APPLICATION NO:
F/2001/5392

LOCATION:
49 Adwell Drive, Lower Earley Reading.

APPLICANT:
Mr B Corbishley C/O Mr E Bolton

PROPOSAL:
Proposed conversion of garage to dining room and single storey side extension to dwelling.

EARLIEST DATE FOR DECISION: **29/12/2001**
Members Ltr: 2/1/02
APPLICATION WILL HAVE EXPIRED ON: 28/01/2002

CASE OFFICER: **Richard Kelly**

REFUSED

503

08

RAILEX
Marbleboard

EASIFILE EP7

cf. 97/66292/F

3 Capitol Close.

Appeal Decision

Site visit made on 22 July 2002

By Mr C Cunningham BSc(Hons) MA MCP 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 07 AUG 2002

Appeal Ref: APP/X0360/A/02/1086224
49 Adwell Drive, Lower Earley, Reading.

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr B Corbishley against the decision of Wokingham District Council.
- The application (Ref. F/2001/5392), dated 17 November 2001, was refused by notice dated 23 January 2002.
- The development proposed is a garage conversion and the erection of a new garage.

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

Procedural Matters

1. From the written submissions I note the conversion of the existing garage would create additional living accommodation in the form of a dining room. An amended plan that has corrected a number of inconsistencies in the originally submitted plans relating in particular to roof heights and pitch was received on 25 July 2002. The Council has indicated the amended plan does not change its view on the proposed development. I consider the amended plan has not materially changed the overall visual impact of the proposed development from that shown on the original plans and I have accepted it as clarifying details of roof heights and pitch.

2. In order to provide vehicular access to the proposed new garage the appeal plans show that most of the forecourt to the appeal premises would be paved. These works are not referred to in the description of the proposed development and the Council has acknowledged that the paving would constitute permitted development under Part 2, Schedule 1, Class F of the General Permitted Development Order 1995. I have therefore taken it that the paving does not form part of the appeal proposals.

3. The appeal will be determined on these bases.

Main Issues

4. The main issue is the impact the proposed new garage would have through siting, massing and elevation treatment on the open plan character of this urban locality and in particular on the visual impact it would have when viewed from the adjoining footpath.

Planning Policy

5. The Development Plan for the area comprises the Berkshire Structure Plan (1995) and the Loddon Area Local Plan (1995). None of the policies of the Structure Plan has been brought to my attention as relevant to the appeal proposals. Policies LBE1 and LBE2 of the

Local Plan emphasise the requirement that new development should be of a high standard of design appropriate to the character of the area and that development that would adversely affect the character of an area will not normally be permitted.

6. I have also been referred to the Wokingham District Local Plan (Deposit Draft 1997). Objections to this Plan were considered at an Inquiry that commenced in October 1998. The Inspector's Report was published in October 2001 but has not yet been formally considered by the Council. Policy WBE1 of this Plan, as originally published or as recommended by the Inspector, is similar to Policies LBE1 and LBE2 in that it states new development will be expected to achieve high standards of design. The relevant policies of this emerging Local Plan shall be treated as a material consideration and attributed the weight advised in paragraph 48 of Planning Policy Guidance Note 1 (PPG1), *General Policy and Principles*.

Reasoning

7. The proposed new garage would be attached to the east side of the appeal property. It would be about 2.9m wide and in visual terms would effectively fill the gap between the property and the public footpath that follows the side of the appeal premises and connects a cul-de-sac end of Adwell Drive with Gipsy Lane to the north. It would project about 1.7m forward from the main two-storey frontage part of the appeal property and would have a ridge roof about 3.6m high. When viewed from the adjoining footpath the proposed garage would present a gable wall about 5.2m long that would be on, or up to about 1m from, the edge of that footpath.

8. The existing integral garage that is the subject of the proposed conversion to living accommodation projects forward the same distance from the main part of the house as would the proposed garage.

9. From the application plans (amended) and my site inspection I note that the proposed garage would extend onto what is now front and side garden space to the appeal property. It would not however in my view have a materially detrimental impact on the open plan character of this part of Adwell Drive. The garage would have a narrowing effect on views along the footpath, but I do not consider it would be overly dominant or in any other way would be detrimental to the visual amenity of users of that footpath. The proposed development would therefore be appropriate in terms of siting and design to the locality and would comply with Policies LBE1 and LBE2.

Conditions

10. I have considered the conditions suggested by the Council. In the interests of visual amenity, it would be appropriate to impose a condition controlling the materials to be used in the works associated with the proposed development. In the interests of highway safety that may be jeopardised by on-street parking, a condition requiring the proposed garage to be kept available for vehicle parking should be imposed. Paving of the front garden does not form part of the appeal proposal (paragraph 2 above). It would not therefore be appropriate to impose suggested condition No 4.

Other Matters

11. All other matters raised in the written representations have been considered, including reference to the impact the proposed garage would have on reducing natural surveillance of the footpath between Adwell Drive and Gipsy Lane and the effect that would have on the

security of users of the footpath. At my site inspection I noted the proposed garage would obstruct views from Adwell Drive of a length of the footpath. The relevant length of footpath is however very close to the appeal property and is overlooked from the front of a dwelling opposite the appeal property. Taking those factors into account I consider the loss of footpath surveillance that would result from the proposed garage would not be materially detrimental to the security of users of the footpath.

12. I have also considered the references to approved extensions to dwellings at Doddington Close and Marefield. From the descriptions of those proposals and from the plans submitted by the Council I have formed the view that the circumstances of the appeal proposals are clearly to be distinguished from the referred to cases. In any event it is a planning principle that every application is considered on its merits.

13. These other matters do not outweigh the main considerations that have led to my decision.

Conclusions

14. For the reasons given above, 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 garage conversion and the erection of a new garage at 49 Adwell Drive, Lower Earley, Reading, in accordance with the terms of the application Ref. F/2001/5392 dated 17 November 2001 and the amended plan received on 25 July 2002, 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.

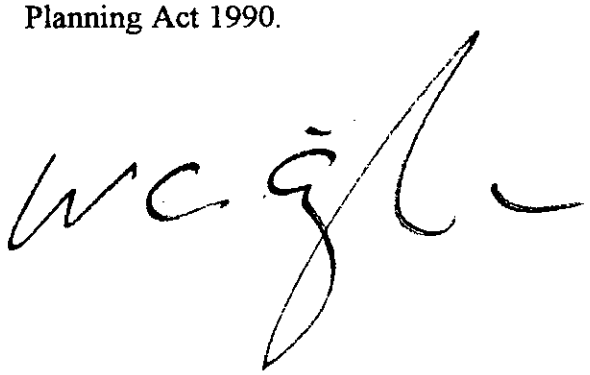
    2) The materials to be used in the construction of the external surfaces of the proposed garage and garage conversion hereby permitted shall match those used in the existing building.

    3) The garage hereby permitted shall be kept available for the parking of a car at all times.

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.



(RK)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr B Corbishley
C/O Mr E Bolton
3 Rosehill House
Peppard Road
Reading
Berkshire RG4 8XB

Application Number: F/2001/5392

Parish: **EARLEY**

Location: **49, Adwell Drive, Lower Earley, Reading.**

Proposal: **Proposed conversion of garage to dining room and single storey side 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 erection of the new garage to the side would have a detrimental impact on the visual amenities of the street scene. In addition, the conversion of the existing garage and erection of the new garage would give rise to a need to create additional driveway space to access the new garage. The provision of additional hard surface and the parking of vehicles in the front garden of the property would also be detrimental to the visual amenities of the street scene. The proposal is therefore contrary to policies LBE1 and LBE2 of the Loddon Area Local Plan and to policy WBE1 of the Wokingham District Local Plan (Deposit Draft).

A Cronin

Anna Cronin
Head of Planning & Transportation
Date: 23/01/2002

Notice checked by: _____

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

REFUSED. Refused

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

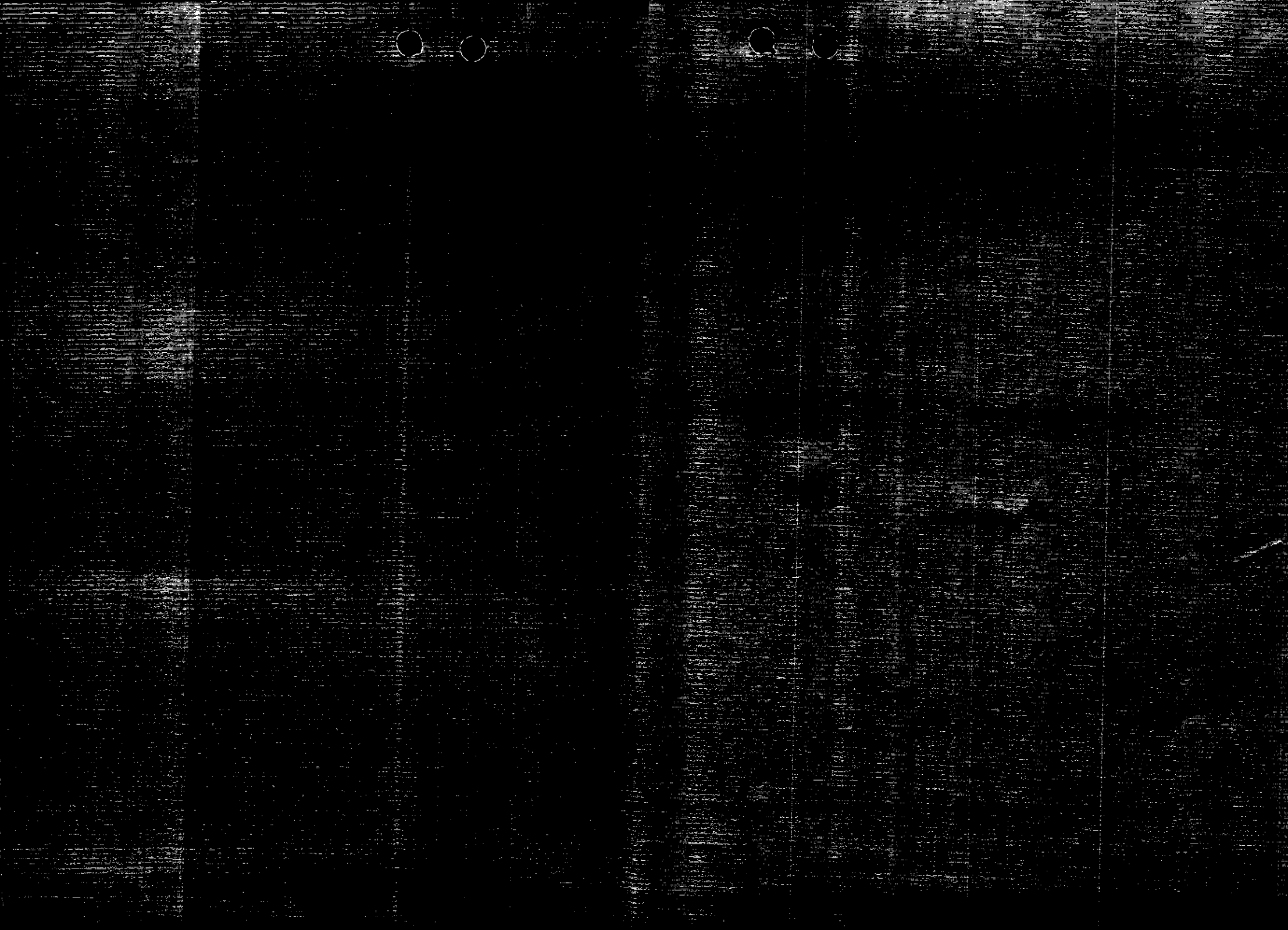
SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	5392	Richard Kelly
BUILDING CONTROL NUMBER	FP 2001/2465 South	
~~APPLICANT~~/AGENT	Mr E. Bolton	
ADDRESS OF SITE	49 Adwell Drive Lower Earley	
DESCRIPTION OF PROPOSED WORK	garage conversion + new garage (s/s adjacent)	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	✓	✓
ELEVATIONS		rec'd 3/12/01
FLOOR PLANS		

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED		
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED	23/11/01	
DIFFERENCES BETWEEN DC/BC DRAWINGS	Slight ✓	
IF YES, WHAT ARE THE DIFFERENCES? JC	slight alteration to side elevation	
DATE	7/2/02	

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 : Richard Kelly

Application Number : F/2001/5392

Applicant : Mr B Corbishley C/O Mr E Bolton.

Location : 49, Adwell Drive, Lower Earley, Reading.
Proposal : Proposed conversion of garage to dining room and single storey side extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
		✓	12/12/01

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 03/12/2001

Earliest Date for Decision : 29/12/2001

Latest Consultation Date/Site Notice Expiry Date : 29/12/2001

This application will have expired on: 28/01/2002. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Landscape: Proposal will reduce natural surveillance + too much of garden will be paved.
Highways: Conditional approval
Environment Agency: attach informatives

Planning Issues :

Application Number: F/2001/5392

Appraisal :

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

Application Number F/2001/5392
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1			The conversion of the existing garage and ~~replacement~~ erection of the new garage would give rise for a need to create additional driveway space to access the new garage. The provision of additional hard surface and the parking of vehicles in the front garden of the property would ~~be~~ largely detrimental to the visual amenities of street scene. ~~The locality. The proposal would therefore be contrary~~ to Loddon Area Local Plan Policies LBE1 and LBE2 and to Wokingham District Local Plan (Deposit Draft) Policy WBE1.
			The erection of the new garage to the side would also have a detrimental impact on the visual amenities of the street scene. In addition ~~adjoining footpath~~ INSERT the proposal is therefore contrary to Loddon Area Local Plan Policies LBE1 and LBE2 and to Wokingham District Local Plan (Deposit Draft) Policy WBE1.

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES:
SOUTH-EAST AREA LOCAL PLAN POLICIES:
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES:
MINERALS LOCAL PLAN POLICIES:

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

Date: 23.1.02

RECORD OF SITE VISIT

SITE ADDRESS: 49 Adwell Drive
Lower Earley Reading.

APPLICATION NUMBER: F/2001/5392

OFFICER: Richard Kelly

DATE OF SITE VISIT: 12/12/01

1 SITE/STATUTORY NOTICE DISPLAYED ? No.

2. DESCRIPTION OF SURROUNDINGS Detached houses.

3. DESCRIPTION OF SITE/BUILDING Detached house.

4. RELATIONSHIP TO ADJOINING PROPERTIES Footpath to side.

5. SITE CONSTRAINTS

TREES Large oak (?) Appears to be dying - opposite side of footpath.

ACCESS/PARKING Driveway is double width as existing

LEVELS Flat.

BOUNDARY TREATMENT 1m ~~fence~~ fence to side + front (also post?)

OTHERS

Application Number: F/2001/5392 – 49 Adwell Drive, Earley, Reading

Appraisal:

This proposal is for the conversion of the existing integral garage into a dining room and the erection of a replacement garage to the side of the property. This application raises three issues:

Impact on streetscene: LBE 1, LBE 2, WBE 1

This proposal leads to the erection of a new garage attached to the side of the existing house. It will lead to a small increase in the degree of enclosure at this end of the road. There is a footpath running to the side of the site, which will also be affected by this garage. The proposal involves the paving of the whole front garden area for driveway. Currently, over half the garden area is laid to lawn. It is considered that this development, by requiring the paving of the garden area, will lead to an unacceptable impact on the streetscene. It is acknowledged that the formation of a hardstanding is permitted development, but the fact that the development gives rise to the need to use this permitted development right is a material consideration, as shown in 97/66292/F, 3 Gosforth Close, Lower Earley.
Additionally, there has been no other property on Adwell Drive which has paved over the whole front garden.

Impact on highway safety: WOS 3, LBE 1, LBE 2

Subject to a condition requiring the retention of the garage and the formation of the hardstanding referred to above, there is no objection on highway grounds.

Impact on protected tree: LBE 9, WBE 11

The oak tree to the rear of the property is protected by a tree preservation order. Given that it would be located approximately 10m from the works, this is insufficient to warrant refusal.

~~**Approval**~~ **Refusal**

ENVIRONMENT AGENCY

Our Ref : SP/2001/004995-1/1
Your Ref : F/2001/5392

Date : 15 January 2002

PLANNING SERVICES	HPT 51952
POL	TLS
DC RK	ENF
APP	
CS	
18 JAN 2002	
COPIES TO:	ACK:
	FILE:

District Planning Officer
Wokingham District Council
Council Offices
PO Box 157 Shute End
Wokingham
Berkshire
RG40 1WR

Dear Mr Kelly

CONVERSION OF GARAGE TO DINING ROOM AND SINGLE STOREY SIDE EXTENSION TO DWELLING AT 49 ADWELL DRIVE, LOWER EARLEY, READING

Thank you for your letter dated 05th December 2001, received on 07th December 2001. Please quote the following reference in any correspondence: **SU77SE/1/18**. The Environment Agency has no objection to the proposed development, but would like the following advice to be taken account of;

PLANNING INFORMATIVES

The following planning informatives should be attached to any planning permission granted:

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.
Contact David Walters on 01276 454365 for further details.

ADVICE TO PLANNING AUTHORITY

Landfill Gas Risk

According to our records, there is one landfill site within 250 metres of the site. In view of the proximity of the proposed development to the above landfill sites, it is considered possible that landfill gas may present a risk to this proposal. The agency would suggest that the applicant is advised to incorporate gas protection measures into the design of the building. Suitable techniques are outlined in the Building Research Establishment Report No. 212 'Construction of New Buildings on Gas Contaminated Land'. This will ensure that the development is protected against the adverse effects of gas, which may migrate into the building.

Presence of a Watercourse

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

We are not aware of any watercourses on the site, but should there be any, we advise that:
(1) they should not be culverted; and
(2) a buffer zone is left on either side of any watercourse, and
(3) culverted watercourses should not be built over, but should ideally be opened up and made a feature of the site.

In any case, you should note that culverting of a watercourse requires the prior written approval of the local authority under the terms of the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991/Water Resources Act 1991. The Agency seeks to avoid culverting, and its consent for such works will normally be withheld.

ADVICE TO APPLICANT

Pollution Control

Clean Surface and Roof Water
The site is not situated within a currently designated public water supply groundwater source protection zone. In this case, shallow soakaways would be acceptable for the disposal of clean surface and roof water provided they are not constructed so that they penetrate the water table, or in any event exceed 3 metres in depth below existing ground level.

Surface water from hard standing areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar. Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

Foul Water
All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

Wildlife Conservation

Wildlife Protection
The developer should avoid gaining access, storing materials and spoil spreading on adjacent areas of important wildlife habitat. Such areas include hedgerows; woodland pockets; patches of tall grassland and areas adjacent to waterbodies.

Landscaping
Tree and shrub removal from the site should be minimised if works proceed. Professional tree surgery should be carried out in preference to felling wherever possible so trees can be made safe and retained on site. Any retained trees must be protected during construction. Appropriate replacement planting should be provided for any vegetation lost, disturbed or degraded during works.

Wildlife Enhancement
Bird nesting and roosting sites should be built into the development through the incorporation of ledges, crevices and holes, where possible. The incorporation of bat roosts into the design

of the building should also be considered.

Natural Drainage
The development should incorporate Sustainable Urban Drainage (SUDs) utilising surface water for landscape irrigation and water features. This should include making use of permeable surfaces and other similar measures to reduce the risk of non-point source pollution or excessive surface water run-off. This might include the use of gravel surfaces in paths, parking spaces and driveways.

DECISION NOTICE

Please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent. If you have any further queries, please contact me, quoting the reference at the beginning of this letter.

Yours sincerely

MATTHEW ROSE
Development Planning Officer

Direct dial: 01276 454349
Direct fax: 01276 454352
Email: matthew.rose@environment-agency.gov.uk
CC: Mr E Bolton

Date: 21 December 2001

To: Highways

We have received Additional Plans for the following planning application:

Application Number: F/2001/5392

Location: 49, Adwell Drive, Lower Earley, Reading.

Proposal: Proposed conversion of garage to dining room and single storey side extension to dwelling.

Applicant: Mr B Corbishley C/O Mr E Bolton.

Case Officer: Richard Kelly

The new plans show the following: Parking layout.

Comments are required by 28/12/2001.

Should you have any queries regarding this application please contact the case officer Richard Kelly on (0118) 974 6229.

CONDITIONAL APPROVAL

C049, R049
C122, R122

AC 24/12

Date: 21 December 2001

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2001/5392

Location: 49, Adwell Drive, Lower Earley, Reading.

Proposal: Proposed conversion of garage to dining room and single storey side extension to dwelling.

Applicant: Mr B Corbishley C/O Mr E Bolton.

Case Officer: Richard Kelly

The new plans show the following: Parking layout.

Comments are required by 28/12/2001.

Should you have any queries regarding this application please contact the case officer Richard Kelly on (0118) 974 6229.

(RING ONE)

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

App No. F/2001 (Planaps)/5392 (Ludhouse) Date Rec. 20/12/01

Location: 49 Adwell Drive, Earley

Parish Earley

Applicant: Mr. B. Corbishley

Description of attached plans Parking layout

Drawing No's: —

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: _____

_____ Date for Responses 7 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 RK

Consultations Sent by Admin. on 21.12.01.

Yellow - Part One Copy
Green - Officer's Copy

Message left 12/12/01.
Letter sent 13/12/01.
(Copy of this with comp slip.)

HIGHWAYS CONSULTATION SHEET

From: Richard Kelly **Date:** 05 December 2001

Application Number: F/2001/5392

Proposal: Proposed conversion of garage to dining room and single storey side extension to dwelling.

Parish: EARLEY TOWN

Site Address:
49, Adwell Drive, Lower Earley, Reading.

Applicant:
Mr B Corbishley C/O Mr E Bolton.

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).

Comment.

There is a 2metre service strip that runs around the edge of the turning head, which forms part of the adopted public highway.

The proposed spaces must not encroach onto this area and therefore:

Please could Highways have an additional plan (at least 1:200 scale) showing the parking layout for 3 vehicles within the curtilage of the property. The outline of the spaces is to be marked on the plan accurately with minimum dimensions:

4.8m x 2.4m (standard space)
5.5m x 2.4m (in front of a garage)

The extent of the existing driveway must be clearly shown, along with details of any widening or alterations as a result of the proposal.

AE 7/12/01

HIGHWAYS CONSULTATION SHEET

From: Richard Kelly **Date:** 05 December 2001

Application Number: F/2001/5392

Proposal: Proposed conversion of garage to dining room and single storey side extension to dwelling.

Parish: EARLEY TOWN

Site Address:
49, Adwell Drive, Lower Earley, Reading.

Applicant:
Mr B Corbishley C/O Mr E Bolton.

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).

Comment.

There is a 2metre service strip that runs around the edge of the turning head, which forms part of the adopted public highway.

The proposed spaces must not encroach onto this area and therefore:

Please could Highways have an additional plan (at least 1:200 scale) showing the parking layout for 3 vehicles within the curtilage of the property. The outline of the spaces is to be marked on the plan accurately with minimum dimensions:

4.8m x 2.4m (standard space)
5.5m x 2.4m (in front of a garage)

The extent of the existing driveway must be clearly shown, along with details of any widening or alterations as a result of the proposal.

DRAWING MODIFIED AS REQUESTED.

AC 7/12/01

REGARDS.

Eric Bolton

ERIC BOLTON.

TO: **DEVELOPMENT CONTROL**
Richard Kelly

FROM: Environmental Design

DATE: 19 December 2001

Location:	49 Adwell Drive, Lower Earley
Proposal:	Proposed conversion of garage to dining room and single storey side extension to dwelling.
Application Number:	F/2001/5392

In response to your consultation dated 5 December 2001 for the above application, the landscape comments are as follows:

I have no objection to the proposed conversion of the garage to a dining room, however there are a number of implications in building a new garage to the side of the property.

1. There is a mature oak tree adjacent to the site that is protected by a TPO. As the oak is not plotted on the drawing I have estimated that the tree will be approximately 10m from corner of the garage. This is sufficient distance from the tree so as to not cause damage to the tree during construction.
2. In building the garage to the side of the property it will completely change the open aspect of the footpath running alongside the site. The structure will block off views into the close from the footpath and vice versa and reduce the natural surveillance of the area.
3. The existing parking at the front of the property is already sufficient for two cars. In building a garage a new driveway would need to be constructed to the garage, however it looks as if the proposal is to resurface the whole of the front garden for parking. This would not be in keeping with the character of the existing estate in that the proposals will affect the amenity of the area.

Catherine Brimble

Catherine Brimble
Landscape Architect

FROM: Richard Kelly

DATE: 05 December 2001

DELEGATED

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2001/5392

Proposal: Proposed conversion of garage to dining room and single storey side extension to dwelling..

Site Address: 49, Adwell Drive, Lower Earley, Reading.

Applicant: Mr B Corbishley C/O Mr E Bolton.

Your observations are required in respect of this application **by 29/12/2001** .

NO OBJECTION

PLANNING SERVICES	HPT
POL	TLS
DC	
APP	
CS	
14 DEC 2001	
COPIES TO:	BACK
	FILE

SIGNED: _____ DATE: 13 DEC 2001

Clerk To Earley Parish/Town Council.

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

Tel: (0118) 974 6229

Date: **05 December 2001**

My ref: F/2001/5392

CONFIDENTIAL

Councillor Rolls
14 Tiptree Close
Earley
RG6 4HS

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/2001/5392
49, Adwell Drive, Lower Earley, Reading.
Proposed conversion of garage to dining room and single storey side extension to 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 **Richard Kelly** on **(0118) 974 6229**.

Yours faithfully,

Richard Kelly

Development Control Officer

LISTING FORM

Case officer: **Richard Kelly** Application Number: **F/2001/5392**
49, Adwell Drive, Lower Earley, Reading.
Proposed conversion of garage to dining room and single storey side extension to dwelling.

I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Rolls

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

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

Tel: (0118) 974 6229

Date: **05 December 2001**

My ref: F/2001/5392

CONFIDENTIAL

Councillor Hare
9 Easby Way
Lower Earley
RG6 3XA

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/2001/5392
49, Adwell Drive, Lower Earley, Reading.
Proposed conversion of garage to dining room and single storey side extension to 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 **Richard Kelly** on **(0118) 974 6229**.

Yours faithfully,

Richard Kelly

Development Control Officer

LISTING FORM

Case officer: **Richard Kelly** Application Number: **F/2001/5392**
49, Adwell Drive, Lower Earley, Reading.
Proposed conversion of garage to dining room and single storey side extension to dwelling.

I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Hare

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

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

Tel: (0118) 974 6229

Date: **05 December 2001**

My ref: F/2001/5392

CONFIDENTIAL

Councillor Spratling
18 Moor Copse Close
Earley
RG6 7NA

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
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49, Adwell Drive, Lower Earley, Reading.
Proposed conversion of garage to dining room and single storey side extension to dwelling.

I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Spratling

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

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/5392
CASE OFFICER: Richard Kelly

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

Received by Wokingham District Council

Application No: F/2001/5392

PROPOSAL:
Proposed conversion of garage to dining room and single storey side extension to dwelling.

LOCATION:
49, Adwell Drive, Lower Earley, Reading.

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

WOKINGHAM DISTRICT COUNCIL, PLANNING RECEPTION, SHUTE END, WOKINGHAM between 8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday. (TEL: (0118) 974 6428)
OR
WOODLEY LIBRARY, HEADLEY ROAD, WOODLEY between 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. (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/2001/5392 to enable the library staff to locate the correct information.
OR
EARLEY TOWN COUNCIL, RADSTOCK HOUSE, RADSTOCK LANE, EARLEY between 9.00am – 1.00pm & 2.00pm – 4.30pm Monday to Friday. (TEL: (0118) 986 8995)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Richard Kelly P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 29/12/2001. Written comments submitted will become available for public inspection.

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

Head of Planning and Transportation

05 December 2001

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: ~~19 NOV 2001~~ Valid 03 DEC 2001	Map No 58 Site 004
Officer: RK / Application No. F/2001/5392	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F) PROPOSED CONVERSION OF GARAGE TO DINING ROOM AND SINGLE STOREY SIDE EXTENSION TO DWELLING

Location: 49 ADWELL DRIVE

Parish: EARLEY Ward: Redhatch 5.12.01

Applicant: MR B CORBISHLEY

Fee (B) Received 95-00 Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties	how many bedrooms? " " parking spaces? 27/11		3/12
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	other side elevation of garage	27/11	3/12
6	Floor plans			
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 : 5.12.013 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees ✓ .....
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways ✓ .....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency 250m landfill site .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

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

OTHERS:

No pre-apps

NEIGHBOURS:

S/W. + see map

Environmental Services

For office use only.
Application number:
03.DEC.2001* 5392

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	MR. B CORBISHLEY
	Address and postcode	49 ADWELL DRIVE LOWER EARLEY READING RG6 4JY
	Phone number	01189671260
	Agent's Name	MR E BOLTON
	Address and postcode	3 ROSEHILL HOUSE PEPPARD ROAD READING RG4 8XB
	Phone number	01189473250
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 (1)
4	Give brief details of the proposal for example, two storey side extension. About the application	GARAGE CONVERSION + NEW GARAGE
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐ No ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	ROOF TILES + BRICKS. TO MATCH EXT'G
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 ☐

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing:	Proposed:
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. B. CORBISHLEY

Date 17/11/2001

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

4824

1764

ADDRESS 49 ADWELL DRIVE

PARISH GARLEY

PLOT No. 61 PART AREA MM - ADJ. N & O

ORD. SHEET No. 84.7570 58

BUILDER

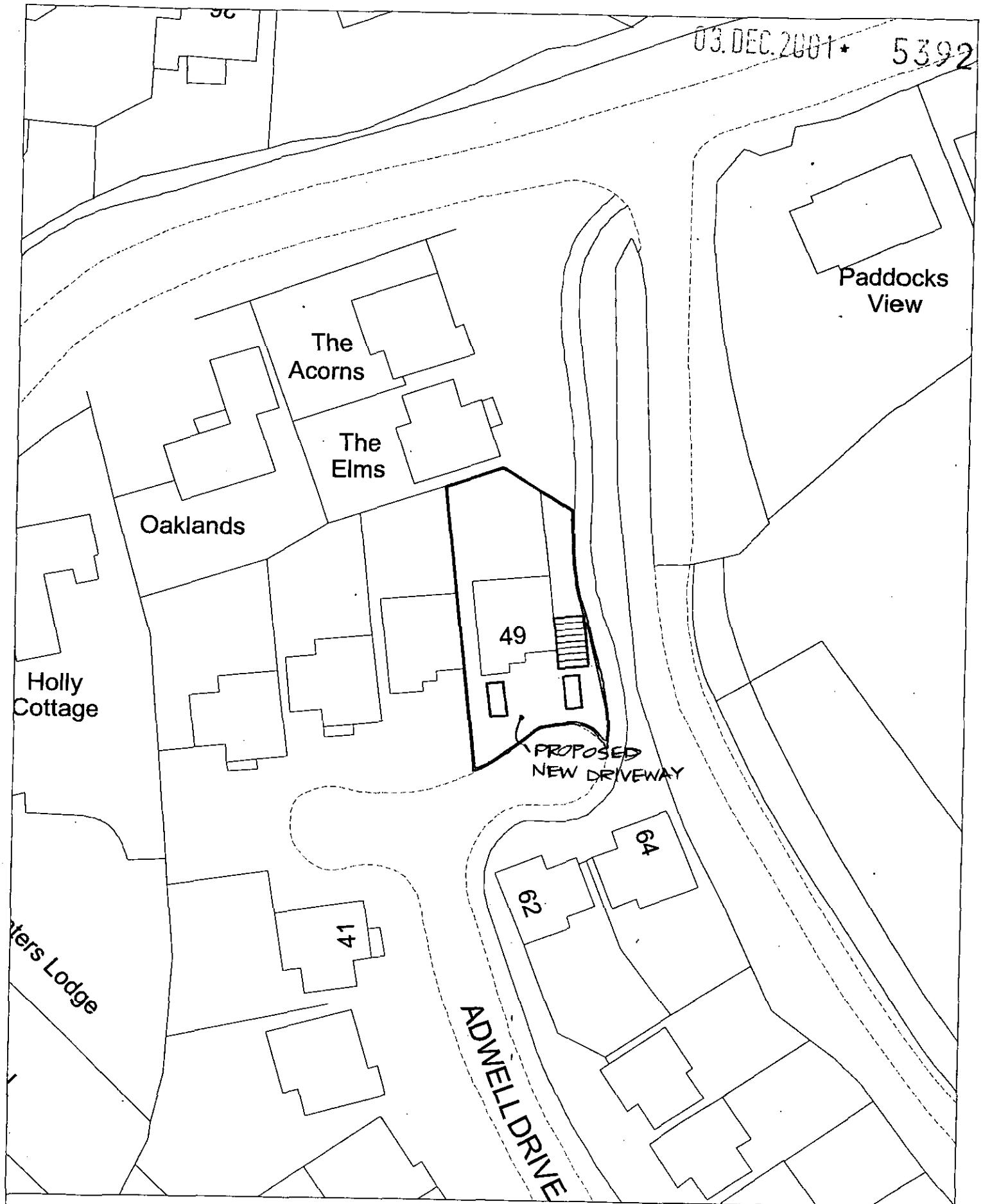
Plan No.	Applicant	Description of Development	Date of Decision	Decision
22983	McLEAN HOMES	DET HOUSE & GARAGE	22.5.85	CIA
BR24340	"	"	28.5.85	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE



Site Plan, Scale: 1 to 500

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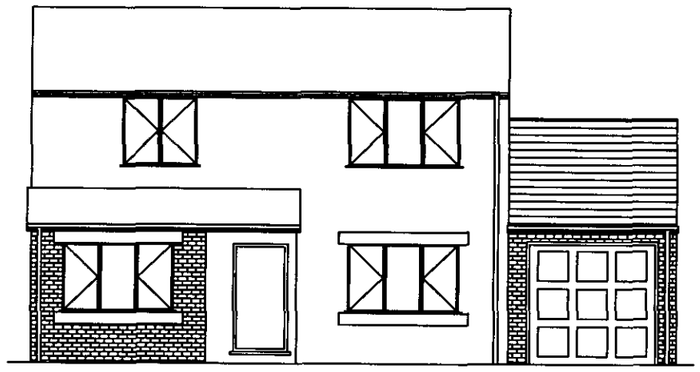
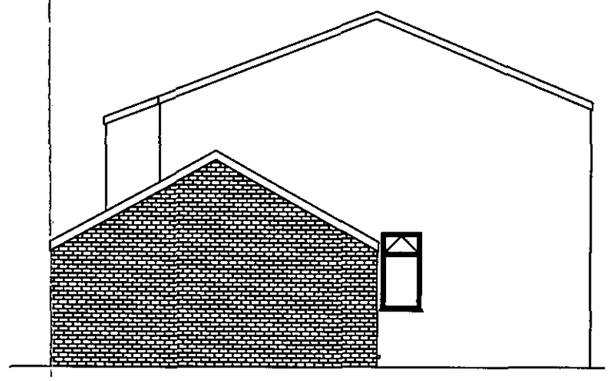
Date: 28 June 2000

N W E S

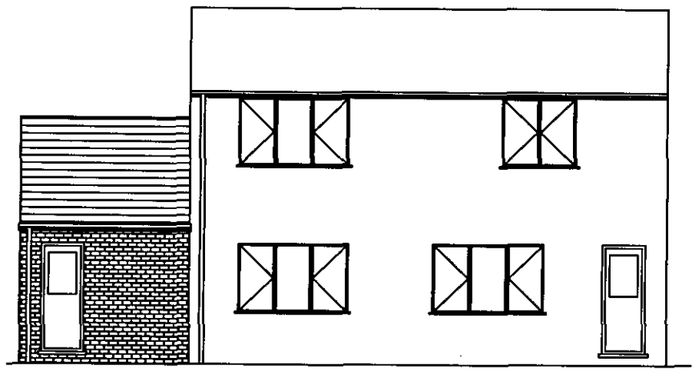
03.DEC.2001* 5392



PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION



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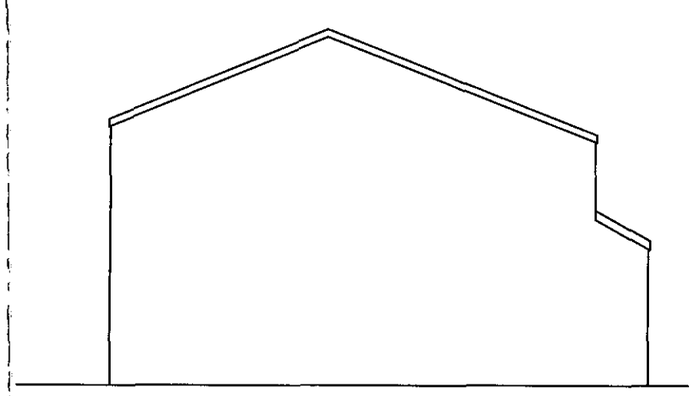
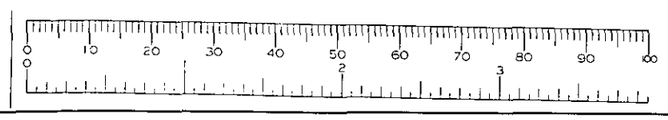


PROPOSED SIDE ELEVATION

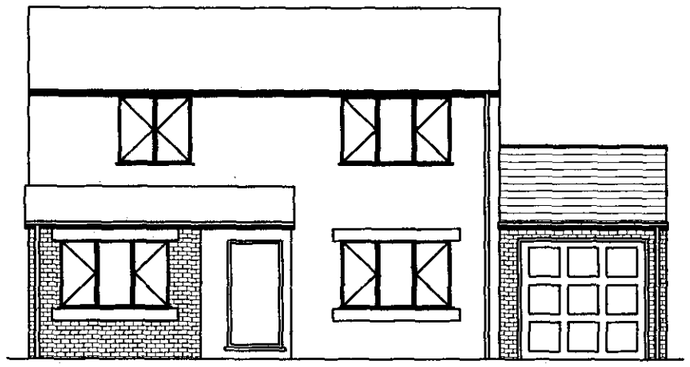


REFUSED

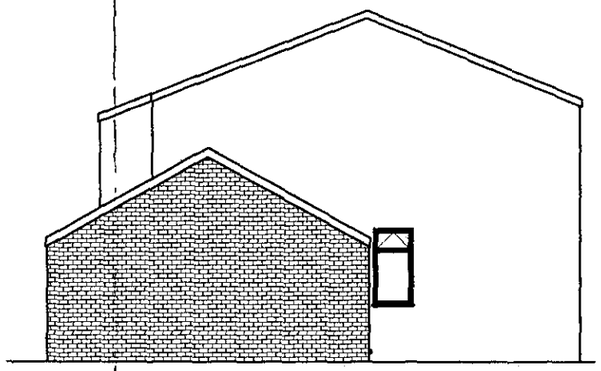
DATE
OCTOBER 2001

SCALE
1:100

TITLE
PROPOSED CONVERSION & GARAGE AT:
49 ADWELL DRIVE
LOWER EARLEY
BERKSHIRE



PROPOSED FRONT ELEVATION



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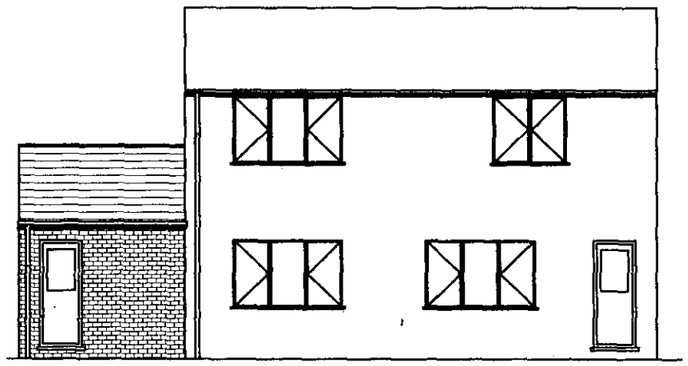

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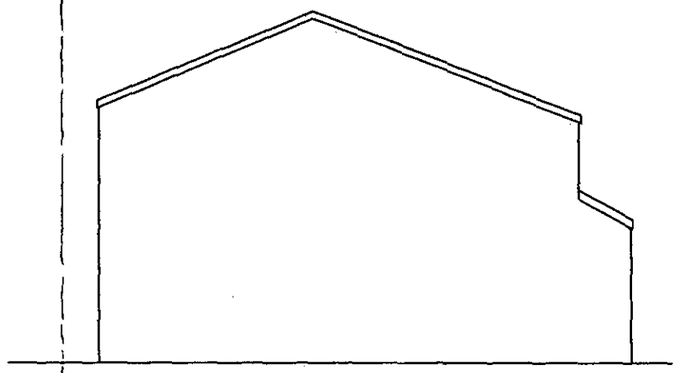
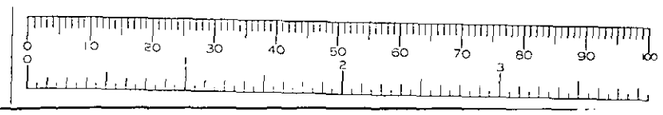


PROPOSED SIDE ELEVATION



CEDARMART

Architectural Services,
CAD Design & Draughting

Tel / Fax 0118 947 3250
Website: www.cedarmart.co.uk
E-mail: eric@cedarmart.co.uk
3 Rosehill House, Peppard Road,
Emmer Green, Reading RG4 8XB

Issue	Date	Revision

PLANNING SERVICES	HPT
PCL	TES
DC	EMF
ARS	
CS	

25 JUL 2002

COPIES TO	ICK:
	FILE:

SCALE	DATE
1:100	OCTOBER 2001

TITLE

PROPOSED CONVERSION & GARAGE AT:
49 ADWELL DRIVE
LOWER EARLEY
BERKSHIRE

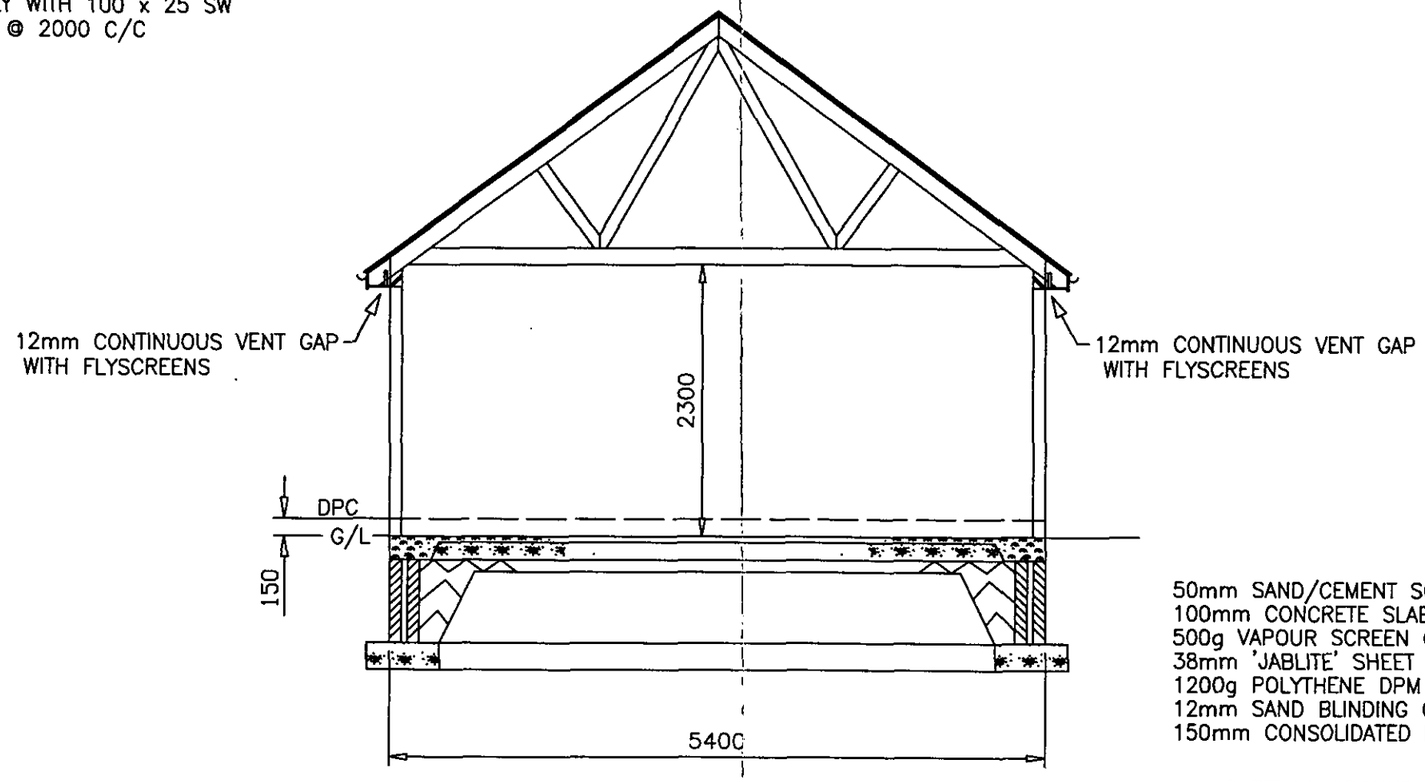
REV B

03.DEC.2001* 5392

ROOF DETAILS
ROOF TILES TO MATCH EXT'G
ON 38 x 25 TREATED SW BATTENS
ON UNTEARABLE SARKING FELT ON
VENTILATION OPENING AT HIGHEST LEVEL
PRACTICABLE EQUIVALENT IN AREA
PREFABRICATED TRUSSED RAFTERS TO BS5268 PT.3
@ 600 C/C ON 75 x 50 WALL PLATES
BRACED HORIZONTALLY & DIAGONALLY WITH 100 x 25 SW
30 x 5 GALV'D MILD STEEL STRAPS @ 2000 C/C

EXTERNAL WALLS

102mm MATCHING BRICKWORK
CATNIC TYPE CN7 OVER DOOR
& GARAGE DOOR



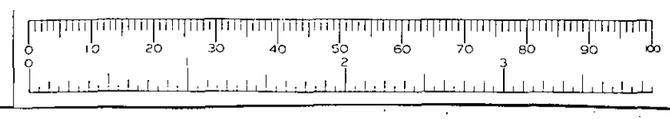
TYPICAL SECTION
THRO' PROPOSED NEW GARAGE

50mm SAND/CEMENT SCREED ON
100mm CONCRETE SLAB ON
500g VAPOUR SCREEN ON
38mm 'JABLITE' SHEET ON
1200g POLYTHENE DPM ON
12mm SAND BLINDING ON
150mm CONSOLIDATED HARDCORE

WALLS BELOW GROUND
2 SKINS DENSE CONC
BLOCKS CAVITY FILLED
TO G.L. WITH CONCRETE

600 x 225 CONC STRIP
FOOTINGS 1:3:6 MIX
DEPTH TO BUILDING
INSPECTORS APPROVAL

REFUSED

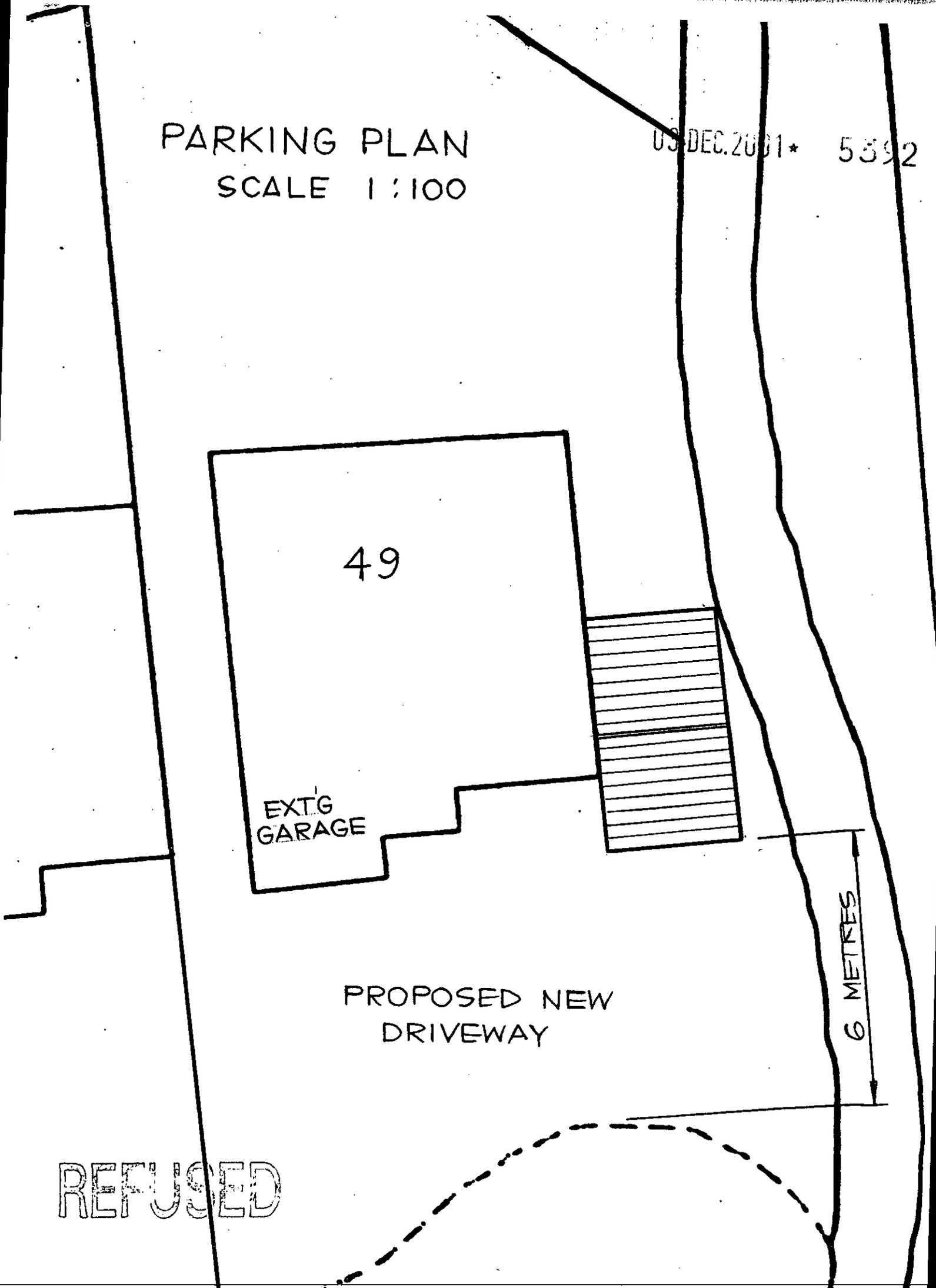


DATE OCTOBER 2001	TITLE PROPOSED CONVERSION & GARAGE AT: 49 ADWELL DRIVE LOWER EARLEY BERKSHIRE
SCALE 1:50	

PARKING PLAN

SCALE 1:100

US DEC. 2001* 5592



REFUSED

03.DEC.2001* 5392

NOTES:

SURFACE WATER:
102mm HALF ROUND GUTTER
TO MATCH EXT'G CONNECTING
TO RWP ø63mm UPVC
NEW SW DRAINS ø100 UPVC
PIPING LAID & SURROUNDED
IN 150mm PEA SHINGLE

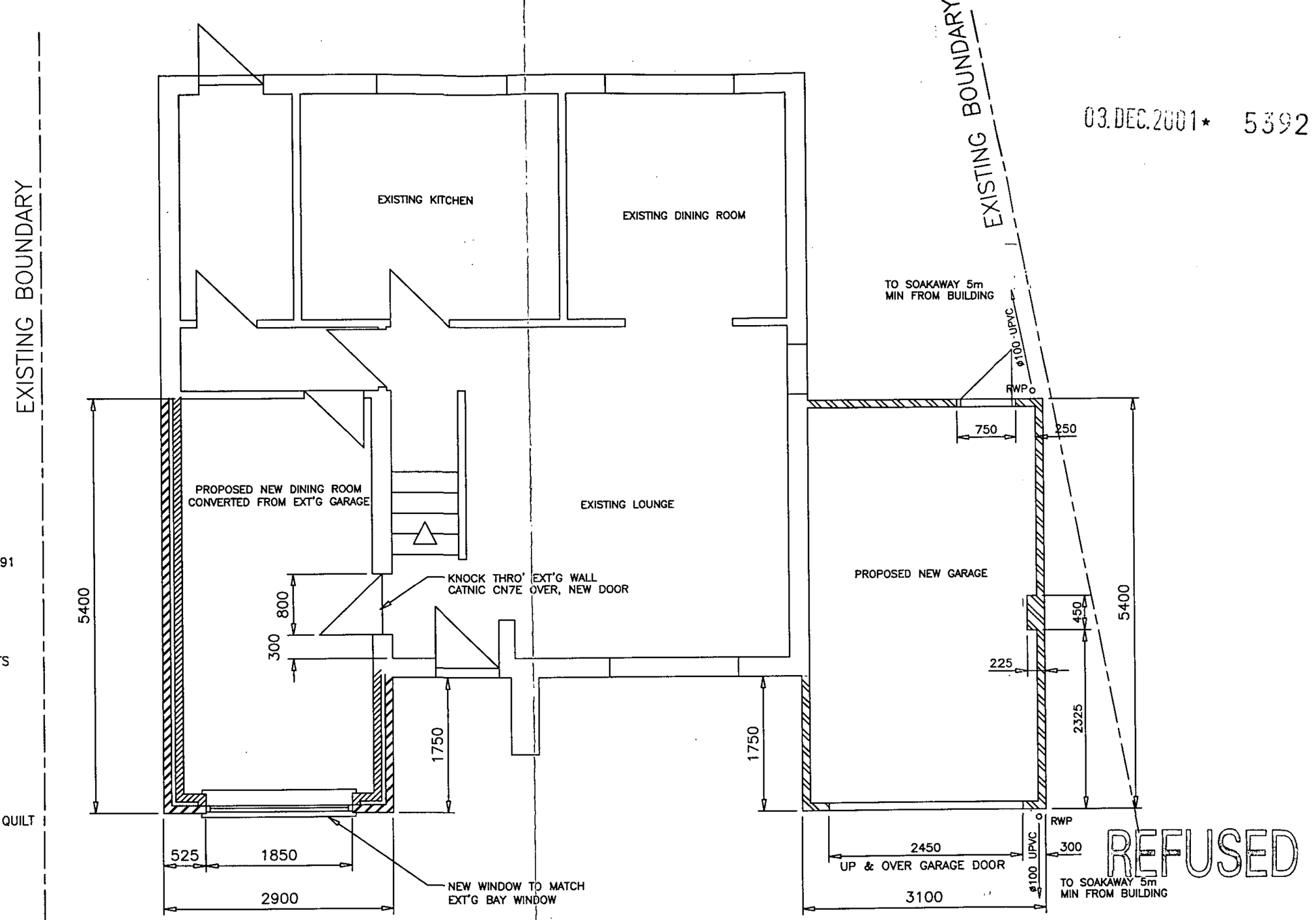
SAFETY GLAZING IN ACCORDANCE
WITH PART N OF BUILDING REGULATIONS 1991
TO GIVE 8000mm2 VENTILATION AREA
D.P.C. TO BS 743
VERTICAL D.P.C. TO BE
PROVIDED AT WINDOW JAMB
CATNIC CN7 AT ALL OPENINGS
ALL LINTOLS,JAMBS & SILLS TO BE
INSULATED BY DRY THERM CAVITY WALL BATS

WINDOW AREA TO BE MIN 1/10
FLOOR AREA WITH MIN 1/20
FLOOR AREA AS OPENABLE LIGHTS

PROPOSED DINING ROOM TO BE HEATED
BY RADIATORS FROM EXISTING CENTRAL
HEATING SYSTEM

PROPOSED DINING ROOM CEILING
TO BE PROVIDED WITH 200mm INSULATING QUILT
WITH 12mm FOIL BACKED PLASTERBOARD

PROPOSED DINING ROOM EXT'G WALLS
ADD 50mm CAVITY (FILLED WITH 50mm
ROCKWOOL INSULATION BATS)
100mm THERMALITE BLOCKS
GALVANISED WIRE WALL TIES @ 450mm
VERTICAL & 900mm HORIZONTAL C/C
12mm FOIL BACKED PLASTERBOARD
TO GIVE 0.45W/m²K 'U' VALUE



REFUSED

EXT,G DRIVEWAY

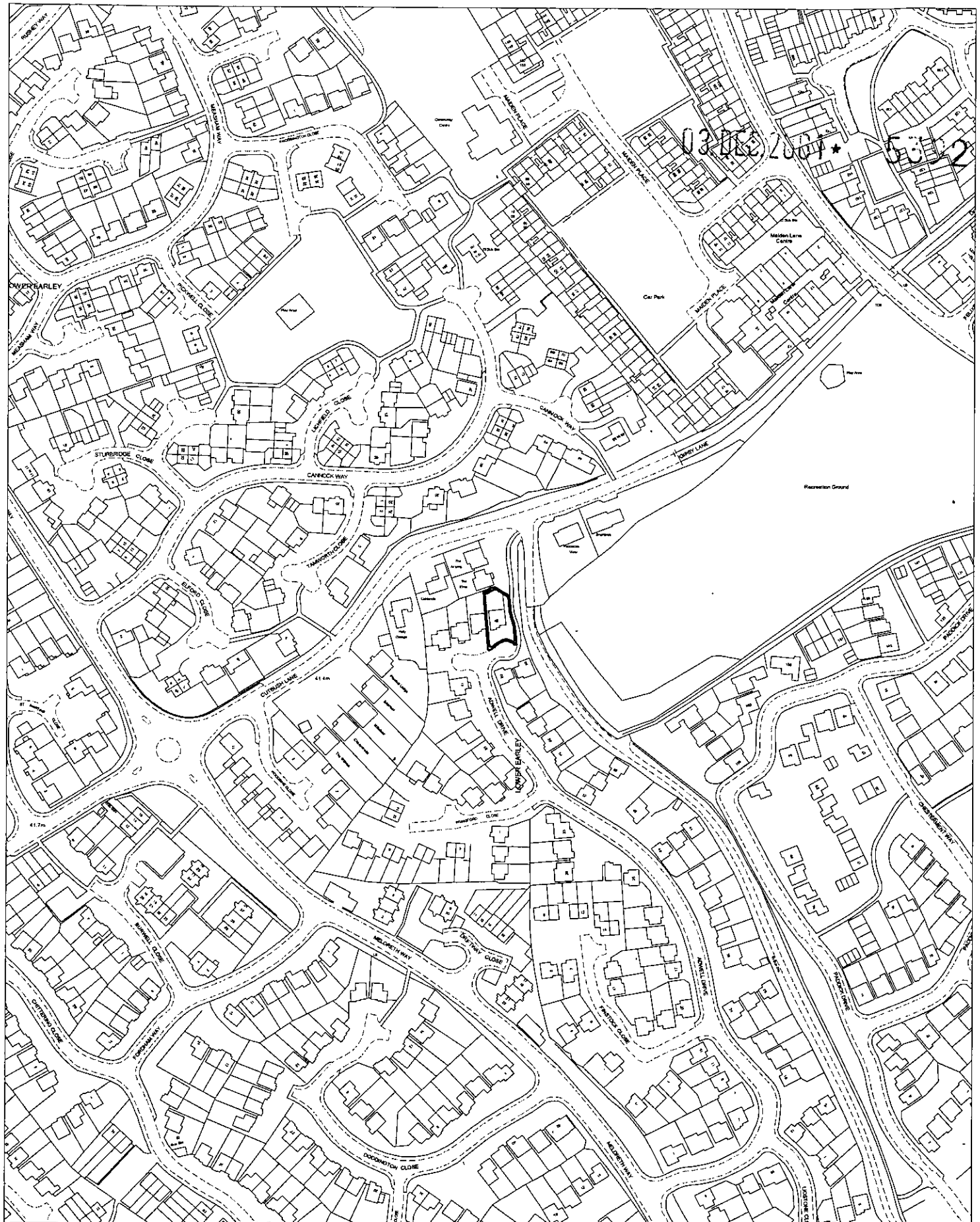
GROUND FLOOR PLAN

PROPOSED NEW
DRIVEWAY
(LAID TO TARMAC)

DATE	SCALE
OCTOBER 2001	1:50

TITLE

PROPOSED CONVERSION & GARAGE AT:
49 ADWELL DRIVE
LOWER EARLEY
[illegible]HIRE



Site Plan, Scale: 1 to 2500

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Date: 28 June 2000

N
W E
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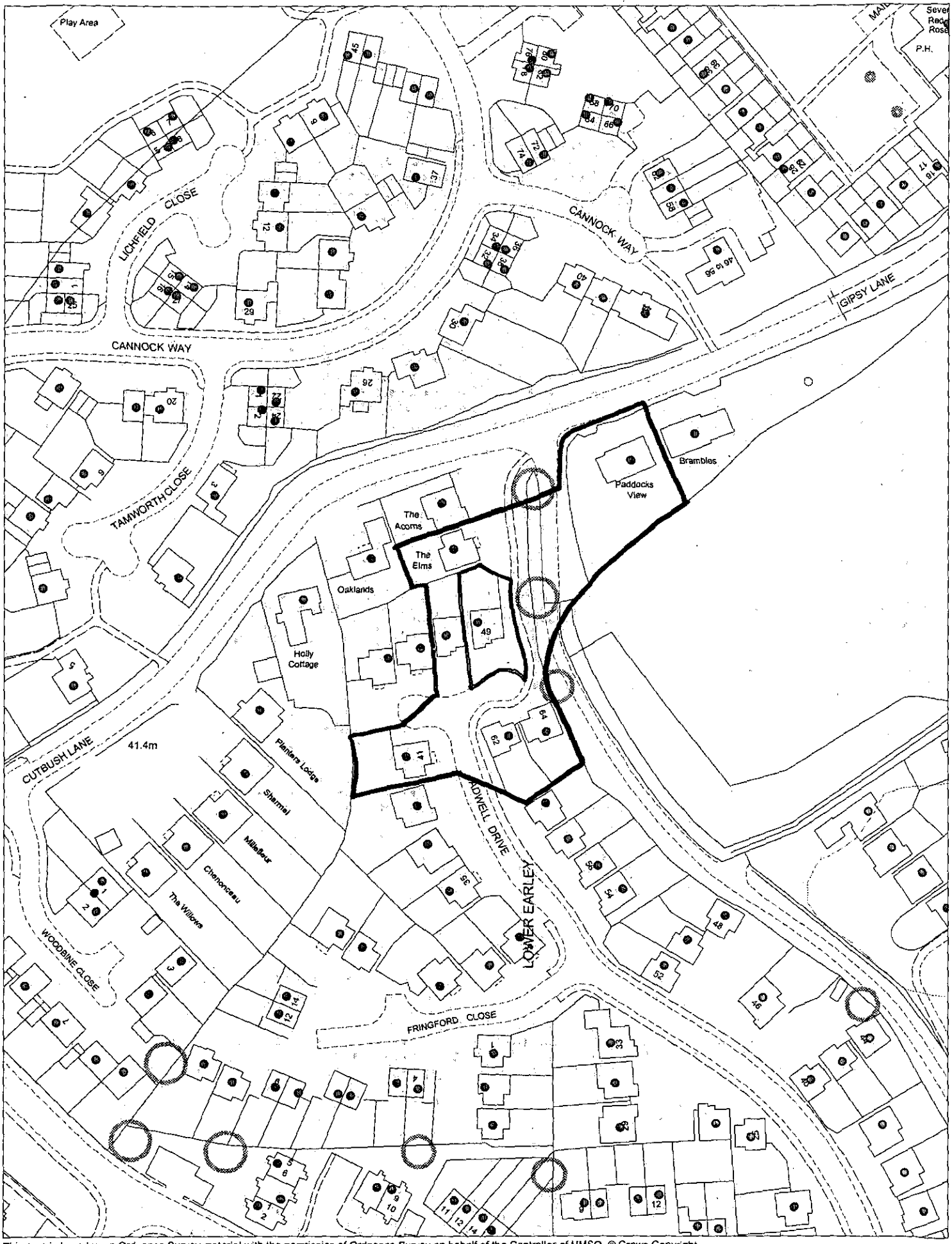
03.DEC.2001* 5392



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Development Control Section, Environmental Services, Wokingham District Council.
23 November 2001 Scale: 1 : 1250

N W E S

SOUTHPORT U.K. Tel.0704-26866 Fax.0704-25814
LONDON OFFICE Tel.071-377-1777 Fax.071-247-6181

ILEX SYSTEMS LTD

APPLICATION NO.5392

Name of appellant:
Mr B Corbishley

Site address:
49 Adwell Drive, Earley

Proposal:Proposed conversion of garage to dining room & single storey side extension to dwelling

Case Officer:RK

Allowed
08/08/02.

504
00

Applicat

Single
at 1 Kil
Charvil

District
Allocate
Date Re

Vetting

5/Week
Extende

EOT Agreed Y

Decision
Date

Date Commenced

Date Completed

REGISTRATION

WRITTEN REPRESENTATION APPEAL

CASE OFFICER: RK

APPLICATION NUMBER: 5392

APPELLANT: Mr B Corbishley

SITE: 49 Adwell Drive, Earley

APPEAL REF: APP/X0360/A/02/1086224

START DATE: 21/03/02

DATE OF SITE VISIT 22/07/02

ALLOWED 07/08/02

Progress Record	Date Actioned	Initials
Appeal Logged:	25/03/02	
Entered on Access:	03/04/02	DG
Notification Letters Due:	**04/04/02**	
Notification Letters Sent:	04/04/02	DG
Questionnaire Due:	**04/04/02**	
Questionnaire Sent:	04/04/02	DG
Statement Due:	~~02/05/02~~	
Statement Sent:	25/04/02	DG
Comments on Statement Due	23/05/02	
Comments on Statement Sent	—	
Decision letter circulated:	08/08/02	DG
Decision entered on Access:	08/08/02	DG

Appeal Decision

Site visit made on 22 July 2002

By Mr C Cunningham BSc(Hons) MA MCP 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 7 AUG 2002

Appeal Ref: APP/X0360/A/02/1086224
49 Adwell Drive, Lower Earley, Reading.

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr B Corbishley against the decision of Wokingham District Council.
- The application (Ref. F/2001/5392), dated 17 November 2001, was refused by notice dated 23 January 2002.
- The development proposed is a garage conversion and the erection of a new garage.

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

Procedural Matters

1. From the written submissions I note the conversion of the existing garage would create additional living accommodation in the form of a dining room. An amended plan that has corrected a number of inconsistencies in the originally submitted plans relating in particular to roof heights and pitch was received on 25 July 2002. The Council has indicated the amended plan does not change its view on the proposed development. I consider the amended plan has not materially changed the overall visual impact of the proposed development from that shown on the original plans and I have accepted it as clarifying details of roof heights and pitch.

2. In order to provide vehicular access to the proposed new garage the appeal plans show that most of the forecourt to the appeal premises would be paved. These works are not referred to in the description of the proposed development and the Council has acknowledged that the paving would constitute permitted development under Part 2, Schedule 1, Class F of the General Permitted Development Order 1995. I have therefore taken it that the paving does not form part of the appeal proposals.

3. The appeal will be determined on these bases.

Main Issues

4. The main issue is the impact the proposed new garage would have through siting, massing and elevation treatment on the open plan character of this urban locality and in particular on the visual impact it would have when viewed from the adjoining footpath.

Planning Policy

5. The Development Plan for the area comprises the Berkshire Structure Plan (1995) and the Loddon Area Local Plan (1995). None of the policies of the Structure Plan has been brought to my attention as relevant to the appeal proposals. Policies LBE1 and LBE2 of the

Local Plan emphasise the requirement that new development should be of a high standard of design appropriate to the character of the area and that development that would adversely affect the character of an area will not normally be permitted.

6. I have also been referred to the Wokingham District Local Plan (Deposit Draft 1997). Objections to this Plan were considered at an Inquiry that commenced in October 1998. The Inspector's Report was published in October 2001 but has not yet been formally considered by the Council. Policy WBE1 of this Plan, as originally published or as recommended by the Inspector, is similar to Policies LBE1 and LBE2 in that it states new development will be expected to achieve high standards of design. The relevant policies of this emerging Local Plan shall be treated as a material consideration and attributed the weight advised in paragraph 48 of Planning Policy Guidance Note 1 (PPG1), *General Policy and Principles.*

Reasoning

7. The proposed new garage would be attached to the east side of the appeal property. It would be about 2.9m wide and in visual terms would effectively fill the gap between the property and the public footpath that follows the side of the appeal premises and connects a cul-de-sac end of Adwell Drive with Gipsy Lane to the north. It would project about 1.7m forward from the main two-storey frontage part of the appeal property and would have a ridge roof about 3.6m high. When viewed from the adjoining footpath the proposed garage would present a gable wall about 5.2m long that would be on, or up to about 1m from, the edge of that footpath.

8. The existing integral garage that is the subject of the proposed conversion to living accommodation projects forward the same distance from the main part of the house as would the proposed garage.

9. From the application plans (amended) and my site inspection I note that the proposed garage would extend onto what is now front and side garden space to the appeal property. It would not however in my view have a materially detrimental impact on the open plan character of this part of Adwell Drive. The garage would have a narrowing effect on views along the footpath, but I do not consider it would be overly dominant or in any other way would be detrimental to the visual amenity of users of that footpath. The proposed development would therefore be appropriate in terms of siting and design to the locality and would comply with Policies LBE1 and LBE2.

Conditions

10. I have considered the conditions suggested by the Council. In the interests of visual amenity, it would be appropriate to impose a condition controlling the materials to be used in the works associated with the proposed development. In the interests of highway safety that may be jeopardised by on-street parking, a condition requiring the proposed garage to be kept available for vehicle parking should be imposed. Paving of the front garden does not form part of the appeal proposal (paragraph 2 above). It would not therefore be appropriate to impose suggested condition No 4.

Other Matters

11. All other matters raised in the written representations have been considered, including reference to the impact the proposed garage would have on reducing natural surveillance of the footpath between Adwell Drive and Gipsy Lane and the effect that would have on the

security of users of the footpath. At my site inspection I noted the proposed garage would obstruct views from Adwell Drive of a length of the footpath. The relevant length of footpath is however very close to the appeal property and is overlooked from the front of a dwelling opposite the appeal property. Taking those factors into account I consider the loss of footpath surveillance that would result from the proposed garage would not be materially detrimental to the security of users of the footpath.

12. I have also considered the references to approved extensions to dwellings at Doddington Close and Marefield. From the descriptions of those proposals and from the plans submitted by the Council I have formed the view that the circumstances of the appeal proposals are clearly to be distinguished from the referred to cases. In any event it is a planning principle that every application is considered on its merits.

13. These other matters do not outweigh the main considerations that have led to my decision.

Conclusions

14. For the reasons given above, 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 garage conversion and the erection of a new garage at 49 Adwell Drive, Lower Earley, Reading, in accordance with the terms of the application Ref. F/2001/5392 dated 17 November 2001 and the amended plan received on 25 July 2002, 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.

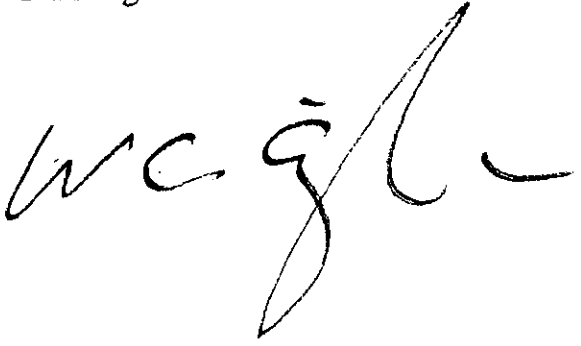
    2) The materials to be used in the construction of the external surfaces of the proposed garage and garage conversion hereby permitted shall match those used in the existing building.

    3) The garage hereby permitted shall be kept available for the parking of a car at all times.

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.



The Planning Inspectorate

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

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

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APP
08 AUG 2002
COPIES TO
FILE:

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

Your Ref: F/2001/5392

Our Ref: APP/X0360/A/02/1086224

Date: 7 August 2002

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR B CORBISHLEY
SITE AT 49 ADWELL DRIVE, LOWER EARLEY, READING, BERKSHIRE, RG6 4JY

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

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

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

Phone No. 0117 372 8252

Fax No. 0117 372 8139

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

Yours faithfully

pp G. Nall

Mrs Margaret Pocock

COVERDL1

ENVIRONMENT AGENCY

Our Ref : SP/2001/004995-1/1
Your Ref : F/2001/5392

Date : 15 January 2002

Mr E Bolton
3 Rose Hill House
Peppard Road
Reading
RG4 8XB

~~Dear Mr Kelly~~

CONVERSION OF GARAGE TO DINING ROOM AND SINGLE STOREY SIDE EXTENSION TO DWELLING AT 49 ADWELL DRIVE, LOWER EARLEY, READING

This is a copy of the Environment Agency's response to the Local Planning Authority with respect to the planning application which you submitted for the above site.

Thank you for your letter dated 05th December 2001, received on 07th December 2001. Please quote the following reference in any correspondence: **SU77SE/1/18**. The Environment Agency has no objection to the proposed development, but would like the following advice to be taken account of;

PLANNING INFORMATIVES

The following planning informatives should be attached to any planning permission granted:

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.
Contact David Walters on 01276 454365 for further details.

ADVICE TO PLANNING AUTHORITY

Landfill Gas Risk

According to our records, there is one landfill site within 250 metres of the site. In view of the proximity of the proposed development to the above landfill sites, it is considered possible that landfill gas may present a risk to this proposal. The agency would suggest that the applicant is advised to incorporate gas protection measures into the design of the building. Suitable techniques are outlined in the Building Research Establishment Report No. 212 'Construction of New Buildings on Gas Contaminated Land'. This will ensure that the development is protected against the adverse effects of gas, which may migrate into the building.

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

Presence of a Watercourse

We are not aware of any watercourses on the site, but should there be any, we advise that:
(1) they should not be culverted; and
(2) a buffer zone is left on either side of any watercourse, and
(3) culverted watercourses should not be built over, but should ideally be opened up and made a feature of the site.

In any case, you should note that culverting of a watercourse requires the prior written approval of the local authority under the terms of the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991/Water Resources Act 1991. The Agency seeks to avoid culverting, and its consent for such works will normally be withheld.

ADVICE TO APPLICANT

Pollution Control

Clean Surface and Roof Water
The site is not situated within a currently designated public water supply groundwater source protection zone. In this case, shallow soakaways would be acceptable for the disposal of clean surface and roof water provided they are not constructed so that they penetrate the water table, or in any event exceed 3 metres in depth below existing ground level.

Surface water from hard standing areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar. Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

Foul Water
All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

Wildlife Conservation

Wildlife Protection
The developer should avoid gaining access, storing materials and spoil spreading on adjacent areas of important wildlife habitat. Such areas include hedgerows; woodland pockets; patches of tall grassland and areas adjacent to waterbodies.

Landscaping
Tree and shrub removal from the site should be minimised if works proceed. Professional tree surgery should be carried out in preference to felling wherever possible so trees can be made safe and retained on site. Any retained trees must be protected during construction. Appropriate replacement planting should be provided for any vegetation lost, disturbed or degraded during works.

Wildlife Enhancement
Bird nesting and roosting sites should be built into the development through the incorporation

of ledges, crevices and holes, where possible. The incorporation of bat roosts into the design of the building should also be considered.

Natural Drainage
The development should incorporate Sustainable Urban Drainage (SUDs) utilising surface water for landscape irrigation and water features. This should include making use of permeable surfaces and other similar measures to reduce the risk of non-point source pollution or excessive surface water run-off. This might include the use of gravel surfaces in paths, parking spaces and driveways.

DECISION NOTICE

Please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent. If you have any further queries, please contact me, quoting the reference at the beginning of this letter.

Yours sincerely

MATTHEW ROSE
Development Planning Officer

Direct dial: 01276 454349
Direct fax: 01276 454352
Email: matthew.rose@environment-agency.gov.uk

Tel: (0118) 974 6448 (Direct Line)
Email: Denise.Gumbrell@wokingham.gov.uk
Date: April 4, 2002
My ref: **F/2001/5392**

WOKINGHAM UNITARY
Aiming for Excellence

The Owner / Occupier
PADDOCK VIEW
GIPSY LANE
LOWER EARLEY
READING
RG6 3HG

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

Dear Sir/Madam

APPLICATION No: F/2001/5392
APPEAL BY: Mr B Corbishley
SITE: 49 Adwell Drive Lower Earley Reading
PROPOSAL: Proposed conversion of garage to dining room and single storey side extension to dwelling.

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

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

If you wish to make further representations, you should, if possible, send three copies to Mrs M Pocock, The Planning Inspectorate, Room 3/03, Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. Please quote reference **APP/X0360/A/02/1086224**. Comments received after **02/05/2002** will not normally be seen by the Inspector & will be returned.

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

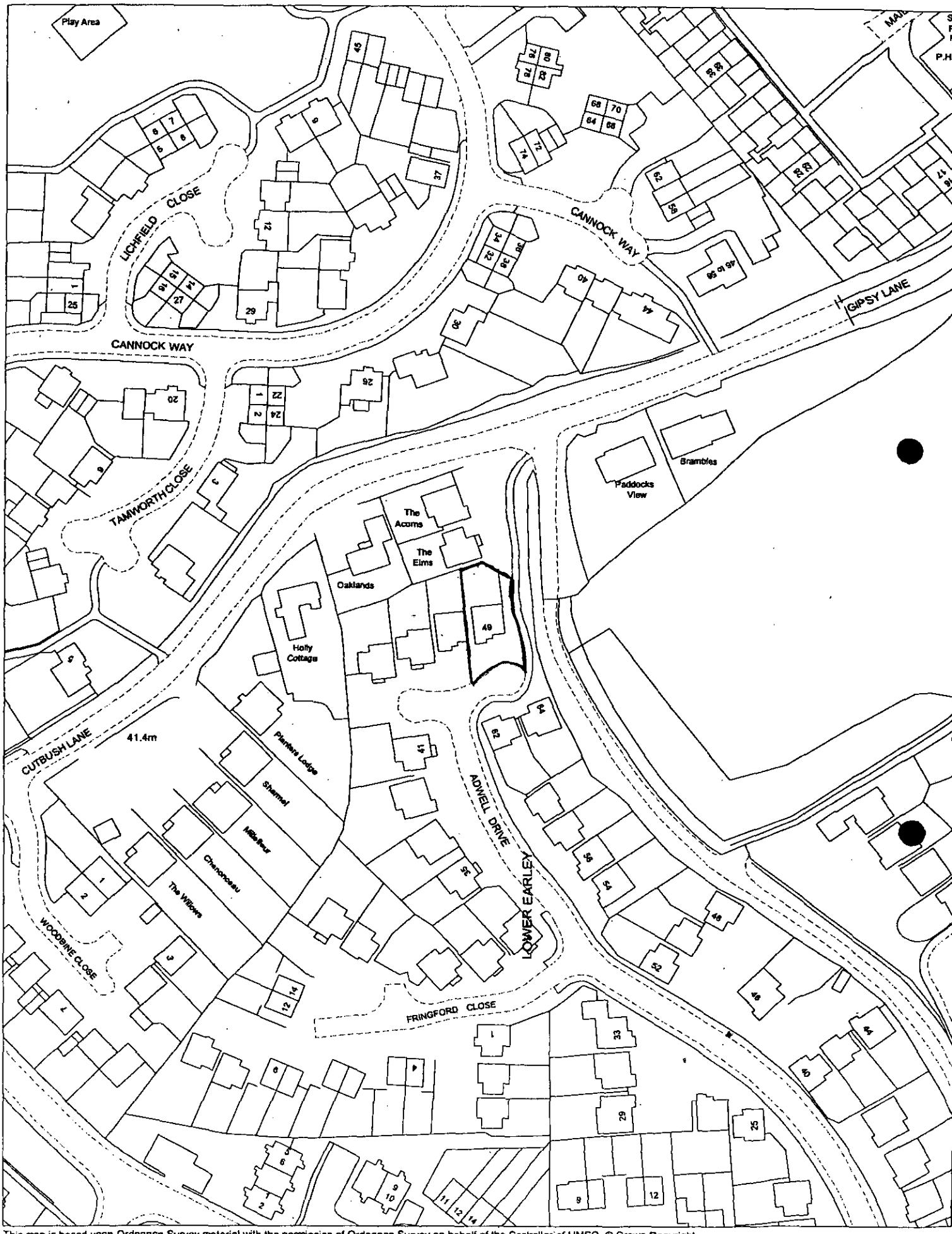
A free booklet, "Guide to taking part in planning appeals" is available from this office.

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

Yours faithfully

Denise Gumbrell

Appeals Assistant



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Central Support Section, Environmental Services, Wokingham District Council.

5 April 2002

Scale: 1 : 1250

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(RK)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr B Corbishley
C/O Mr E Bolton
3 Rosehill House
Peppard Road
Reading
Berkshire RG4 8XB

Application Number: F/2001/5392

Parish: **EARLEY**

Location: **49, Adwell Drive, Lower Earley, Reading.**

Proposal: **Proposed conversion of garage to dining room and single storey side 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 erection of the new garage to the side would have a detrimental impact on the visual amenities of the street scene. In addition, the conversion of the existing garage and erection of the new garage would give rise to a need to create additional driveway space to access the new garage. The provision of additional hard surface and the parking of vehicles in the front garden of the property would also be detrimental to the visual amenities of the street scene. The proposal is therefore contrary to policies LBE1 and LBE2 of the Loddon Area Local Plan and to policy WBE1 of the Wokingham District Local Plan (Deposit Draft).

A Cronin

Anna Cronin
Head of Planning & Transportation
Date: 23/01/2002

Notice checked by: _____

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

APPEALS TO THE SECRETARY OF STATE

PLANNING & ADVERTISEMENT APPEALS

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

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

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

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

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

PURCHASE NOTICES

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

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

COMPENSATION

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



Wokingham District Local Plan
Deposit Draft

With Proposed Amendments Highlighted

February 2000

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

POLICY FRAMEWORK

National Policy

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

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

Strategic Policy

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

Supplementary Planning Guidance

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

THE BUILT ENVIRONMENT

DESIGN PRINCIPLES

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

POLICY WBE1: DEVELOPMENT IN ITS LOCAL CONTEXT

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

a) ITS ENVIRONMENTAL IMPACT

b) ITS VISUAL IMPACT

c) ACCESSIBILITY

Cont.

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

e) THE LOCAL TOWNSCAPE

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

g) SAFETY AND SECURITY

h) THE PRIVACY AND AMENITY OF THE EXISTING ENVIRONMENT

i) SUPPLEMENTARY PLANNING DESIGN GUIDANCE ADOPTED BY THE COUNCIL.

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

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

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

POLICY WBE2: IMPROVING ON THE LOCAL CONTEXT

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

Implementation: Through the development control process.

Monitoring: Check quality of development on the ground.

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

POLICY WBE3: CHARACTER OF LARGE SCALE DEVELOPMENT

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

Cont.

LODDON AREA LOCAL PLAN

Adopted 5 May 1995

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

1.4 QUALITY AND CONSERVATION OF THE BUILT ENVIRONMENT



NEW DEVELOPMENT, REDEVELOPMENT AND REFURBISHMENT

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

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

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

❖ LBE1 DESIGN OF NEW DEVELOPMENT

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

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

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

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

❖ LBE2 INAPPROPRIATE DESIGN

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

ENVIRONMENTAL IMPROVEMENT

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

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

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

Direct Line 0117-3728307
Switchboard 0117-3728000
Fax No 0117-3728804
GTN 1371-8307

PLANNING SERVICES | HPT 8547
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12 JUL 2002
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FILE:

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

Your Ref: F/2001/5392

Our Ref: APP/X0360/A/02/1086224

Date: 11 July 2002

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR B CORBISHLEY
SITE AT 49 ADWELL DRIVE, LOWER EARLEY, READING, BERKSHIRE, RG6 4JY

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

Mr Ces Cunningham BSc(Hons) MA MCP MRTPI

The Inspector will visit the appeal site at 11:15 on 22 July 2002. It is important that you make immediate arrangements for the Inspector to be met at the site to enable the inspection to be made. If you cannot attend, you should arrange for someone else to attend in your place. **If this is not possible, you must let me know immediately.**

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

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

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

In general, decision letters are issued within 5 weeks of the date of the Inspector's site visit, although we cannot be precise about individual cases. If despatch of the letter is likely to be significantly delayed, we will let you know.

Yours faithfully

Julie Roffey

Mrs Julie Roffey

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

209D

The Planning Inspectorate

For offical use only Date received

QUESTIONNAIRE

PLANNING, LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT

APPEAL REF: APP/X0360/A/02/1086224 **GRID REF:** _____

APPEAL BY: Mr. B. CORBISHLEY

SITE: 49 ADWELL DVE, LOWER EARLEY

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

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

1.	Do you agree to the written representations procedure?			YES / ~~NO~~
OR	Do you wish to be heard by an Inspector at:	a.	a local inquiry?	~~YES~~ / NO
		or b.	a hearing?	~~YES~~ / NO
2.	If the written procedure is agreed, could the Inspector make an unaccompanied site visit? ***(It is our policy that Inspectors make an unaccompanied site visit whenever practicable e.g. the site can be seen clearly from a road or other public land. You must only indicate the need for an accompanied visit when it is necessary to enter the site e.g. to view or measure dimensions from within it.)***			~~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 a Grade I / II* / II listed building?	~~YES~~ / NO Grade I / II* / II
b. Would the proposed development affect the setting of a listed building?	~~YES~~ / NO
If the answer to question 11a or b is YES, please attach a copy of the relevant listing description from the List of Buildings of Special Architectural or Historic Interest. (If NO, go to Q13.)	
12. Has a grant been made under Sections 3A or 4 of the Historic Buildings and Ancient Monuments Act 1953?	~~YES~~ / NO
13.a. Would the proposals affect an Ancient Monument (whether scheduled or not)?	~~YES~~ / NO
b. If YES, was English Heritage consulted? Please attach a copy of any comments.	YES / NO
14.a. Is the appeal site in or adjacent to or likely to affect an SSSI? If YES, please attach the comments of English Nature.	~~YES~~ / NO
b. Are any protected species likely to be affected by the proposals? If YES, please give details.	~~YES~~ / NO

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

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

		Number of Documents Enclosed	N/A
d.	Any comments or directions received from the Secretary of State, other Government Departments or statutory agencies / undertakers whether or not as a result of consultations under the GDPO;	2	
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.	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?	02/05/02	
b. Copies of the following documents must, if appropriate, be enclosed with this questionnaire.	Number of Documents Enclosed	N/A
i) representations received from interested parties about the original application	2	
ii) the planning officer's report to committee		✓
iii) any relevant committee minute		✓
17. FOR APPEALS DEALT WITH BY WRITTEN REPRESENTATIONS ONLY		
Do you intend to send another statement about this appeal? If NO, please send the following information:-	YES / ~~NO~~	
a. In non-determination cases:		
i) what the decision notice would have said;		
ii) how the relevant development plan policies relate to the issues of this appeal.		
b. In all cases:		
i) the relevant planning history;		
ii) any supplementary reasons for the decision on the application;		
iii) matters which you want our Inspector to note at the site visit.		
18. THE MAYOR OF LONDON CASES ONLY		
a. Was it necessary to notify the Mayor of London about the application? If YES, please attach a copy of that notification.	YES / NO	
b. Did the Mayor of London issue a direction to refuse planning permission if YES, please attach a copy of that direction.	YES / NO	

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

Signature: _____ On behalf of: WOKINGHAM UNITARY Council

Date sent to us and the appellant 04/04/02 OUR Ref: F1200/5392

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

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ENVIRONMENT AGENCY

Our Ref : SP/2001/004995-1/1
Your Ref : F/2001/5392

Date : 15 January 2002

PLANNING SERVICES	HPT 51952
POL	TLS
DC RK	ENF
APP	
CS	
18 JAN 2002	
COPIES TO:	ACK:
	FILE:

District Planning Officer
Wokingham District Council
Council Offices
PO Box 157 Shute End
Wokingham
Berkshire
RG40 1WR

Dear Mr Kelly

CONVERSION OF GARAGE TO DINING ROOM AND SINGLE STOREY SIDE EXTENSION TO DWELLING AT 49 ADWELL DRIVE, LOWER EARLEY, READING

Thank you for your letter dated 05th December 2001, received on 07th December 2001. Please quote the following reference in any correspondence: **SU77SE/1/18**. The Environment Agency has no objection to the proposed development, but would like the following advice to be taken account of;

PLANNING INFORMATIVES

The following planning informatives should be attached to any planning permission granted:

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.
Contact David Walters on 01276 454365 for further details.

ADVICE TO PLANNING AUTHORITY

Landfill Gas Risk

According to our records, there is one landfill site within 250 metres of the site. In view of the proximity of the proposed development to the above landfill sites, it is considered possible that landfill gas may present a risk to this proposal. The agency would suggest that the applicant is advised to incorporate gas protection measures into the design of the building. Suitable techniques are outlined in the Building Research Establishment Report No. 212 'Construction of New Buildings on Gas Contaminated Land'. This will ensure that the development is protected against the adverse effects of gas, which may migrate into the building.

Presence of a Watercourse

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

We are not aware of any watercourses on the site, but should there be any, we advise that:
(1) they should not be culverted; and
(2) a buffer zone is left on either side of any watercourse, and
(3) culverted watercourses should not be built over, but should ideally be opened up and made a feature of the site.

In any case, you should note that culverting of a watercourse requires the prior written approval of the local authority under the terms of the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991/Water Resources Act 1991. The Agency seeks to avoid culverting, and its consent for such works will normally be withheld.

ADVICE TO APPLICANT

Pollution Control

Clean Surface and Roof Water
The site is not situated within a currently designated public water supply groundwater source protection zone. In this case, shallow soakaways would be acceptable for the disposal of clean surface and roof water provided they are not constructed so that they penetrate the water table, or in any event exceed 3 metres in depth below existing ground level.

Surface water from hard standing areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar. Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

Foul Water
All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

Wildlife Conservation

Wildlife Protection
The developer should avoid gaining access, storing materials and spoil spreading on adjacent areas of important wildlife habitat. Such areas include hedgerows; woodland pockets; patches of tall grassland and areas adjacent to waterbodies.

Landscaping
Tree and shrub removal from the site should be minimised if works proceed. Professional tree surgery should be carried out in preference to felling wherever possible so trees can be made safe and retained on site. Any retained trees must be protected during construction. Appropriate replacement planting should be provided for any vegetation lost, disturbed or degraded during works.

Wildlife Enhancement
Bird nesting and roosting sites should be built into the development through the incorporation of ledges, crevices and holes, where possible. The incorporation of bat roosts into the design

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

of the building should also be considered.

Natural Drainage
The development should incorporate Sustainable Urban Drainage (SUDs) utilising surface water for landscape irrigation and water features. This should include making use of permeable surfaces and other similar measures to reduce the risk of non-point source pollution or excessive surface water run-off. This might include the use of gravel surfaces in paths, parking spaces and driveways.

DECISION NOTICE

Please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent. If you have any further queries, please contact me, quoting the reference at the beginning of this letter.

Yours sincerely

MATTHEW ROSE
Development Planning Officer

Direct dial: 01276 454349
Direct fax: 01276 454352
Email: matthew.rose@environment-agency.gov.uk
CC: Mr E Bolton

Date: 21 December 2001

To: Highways

We have received Additional Plans for the following planning application:

Application Number: F/2001/5392

Location: 49, Adwell Drive, Lower Earley, Reading.

Proposal: Proposed conversion of garage to dining room and single storey side extension to dwelling.

Applicant: Mr B Corbishley C/O Mr E Bolton.

Case Officer: Richard Kelly

The new plans show the following: Parking layout.

Comments are required by 28/12/2001.

Should you have any queries regarding this application please contact the case officer Richard Kelly on (0118) 974 6229.

CONDITIONAL APPROVAL

C049, R049
C122, R122.

AC 24/12

HIGHWAYS CONSULTATION SHEET

From: Richard Kelly **Date:** 05 December 2001

Application Number: F/2001/5392

Proposal: Proposed conversion of garage to dining room and single storey side extension to dwelling.

Parish: EARLEY TOWN

Site Address:
49, Adwell Drive, Lower Earley, Reading.

Applicant:
Mr B Corbishley C/O Mr E Bolton.

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).

Comment.

There is a 2metre service strip that runs around the edge of the turning head, which forms part of the adopted public highway.

The proposed spaces must not encroach onto this area and therefore:

Please could Highways have an additional plan (at least 1:200 scale) showing the parking layout for 3 vehicles within the curtilage of the property. The outline of the spaces is to be marked on the plan accurately with minimum dimensions:

4.8m x 2.4m (standard space)
5.5m x 2.4m (in front of a garage)

The extent of the existing driveway must be clearly shown, along with details of any widening or alterations as a result of the proposal.

DRAWING MODIFIED AS REQUESTED.

AC 7/12/01

REGARDS.

E. Bolton

TO: **DEVELOPMENT CONTROL**
Richard Kelly

FROM: Environmental Design

DATE: 19 December 2001

Location:	49 Adwell Drive, Lower Earley
Proposal:	Proposed conversion of garage to dining room and single storey side extension to dwelling.
Application Number:	F/2001/5392

In response to your consultation dated 5 December 2001 for the above application, the landscape comments are as follows:

I have no objection to the proposed conversion of the garage to a dining room, however there are a number of implications in building a new garage to the side of the property.

1. There is a mature oak tree adjacent to the site that is protected by a TPO. As the oak is not plotted on the drawing I have estimated that the tree will be approximately 10m from corner of the garage. This is sufficient distance from the tree so as to not cause damage to the tree during construction.
2. In building the garage to the side of the property it will completely change the open aspect of the footpath running alongside the site. The structure will block off views into the close from the footpath and vice versa and reduce the natural surveillance of the area.
3. The existing parking at the front of the property is already sufficient for two cars. In building a garage a new driveway would need to be constructed to the garage, however it looks as if the proposal is to resurface the whole of the front garden for parking. This would not be in keeping with the character of the existing estate in that the proposals will affect the amenity of the area.

Catherine Brimble

Catherine Brimble
Landscape Architect

FROM: Richard Kelly

DATE: 05 December 2001

DELEGATED

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2001/5392

Proposal: Proposed conversion of garage to dining room and single storey side extension to dwelling..

Site Address: 49, Adwell Drive, Lower Earley, Reading.

Applicant: Mr B Corbishley C/O Mr E Bolton.

Your observations are required in respect of this application **by 29/12/2001** .

NO OBJECTION

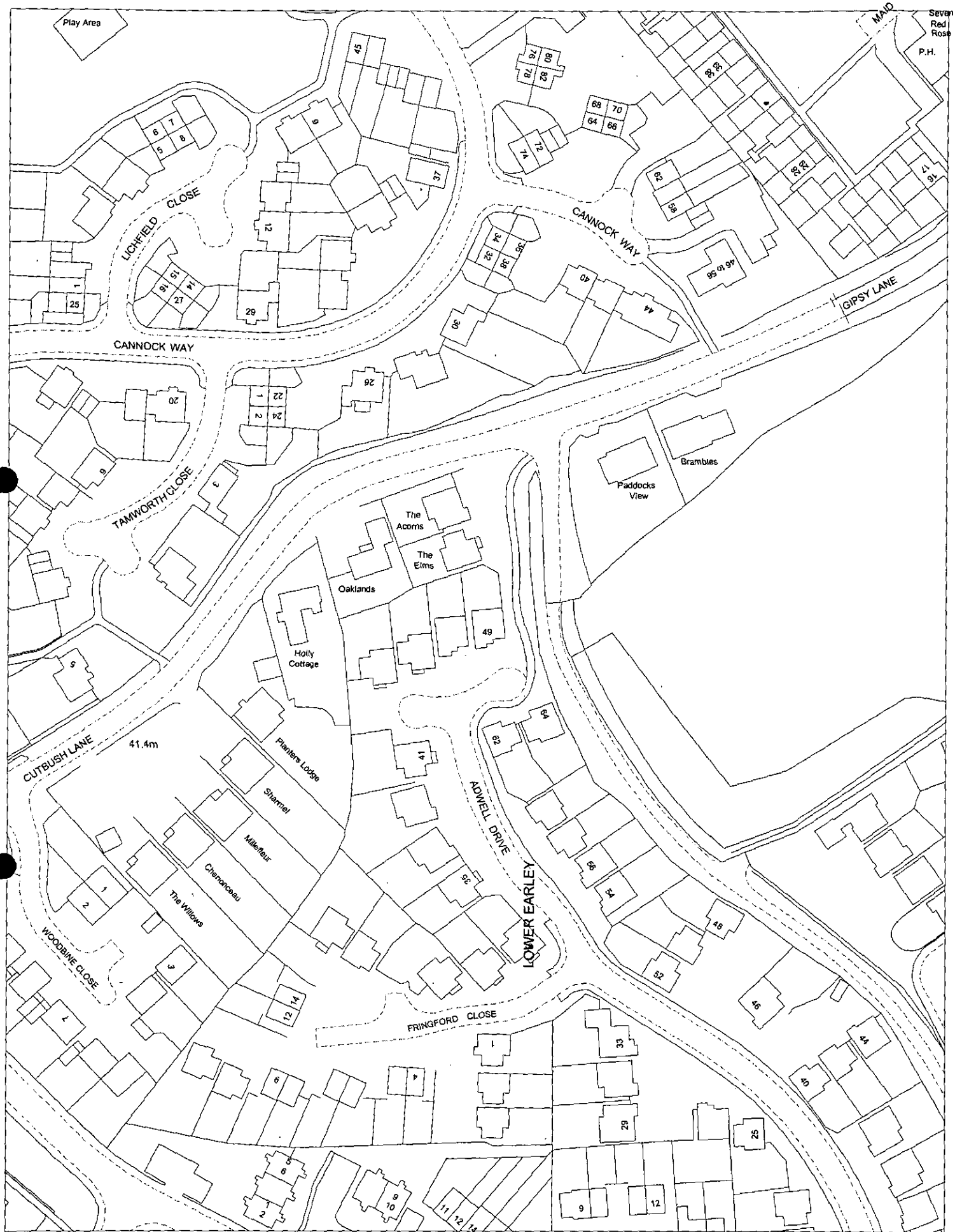
PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
14 DEC 2001	
COPIES TO:	FOR:
	FILE:

SIGNED: _____ DATE: 13 DEC 2001

Clerk To Earley Parish/Town Council.

Appendices

Appendix 1



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Central Support Section, Environmental Services, Wokingham District Council.

18 April 2002 Scale: 1 : 1250

N W E S

Appendix 2

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.

Appendix 3

CONCLUSIONS

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

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

RECOMMENDATION

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

4.13 That Policy WBE1 is deleted and replaced as follows:

"Policy WBE1: Design and new development

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

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

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

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

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

Appendix 4

1.4 QUALITY AND CONSERVATION OF THE BUILT ENVIRONMENT



NEW DEVELOPMENT, REDEVELOPMENT AND REFURBISHMENT

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

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

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

❖ LBE1 DESIGN OF NEW DEVELOPMENT

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

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

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

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

❖ LBE2 INAPPROPRIATE DESIGN

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

ENVIRONMENTAL IMPROVEMENT

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

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

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

❖ LBE3 REFURBISHMENT AND REDEVELOPMENT

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

❖ LBE4 ENVIRONMENTAL ENHANCEMENT SCHEMES

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

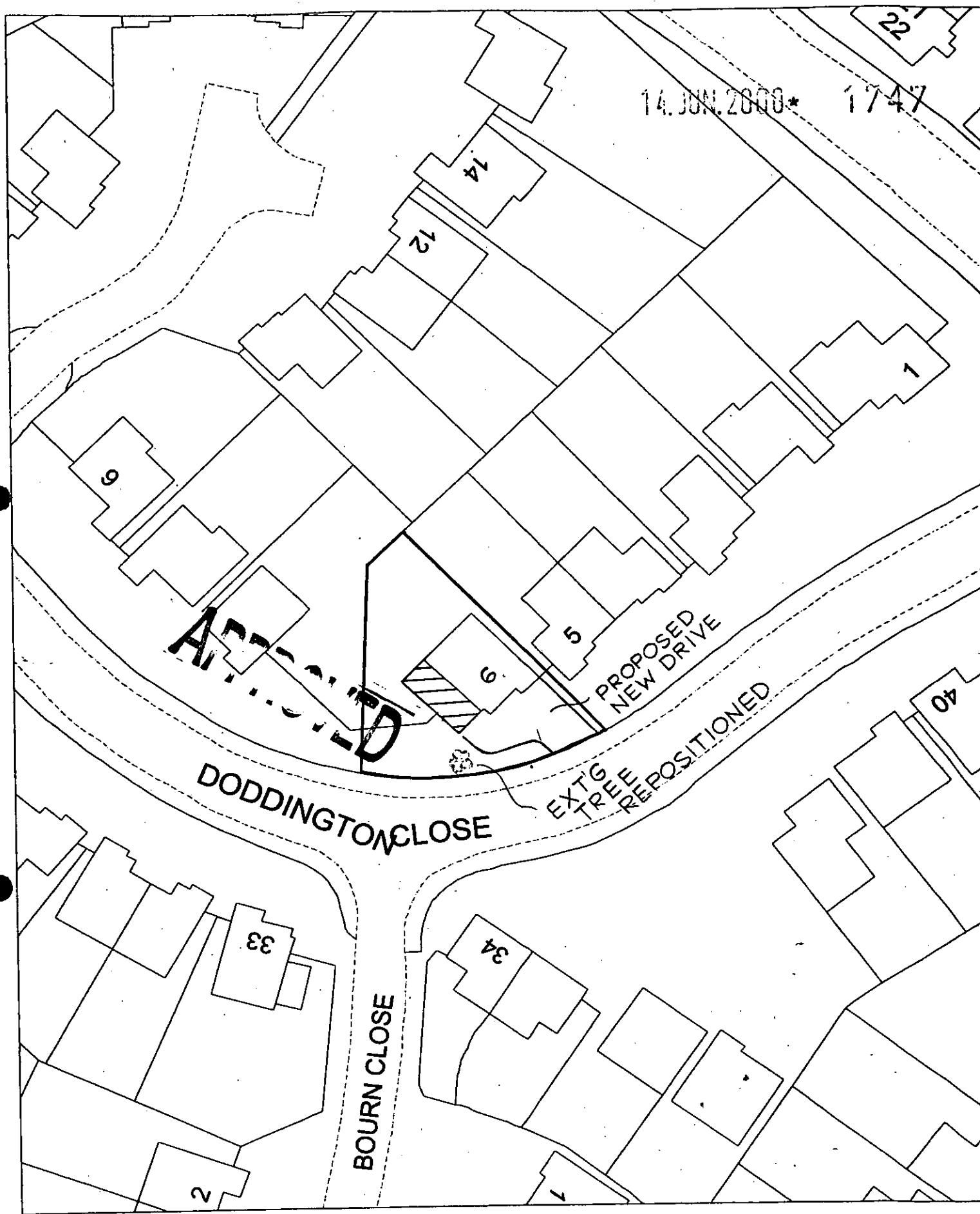
SUNLIGHT, DAYLIGHT AND NOISE

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

❖ LBE5 SUNLIGHT AND DAYLIGHT

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

Appendix 5



Site Plan, Scale: 1 to 500

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Date: 31 May 2000

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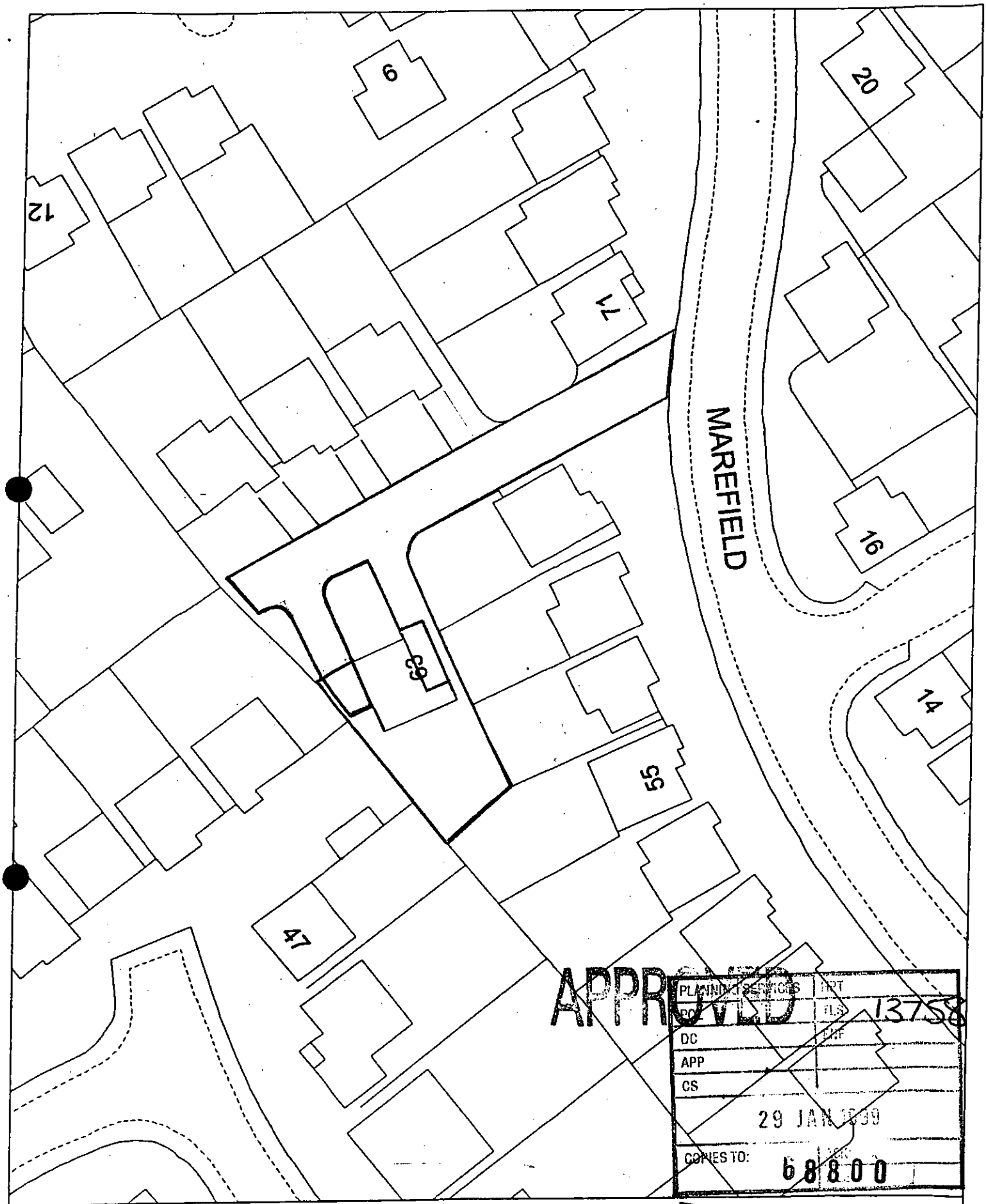
Appendix 6



Site Plan, Scale: 1 to 500

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Date: 27 April 1998

Appendix 7

Appeal: APP/X0360/A/02/1086224 – 49 Adwell Drive, Earley, Reading

Appendix 7: Conditions in the event that planning permission is granted

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

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

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

Reason: To ensure that adequate parking space is available on the site and reduce the likelihood of roadside parking.

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

Reason: To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

Informatives from the Environment Agency:

1. Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge the applicant should ensure that any increase in volume is permitted under the present conditions.
2. The applicant is advised to incorporate gas protection measures into the design of the building, as outlined in the Building Research Establishment Report No 212 'Construction of New Buildings on Gas Contaminated Land'.

Appendix 8

03.DEC.2001* 5392

NOTES:

SURFACE WATER:
102mm HALF ROUND GUTTER
TO MATCH EXT'G CONNECTING
TO RWP ø63mm UPVC
NEW SW DRAINS ø100 UPVC
PIPING LAID & SURROUNDED
IN 150mm PEA SHINGLE

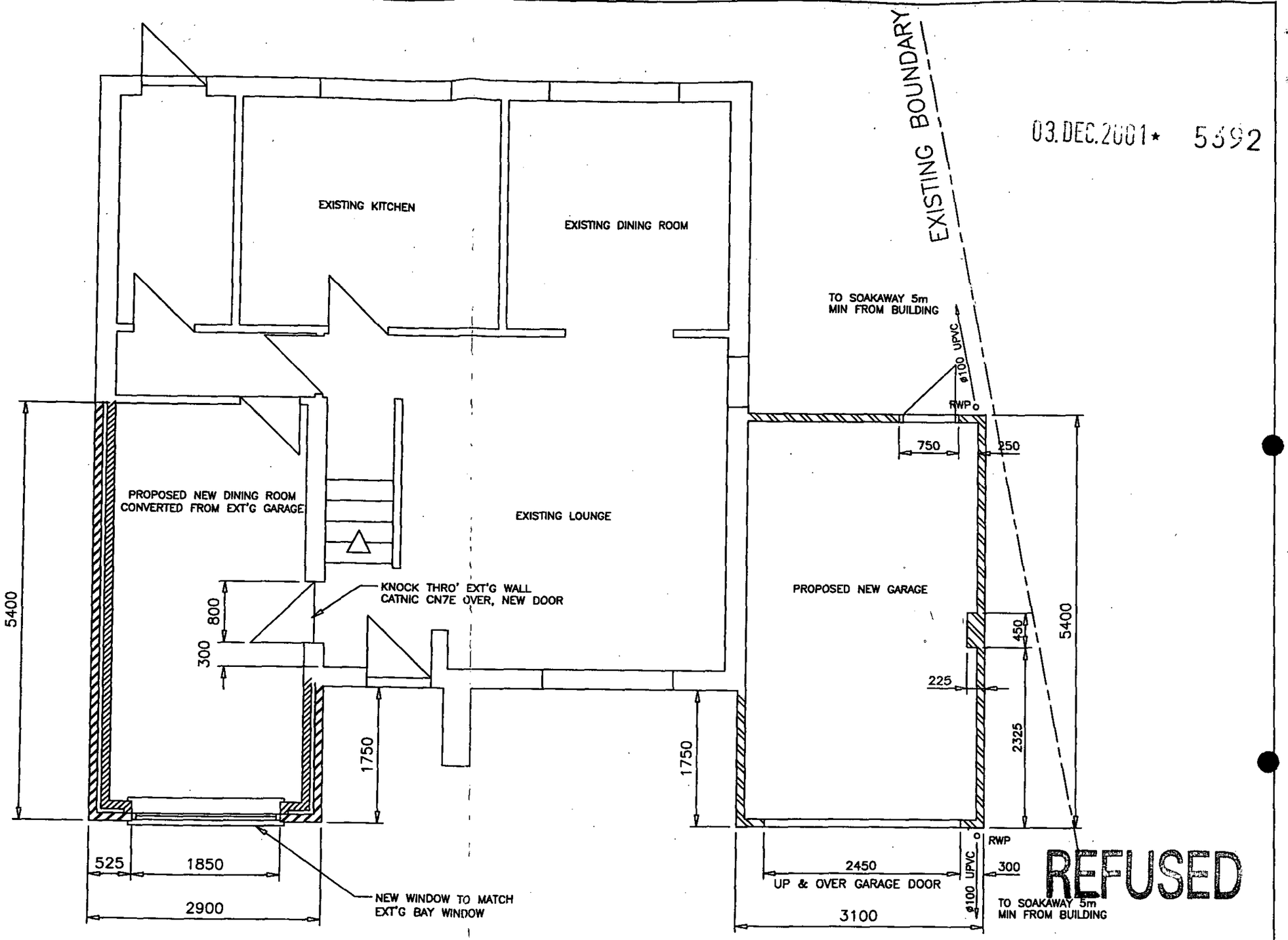
SAFETY GLAZING IN ACCORDANCE
WITH PART N OF BUILDING REGULATIONS 1991
TO GIVE 8000mm2 VENTILATION AREA
D.P.C. TO BS 743
VERTICAL D.P.C. TO BE
PROVIDED AT WINDOW JAMB
CATNIC CN7 AT ALL OPENINGS
ALL LINTOLS,JAMBS & SILLS TO BE
INSULATED BY DRY THERM CAVITY WALL BATS

WINDOW AREA TO BE MIN 1/10
FLOOR AREA WITH MIN 1/20
FLOOR AREA AS OPENABLE LIGHTS

PROPOSED DINING ROOM TO BE HEATED
BY RADIATORS FROM EXISTING CENTRAL
HEATING SYSTEM

PROPOSED DINING ROOM CEILING
TO BE PROVIDED WITH 200mm INSULATING QUILT
WITH 12mm FOIL BACKED PLASTERBOARD

PROPOSED DINING ROOM EXT'G WALLS
ADD 50mm CAVITY (FILLED WITH 50mm
ROCKWOOL INSULATION BATS)
100mm THERMALITE BLOCKS
GALVANISED WIRE WALL TIES @ 450mm
VERTICAL & 900mm HORIZONTAL C/C
12mm FOIL BACKED PLASTERBOARD
TO GIVE 0.45W/m^2K 'U' VALUE



REFUSED

EXT,G DRIVEWAY

GROUND FLOOR PLAN

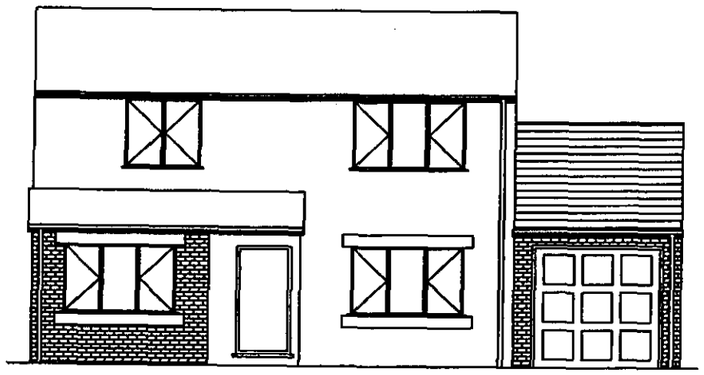
PROPOSED NEW DRIVEWAY
(LAID TO TARMAC)

DATE	SCALE
OCTOBER 2001	1:50

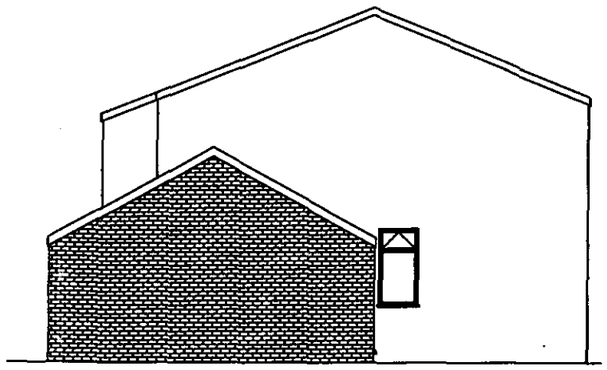
TITLE

PROPOSED CONVERSION & GARAGE AT:
49 ADWELL DRIVE
LOWER EARLEY
BERKSHIRE

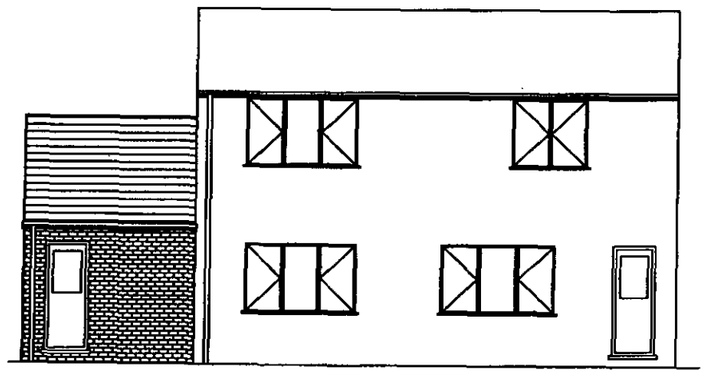
03.DEC.2001* 5392



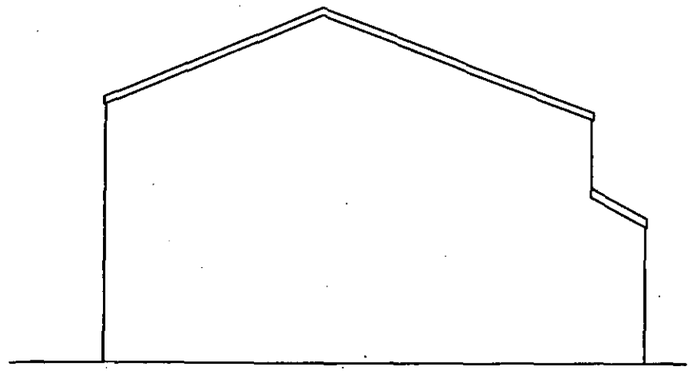
PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION

REFUSED

DATE
OCTOBER 2001

SCALE
1:100

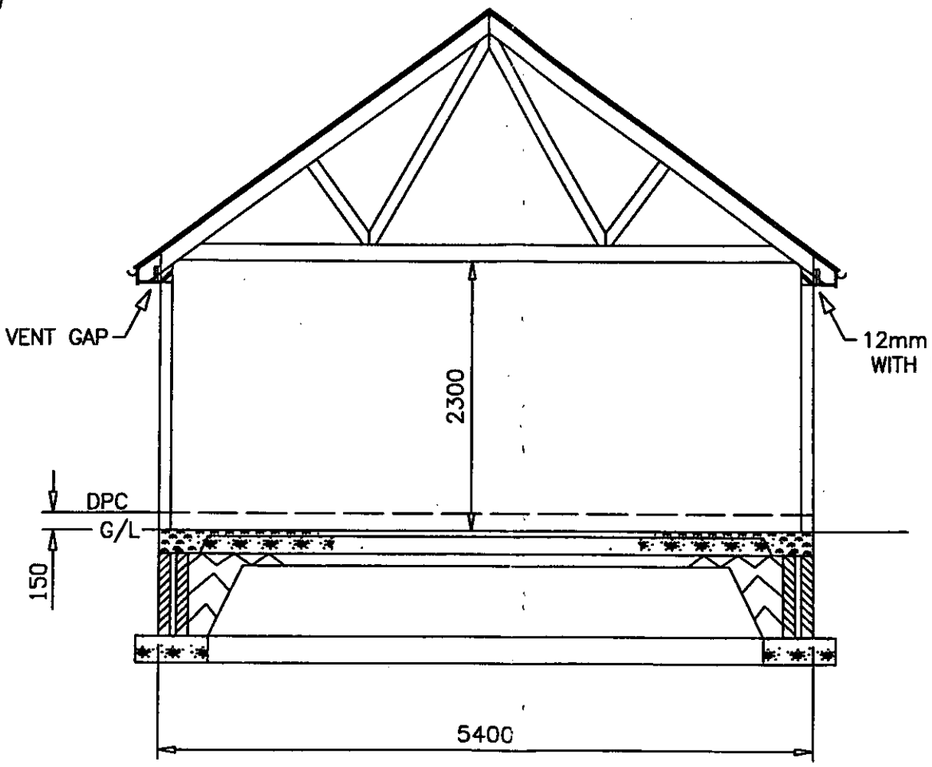
TITLE
PROPOSED CONVERSION & GARAGE AT:
49 ADWELL DRIVE
LOWER EARLEY
BERKSHIRE

03.DEC.2001* 5592

ROOF DETAILS
ROOF TILES TO MATCH EXT'G
ON 38 x 25 TREATED SW BATTENS
ON UNTEARABLE SARKING FELT ON
VENTILATION OPENING AT HIGHEST LEVEL
PRACTICABLE EQUIVALENT IN AREA
PREFABRICATED TRUSSED RAFTERS TO BS5268 PT.3
@ 600 C/C ON 75 x 50 WALL PLATES
BRACED HORIZONTALLY & DIAGONALLY WITH 100 x 25 SW
30 x 5 GALV'D MILD STEEL STRAPS @ 2000 C/C

EXTERNAL WALLS

102mm MATCHING BRICKWORK
CATNIC TYPE CN7 OVER DOOR
& GARAGE DOOR



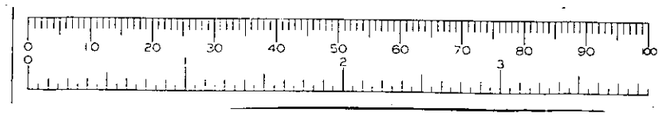
TYPICAL SECTION
THRO' PROPOSED NEW GARAGE

50mm SAND/CEMENT SCREED ON
100mm CONCRETE SLAB ON
500g VAPOUR SCREEN ON
38mm 'JABLITE' SHEET ON
1200g POLYTHENE DPM ON
12mm SAND BLINDING ON
150mm CONSOLIDATED HARDCORE

WALLS BELOW GROUND
2 SKINS DENSE CONC
BLOCKS CAVITY FILLED
TO G.L. WITH CONCRETE

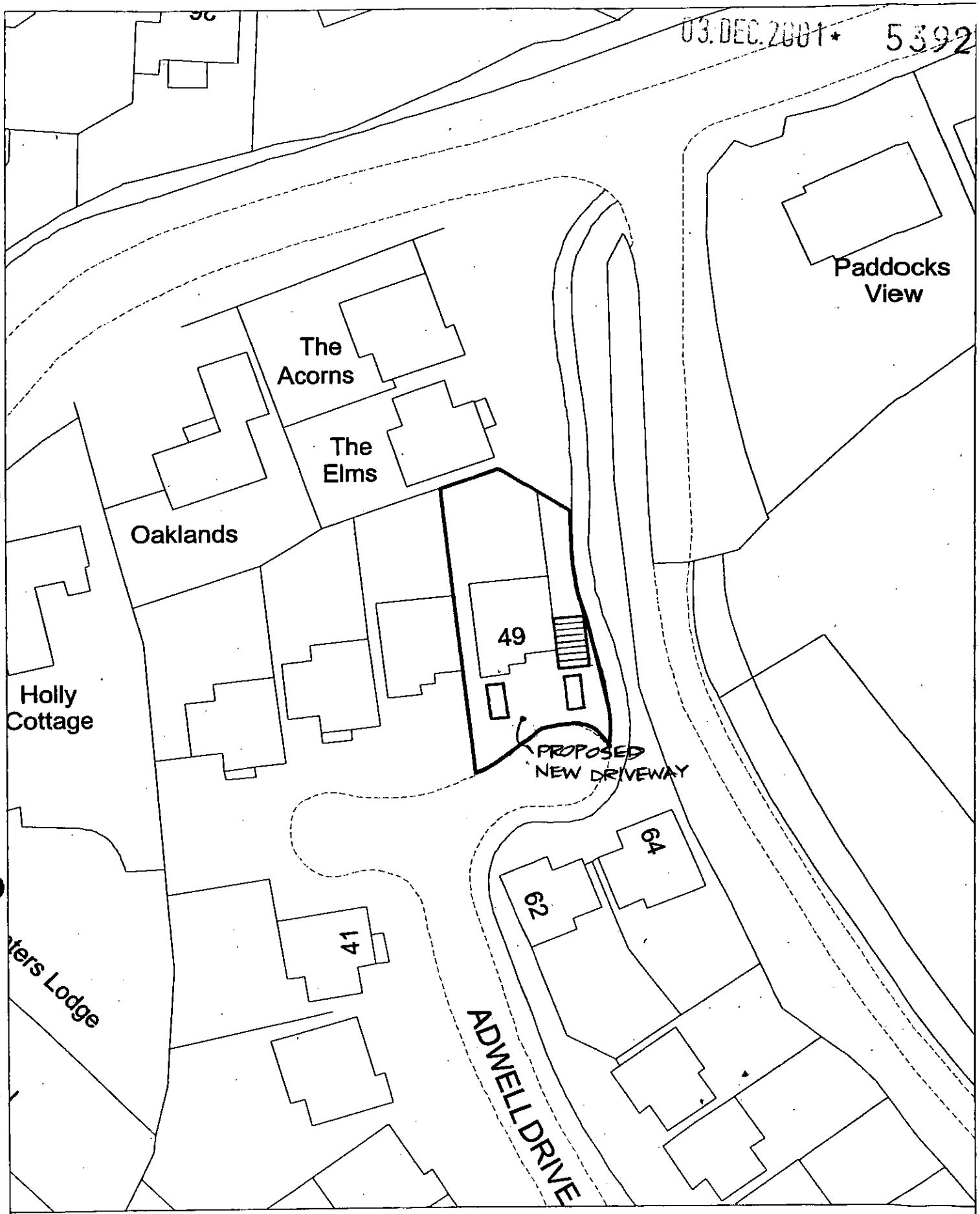
600 x 225 CONC STRIP
FOOTINGS 1:3:6 MIX
DEPTH TO BUILDING
INSPECTORS APPROVAL

REFUSED



DATE	TITLE
OCTOBER 2001	PROPOSED CONVERSION & GARAGE AT: 49 ADWELL DRIVE LOWER EARLEY BERKSHIRE
SCALE 1:50	

03. DEC. 2001 * 5392



Site Plan, Scale: 1 to 500

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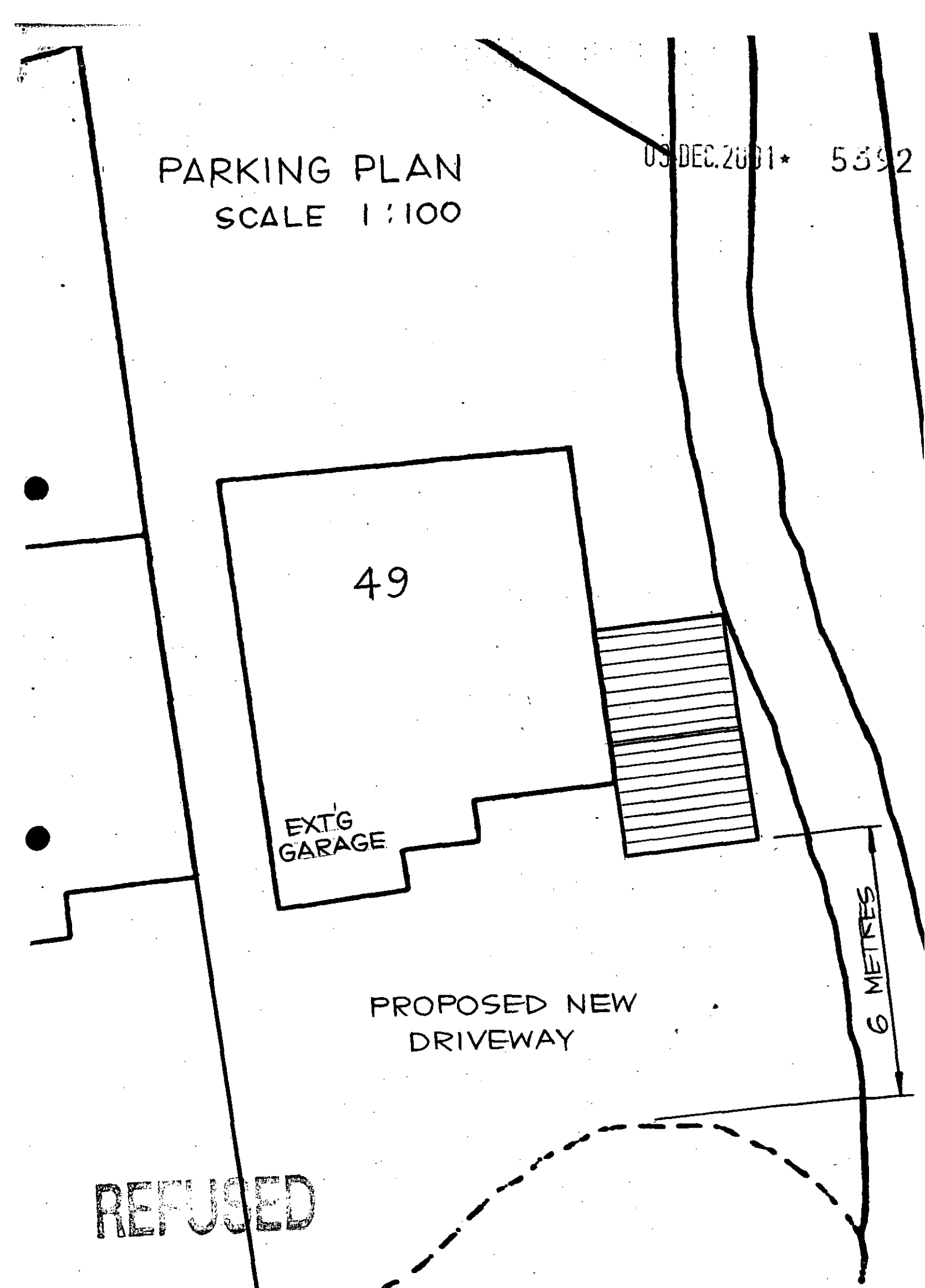
Date: 28 June 2000

N W E S


PARKING PLAN
SCALE 1:100
05 DEC. 2001 * 5592
49
EXT'G GARAGE
6 METRES
PROPOSED NEW DRIVEWAY
REFUSED

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

APPEAL BY: **Mr B Corbishley**
SITE: **49 Adwell Drive, Earley**
APPLICATION NO.: **5392**
PROPOSAL: **Proposed conversion of garage to dining room & single storey side extension to dwelling**

LIST OF PERSONS CIRCULATED WITH NOTICE OF APPEAL

District Councillor(s) for Redhatch

Mr D Hare

Mrs F M Rolls

Mr A W Spratling

Clerk(s) of Parish / Town Council of Earley

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

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

Environmental Design, WDC
- Trees

Environment Agency, Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 7SQ
-FAOMatthew Rose

The Owner/Occupiers:-
41, 47, 62 & 64 Adwell Drive, Lower Earley
Paddock View, Gipsy Lane, " "
Elms, Cutbush Lane " "

TOWN AND COUNTRY PLANNING ACT 1990

SECTION 78 APPEAL

APPELLANT : Mr B Corbishley

APPEAL SITE : 49 Adwell Drive, Earley, Reading

REASON FOR APPEAL : Refusal of Planning Permission for the conversion of garage to dining room and single storey side extension to dwelling to form garage.

LOCAL PLANNING AUTHORITY REFERENCE : F/2001/5392

DEPARTMENT OF TRANSPORT, LOCAL GOVERNMENT & THE REGIONS REFERENCE: APP/X0360/A/02/1086224

1.00 LOCATION AND SITE DESCRIPTION

1.01 The site is located within the identified settlement of Earley, and is sited within a predominantly residential area (see Appendix 1 for site location).

1.02 Number 49 Adwell Drive is a four bedroom detached house. The property is at the head of a cul-de-sac and has a footpath running to the side of the property to the east.

2.0 RELEVANT PLANNING HISTORY

2.01 The only planning application on this site prior to the appeal application was that for the erection of the house, application number 22983. Condition number 11 stated:

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

2.02 Additionally, condition number 21 stated:

"21. Notwithstanding the provisions of the Town and Country Planning General Development Orders 1977-81, no wall, fence, gate, hedge or any means of enclosure, other than that shown on the approved layout shall be erected or planted beyond the forwardmost part of any wall of any dwelling hereby approved which fronts on a highway, unless permission has been granted by the District Planning Authority."

2.03 In January 2002, the appeal planning application (F/2001/5392) for the proposed conversion of garage to dining room and single storey side extension to form a garage, was refused under delegated powers for the following reason:

"1. The erection of the new garage to the side would have a detrimental impact on the visual amenities of the streetscene. In addition, the conversion of the existing garage and erection of the new garage would give rise to a need to create additional driveway space to access the new garage. The provision of additional hard surface and the parking of vehicles in the front garden of the property would also be detrimental to the visual amenities of the street scene. The proposal is therefore contrary to policies LBE1 and LBE2 of the Loddon Area Local Plan and to policy WBE1 of the Wokingham District Local Plan (deposit draft)."

3.00 POLICY BACKGROUND

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

Berkshire Structure Plan (1996 - 2006)

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

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.

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. The Inspector's report on the local plan inquiry was published in October 2001 but has yet to be formally considered and adopted.

3.02 The relevant Wokingham District Local Plan (Deposit Draft) policy is (see Appendix 2):
WBE1 – Development in its local context
The Inspector's report recommended rewording this policy. His recommended replacement is included as appendix 3.

3.03 The relevant Loddon Area Local Plan policies are (see appendix 4):
LBE1 – Design of new development
LBE2 – Inappropriate design

4.00 THE CASE FOR THE LOCAL AUTHORITY

4.01 The main issue raised by this application is the impact on the open plan nature of this neighbourhood caused by the erection of the new garage and the paving of the driveway for use as car parking.

4.02 The proposed garage would project 2.95m to the side of the existing dwelling, bringing it within 0.1m of the site boundary with the adjacent footpath at the nearest point. At its ridge the garage would be 3.6m high, falling to 2.1m at the eaves. The garage would have a gable wall facing the footpath and would be 5.3m in length. In order to provide access to this new garage, the existing driveway is to be widened to occupy the whole front garden.

4.03 It is considered that this proposal would be detrimental to the amenity of the footpath adjoining the property, by virtue of the height and bulk of the proposed garage. This proposal would restrict views through to the footpath from Adwell Drive and would therefore reduce natural surveillance.

4.03 The widening of the driveway to provide access to the new garage would require the loss of the whole garden area to the front. It is acknowledged that the paving of this area constitutes permitted development under Part 2, Schedule 1, Class F of the General Permitted Development Order 1995. Despite this, no other property in this part of Adwell Drive has paved its entire front garden area and the Council would not wish to grant an application that would force the

applicant to use their permitted development rights in such a way that would be detrimental to the streetscene of the area.

5.00 COMMENTS ON THE APPELLANT'S STATEMENT

5.01 The statement for the appellant states that the appellant would have no intention of parking more vehicles in the front garden area. This may be the case, but the submitted drawings appear to show the entire area as being paved. It is the paving of this area and the loss of the garden area which causes the impact.

5.02 The applicant refers to schemes at 6 Doddington Close, Earley and 63 Marefield, Earley. Taking each of these in turn:

5.03 **6 Doddington Close:** This property was granted permission for conversion of the garage in January 1998 (application number 97/66479/F). The Council's parking standards for this property were two off-street parking spaces. Owing to the location of this property on a large corner plot landscaping would have remained at the front of the property, to the side of the widened driveway. In August 2000, permission was granted for a new garage to the side of the original house (application number F/2000/1747). The block plan for this proposal is included as appendix 5. The new garage in this proposal was 3.5m from the adjoining footpath at the nearest point, compared with 0.1m in the appeal application. Additionally, the existing landscaping to the side of the property was to be retained, such that the proposal did not result in excessive paving of the front garden area.

5.04 **63 Marefield:** This property was granted permission for conversion of the garage and the erection of a car port to the side in March 1999. The carport element of this application was situated between the existing house and the flank wall of an adjoining property, such that there was no footpath or other highway affected by the increased bulk of this carport. To the front, the approved drawings show one driveway to the original garage and one to the new garage, with landscaping retained between the driveways. Therefore, this application did not lead to excessive loss of landscaping. The block plan is included as appendix 6.

6.00 CONCLUSION

6.01 The erection of a side extension to form a garage would have an unacceptable impact on the adjoining footpath owing to the proximity of the garage and its height. The erection of this garage would also require the loss of landscaping to the front of the property and lead to an undesirable level of paved area.

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

7.0 CONDITIONS IN THE EVENT PLANNING PERMISSION IS GRANTED

7.01 See appendix 7.

Richard Kelly
Planning Officer

APPENDICES

1. Location Plan of site
2. Wokingham District Local Plan (deposit draft) policy WBE1
3. Inspector's recommended replacement policy WBE1
4. Loddon Area Local Plan policies LBE1 and LBE2
5. Block plan from application F/2000/1747 at 6 Doddington Close, Earley
6. Block plan from application 98/68800/F at 63 Marefield, Earley
7. Conditions in the event planning permission is granted
8. Copy of plans

Tel: (0118) 974 6442 (Direct Line)
Fax: (0118) 974 6484
Email: phillip.taylor@wokingham.gov.uk
Date: 26 July 2002
My ref: F/2001/5392
Your ref: APP/X0360/A/02/1086224

Mrs M Pocock
The Planning Inspectorate
Room 3/03 Kite Wing,
Temple Key House,
2 The Square,
Temple Quay
BRISTOL
BS16PN

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

Dear Mrs Pocock,

APPEAL BY: MR CORBISHLEY
SITE: 49 ADWELL DRIVE, EARLEY.

With reference to this appeal. I have received the amended drawings from the agent which now show the exact dimensions of the garage subject of this appeal. The plans do not change the view of the council and I have no further comments to make.

I hope this information is of use to you and should you wish to discuss the matter any further please contact Phillip Taylor on the above number.

Yours sincerely

P. T. C

Phillip Taylor
Planning Officer

File: 49 adwell drive, earley (inspectorate letter)

Tel. (0118) 974 6448 (Direct Line)
Date: April 25, 2002
My ref: F/2001/5392
Your ref: APP/X0360/A/02/1086224

WOKINGHAM UNITARY
Aiming for Excellence

COPY

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

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

Dear Mrs Pocock

APPEAL BY: Mr B Corbishley
SITE: 49 Adwell Drive, Earley

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

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date: April 4, 2002
My ref: F/2001/5392
Your ref: APP/X0360/A/02/1086224

WOKINGHAM UNITARY
Aiming for Excellence

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

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

Dear Mrs Pocock

APPEAL BY: Mr B Corbishley
SITE: 49 Adwell Drive, Lower Earley

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

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date. April 4, 2001
My ref: F/2001/5392
Your ref:

WOKINGHAM UNITARY
Aiming for Excellence

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

Mr Bolton
3 Rosehill House
Peppard Rd
Reading
RG4 8XB

Dear Sir

APPEAL BY: **Mr Corbishley**
SITE: **49 Adwell Drive, Lower Earley**

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

I have also sent copies to The Planning Inspectorate.

Yours faithfully

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

The Planning Inspectorate

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

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

4/4

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25 MAR 2002
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RICHARD

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

Your Ref: F/2001/5392

Our Ref: APP/X0360/A/02/1086224

Date: 21 March 2002

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR B CORBISHLEY
SITE AT 49 ADWELL DRIVE, LOWER EARLEY, READING, BERKSHIRE, RG6 4JY

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

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

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

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

Within 2 weeks from the starting date -

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

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

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

Within 6 weeks from the starting date -

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

Within 9 weeks from the starting date -

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

Site visit arrangements

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

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

Planning obligations - Section 106 agreements

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

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

Yours faithfully

Mrs M Pocock

102(BPR)

K. PLEASE SIGN BELOW

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

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

Signature E Bolton (on behalf of) MR CORBISHLEY.

Name (in capitals) ERIC BOLTON Date 13th MARCH 2002.

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

NOW SEND:

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

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

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

- **1 COPY for you to keep**

When we receive your appeal form, we will:

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

   YOU MUST KEEP TO THE TIMETABLE
   If information or representations are received late we may disregard them. They will not be seen by the Inspector but will be sent back to you.
4) Tell you about the arrangements for the site visit, hearing or inquiry.

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

Published by the Planning Inspectorate March 2001

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54236

The Planning Inspectorate

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

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14 MAR 2002
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PLANNING APPEAL FORM

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

Please use a separate form for each appeal

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

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

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

A. APPELLANT DETAILS

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

Name MR CORBISHLEY

Address 49 ADWELL DRIVE
LOWER EARLEY
Postcode RG6 4JY.

Daytime phone no 01189 671260
Fax no
E-mail address

B. AGENT DETAILS (if any)

Name MR. BOLTON

Address 3 ROSEHILL HOUSE
PEPPARD ROAD
READING
Postcode RG4 8XB

Your reference
Daytime phone no 0118 9473250.
Fax no
E-mail address

C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the LPA WOKINGHAM D.C.

Date of the planning application 17/11/2001.

LPA's application reference no F/2001/5392

Date of LPA's decision notice (if issued) 23/1/2002.

D. APPEAL SITE ADDRESS

Address 49 ADWELL DRIVE

LOWER EARLEY

READING

Postcode RG6 4JY

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

E. DESCRIPTION OF THE DEVELOPMENT

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

GARAGE CONVERSION & NEW GARAGE.

Size of the whole appeal site (in hectares)

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

F. REASON FOR THE APPEAL

This appeal is against the decision of the LPA to:

*Please tick **one** box only* ✔

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

   or

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

J. ESSENTIAL SUPPORTING DOCUMENTS

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

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

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

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

   1 PHOTOGRAPH.

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

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

I. APPEAL SITE OWNERSHIP DETAILS

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

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

CERTIFICATE A ☑

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

OR

CERTIFICATE B ☐

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

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

CERTIFICATES C and D ☐

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

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

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

✔

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

OR

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

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

G. CHOICE OF PROCEDURE

CHOOSE ONE PROCEDURE ONLY

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

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

*Please tick **one** box only* ✔

1. WRITTEN REPRESENTATIONS ☑

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

2. HEARING ☐

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

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

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

3. INQUIRY ☐

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

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

Please turn over

H. GROUNDS OF APPEAL

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

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

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

Please continue on a separate sheet if necessary.

The reasons why we are appealing against Wokingham District Council's decision are :

The visual amenities of the street scene would not unduly be affected as 49 Adwell Drive is at the end of a cul-de-sac (photograph enclosed). The proposed development has been designed so that it is in keeping with the existing structures there again having no detrimental impact on the surrounding area.

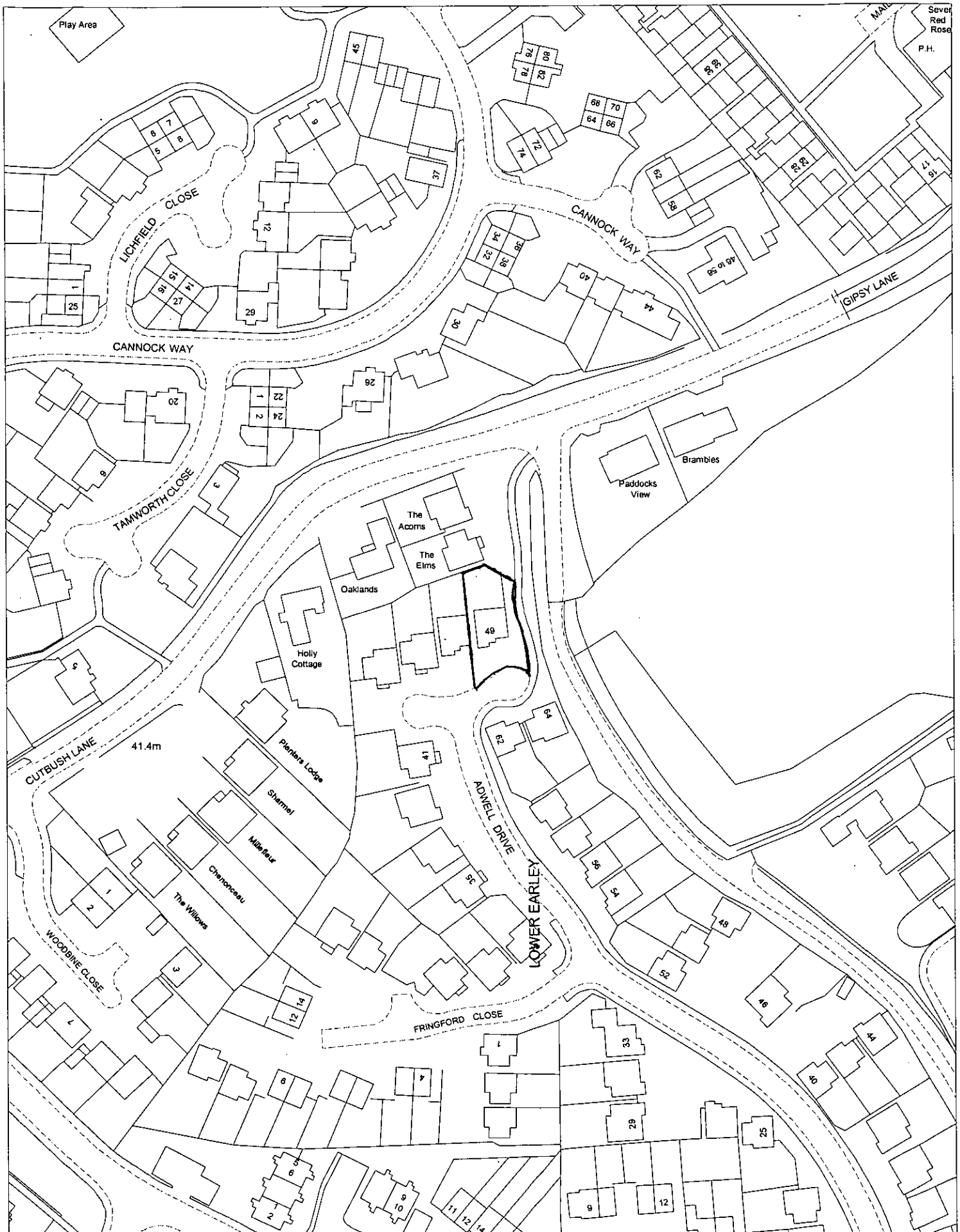
Mr Corbishley who has a young family for whom he would like the additional ground floor space,and by proposing to convert his existing garage and adding a new garage whilst accepting it would need provision of an additional hard surface one vehicle would be housed in the new garage thus improving or having no affect on the visual amenities of the street scene because at the present time there are two vehicles on the existing drive. Mr Corbishley would have absolutely no intention of parking vehicles in his front garden because it would be visually detrimental to himself and his family.

Finally if Wokingham District Council are saying that the proposal is contrary to policies LBE 1 and LBE2 of the Loddon Area Local Plan and to policy WBE1 of the Wokingham District Local Plan why have they given planning approval for similar developments at 6 Doddington Close which is on the corner of a through road and 63 Marefield which is at the end of a cul-de-sac in recent years.

H. GROUNDS OF APPEAL (continued)

Please turn over





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Central Support Section, Environmental Services, Wokingham District Council.

5 April 2002

Scale: 1 : 1250

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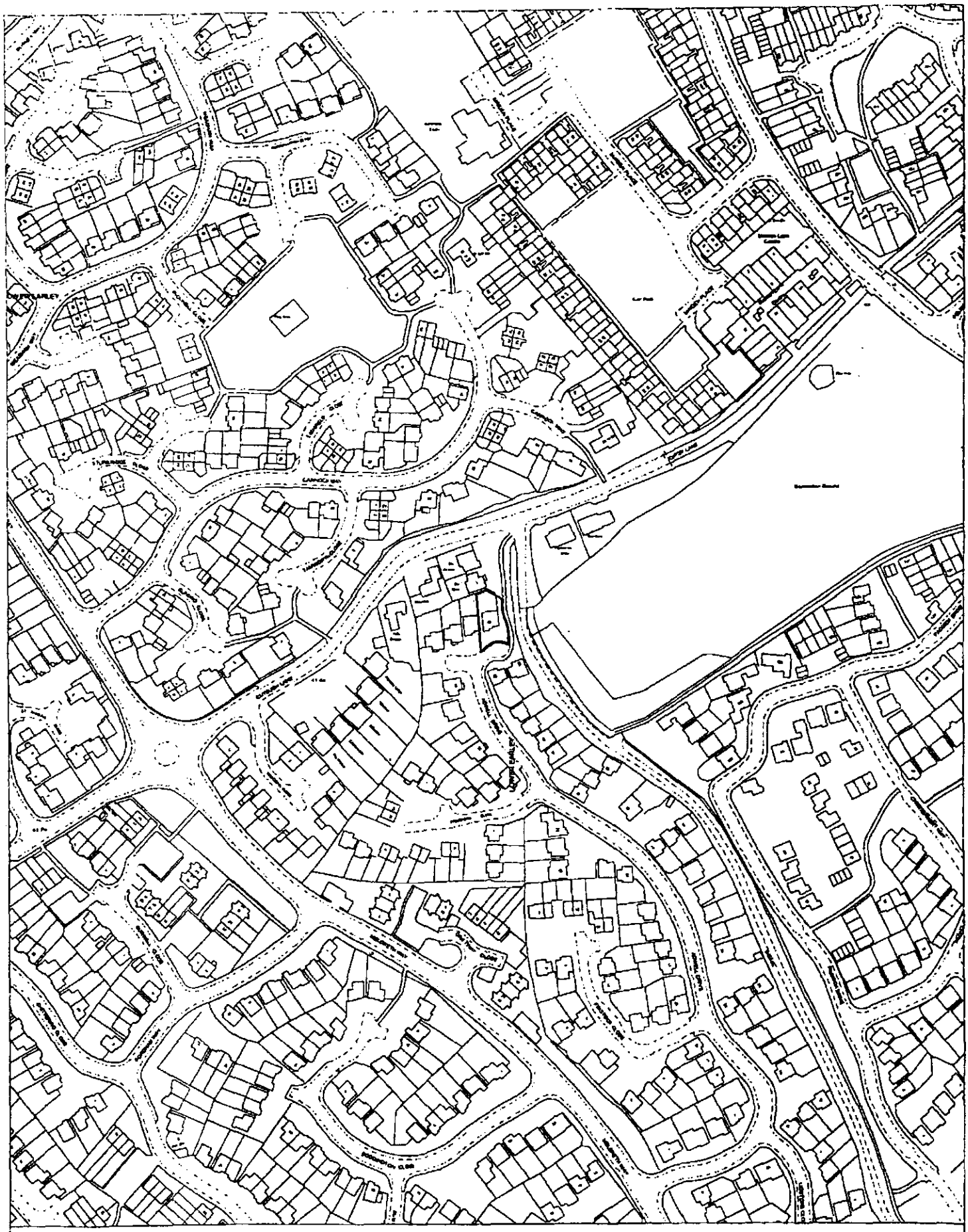

Site Plan, Scale: 1 to 2500

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Date: 28 June 2000

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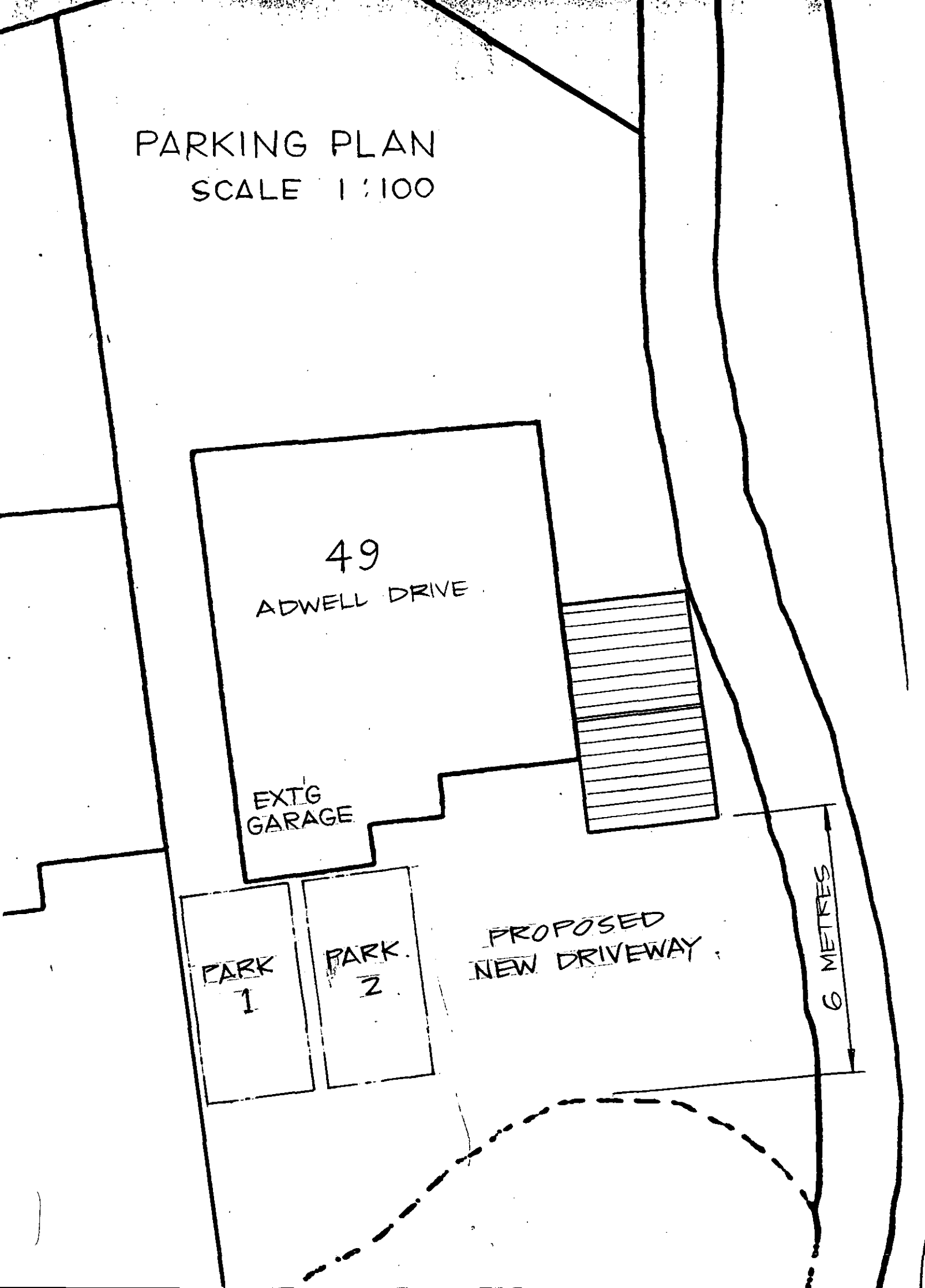

PARKING PLAN
SCALE 1:100
49
ADWELL DRIVE
EXT'G
GARAGE
PARK
1
PARK
2
PROPOSED
NEW DRIVEWAY
6 METRES

NOTES:

SURFACE WATER:
102mm HALF ROUND GUTTER
TO MATCH EXT'G CONNECTING
TO RWP ø63mm UPVC
NEW SW DRAINS ø100 UPVC
PIPING LAID & SURROUNDED
IN 150mm PEA SHINGLE

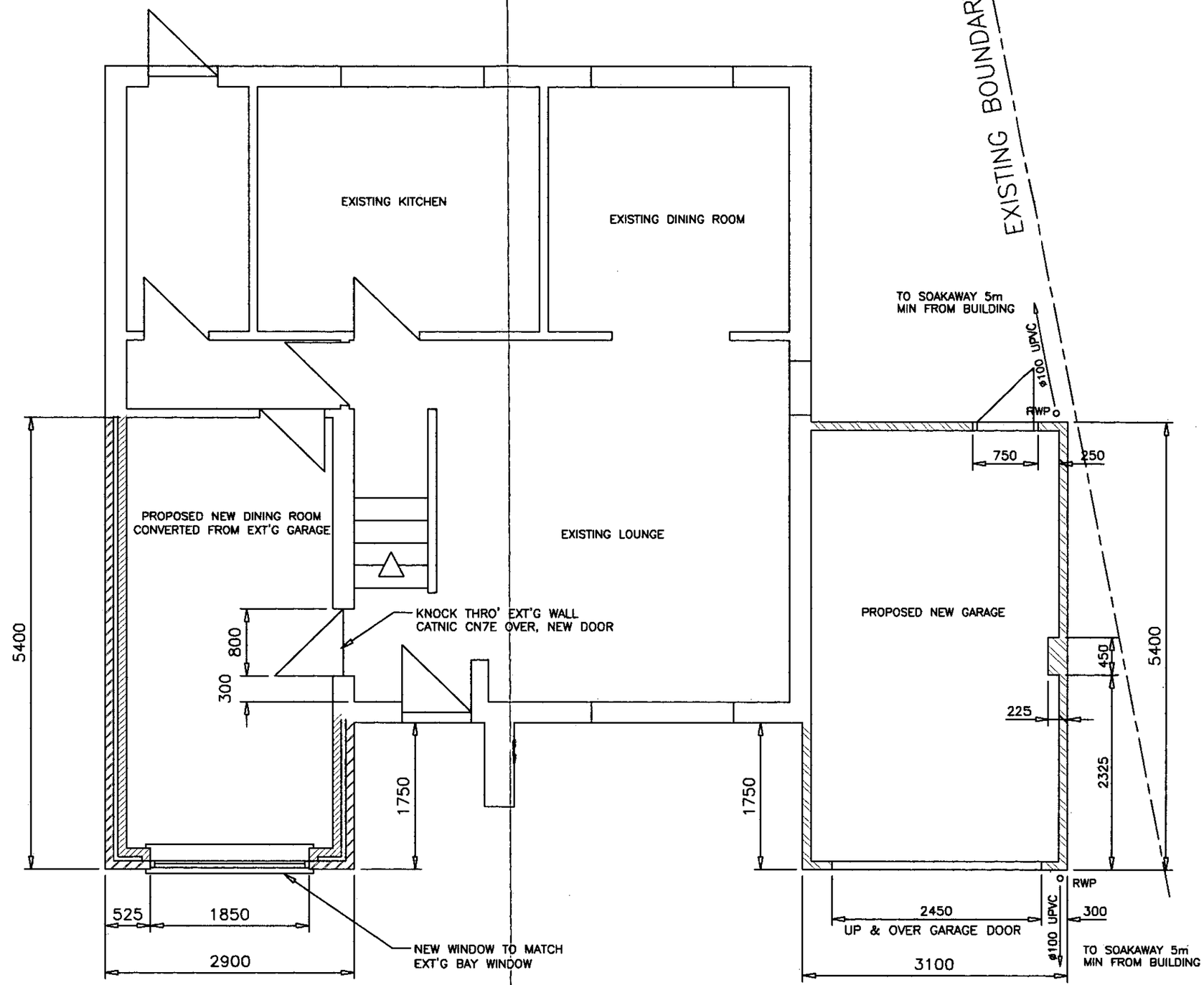
SAFETY GLAZING IN ACCORDANCE
WITH PART N OF BUILDING REGULATIONS 1991
TO GIVE 8000mm2 VENTILATION AREA
D.P.C. TO BS 743
VERTICAL D.P.C. TO BE
PROVIDED AT WINDOW JAMB
CATNIC CN7 AT ALL OPENINGS
ALL LINTOLS,JAMBS & SILLS TO BE
INSULATED BY DRY THERM CAVITY WALL BATS

WINDOW AREA TO BE MIN 1/10
FLOOR AREA WITH MIN 1/20
FLOOR AREA AS OPENABLE LIGHTS

PROPOSED DINING ROOM TO BE HEATED
BY RADIATORS FROM EXISTING CENTRAL
HEATING SYSTEM

PROPOSED DINING ROOM CEILING
TO BE PROVIDED WITH 200mm INSULATING QUILT
WITH 12mm FOIL BACKED PLASTERBOARD

PROPOSED DINING ROOM EXT'G WALLS
ADD 50mm CAVITY (FILLED WITH 50mm
ROCKWOOL INSULATION BATS)
100mm THERMALITE BLOCKS
GALVANISED WIRE WALL TIES @ 450mm
VERTICAL & 900mm HORIZONTAL C/C
12mm FOIL BACKED PLASTERBOARD
TO GIVE 0.45W/m²K 'U' VALUE



EXT,G DRIVEWAY

GROUND FLOOR PLAN

PROPOSED NEW DRIVEWAY
(LAID TO TARMAC)

DATE	SCALE
OCTOBER 2001	1:50

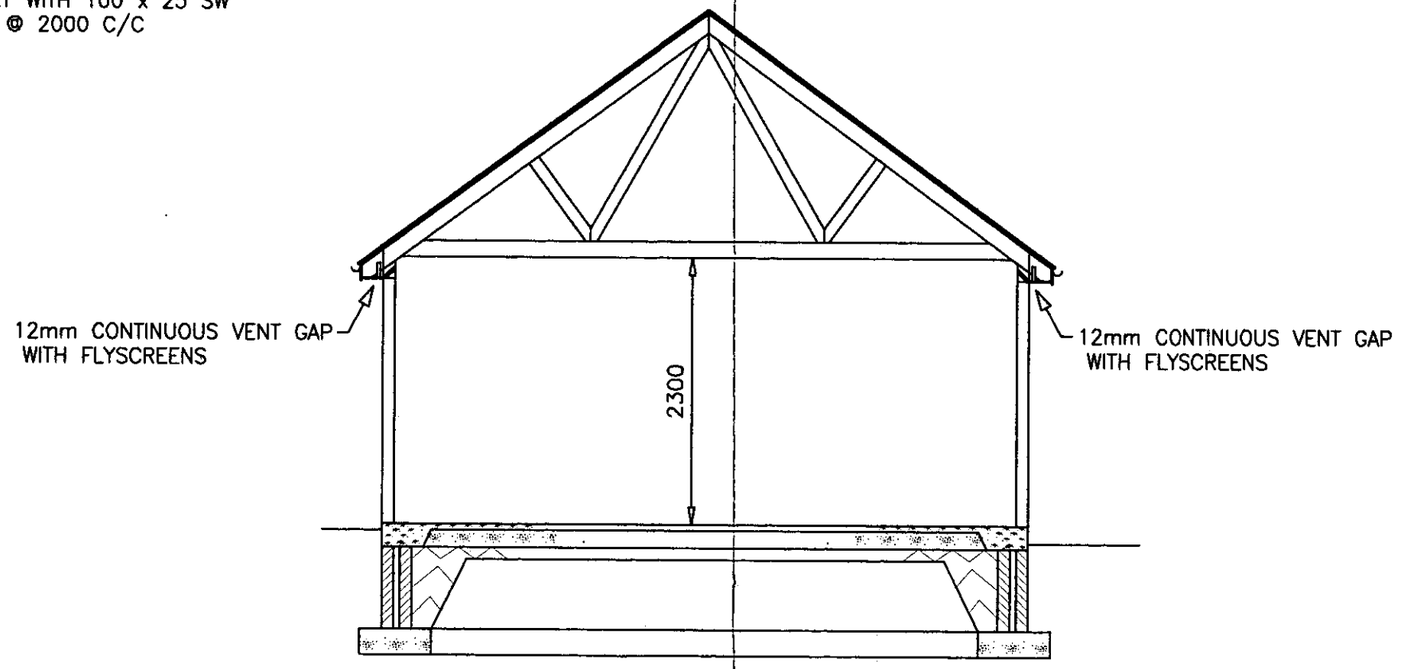
TITLE

PROPOSED CONVERSION & GARAGE AT:
49 ADWELL DRIVE
LOWER EARLEY
BERKSHIRE

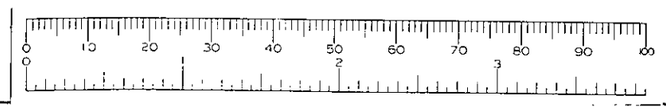
ROOF DETAILS
ROOF TILES TO MATCH EXT'G
ON 38 x 25 TREATED SW BATTENS
ON UNTEARABLE SARKING FELT ON
VENTILATION OPENING AT HIGHEST LEVEL
PRACTICABLE EQUIVALENT IN AREA
PREFABRICATED TRUSSED RAFTERS TO BS5268 PT.3
@ 600 C/C ON 75 x 50 WALL PLATES
BRACED HORIZONTALLY & DIAGONALLY WITH 100 x 25 SW
30 x 5 GALV'D MILD STEEL STRAPS @ 2000 C/C

EXTERNAL WALLS

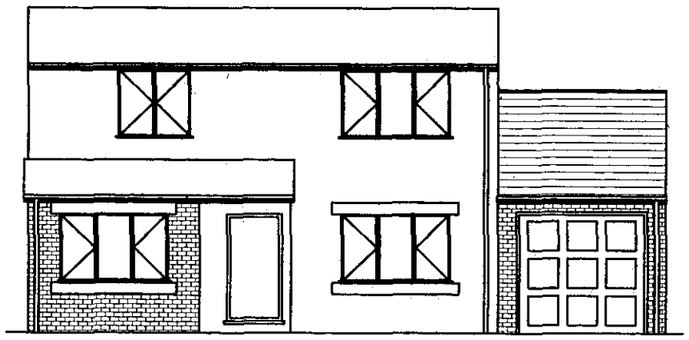
102mm MATCHING BRICKWORK
CATNIC TYPE CN7 OVER DOOR
& GARAGE DOOR



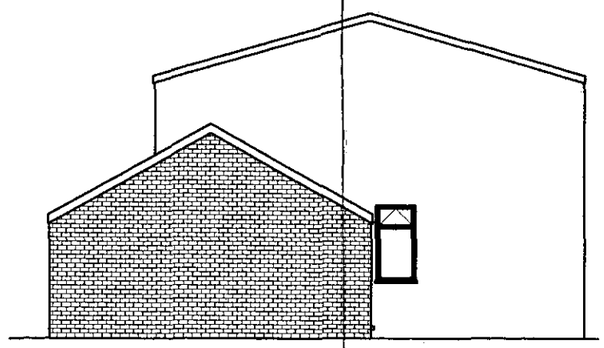
TYPICAL SECTION
THRO' PROPOSED NEW GARAGE



DATE OCTOBER 2001	TITLE PROPOSED CONVERSION & GARAGE AT: 49 ADWELL DRIVE LOWER EARLEY BERKSHIRE
SCALE 1:50	



PROPOSED FRONT ELEVATION



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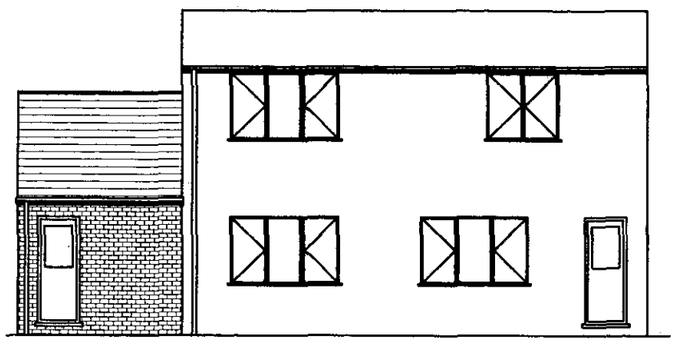
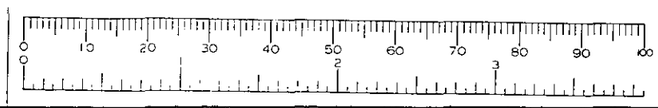


PROPOSED REAR ELEVATION



DATE OCTOBER 2001	TITLE PROPOSED CONVERSION & GARAGE AT: 49 ADWELL DRIVE LOWER EARLEY BERKSHIRE
SCALE 1:100	