APPLICATION NO:
F/2002/8096

LOCATION:
Bodalair Sandford Lane, Hurst Reading.

APPLICANT:
Mr J Dyson C/O D P Bates

PROPOSAL:
Proposed first floor rear extension to dwelling.

EARLIEST DATE FOR DECISION: **29/12/2002**

APPLICATION WILL HAVE EXPIRED ON:
23/01/2003

CASE OFFICER: **Phillip Taylor**

Appeal Decision

Site visit made on 15 September 2003

by Peter Drew BSc (Hons) DipTP (Dist) MRTPI

an Inspector appointed by the First Secretary of State

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

Date

Appeal Ref: APP/X0360/A/03/1119360
Bodalair, Sandford Lane, Hurst, Berkshire

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr J Dyson against the decision of Wokingham District Council.
- The application (Ref. F/2002/8096), dated 22 November 2002, was refused by notice dated 27 January 2003.
- The development proposed is a first floor rear bedroom extension.

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

Main Issue

1. I consider the main issue in this appeal to be the effect of the proposed development on the character and appearance of the countryside.

Planning Policy

2. The Development Plan includes the Berkshire Structure Plan and the Loddon Area Local Plan, which were adopted in 1997 and respectively. Policy C2 of the Structure Plan permits development outside of settlements provided, amongst other things, it is appropriate in scale, form, impact, character and siting to its location in the countryside. Policy LC19 of the Local Plan says that appropriately designed and sited minor extensions to existing dwellings in rural areas will normally be acceptable but that major extensions or any proposal, which has an adverse impact on the rural environment, will generally not be approved. The Policy makes clear that the cumulative effect of extensions will be taken into account in this assessment.

3. Following a Local Plan Inquiry, the Inspectors Report into the Wokingham District Local Plan has been received. A consolidated version of the Plan was published in January 2003, in which no further modifications are proposed to relevant Policy WCC7. As such, having regard to advice in paragraph 48 of Planning Policy Guidance (PPG) 1 'General Policy and Principles', I attach considerable weight to this Policy because of the strong likelihood that it will be adopted by the Council in the near future. It states that extensions to dwellings in the countryside should be acceptable if there is no adverse visual impact on the undeveloped character of its surroundings, no significant alteration to its scale and the design respects its context.

4. Two items of Supplementary Planning Guidance (SPG) entitled Planning Guideline B5 *Guidance for New, Replacement or the Extension of Dwellings in the Countryside within the Wokingham District* and Planning Guideline B2 *Guidelines for Extending Your Home* were adopted by the Council in 2003 and 2002 respectively. In accordance with advice at paragraph 3.15 of PPG 12 'Development Plans' both are cross-referenced to relevant Development Plan Policies and have been subject to public consultation. For these reasons I attach significant weight to the SPG, which I examine in greater detail overleaf.

Reasons

5. The existing dwelling is an unusual property constructed in the Gothic Revival style. Vehicular access to the site is gained via Sandford Lane, but the dwelling house is barely visible from the lane itself. The dwelling is briefly seen from the public footpath that demarcates the western boundary of the appeal site, but this boundary largely comprises thick vegetation, of which a significant part is evergreen, including a yew tree immediately adjacent to the dwelling itself. From the south tantalising glimpses of the dwelling house are seen from the public footpath as it crosses Hurst Golf Course, between existing trees and hedgerows around the perimeter.

6. The proposed extension would comprise a new principal bedroom. It would effectively replace the only existing first floor bedroom, which would be utilised as a changing room and would facilitate the sole means of access to the enlarged accommodation. The main windows serving the proposed bedroom would face west and this façade would be supported from ground level on 3 classical columns, which would add another idiosyncrasy to this unusual dwelling.

7. In my view the proposed extension would barely be visible from any public vantage-point and would not therefore have an inappropriate impact on the site's rural environs or cause harm to the character and appearance of the countryside. Dealing with each view in turn, it is clear that there would be no material change to the eastern elevation of the dwelling and that there is no public vantage-point from which to view that elevation in any event. From the north there would be an increase in mass on the right hand side of the main, front elevation, but this is screened from the public highway by mature trees and other vegetation. As a result of my inspection, I strongly dispute the Council's assertion that the proposed development would be particularly "visible from the front".

8. From the south there would be an increase in mass at first floor and roof level, which may just be visible above the perimeter hedgerow, particularly in winter. However the built form proposed would be broken up by existing trees and would only be briefly seen from the public footpath or indeed elsewhere on the golf course. From the west, I am satisfied that the proposed extension would not be visible from Black Swan Lake or elsewhere in the Country Park because views from and towards the bedroom windows would be limited by the mature yew tree. The scheme would be briefly seen from the one vista on the public footpath at the side, from which existing views of the dwelling are evident. However from this particular point the proposed extension would largely be seen against the existing mass of the dwelling and it would not extend the built form of development or have an adverse impact on the wider rural environment.

9. I appreciate that cumulatively the extension represents an increase of more than 50% in the volume of the dwelling, which the SPG (Planning Guideline B5) notes to be "a useful indicator of potential impact". Paragraph 1.3.48 of the Local Plan sets out 2 reasons for examining the cumulative impact of extensions. In this case for the reasons set out above, I am satisfied that the proposal would have a neutral impact on the appearance of the countryside and would not therefore give rise to an urbanised appearance. Secondly I note that the proposed extension would merely improve the existing standard of the accommodation and would not alter the type of house. It would remain a 3-bedroomed house even after the extension was constructed.

10. The SPG (Planning Guideline B5) continues by saying that an assessment of volume is only one aspect of impact on character and that each case must be considered on its own merits. I agree entirely with these sentiments and in this case, for the reasons set out above, I consider that there is no harm to any interest of acknowledged importance. I am also satisfied that the proposed extension otherwise complies with Planning Guideline B2 (the other element of SPG) and in particular paragraph 6.5 thereof, which permits side extensions constructed to the full height of the existing building.

11. I conclude that the proposed development would have a neutral impact upon the character and appearance of the countryside and would not harm this or any other interest of acknowledged importance. As such I consider that it complies with Policy C2 of the Structure Plan, Policy LC19 of the Local Plan, Policy WCC7 of the emerging Local Plan and the SPG.

Other Matters

12. I note the views of the Council's Urban Design and Conservation Officer, which reinforce my findings on the main issue. Whilst I understand that a previous appeal was dismissed, I have not been provided with a copy of this decision and apart from an indication that this involved a much larger scheme, I have few details of what was proposed in that case. In any event it is incumbent upon me to determine this appeal on its own merits.

Conditions

13. The Council has put forward 2 conditions in the event that planning permission is granted. The first of these is the standard 5-year commencement condition, which is a requirement of Section 91 of the 1990 Act. The second suggested condition seeks to ensure that the proposed works shall match those of the existing building. However I am unclear why model condition 63 in the Annex to Circular 11/95 'The Use of Conditions in Planning Permissions' is not appropriate for this purpose and, as such, I propose to adopt the model condition from the Circular in preference to that put forward by the Council.

Conclusions

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

Formal Decision

15. In exercise of the powers transferred to me, I allow the appeal and grant planning permission for a first floor rear bedroom extension at Bodalair, Sandford Lane, Hurst, Berkshire in accordance with the terms of the application (Ref. F/2002/8096), dated 22 November 2002, and the plans submitted therewith, subject to the following conditions:

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

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

Information

16. 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.

17. 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.

INSPECTOR

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr J Dyson
C/O D P Bates
The Gatehouse
Sonning Lane
Reading
Berks
RG4 6ST

Application Number: F/2002/8096

Parish: **HURST**

Location: **Bodalair, Sandford Lane, Hurst, Reading.**

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

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

Reason

1. The proposed development, when considered alongside previous extensions, would add an unacceptable amount of bulk and massing to the site and have an urbanising impact, detrimental to the open character and amenity of the rural area. As such it is contrary to policy C2 of the Berkshire Structure Plan, policy LC19 of the Loddon Area Local Plan and to policy WCC7 of the Wokingham District Local Plan (as proposed to be modified).

Informative

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

Loddon Area Local Plan Policies LBE1, LBE2, LTV2 and LC19.

Deposit Draft Wokingham District Local Plan Policies WBE1, WOS3, WCC1 and WCC7.

T. G Watson

Trevor Watson
Development Control Manager
Date: 27/01/2003

Notice checked by: _____

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

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	P/2002/8096
BUILDING CONTROL NUMBER.	KP2004/3242 Amdt C
~~APPLICANT~~/AGENT	D P Bates.
ADDRESS OF SITE	Bodalair Sandford Lane HURST
DESCRIPTION OF PROPOSED WORK	First floor rear ext.

DRAWING NUMBERS	BC	DC
BLOCK PLAN		
ELEVATIONS	DS4/02/1A	DS4/02/1
FLOOR PLANS	"	"

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED on Appeal	29/9/03	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	6/7/04	

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

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : Phillip Taylor

Application Number : F/2002/8096

Applicant : Mr J Dyson C/O D P Bates.

Location : Bodalair, Sandford Lane, Hurst, Reading.
Proposal : Proposed first floor rear extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		17/12/02

Date of Neighbour Notifications : .....

Date of Site Visit : 17/12/02

Date Registered : 28/11/2002

Earliest Date for Decision : 29/12/2002

Latest Consultation Date/Site Notice Expiry Date : 29/12/2002

This application will have expired on: 23/01/2003. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Harold Sander - No objection
Parish Council - objection if 50% ↑ breached
No comments from Neighbours

Planning Issues :

Impact upon Neighbouring properties
Impact upon character of the Area + Highways

Relevant Policy: LBE1, LBE2, LC19
WOS3, WBE1, WCC1, WCC7

Application Number: F/2002/8096

Appraisal

The application proposes a first floor bedroom extension, part of which would be supported above the ground on piers. The side projection would be 2.5m with a gable-ended roof 6.5m to the ridge but set lower than the main ridgeline. A second element to the extension would match the roof height of the main roof. 4 bedroom windows would face north and two high level 'bull's eye' windows would face east/west. The dwelling is set within an area designated as countryside/rural area and is set adjacent to Dinton Pastures Country Park and golf course.

Impact on Neighbouring Properties

The neighbouring property set to the west is the Dinton Pastures Golf and Sailing club. The extension would be positioned on the West side of the dwelling and the bedroom windows would face the golf club house some 30.0m. It is not considered there would be any overlooking impact.

Impact on the character of the countryside

While Policy LC19 states than minor extensions similar to the one proposed would normally be acceptable, it also states that where a dwelling has already been extended the cumulative effect of all previous extensions will be taken into account. In this case the dwelling has had numerous extensions not only to the main dwelling but also a studio/workshop was added and a triple garage. the proposed extension represents a 14.1% increase in floor area with the cumulative effect of the previous and proposed extensions to the main dwelling representing a 146% increase. The proposed extension does have considerable bulk and would occupy a space where there is currently a visual gap above a single storey side extension. This part of the dwelling is visible from the front albeit there is a very long front garden.

The site has had many extensions and a number of large outbuildings. The appearance of the site has become increasingly urbanised to the detriment of the rural character of the area. This latest application proposed an extension, which would substantially increase the floor area of the first floor. It would have sizeable bulk and massing effects visible from the front. It is considered the impact on the rural character of the site would be adverse and therefore the application should be refused

Highways

The site has ample space for car parking including a triple garage.

√ Refusal

Application Number F/2002/8096
Conditions/Reasons for Refusal

No	Std Con	Std Reas	~~Non Std Conditions /~~ Reasons for Refusal
	1.		Refusal
			T

RECORD OF SITE VISIT

SITE ADDRESS: Bodalair Sandford Lane Hurst Reading. APPLICATION NUMBER: F/2002/8096	OFFICER: Phillip Taylor DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS Rural Area

3. DESCRIPTION OF SITE/BUILDING Gothic! Bungalow with many outbuildings, garage, pool house workshops.

4. RELATIONSHIP TO ADJOINING PROPERTIES well screened. no overlooking or overbearing

5. SITE CONSTRAINTS None known

TREES Large conifer adjacent 15m

ACCESS/PARKING /

LEVELS

BOUNDARY TREATMENT 1.7 / timber

OTHERS

Application Number : F/2002/8096	Map No : 48
Case Officer : AT	Site Area : 0·35
Valid Date : 28-11-02	Received Date: 28/11/2002

Level : Delegated Application

Description : Proposed first floor rear extension to dwelling.

Location : Bodalair, Sandford Lane, Hurst, Reading.

Parish : SA **Ward : HUR** 5·12·02 3.

Applicant : Mr J Dyson C/O D P Bates.

Fee Required: £110 **Fee Received: £110** (3)

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

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

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

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

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS 5.12.02 B

Building Control

Heritage (Harold Sanders) as consulted for /63248 ✓

Landscape

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency Site lies in a flood zone ✓

Railtrack

Police Arch Officer

Hurst Village Society ✓

HERITAGE BODIES

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

OTHERS

.....

Rural Area

Countryside

River Valley Policies Area

.....

.....

.....

NEIGHBOURS

.....

S/N + see map

.....

No pre-apps

Organisation_Name	Building_Name	address1	Postcode
BLACK SWAN SAILING CLUB			RG10 0SU
	BODALAIR	BODALAIRSANDFORD LANEREADING	RG10 0SU
	LITTLE SANDFORD	LITTLE SANDFORDSANDFORD LANEREADING	RG10 0SU
	PARK COTTAGE	PARK COTTAGESANDFORD LANEREADING	RG10 0SU
DINTON PASTURES GOLF CLUB	THE CLUBHOUSE	THE CLUBHOUSESANDFORD LANEREADING	RG10 0SU
	LITTLE SANDFORD	LITTLE SANDFORDSANDFORD LANEREADING	RG10 0SU

Phillip TAYLOR
Planning Dept.

LISTING FORM

Case officer: **Phillip Taylor** Application Number: **F/2002/8096**

Bodalair, Sandford Lane, Hurst, Reading.

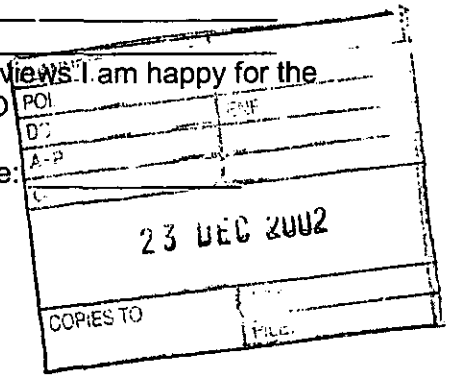
Proposed first floor rear extension to dwelling.

I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO



Signed: _____ Date: _____

Councillor A Drake

0118 934 1036

Please discuss
This property has had extensive extensions in the past -
Cllr Drake -

POSITIVE ABOUT DISABLED PEOPLE
INVESTOR IN PEOPLE

To:
Harold Sanders
Urban Design And Conservation Officer

From: Phillip Taylor

Date: 05 December 2002 06 DEC 2002

Application Number: F/2002/8096

Proposal: Proposed first floor rear extension to dwelling..

Site Address:
Bodalair, Sandford Lane, Hurst, Reading.

Applicant:
Mr J Dyson C/O D P Bates.

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

BODALAIR IS NOT 'LISTED' AND THE EXTENSION, AT FIRST FLOOR LEVEL IS LARGE BUT FACES ONTO THE CAR PARK OF THE SAILING CLUB.

THE VIEWS OVER THE LAKE COULD BE DRAMATIC.

THE PROPOSED BEDROOM + CHANGING ROOM COMPARES TO APPROX. FOUR AVERAGE BEDROOMS — (SEE GROUND FLOOR FOR SIZE)

THIS PROPERTY HAS BEEN EXTENDED MANY TIMES BUT I DO NOT CONSIDER THIS LATEST PROPOSAL WILL HAVE A MAJOR DETRIMENTAL IMPACT ON THE PROPERTY OR NEIGHBOURS

Harold Sanders

17.12.02.

ST. NICHOLAS HURST PARISH COUNCIL

Clerk: Mr. R. Wardle, D.M.A., F.C.I.S., M.C.M.I.
Glenrocques, 52 Altwood Road, Maidenhead, Berkshire, SL6 4PZ
Telephone/Fax: (01628) 628485

30th December, 2002

APP	
CS	
03 JAN 2002	
COPIES TO	ACK:
	FILE:

Development Control Manager,
Wokingham District Council,
Planning Services,
P.O. Box 157,
Shute End,
Wokingham, RG40 1WR

For the attention of Phillip Taylor

Dear Mr. Taylor,

Application No. F/2002/8096

I refer to the above-mentioned Application by Mr. J. Dyson of Bodalair, Sandford Lane, Hurst: proposed first floor rear extension to dwelling.

Members of my Council found the plans difficult to understand. The property has been the subject or previous extensions, but if this proposed extension does not breach the 50% overall increase then my Council have no objection. However, if it does constitute an increase of more than 50%, then my Council suggest that the Application be refused.

Yours sincerely,

Clerk

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

Tel: (0118) 974 6442

Date: 05 December 2002

My ref: F/2002/8096

WOKINGHAM UNITARY
Aiming for Excellence

Councillor A Drake
Walden Acres
Wokingham Road
Hurst
RG10 0RU

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

Dear Councillor

Application Number: F/2002/8096
Bodalair, Sandford Lane, Hurst, Reading.
Proposed first floor rear extension to dwelling.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Phillip Taylor** on **(0118) 974 6442** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Phillip Taylor** Application Number: **F/2002/8096**
Bodalair, Sandford Lane, Hurst, Reading.
Proposed first floor rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor A Drake

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

Received by Wokingham District Council

Application No: F/2002/8096

Proposal:
Proposed first floor rear extension to dwelling.

Location:
Bodalair, Sandford Lane, Hurst, 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 and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/8096 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Phillip Taylor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 29/12/2002. Written comments submitted will become available for public inspection.

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

Trevor Watson
Development Control Manager

05 December 2002

28...JN.2002 8096

D.P.Bates Architecture, Planning & Interior Design Consultant,
The Gatehouse, Sonning Lane, Sonning–on-Thames, Berkshire, RG4 6ST.
Phone & Fax 0118 969 7753

8096

RECEIVED 28 NOV 2002

Planning Dept.,
Wokingham D.C.,
Shute End,
Wokingham,
RG40 1WR.

22/11/02

Dear Sirs,

Proposed First Floor Extension to Bodalair, Sandford Lane, Hurst

I enclose a full plans application for the above property. The proposal consists of a first floor extension to the only first floor bedroom. The property is quite unique in its Gothic Revival style, both internally & externally. There is a small first floor bedroom that is out of proportion & too small for the property. The proposed extension is in a matching style & will further compliment this extraordinary building.
If you have any queries or if you would like to inspect the building internally as well as externally, please call me at the above number.

Yours sincerely,

D.P.Bates (Agent)

Environmental Services

For office use only.
Application number 28...V.2002 8096

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.

WOKINGHAM DISTRICT COUNCIL

28 NOV 2002

1	Your name Address and postcode Phone number	MR. J. DYSON BOPALAIR SANDFORD LANE HURST BERKS
2	Agent's Name Address and postcode Phone number	D.P. BATTEY THE GATEHOUSE SONNING LANE, SONNING READING RG4 6ST 0118 969 7753
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.	AS ABOVE
4	Give brief details of the proposal for example, two storey side extension. About the application	FIRST FLOOR REAR BEDROOM EXTENSION.
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐ No ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	WALLS - MATCHING PAINTED RENDER ROOF - " TILES. BROWN
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: 3
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. J. DYSON

Date 22.1.02

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

THE FOLLOWING SCANNED IMAGES ARE DOCUMENTS OF BAD QUALITY OR ARE PHOTOCOPIES.



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN

ADDRESS SANDFORD LANE PARISH HURST L

PLOT No. Old Property ORD. SHEET No. SU 48 7872

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
521/49	Mr. Thornhill	New Drainage System	13.12.49	App. N/A
0/212/65	Mrs. V. R. Russell	outline - 1 dwelling in garden part of Bodalair	8.9.65	N/A Refus
172/73	Mr T. Stone	Erection of Gunner with Bedroom & Bathroom over	22-11-73	--- C/A
BR 3673	"	S/STOREY EXTENSION	28.10.75	APP. N/A
03637	"	"	18.12.75	N/A C/A
12068	Mr T Stone	S/s ext Games Rm	22.11.75	N/A C/A
BR 12520	"	"	9.1.80	APP. N/A
15158	"	O/APP. BUNGALOW AT FRONT	9.4.81	N/A REF.
27526	MR. D. WYSTON	S/ST. HP.	14.7.87	CLU
BRA 5161	"	"	6.7.88	APP

DATE OF COMPLETION CLU(E)89 - 10/12/96 - APP.

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

missing!

1933 "Bodalair"

(2)

ADDRESS Sandford Lane PARISH HURST E

PLOT No. Old Property ORD. SHEET No. SU 48 7872

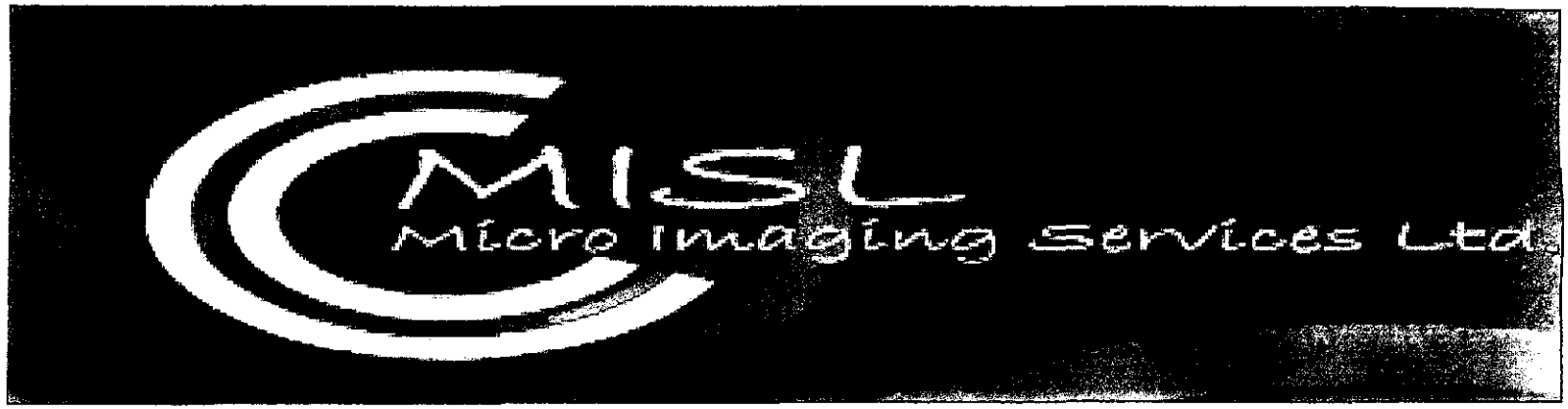
BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
96/63248/F	APPEAL M. DYSON	S/ST. & 1ST FLOOR EXTS.	13.3.96	REF
96/64230/F	W/DR.			
CLU(E)89		S/ST. OUTBUILDING LIND.	10.12.96	ISSUE
FP99/9280	Mr. & Mrs. Dyson	Det. Triple Garage	4.11.99	C/A
F/2002/8096	"	1st/fl/r ext.		

MINISTRY DECISION 63248 - APPEAL DISMISSED - 30.8.96

SPECIAL ORDERS PD Enq - Erect Triple Garage - Mr. Bates - 19/10/99

THE FOLLOWING SCANNED IMAGES ARE DOCUMENTS OF BAD QUALITY OR ARE PHOTOCOPIES.



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN

The Planning Inspectorate

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

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Tollgate House
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JDW/MP/862

James Bailey Associates
Planning and Development Consultants
118 Broadway
BRACKNELL
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RG12 1AR

Your ref

Our ref:
T/APP/H0330/A/96/266044/P3

96/63248 microfiche.

Date: 30 AUG 1996

Dear Sirs

TOWN AND COUNTRY PLANNING ACT 1990, SECTION 78(1) AND SCHEDULE 6
APPEAL BY MRS MONIKA DYSON
APPLICATION NO: 96/63248/F

1. The Secretary of State for the Environment has appointed me to determine this appeal which is against the decision of the Wokingham District Council to refuse planning permission for the erection of single storey side and rear extensions, first floor extensions and two-storey rear extensions to provide enlarged living accommodation at Bodalair House, Sandford Lane, Hurst. I have considered the written representations made by you and by the Council and also those made by the St Nicholas Hurst Parish Council and the Hurst Village Society, including those made directly to the Council and copied to me. As you know, I made an accompanied inspection of the site and its surroundings on Monday, 19 August 1996.

2. Bodalair House is a chalet style property fronting the south side of Sandford Lane which occupies a 0.4ha plot with mature trees at the front and a landscaped garden and open-air pool at the back. To the south is a pay-and-play golf course with its clubhouse and car park to the west. To the east is a large detached two-storey dwelling (Little Sandford) and two smaller properties (Grove Cottages) and across Sandford Lane to the north is an extended two-storey cottage (Park Cottage). The group lies within the open countryside between Winnersh to the south and Hurst to the north and which is characterised by scattered groups of ribbon building.

3. From my study of the written representations and from what I saw on my visit, I consider the main issues to be whether or not these extensions would unduly harm the character or appearance of the property or its surroundings, contrary to the objectives of local policies relating to house extensions in rural areas.

4. The Council refer to Policies LC19 and LBE2 of the adopted Loddon Area Local Plan [LALP] (1993) which state that appropriately designed and sited minor extensions to existing dwellings in rural areas will normally be acceptable. Major extensions or any proposal which has an adverse impact on the rural environment will generally not be approved, and where a dwelling has already been extended the cumulative effect of all of the extensions to the original building will be taken into account. Proposals for development that is inappropriate in terms of its relationship with adjoining sites and buildings, or which would adversely affect the character of an area, by virtue of its siting, scale, form, massing, materials, colour or texture, will not normally be permitted. Their aim is to prevent the cumulative effect of large extensions to existing dwellings from leading to an increasingly urbanised appearance of the countryside and a reduction in the range of available house types in the rural areas which, in this context, means all the land which is outside the defined existing built up areas of towns and villages.

5. You agree that the appeal proposal is a 'major' scheme and that it is within a defined rural area. However, you also point out that the Sandford Lane area is close to the suburban areas of Reading and that it has a strongly urban character. I did not find that to be the case and the golf club, country park and Black Swan Lake further to the west only serve to emphasise its rural location. The essence of your case is that the existing property is so secluded that the extensions now proposed would have little impact on the rural scene. The Council say that the original dwelling was a bungalow with a floorspace of some 91m². Permissions have been granted and implemented which raised its floorspace to 297m² and the current scheme would result in a further increase of 204m². They contend that what is now a 4 bedroom family size dwelling would become a mansion and the increase in size, height and massing would have an adverse impact on the surrounding rural area.

6. I agree that the public view of the present house from Sandford Lane is masked by some oak trees adjoining the drive. However, from the elevated public footpath along the largely open western boundary and the golf club car park, the property is easily seen at close quarters in high summer and would, in my view, become even more visible in winter. To my mind, a further floorspace increase of over 40% which involves raising the existing ridgelines by 3m or more and a central tower over 10m in height would result in a building which most people would regard as a mansion and which would be seen by a large number of members of the public from the open golf course and the continuation of the public footpath which crosses it. Whatever circumstances may have led to the approved extensions, they pre-date the local plan adoption and my conclusion, therefore, on the first issue is that the extensions now proposed would cause demonstrable harm to the rural character and appearance of the locality and would thus undermine the aims of LALP Policy LC19.

7. On the second issue, I agree with Council that the over-elaborate 'gothic' design of the extensions: the random assortment of gabled and hipped roof ends; differing ridge heights and the pyramidal topped tower would give the extended building a restless and fussy appearance. However, as the property has little architectural merit and the area is not 'sensitive' in terms of Annex A to Planning Policy Guidance No 1, I do not consider that these details would have had any significant impact on the rural scene and they are not of decisive importance.

8. I note your offer to demolish a commercial building in the rear garden but, being low profile, it makes no impact on its surroundings and whether or not it could lawfully be used for light industry is for the Council to decide. I do not accept that the benefit gained would outweigh harm caused by these extensions.

9. I have considered all the other matters raised in the representations made to me, including the extensions to The Shieling in Dunt Lane which were allowed on appeal in January this year. Having seen that property and studied my colleague's decision letter, I can draw no meaningful comparison between the cases other than that each should be determined on its own individual merits. Had it not been for my conclusion on the first issue, the sub-standard visibility to the west from the entrance could have been remedied by a condition. None of these other matters are of sufficient weight to lead me to alter my conclusions on the main issues.

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

Yours faithfully

John D Wallis

JOHN D WALLIS BSc(Hons) MRTPI
Inspector