the front arched half dormer window and the skylight in the south west elevation would all require a new planning application. As such should your clients wish to construct any of the above proposed amendments to the extension as outlined in your letter and the accompanying drawings, a new planning application would be required.

However the other proposed amendments as shown on the drawing, i.e. the removal of the ground floor W.C window from the south west elevation; the replacement of the two ground floor windows in the front elevation for the study with one large window and the reduction in the size of the two first floor windows, in the south west elevation, could be considered as minor amendments. Should your clients wish to amend the application to only include these alterations, a revised drawing only showing these amendments should be submitted to this department.

I hope this information is of assistance to you. However, it is given without prejudice to the Council's position in the determination of any application, which maybe submitted. Should you wish to discuss this matter further please do not hesitate to contact me on the above direct line.

Yours sincerely,

NICOLA LAKE.
Senior Planning Officer.

re-allocate to NL

DAVID BIRKETT ASSOCIATES

Chartered Architects

01491 825457
birkett@globalnet.co.uk

PLANNING SERVICES	HPT 49976
	TLS
JM	KNC
JL	
19 NOV 2001	
COPIES TO:	ACK:
	FILE:

Jos Miller
Wokingham District Council
Shute End
Wokingham
Berks.

15 November 2001

Ref: - 1506.F.
Your ref. F/2000/1415

Dear Ms Miller

Tanglewood 21a Old Bath Road, Sonning

Please find enclosed amended drawings for the above. I trust that you will agree that these amendments are minor and acceptable and look forward to your response.

Yours sincerely

Neil McKay

Enc.

0118 969 2672.

David Birkett
B.Arch [Hons] AA Dipl. Cons [Grad] RIBA FSAI IHBC
Ptolemy House, Lower Wharf
WALLINGFORD OX10 9DN

Superseded by 49976.

47703

re- dtto cdt → NL ✓

Dr. Patrick Purcell, M.B., B.Ch., B.A.O.

Ms Joss Miller
Planning Dept
Wokingham Council
Wokingham Berks

Dr. & Mrs. Purcell,
"Tanglewood",
21a Old Bath Road,
Sonning,
Berkshire,
RG4 6SY.
(0118) 9698128
(M) 07879 637094

Reply Req

JM

Sept 11th 2001

Our Ref: F/2000/1415
Your Ref:

Dear Ms Miller,

Since submitting our original application 18 months ago (April 2000) we have continued to consider the main extension. We are keen to make some changes to enhance the "kerb appeal" of the front of the extension and also to the rear aspect. These are essentially cosmetic and I enclose some sketches and photocopies for you to peruse so you could then give us advice and guideance. The footprint and structure of the extension for which permission now exists would be unchanged save for 2 small changes which I shall outline in the attached drawings. We look forward to chatting about these issues and the wall and gates tomorrow (Wed) if convenient (as I work from home on Wednesday mornings). With best wishes

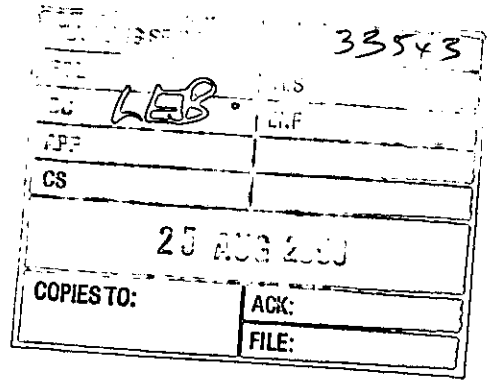
Yours Sincerely

Patrick Purcell

DAVID BIRKETT
ASSOCIATES

Chartered Architects

01491 825457
birkett@globalnet.co.uk



Lynette Baker
Wokingham District Council
Shute End
Wokingham
Berks.

2 May 2000

Ref: - 1506.F.
Your ref F/2000/1415

Dear Ms Baker

Tanglewood 21a Old Bath Road, Sonning

I have received your Council's Refusal of Planning Permission.

This has come as a surprise. We have spent a considerable time adjusting the project to your and your previous colleagues requirements. Whilst I accept it may be an informal opinion it is worthless if there is no credibility given to it by your planning committee.

On your return on Thursday 21st September, I will need to speak with you as I believe this is your last day with the Authority, for a full explanation.

My client, I believe will appeal, unless we can renegotiate.

Yours sincerely

David Birkett

David Birkett

David Birkett
B.Arch [Hons] AA Dipl. Cons [Grad] RIBA FSAI IHBC
Ptolemy House, Lower Wharf
WALLINGFORD OX10 9DN

Tel. 0118 974 6443 (Direct Line)

Date. 18 June, 2002

My ref. CD/BN2002/1351

Mr Dunkley
Gregory Associates
42 Hackwood Road
BASINGSTOKE
Hants
RG21 3AE

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) 977 8909
DX: 33506 – Wokingham
E-mail:

Dear Mr Dunkley,

SINGLE STOREY SIDE PORCH/BOILER ROOM, CARPORT AND REAR BALCONY AT 21A OLD BATH ROAD, SONNING

Thank you for your Building Regulations Application Number BN2002/1351 received on 6 June.

With regard to planning legislation the proposal appears to be "Permitted Development" by virtue of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 1995, and therefore does not require planning permission. This is provided that no other previous extensions have been built, included the two storey side extension which was allowed on Appeal on 20 July 2001. The above proposal must not be more than 70 cubic metres (or 15% whichever is the greater) and there must be no encroachment of the eaves/guttering and/or footings on the adjacent property. If either of these criteria are not met then a Planning application should be submitted.

This letter does not convey/affect any consents etc required for Building Regulation purposes.

Yours sincerely

MRS C DODSWORTH
Development Control/Building Control Liaison Officer

Cc Doctor & Mrs Purcell

WORK SHEET FOR : Lynette Baker

Application Number : F/2000/1415

Applicant : Dr & Mrs Purcell C/O David Birkett Associates.

Location : 21a, Old Bath Road, Sonning, Reading.
Proposal : Proposed two storey side extension to dwelling and detached double garage to front of dwelling.

Site Notice Displayed ? :

YES	NO	DATE
	X	neighs notified

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 03/05/2000

Earliest Date for Decision : 10/06/2000

Latest Consultation Date/Site Notice Expiry Date : 10/06/2000

Application Expiry Date: 28/06/2000

Consultation Responses : HA – CA
SPC – overdevt, loss of amenity to 21, gar = prominent :. object.

Planning Issues : Impact on char of area
" " neighbrs.

Application Number: F/2000/1415

Appraisal :

Preapp history.

1. Impact on char.
Proposal would close up gap through between 21 & 21A through which can be seen many trees beyond. Proposed double garage in front though partly screened in summer would be dominant in streetscene. Char of area = spacious frontages. This = and keep Proposal considered to be detrimental to character of area & streetscene.

2. Impact on neighbour
21a has several windows in flank elevn facing 21a - including some at ff & ff level. The proposal would be 4.5m from the flank of 21. The proposal is considered to be overbearing on 21.

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

Application Number F/2000/1415
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1			The proposal by virtue of its siting scale & massing is considered to be detrimental to the street scene the character of the area. The proposal is therefore contary to LAP policy LBE2 + WDLP policies WD53 + WBE1.
2			The proposal by virtue of its siting, bulk + massing is considered to be overbearing on the neighbouring property + is therefore contrary to policy LBE2 of LAP & WD53 + WBE1 of WDLP.

9/8/00

RECORD OF SITE VISIT

SITE ADDRESS: 21a Old Bath Road Sonning Reading. APPLICATION NUMBER: F/2000/1415	OFFICER: Lynette Baker DATE OF SITE VISIT: 22/5

1 SITE/STATUTORY NOTICE DISPLAYED ? neighbourhood

2. DESCRIPTION OF SURROUNDINGS Res

3. DESCRIPTION OF SITE/BUILDING Newer dwgs

4. RELATIONSHIP TO ADJOINING PROPERTIES Not road

5. SITE CONSTRAINTS

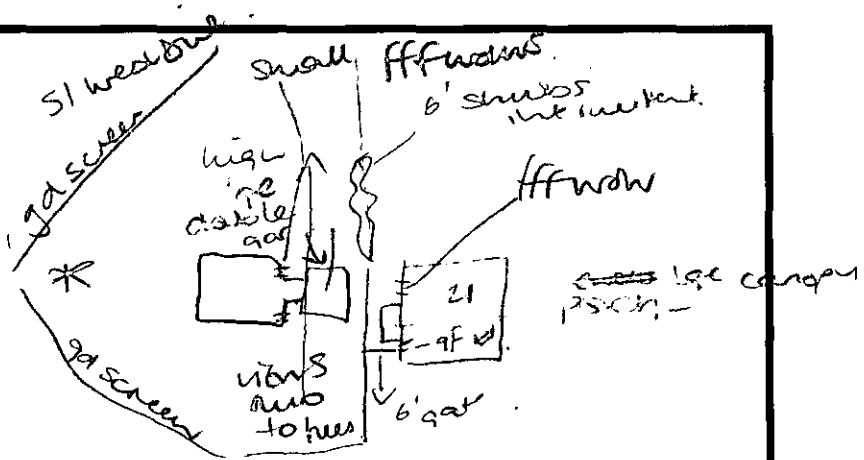
TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS



* fir trees will have to be removed @ gar

Date: 27 July 2000

To: Highways

We have received Additional Plans for the following planning application:

Application Number: F/2000/1415

Location: 21a, Old Bath Road, Sonning, Reading.

Proposal: Proposed two storey side extension to dwelling and detached double garage to front of dwelling.

Applicant: Dr & Mrs Purcell C/O David Birkett Associates.

Case Officer: Lynette Baker

The new plans show the following: Car parking spaces and rear windows. Drawing nos 1506 001a, 002a.

Comments are required by 10/08/2000.

Should you have any queries regarding this application please contact the case officer Lynette Baker on (0118) 974 6447.

COMMENTS

- Sc 23 (Parking, Turning & Garaging) (SR06)
- Sc 32 - The Access shall not be put into use until visibility splays of 2.4m by 2.4m have been provided at the intersection of the driveway and the adjacent footway (Dimensions to be measured along the edge of the drive & the back of the footway from their point of intersection) The visibility splays shall thereafter be kept from all obstructions to visibility above a height of 0.6m. (SR13)
- Gates to be set back 5m from the highway boundary. (SR13).

ADAM COGGINS - 04/08/00

Date: 27 July 2000

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2000/1415

Location: 21a, Old Bath Road, Sonning, Reading.

Proposal: Proposed two storey side extension to dwelling and detached double garage to front of dwelling.

Applicant: Dr & Mrs Purcell C/O David Birkett Associates.

Case Officer: Lynette Baker

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Comments are required by 10/08/2000.

Should you have any queries regarding this application please contact the case officer Lynette Baker on (0118) 974 6447.

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. 1415 (Planaps) / (Ludhouse) Date Rec. 24.05.00

Location: 21a Old Bath Road Sonning

Parish Sonning

Applicant: Dr & Mrs Purcell

Description of attached plans Carparking Spaces
Rear Windows

Drawing No's: 1506 002a/001a

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part I Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: _____ Drawing No's

_____

_____

_____

1. NK (Landscape & Trees) _____ ☐
2. NK (Env. Design) _____ ☐
3. XA (Highways) _____ ✓
4. NF (Building Control) _____ ☐
5. BC/DC Liaison _____ ☐

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS: as before

_____ Date for Responses 16 DAYS

FURTHER ACTION

Re-advertise App. Y / N (Delete as required)

Redate Application Y / N From _____

New Site Notice Y / N

New Description _____

CASE OFFICER VB.

Consultations Sent by Admin. on 27.07.A5

Yellow - Part One Copy
Green - Officer's Copy

DAVID BIRKETT
ASSOCIATES

Chartered Architects

01491 825457
birkett@globalnet.co.uk

PLANNING SERVICES | HPT
POL | ILS
DC LEB | ENF
APP
CS | 29788
24 MAY 2000
COPIES TO: | ACK:
FILE:

John Mitchell
Development control Manager
Wokingham District Council
Shute End
Wokingham
Berks.

Received LEB
19/7 !!

2 May 2000

ADDITIONAL PLAN
1415

Ref: - 1506.F.
Your ref. F/2000/1415

Dear Mr Thorpe

Tanglewood 21a Old Bath Road, Sonning

Referring to your letter and compliment slip, please find enclosed the revised drawings you ask for: -

1. Six copies of the site plan showing a fourth car parking space

   (Drawing 1506 001a)

2. Six copies of the floor plans showing two rear windows on the first floor

   (Drawing 1506 002a)

If further information is needed pleased do not hesitate to contact me.

Yours sincerely

David Birkett

David Birkett
Enc.

David Birkett
B.Arch [Hons] AA Dipl. Cons [Grad] RIBA FSAI IHBC
Ptolemy House, Lower Wharf
WALLINGFORD OX10 9DN

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

Tel: (0118) 974 6447

Date: **17 May 2000**

My ref: F/2000/1415

CONFIDENTIAL

Councillor Rose
Spinney Side
Holme Park Farm Lane
Sonning
Berks
RG4 6SX

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

Dear Councillor

Application Number: F/2000/1415
21a, Old Bath Road, Sonning, Reading.
Proposed two storey side extension to dwelling and detached double garage to front of dwelling.

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

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

If you have any questions please do not hesitate to contact **Lynette Baker** on **(0118) 974 6447**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Lynette Baker** Application Number: **F/2000/1415**
21a, Old Bath Road, Sonning, Reading.
Proposed two storey side extension to dwelling and detached double garage to front of dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Rose

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

Received by Wokingham District Council

Application No: F/2000/1415

Proposal:
Proposed two storey side extension to dwelling and detached double garage to front of dwelling.

Location:
21a, Old Bath Road, Sonning, Reading.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Lynette Baker P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 10/06/2000. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

17 May 2000

Tel: (0118) 974 6447

Date: **17 May 2000**

My ref: F/2000/1415

CONFIDENTIAL

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
05 JUN 2000	
COPIES TO:	ACK:
	FILE:

Councillor Rose
Spinney Side
Holme Park Farm Lane
Sonning
Berks
RG4 6SX

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

Dear Councillor

Application Number: F/2000/1415
21a, Old Bath Road, Sonning, Reading.
Proposed two storey side extension to dwelling and detached double garage to front of dwelling.

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

At this stage a recommendation has not yet been made. The form below should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee and must be received within **28 days** of the date of this letter.

If you have any questions please do not hesitate to contact **Lynette Baker** on **(0118) 974 6447**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Lynette Baker** Application Number: **F/2000/1415**
21a, Old Bath Road, Sonning, Reading.
Proposed two storey side extension to dwelling and detached double garage to front of dwelling.

I wish this application to be listed should the officers recommendation be for approval,
and my reason(s) are overdevelopment of site, intrusion on neighbouring property, garage projecting in front of building line.

Signed: _____ Date: 1/6/00.
Councillor Rose

Lynette Baker

From: Nigel Rose [Nigel.Rose@ukgateway.net]
Sent: 15 June 2000 13:12
To: Lynette Baker; Joss Miller
Cc: John R Mitchell
Subject: Planning Applications in Sonning

Lynette, Joss

I seem to have mislaid the listing forms for some new applications in Sonning. I should be pleased if you would action listing if you are minded to approve, as set out below, instead of working off the forms:

Charfield Cottage, Charvil Lane:

Over development of the site, massing, appearance from the A4 across green gap (PS have you managed to obtain the computer photo from A4?)

21a Old Bath Road:

oo large an extension for the site; already a large modern house on "spare" plot - enough is enough

Farmhouse, Charvil Lane:

form faxed back to Lynette:- over-development of dwelling in green gap, that has already been extended; overlooking of Thames and appearance therefrom; protection policies for river side area (see also SPC comments).

University Farm applications (including Littlecourt House):

these should all be listed as need to be considered as a whole group in a holistic way; object to the new house on the tennis courts; if barn conversions go ahead, need to have new footpath etc alongside in conjunction with changes to traffic calming gateway, etc (I presume it will be necessary to have revised plans to delete new house and retain conversions).

Please come back to me if you have any queries.

Thanks,
Kind regards,

Nigel Rose

PS Any news about the retrospective application re taxis at Meade Park? John and I went there yesterday afternoon during our "tour" - I could not see any taxis but the place is an absolute eyesore of a scrap yard. It needs some "consideration"!

The information in this e-mail is confidential and may be legally privileged. It is intended solely for the addressee. Unless expressly authorised in writing, disclosure, copying, distribution and/or retention, in part or in whole, of this e-mail is prohibited and may be unlawful.

Nigel Rose cannot guarantee that any files attached to this e-mail are free from viruses or any other program code that may be harmful to your computer and, as such, is not liable for any damage that may be caused as a result.

Please delete this e-mail if it is not intended for you.

HIGHWAYS CONSULTATION SHEET

From: Lynette Baker

Date: 17 May 2000

Application Number: F/2000/1415

Proposal: Proposed two storey side extension to dwelling and detached double garage to front of dwelling.

Parish: SONNING PARISH

Site Address:
21a, Old Bath Road, Sonning, Reading.

Applicant:
Dr & Mrs Purcell C/O David Birkett Associates.

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

✓ below as applicable;

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

Caimont.

① SC: 23 (Insert; Parking, garaging & Turning).
SR: 06.

② Double garage would need to be 5 metes minimum internal width.

Signed: _____ **Print name:** Stephanie Knowles.

26/05/00.

01189 697753

30066

LB

COPIES TO:

FILE:

FAX MESSAGE

FAX TO: LYNETTE BAKER

FAX NO: 0118 9746484

NO. OF SHEETS: 2 (INC.)

FROM: LESLEY BATES
SONNING PARISH COUNCIL

FAX NUMBER: 0118 9697753
TEL. No. 0118 9697753

DATE: 9 MAY 2000

Please find attached comments on application no. F/2000/1415

LESLEY BATES (CLERK TO THE COUNCIL).

01189 697753

WOKINGHAM DISTRICT COUNCIL

PARISH COUNCIL OBSERVATION SHEET

PLANNING APPLICATION. APPLICATION No. F/2000/1415

Officer LYNETTE BAKER

Parish SONNING

Proposal TWO STOREY SIDE EXTENSION TO DWELLING & DETACHED DOUBLE GARAGE TO FRONT OF DWELLING.

Address 21a OLD BATH ROAD

Applicant DR & MRS PURCELL C/O DAVID BURKETT ASSOCIATES

The Parish Council has the following comments.

1. This proposal represents over development of the width of the property.
2. The proposed frontage elevations represent over development in relation to adjoining properties in Old Bath Road.
3. The proposal represents over development of the site and, because of its bulk, will have an overbearing impact on the area.
4. The close proximity to the neighbouring property and the positioning of the side windows will create overlooking and intrude on the adjoining property.
5. The new double garage protrudes beyond the building line of adjoining properties will be visually intrusive.
6. The garage provision is not adequate for the additional accommodation.
7. For the above reasons the Parish Council urges that this application is refused.

L. A. Bates (Clerk to the Council). 31 MAY 2000

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	03 MAY 2000
Officer: LEB	Application No. F/2000/1115

Map No. 36. Site ...0:26.
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(E) Proposed two storey side extension to dwelling and detached double garage to front of dwelling

Location: Tanglewood 21a Old Bath Road

Parish: Sonning Ward: Sonning

17.5.2000

Applicant:
Dr & Mrs Purcell

Fee Received 95.00 (7) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	Parking layout for 4 Vehicles		
6	Floor plans	First floor rear – one window shown on floor plan, 2 on elevation C		
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 17:5:2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

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

HERITAGE BODIES

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

OTHERS:

.....

.....

.....

NEIGHBOURS: 19

S/N + 16, 18, 20, 21 Old Bath Road ✓

51 West Drive

DAVID BIRKETT
ASSOCIATES

Chartered Architects

03.MAY2000* 1415

01491 825457
birkett@globalnet.co.uk

Mike Thorpe
Principal Development Control Officer
Wokingham District Council
Shute End
Wokingham
Berks.

2 May 2000

Ref: - 1506.F.
Your ref. CEH/DLM/Pre app

Dear Mr Thorpe

Tanglewood 21a Old Bath Road, Sonning

Referring back to previous communications I now enclose a planning application: -

1. Six copies of the planning application form and certificate A
2. A cheque for £95 made payable to Wokingham District Council,
3. Six copies of the Site & Location plans
4. Six copies of the plans & elevations, one coloured

I am now confidant that the negotiations we have conducted with you regarding the extension to this house has resulted in my client being able to accept the various set backs that you require along the boundary adjacent to no 21 Old Bath Road for the proposed two storey extension. I have assumed that as the ground floor plan is on the line of the existing garage that this can remain and form part of the ground floor fabric. The ground floor windows as drawn are behind and below the boundary fence line and should not cause any problems. The upper floor is set back as required a further 1500mm and the windows to the bathroom will be both obscured and with fixed lights.

The position of the garage also lines up with that of no 21 as requested.

If you however consider I have not complied with your observations please do not hesitate to contact me at once.

I thank both you and your predecessor for the time given and the advise offered so far.

Yours sincerely

David Birkett
Enc.

David Birkett
B.Arch [Hons] AA Dipl. Cons [Grad] RIBA FSAI IHBC
Ptolemy House, Lower Wharf
WALLINGFORD OX10 9DN

1933

ADDRESS 21A Old Bath Road PARISH Sonning

PLOT No. ORD. SHEET No. SU. 75'74

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisi
43038	MR. C. OLDLANDS	DET. DWELLING	16-8-94	C

MINISTRY DECISION

SPECIAL ORDERS

Environmental Services

For office use only.
Application number:
03.MAY2000* 1415

Householder planning application form

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

1	Your name Address and postcode Phone number	DR & MRS PURCELL TANGLEWOOD, 21a OLD BATH Rd, SONNING, READING —
	Agent's Name Address and postcode Phone number	DAVID BIRKETT DAVID BIRKETT ASSOCIATES, PTOLEMY HOUSE, LOWER WHARF, WALLINGFORD, OXON. OX10 9BN 01491 825457
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	21a OLD BATH Rd, SONNING, READING,
4	Give brief details of the proposal for example, two storey side extension. About the application	A TWO STOREY SIDE EXTENSION & A DETACHED DOUBLE GARAGE AT THE FRONT OF THE HOUSE
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐ No ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	TO MATCH EXISTING
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☑ No ☐

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed: 5
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following. a Six copies of this form signed and dated. b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

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

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

Certificate A

I certify that

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

Certificate B

I certify that

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

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

None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of Mr + Mrs Purcell.

Date 2 MAY 2000

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

SKETCH NO: 6

ARCH WINDOW FEATURE

NB I HAVE A GOOD PHOTOGRAPH WHICH ILLUSTRATES THIS BETTER THAN THIS PHOTOCOPY. I'LL FORWARD THAT TO YOU IF YOU WISH.



SKETCH 7

ARCH

WINDOW

FEATURE



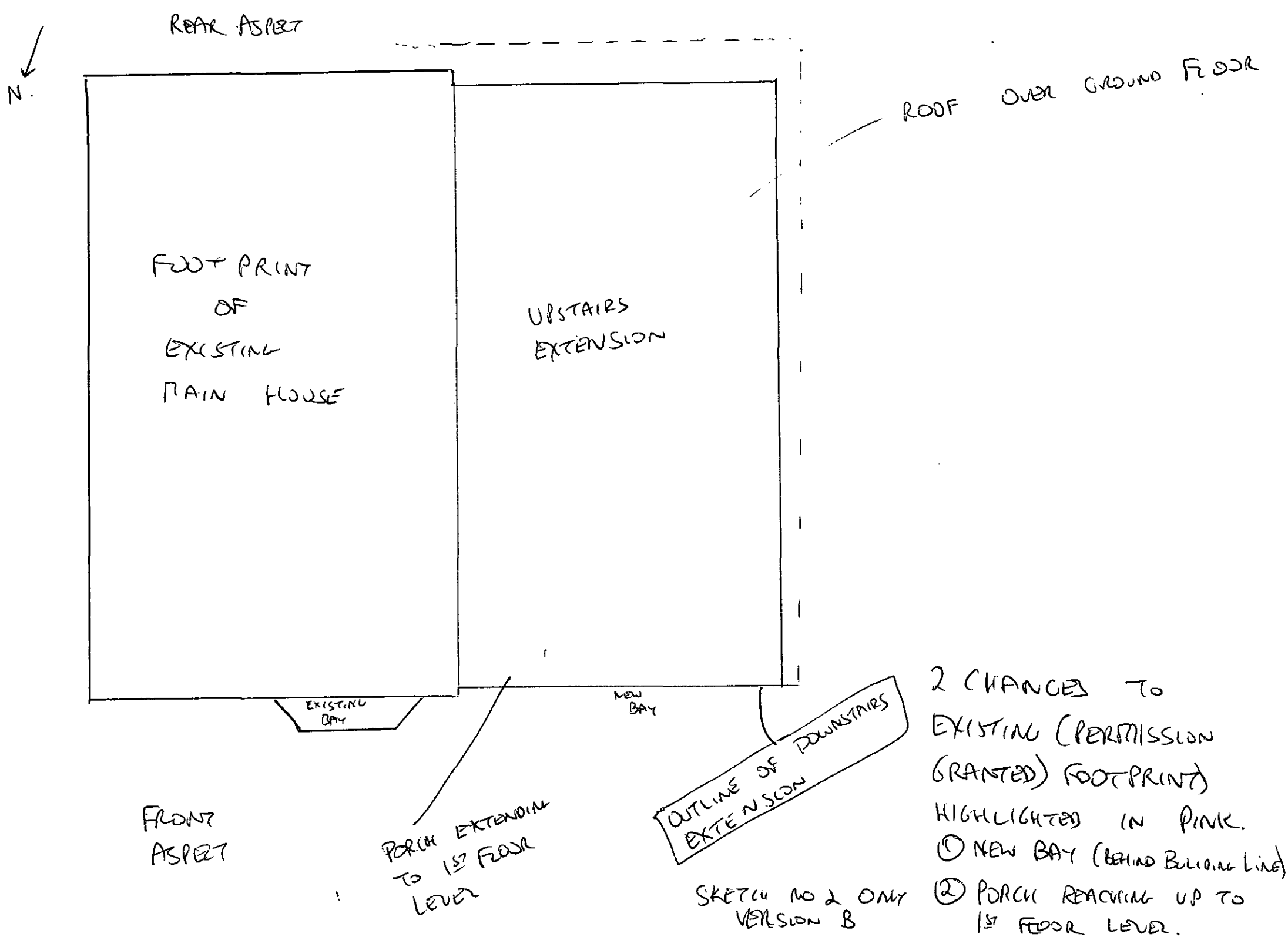


J - West



THE COMM
FOX M
Custom Hom
Fox Mill is a p
has a quaint,
What a small t
jogging paths
ring people t
n on-site eler
ur highly acc
chool district
lodels for imi
sit our websi
ww.bbhomes

630/406-0616 Reader Card/Map J174


REAR ASPECT
N.
ROOF OVER GROUND FLOOR
FOOT PRINT OF EXISTING MAIN HOUSE
UPSTAIRS EXTENSION
EXISTING BAY
NEW BAY
FRONT ASPECT
PORCH EXTENDING TO 1ST FLOOR LEVEL
OUTLINE OF DOWNSTAIRS EXTENSION
SKETCH NO 2 ONLY VERSION B
2 CHANGES TO EXISTING (PERMISSION GRANTED) FOOTPRINT HIGHLIGHTED IN PINK.
① NEW BAY (BEHIND BUILDING LINE)
② PORCH REACHING UP TO 1ST FLOOR LEVEL.

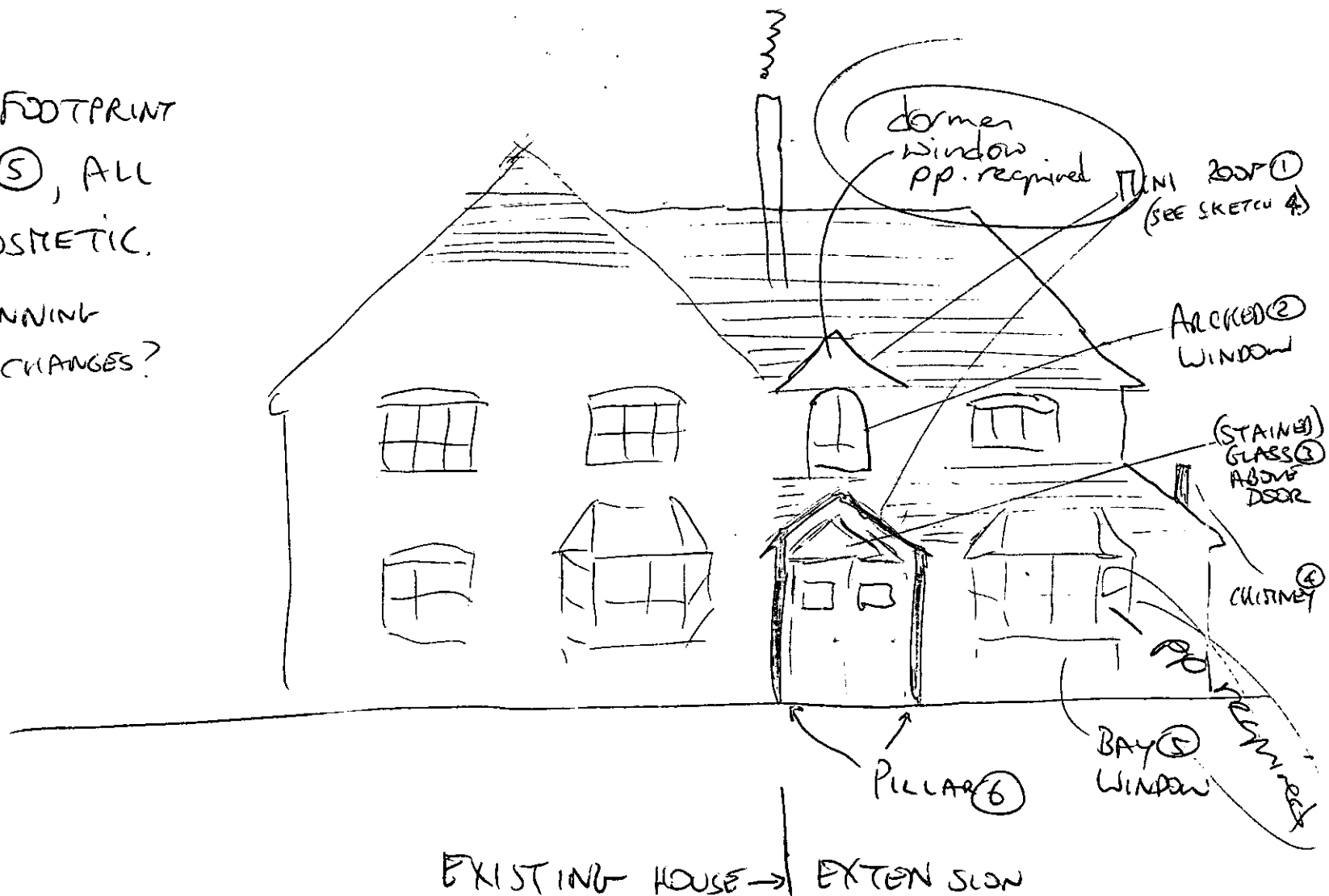
SKETCH No 1.

FRONT ASPECT (NORTH) OF HOUSE.

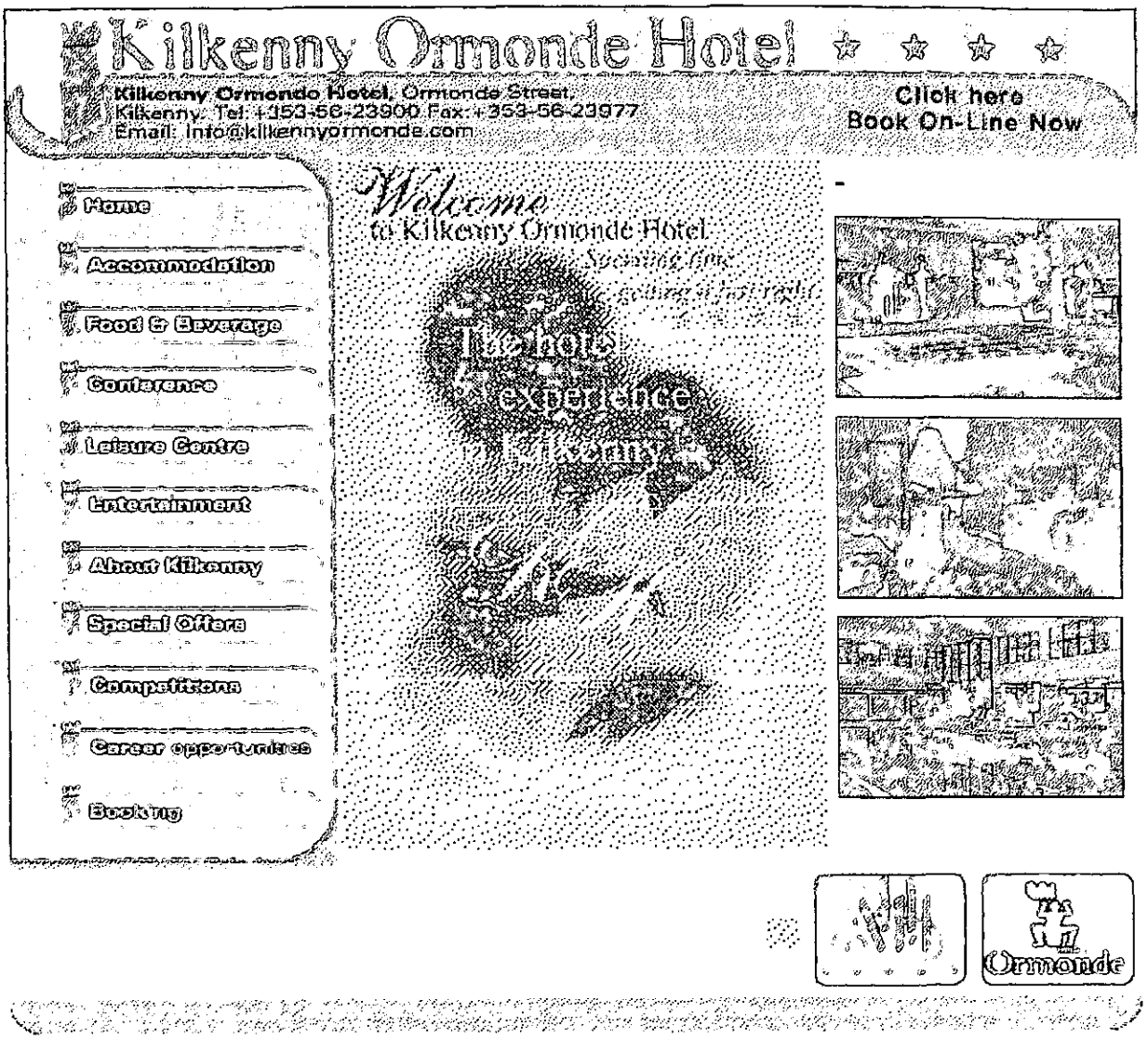
VERSION A of CHANGES WE ARE CONSIDERING FROM SCHEME WHICH HAS HAD PERMISSION GRANTED.

N.B.
ONLY CHANGE TO FOOTPRINT IS BAY WINDOW (5), ALL + CHIMNEY (7)
OTHER CHANGES COSMETIC.

WOULD WE NEED PLANNING PERMISSION FOR THESE CHANGES?



170 → £130. 4 STAR ⇒ Pricing 5 star



The Kilkenny River Court Hotel - Irish Hotel Accommodation Ireland - The Hotel Page 1 of 1

The Kilkenny River Court Hotel
Conference & Leisure Centre
The Bridge, John Street
Kilkenny, Ireland
Phone : 353 56 23388 Fax: 353 56 23389
Email: The Kilkenny River Court Hotel

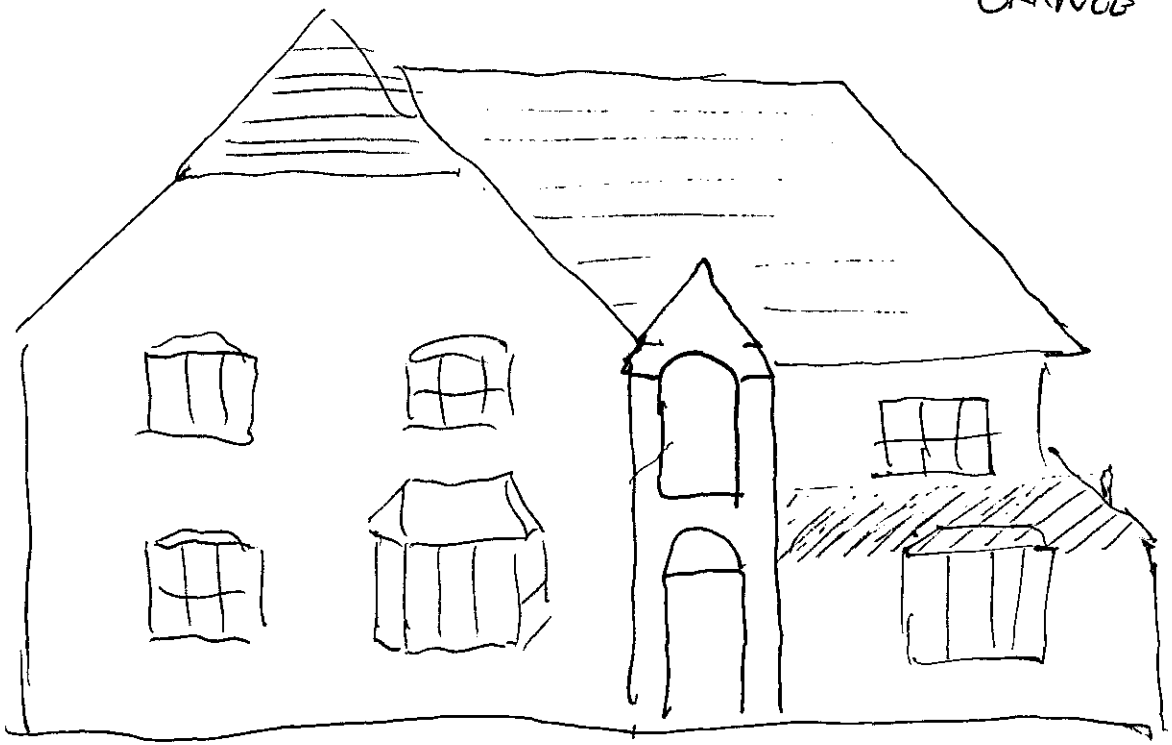
£50 + £100. 4 STAR few leisure.

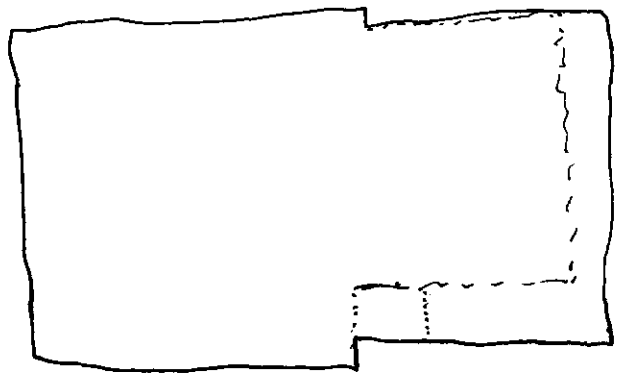
SKETCH NO 2.

VERSION B

AS VERSION A EXCEPT FOR PORCH ENCOMPASSING ARCH WINDOW OVER FRONT DOOR. AS MY DRAWING IS SO POOR PLEASE LOOK @ SKETCH (3) OVERLEAF WHICH DEMONSTRATES THIS FEATURE HIGHLIGHTED IN ORANGE

FRONT ASPECT (NORTH) OF HOUSE





See attached sketched plan

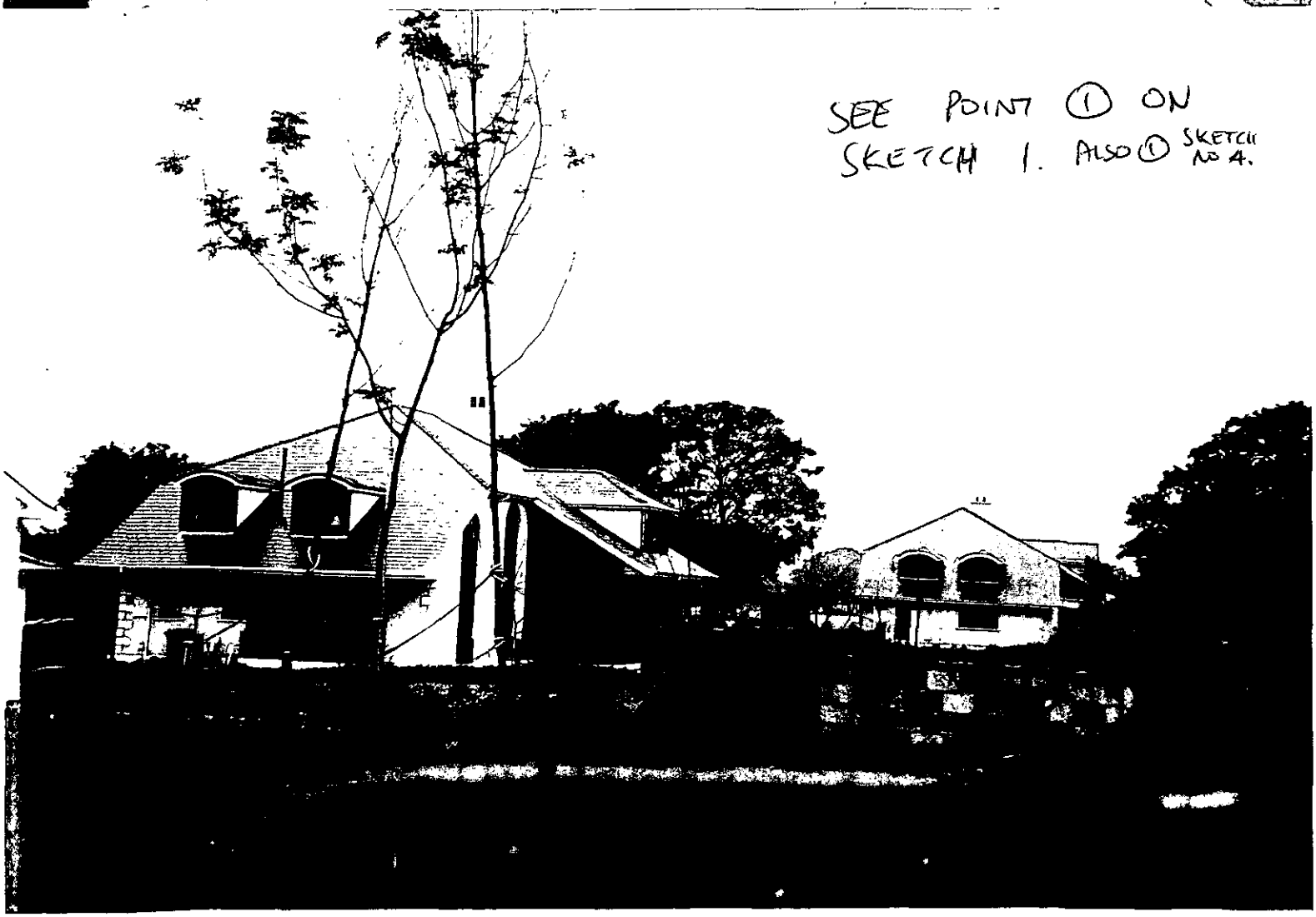
N.B VERSION B IS OUR CLEAR PREFERENCE

SKETCH 3:

THE PART HIGHLIGHTED IN ORANGE SHOWS A VERSION OF WHAT WE WANTED FOR THE PORCH.







SEE POINT ① ON SKETCH 1. ALSO ① SKETCH NO 4.

SKETCH 4

SKETCH No 5

REAR (SOUTHERN) ASPECT

CHANGES

① MINI ROOF (AS PER SKETCH No 4)



EXTENSION / EXISTING

VIEW FROM REAR GARDEN OF REAR ASPECT



Site Plan, Scale: 1 to 1250

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Date: 14 March 2001

N
W E
S

SYSTEMS LTD

APPLICATION NO.1415

Name of appellant:
Dr & Mrs Purcell

Site address:
21a Old Bath Road

Proposal:Proposed 2 storey side extension to dwelling & detached double garage to front of dwelling

Case Officer:JKM

Part Allowed - EXTN
" dismissed - garage
20/07/01

Date Commenced

Date Completed

APPROVED

Appeal Decision

Hearing held on 06 June 2001

by Mrs S A F SIMPSON LL.B Solicitor

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

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 20 JUL 2001

Appeal Ref: APP/X0360/A/01/1058929
21a Old Bath Road, Sonning, Reading.

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Dr and Mrs Purcell against the decision of the Wokingham District Council.
- The application (Ref. F/2000/1415), dated 2 May 2000, was refused by a notice dated 9 August 2000.
- The development proposed is described in the application as a two-storey side extension and a detached double garage at the front of the house.

Summary of Decision: The appeal is allowed in part and is dismissed in part as detailed in the Formal Decision below.

Procedural Matters

1. Various suggestions were made at the hearing regarding the re-siting or possible omission of the detached double garage. However, as this aspect of the scheme has not been formally withdrawn, I intend to determine it in accordance with the details shown on the application drawings.

Main Issue

2. The main issue in the appeal is the effect of the proposal upon the character, appearance and residential amenities of the area.

Planning Policy

3. The statutory Development Plan comprises the approved Berkshire Structure Plan 1991-2006 and the adopted Loddon Area Local Plan 1995. Policy LBE2 of the latter states that a development proposal which is inappropriate in terms of its relationship with adjoining sites and buildings, or which would adversely affect the character of the area by virtue of its siting, scale, massing, form, materials, colour or texture will not normally be permitted.

4. The Council has also produced the Wokingham District Local Plan wherein my attention has been drawn to Policies WOS3 and WBE1. These policies require proposals to be judged against various considerations including:- whether they are appropriate in character to the area in which they are located and can integrate into their local context without detriment to the amenities of adjoining occupiers; the quality of design which should be of a high standard that respects the local context by virtue of siting, layout, massing, materials, colour and texture; the visual impact, scale and form of development.

5. As the emerging Local Plan is now considerably advanced in its statutory process towards formal adoption and Policies WOS3 and WBE1 are generally consistent with the provisions of LBE2 of the adopted Local Plan, I can give some weight to these policies.

Reasons

6. The appeal premises comprises a two-storey house with an attached garage that lies within a plot situated on the junction of Old Bath Road with West Drive. It was constructed on land that once formed the eastern part of the curtilage associated with Woodlands - a detached dwelling which is stated to lie between 1.5 m and 2.5 m from the western boundary of the site and benefits from various openings in its flank (north eastern) elevation, including a secondary ground floor study window.

7. This high quality residential area derives much of its character from the variety of the design of the dwellings, the generous sized plots, its trees and other forms of mature landscaping. When walking along both Old Bath Road and West Drive I saw that the degree of separation between dwellings does vary and whilst, in some instances, it is particularly generous, in others, it is less so and often achieved by retaining gaps at first floor level between buildings.

8. The proposal includes the erection of a two-storey side extension, the ground floor of which would be located on approximately the same flank building line as the existing garage and where the first floor would be situated 2.7 m from the western boundary of the site. I formed the opinion on my visit that the resulting degree of separation which would be achieved between No 21a and Woodlands would be reasonably compatible with the spatial relationships enjoyed by other properties in the locality and enable the important views of the woodland to the rear of the dwellings to be retained.

9. The extension would be located slightly back from the face of the main dwelling and its first floor element would be set in from the ground floor. The development would benefit from twin hipped roofs with ridge heights that would be lower than that found at the existing dwelling. Overall, I consider these features would contribute towards producing a form of development which would represent an acceptable and subservient extension to the main dwelling. Additionally, as the views from the secondary study window at Woodlands are predominantly across to a 1.8 m close boarded fence, I consider that, whilst this proposal may change any limited outlook that may be available from this window, it would not be to the extent of being visually oppressive or overbearing.

10. I conclude that the two-storey extension would satisfactorily integrate into its local context without detriment to the character, appearance and residential amenities of the area and, so comply with the provisions and objectives of Policies LBE2, WOS3 and WBE1.

11. Turning to the garage, the siting of which was stated to be approximately 2 m in front of the house and on part of the site that is screened by hedging and trees. I accept that, here and there, I saw other garages that are stepped forward from their dwellings but I did not consider these to be a prevailing feature of the area. I have also borne in mind that the existing screening at the site is likely to be more transparent during the winter months and the development could well exist after the trees and hedges have been removed or their height reduced. I consider, therefore, that, in this location, the proposed garage would be capable of appearing both prominent and obtrusive within the street scene and, as such,

would fail to be in accordance with the provisions of the relevant policies that have been identified.

Conditions

12. As to the conditions suggested by the Council at the hearing, I consider those which would be reasonable and necessary in respect of the two-storey extension are:- the provision of on-site car parking (to reflect the Council's car parking standards for the overall level of accommodation that would be provided once the extension is completed); the submission of materials (to ensure that the extension is sympathetic to the main building and thereby satisfactorily integrates into the character and appearance of the area); the obscure glazing of the first floor windows in the south western elevation of the extension and the prevention of any further openings being formed in this part of the elevation (in order to maintain the level of privacy currently enjoyed by the occupants of Woodlands).

13. However, as other legislation exists to ensure that building work is carried out safely and without causing a nuisance, I was not satisfied from the submissions at the hearing that there is any special and precise justification for imposing a condition to limit the working hours of contractors in this case (the general thrust of the advice in Circular 11/95 refers). Lastly, having taken into account all other comments made during the discussion on conditions, I have decided that the wording of the conditions should reflect the guidance in the Circular and, so, ensure that they are capable of reasonable enforcement by the Council.

Conclusion

14. For the reasons given above and having regard to all other matters raised, I conclude that the appeal should be allowed only in part but otherwise dismissed.

Formal Decision

15. In exercise of the powers transferred to me, I dismiss the appeal insofar as it relates to the detached double garage to the front of the house.

16. The appeal is allowed insofar as it relates to the two-storey side extension and I grant planning permission for a two-storey side extension at 21a Old Bath Road, Sonning, Reading in accordance with the terms of the application Ref. F/2000/1415 dated 2 May 2000 and the plans submitted therewith (so far as relevant to that part of the development hereby permitted) and 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) No development shall take place until space has been laid out within the site for four cars to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter such areas shall be retained and kept available for car parking and turning purposes.

    3) The first floor windows in the south western elevation (elevation B on drawing No 1506 005) of the development hereby permitted shall (i) only be fitted with obscure glazed glass and (ii) only open in respect of the top hung fanlights.

    4) No development shall take place until samples of the materials to be used in the construction of all the external surfaces of the extension hereby permitted have been

submitted to and approved in writing by the local planning authority. Thereafter, development shall only be carried out in accordance with the approved details.

5) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-enacting or modifying that Order), no openings (other than those expressly authorised by this permission) shall be constructed above ground floor level in the south western elevation/roof slopes (elevation B on drawing No 156 005) without the prior written consent of the local planning authority.

Information

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

18. 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.

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

J.A.F. Ruys

APPEARANCES

FOR THE APPELLANT:

Mr Perrin	Agent of 42 Baskerville Road, Sonning Common, Reading, Berks RG4 9LS
Mr Birkett	Of David Birkett Associates, Ptolemy House, Lower Wharf, Wallingford OX10 9DN
Dr and Mrs Purcell	Appellants of 21A Old Bath Road, Sonning Reading RG4 6SY

FOR THE LOCAL PLANNING AUTHORITY:

Ms Miller	Planning Officer with the Council

DOCUMENTS

Document 1 List of persons present at the Hearing.
Document 2 Letter of notification and list of persons notified
Document 3 Copy of representations on Policy WBE1

PLANS

Plan A Application drawings

PHOTOGRAPHS

Photo 1 Photographs of Woodlands and 21A Old Bath Road

The Planning Inspectorate

RIGHT TO CHALLENGE THE DECISION

The attached appeal decision is final unless it is successfully challenged in the Courts. If a challenge is successful, the appeal decision will be quashed and the case returned to the Secretary of State for redetermination. It does not follow necessarily that the original decision on the appeal will be reversed when it is redetermined.

You may wish to consider taking legal advice before embarking on a challenge. The following notes are provided for guidance only.

Under the provision of section 288 of the Town and Country Planning Act 1990, or section 63 of the Planning (Listed Buildings and Conservation Areas) Act 1990, a person who is aggrieved by a decision may seek to have it quashed by making an application to the High Court on the grounds:

1. that the decision is not within the powers of the Act; or

2. that any of the `relevant requirements' have not been complied with; (`relevant requirements' means any requirements of the 1990 Acts or of the Planning Tribunals Act 1992, or of any order, regulation or rule made under those Acts).

The two grounds noted above mean in effect that a decision cannot be challenged merely because someone does not agree with the Inspector's judgement. Those challenging a decision have to be able to show that a serious mistake was made by the Inspector when reaching his or her decision; or, for instance, that the inquiry, hearing or site visit was not handled correctly, or that the appeal procedures were not carried out properly. If a mistake has been made the Court has discretion not to quash the decision if it considers the interests of the person making the challenge have not been prejudiced.

It is important to note that such an application to the High Court must be lodged with the Crown Office <u>within 6 weeks</u> from the date of the decision. This time limit cannot be extended.

An appellant whose appeal has been allowed by an Inspector should note that `a person aggrieved' may include third parties as well as the local planning authority.

If you require further advice about making a High Court challenge you should consult a solicitor, or contact the Crown Office at the Royal Courts of Justice, Queens Bench Division, Strand, London WC2 2LL. Telephone: 020 794 76000.

INSPECTION OF DOCUMENTS

It is our policy to retain case files for a period of one year from the date of the Inspector's decision. Any person entitled to be notified of the decision in an inquiry case has a legal right to apply to inspect the listed documents, photographs and

plans within 6 weeks of the date of the decision. Other requests to see the appeal documents will not normally be refused. All requests should be made quoting our appeal reference and stating the day on which you wish to visit, to:

Room 4/09 Kite Wing,
Temple Quay House, 2 The Square,
Temple Quay,
Bristol BS1 6PN.

Please give at least 3 working days notice and include a daytime telephone number, if possible.

COMPLAINTS TO THE INSPECTORATE

Any complaints about the Inspector's decision, or about the way in which the Inspector has conducted the case, or any procedural aspect of the appeal should be made in writing and quoting our appeal reference, to:

The Complaints Officer,
Quality Assurance Unit,
Room 4/09 Kite Wing,
Temple Quay House, 2 The Square,
Temple Quay, Bristol BS1 6PN.

You should normally receive a reply within 15 days of our receipt of your letter. You should note however, we cannot reconsider an appeal on which a decision has been issued. This can be done following a successful High Court challenge as explained overleaf.

PARLIAMENTARY COMMISSIONER FOR ADMINISTRATION (THE OMBUDSMAN)

If you consider that you have been unfairly treated through maladministration by us you can ask the Ombudsman to investigate. The Ombudsman cannot be approached direct; reference can be made to him only by an MP. While this does not have to be your local MP (whose name and address will be in the local library) in most cases he or she will be the easiest person to approach. Although the Ombudsman can recommend various forms of redress he cannot alter the Inspector's decision in any way.

COUNCIL ON TRIBUNALS

If you feel there was something wrong with the basic procedure used for the appeal, a complaint can be made to the 'Council on Tribunals', 22 Kingsway, London WC2B 6LE. The Council will take the matter up if they think it comes within their scope. They are not concerned with the merits and cannot change the outcome of the appeal decision.

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Wokingham District Local Plan
Deposit Draft

With Proposed Amendments Highlighted

February 2000

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

POLICY WOS3: DEVELOPMENT CONTROL PRINCIPLES

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

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

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

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

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

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

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

Implementation: Through the development control process.

Monitoring: Planning applications determined.

Services, Amenities and Infrastructure

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

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

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

Cont.

POLICY FRAMEWORK

National Policy

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

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

Strategic Policy

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

Supplementary Planning Guidance

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

THE BUILT ENVIRONMENT

DESIGN PRINCIPLES

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

POLICY WBE1: DEVELOPMENT IN ITS LOCAL CONTEXT

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

a) ITS ENVIRONMENTAL IMPACT

b) ITS VISUAL IMPACT

c) ACCESSIBILITY

Cont.

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

e) THE LOCAL TOWNSCAPE

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

g) SAFETY AND SECURITY

h) THE PRIVACY AND AMENITY OF THE EXISTING ENVIRONMENT

i) SUPPLEMENTARY PLANNING DESIGN GUIDANCE ADOPTED BY THE COUNCIL.

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

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

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

POLICY WBE2: IMPROVING ON THE LOCAL CONTEXT

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

Implementation: Through the development control process.

Monitoring: Check quality of development on the ground.

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

POLICY WBE3: CHARACTER OF LARGE SCALE DEVELOPMENT

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

Cont.

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

APPEAL BY: Dr & Mrs Purcell
SITE: 21a Old Bath Road, Sonning
APPLICATION NO.: 1415
PROPOSAL: Proposed 2 storey side extension to dwelling & detached double garage to front of dwelling

LIST OF PERSONS CIRCULATED WITH NOTICE OF APPEAL

District Councillor(s) for Sonning

Mr N D Rose

Clerk(s) of Parish / Town Council of Sonning

Mrs L Bates, Council Office, Pearson Rd, Sonning, Reading RG4 6UL

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

Tel. (0118) 974 6448 (Direct Line)
Date. June 7, 2001
My ref: F/2000/1415
Your ref:

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

Dr & Mrs Purcell
21a, Old Bath Road
Sonning
Reading
Berks

Dear Sir / Madam

APPEAL BY: **Yourselves**
SITE: **21a Old Bath Road**

With reference to this appeal, I enclose copies of plans as discussed at today's hearing.

I have also sent copies to The Planning Inspectorate.

Yours faithfully

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date: June 7, 2001
My ref: F/2000/1415
Your ref: APP/X0360/A/01/058929

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

Miss A Groves
The Planning Inspectorate
Room 3/03 Kite Wing
Temple Quay House
2 The Square
Temple Quay
BRISTOL
BS1 6PN

Dear Miss Groves

APPEAL BY: Dr & Mrs Purcell
SITE: 21a Old Bath Rd, Sonning

With reference to this appeal, I enclose copies of plans requested by the Inspector at the Hearing today. Please pass them on to her.

I have also sent copies to the appellant.

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

The Inspector's report on the Local Plan Inquiry is not expected until December 2001 (with the exception of policy WSM1 - (devt South of M4))

Ended ~~[illegible]~~ Autumn 2000.

(Clarification of front boundary wall. Could a condition be added.

WOKINGHAM DISTRICT COUNCIL

To _____

Date _____ Time _____

WHILE YOU WERE OUT

Name _____

Of _____

Phone No. _____ Ext. _____

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

MESSAGE _____

_____

_____

_____

_____

_____

Signed _____

CONDITIONS IN THE EVENT OF THE APPEAL BEING ALLOWED

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

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

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

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

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

   Reason: To ensure a satisfactory external appearance.

4. No work of any sort shall take place between the hours of 18.00 and 08.00 Mondays to Fridays and 13.30 to 08.00 Saturdays and no work shall take place on Sundays or Bank Holidays.

   Reason: In the interests of the amenities of the occupants of this property and other properties nearby.

5. The access shall not be put into use until visibility splays of 2.4 metres by 2.4 metres have been provided at the intersection of the driveway and the adjacent footway (dimensions to be measured along the edge of the drive and the back of the footway from their point of intersection). The visibility splays shall thereafter be kept from all obstructions to visibility above a height of 0.6 metres.

   Reason: In the interests of highway safety.

6. The gates should be set back from the highway boundary by 5.0 metres.

Reason: In the interests of highway safety.

7. The bathroom windows in the south-west elevation of the development hereby permitted, shall not at any time be glazed other than with obscure glass. Any openings should be restricted to top hung fanlights only.

Reason: To safeguard the residential amenities of the occupiers of neighbouring properties.

8. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the first floor level or above south-west elevation of the extension hereby permitted except for any which may be shown on the approved drawings.

Reason: To safeguard the residential amenities of the occupiers of neighbouring properties.

TOWN AND COUNTRY PLANNING ACT 1990

SECTION 78 APPEAL

APPELLANT: **Mr & Mrs Purcell**

APPEAL SITE: **21a Old Bath Road, Sonning**

REASON FOR APPEAL: **Refusal of planning permission for proposed two storey side extension and detached double garage to front of dwelling.**

LOCAL PLANNING AUTHORITY REFERENCE : F/2000/1415

DEPARTMENT OF THE ENVIRONMENT TRANSPORT & THE REGIONS REFERENCE: APP/X0360/A/01/1058929

1.0 LOCATION AND SITE DESCRIPTION

1.1 The site is located on Old Bath Road, Sonning. (See appendix 1 for location plan, scale 1:1250). The surrounding dwellings in the area consist of detached houses and garages.

1.2 The appeal site is located within the identified settlement in the Parish of Sonning. The site consists of a detached house of brick and tile. There have been no further applications relating to this site. This particular application consists of a two storey side extension and detached double garage to the front of the dwelling.

2.0 RELEVANT PLANNING HISTORY

2.1 There is no additional planning history.

2.2 On the 9 August 2000, planning permission was refused for the following reasons:

1. ***The proposal, by virtue of its siting, scale and massing is considered to be detrimental to the street scene and the character of the area. The proposal is, therefore, contrary to policy LBE2 of the Loddon Area Local Plan and policy WBE1 and WOS3 of the Wokingham District Local Plan.***

2. ***The proposal by virtue of its siting, bulk and massing is considered to be overbearing on the neighbouring property and is, therefore, contrary to policy LBE2 of the Loddon Area Local Plan and policy WBE1 and WOS3 of the Wokingham District Local Plan.***

2.3 This refusal of planning permission forms the subject of the present appeal.

3.0 POLICY BACKGROUND

3.1 Loddon Area Local Plan (Adopted 5 May 1995)

The Loddon Area Local Plan forms the statutory basis for the operation of planning policy in this part of the District. The planning and Transportation Committee at their meeting on the 21 November 1996 resolved to reaffirm the decisions of the committee and the Council in relation to the current adopted Local Plans and to note that they will continue to carry weight as the most up-to-date adopted policies, except in relation to housing provision.

3.2 LBE2 - *Inappropriate design* (See appendix 2) is relevant in the consideration of this appeal.

3.3 Wokingham District Local Plan (Deposit Draft 1997)

The draft Wokingham District Local Plan (WDLP) was placed on deposit from 21 October to 2 December 1997 and has formed the basis for the development control decisions since 21 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.

3.4 WBE1 – *Development in its local context* and WOS3 – *Development control principles* (See appendix 3) is relevant in consideration to this appeal.

4.0 THE CASE FOR THE LOCAL PLANNING AUTHORITY

4.1 It is submitted that the appeal proposal is unacceptable by virtue of its detrimental impact on the character and appearance of the area.

4.2.1 The proposed side extension has a depth of 13.3 metres, a width of 7.3 metres at ground floor level and 6.0 metres al first floor level, a height of 5.1 metres to the eaves and 8.3 metres to the ridge, approximately 1.0 metre lower than the roof of the original dwelling. This extension would be comprised of two roofs hipped on all sides with a valley running between them. The garage is situated forward of the dwelling by 1.6 metres and has a width of 5.2 metres, a depth of 6.0 metres, an eaves height of 2.5 metres and a ridge height of 5.4 metres. The roof would also be hipped on all sides.

4.2.2. The two storey side extension would be 1.2 metres from the boundary to 'Woodlands' at ground floor level and 2.7 metres at first floor level. The neighbouring property has two windows at ground floor level, one of which is a secondary window to a study, the other is a bathroom window. There are three windows at first floor level, all of which are obscure glazed. 'Woodlands' is sited 1.5 metres from the boundary at the closest point and 2.5 metres from the recessed element. The position of the extension would be parallel to, and run the length of, 'Woodlands' and, therefore, would result in an adverse overbearing impact detrimental to this property.

4.2.3 The distance between the appellant's property and that of 'Woodlands' would vary from 2.7 metres at the closest point at ground floor level to 3.7 metres to the recessed part of the neighbouring property. At first floor level it would be 4.2 metres at the closest point and 5.2 metres to the recess. The majority of houses in this area have a spacious setting and, in some cases, provide a view to the trees beyond. However, the proposal would close the gap between the two properties thus eliminating these views, and resulting in a more cramped appearance detrimental to the street scene and the character of the area.

4.2.4 The garage would be sited forward of the appellant's dwelling. The character of the area consists largely of spacious frontages and, although the garage would be partially obscured by foliage in the summer months, it would still be visible in the winter. Therefore; the structure would result in an obtrusive development detrimental to the street scene and the character of the area.

4.2.5 The site plan shows the incorporation of a new wall with railings above. The surroundings properties are more open plan, although some have shrubs planted on the front boundary, which has an overall softer effect

on the character of the area. Therefore, the proposed wall would have a more severe effect resulting in an adverse impact detrimental to the character of the street scene and surrounding area.

4.3 In summary, the proposal, due to its bulk, massing, siting and prominence on the street scene, would be inappropriate to, and out of character with, the street scene and character of the surrounding area.

4.4 For the above reasons, the proposals are contrary to policies LBE2 of the Loddon Area Local Plan and WOS3 and WBE1 of the Wokingham District Local Plan.

5.0 CONCLUSION

5.1 In conclusion, it is considered that the proposed development, as a result of its bulk, massing, siting and prominence on the street scene, would have an adverse impact detrimental to the street scene and the character of the surrounding area, and an overbearing impact on the neighbouring property.

5.2 For the above reasons, the Inspector is respectfully requested to dismiss this appeal. (See appendix 4 for suggested conditions.)

Joss Miller
Assistant Planning Officer
Wokingham District Council

LIST OF APPENDICES

1. Location Plan.

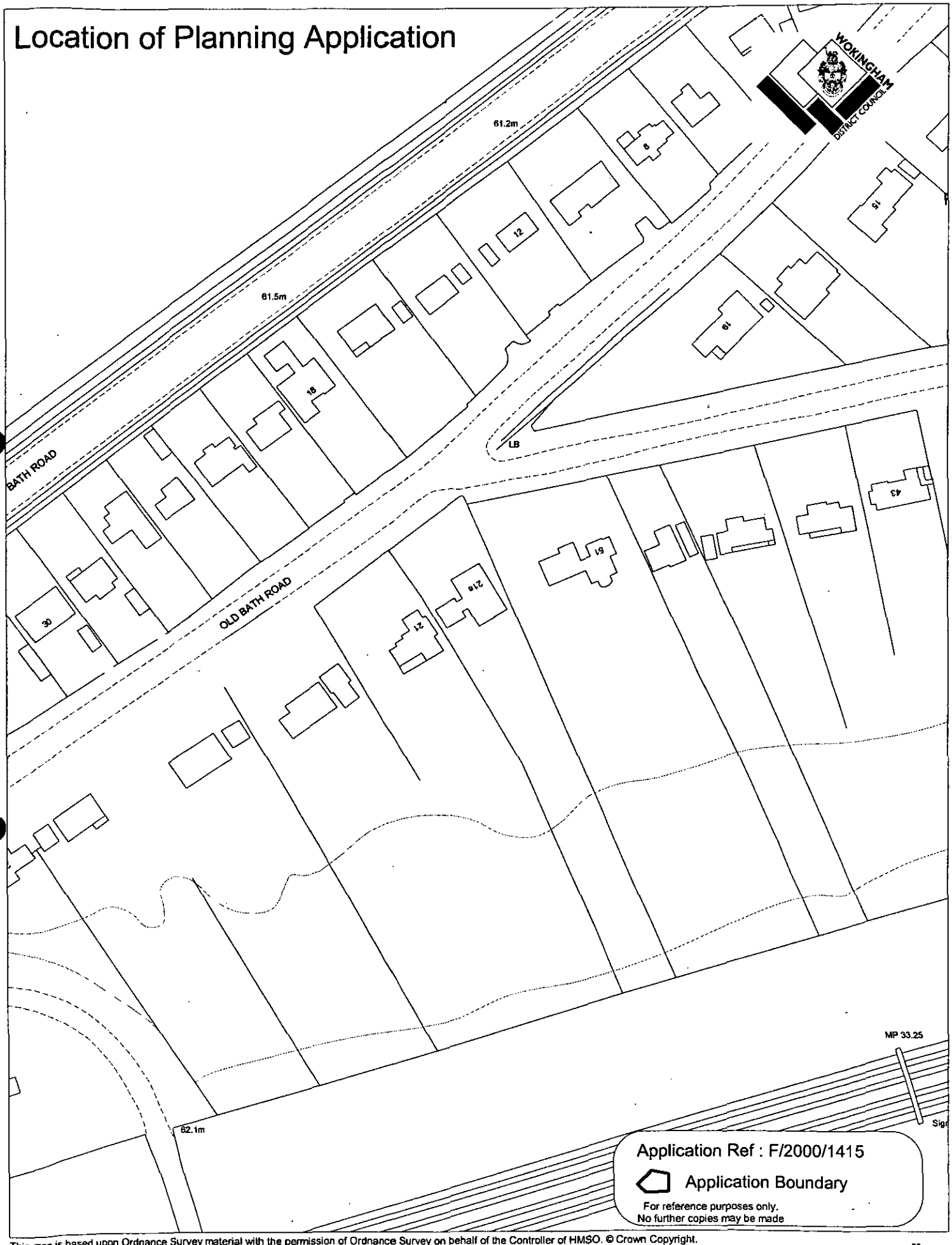
2. Loddon Area Local Plan-LBE2

3. Wokingham & District Local Plan-WOS3

4. Suggested conditions should the appeal be allowed

Appendix 1

Location of Planning Application



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Development Control Section, Environmental Services, Wokingham District Council.

19 March 2001

Scale: 1 : 1250

N
W E
S

Appendix 2

LODDON AREA LOCAL PLAN

Adopted 5 May 1995

Published by: Wokingham District Council
Planning Department
Shute End
Wokingham
Berkshire
RG40 1WR

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

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

❖ LBE2 INAPPROPRIATE DESIGN

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

ENVIRONMENTAL IMPROVEMENT

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

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

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

❖ LBE3 REFURBISHMENT AND REDEVELOPMENT

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

❖ LBE4 ENVIRONMENTAL ENHANCEMENT SCHEMES

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

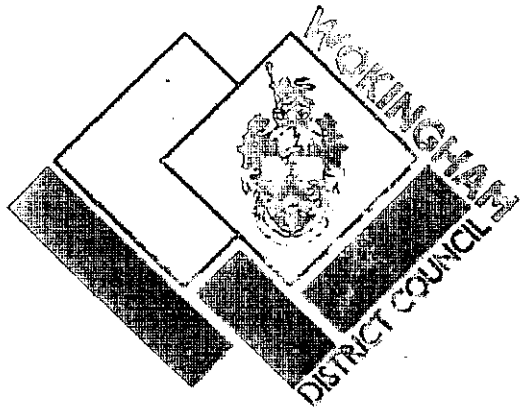
SUNLIGHT, DAYLIGHT AND NOISE

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

❖ LBE5 SUNLIGHT AND DAYLIGHT

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

Appendix 3



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**

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

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

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

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

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

Implementation: Through the development control process.

Monitoring: Planning applications determined.

Services, Amenities and Infrastructure

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

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

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

Cont.

Appendix 4

CONDITIONS IN THE EVENT OF THE APPEAL BEING ALLOWED

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

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

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

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

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

   Reason: To ensure a satisfactory external appearance.

4. No work of any sort shall take place between the hours of 18.00 and 08.00 Mondays to Fridays and 13.30 to 08.00 Saturdays and no work shall take place on Sundays or Bank Holidays.

   Reason: In the interests of the amenities of the occupants of this property and other properties nearby.

5. The access shall not be put into use until visibility splays of 2.4 metres by 2.4 metres have been provided at the intersection of the driveway and the adjacent footway (dimensions to be measured along the edge of the drive and the back of the footway from their point of intersection). The visibility splays shall thereafter be kept from all obstructions to visibility above a height of 0.6 metres.

   Reason: In the interests of highway safety.

6. The gates should be set back from the highway boundary by 5.0 metres.

Reason: In the interests of highway safety.

7. The bathroom windows in the south-west elevation of the development hereby permitted, shall not at any time be glazed other than with obscure glass. Any openings should be restricted to top hung fanlights only.

Reason: To safeguard the residential amenities of the occupiers of neighbouring properties.

8. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the first floor level or above south-west elevation of the extension hereby permitted except for any which may be shown on the approved drawings.

Reason: To safeguard the residential amenities of the occupiers of neighbouring properties.

LODDON AREA LOCAL PLAN

Adopted 5 May 1995

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

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

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

❖ LBE2 INAPPROPRIATE DESIGN

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

ENVIRONMENTAL IMPROVEMENT

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

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

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

❖ LBE3 REFURBISHMENT AND REDEVELOPMENT

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

❖ LBE4 ENVIRONMENTAL ENHANCEMENT SCHEMES

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

SUNLIGHT, DAYLIGHT AND NOISE

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

❖ LBE5 SUNLIGHT AND DAYLIGHT

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

The Planning Inspectorate

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 0117-3728443

GTN 1371-6079

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

Your Ref: F/2000/1415

Our Ref: APP/X0360/A/01/1058929

Date: 19 April 2001

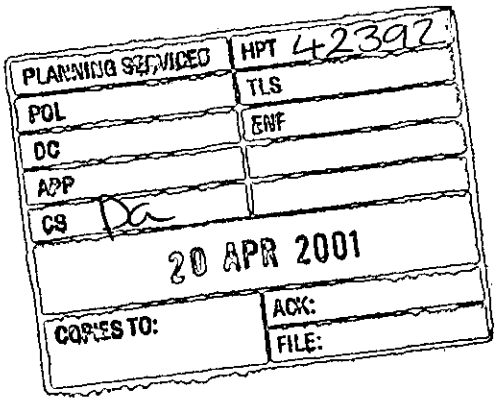
Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY DR & MRS PURCELL
SITE AT 21A OLD BATH ROAD, SONNING, READING

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

03/05/01

If you have any comments on the points raised, please send 2 copies to me no later than 9 weeks from the starting date. Comments submitted after that deadline may not be seen by the Inspector.



Yours faithfully

Miss A Groves

211AL(BPR)

Sonning Parish Council

CHAIRMAN
Mr M G Butler
Tel. 0118 9690767
Fax. 0118 9448488
E-mail MGButler@compuserve.com

CLERK
Mrs L A Bates
Tel. & Fax. 0118 9697753

COUNCIL OFFICE
Pearson Road
Sonning RG4 6UL

04 APR 2001

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

2 April 2001

Dear Miss Groves,

APP/X360/A/01/1058929

The Parish Council wishes to say that they support Wokingham District Council's decision to refuse this application and can see no reason to allow this appeal.

Yours sincerely,

Lesley A Bates (Clerk to the Council).

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 0117-3728443

GTN 1371-6079

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

Your Ref: F/2000/1415

Our Ref: APP/X0360/A/01/1058929

Date: 4 May 2001

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY DR & MRS PURCELL
SITE AT 21A OLD BATH ROAD, SONNING, READING

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

Miss A Groves

217L(BPR)

43000
POL
DC
APP
CS DG
08 MAY 2001
ACK:
FILE:

27 April 2001



THE PLANNING INSPECTORATE
3/03 KITE WING
TEMPLW QUAY HOUSE
2 THE SQUARE
TEMPLE QUAY
BRISTOL BS1 6PN

YOUR REF: APP/X0360/A/01/1058929

ATTN: MISS A GROVES

Dear Sirs,

MR & MRS PURCELL – 21A OLD BATH ROAD, SONNING, READING

I refer to my letter of 9 April in which I explained that was instructed through David Birkett & Assoc regarding this appeal, and enclosed two copies of my statement on behalf of the appellants.

I have now received a copy of the Council's statement, and would comment as follows:-

1. Paras 1 – 4.2.1 - No comment

2. Para 4.2.2 - I do not accept that the proposal will have an adverse overbearing impact detrimental to the adjoining property, for the reasons set out in paras 6.8 – 6.12 of my statement.

3. Para 4.2.3 – I do not accept that the proposal will prove to be detrimental to the street scene and character of the area for the reasons given in my paras 6.3 – 6.7. In particular, I see nothing especially critical about maintaining a view above the existing garage towards the tops of trees. For a start should the extension be permitted, there will still be space between and above the properties; the trees are very tall and some way into the distance; the new work will be set back some 23 metres from the public highway, and the front boundary is itself already well screened.

4. Para 4.24 – I commented on the garage at para 6.6 of my statement. I consider it would be better moved further forward from the house. I do not believe it would be obtrusive since there is a large front garden, which is well screened, and conditions could be imposed to maintain this. The screen is mostly evergreen, but even if glimpses of the building were had in the winter months, it would not be out of place in the street scene, which already contains garages forward of the building line.

5. Para 4.2.5 - The proposed wall and railings would be low and seen in front of the existing boundary screen. As such, they would not be prominent, nor harmful to the street scene, in my judgement. No details were incorporated in the plans, and if permitted, a condition would need to be imposed. If particular objection is maintained to their construction, yet the remainder of the proposal is deemed acceptable, then the appellants would not object to a condition which expressly deleted them from the development being permitted.

6. Paras 4.3 – 5.2 – These conclusions are not accepted.

7. PROPOSED CONDITIONS – Whilst no objection is raised to condition 5, it seems to me that the vision required is already in place, and as regards condition 6, the proposal is to set back the gates by 8 metres. A condition is needed with regard to the wall and gates, and another, potentially, regarding the position of the garage, subject to the decision taken on the appeal.

Any other comments will be made at the Hearing.

Yours faithfully,

R. Perrin MRTPI

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 0117-3728768
Switchboard 0117-3728000
Fax No 0117-3728804
GTN 1371-8768

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

Your Ref: F/2000/1415
Our Ref: APP/X0360/A/01/1058929
Date: 25 April 2001

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY DR & MRS PURCELL
SITE AT 21A OLD BATH ROAD, SONNING, READING

NOTIFICATION OF INSPECTOR

I am writing to inform you that the Inspector appointed to hold the hearing into the above appeal will now be:

Mrs S A F Simpson LLB Solicitor.

You have already been given notice of the arrangements for this hearing.

PLANNING SERVICES	HPT 42751
PDL	FLS
DC	ENF
APP	
CS DG	
01 MAY 2001	
COPIES TO:	ACK:
	FILE:

Yours faithfully

Mark Edwards

Mr M Edwards

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

206C

The Planning Inspectorate

For official use only
Date received

QUESTIONNAIRE

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

PLANNING, LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT

APPEAL REF: APP 10360/A/01/1058929 **GRID REF:** SU 757 744

APPEAL BY: DR + MRS PURCELL

SITE: 21a Old Bath Rd, Sonning

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

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

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

1. Do you agree to the written representations procedure?	~~YES~~ / NO
OR Do the you wish to be heard by an Inspector at: a. a local inquiry?	~~YES~~ / NO
or b. a hearing?	YES / ~~NO~~
2. a. If the written procedure is agreed, could the Inspector see the whole site clearly from a road or other public land?	YES / NO
b. From your knowledge of the issues, would our Inspector need to enter the site for any reason e.g. to view/measure any dimensions from within it?	YES / ~~NO~~
3. Does the appeal relate to an application for approval of reserved matters?	~~YES~~ / NO
4. Was an Article 7 (Regulation 6 for listed building or conservation area consent) certificate submitted with the application?	~~YES / NO~~ / NA
5. Was it necessary to advertise the proposals under Article 8 of the GDPO 1995 and/or Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990?	~~YES~~ / NO

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

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

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

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

16.a. What is the date you told those you notified about the appeal that we must receive any further comments by? 12|04|01

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

17. FOR APPEALS DEALT WITH BY WRITTEN REPRESENTATIONS ONLY

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

a. In non-determination cases:

i) what the decision notice would have said;

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

b. In all cases:

i) the relevant planning history;

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

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

18. THE MAYOR OF LONDON CASES ONLY

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

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

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

Signature: _____ on behalf of WOKINGHAM DISTRICT Council

Date sent to us and the appellant 14|03|01 OUR REF: F|2000|1415

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

Date: 27 July 2000

To: Highways

We have received Additional Plans for the following planning application:

Application Number: F/2000/1415

Location: 21a, Old Bath Road, Sonning, Reading.

Proposal: Proposed two storey side extension to dwelling and detached double garage to front of dwelling.

Applicant: Dr & Mrs Purcell C/O David Birkett Associates.

Case Officer: Lynette Baker

The new plans show the following: Car parking spaces and rear windows. Drawing nos 1506 001a, 002a.

Comments are required by 10/08/2000.

Should you have any queries regarding this application please contact the case officer Lynette Baker on (0118) 974 6447.

COMMENTS

- Sc 23 (Parking, Turning & Garaging) (SR 06)
- Sc 32 - The Access shall not be put into use until visibility splays of 2.4m by 2.4m have been provided at the intersection of the driveway and the adjacent footway (Dimensions to be measured along the edge of the drive & the back of the footway from their point of intersection) The visibility splays shall thereafter be kept from all obstructions to visibility above a height of 0.6m. (SR 13)
- Gates to be set back 5m from the highway boundary. (SR 13).

ADAM COGGINS - 04/08/00

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Dr & Mrs Purcell
C/O David Birkett Associates
Ptolemy House
Lower Wharf
Wallingford
Oxon
OX10 9DN

Application Number: F/2000/1415

Parish: **SONNING**

Location: **21a, Old Bath Road, Sonning, Reading.**

Proposal: **Proposed two storey side extension to dwelling and detached double garage to front of dwelling.**

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

Reason
1. The proposal by virtue of its siting, scale and massing is considered to be detrimental to the streetscene and the character of the area. The proposal is therefore contrary to Loddon Area Local Plan Policy LBE2 and Wokingham District Local Plan Policies WOS3 and WBE1.

Reason
2. The proposal by virtue of its siting, bulk and massing is considered to be overbearing on the neighbouring property and is therefore contrary to Policy LBE2 and Loddon Area Local Plan and WOS3 and WBE1 of Wokingham District Local Plan.

John Mitchell
Development Control Manager
Date: 09/08/2000

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

DAVID BIRKETT
ASSOCIATES

Chartered Architects

01491 825457
birkett@globalnet.co.uk

39710
JKM
28 FEB 2001
COPIES TO: ACK: FILE:

Jos Miller
Wokingham District Council
Shute End
Wokingham
Berks.

8 February 2001

Ref: - 1506.F.
Your ref. F/2000/1415

Dear Ms Miller

Tanglewood 21a Old Bath Road, Sonning

I have been instructed to make an Appeal against your Council's decision to refuse Planning Consent.

This I have done today.

I attach a copy of my statement for your immediate information.

Due to a postal strike in Oxfordshire hard copies of the whole document may be delayed.

I trust that this is acceptable

Yours sincerely

David Birkett

David Birkett
B.Arch [Hons] AA Dipl. Cons [Grad] RIBA FSAI IHBC
Ptolemy House, Lower Wharf
WALLINGFORD OX10 9DN

I HEREBY appeal against Wokingham District's reasons for Refusal of Planning Permission as follows:

Reason 1

From inception and throughout pre-application consultations great care and attention was given to the massing of the scheme.

During these discussions the street scene was never specifically mentioned. Notwithstanding this the houses in the area are all set back some way from the road and the street scene is for the most part heavy screening with trees and substantial hedgerows. The surrounding houses are on varying widths of plots and in some cases are very close together.

Reason 2

The 'overbearing aspect' of the scheme on the neighbouring property was the main point of discussion during the pre-application stage. Several earlier schemes were presented for discussion. The views of the planning officers were closely heeded in developing the final design, particularly where distances from boundaries were concerned.

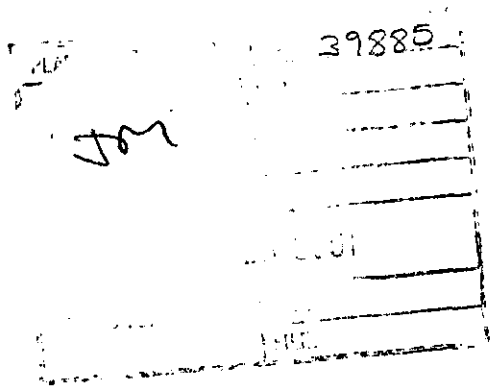
This process was complicated by numerous changes of case officer, as reflected in the records of the correspondence with Wokingham District Council. Each officer presented their own, distinctly individual, views on the design.

Since the Reasons given for refusal are not consistent with these facts I ask that you allow this Appeal on the grounds stated.

DAVID BIRKETT
ASSOCIATES

Chartered Architects

01491 825457
birkett@globalnet.co.uk



Jos Miller
Wokingham District Council
Shute End
Wokingham
Berks.

9 February 2001

Ref: - 1506.F.
Your ref. F/2000/1415

Dear Ms Miller

Tanglewood 21a Old Bath Road, Sonning

Further to my contact yesterday, I now enclose hard copies of the documents sent to the Inspector regarding the Appeal against the decision for refusal. I believe the postal strike is now over but there could still be some delay due to the backlog but obviously this is beyond my control.

Yours sincerely

David Birkett

Enc.

David Birkett
B.Arch [Hons] AA Dipl. Cons [Grad] RIBA FSAI IHBC
Ptolemy House, Lower Wharf
WALLINGFORD OX10 9DN

STATEMENT OF RONALD PERRIN MRTPI IN SUPPORT OF AN APPEAL BY DR & MRS PURCELL FOLLOWING THE DECISION OF WOKINGHAM DISTRICT COUNCIL TO REFUSE PLANNING PERMISSION FOR THE CONSTRUCTION OF A TWO STOREY SIDE EXTENSION AND DETACHED DOUBLE GARAGE AT 'TANGLEWOOD', 21A OLD BATH ROAD, SONNING, READING, BERKS

REFERENCES: INSPECTORATE – APP/X0360/A/01/1058929
WOKINGHAM DC – F/2000/1415

CONTENTS

1. INTRODUCTION
2. MATTER SUBJECT OF APPEAL
3. THE SITE AND ITS SURROUNDINGS
4. RELEVANT PLANNING HISTORY
5. RELEVANT PLANNING POLICIES
6. EXPLANATORY COMMENTS
7. CONCLUSIONS

APPENDICES

1. COPIES OF 3 LETTERS FROM WOKINGHAM DC DATED 24 NOV 99, 6 JAN 2000 AND 18 JAN 2000
2. THE DECISION NOTICE
3. BERKS STRUCTURE PLAN 1991-2006 - POLICY EN1
4. LODDON AREA LOCAL PLAN - POLICY LBE2
5. WOKINGHAM DISTRICT LOCAL PLAN - POLICIES WOS3 & WBE1
6. EXTRACTS OF PLANS OF 'WOODLANDS'

1. INTRODUCTION

1.1 This statement has been prepared by Ronald Perrin. I have been a Member of the Royal Town Planning Institute since 1972, and started my career with the old Middlesex County Council in 1964. I worked in local government for ten years gaining experience in both development plan and development control. In 1974, I joined a firm of planning consultants and have advised clients on development issues ever since, mostly in the home counties, including this part of Berkshire. I started my own practice in 1991, working from Sonning Common, near Reading, where I also live.

1.2 I work closely with the practice of David Birkett and Associates, who submitted the application the subject of this appeal. I have seen the site and investigated the relevant planning background.

2. MATTER SUBJECT OF APPEAL

2.1 The application was submitted on the 2 May 2000, following a period of informal consultation with planning officers regarding the construction of a two storey extension to the appeal property. Copies of three letters from the Council are attached as my Appendix 1, and they confirm the view that *there may be some scope for a two storey extension to the side of 21A Old Bath Road*, but that concern was expressed for both the relationship with the adjoining property, and the location of the garage. Progressive alterations were made to the plans to address these concerns, as far as they were deemed reasonable, and the application submitted.

2.2 The plans showed an existing double garage to be demolished, and replaced by a two storey extension providing a hall, two reception rooms and a WC on the ground floor, and two new bedrooms on the first floor. The ground floor measured 7.2 metres by 13.2 giving an area of 95 sq metres, and the first floor was slightly smaller at 6 by 12, with an area of 72 sq metres.

2.3 The design was carefully conceived so as to set the extension behind the line of the front elevation of the existing building, and the new ridge below the line of the existing. In this way the extension would clearly be subordinate to the existing dwelling. It also deliberately set the first floor further into the site than the ground floor so as to reduce the impact upon the side elevation of the adjoining property, being one of the concerns of the Council. Architecturally, this setting in of the first floor was neatly resolved by introducing a small pitched roof along the front and side elevations. The first floor was also roofed with twin ridges and the ends hipped, both to maintain the small scale of the extension, and to reduce the impact upon the neighbouring property. Thus, it will be appreciated that considerable thought has gone into the design, and to resolve the concerns of the Council expressed during the informal discussions. In my opinion, the proposed extension showed a pleasing set of elevations which would prove to be an attractive addition to the dwelling, should permission be granted.

2.4 The plans also included a replacement double garage which would be positioned about 2 metres in front of the existing dwelling, making use of the existing access and drive.

2.5 The application was not taken to Committee, but determined under delegated powers. The Parish Council objected, alleging various aspects of overdevelopment, and this was supported by a local Councillor who had asked for the application to be brought to Committee, had the officers been minded to recommend permission. In the event, they were not so minded, and the application was refused for the reasons set out in the decision notice, which is copied as my Appendix 2. There was no highway objection.

2.6 The reasons for refusal give rise to two principal issues, namely:-

(i) Will the proposal be detrimental to the character of the area?
(ii) Will it have an overbearing impact on the neighbouring property?

3. THE SITE AND ITS SURROUNDINGS

3.1 The appeal site is located within an established residential area about 4 kilometres from the centre of Reading, though within the administrative area of Wokingham DC. It is positioned on the south side of the Old Bath Road and backs onto the main line railway, which is in deep cutting at this point. The rear garden contains many trees which are part of a group set on rising ground up to the top of the railway cutting.

3.2 The site, which measures about 130 metres by 24 metres narrowing to 14 metres, with an area of about 0.2 hectares, at one time formed part of the grounds of the adjoining property 'Woodlands', 21 Old Bath Road. Following the grant of planning permission in 1994, it is now occupied by a new two storey dwelling and double garage. It has established boundaries which include a well screened frontage with the junction between Old Bath Road and West Drive. The adjoining properties are also two storey detached houses, as are the majority in the immediate area.

3.3 It is an area characterised by relatively large dwellings, often with garages and outbuildings up to, or within close proximity of, their respective boundaries. On the north side of the Old Bath Road, several garages have been constructed in advance of the dwellings, no doubt reflecting the restrictions imposed by the construction of the new road, which is now the A4 and a principal traffic route into Reading from the east. In summary, the appeal site forms part of a pleasant low density residential area.

4. RELEVANT PLANNING HISTORY

4.1 The present dwelling was constructed following the permission granted on 16 August 1994, under reference 43038. In order to form the new plot, the former kitchen to 'Woodlands', its garage, and other outbuildings, were demolished. As a result, the side (east) elevation of 'Woodlands' had to be made good, which has taken the form of the large porch which now exists, and can be seen on the site visit. Subsequently, 'Woodlands' has been extended on its western side, and permission currently exists for a further two storey extension at the rear under reference F/1999/0246. There have been no other applications on the current appeal site prior to the one now at appeal.

4.2 I would also draw attention to No 23 Old Bath Road, where a two storey side extension is presently under construction. This was granted on the 1 March 2000 under reference F/1999/0270 using delegated powers. This new building work seems to be proceeding at about 1 metre from the side boundary. On the other side of the common boundary with No 25 is a garage building, which, according to the planning officer's appraisal, has been converted to a bedroom. Furthermore, this bedroom contains a window which directly faces the new building work at a distance of about 2 metres. Despite the impact that the new extension would have on this window, permission was granted.

4.3 Additionally, and although I have not checked the relevant files, it is clear from walking along both the Old Bath Road and West Drive, that many of the properties have been altered and extended in a way that has brought them closer to their neighbours.

5. RELEVANT PLANNING POLICIES

5.1 The development plan comprises the Berkshire Structure Plan 1991-2006, adopted with subsequent Alterations in February 1998, and the Loddon Area Local Plan, adopted 5 May 1995. Additionally, Wokingham DC has published a Deposit Draft District Local Plan, whose latest Proposed Amendments are dated February 2000.

Structure Plan

5.2 The reasons for refusal make no reference to the policies of the Structure Plan. There are, in fact, no policies referring expressly to extensions, but policy EN1 seeks to protect and enhance the environment of built up areas. This is copied as my Appendix 3. In my opinion, the appeal proposal is appropriate in scale, form, impact, character and siting to its location, and, as a consequence, would not be contrary to this policy.

Local Plan

5.3 Only one policy of the Loddon Area Local Plan is referred to, LBE2, and this is copied as my Appendix 4. It is similar in its content to policy EN1 of the Structure Plan, and I consider that the appeal proposal equally accords with it. I would, in addition, refer to the Proposals Map, and confirm that the appeal site is shown within an area referred to as an Identified Settlement. Within these areas the Plan makes it clear that development will normally be allowed, subject to the provisions of other policies contained in the Plan. The Proposals Map does not identify the appeal site as being within any special policy areas, or subject to specific policies of restraint or character. There are no policies on extensions. Nor are there any supplementary guidelines.

5.4 Moving on to the evolving District Local Plan, it's Proposals Map continues to show the appeal site as being within an Identified Settlement, and although the Plan contains Areas of Special Character, the area about the appeal site is NOT so defined. Once again there are no policies on extensions, and no supplementary guidelines. The two policies which are referred to in the reasons for refusal, WOS3 and WBE1, are copied as my Appendix 5.

5.5 As regards WOS3, this is a development which is *acceptable in principle*, and, in my view, complies with the six criteria listed. Of these, I presume the Council would take issue regarding compliance with criterion A). As for policy WBE1, I consider the proposal to be an example of *good contemporary design*. I also consider it to be perfectly acceptable when

judged against the nine considerations set out. I presume that the Council may disagree with me regarding considerations a), b), e), f) and h).

5.6 In terms of the development plan, assessment of the relevant policies really calls for subjective judgement. If it is concluded that the proposals will not harm the character of the area or the amenities of the neighbouring property, then they will comply with the policies of the development plan, and if they would harm them, then they will not comply with those policies. As such, it is my view that the policy issues in this appeal cannot be taken any further, for they rely on subjective judgement to ascertain compliance.

Government guidance

5.7 As regards the Planning Policy Guidance Notes, I acknowledge that the guidance contained in PPG1 is always relevant, and, particularly in this case, paras 13-19 and Annex A on Design issues. I would also refer to the several references in PPG3 to making the most use of land within existing developed areas. This statement has already sought to explain the design principles behind these proposals (see para 2.3), and, in my opinion, they will help create an attractive development, in keeping with the area, without causing unacceptable harm to the neighbouring property. As such, I consider that the appeal proposals accord with government guidance.

6. EXPLANATORY COMMENTS

6.1 The appellants purchased the appeal site about a year ago. They have two children, and it is a three bedroom property. They also have family come to stay with them for extended periods, with the consequence that the house does not have sufficient accommodation to meet all their needs. Dr and Mrs Purcell always visualised the need to extend the property, and, having looked around the area, could see that many of the dwellings in the vicinity had already been altered and added to. Thus, they could see no reasonable objection to their intentions, and even the Council's letter of the 24 November 1999 acknowledged this potential.

6.2 They were, therefore, somewhat taken aback when their proposals met with opposition, but have tried, with the guidance of David Birkett, to meet the concerns expressed. Indeed, given that the appeal site is contained within an existing urban area, where planning policies direct that people should live, and where no special policies of restraint apply, it is my view that the Council need to demonstrate very convincing reasons for refusal if this appeal is to be dismissed. I identified the issues raised in those reasons earlier in this statement, and I now turn to them.

Character of the area

6.3 The character of the area is urban, and residential. It is one where detached houses predominate, though there is no uniformity of style. It is comparatively low density, with a significant number of trees and mature

vegetation. For the most part, the dwellings are large, and many extend across their building frontages leaving comparatively small spaces between boundaries and adjacent buildings. Often the boundary buildings are single storey, though in some cases they are two storeys. Some have windows facing adjoining buildings, and others do not. There has been progressive change as buildings have been altered, extended, rebuilt, and in some cases, entirely new dwellings constructed. As noted above, though, the area has remained a pleasant one. However, it is NOT the subject of any special protection policies.

6.4 The appeal proposal is to construct a well designed extension, subordinate in siting, scale and massing to the existing dwelling, in a position where one extension already exists. The new proposal builds on the same line as the existing extension, and, thus, does not bring the new building any closer to the site boundary than the existing. This is dimensioned on the application plans at 1.2 metres. It is being brought forward of the line of the existing extension, but will still be behind the line of the main dwelling. It will also have a second storey, but this has been designed to bring it further away from the site boundary on the additional floor, at a dimensioned distance of 2.7 metres. Furthermore, the roofing has been designed to have two ridges with hipped ends, to minimise its scale and mass.

6.5 Whilst clearly the appeal proposal will have more visual impact than the existing extension, it has been designed to maintain space to the site boundary, and between it and the adjoining property. Given that the extension is set well back into the site, some 23 metres from the carriageway edge, and that the front boundary is well screened from most directions, it is my judgement that the proposed extension will have very little additional impact on the streetscene, or the character of the area. Indeed, it is my opinion that the extension will change the character and proportions of the existing dwelling for the better. At present the relatively narrow front elevation predominates, and whilst I still believe that will continue to be the case, the proposed extension will give this elevation a more horizontal emphasis, and an improved sense of balance across the frontage of the site. Consequently, far from harming the character and appearance of the streetscene, I consider it will enhance it.

6.6 With regard to the proposed garage, my personal view is that it is positioned a little too close to the existing dwelling, and will also lead to the loss of some of the boundary screening. I consider it would be better positioned further away from the house and the site boundary. Given that there is such a large frontage, and it is very well screened, I see nothing harmful about re-siting it in this manner. Indeed, I note that 'Woodlands' has a garage which projects well to the fore of its front elevation, and there are many examples of this type of development on the north side of Old Bath Road. However, whilst I have made these comments, I understand that during the informal discussions with the Council before the application was submitted, it was they who suggested the position shown, and, of course, there is no specific mention of the garage in the reasons for refusal. Consequently, I presume that the Council has no objection to the proposed replacement garage, as shown.

6.7 In summary, I am of the opinion that the appeal proposal will accord with the character of the area, where additions and alterations to the original properties are commonplace. Indeed, a two storey side extension, close to its site boundary, is currently under construction at No 23, only two doors away, where there is far less screening than around the appeal site. As such, I find nothing harmful about the proposed siting of the extension, it's scale, or it's massing, in the streetscene. I consider it will prove to be beneficial overall, and I reject the first reason given for refusal. I would, personally, advise the repositioning of the proposed garage, but if the Council does not object to it, then so be it.

Impact on the neighbouring property

6.8 I now turn to the second principal issue, which alleges the proposal will be overbearing on the adjoining property, 'Woodlands'. It is a fact that this property does come up close to the common boundary with the appeal site. This is largely a product of the planning history, when the plot of what is now No 21A was formed. The former kitchen to 'Woodlands', its garage and other outbuildings, were demolished to form the then new plot, leaving the original building close to the then newly formed boundary. This boundary now takes the form of a high closeboarded fence and well maintained conifer hedge, which creates significant privacy for both properties. A form of porch has been constructed on the side elevation where 'Woodlands' has been severed from its former kitchen, and this is now the closest part of that property to the appeal site.

6.9 It so happens that David Birkett was the architect who worked on the project when the sub-division of 'Woodlands' took place, and he has some plans showing the east elevation and floor plans of the truncated property. I enclose copies of extracts of these as my Appendix 6. It can be seen that there are windows to a study, and an area which formerly led to the old kitchen on the ground floor of that part of the property closest to the common boundary, and some obscure glazed windows to the bathroom on the first floor. I do not regard any of these windows as providing light to critically important rooms in the adjoining house.

6.10 Furthermore, these windows already face the existing boundary fence and hedge, plus the wall of the existing garage, and it's roof. As noted earlier, the proposed building is to be brought no closer to the windows of the adjoining property than the wall of the existing garage on the ground floor, whilst the new first floor is designed to be set back by a further 1.2 metres (as scaled from the floor plans), and the roof is to be hipped, with two ridges to keep its height and scale to a minimum.

6.11 As scaled from the application plan, there will be a distance of 3.6 metres between the main side wall of 'Woodlands' and the ground floor of the proposed extension (with intervening boundary fence and hedge), and 5 metres with the first floor. It is a matter for subjective judgement as to whether this would constitute an overbearing impact, as alleged? Personally, I

conclude that it does not. I am influenced in my conclusion by the nature of the rooms potentially affected, their location in the house, the impact of the existing boundary treatment, the presence of the existing extension, the spatial distances achieved by the proposed extension, the careful way in which the new building work has been designed, and the general character of the area where buildings are already close together in many instances.

6.12 In summary, I conclude that the siting, bulk and massing of the proposed extension have all been carefully formulated to minimise their impact on the adjoining property, and that the new building work would not have an overbearing impact on the side elevation of 'Woodlands'. As far as I am aware, it has not been suggested that the proposed garage would be overbearing.

7. CONCLUSION

7.1 The appellants need the additional accommodation proposed to satisfy their family requirements. The appeal site is located in the urban area and is not subject to any special planning policies. As such, it is in an area where new development would normally expect to receive planning permission.

7.2 The proposal has been carefully designed to ensure that it remains subordinate to the existing building, and will have the least possible impact on either the streetscene or the amenities of the adjoining property.

7.3 I consider that it will have comparatively little impact on the street scene because of its position and the existing boundary screening. However, I am of the further view that any such impact will be favourable, bringing a better balance to the front elevation. I consider its appearance will be attractive, and to be in scale with other properties in the area. I conclude that it will be in character with these other properties and the area generally.

7.4 I am also of the view that it will not prove to be overbearing on 'Woodlands'. This property has limited windows on the side elevation, and is already affected to some extent by the existing common boundary and existing extension. The new extension has been designed to minimise the additional impact of adding the further storey, and in my judgement it will not be harmful.

7.5 I conclude permission should be granted and consider the conditions suggested by the Council in their questionnaire to be acceptable.



Site Plan, Scale: 1 to 1250

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Date: 14 March 2001

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APPENDIX 1

R PERRIN

Tel. (0118) 974 6487 (Direct Line)
(0118) 974 6484
Email. Carol.Humphrey@wokingham.gov.uk
Date 24 November. 1999
My ref. CEH/DLM/Pre app
Your ref. 1506/md/po

Mr D Birkett B.Arch(Hons) AA Dipl.cons (Grad) RIBA FSAI IHBC
David Birkett Associates
Ptolemy House
Lower Wharf
WALLINGFORD
OX10 9DN -

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Planning Services
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Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham
E-mail:

Dear Mr Birkett

21a OLD BATH ROAD, SONNING

Thank you for your letter regarding two storey side extension at 21a Old Bath Road. Sonning.

I have considered your proposals carefully and whilst I feel that there may be some scope for a two storey extension to the side of 21a Old Bath Road, I have concerns about the proximity of the proposal to the side boundary. In these circumstances I suggest that the built form is pulled away from the side boundary by 1.5 metres to ensure that any effect on the neighbours is minimised. I would also suggest the provision of full roof hips to again reduce the bulk of the proposal.

Whilst I note your comments about the neighbouring property, I can find no evidence that the property has a similarly located garage.

I am also further concerned about the prominent location of the garage in the front garden of the property, which is something that I could not support and in any event such a proposal would require the provision of 3 car parking spaces.

In conclusion, the current proposal is unlikely to receive officer support.

The above advice is without prejudice to the Council's decision making processes, which amongst other things considered the views of those consulted on any application.

I hope this is of assistance and look forward to receiving revised sketch drawings.

Yours sincerely

CAROL HUMPHREY
Development Control Manager

Tel. (0118) 974 6487 (Direct Line)
Fax. (0118) 974 6484
Email. Carol.Humphrey@wokingham.gov.uk
Date 6 January 2000
My ref. CEH/SB/Sonning Pre App
Your ref. 1506/md/po

Mr D Birkett
David Birkett Associates
Ptolemy House
Lower Wharf
WALLINGFORD
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OX10 9DN

Environmental Services Department
Planning Services
P.O. Box 157
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Berkshire RG40 1WR
Switchboard Tel: (0118) 974 6000
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Dear Mr Birkett

21A OLD BATH ROAD, SONNING

Thank you for your revised plans regarding the proposal at 21A Old Bath Road.

Whilst I consider that the hipped roof and the relocated garage go some way towards minimising the impact of the proposal, I am still concerned about the proximity of the new two storey extension to the neighbour at 21 Old Bath Road.

I had expected to see, in your revised plans, the gap to 21 Old Bath Road increased by a further 1.5 metres. Whilst I note your comment about the foundations I am still concerned about the impact a two storey proposal would have on the neighbour.

This advice is without prejudice to the Council's normal decision making processes, which amongst other things, considers the views of those consulted on any application.

I hope this is of assistance.

Yours sincerely

CAROL HUMPHREY
Development Control Manager

Tel. 0118 974 6463 (Direct Line)
Date. 7 February, 2000
My ref. JM/MT/PREAPP/SONNING
Your ref. 1506/md/po

Environmental Services Department
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Mr D Birkett
Ptolemy House
Lower Wharf
Wallingford
OX10 9DN

Dear Mr Birkett,

RE: PROPOSED EXTENSIONS AT 21A OLD BATH ROAD, SONNING

Thankyou for your letter which was received on 18 January 2000.

I can inform you that an officer visited the site recently, and would comment as follows.

The revised drawings submitted address some of the issues made in the previous letter from the Council dated 24 November 1999. However, the neighbouring property (21 Old Bath Road) has some side windows at both ground floor and first floor level that would be adversely affected unless the extension is set back to a sufficient distance. Therefore, I would not be able to recommend an application be submitted until this issue is satisfactorily addressed.

I hope this information is of use to you. If you have any further issues relating to this matter, please do not hesitate to contact the case officer, Joss Miller, on the above number.

Yours sincerely

M L THORP
Principal Development Control Officer

File:
PREAPP24901
Page 1 of 1

APPENDIX 2

R PERRIN

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Dr & Mrs Purcell
C/O David Birkett Associates
Ptolemy House
Lower Wharf
Wallingford
Oxon
OX10 9DN

Application Number: F/2000/1415

Parish: SONNING

Location: 21a, Old Bath Road, Sonning, Reading.

Proposal: **Proposed two storey side extension to dwelling and detached double garage to front of dwelling.**

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

Reason
1. The proposal by virtue of its siting, scale and massing is considered to be detrimental to the streetscene and the character of the area. The proposal is therefore contrary to Loddon Area Local Plan Policy LBE2 and Wokingham District Local Plan Policies WOS3 and WBE1.

Reason
2. The proposal by virtue of its siting, bulk and massing is considered to be overbearing on the neighbouring property and is therefore contrary to Policy LBE2 and Loddon Area Local Plan and WOS3 and WBE1 of Wokingham District Local Plan.

John Mitchell
Development Control Manager
Date: 09/08/2000

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

APPENDIX 3

R PERRIN

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.

APPENDIX 4

R PERRIN

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

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

❖ LBE2 INAPPROPRIATE DESIGN

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

ENVIRONMENTAL IMPROVEMENT

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

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

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

❖ LBE3 REFURBISHMENT AND REDEVELOPMENT

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

❖ LBE4 ENVIRONMENTAL ENHANCEMENT SCHEMES

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

SUNLIGHT, DAYLIGHT AND NOISE

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

❖ LBE5 SUNLIGHT AND DAYLIGHT

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

APPENDIX 5

R PERRIN

POLICY WOS3: DEVELOPMENT CONTROL PRINCIPLES

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

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

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

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

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

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

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

Implementation: Through the development control process.

Monitoring: Planning applications determined.

Services, Amenities and Infrastructure

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

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

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

Cont.

POLICY FRAMEWORK

National Policy

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

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

Strategic Policy

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

Supplementary Planning Guidance

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

THE BUILT ENVIRONMENT

DESIGN PRINCIPLES

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

POLICY WBE1: DEVELOPMENT IN ITS LOCAL CONTEXT

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

a) ITS ENVIRONMENTAL IMPACT

b) ITS VISUAL IMPACT

c) ACCESSIBILITY

Cont.

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

e) THE LOCAL TOWNSCAPE

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

g) SAFETY AND SECURITY

h) THE PRIVACY AND AMENITY OF THE EXISTING ENVIRONMENT

i) SUPPLEMENTARY PLANNING DESIGN GUIDANCE ADOPTED BY THE COUNCIL.

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

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

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

POLICY WBE2: IMPROVING ON THE LOCAL CONTEXT

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

Implementation: Through the development control process.

Monitoring: Check quality of development on the ground.

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

POLICY WBE3: CHARACTER OF LARGE SCALE DEVELOPMENT

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

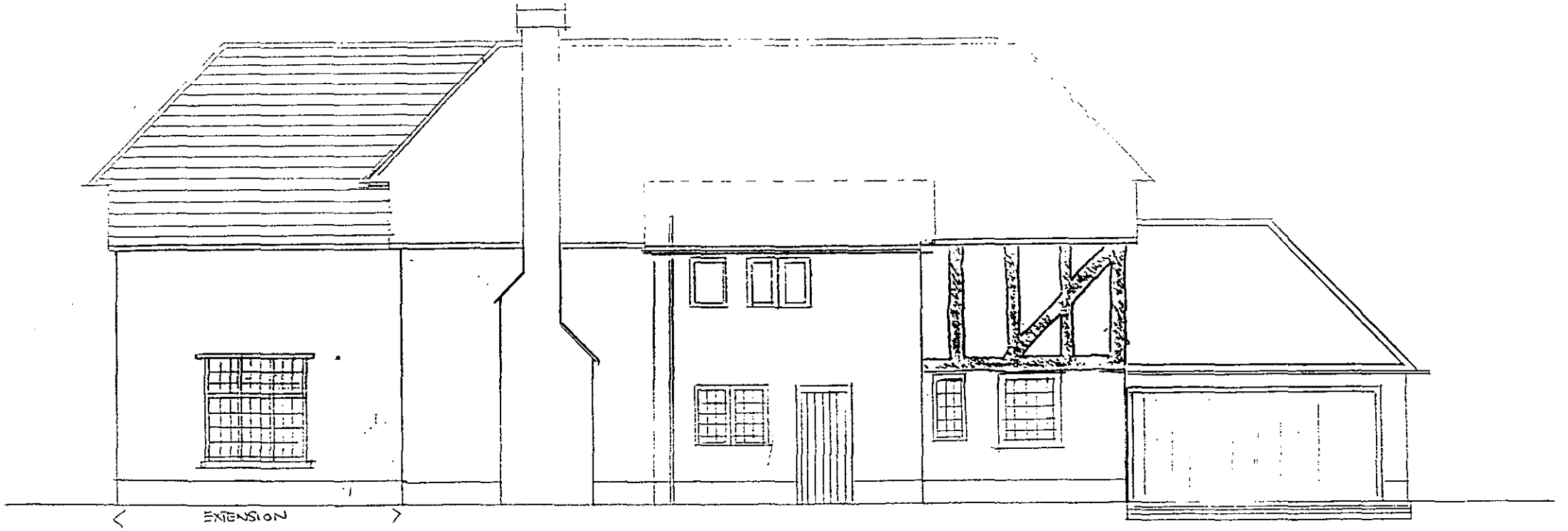
Cont.

APPENDIX 6

R PERRIN



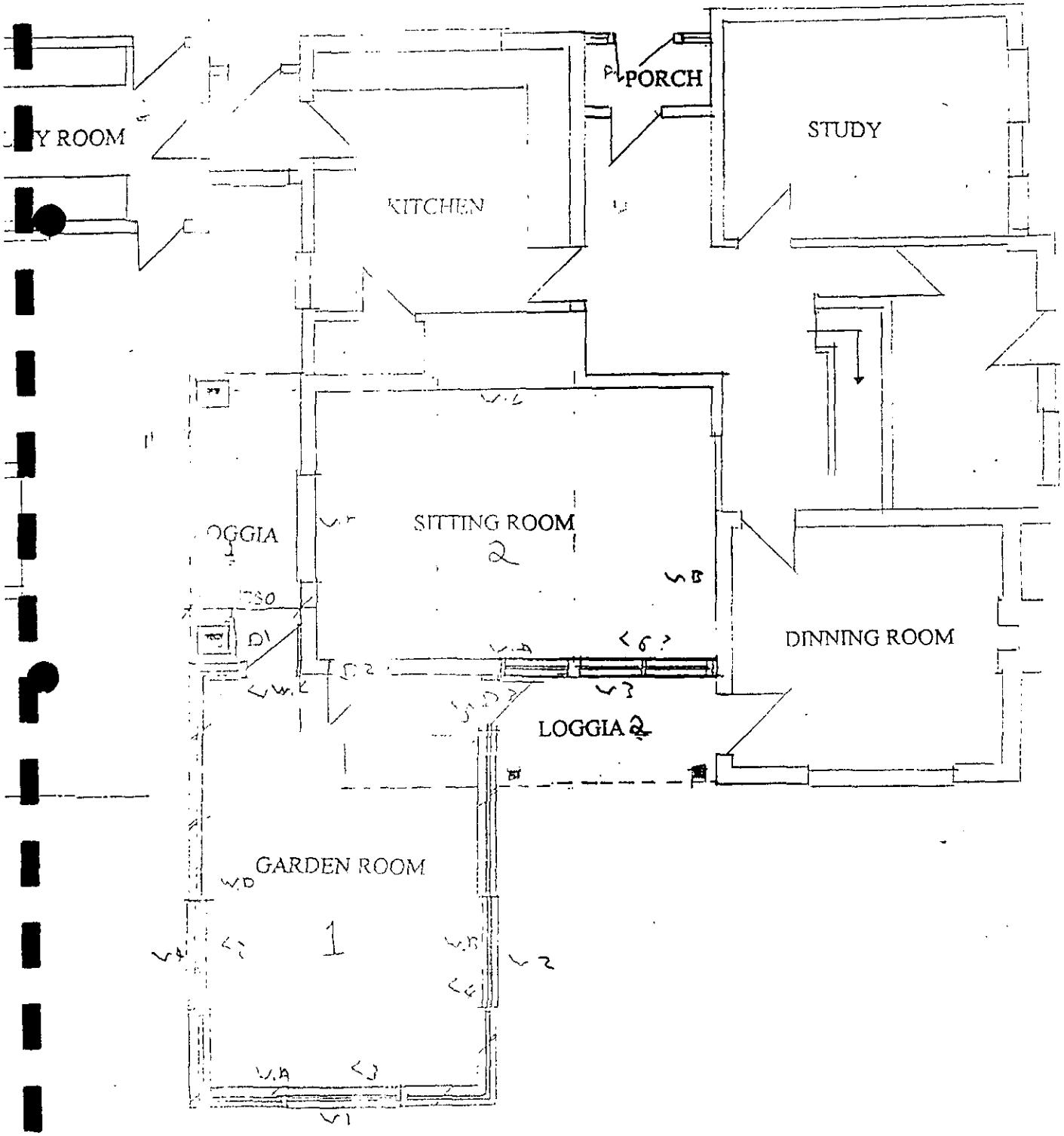
NORTH ELEVATION



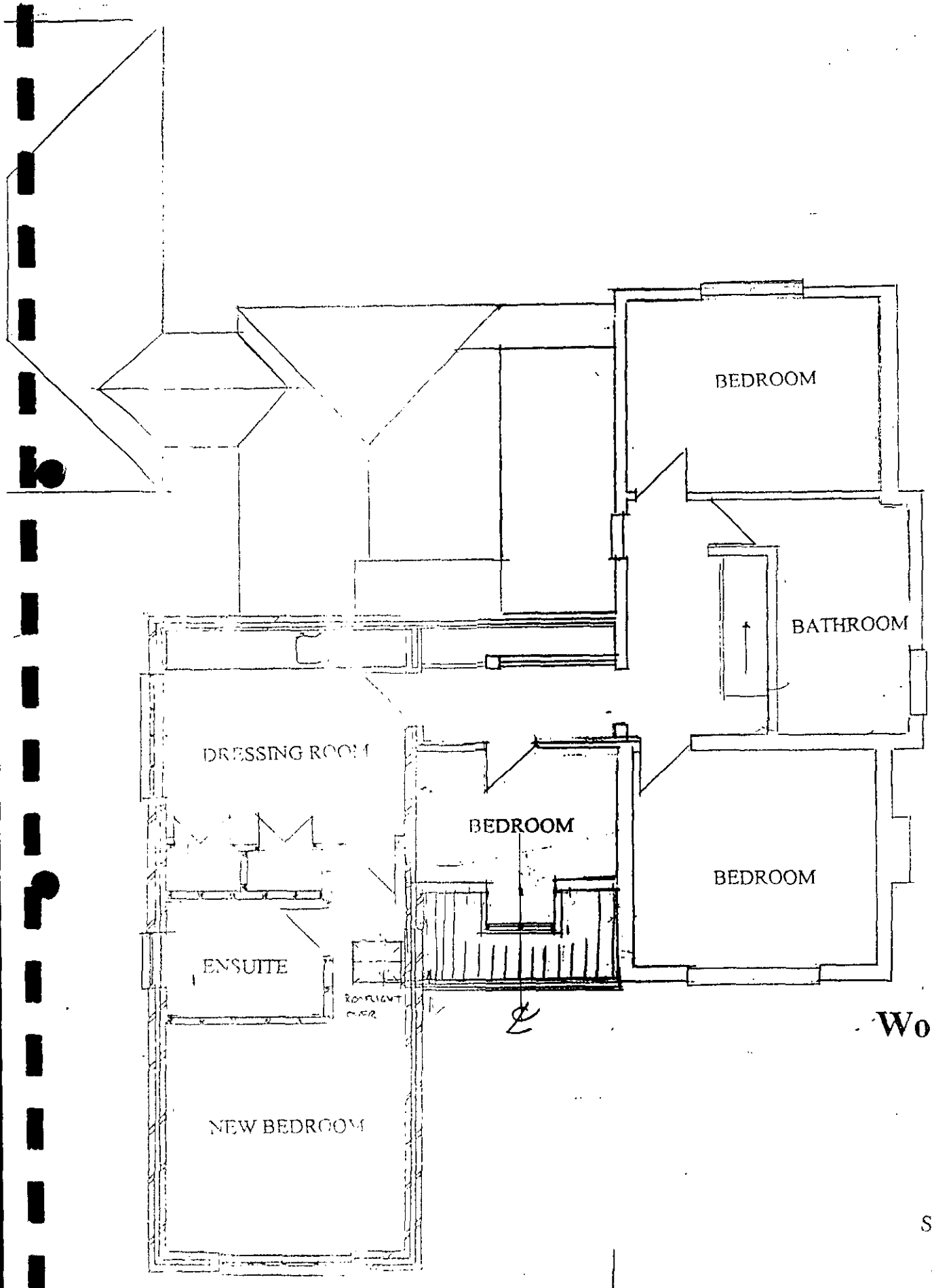
EAST ELEVATION

ARAGE

NORTH ELEVATION



SOUTH ELEVATION



Proposed Exten
To
Woodlands Sc

First floor pl

1501 10

Scale 1:100 Decem

David Birkett Asso
Ptolemy House, Lowe
WALLINGFORD OX1
Tel: 01491 825

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 0117-3728443

GTN 1371-6079

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

Your Ref: F/2000/1415

Our Ref: APP/X0360/A/01/1058929

Date: 20 July 2001

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY DR & MRS PURCELL
SITE AT 21A OLD BATH ROAD, SONNING, READING

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

The attached leaflet explains the right of appeal to the High Court against the decision and how the documents can be inspected.

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

DG. 45993

The Complaints Officer
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 6219

E-mail: Complaints@planning-inspectorate.gsi.gov.uk

Yours faithfully

Miss A Groves

COVERDL1

Tel. (0118) 974 6448 (Direct Line)
Date. May 18, 2001
My ref: F/2000/1415
Your ref:

Mrs L Bates
Council Office
Pearson Rd
Sonning
Reading
RG4 6UL

Copy

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

Dear Madam

NOTICE OF INFORMAL HEARING

APPEAL BY: Dr & Mrs Purcell
SITE: 21a, Old Bath Road, Sonning
PROPOSAL: Proposed 2 storey side extension to dwelling & detached double garage to front of dwelling.

Further to my letter of 14/03/01, this is to inform you that an Inspector appointed by the Secretary of State for the Environment, Transport and the Regions, will hold an Informal Hearing into this Appeal at the Civic Offices, Shute End, Wokingham commencing at 10.00 on Thursday 7th June 2001.

As your interests may be affected, this is to give you notice of the Hearing in order that you may, if you so desire, attend and at the Inspector's discretion take part in the discussion.

Documents relating to the appeal may be inspected in the Environmental Services Department (Planning) at the Civic Offices, Shute End, Wokingham, Berkshire during normal office hours (8:30 –17:00 Mondays to Thursdays & 8:30 – 16:00 on Fridays).

Anyone with a disability who wishes to attend the Hearing is advised to contact the Council to check that suitable provisions are available.

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

Yours faithfully

Denise Gumbrell (Mrs)
Appeals Assistant

Tel. (0118) 974 6448 (Direct Line)
Date: May 18, 2001
My ref: F/2000/1415
Your ref: APP/X0360/A/01/1058929

Copy

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

Miss A Groves
The Planning Inspectorate
Room 3/03 Kite Wing
Temple Quay House
2 The Square
Temple Quay
BRISTOL
BS1 6PN

Dear Miss Groves

APPEAL BY: Dr & Mrs Purcell
SITE: 21a, Old Bath Rd, Sonning

With reference to this appeal, I enclose 2 copies of the latest notification letter.

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

The Planning Inspectorate

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

Direct Line 0117-9878460
Switchboard 0117-9878000
Fax No 0117-9878804
GTN 1374-8460

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

Your Ref: F/2000/1415

Our Ref: APP/X0360/A/01/1058929

Date: 15 March 2001

41324

DCK

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY DR & MRS PURCELL
SITE AT *21A OLD BATH ROAD, SONNING, READING*

I am writing to inform you that the hearing into this appeal will start at 10:00 on Thursday 7/6/2001 at The Council Offices, Shute End, Wokingham. Please arrange a car-parking space for the Inspector. Could you send the details, together with a location plan of the venue, to the case officer quoting our appeal reference number.

due 20/03

We will confirm the Inspector to you at a later date.

The hearing date has been imposed upon yourselves.

Please write to the owners and occupiers of property near the site telling them about the hearing details at least 2 weeks before the hearing date. You should also tell others you consider to be affected by or interested in the proposed development, including any persons or bodies who made representations at the application stage. Your letter should cover:

changed 18/05 due 18/5

- An Inspector has been appointed by the Secretary of State for the Environment, Transport and the Regions to determine this appeal;
- the location of the site and a description of the appeal proposals;
- the hearing details;
- where your, and the appellant's statements, and future comments can be inspected;
- that they may attend the hearing, and at the Inspector's discretion, give their views;
- that we will send a copy of the decision letter only to those who ask for one in writing;

- what facilities are available for people with disabilities e.g. parking spaces, access, seating arrangements etc.

If you have not already done so, please send 2 copies of your written statement to the case officer and one copy to any statutory party. We must receive it within 6 weeks of the starting date.

If you consider it appropriate, please notify the press of the hearing. Please also note that people with disabilities who may be concerned about facilities at the hearing venue have been advised to write to, or contact your Council to confirm that proper provisions are in place.

We aim to issue decisions within 7 weeks of the close of the hearing. If there is likely to be significant delay, we will let you know.

Yours faithfully

Miss H Langridge

206J(BPR)

The Planning Inspectorate

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

Direct Line 0117-9878460
Switchboard 0117-9878000
Fax No 0117-9878804
GTN 1374-8460

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

Your Ref: F/2000/1415

Our Ref: APP/X0360/A/01/1058929

Date: 5 March 2001

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY DR & MRS PURCELL
SITE AT 21A OLD BATH ROAD, SONNING, READING

I am writing to tell you that we propose to hold a hearing into this appeal at 10:00 on Wednesday 6 June 2001 at a venue to be arranged. 7th ?

It is now our policy to allow only one refusal of a hearing date, before we fix a date, time and place for a hearing. If you refuse the date offered you should give a good reason for doing so.

If you cannot accept the date offered you may agree a reasonable alternative with the other party. The availability of the Inspector is a crucial factor in this process. We will let you know whether we can supply an Inspector for any date you agree between yourselves, but it must meet with our general aim of deciding appeals quickly.

You can reply to me by telephone or letter. If I do not hear from you by 14 March 2001, I will assume that the proposed hearing date is acceptable, and that you are not intending to negotiate an alternative hearing date with the other party.

You should not assume that the hearing date offered here is the one that will eventually go ahead. We will write to you again to confirm final arrangements.

Yours faithfully

Miss H Langridge

	40723
POL	
CC	
APP	
CS Da	
06 MAR 2001	
COPIES TO:	ACK:
	FILE:

NB: You should only send letters about the hearing date to the above room. You should send all other correspondence to the case officer mentioned in the initial letter.

Tel. (0118) 974 6448 (Direct Line)
Date: April 03 2001
My ref: F/2000/1415
Your ref: APP/X0360/A/01/1058929

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

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

Dear Miss Groves

APPEAL BY: Mr & Mrs Purcell
SITE: 21a, Old Bath Rd, Sonning

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

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel: (0118) 974 6448 (Direct Line)
Fax: (0118) 974 6484
Date: March 21, 2001
My ref: F/2000/1415
Your ref: APP/X0360/A/01/1058929

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

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

Dear Miss Groves

APPEAL BY:Mr & Mrs Purcell

SITE: 21a, Old Bath Rd, Sonning

HEARING DATE: THURSDAY 7TH JUNE 2001

Enclosed with this letter is a leaflet showing the venue for the Hearing & the car park recommended for the Inspector's use. Both are circled in red.

Please forward this letter & the leaflet to the Inspector concerned.

I hope this is helpful, and that the Inspector finds a parking space without a problem.

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant
Enc.

Tel. (0118) 974 6448 (Direct Line)
Date: March 14, 2001
My ref: F/2000/1415
Your ref: APP/X0360/A/01/1058929

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

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

Dear Miss Groves

APPEAL BY: Dr & Mrs Purcell
SITE: 21a, Old Bath Rd, Sonning

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

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date. March 14, 2001
My ref: F/2000/1415
Your ref:1506

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

David Birkett & Associates
Ptolemy House
Lower Wharf
Wallingford
Oxon
OX10 9DN

Dear Sirs

APPEAL BY: **Dr & Mrs Purcell**
SITE: **21a, Old Bath Rd, Sonning**

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

I have also sent copies to The Planning Inspectorate.

Yours faithfully

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date. March 14, 2001
My ref: F/2000/1415
Your ref:

«Name__Address»

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

Dear Sir/Madam

NOTICE OF INFORMAL HEARING

APPEAL BY: Dr & Mrs Purcell
SITE: 21a, Old bath Rd, Sonning
PROPOSAL: Proposed 2 storey side extension to dwelling & detached double garage to front of dwelling

This is to inform you that an Inspector appointed by the Secretary of State for the Environment, Transport and the Regions, will hold an Informal Hearing into this Appeal at the Civic Offices, Shute End, Wokingham on a date to be advised.

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 Miss A Groves, The Planning Inspectorate, Room 1004, Tollgate House, Houlton Street, Bristol, BS2 9DJ, quoting reference APP/X0360/A/01/1058929. Comments received after will not normally be seen by the Inspector & will be returned.

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

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

If you would like a copy of the decision on this Appeal, you should write to Miss Groves & ask for one.

Yours faithfully

Denise Gumbrell (Mrs)
Appeals Assistant



Site Plan, Scale: 1 to 1250

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

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Date: 14 March 2001

N
W E
S

The Planning Inspectorate

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

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

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

Your Ref: F/2000/1415

Our Ref: APP/X0360/A/01/1058929

Date: 1 March 2001

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY DR & MRS PURCELL
SITE AT 21A OLD BATH ROAD, SONNING, READING

We have decided that a hearing will be held into this appeal and we will now arrange a date.

I am the case officer and, 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 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 interested persons who were consulted at application stage who made comments that the appeal has been made. You should tell them that:-

i) any comments they made at application stage will be sent to me and if they want to make any additional comments, 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 and supporting documents to the appellant and me (including relevant development plan policies when appeals are against non-determination).

Within 6 weeks from the starting date -

You and the appellant must make sure that I receive 2 copies of your hearing statement. I will send a copy of your hearing statement to the appellant and send you a copy of their hearing statement. You and the appellant must send a copy of your hearing statements to any statutory parties. I will send you and the appellant a copy of any comments we receive from interested parties.

Within 9 weeks from the starting date -

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

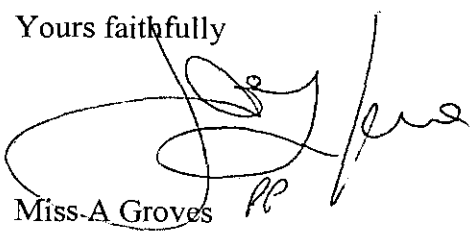
You **must keep to the timetable** set out above and ensure that your representations are submitted within the deadlines. If not, your representations will not normally be seen by the Inspector and they will be returned to you. As I have given details of the timetable, I will not send you reminders.

Withdrawing the appeal

If you hear that the appeal is to be withdrawn, please telephone me immediately. If I receive written confirmation of this from the appellant, I will write to you.

Further information about the terms we use in this letter and appeal procedures is on the attached sheet.

Yours faithfully



Miss A Groves

H4B(BPR)

Hearing Statement

In your hearing statement you will need to give full details of the case which you will put forward at the hearing, including maps and plans, to which you intend to refer.

Statutory parties

'Statutory parties' are owners or tenants of the appeal site who made comments within the time limit on the application or appeal. You must give details of any statutory parties at application stage in reply to question 15e of the questionnaire. I will tell you about any statutory parties at appeal stage, before your statement of case is due.

Costs

Costs can be awarded in hearing cases. DOE circular 8/93 gives more advice.

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, a final draft must be received 5 working days before the date of a hearing. Obligations should be completed by the close of a hearing. An Inspector will not normally delay the issue of a decision to wait for the completion of an obligation.

The Planning Inspectorate

We are moving over the Easter weekend (13-16 April)

From that date, please send all correspondence to me at my new address:

Amanda Groves

The Planning Inspectorate

Room 3 / 03 Kite Wing

Temple Quay House

2 The Square

Temple Quay

Bristol

BS1 6PN

and note my phone and fax numbers have changed to:

☎ 0117 372 6079

Fax 0117 372 8443

The Planning Inspectorate

For official use only
Date received

PLANNING APPEAL FORM

Please send each appeal on a separate form

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 DR + MRS PURCELL

Address TANGLEWOOD
21A OLD BATH ROAD
SONNING, READING

Postcode RG4 6SY

Your reference 1506

Daytime phone no 01491 825457 (AGENT)

Fax no

E-mail address

B. AGENT DETAILS (if any)

Name DAVID BIRKETT ASSOCIATES

Address PTOLEMY HOUSE
LOWER WHARF
WALLINGFORD

Postcode OX10 9DN

Your reference 1506

Daytime phone no 01491 825457

Fax no 01491 825434

E-mail address birkett@dbaltd.co.uk

C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the LPA WOKINGHAM DISTRICT

Date of the planning application 2 MAY 2000

LPA's application reference no F/2000/1415

Date of LPA's decision notice (if issued) 9 AUG 2000

D. APPEAL SITE ADDRESS

Address TANGLEWOOD,
21A OLD BATH ROAD, SONNING
READING

Postcode RG4 6SY

National grid reference SU 757 744

(Please see the key on an Ordnance Survey map for instructions; this should be 2 letters and 6 numbers, eg TQ 298407)

E. DESCRIPTION OF THE DEVELOPMENT

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

PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING AND DETACHED DOUBLE GARAGE TO FRONT OF DWELLING

Size of the whole appeal site (*in hectares*)

0.26

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

112.5

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 which you do not like. ☐
3. Refuse approval of details listed under a previous outline planning permission. ☐
4. Grant approval of details listed under a previous outline planning permission subject to conditions which you do not like. ☐
5. Refuse to approve any matter required by a condition on a previous planning permission (other than those in 3 or 4 above). ☐

or 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. GROUNDS OF APPEAL

If you want your appeal dealt with by the written procedure, your **FULL STATEMENT MUST** be made, otherwise we will return the appeal form. You should give a clear explanation of why you disagree with each of the LPA's reasons for not granting permission, if appropriate. Please continue on a separate sheet(s) if you need to and attach them to this form. If you have requested a hearing or an inquiry, please provide a brief outline of your case.

SEE ATTACHED SHEET.

I HEREBY appeal against Wokingham District's reasons for Refusal of Planning Permission as follows:

Reason 1

From inception and throughout pre-application consultations great care and attention was given to the massing of the scheme.

During these discussions the street scene was never specifically mentioned. Notwithstanding this the houses in the area are all set back some way from the road and the street scene is for the most part heavy screening with trees and substantial hedgerows. The surrounding houses are on varying widths of plots and in some cases are very close together.

Reason 2

The 'overbearing aspect' of the scheme on the neighbouring property was the main point of discussion during the pre-application stage. Several earlier schemes were presented for discussion. The views of the planning officers were closely heeded in developing the final design, particularly where distances from boundaries were concerned.

This process was complicated by numerous changes of case officer, as reflected in the records of the correspondence with Wokingham District Council. Each officer presented their own, distinctly individual, views on the design.

Since the Reasons given for refusal are not consistent with these facts I ask that you allow this Appeal on the grounds stated.

G. GROUNDS OF APPEAL (continued)

H. CHOICE OF PROCEDURE

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 tick **one** box only* ✔

1. WRITTEN REPRESENTATIONS ☐

Can the whole site be seen from a road or other public land and there is no need for the Inspector to enter the site (eg to take measurements or to enter a building)? If yes, please tick the box. If so, we will arrange an unaccompanied site visit. ☐

2. HEARING ☑

Although you may prefer a hearing, we will decide whether a hearing is suitable for your appeal after consulting the LPA.

3. INQUIRY ☐

Please give reasons why you think an inquiry is necessary.

I. APPEAL SITE OWNERSHIP DETAILS

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

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

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 notice 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 notice served	Date the notice was served

PLEASE SIGN BELOW

I confirm that this section has been fully completed and the details of the ownership of the appeal site are correct, to the best of my knowledge.

Signed D.A.W. Birkett (on behalf of) MR+MRS PURCELL

Name (in capitals) D.A.W. BIRKETT Date 7 FEBRUARY 2001

Please turn over

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.	Copies of **plans, drawings and documents** sent to the LPA as part of the application.	☑
6.	Any **additional plans, drawings and documents** sent to the LPA but which did not form part of the original application (eg drawings for illustrative purposes).	☑

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

7.	**Additional plans or drawings** relating to the application but not previously seen by the LPA. Please number them clearly and list the numbers here:	☐
8.	Any relevant **correspondence** with the LPA.	☑
9.	If the appeal is against the LPA's refusal or failure to grant permission for 'details' imposed on a grant of outline permission, please enclose:	
	(a) the relevant outline application;	☐
	(b) all plans sent at outline application stage;	☐
	(c) the original outline planning permission;	☐
10.	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).	☐
11.	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.	☐

K. PLEASE SIGN BELOW

(Unsigned forms will be returned. Signed forms 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 documents to the LPA – ***N.B.*** *if you do not, your appeal will not normally be accepted.*
2. I confirm that section J has been fully completed.
3. I will send 2 copies of any further documents relating to this appeal to the Inspectorate.

Signed D.A.W. Brickett (on behalf of) DR+MRS PURCELL

Name (in capitals) D.A.W. BRICKETT Date 7 FEBRUARY 2001

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
  Appeals Registry
  Tollgate House
  Houlton Street
  BRISTOL
  BS2 9DJ
  Fax no: 0117 987 8769

- **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 as they will have everything which you sent them at application stage, but send them any supporting documents not previously sent to them 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.

2) Write to you and the LPA and tell you the procedure for your appeal.

3) Tell you the timetable for us receiving further information or representations.
If your representations are received after the deadline, they will not normally be seen by our Inspector and will be returned to you.

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

5) Tell you our Inspector's decision.

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