SOUTHPORT U.K
LONDON OFFICE

X SYSTEMS LTD

4

APPLICATION NO:
F/2001/3506

LOCATION:
9 Lind Close, Earley Reading.

APPLICANT:
Mr Mills C/O Peter H Watkins

PROPOSAL:
Proposed erection of detached dwelling.

EARLIEST DATE FOR DECISION: **08/04/2001**

APPLICATION WILL HAVE EXPIRED ON:
01/05/2001

CASE OFFICER: **Martin Durkan**

REFUSED

(MD)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr Mills
C/O Peter H Watkins
48 Broomfield Road
TILEHURST
Berkshire RG30 6AL

Application Number: F/2001/3506

Parish: **EARLEY**

Location: **9 Lind Close, Earley, Reading**

Proposal: **Proposed erection of detached dwelling.**

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

Reason

1. The proposal would represent an unsatisfactory form of development that would result in overlooking and loss of privacy to the existing and future occupiers of 8 Lind Close; loss of privacy and loss of amenity to the existing and future occupiers of 9 Lind Close; the formation of an unsatisfactory access; and a development that would be out of character with the open setting of other dwellings in the immediate locality. As such, it would be contrary to the following policies.
LD3 and EN1 of the Berkshire Structure Plan;
LBE2 of the Loddon Area Local Plan; and
WOS3 and WBE1 of the Wokingham District Local Plan Deposit Draft (as amended).

John Mitchell

John Mitchell
Development Control Manager
Date: 18/05/2001

Notice checked by: _____

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

The Planning Inspectorate

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

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

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

Your Ref: F/2001/3506

Our Ref: APP/X0360/A/01/1072902

Date: 12 November 2001

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR MILLS
SITE AT 9 LIND CLOSE, EARLEY, READING

I am writing to tell you that the appeal, reference number APP/X0360/A/01/1072902 has been withdrawn and we will be taking no further action on it.

The site visit arrangements have been cancelled.

Yours faithfully

Mrs M Pocock

208B

WORK SHEET FOR : Martin Durkan

Application Number : F/2001/3506

Applicant : Mr Mills C/O Peter H Watkins.

Location : 9, Lind Close, Earley, Reading.
Proposal : Proposed erection of detached dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		26/04/01

Date of Neighbour Notifications : .....

Date of Site Visit : 26/04/01

Date Registered : 06/03/2001

Earliest Date for Decision : 08/04/2001

Latest Consultation Date/Site Notice Expiry Date : 08/04/2001

This application will have expired on: 01/05/2001. 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 :

1) EARLEY TOWN COUNCIL - RECOMMEND REFUSAL.
2) HIGHWAYS - ACCESS SHOULD BE 4M WIDE.
3) ENVIRONMENTAL HEALTH - NO OBJECTIONS.
4) LANDSCAPE ARCHITECT - NO OBJECTIONS
5) NEIGHBOURS - 8 OBJECTIONS RECEIVED : OVERLOOKING, LOSS OF PRIVACY AND AMENITY, OUT OF CHARACTER, TRAFFIC CONGESTION, LOSS OF PROPERTY VALUES, TRAFFIC NOISE, ACCESS FOR EMERGENCY VEHICLES.

Planning Issues :

SITE DESIGNATION :

IDENTIFIED SETTLEMENT
(LALP - LTV1)
(WDLP - WOS2)

MAIN ISSUES

IMPACT ON NEIGHBOURING PROPERTIES AND ON THE CHARACTER OF THE AREA.

RECORD OF SITE VISIT

SITE ADDRESS: 9 Lind Close Earley Reading.

APPLICATION NUMBER: F/2001/3506

OFFICER: Martin Durkan

DATE OF SITE VISIT: 26/04/01

1 SITE/STATUTORY NOTICE DISPLAYED ? YES

2. DESCRIPTION OF SURROUNDINGS

RESIDENTIAL ESTATE. TWO-STOREY SEMI-DETACHED HOUSES.

3. DESCRIPTION OF SITE/BUILDING

TWO-STOREY SEMI-DETACHED HOUSE WITH SINGLE-STOREY SIDE EXTENSION. LARGE GARDEN TO SIDE AND REAR.

4. RELATIONSHIP TO ADJOINING PROPERTIES

DEVELOPMENT WOULD MOSTLY AFFECT 8 LIND CLOSE.

5. SITE CONSTRAINTS

TREES NONE

ACCESS/PARKING EXISTING GARAGE IN DETACHED BLOCK

LEVELS EVEN

BOUNDARY TREATMENT 1800MM CLOSE-BOARDED FENCE IN REAR GARDEN. OPEN FRONT BOUNDARY.

OTHERS

Tel: (0118) 974 6446

Date: 8TH MAY 2001

My ref: F/2001/3506

CONFIDENTIAL

Councillor F 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/2001/3506
9, Lind Close, Earley, Reading.
Proposed erection of detached dwelling.

I write to let you know that the above mentioned application has been recommended for ~~APPROVAL ☑~~ REFUSAL: ☑ under delegated powers.

If you have any questions please do not hesitate to contact **Martin Durkan** on **(0118) 974 6446**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 18TH MAY 2001

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Martin Durkan** Application Number: **F/2001/3506**
9, Lind Close, Earley, Reading.
Proposed erection of detached dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor F Rolls

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: (0118) 974 6446

Date: 8th MAY 2001

My ref: F/2001/3506

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

CONFIDENTIAL

Councillor D Hare
9 Easby Way
Lower Earley
RG6 3XA

Dear Councillor

Application Number: F/2001/3506
9, Lind Close, Earley, Reading.
Proposed erection of detached dwelling..

I write to let you know that the above mentioned application has been recommended for ~~APPROVAL: ☐~~ REFUSAL: ☑ under delegated powers.

If you have any questions please do not hesitate to contact **Martin Durkan** on **(0118) 974 6446.** If you then feel the application needs to be transferred to the next available Development Control Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

John Mitchell
Development Control Manager

Tel: (0118) 974 6446

Date: 8TH MAY 2001

My ref: F/2001/3506

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

CONFIDENTIAL

Councillor A Spratling
18 Moor Copse Close
Earley
RG6 7NA

Dear Councillor

Application Number: F/2001/3506
9, Lind Close, Earley, Reading.
Proposed erection of detached dwelling..

I write to let you know that the above mentioned application has been recommended for ~~APPROVAL~~ ☐ REFUSAL: ☑ under delegated powers.

If you have any questions please do not hesitate to contact **Martin Durkan** on **(0118) 974 6446**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

John Mitchell
Development Control Manager

Applicationo	Name & Address
F/2001/3506	Jane and R A Cant 8 Lind Close Earley READING Berkshire RG6 5QX
F/2001/3506	J E & M C Tomlin 9 Plumtrees Earley READING RG6 5QQ
F/2001/3506	Mr and Mrs P A Galbraith 8 Plumtrees Earley READING Berkshire RG6 5QQ
F/2001/3506	B Bird 17 Lind Close Earley READING RG6 5QX
F/2001/3506	I O Cross 26 Chelwood Road Earley READING RG6 5QG
F/2001/3506	Ron Jones 24 Chelwood Road Earley READING RG6 5QG
F/2001/3506	H T Helliwell 30 Chelwood Road Earley READING RG6 5QG
F/2001/3506	Paul Wood 28 Chelwood Road Earley READING Berkshire RG6 5QG

App refused
Letters sent 18-05-01

ADDRESS 9 LIND CLOSE

RISH EARLEY

PLOT No. 61 (Phase 2)

ORD. SHEET No. SU.7470(S

BUILDER Cooper Estates Ltd

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/68/68	Cooper Estates Ltd	Outline	9.5.68	N/A. Defr
83/69	"	Semi/Det. House	27.11.69	App. Cl
433/56	Mr. C. Bunce	Outline {Resid. Devpt.	23.4.56	N/A. Defr
66/65	Cooper Estates Ltd	Layout	4.4.65	App. Defr
BR 20132	MR. T. HUGGINS	S/ST. ATTENSION	18.2.83	APP. N/A

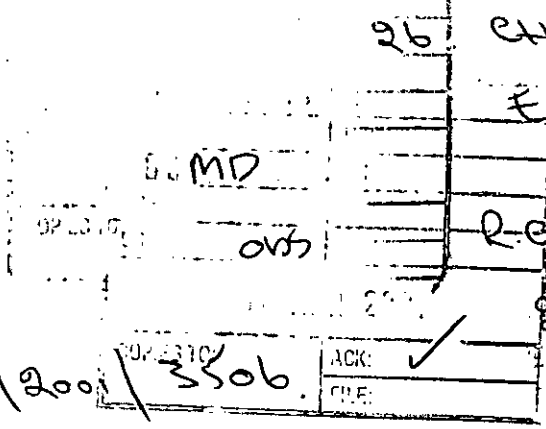
DATE OF COMPLETION September 1970

MINISTRY DECISION Appeal Allowed 30.5.69 (0/68/68) C/A/Appeal dismissed 66/65

SPECIAL ORDERS

DRAINAGE

26 Chelwood Road
Earley.
Reading
RG6 5QG.
2.4.01.



Ref. F/200/3506.

9. Kind Close Earley.

Dear Sir

I. Strongly object to the above. Planning Application.

as this will overlook the rear of my house removing my privacy. It will also create further congestion where the access is to be created in an already heavily congested Road

Please Refuse this application

Your Faithfully

I. O. Cross.

3506

REPLY REQUIRED

Wokingham District Council
P O Box 150
Shute End, Wokingham
Berkshire, RG40 1WQ

Tel: (0118) 974 6997
Fax: (0118) 974 6015
Mobile No: 07801 664625
Email: Alan.Spratling@wokingham.gov.uk

Alan Spratling - Leader of the Liberal Democrat Group
Coling Lawley - Deputy Leader of the Liberal Democrat Group

27 March, 2001

Mr J Mitchell
Development Control Manager
Environmental Services Dept.
Wokingham District Council

41823

COPIES TO:

FILE: F/2001/3506

Dear John

Lind Close, Earley

I understand that there is a planning application in for a detached building in the vicinity of 9 Lind Close. Having had a look at the location, to refresh my memory, I have to say that it would be too difficult to put a garage in the space available, let alone a detached house.

Please let me know what the Officer's view is on this as if you should be recommending acceptance, then I will ask for all this matter to be listed.

Yours sincerely,

Alan Spratling
Leader
Liberal Democrat Group

See Part One Plans'

To:
Landscape

From: Martin Durkan

Date: 15 March 2001 19 MAR 2001

Application Number: F/2001/3506

Proposal: Proposed erection of detached dwelling..

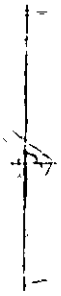
Site Address:
9, Lind Close, Earley, Reading.

2

Applicant:
Mr Mills C/O Peter H Watkins.

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

R 29/3



F/2001/3506

With compliments

Attn. Martin Durkham
- copy of objection letter received, for your information



Earley Town Council

Maddy Bruton

Council Offices, Radstock Lane, Earley, Reading, Berkshire RG6 5UL
Richard Raymond DMA ACIS, Town Clerk
Telephone: 0118 986 8995 Fax: 0118 975 6681
E-mail: 106144.3521@compuserve.com

28 MAR 2001
Earley
Council

J.E and M.C Tomlin
9, Plumtrees
Earley
Reading
RG6 5QQ

Your Ref:
Martin Durkam
F/2001/3506

26/03/2001

Dear Sir,

Thank you for your letter of 15/03/2001, which for some reason did not reach us until the 21/03/2001, though I had been forewarned about its contents by my neighbours. I mention this largely to point out that when it was suggested that there was the possibility of a detached house being built at the very edge of our garden, we dismissed it as a misunderstanding. When I did receive your letter making the proposal clear, my reaction was still utter disbelief. I didn't imagine that in an area of established estate housing, there was still the danger of opportunistic infilling of this nature.

Quite frankly, I think this is a disgraceful proposal and suggests a complete indifference in its proposers to the amenities and quality of life of their neighbours.

The position of the proposed dwelling will completely ruin the outlook of both ourselves and our neighbours as well as removing any sense of privacy we enjoy in our garden. This, after all, was one of the major considerations when we bought the house. How could we have anticipated the arrival of an entire house almost literally in our back yard?

Though we will be one of the major sufferers for this proposal, we are far from the only ones and I know that my sense of outrage is shared by others, particularly in Lind Close, as access and parking for the new dwelling will only increase environmental problems.

We've had little opportunity to fully consider our position on this matter and may well send you a more considered objection in due course, but be assured that we regard this proposal as an unmitigated and undeserved disaster.

Yours truly

PLN
APT 4766
POL
TLS
DC MD
ENF
APP
CS
30 MAR 2001
COPIES TO:
ACK:

HIGHWAYS CONSULTATION SHEET

From: Martin Durkan **Date:** 15 March 2001

Application Number: F/2001/3506

Proposal: Proposed erection of detached dwelling.

Parish: EARLEY TOWN

Site Address:
9, Lind Close, Earley, Reading.

Applicant:
Mr Mills C/O Peter H Watkins.

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

The shared access must be a minimum of 4.0 metres wide.

Signed: _____ **Print name:** Adam Coggins 28/03/01

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: Joanne Ellis, Environmental Health

To: Martin Durkan, Development Control

My Ref: jpe/lind

Your Ref: F/2001/3506

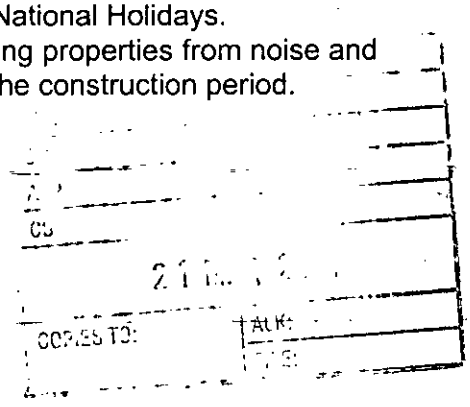
Date: 20 March 2001

PROPOSAL: ERECTION OF DETACHED DWELLING
ADDRESS: 9 LIND CLOSE, EARLEY

I have no environmental health objections to this proposal with the imposition of the following conditions:-

1. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8am and 7pm Monday to Friday and 8am to 1.30pm Saturdays and at no time on Sundays, Bank or National Holidays.
Reason - To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

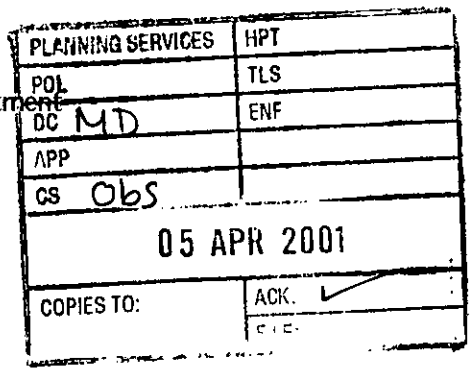




3rd April 2001

30 Chelwood Road
Earley
Reading
RG6 5QG

Mr Martin Durkin
Wokingham District Council
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
BERKS RG40 1WR



Dear Mr Durkin

Formal Objection: Planning Application No F/2001/3506

I was appalled to receive John Mitchell's letter dated 15th March 2001 outlining the above application and wish to object in the strongest possible terms. The proposed development has a number of deficiencies that I am sure you have already assessed, not least;

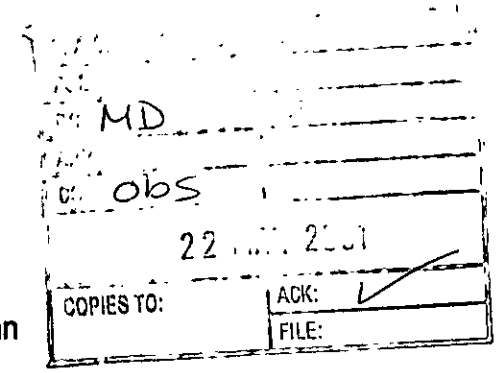
- A number of existing properties, including ours will be severely overlooked - the distance of the new property to our fence appears less than nine metres. Aside from breaching our privacy, the new dwelling will drastically increase shade in our garden.
- I am very concerned about the precedent with this application. The proposed dwelling will increase housing density and encourage other "in fill" developments in the surrounding area.
- The proposed dwelling is totally out of character with surrounding properties.
- Given the above points, there will be a detrimental impact on the value of our property.

Whilst everyone has the right to make planning applications, I feel the proposed dwelling will destroy the character of the immediate community and set a dangerous precedent to other potential developers. The applicant should be sent a very clear message that such proposals are unwelcome and have no grounds for appeal.

I look forward to hearing your thoughts.

Yours sincerely,

H.T. Helliwell



8 Lind Close
Earley
Reading
RG6 5QX

21 March 2001

Dear Mr Durkan

Re: Planning application F/2001/3506

We vehemently object to this totally unacceptable proposal – we being the owners/occupants of Number 8 Lind Close.
The proposed dwelling would completely dominate and overlook our back garden, stripping away any privacy and creating a major deterioration of our much-prized quality of environment. At present we have adjoining driveways and access can be a problem. The thought of increased traffic is unthinkable.

This proposed dwelling with shared access to number 9 would in effect create a "roadway" along the side of our house, not only would there be an unacceptable increase in vehicle noise, it would also mean a drastic deterioration in the quality of our environment (increased noise and pollution). It would surely mean a decrease in the value of our property.

The end of the close is designed as a hammer-head turning circle, however at present 90% of cars visiting other houses park outside our house and access to our drive can be a problem – the thought of more vehicles in such a relatively confined space is totally abhorrent to us.

The whole proposal would appear to us to be completely out of character in this Close.

We have inspected the plans at Earley Town Council offices and earnestly hope that planning permission will be refused.

Yours sincerely

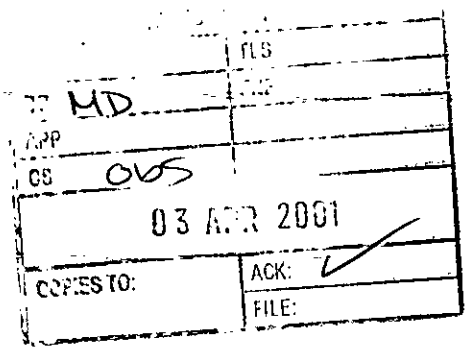
R A Cant Jane Cant

17 Lind Close
Earley
Reading
RG6 5QX

29th March 2001

Mr. Martin Durkan
Case Officer
P.O.Box 157
Wokingham District Council
Shute End
Wokingham
RG40 1WR

Dear Sir



Planning Application No. F/2001/3506
9 Lind Close, Earley.

I wish to comment on the above application.

The proposed new dwelling, as sited, will have a serious adverse effect on the enjoyment of amenities and privacy of the occupants of No. 8 Lind Close, plus other dwellings bordering the site.

No 8's living area, rear bedrooms, and garden will be overlooked.

Yours faithfully

B. Bird.

J.E and M.C Tomlin
9, Plumtrees
Earley
Reading
RG6 5QQ

Your Ref:
Martin Durkam
F/2001/3506

MD
OBS
COPIES TO:
26/03/2001

Dear Sir,

Thank you for your letter of 15/03/2001, which for some reason did not reach us until the 21/03/2001, though I had been forewarned about its contents by my neighbours. I mention this largely to point out that when it was suggested that there was the possibility of a detached house being built at the very edge of our garden, we dismissed it as a misunderstanding. When I did receive your letter making the proposal clear, my reaction was still utter disbelief. I didn't imagine that in an area of established estate housing, there was still the danger of opportunistic infilling of this nature.

Quite frankly, I think this is a disgraceful proposal and suggests a complete indifference in its proposers to the amenities and quality of life of their neighbours.

The position of the proposed dwelling will completely ruin the outlook of both ourselves and our neighbours as well as removing any sense of privacy we enjoy in our garden. This, after all, was one of the major considerations when we bought the house. How could we have anticipated the arrival of an entire house almost literally in our back yard?

Though we will be one of the major sufferers for this proposal, we are far from the only ones and I know that my sense of outrage is shared by others, particularly in Lind Close, as access and parking for the new dwelling will only increase environmental problems.

We've had little opportunity to fully consider our position on this matter and may well send you a more considered objection in due course, but be assured that we regard this proposal as an unmitigated and undeserved disaster.

Yours truly

See Part - One Plans.

To:
Neil Etherington
Senior Arboricultural Officer

From: Martin Durkan

Date: 15 March 2001 19 MAR 2001

R 29/3

Application Number: F/2001/3506

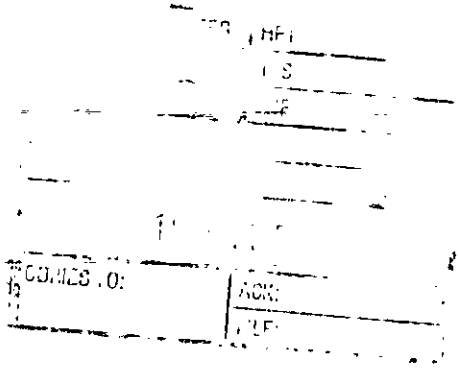
Proposal: Proposed erection of detached dwelling..

Site Address:
9, Lind Close, Earley, Reading.

Applicant:
Mr Mills C/O Peter H Watkins.

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

No objections
No major trees or L/s feature in rear garden.



TO: DEVELOPMENT CONTROL FROM: Environmental Design

Martin Durkan DATE: 12 April 2001

Location:	9 Lind Close, Earley, Reading
Proposal:	Proposed erection of detached dwelling
Application Number:	F/2001/3506

In response to your consultation dated 15th March 2001 for the above application, the tree and landscape comments are as follows:

The above proposal does not affect any significant landscape features and I have on objections to the proposal in principle.

ROBERT PETROW
Consultant Landscape Architect

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
17 APR 2001	
COPIES TO:	ACK:
	FILE:

FROM: Martin Durkan

DATE: 15 March 2001

RECEIVED

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2001/3506

Proposal: Proposed erection of detached dwelling..

Site Address: 9, Lind Close, Earley, Reading.

Applicant: Mr Mills C/O Peter H Watkins.

Your observations are required in respect of this application **by 08/04/2001** .

Councillors felt that this application should be refused. It was felt that this proposal represented an overdevelopment, was unneighbourly and would set an unwanted precedent. There was also concern that there would be adequate on site parking.

SIGNED: _____ DATE: 19 APR 2001

Clerk To Earley Parish/Town Council.

EARLEY TOWN COUNCIL

Town Clerk & Treasurer
RICHARD RAYMOND D.M.A., A.C.I.S.

Council Offices,
Radstock Lane,
Earley,
Reading, RG6 5UL

Tel. No. (0118) 986 8995
Fax No. (0118) 975 6681

My Ref: P.1/mjb/4043
Your Ref:

6 April 2001

Dear Mr. Durkham,

PLANNING APPLICATION NO. F/2001/3506 - 9 LIND CLOSE, EARLEY

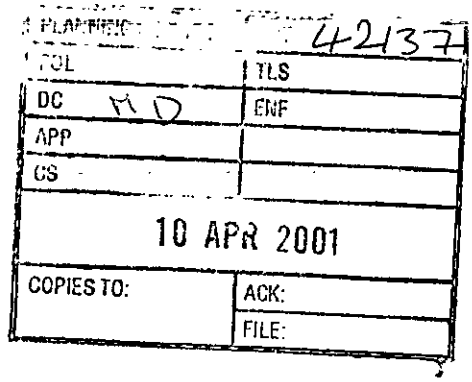
The Town Council has received a number of copies of letter of objection to this application, and our Planning Assistant, having visited the site, will be recommending refusal to the Planning Committee.

However, unfortunately, the next meeting of the Committee is not until Wednesday 18th April, and I will not, therefore, be in a position to send the Town Council's detailed observations on this application until after that date.

I hope this will be acceptable, but should this cause problems would you please let me know.

Yours sincerely,

M. BRISTOW (Mrs.)
DEPUTY TOWN CLERK



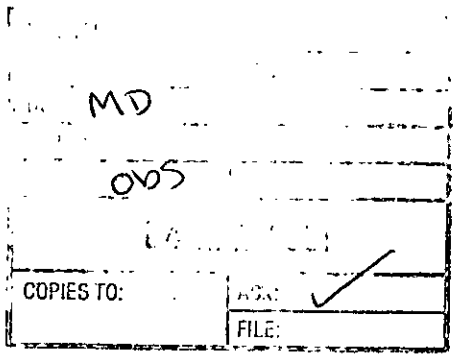
Mr. M. Durkham,
Planning Assitant,
Wokingham District Council.

e.Mail: townclerk@earleytc.co.uk
Web site: www.earleytc.co.uk

8 Plumtrees
Earley
Reading
Berkshire
RG6 5QQ

1 April 2001

Mr Martin Durkan
Wokingham District Council
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR



Dear Mr Durkan

Your ref: F/2001/3506

Thank you for your letter dated 15 March, which I did not receive until 22 March, to which I would officially like to object.

Firstly may I say how horrified I was when I was initially told about the proposed erection, by a neighbour who received their letter from yourselves some two days earlier.

Having viewed the plans at the local Council offices, this proposed building would have several effects, not only on ourselves but on the local community.

When we purchased our house, some 12 years ago, one of the most attractive things about the property was that it was not overlooked and that the garden was completely private; as enthusiastic gardeners this was a real bonus to us. The intended construction would impede our privacy of the house and garden; the upper level of the proposed erection is a blank brick wall which is not only unattractive but also extremely unimaginative to look at.

The value of our property and saleability may well be negatively effected. When we purchased our property it was not only the house but also the surrounding environment which was important to us and the proposal would not advance this position.

It should be taken into account the increased traffic into Lind Close and the required off-road parking needed. Also the shared access seems open to all sorts of problems for the future. I was very surprised to find out, from a friend who lives in Lind Close, that the residents in Lind Close knew nothing about the proposal (they too seemed very unhappy about the situation).

Do you really think that the residents of number 9 will stay for long if the property is allowed to proceed? I think not, it would appear that they purchase the property some 9 months ago with the intention of building a second property on the land and making a quick buck!

I believe that the consensus of opinion of the locals who would be affected by this proposal is total horror and disgust that anyone should want to infill on their land just because they have a big garden and ruin the environment for the other residents around. We just hope that it is not allowed to proceed any further.

Yours sincerely

Mr P A & Mrs P J Galbraith

cc: Earley Town Council

Paul Wood
28 Chelwood Road
Earley
Reading, Berkshire RG6 5QG
England
Home Phone 0118 9861 906

2 April 2001

M Durkan Esq.
Planning Officer
Wokingham District Council.
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

PLANNING SERVICES	HPT
POL	TLS
DC MD	ENF
APP	
CS Obs	
06 APR 2001	
COPIES TO:	ACK: ✓
	FILE:

Planning application No. F/2001/3506

Dear Mr Durkan

I refer to your letter dated 15 March 2001 and our subsequent telephone conversation concerning the proposal to erect a detached dwelling in the garden of 9 Lind Close, Earley, Reading. Having now had the opportunity to review the plans I strongly recommend the application is refused, my reasons for which are detailed below.

The area surrounding the property is a very well established residential community, the houses of which, although not identical in design, have all been built in clusters, providing a mix of similar size three bedroomed semi detached properties. All the houses in the area benefit from good sized gardens and to date there would appear to be little or no evidence of attempt to in-fill properties within corner plots. The result is a friendly neighbourhood where many of the residents have lived for very many years (in Chelwood Road we are fairly new residents having lived here for seven years).

The proposal, from relativey new residents, now before the Council, if accepted, has the potential not only to change this but also to set a precedent of infill, which over time will greatly de-value the local community and the house prices of all the residents.

For the sake of clarity I detail my objections below: -

Privacy of many neighbouring houses will be affected

At present no house **directly overlooks our garden**. This was one of the main attractions of the house when we purchased it. A three bedroom detached house **less than 8 metres** from our border will remove the current level of privacy. The applicant is clearly aware of the impact on their own property by having **no windows** or doors in the wall that will face them. In addition the opposite site to that wall has no upstairs windows which again is an attempt to get around this issue. Although the house being built looks to be in line with No. 9 and 10 Lind Close due to the angle of our border (as detailed in appendix 1) the house will be considerably closer to ours than those mentioned are to houses further down Chelwood Road. Those properties also benefit from well established trees etc. Given the closeness of the proposed dwelling such solutions are not a solution given its impact on natural light (see below). I also enclose a photograph from our garden which further clarifies the impact here (appendix 2)

Natural light - 'The Council will seek to ensure adequate daylight and sunlight is enjoyed in existing and new dwellings' - the proposal goes against this statement. - Appendix 3

Guidelines obtained from another authority set parameters for this issue. To date I have been unable to clarify whether this condition is the same for Wokingham. If not, I assume there would be something similar. With a

south-facing garden, at present, we benefit from sunlight all day (when there is any!). The proposal will considerably reduce the amount of sunlight in our garden, especially given the location of the proposed dwelling from our border and its proposed height. Appendix 2 shows the current view, which will become very claustrophobic for ourselves and many other neighbours.

Application is a classic case of Over-development

As stated earlier the Council, to the best of my knowledge, has never agreed to an in-fill application in the immediate area. When looking at appendix 1 it can be seen approval will enable other local residents to use the **precedent** to follow suit. I have marked the plan (with a red cross) many similar sized gardens in adjoining properties where occupiers could legitimately use this application as a basis for support, if approved. Confirmation to the level over-development is further evidenced by the need for **shared access** of driveway with No. 9. Such a scheme could bring considerable problems with future occupiers (e.g. if neighbour disputes occur). There must also be question marks over access for **emergency services** to house 9A in the event of this access being blocked by cars from visitors to No. 9 at the time of a fire.

Style of house is not in keeping with the local area

The eye-line from our house confirms a local area of mixed three bedroom semi detached properties. A proposal for a detached house is not in keeping with previous developments. In addition, the proposed dwelling has one wall with no windows or doors whatsoever (this is clearly to provide privacy to the developer!) and one with no upstairs windows. In summary, it is not in character with the surrounding properties and the design must be considered unacceptable.

Clarification is required on adequacy of the size of the Garden & suitability of proposed soakaway

Once again looking at Appendix 1 the garden proposed for house 9a looks very small, is this within guidelines? More importantly we already have an area at the top of our garden which gets very water-logged and the proposed soakaway to that corner can only exacerbate matters. The proposal is again unacceptable.

Road Congestion

Apart from the obvious inadequacy of the shared access the addition of at least two additional cars will add further to the already congested road of Lind Close.

Major impact on future saleability of surrounding houses

In view of the points raised above I believe the proposal will have an impact on the saleability of all the surrounding houses, at a minimum will reduce the likely selling price. The proposed dwelling with all its downside features may also not be that marketable and we will be left with a poor quality property which may itself not be that saleable.

In summary, the proposal is clearly coming from a relatively new resident to the locality who has no great affinity with the area and is trying to make a 'quick buck' and move on (I doubt such a developer will want such a blank wall with no sunlight to look at for many years to come). The application is inappropriate, sets a terrible precedent and adversely materially impacts on a large number of local residents. For the reasons stated above this planning application should be turned aside and the applicant advised any such similar schemes on this plot would receive a similar response.

Yours sincerely,

Paul Wood

cc
David Hare, Chairman, Community Services Committee
Alan Spratling, Liberal Councillor
David Chopping, Local Councillor

APPENDIX 1

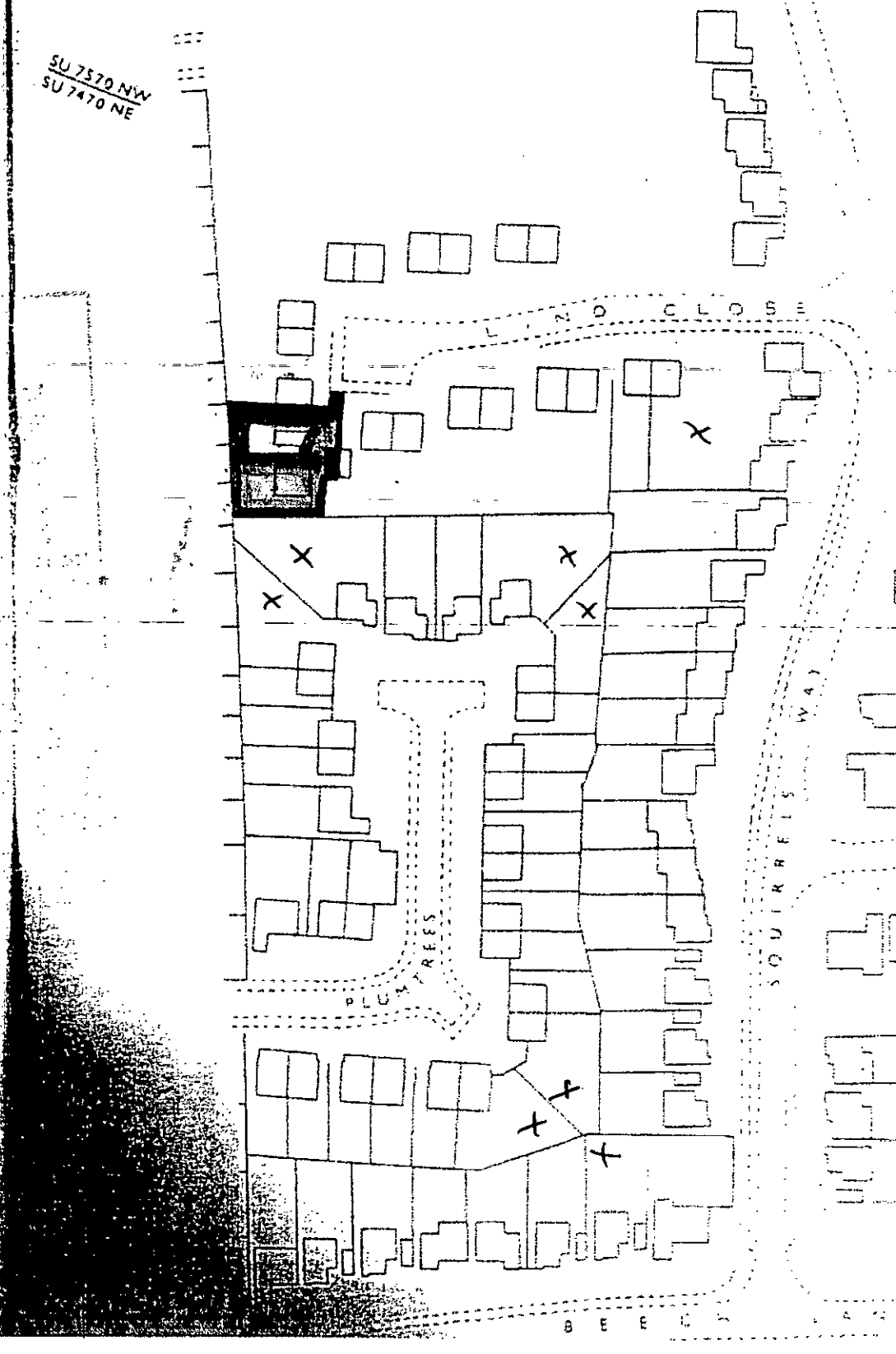
ORDNANCE SURVEY PLAN REFERENCE	COUNTY	SHEET	NA
	BERKSHIRE		

Scale: 1/1250

3506

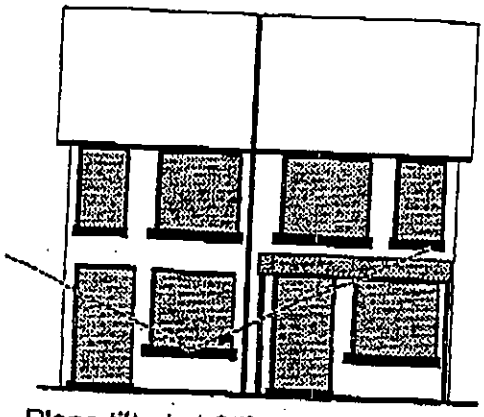
PART 1 REGISTER

The boundaries shewn by dotted lines have been plotted from the transfer plan and are subject to revision on survey

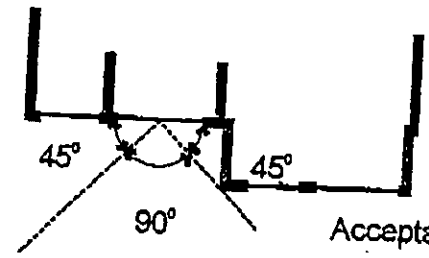


Example 1

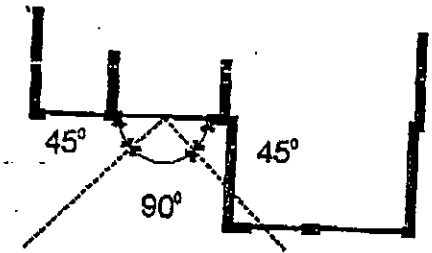
The single storey extension shown in the elevation below is acceptable if the projection is limited as shown in the upper plan. It is not acceptable if the projection is not limited as shown in the lower plan.



Plane tilted at 25° from horizontal



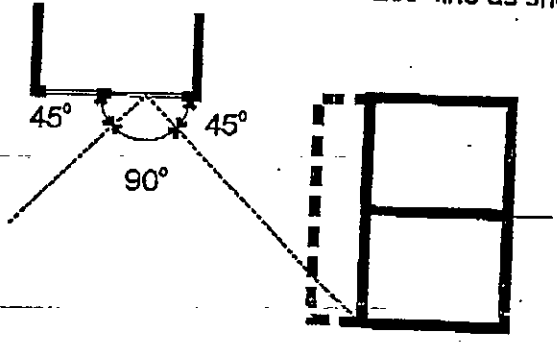
Acceptable

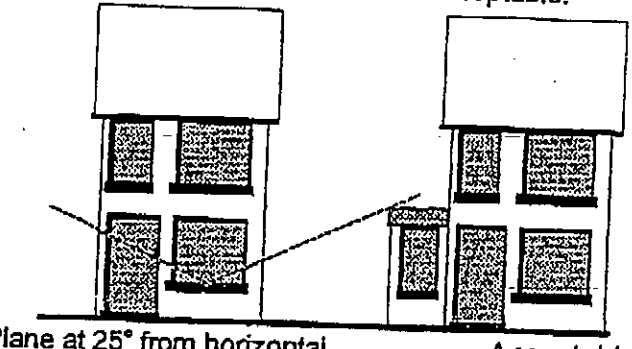


Not acceptable

Example 2

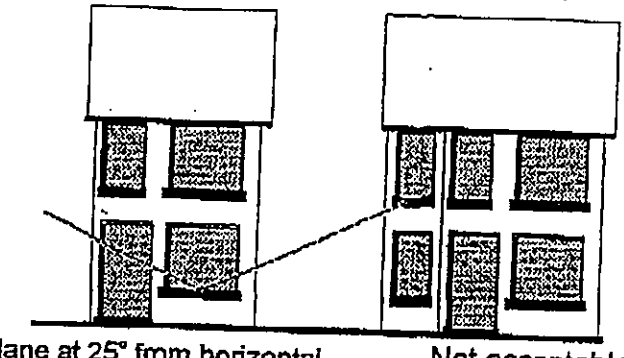
The extension shown on the plan below intrudes over the 450° line. If the extension is single storey and below the 250° line as shown in the upper elevation it is acceptable. If the extension is two storey and intrudes over the 250° line as shown in the lower elevation it is not acceptable.





Plane at 25° from horizontal

Acceptable



Plane at 25° from horizontal

Not acceptable

FIGURE 8 - Sunlight and Daylight - The 45° Rule

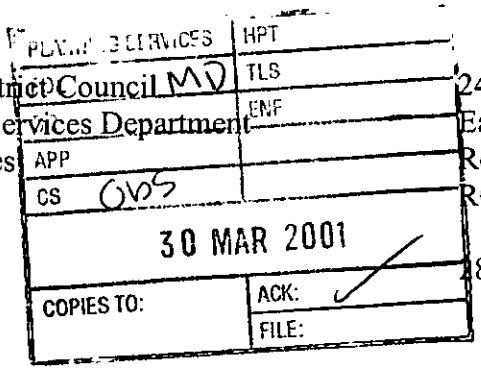
APPENDIX 3

Sunlight and Daylight

2.104 Many factors are of significance in assessing whether new dwellings will enjoy adequate sunlight and daylight, both internally and externally, and the same factors must be taken into account when assessing the impact of new development on existing dwellings. Reflected light and the amount of sky visible affect daylighting within a room or garden. The functional importance of the affected room or part of the garden must be considered, together with the presence of other windows serving the affected room and the impact of existing features including boundary walls, trees and proposed buildings is relevant, as is any change in ground level between sites. Regard must also be had to the impact on outlook - it is important not to create conditions which are oppressive or claustrophobic for existing occupiers. However, these factors must always be weighed carefully - a reduction in sunlight may be more than compensated for by a gain in privacy. The general aim should be to minimise the impact on adjoining property. While development proposals will be considered in the light of these factors, as a guideline to assess the impact on daylight, sunlight and outlook, the Council will use the 45° code of practice set out in Appendix C.

EN53 **The Council will seek to ensure adequate daylight and sunlight is enjoyed in new and existing dwellings.**

Wokingham District Council
Environmental Services Department
Planning Services
POBox 157
Shute End
Wokingham
Berkshire
RG40 1WR



24 Chelwood Road
Earley
Reading
RG6 5QG

28 March 2001

Dear Sirs

Planning Application No F/2001/3506

I refer to your letter reference Martin Durkin F/2001/3506 and dated 15 March 2001 regarding this application to erect a detached dwelling in the garden of 9 Lind Close, Earley, Reading.

That application should, I believe, be refused because of the adverse impact that the proposed dwelling will have on the adjacent properties.

My principle objections are:-

1. Loss of privacy for those properties.
2. The proposed dwelling is not in character with those properties.
3. The erection of the proposed dwelling will increase the housing density and set a precedent for future 'in fill' developments that should be strongly resisted.
4. The proposed dwelling will be detrimental to the future saleability of those properties and, indeed, 9 Lind Close itself.
5. The proposed dwelling will create further vehicular access problems and exacerbate the congestion that already exists in Lind Close as a result of cars being parked on the highway.
6. Shared access to the proposed new dwelling will, in conjunction with the previous objection, create potential difficulties for the Emergency Services (Fire Service in particular) to effectively deal with any emergency.
7. Do the resultant gardens of the proposed new dwelling and 9 Lind Close satisfy any minimum size requirements?
8. The 'overlooking rights' of the adjacent properties might be affected and even if they are not surely the fenestration treatment of the side elevations of the proposed dwelling is not acceptable.
9. It appears that 9 Lind Close will no longer have adequate sunlight and daylight and the proposed dwelling may create oppressive or claustrophobic conditions for the occupiers of that house (see attachment for another Authority's position on this particular matter).

Furthermore, I assume that the Planning Authority will ensure that the orginal Planning Consent applicable to the Development of which Lind Close is a part will not be contravened by the above Applicaton.

Yours faithfully

Ron Jones

cc: Earley Town Council

Sunlight and Daylight

2.104 Many factors are of significance in assessing whether new dwellings will enjoy adequate sunlight and daylight, both internally and externally, and the same factors must be taken into account when assessing the impact of new development on existing dwellings. Reflected light and the amount of sky visible affect daylighting within a room or garden. The functional importance of the affected room or part of the garden must be considered, together with the presence of other windows serving the affected room and the impact of existing features including boundary walls, trees and proposed buildings is relevant, as is any change in ground level between sites. Regard must also be had to the impact on outlook - it is important not to create conditions which are oppressive or claustrophobic for existing occupiers. However, these factors must always be weighed carefully - a reduction in sunlight may be more than compensated for by a gain in privacy. The general aim should be to minimise the impact on adjoining property. While development proposals will be considered in the light of these factors, as a guideline to assess the impact on daylight, sunlight and outlook, the Council will use the 45° code of practice set out in Appendix C.

EN 53 The Council will seek to ensure adequate daylight and sunlight is enjoyed in new and existing dwellings.

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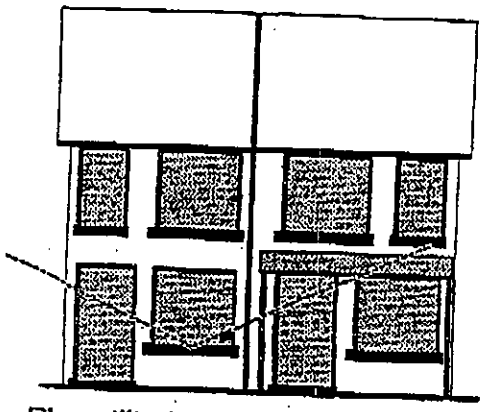
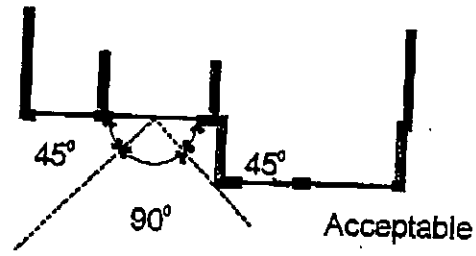
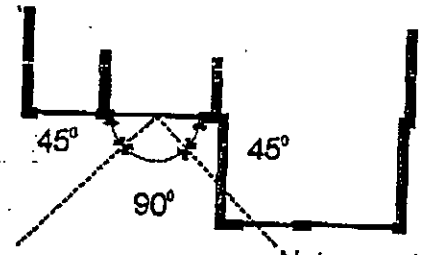


Plane tilted at 25° from horizontal



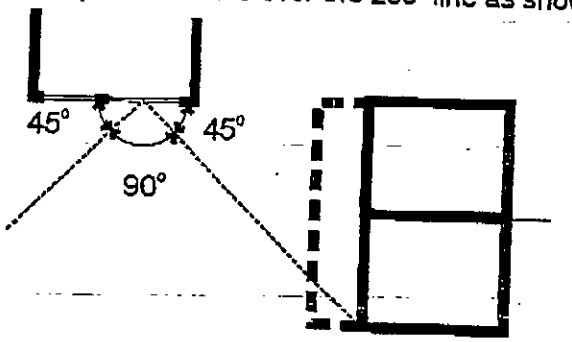
Acceptable

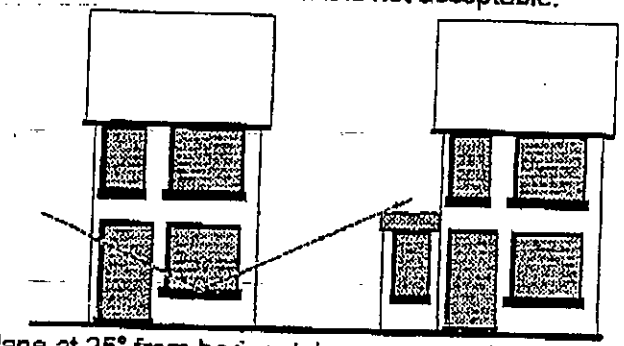


Not acceptable

Example 2

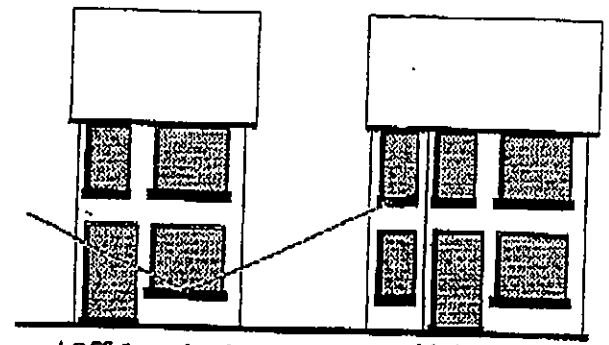
The extension shown on the plan below intrudes over the 450° line. If the extension is single storey and below the 250° line as shown in the upper elevation it is acceptable. If the extension is two storey and intrudes over the 250° line as shown in the lower elevation it is not acceptable.





Plane at 25° from horizontal

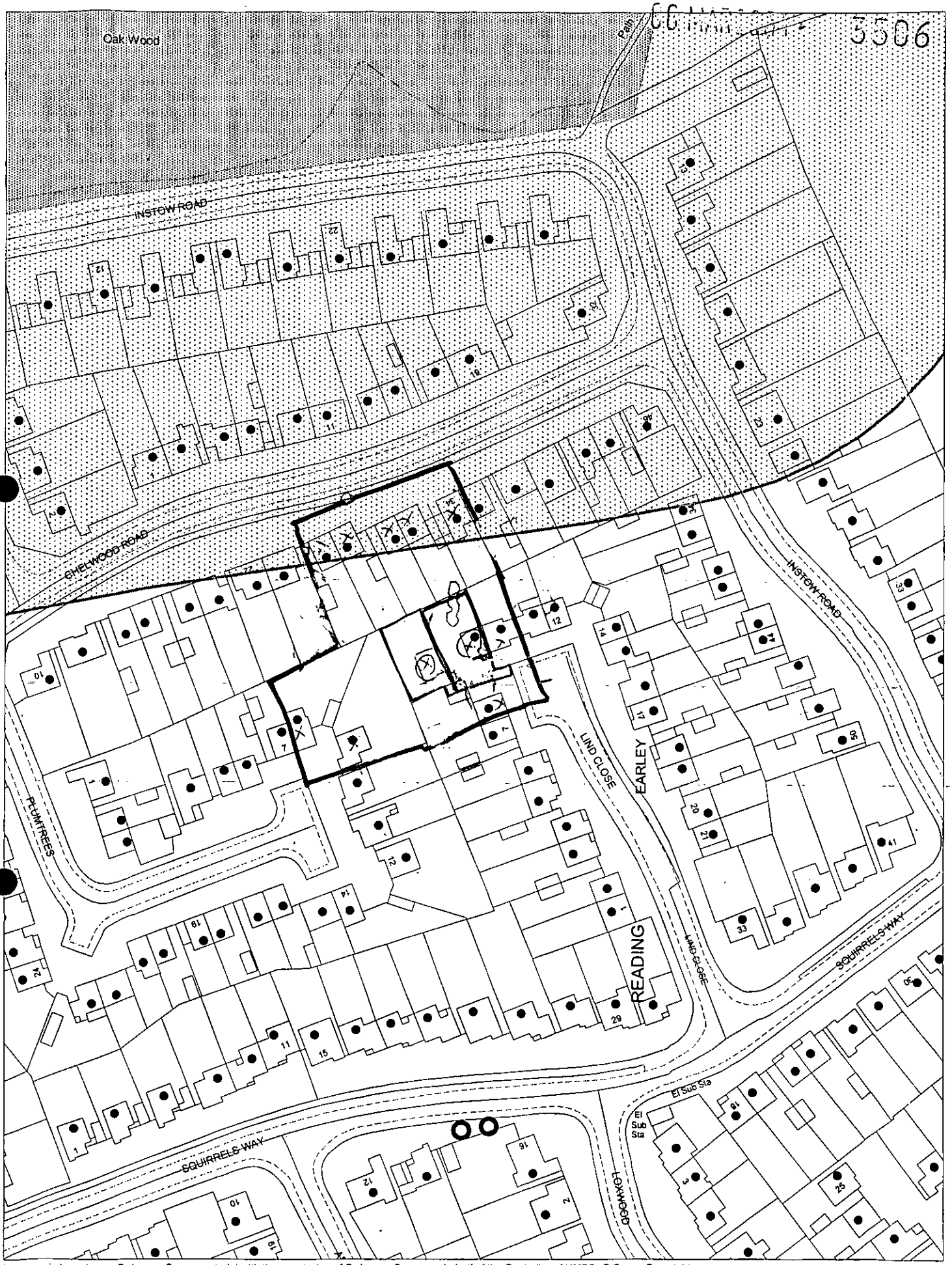
Acceptable



Plane at 25° from horizontal

Not acceptable

FIGURE 8 - Sunlight and Daylight - The 45° Rule



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Development Control Section, Environmental Services, Wokingham District Council.

26 February 2001 Scale: 1 : 1250

N
W E
S

Received by Wokingham District Council

Application No: F/2001/3506

PROPOSAL:
Proposed erection of detached dwelling.

LOCATION:
9, Lind Close, 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. (closed all day Wednesday). If you intend to view this application at Woodley Library or Earley Town Council (see details above & below) please allow 4 days from the date of this notice for delivery of plans.
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 Martin Durkan P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 08/04/2001. 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 normally be possible for an individual reply to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head of Planning and Transportation

15 March 2001

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/3506
CASE OFFICER: Martin Durkan

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

MD

1792

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number F/2001/3506 relates.

Address of site 9 Lind Close, EARLEY, READING BERKS

Signed

Date 23rd March 01

Postage will be paid by licensee

Do not affix Postage Stamps if posted in Gt. Britian, Channel Islands, N Ireland or the Isle of Man

Business reply service
License no. RG147

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: ~~20 FEB 2001~~ Valid 06 MAR 2001	Map No. 58 Site 0.03
Officer: MD / Application No. F/2001/3506	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description:
(F.) PROPOSED ERECTION OF DETACHED DWELLING

Location: ~~LAND ADJOINING~~ 9 LIND CLOSE

Parish: EARLEY Ward: Redhatch 15.3.01 JS

Applicant: MR MILLS

Fee Received: 190-00 Required ..... Additional ..... Refund .....

Enforcement Section (3) 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	include access (make clear whether garage is in blue site or red)	28/2	06 MAR 2001
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
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 : 15.3.01 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 .....

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/N + See map .....

Tel. 0118 9746429 (Direct Line)

Date 28/2/01

Your ref.

My ref.

06 MAR 2001

06 MAR 2001 3506

WOKINGHAM DISTRICT COUNCIL

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire, RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 977 8735
Minicom No: (0118) 977 8909
DX: 33506 - Wokingham

Mr P Watkins
48 Broomfield Road
Tilehurst
Reading RG3 0 6AZ

Dear

I return your application as it cannot be determined for the following reasons:

Tick relevant box

1) Permission is not required as proposed development is permitted development. ☐

2) No location plans submitted - 4 copies of a 1:2500 scale location plan required with the site outlined in red. The plan must include the junction of two named roads and a north point. ☐

3) The location plans submitted do not have the site outlined in red. ☐

4) The red line denoting the application site does not extend to the public highway. YES IT DOES. SEE LOCATION PLAN ☑ & SITE PLAN

Not very clear on location plan with red & blue lines. Also not all the same.

5) No block plans submitted - 4 copies of a 1:500 scale block required with the existing and proposed development and any adjoining properties indicated. ☐

Is square box in corner a garage? Is WHAT BOX that going?

6) The application has not been made on the Authority's prescribed forms. (Correct forms are enclosed). ☐

SUGGEST YOU READ THE NOTES ON THE SITE PLAN

7) Less than 4 copies of the application form/plans have been submitted. ☐

THESE SHOW GARAGE & 1 SPACE FOR No 9
TWO SPACES & ACCESS DRIVE FOR No 9A.

NB Please use red to outline site not green.

Boundary lines must be accurate.

WHAT ARE YOU TALKING ABOUT? THESE ARE TAKEN FROM THE O.S. SU7470 PTO →

INVESTORS IN PEOPLE UK
RECYCLED 75% PAPER
NAPM APPROVED RECYCLED

Cont. Tick relevant box

8) The information contained on the application form is inaccurate/missing as follows: ☐

9) The Section 66 Certificate is missing/unsigned/not deleted. ☐

10) No fee has been submitted OR the fee submitted is incorrect and should be £. ☐

11) The following floor plans are required: ☐

12) The following elevational plans are required: ☐

13) An Environmental Impact Assessment is required. ☐

14) The plans submitted contain Imperial measurements or Imperial scales. (Only Metric measurement or scales are acceptable). ☐

15) An outline application proposing the change of use of land is not acceptable, the application can only be made as a full application. ☐

16) The plan submitted with this outline application must be marked "for illustrative purposes only", alternatively Question 10 must be completed by indicating which matters are not reserved. ☐

Please resubmit your application with the above-mentioned information.

Yours sincerely

Mrs C Hurst
Senior Technical Assistant
Development Control Admin

1789/a

SECTION 66 CERTIFICATE

Application No.

06.MAR2001 350

Please fill in both Certificate A, B, C or D and the Agricultural Holdings Certificate. Delete sections not relevant.

(a) "Owner" means a person having a freehold interest or leasehold interest the unexpired term of which is not less than 7 years.

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

(c) Name of local newspaper circulating in the area where the land is situated.

(d) Date of publication (which must be not earlier than the beginning of the period of 21 days ending with the date of the application).

CERTIFICATE A

I certify that:

at the beginning of the period of 21 days ending with the date of the accompanying application, nobody, except the applicant, was the owner of (a) of any part of the land to which the application relates.

CERTIFICATE B

I certify that:

I have/The applicant has* given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

Owner's(a) name	Address at which notice was served	Date on which notice was served

CERTIFICATE C

I certify that

- I/The applicant* cannot issued a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the accompanying application.

- I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

Owner's(a) name	Address at which notice was served	Date on which notice was served

- I have/The applicant has* taken all reasonable steps open to me/him/her* to find out the names and addresses of the other owners (a) of the land, or of a part of it, but have/has* been unable to do so. These steps were as follows:

  (b) . . . . . .

  . . . . . .

- Notice of the application as attached to this Certificate, has been published in

  the (c) . . . . . .

  on (d) . . . . . .

1789/b

CERTIFICATE D

I certify that

- I/The applicant cannot issue a certificate in accordance with paragraph (a) of Section 66 of the Act in respect of the accompanying application.

- I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows:

(b) . . . . . .

. . . . . .

- Notice of the application as attached to this Certificate, has been published in

the (c) . . . . . .

on (d) . . . . . .

OR

(b) Insert description of steps taken

(c) Insert name of local newspaper circulating in the area where the land is situated.

(d) Insert date of publication (which must not be earlier than the beginning of the period of 21 days ending with the date of the application).

ALL APPLICANTS MUST COMPLETE THIS SECTION

If any of the site is part of an area of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

Agricultural Holdings Certificate

One or other section must be crossed through as not applicable.

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

- None of the land to which the application relates is, or is part of, an agricultural holding.

OR

- I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

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

Signed . . . . . Pim Watt . . . . . .

On behalf of . . . . . ML - MILLS . . . . . .

Date . . . . . 18 - 2 - 2001 . . . . . .

TOWN AND COUNTRY PLANNING ACT, 1990
TOWN & COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988
Certificate under Section 66

1509/ab

PLANNING APPLICATION PART 1

06 MAR 2001 3506

WOKINGHAM DISTRICT COUNCIL

Please answer all questions in CAPITAL letters. If any question is not applicable, put N/A in the space.

Please submit 6 copies of the completed form and your plans to:- Planning Dept., Wokingham District Council, PO Box No. 157, Shute End, Wokingham, Berkshire, RG40 1WR.

If you are a new applicant, notes to help you fill in the form are attached. If you still have any questions about the form, please call Ian Jordan on 0118 974 6428

For office use only
Application No.

1.	YOUR NAME	MR. MILLS
	ADDRESS	9 LIND CLOSE
		EARLEY
	POST CODE	Tel No. 0788 4187783
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	PETER H. WATKINS
	ADDRESS	48 BROOMFIELD ROAD
		TILEHURST
	POST CODE	RG30 6AL Tel No. 9423696
3. On the plans outline the whole site in RED. Any OTHER land in your Ownership or control outline in BLUE.	SITE LOCATION	9 LIND CLOSE
4. Give the area of the application site in hectares, if appropriate, or part of a hectare.	SITE AREA	195 m²
5. Give brief details of the proposal	ABOUT THE APPLICATION	PROPOSED 3 BED. DET. HOUSE
6. What is your interest in the application site, e.g. owner, prospective purchaser, a tenant with a lease.	OWNERSHIP	OWNER

7. We need plans to be able to assess the application. Please list the plans and drawings you have submitted.

PLANS/DRAWINGS

- 1:25000 Location Plan ☑
- 1:500 Block Plan ☑
- 1:100 Elevations ☑
- 1:100 Floor Plan ☑
- Other ☐

8. Does the application involve any of the following

Please tick relevant boxes. If you tick OTHER, please explain on this form.

- CHANGE OF USE ☐
- CONSTRUCTION OF NEW BUILDING ☑
- ALTERATION or EXTENSION ☐
- DEMOLITION ☐
- OTHER

9. What type of Planning application are you applying for ?

- RESERVED MATTERS ☐ Go to Question 10.
- OUTLINE PERMISSION ☐ State relevant outline permission No. Go to Question 10.
- FULL PERMISSION ☑ Go to Question 11.
- TEMPORARY PERMISSION ☐ State period required. Go to Question 11.
- RENEWAL OF TEMPORARY PERMISSION ☐ State previous permission No. Go to Question 11.
- VARIATION/RELAXATION OF CONDITIONS ☐ State relevant application No.
- Details of conditions to be relaxed. Go to Question 11.

10. IF THIS IS AN OUTLINE APPLICATION OR FOR THE APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of your application.

- EXTERNAL APPEARANCE ☐
- MEANS OF ACCESS ☐
- SITING ☐
- DESIGN ☐
- LANDSCAPING ☐

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDINGS ON THE APPLICATION SITE, e.g. residential, industrial, etc. If the site is vacant say so, and if possible give last known use.

RESIDENTIAL

12. ARE THERE ANY TREES ON THE SITE ?
IF YES, please show their position, spread, and species of the trees on the plans. Indicate any which are to be felled.

~~YES~~ / NO

13. PLEASE LIST THE EXTERNAL MATERIALS TO BE USED.

CLAY TILES * BRICK AS DRG.

14. WILL SURFACE WATER BE DRAINED INTO THE EXISTING DRAINAGE SYSTEM ?
If NO, please give details of any new system to be constructed.

YES / ~~NO~~

15. WILL FOUL SEWAGE BE DISPOSED OF INTO THE EXISTING SEWAGE SYSTEM ?
If NO, please give details of any new system to be constructed.

YES / ~~NO~~

16. WILL PEDESTRIANS / VEHICLES ACCESS THE SITE ?
Please show details of the existing access and any proposed changes on the plans.

YES / ~~NO~~

17. WILL THE CAR PARKING PROVISION AT THIS SITE BE CHANGED ?
If YES, please show details of any changes on the plans.

YES / ~~NO~~

18. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE ?
If YES, please show the route and any proposed alternative on the plans.

~~YES~~ / NO

19. DOES THE PROPOSAL INVOLVE NEW RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS ? If YES, please complete the following table.

YES / ~~NO~~

	No. of Bedrooms	Dwellings
Proposed new development	1	
	2	
	3	1
	4	
	5 or more	
	TOTAL	1
Nos. of residential units lost through demolition or conversion		NONE
	NET CHANGE	+ 1

20. HAS PROVISION BEEN MADE FOR THE DISABLED ?
If YES, please show on the submitted plans what is to be provided.

YES / ~~NO~~

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL DEVELOPMENT ?
If YES, please complete PART 2 of the form.

~~YES~~ / NO

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS (INCLUDING SCRAP YARDS) ?
If YES, complete PART 3 of the form and submit whole application to Wokingham District Council.

~~YES~~ / NO

23. THE FEE ENCLOSED IS £ 190-00

The current scale of fees is attached. If you believe a reduced fee or no fee is payable please say why below.

SIGNED P.M. Wall ON BEHALF OF MR. MILLS DATE 18.2.2001

Before submitting this application check that you have answered all the relevant questions and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee.

ORDNANCE SURVEY PLAN REFERENCE	COUNTY	SHEET	NATI
	BERKSHIRE		SI

Scale: 1/1250

[illegible] 3506

PART 1 REGISTER

The boundaries shewn by dotted lines have been plotted from the transfer plan and are subject to revision on survey

SU 7570 NW
SU 7470 NE

REFUSED

LIND CLOSE

PLUMTREES

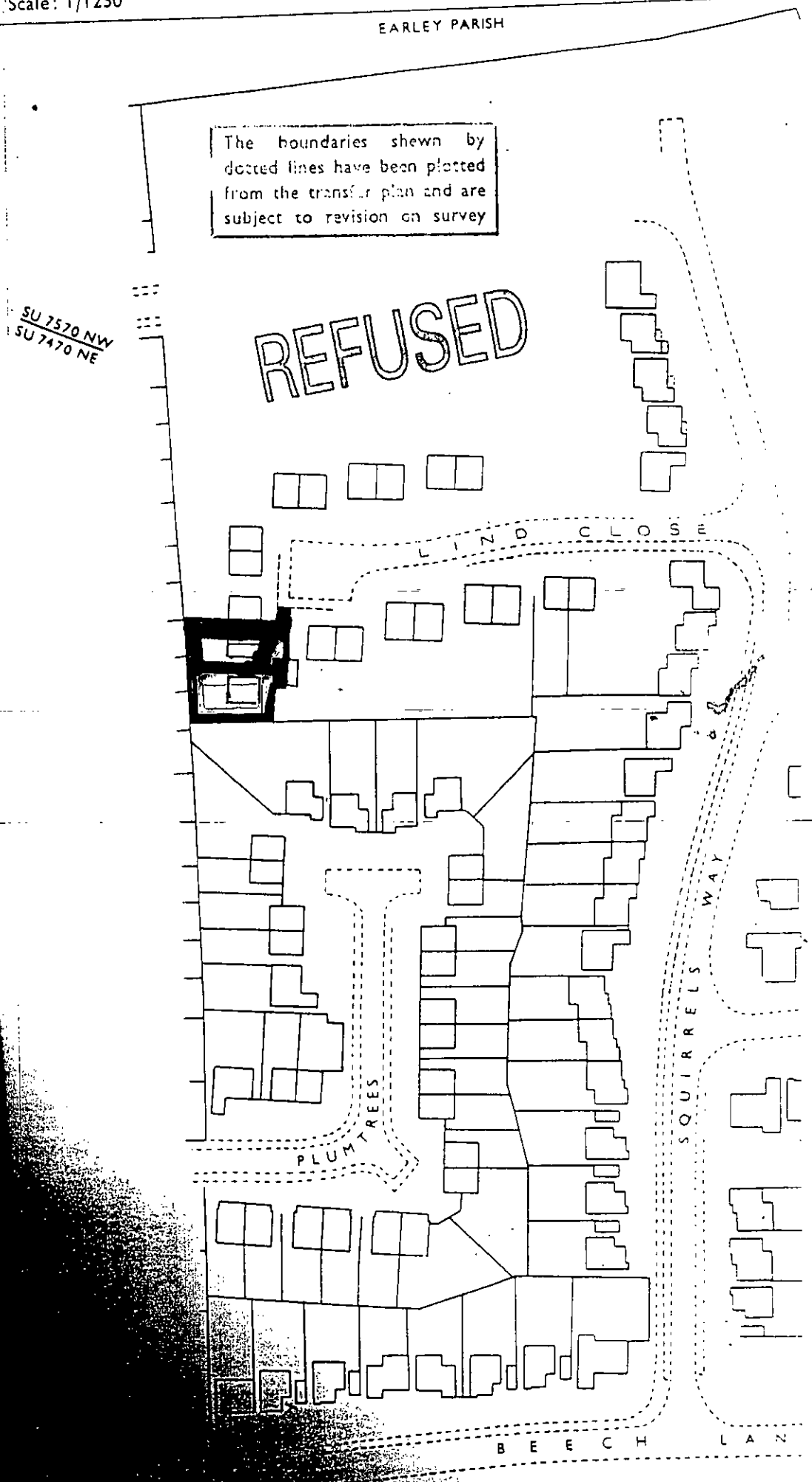
SQUIRRELS WAY

BEECH LAN

ORDNANCE SURVEY PLAN REFERENCE	COUNTY	SHEET	NATIC
	BERKSHIRE		SU

06 MAR 2001 3506

Scale: 1/1250



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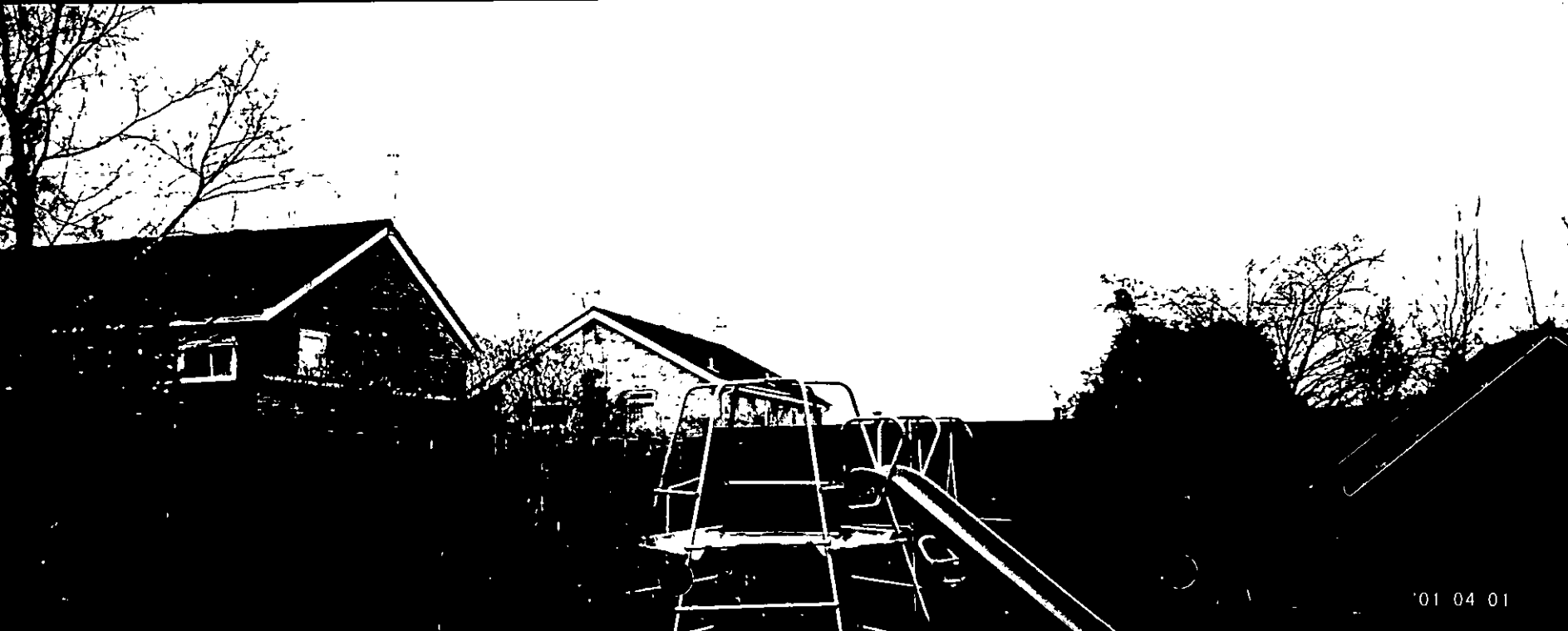
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X SYSTEMS LTD
SOUTHPORT U.K.
LONDON OFFICE

APPLICATION NO.3506

Name of appellant:
Mr Mills

Site address:
9 Lind Close

Proposal:Proposed erection of detached dwelling

Case Officer:MT

withdrawn
12/11/01

The Planning Inspectorate

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

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

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

Your-Ref: F/2001/3506
Our Ref: APP/X0360/A/01/1072902
Date: 12 November 2001

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR MILLS
SITE AT 9 LIND CLOSE, EARLEY, READING

I am writing to tell you that the appeal, reference number APP/X0360/A/01/1072902 has been withdrawn and we will be taking no further action on it.

The site visit arrangements have been cancelled.

Yours faithfully

Mrs M Pocock

208B

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

TOWN AND COUNTRY PLANNING ACT 1990
APPEAL BY: MR MILLS
SITE: 9 LIND CLOSE EARLEY
PROPOSAL: PROPOSED ERECTION OF DETACHED DWELLING

I am writing to inform you that this appeal has been withdrawn, and The Planning Inspectorate have told us they will be taking no more action on it.

Yours faithfully

Denise Gumbrell
Appeals Assistant

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

APPEAL BY: Mr Mills
SITE: 9 Lind Close, Earley
APPLICATION NO.: 3506
PROPOSAL: Proposed erection of detached 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, Earley Town Council, Radstock 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
-FAO Catherine Brimble
-FAO Neil Etherington

Environmental Health
-FAO Tom Payne

Applicationo	Name & Address
F/2001/3506	Jane and R A Cant 8 Lind Close Earley READING Berkshire RG6 5QX
F/2001/3506	J E & M C Tomlin 9 Plumtrees Earley READING RG6 5QQ
F/2001/3506	Mr and Mrs P A Galbraith 8 Plumtrees Earley READING Berkshire RG6 5QQ
F/2001/3506	B Bird 17 Lind Close Earley READING RG6 5QX
F/2001/3506	I O Cross 26 Chelwood Road Earley READING RG6 5QG
F/2001/3506	Ron Jones 24 Chelwood Road Earley READING RG6 5QG
F/2001/3506	H T Helliwell 30 Chelwood Road Earley READING RG6 5QG
F/2001/3506	Paul Wood 28 Chelwood Road Earley READING Berkshire RG6 5QG

App refused
Letters sent 18-05-01

48952

The Planning Inspectorate

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

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

PLANNING SERVICES	HPT
RSO	TLS
DC	ENF
APP	
DC	

22 OCT 2001

COPIES TO:	ACK:

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

Your Ref: F/2001/3506

Our Ref: APP/X0360/A/01/1072902

Date: 19 October 2001

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR MILLS
SITE AT 9 LIND CLOSE, EARLEY, READING

I enclose third party correspondence relating to the above appeal.

If you have any comments on the points raised, please send 2 copies to me no later than 9 weeks from the starting date. Comments submitted after that deadline may not be seen by the Inspector. 07/11/01

Yours faithfully

Mr Simon Campbell

211AL(BPR)

8 Plumtrees
Earley
Reading
Berkshire
RG6 5QQ

26 September 2001

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

Dear Miss Groves

Your reference: APP/X0360/A/01/1072902

Thank you for your letter dated 10 September 2001.

We would like to reiterate our concerns over the erection of a detached dwelling at 9 Lind Close, Earley.

1. Detracts the outlook from of our property.
2. Decreases the value and saleability of our property.
3. Increase of traffic into Lind Close.
4. Shared access is open to all sorts of problems in the future.

We would also like to point out that if this proposal does proceed, will it not set a precedence, for all of us who occupy a corner plot, to be able to build a detached dwelling at the bottom of our gardens, with shared access and considerably smaller gardens. As a mature estate with more established houses and larger gardens, we do not feel that this would be acceptable to the residents or the local Council. If you have any queries please do not hesitate to contact us, and you would be most welcome to visit to see the site.

I enclose three copies of our letter as requested in your letter. We would appreciate a copy of the decision relating to this case.

Yours sincerely,

P J Galbraith

Mr P A & Mrs P J Galbraith
cc: Wokingham District Council (Planning Services)

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



RA & Mrs J Cant
8 Lind Close
Earley
Reading RG6 5QX

27 September 2001

Dear Miss Groves

Reference **APP/X0360/A/01/1072902**

Having acquainted myself with the grounds on which the appellant is lodging an appeal, I feel compelled to refute them.

Mr Mills compares the adjoined drives of Numbers 8 and 9 Lind Close to other drives in the area. Comparisons are irrelevant, because no one else is proposing to build a detached house in their back garden.

I enclose a copy of our letter objecting to the original application, our objections especially regarding access to the proposed back garden house still stand. The driveway of number 9 would be used by number 9 AND number 9A, with three plus cars using it.

The driveways are not shared, the deeds quite clearly show the drives are adjoining. In effect we would have two drives and an access road just outside our kitchen window, I would find a change such as this quite unacceptable.

Mr Mills has said that we are already overlooked by houses in Plumtrees Close. Firstly we bought 8 Lind Close twenty years ago knowing this was the case. Secondly The house behind ours is approximately 80 to 100 feet from the back of our house. The only windows which could overlook us, are the toilet and bathroom windows, which have become screened by trees and shrubs at the bottoms of gardens. The proposed new house in no 9's back garden, if it follows the building line, would only be ten to twenty feet from our house and facing our back garden.

Yours sincerely

R A Cant Mrs J M Cant

8 Lind Close
Earley
Reading
RG6 5QX

21 March 2001

Dear Mr Durkan

Re: Planning application F/2001/3506

We vehemently object to this totally unacceptable proposal – we being the owners/occupants of Number 8 Lind Close.
The proposed dwelling would completely dominate and overlook our back garden, stripping away any privacy and creating a major deterioration of our much-prized quality of environment. At present we have adjoining driveways and access can be a problem. The thought of increased traffic is unthinkable.

This proposed dwelling with shared access to number 9 would in effect create a "roadway" along the side of our house, not only would there be an unacceptable increase in vehicle noise, it would also mean a drastic deterioration in the quality of our environment (increased noise and pollution). It would surely mean a decrease in the value of our property.

The end of the close is designed as a hammer-head turning circle, however at present 90% of cars visiting other houses park outside our house and access to our drive can be a problem – the thought of more vehicles in such a relatively confined space is totally abhorrent to us.

The whole proposal would appear to us to be completely out of character in this Close.

We have inspected the plans at Earley Town Council offices and earnestly hope that planning permission will be refused.

Yours sincerely

R A Cant Jane Cant

J.E. & M.C. TOWLER.
9, PINE TREES,
EARLEY,
READING
BERKS. RG6 5QQ.

9/10/01.

Ref: App./X0360/A/01.
1072902
No 9. Lind Close,
Earley
Reading.

RECEIVED
15 OCT 2001
PINS AA PEP

Dear Madam,

We write to you to express our concern at the proposed building of a detached house in the rear garden of 9, Lind Close, Earley, Reading. Its application for which I believe is being dealt with by your department.

The building, if allowed, would result in a real loss of privacy and possibly overlooking to both ourselves and our immediate neighbours. It is also wholly out of character with the setting of the surrounding houses and gardens and would I think create a really disastrous precedent in the area.

When we bought our home it was in a very large measure for the

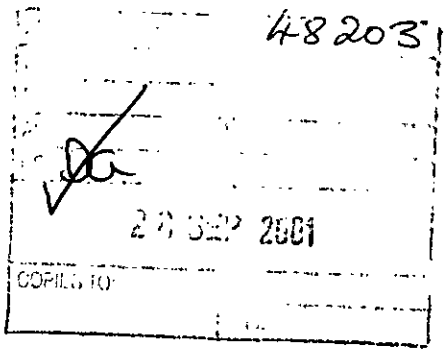
open and pleasant setting at the rear of the home. We had no idea whatsoever to think there was the possibility of a building plot being developed next to our garden and destroying at a stroke the major attraction of the property.

I also feel that the owners of 9 Lund Close have been less than neighbourly in their approach to this matter throughout the entire proceedings. After the rejection of their initial application they applied for an extension to their existing property and as far as I know there was no objection for anyone because it was a entirely reasonable addition. However, I think we all feel that their re-application for a detached dwelling shows a complete indifference to everyone in the immediate neighbourhood.

If it were possible for you to visit the proposed site, I think you might see why my neighbours and myself feel we have to raise the strongest objection to the proposed building.

Yours faithfully,

8 Plumtrees
Earley
Reading
Berkshire
RG6 5QQ



26 September 2001

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

Dear Miss Groves

Your reference: APP/X0360/A/01/1072902

Thank you for your letter dated 10 September 2001.

We would like to reiterate our concerns over the erection of a detached dwelling at 9 Lind Close, Earley.

1. Detracts the outlook from of our property.
2. Decreases the value and saleability of our property.
3. Increase of traffic into Lind Close.
4. Shared access is open to all sorts of problems in the future.

We would also like to point out that if this proposal does proceed, will it not set a precedence, for all of us who occupy a corner plot, to be able to build a detached dwelling at the bottom of our gardens, with shared access and considerably smaller gardens. As a mature estate with more established houses and larger gardens, we do not feel that this would be acceptable to the residents or the local Council. If you have any queries please do not hesitate to contact us, and you would be most welcome to visit to see the site.

I enclose three copies of our letter as requested in your letter. We would appreciate a copy of the decision relating to this case.

Yours sincerely

P A Galbraith

Mr P A & Mrs P J Galbraith

cc: Wokingham District Council (Planning Services)

WORK SHEET FOR : Martin Durkan

Application Number : F/2001/3506

Applicant : Mr Mills C/O Peter H Watkins.

Location : 9, Lind Close, Earley, Reading.
Proposal : Proposed erection of detached dwelling.

Site Notice Displayed? :

YES	NO	DATE
√		26/04/01

Date of Neighbour Notifications : .....

Date of Site Visit : ...26/04/01.....

Date Registered : 06/03/2001

Earliest Date for Decision : 08/04/2001

Latest Consultation Date/Site Notice Expiry Date : 08/04/2001

This application will have expired on: 01/05/2001. 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:
1) **Earley Town Council** - Recommend refusal.
2) **Highways** - Access should be 4m wide.
3) **Environmental Health** - No objections.
4) **Landscape Architect** - No objections.
5) **Neighbours** - 8 objections received: Overlooking; loss of privacy and amenity; out of character; traffic congestion; loss of property values; traffic noise; access for emergency vehicles.

Planning Issues:
Site Designation :
Identified settlement
(LALP - LTV1)
(WDLP - WOS2)

Main Issues:
Impact on neighbouring properties and on the character of the area.

Application Number: F/2001/3506
Appraisal:
The existing dwelling is located in the north-west corner of Lind Close and, consequently, it has a larger rear garden than the surrounding properties. The proposal is to construct a two-storey dwelling in the garden to the west of the existing property. A new access would be created from Lind Close. This would cut across part of the front garden of the existing property at no.9. Two car parking spaces would be provided in front of the new dwelling.

There have been objections from neighbours to the north, south and west of the site.

The properties to the north in Chelwood Road are located some 25m to 30m away from the site of the proposed dwelling and, consequently, they would not suffer any significant loss of amenity in terms of outlook, privacy, daylighting or overshadowing.

The properties to the west of the site in Plumtrees would be some 20m to 30m away from the proposed dwelling and neither would they suffer any significant loss of amenity.

However, the properties to the south of the site, in particular no. 8 Lind Close, would suffer significant loss of privacy as a result of the new dwelling directly overlooking their rear gardens. Some overlooking of rear gardens is common in an urban environment. However, in this case, the first floor bedroom windows on the front elevation of the new dwelling would directly overlook the rear garden of no.8 only about 3 metres away, which would result in a significant reduction of the privacy that the latter currently enjoys. There is also likely to be overlooking of the rear garden of no.7 Lind Close, although to a lesser extent.

The proposal would also result in the loss of some privacy and amenity for the occupiers of the existing dwelling at no.9 in that the vehicular access would run past their front window at a distance of only about 1.2m. (The highways officer has also advised that the access should be 4m wide instead of 2.6m to 3m wide as shown on the submitted drawing.)

The dwellings in Lind Close are characterised by the absence of front garden boundary walls or fences, which gives the estate an open, softly-landscaped appearance. The new dwelling in this proposal would have no front garden, with the area at the front occupied by car parking spaces provided for the occupiers. In addition, the existing dwelling at no.9 would lose about half of its front garden in order to make way for the new access. This would result in a detrimental impact on the existing open, landscaped setting of the estate, which would be harmful to its character and amenity.

For these reasons, it is concluded that the proposal would be detrimental to the amenity of adjoining properties and to the character and amenity of the area as a whole and, consequently, it is recommended that planning permission should be refused.

Recommendation: ~~Approval~~ **Refusal.** ✓

Application Number F/2001/3506
Reasons for Refusal

No	Non Std Reason for Refusal
1	The proposal would represent an unsatisfactory form of development that would result in overlooking and loss of privacy to the existing and future occupiers of 8 Lind Close; loss of privacy and loss of amenity to the existing and future occupiers of 9 Lind Close; the formation of an unsatisfactory access; and a development that would be out of character with the open setting of other dwellings in the immediate locality. As such, it would be contrary to the following policies: LD3 and EN1 of the Berkshire Structure Plan; LBE2 of the Loddon Area Local Plan; and WOS3 and WBE1 of the Wokingham District Local Plan Deposit Draft (as amended).

RECOMMENDATION AND REASONS AGREED.....
(Development Control Manager)

Date:.....

16. a. What is the date you told those you notified about the appeal that we must receive any further comments by?	17.10.01	
b. Copies of the following documents must, if appropriate, be enclosed with this questionnaire.	Number of Documents Enclosed	N/A
i) representations received from interested parties about the original application	14	
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:- 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.	YES / ~~NO~~	
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: [signature] on behalf of NOKINGHAM DISTRICT Council

Date sent to us and the appellant 10/09/01 OUR REF: F/2001/3506

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

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

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

The Planning Inspectorate

For offical use only
Date received

QUESTIONNAIRE

PLANNING, LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT

APPEAL REF: APP/XO360/A/01/1072902 **GRID REF:** _____

APPEAL BY: MR Mills

SITE: 9 Lind Close, 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? If the answer to question 11a or b is YES, please attach a copy of the relevant listing description from the List of Buildings of Special Architectural or Historic Interest. (If NO, go to Q13.)	~~YES~~ / NO
12. Has a grant been made under Sections 3A or 4 of the Historic Buildings and Ancient Monuments Act 1953?	~~YES~~ / NO
13.a. Would the proposals affect an Ancient Monument (whether scheduled or not)?	~~YES~~ / NO
b. If YES, was English Heritage consulted? Please attach a copy of any comments.	YES / NO
14.a. Is the appeal site in or adjacent to or likely to affect an SSSI? If YES, please attach the comments of English Nature.	~~YES~~ / NO
b. Are any protected species likely to be affected by the proposals? If YES, please give details.	~~YES~~ / NO

15. Copies of the following documents must, if appropriate, be enclosed with this questionnaire:		
a Is the development in Schedule 1 or column one of Schedule 2 of the Town & Country Planning (Environmental Impact Assessment)(England & Wales) Regulations 1999? If YES, please indicate which Schedule.	~~YES~~ / NO Sch1 Sch 2 col 1	
b. Is the development within a 'sensitive area' as defined by regulation 2 of the Town & Country Planning (Environmental Impact Assessment)(England & Wales) Regulations 1999?	~~YES~~ / NO	
c. Has a screening opinion been placed on Part 1 of the planning register? If YES, please send a copy to us.	~~YES~~ / NO	
	Number of Documents Enclosed	N/A
d. Any comments or directions received from the Secretary of State, other Government Departments or statutory agencies / undertakers whether or not as a result of consultations under the GDPO;	1	
e. Any representations received as a result of an Article 7 (or Regulation 6) notice;		✓
f. A copy of any notice published under Article 8 of the GDPO 1995; and/or Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990; and/or Regulation 5 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990;		✓
g. Any representations received as a result of a notice published under Article 8 and/or Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (or Regulation 5);		✓
h. Details of any other applications or matters you are currently considering relating to the same site;		✓
i. **For all appeals, including those against non determination, you must provide details of all relevant development plan policies.** ***Each extract must include the front page, the title and date of approval or adoption. Where plans & policies have not been approved or adopted, please give the stage or status of the plan.***	3	
j. Any supplementary planning guidance, together with its status, that you consider necessary.		✓
k. Any other relevant information or correspondence you consider we should be aware of.		✓

HIGHWAYS CONSULTATION SHEET

From: Martin Durkan **Date:** 15 March 2001

Application Number: F/2001/3506

Proposal: Proposed erection of detached dwelling.

Parish: EARLEY TOWN

Site Address:
9, Lind Close, Earley, Reading.

Applicant:
Mr Mills C/O Peter H Watkins.

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

The shared access must be a minimum of 4.0 metres wide.

Signed: _____ **Print name:** Adam Coggins 28/03/01

See Part One Plans.

To:
Neil Etherington
Senior Arboricultural Officer

From: Martin Durkan

Date: 15 March 2001 19 MAR 2001

Application Number: F/2001/3506

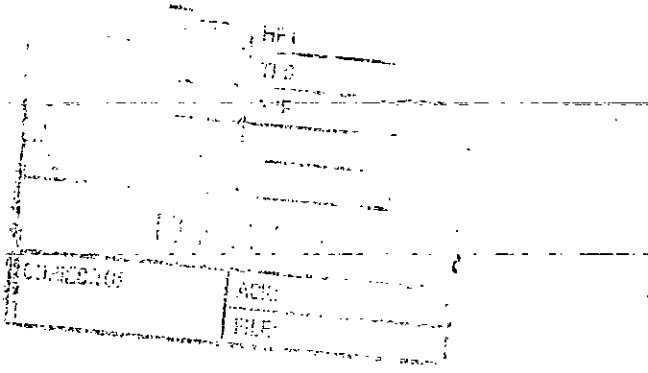
Proposal: Proposed erection of detached dwelling..

Site Address:
9, Lind Close, Earley, Reading.

Applicant:
Mr Mills C/O Peter H Watkins.

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

No objections
No major trees or C/S feature in rear garden.



TO: DEVELOPMENT CONTROL FROM: Environmental Design

Martin Durkan DATE: 12 April 2001

Location:	9 Lind Close, Earley, Reading
Proposal:	Proposed erection of detached dwelling
Application Number:	F/2001/3506

In response to your consultation dated 15th March 2001 for the above application, the tree and landscape comments are as follows:

The above proposal does not affect any significant landscape features and I have on objections to the proposal in principle.



ROBERT PETROW
Consultant Landscape Architect

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
17 APR 2001	
COPIES TO:	ACK
	FILE

FROM: Martin Durkan

DATE: 15 March 2001

DELEGATED

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2001/3506

Proposal: Proposed erection of detached dwelling..

Site Address: 9, Lind Close, Earley, Reading.

Applicant: Mr Mills C/O Peter H Watkins.

Your observations are required in respect of this application **by 08/04/2001** .

Councillors felt that this application should be refused. It was felt that this proposal represented an overdevelopment, was unneighbourly and would set an unwanted precedent. There was also concern that there would be adequate on site parking.

SIGNED: _____ DATE: 19 APR 2001

Clerk To Earley Parish/Town Council.

EARLEY TOWN COUNCIL

Town Clerk & Treasurer
RICHARD RAYMOND D.M.A., A.C.I.S.

Council Offices,
Radstock Lane,
Earley,
Reading, RG6 5UL

Tel. No. (0118) 986 8995
Fax No. (0118) 975 6681

My Ref: P.1/mjb/4043
Your Ref:

6 April 2001

Dear Mr. Durkham,

PLANNING APPLICATION NO. F/2001/3506 - 9 LIND CLOSE, EARLEY

The Town Council has received a number of copies of letter of objection to this application, and our Planning Assistant, having visited the site, will be recommending refusal to the Planning Committee.

However, unfortunately, the next meeting of the Committee is not until Wednesday 18th April, and I will not, therefore, be in a position to send the Town Council's detailed observations on this application until after that date.

I hope this will be acceptable, but should this cause problems would you please let me know.

Yours sincerely,

M. Bristow

M. BRISTOW (Mrs.)
DEPUTY TOWN CLERK

PLANNING	42137
FOL	TLS
DC F.D	ENF
APP	
CS	
10 APR 2001	
COPIES TO:	ACK:
	FILE:

Mr. M. Durkham,
Planning Assitant,
Wokingham District Council.

e.Mail: townclerk@earleytc.co.uk
Web site: www.earleytc.co.uk

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: Joanne Ellis, Environmental Health

To: Martin Durkan, Development Control

My Ref: jpe/lind

Your Ref: F/2001/3506

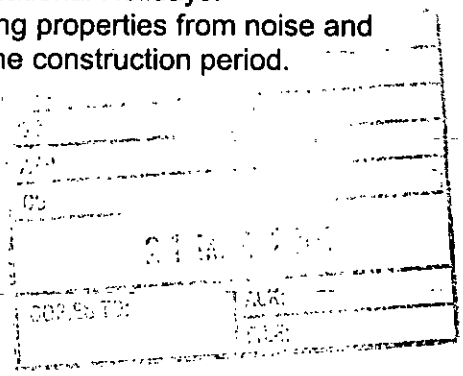
Date: 20 March 2001

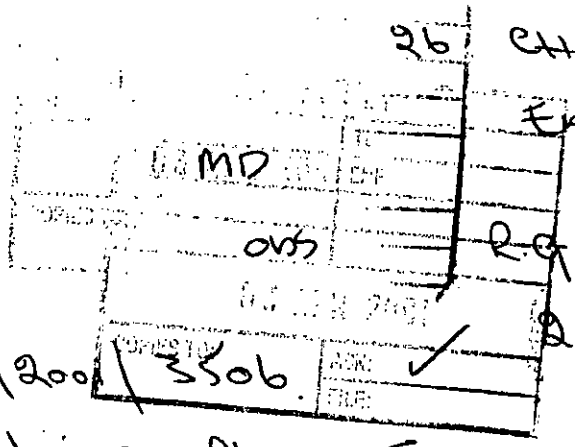
PROPOSAL: ERECTION OF DETACHED DWELLING
ADDRESS: 9 LIND CLOSE, EARLEY

I have no environmental health objections to this proposal with the imposition of the following conditions:-

1. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8am and 7pm Monday to Friday and 8am to 1.30pm Saturdays and at no time on Sundays, Bank or National Holidays.
Reason - To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.







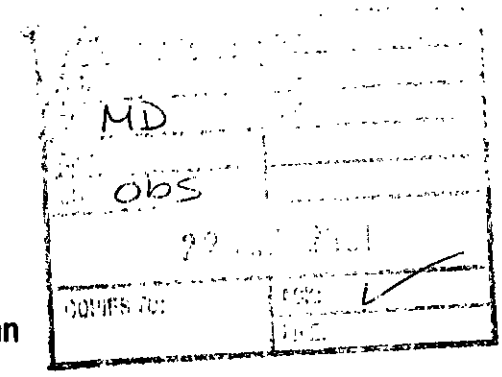
Dear Sir

I. Strongly object to ~~the~~ above. Planning Application.
as this will overlook the rear of my house removing my privacy. It will also create further congestion where the access is To be created. in an already heavily congested Road

Please Refuse this application

Your Faithfully

I. O. Cross.



8 Lind Close
Earley
Reading
RG6 5QX

21 March 2001

Dear Mr Durkan

Re: Planning application F/2001/3506

We vehemently object to this totally unacceptable proposal – we being the owners/occupants of Number 8 Lind Close.
The proposed dwelling would completely dominate and overlook our back garden, stripping away any privacy and creating a major deterioration of our much-prized quality of environment. At present we have adjoining driveways and access can be a problem. The thought of increased traffic is unthinkable.

This proposed dwelling with shared access to number 9 would in effect create a "roadway" along the side of our house, not only would there be an unacceptable increase in vehicle noise, it would also mean a drastic deterioration in the quality of our environment (increased noise and pollution). It would surely mean a decrease in the value of our property.

The end of the close is designed as a hammer-head turning circle, however at present 90% of cars visiting other houses park outside our house and access to our drive can be a problem – the thought of more vehicles in such a relatively confined space is totally abhorrent to us.

The whole proposal would appear to us to be completely out of character in this Close.

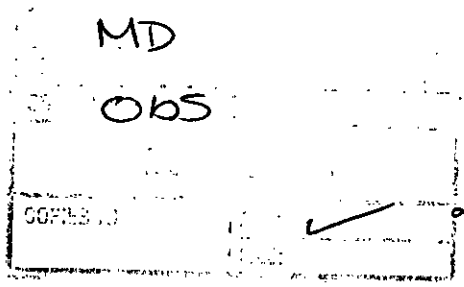
We have inspected the plans at Earley Town Council offices and earnestly hope that planning permission will be refused.

Yours sincerely

R A Cant Jane Cant

J.E and M.C Tomlin
9, Plumtrees
Earley
Reading
RG6 5QQ

Your Ref:
Martin Durkam
F/2001/3506



Dear Sir,

Thank you for your letter of 15/03/2001, which for some reason did not reach us until the 21/03/2001, though I had been forewarned about its contents by my neighbours.
I mention this largely to point out that when it was suggested that there was the possibility of a detached house being built at the very edge of our garden, we dismissed it as a misunderstanding. When I did receive your letter making the proposal clear, my reaction was still utter disbelief. I didn't imagine that in an area of established estate housing, there was still the danger of opportunistic infilling of this nature.

Quite frankly, I think this is a disgraceful proposal and suggests a complete indifference in its proposers to the amenities and quality of life of their neighbours.

The position of the proposed dwelling will completely ruin the outlook of both ourselves and our neighbours as well as removing any sense of privacy we enjoy in our garden. This, after all, was one of the major considerations when we bought the house. How could we have anticipated the arrival of an entire house almost literally in our back yard?

Though we will be one of the major sufferers for this proposal, we are far from the only ones and I know that my sense of outrage is shared by others, particularly in Lind Close, as access and parking for the new dwelling will only increase environmental problems.

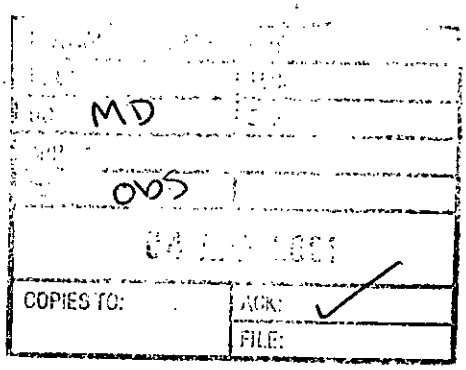
We've had little opportunity to fully consider our position on this matter and may well send you a more considered objection in due course, but be assured that we regard this proposal as an unmitigated and undeserved disaster.

Yours truly

8 Plumtrees
Earley
Reading
Berkshire
RG6 5QQ

1 April 2001

Mr Martin Durkan
Wokingham District Council
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR



Dear Mr Durkan

Your ref: F/2001/3506

Thank you for your letter dated 15 March, which I did not receive until 22 March, to which I would officially like to object.

Firstly may I say how horrified I was when I was initially told about the proposed erection, by a neighbour who received their letter from yourselves some two days earlier.

Having viewed the plans at the local Council offices, this proposed building would have several effects, not only on ourselves but on the local community.

When we purchased our house, some 12 years ago, one of the most attractive things about the property was that it was not overlooked and that the garden was completely private; as enthusiastic gardeners this was a real bonus to us. The intended construction would impede our privacy of the house and garden; the upper level of the proposed erection is a blank brick wall which is not only unattractive but also extremely unimaginative to look at.

The value of our property and saleability may well be negatively effected. When we purchased our property it was not only the house but also the surrounding environment which was important to us and the proposal would not advance this position.

It should be taken into account the increased traffic into Lind Close and the required off-road parking needed. Also the shared access seems open to all sorts of problems for the future. I was very surprised to find out, from a friend who lives in Lind Close, that the residents in Lind Close knew nothing about the proposal (they too seemed very unhappy about the situation).

Do you really think that the residents of number 9 will stay for long if the property is allowed to proceed? I think not, it would appear that they purchase the property some 9 months ago with the intention of building a second property on the land and making a quick buck!

I believe that the consensus of opinion of the locals who would be affected by this proposal is total horror and disgust that anyone should want to infill on their land just because they have a big garden and ruin the environment for the other residents around. We just hope that it is not allowed to proceed any further.

Yours sincerely

Mr P A & Mrs P J Galbraith

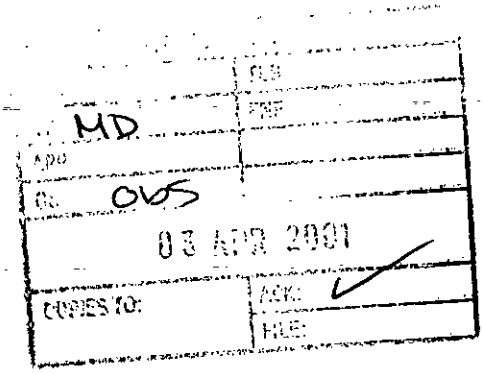
cc: Earley Town Council

17 Lind Close
Earley
Reading
RG6 5QX

29th March 2001

Mr. Martin Durkan
Case Officer
P.O.Box 157
Wokingham District Council
Shute End
Wokingham
RG40 1WR

Dear Sir



Planning Application No. F/2001/3506
9 Lind Close, Earley.

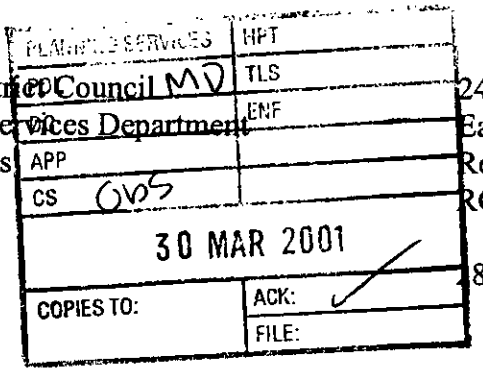
I wish to comment on the above application.

The proposed new dwelling, as sited, will have a serious adverse effect on the enjoyment of amenities and privacy of the occupants of No. 8 Lind Close, plus other dwellings bordering the site.

No 8's living area, rear bedrooms, and garden will be overlooked.

Yours faithfully

B. Bird.



Wokingham District Council MD
Environmental Services Department
Planning Services
POBox 157
Shute End
Wokingham
Berkshire
RG40 1WR

24 Chelwood Road
Earley
Reading
RG6 5QG

28 March 2001

Dear Sirs

Planning Application No F/2001/3506

I refer to your letter reference Martin Durkin F/2001/3506 and dated 15 March 2001 regarding this application to erect a detached dwelling in the garden of 9 Lind Close, Earley, Reading.

That application should, I believe, be refused because of the adverse impact that the proposed dwelling will have on the adjacent properties.

My principle objections are:-

1. Loss of privacy for those properties.
2. The proposed dwelling is not in character with those properties.
3. The erection of the proposed dwelling will increase the housing density and set a precedent for future 'in fill' developments that should be strongly resisted.
4. The proposed dwelling will be detrimental to the future saleability of those properties and, indeed, 9 Lind Close itself.
5. The proposed dwelling will create further vehicular access problems and exacerbate the congestion that already exists in Lind Close as a result of cars being parked on the highway.
6. Shared access to the proposed new dwelling will, in conjunction with the previous objection, create potential difficulties for the Emergency Services (Fire Service in particular) to effectively deal with any emergency.
7. Do the resultant gardens of the proposed new dwelling and 9 Lind Close satisfy any minimum size requirements?
8. The 'overlooking rights' of the adjacent properties might be affected and even if they are not surely the fenestration treatment of the side elevations of the proposed dwelling is not acceptable.
9. It appears that 9 Lind Close will no longer have adequate sunlight and daylight and the proposed dwelling may create oppressive or claustrophobic conditions for the occupiers of that house (see attachment for another Authority's position on this particular matter).

Furthermore, I assume that the Planning Authority will ensure that the orginal Planning Consent applicable to the Development of which Lind Close is a part will not be contravened by the above Applicaton.

Yours faithfully

Ron Jones

cc: Earley Town Council

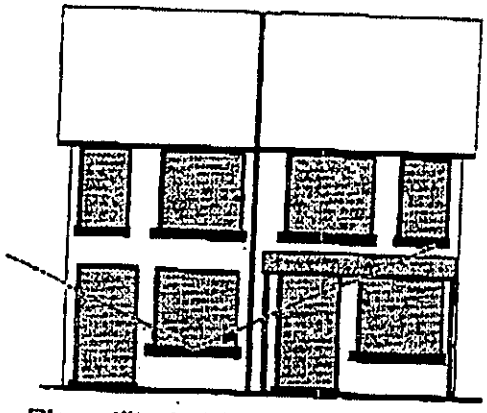
Sunlight and Daylight

2.104 Many factors are of significance in assessing whether new dwellings will enjoy adequate sunlight and daylight, both internally and externally, and the same factors must be taken into account when assessing the impact of new development on existing dwellings. Reflected light and the amount of sky visible affect daylighting within a room or garden. The functional importance of the affected room or part of the garden must be considered, together with the presence of other windows serving the affected room and the impact of existing features including boundary walls, trees and proposed buildings is relevant, as is any change in ground level between sites. Regard must also be had to the impact on outlook - it is important not to create conditions which are oppressive or claustrophobic for existing occupiers. However, these factors must always be weighed carefully - a reduction in sunlight may be more than compensated for by a gain in privacy. The general aim should be to minimise the impact on adjoining property. While development proposals will be considered in the light of these factors, as a guideline to assess the impact on daylight, sunlight and outlook, the Council will use the 45° code of practice set out in Appendix C.

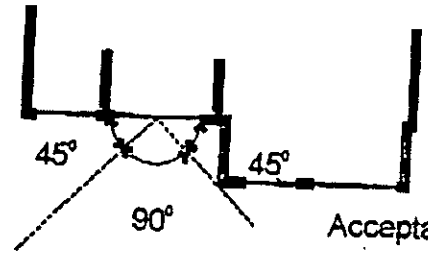
The Council will seek to ensure adequate daylight and sunlight is enjoyed in new and existing dwellings.

Example 1

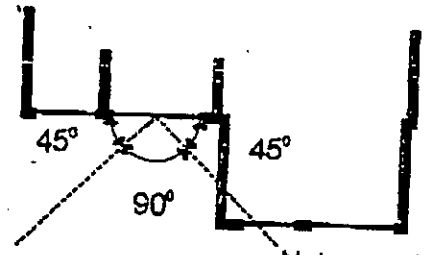
The single storey extension shown in the elevation below is acceptable if the projection is limited as shown in the upper plan. It is not acceptable if the projection is not limited as shown in the lower plan.



Plane tilted at 25° from horizontal



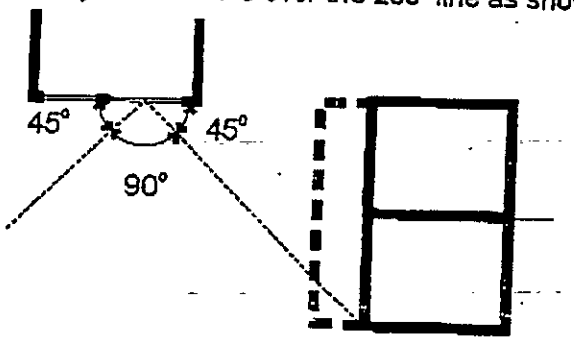
Acceptable

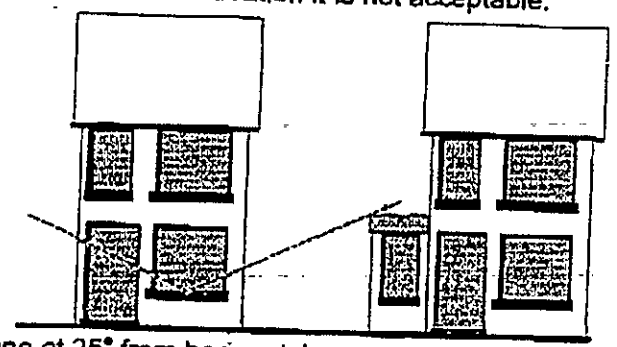


Not acceptable

Example 2

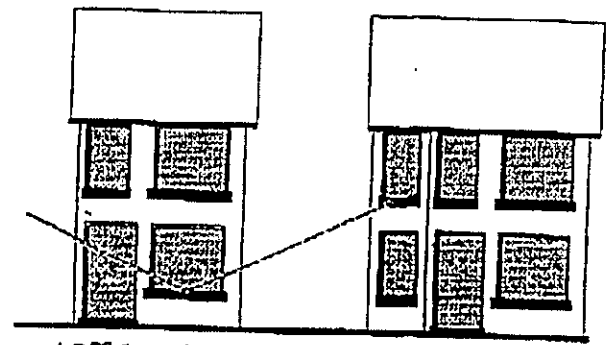
The extension shown on the plan below intrudes over the 450° line. If the extension is single storey and below the 250° line as shown in the upper elevation it is acceptable. If the extension is two storey and intrudes over the 250° line as shown in the lower elevation it is not acceptable.





Plane at 25° from horizontal

Acceptable



Plane at 25° from horizontal

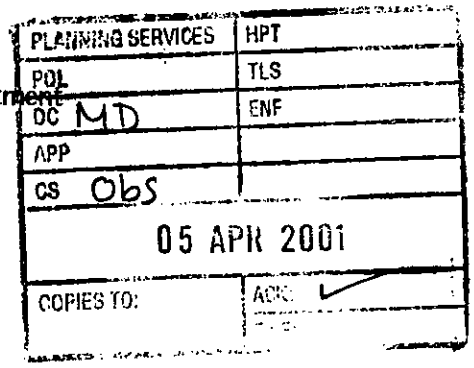
Not acceptable

FIGURE 8 - Sunlight and Daylight - The 45° Rule

3rd April 2001

30 Chelwood Road
Earley
Reading
RG6 5QG

Mr Martin Durkin
Wokingham District Council
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
BERKS RG40 1WR



Dear Mr Durkin

Formal Objection: Planning Application No F/2001/3506

I was appalled to receive John Mitchell's letter dated 15th March 2001 outlining the above application and wish to object in the strongest possible terms. The proposed development has a number of deficiencies that I am sure you have already assessed, not least;

- A number of existing properties, including ours will be severely overlooked - the distance of the new property to our fence appears less than nine metres. Aside from breaching our privacy, the new dwelling will drastically increase shade in our garden.
- I am very concerned about the precedent with this application. The proposed dwelling will increase housing density and encourage other "in fill" developments in the surrounding area.
- The proposed dwelling is totally out of character with surrounding properties.
- Given the above points, there will be a detrimental impact on the value of our property.

Whilst everyone has the right to make planning applications, I feel the proposed dwelling will destroy the character of the immediate community and set a dangerous precedent to other potential developers. The applicant should be sent a very clear message that such proposals are unwelcome and have no grounds for appeal.

I look forward to hearing your thoughts.

Yours sincerely,

H.T. Helliwell

Paul Wood
28 Chelwood Road
Earley
Reading, Berkshire RG6 5QG
England
Home Phone 0118 9861 906

2 April 2001

M Durkan Esq.
Planning Officer
Wokingham District Council.
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

PLANNING SERVICES	HPT
POL	TLS
DC MD	ENF
APP	
CS Obs	
06 APR 2001	
COPIES TO:	ACK: ✓
	FILE:

Planning application No. F/2001/3506

Dear Mr Durkan

I refer to your letter dated 15 March 2001 and our subsequent telephone conversation concerning the proposal to erect a detached dwelling in the garden of 9 Lind Close, Earley, Reading. Having now had the opportunity to review the plans I strongly recommend the application is refused, my reasons for which are detailed below.

The area surrounding the property is a very well established residential community, the houses of which, although not identical in design, have all been built in clusters, providing a mix of similar size three bedroomed semi detached properties. All the houses in the area benefit from good sized gardens and to date there would appear to be little or no evidence of attempt to in-fill properties within corner plots. The result is a friendly neighbourhood where many of the residents have lived for very many years (in Chelwood Road we are fairly new residents having lived here for seven years).

The proposal, from relativey new residents, now before the Council, if accepted, has the potential not only to change this but also to set a precedent of infill, which over time will greatly de-value the local community and the house prices of all the residents.

For the sake of clarity I detail my objections below: -

Privacy of many neighbouring houses will be affected

At present no house **directly overlooks our garden**. This was one of the main attractions of the house when we purchased it. A three bedroom detached house **less than 8 metres** from our border will remove the current level of privacy. The applicant is clearly aware of the impact on their own property by having **no windows** or doors in the wall that will face them. In addition the opposite site to that wall has no upstairs windows which again is an attempt to get around this issue. Although the house being built looks to be in line with No. 9 and 10 Lind Close due to the angle of our border (as detailed in appendix 1) the house will be considerably closer to ours than those mentioned are to houses further down Chelwood Road. Those properties also benefit from well established trees etc. Given the closeness of the proposed dwelling such solutions are not a solution given its impact on natural light (see below). I also enclose a photograph from our garden which further clarifies the impact here (appendix 2)

Natural light - 'The Council will seek to ensure adequate daylight and sunlight is enjoyed in existing and new dwellings' - the proposal goes against this statement. - Appendix 3

Guidelines obtained from another authority set parameters for this issue. To date I have been unable to clarify whether this condition is the same for Wokingham. If not, I assume there would be something similar. With a

south-facing garden, at present, we benefit from sunlight all day (when there is any!). The proposal will considerably reduce the amount of sunlight in our garden, especially given the location of the proposed dwelling from our border and its proposed height. Appendix 2 shows the current view, which will become very claustrophobic for ourselves and many other neighbours.

Application is a classic case of Over-development

As stated earlier the Council, to the best of my knowledge, has never agreed to an in-fill application in the immediate area. When looking at appendix 1 it can be seen approval will enable other local residents to use the **precedent** to follow suit. I have marked the plan (with a red cross) many similar sized gardens in adjoining properties where occupiers could legitimately use this application as a basis for support, if approved. Confirmation to the level over-development is further evidenced by the need for **shared access** of driveway with No. 9. Such a scheme could bring considerable problems with future occupiers (e.g. if neighbour disputes occur). There must also be question marks over access for **emergency services** to house 9A in the event of this access being blocked by cars from visitors to No. 9 at the time of a fire.

Style of house is not in keeping with the local area

The eye-line from our house confirms a local area of mixed three bedroom semi detached properties. A proposal for a detached house is not in keeping with previous developments. In addition, the proposed dwelling has one wall with no windows or doors whatsoever (this is clearly to provide privacy to the developer!) and one with no upstairs windows. In summary, it is not in character with the surrounding properties and the design must be considered unacceptable.

Clarification is required on adequacy of the size of the Garden & suitability of proposed soakaway

Once again looking at Appendix 1 the garden proposed for house 9a looks very small, is this within guidelines? More importantly we already have an area at the top of our garden which gets very water-logged and the proposed soakaway to that corner can only exacerbate matters. The proposal is again unacceptable.

Road Congestion

Apart from the obvious inadequacy of the shared access the addition of at least two additional cars will add further to the already congested road of Lind Close.

Major impact on future saleability of surrounding houses

In view of the points raised above I believe the proposal will have an impact on the saleability of all the surrounding houses, at a minimum will reduce the likely selling price. The proposed dwelling with all its downside features may also not be that marketable and we will be left with a poor quality property which may itself not be that saleable.

In summary, the proposal is clearly coming from a relatively new resident to the locality who has no great affinity with the area and is trying to make a 'quick buck' and move on (I doubt such a developer will want such a blank wall with no sunlight to look at for many years to come). The application is inappropriate, sets a terrible precedent and adversely materially impacts on a large number of local residents. For the reasons stated above this planning application should be turned aside and the applicant advised any such similar schemes on this plot would receive a similar response.

Yours sincerely,

Paul Wood

cc
David Hare, Chairman, Community Services Committee
Alan Spratling, Liberal Councillor
David Chopping, Local Councillor



APPENDIX 1

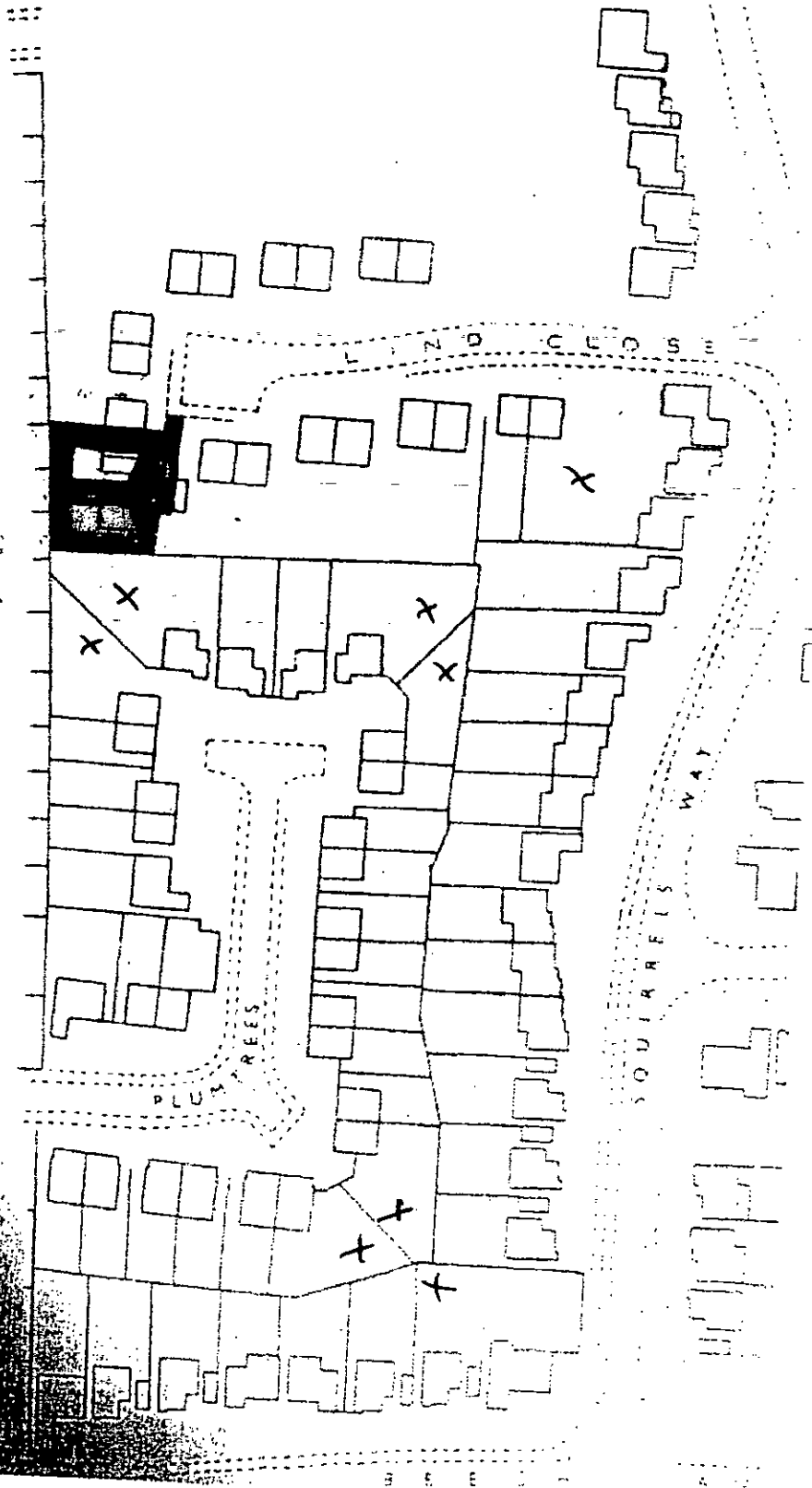
ORDNANCE SURVEY PLAN REFERENCE	COUNTY	SHEET
	BERKSHIRE	

Scale: 1/1250

PART REGISTER

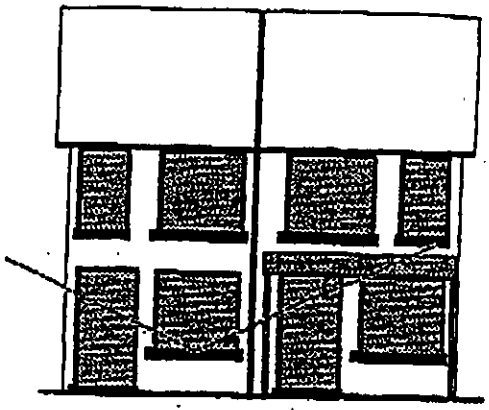
The boundaries shewn by dotted lines have been plotted from the transfer plan and are subject to revision on survey

SU 7570 NW
SU 7470 NE

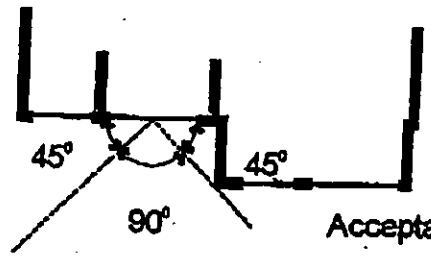


Example 1

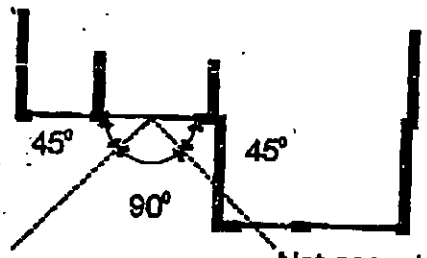
The single storey extension shown in the elevation below is acceptable if the projection is limited as shown in the upper plan. It is not acceptable if the projection is not limited as shown in the lower plan.



Plane tilted at 25° from horizontal



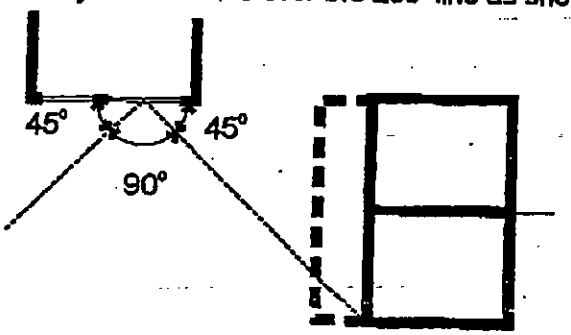
Acceptable

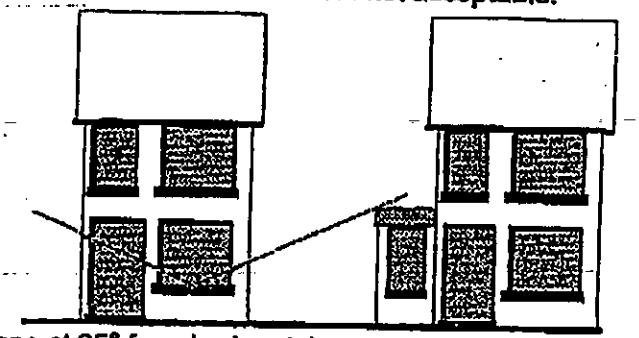


Not acceptable

Example 2

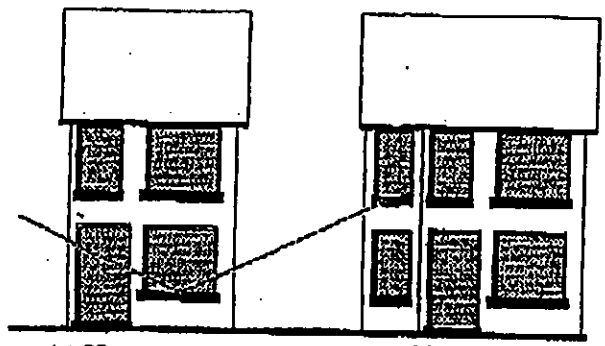
The extension shown on the plan below intrudes over the 450° line. If the extension is single storey and below the 250° line as shown in the upper elevation it is acceptable. If the extension is two storey and intrudes over the 250° line as shown in the lower elevation it is not acceptable.





Plane at 25° from horizontal

Acceptable



Plane at 25° from horizontal

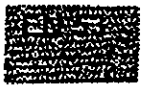
Not acceptable

FIGURE 8 - Sunlight and Daylight - The 45° Rule

APPENDIX 3

Sunlight and Daylight

2.104 Many factors are of significance in assessing whether new dwellings will enjoy adequate sunlight and daylight, both internally and externally, and the same factors must be taken into account when assessing the impact of new development on existing dwellings. Reflected light and the amount of sky visible affect daylighting within a room or garden. The functional importance of the affected room or part of the garden must be considered, together with the presence of other windows serving the affected room and the impact of existing features including boundary walls, trees and proposed buildings is relevant, as is any change in ground level between sites. Regard must also be had to the impact on outlook - it is important not to create conditions which are oppressive or claustrophobic for existing occupiers. However, these factors must always be weighed carefully - a reduction in sunlight may be more than compensated for by a gain in privacy. The general aim should be to minimise the impact on adjoining property. While development proposals will be considered in the light of these factors, as a guideline to assess the impact on daylight, sunlight and outlook, the Council will use the 45° code of practice set out in Appendix C.



The Council will seek to ensure adequate daylight and sunlight is enjoyed in new and existing dwellings.

3506

REPLY REQUIRED

Wokingham District Council
P O Box 150
Shute End, Wokingham
Berkshire, RG40 1WQ

Tel: (0118) 974 6997
Fax: (0118) 974 6015
Mobile No: 07801 664625
Email: Alan.Spratling@wokingham.gov.uk

Alan Spratling - Leader of the Liberal Democrat Group
Coling Lawley - Deputy Leader of the Liberal Democrat Group

27 March, 2001

Mr J Mitchell
Development Control Manager
Environmental Services Dept.
Wokingham District Council

41823

COPIES TO:

FILE: F/2001/3506

Dear John

Lind Close, Earley

I understand that there is a planning application in for a detached building in the vicinity of 9 Lind Close. Having had a look at the location, to refresh my memory, I have to say that it would be too difficult to put a garage in the space available, let alone a detached house.

Please let me know what the Officer's view is on this as if you should be recommending acceptance, then I will ask for all this matter to be listed.

Yours sincerely,

Alan Spratling
Leader
Liberal Democrat Group

Tel. (0118) 974 6448 (Direct Line)
Date. September 10, 2001
My ref. F/2001/3506
Your ref.

Paul Wood
28 Chelwood Road
Earley
READING
Berkshire
RG6 5QG

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

TOWN AND COUNTRY PLANNING ACT 1990
APPEAL BY: Mr Mills
SITE: 9 Lind Close, Earley
PROPOSAL: Proposed erection of detached 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 and copied to the appellant.

If you wish to make further representations, you may do so in writing, to Miss A Groves The Planning Inspectorate, Room 3 / 03, Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. You should, if possible, send three copies quoting reference APP/X0360/A/01/1072902. Comments received after 17/10/01 will not normally be seen by the Inspector & will be returned.

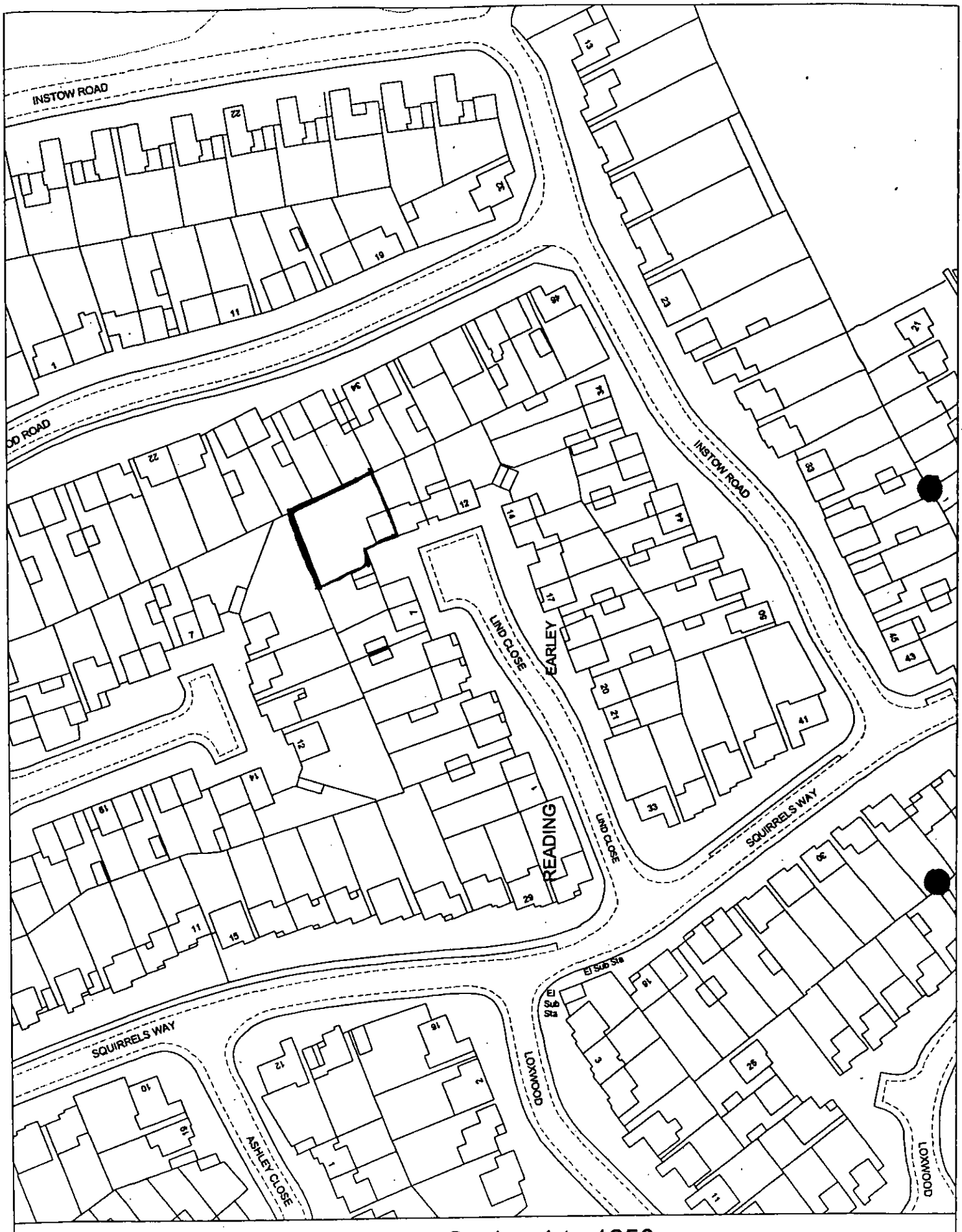
The application form, decision notice, and the appellant's grounds of appeal may be inspected in the Environmental Services Department (Planning), at the Civic Offices, Shute End, Wokingham, Berkshire during office hours, (08.30 - 17.00 Mondays to Thursdays, 08.00 – 16.00 on Fridays).

A free booklet, Guide to taking part in Planning Appeals, is available from this office.

If you wish to be notified of the result of the appeal, you should write to Miss Groves at the Planning Inspectorate requesting a copy of the decision. Please quote reference APP/X0360/A/01/1072902.

Yours faithfully

Denise Gumbrell
Appeals Assistant



Site Plan, Scale: 1 to 1250

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Date: 10 September 2001

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W E
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LODDON AREA LOCAL PLAN

Adopted 5 May 1995



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

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

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

❖ LBE2 INAPPROPRIATE DESIGN

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

ENVIRONMENTAL IMPROVEMENT

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

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

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

❖ LBE3 REFURBISHMENT AND REDEVELOPMENT

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

❖ LBE4 ENVIRONMENTAL ENHANCEMENT SCHEMES

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

SUNLIGHT, DAYLIGHT AND NOISE

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

❖ LBE5 SUNLIGHT AND DAYLIGHT

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



Wokingham District Local Plan
Deposit Draft

With Proposed Amendments Highlighted

February 2000

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

POLICY WOS3: DEVELOPMENT CONTROL PRINCIPLES

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

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

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

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

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

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

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

Implementation: Through the development control process.

Monitoring: Planning applications determined.

Services, Amenities and Infrastructure

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

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

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

Cont.

POLICY FRAMEWORK

National Policy

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

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

Strategic Policy

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

Supplementary Planning Guidance

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

THE BUILT ENVIRONMENT

DESIGN PRINCIPLES

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

POLICY WBE1: DEVELOPMENT IN ITS LOCAL CONTEXT

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

a) ITS ENVIRONMENTAL IMPACT

b) ITS VISUAL IMPACT

c) ACCESSIBILITY

Cont.

- LANDFORM AND ANY NATURAL FEATURES, INCLUDING LANDSCAPE TREATMENT AND ENVIRONMENTAL WORKS
- THE LOCAL TOWNSCAPE
- THE LAYOUT, FORM, SCALE, MASSING, AND MATERIALS OF DEVELOPMENT
- SAFETY AND SECURITY
- THE PRIVACY AND AMENITY OF THE EXISTING ENVIRONMENT
- 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.



BERKSHIRE STRUCTURE PLAN 1991-2006

Incorporating Alterations adopted in August 1997





Babtie

Public Services Division

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

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

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

(i) housing proposals for 100 or more dwellings;

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

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

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

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

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

ENVIRONMENTAL IMPACT

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

Environmental Impact of Development

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

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

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

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

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

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

Environmental Impact of Transport Schemes

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

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

6 ENVIRONMENT AND CONSERVATION

MAINTAINING ENVIRONMENTAL QUALITY

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

The Environment of the Built-up Areas

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

Protection and Enhancement of the Environment of Built-Up Areas

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

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

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

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

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

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

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

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

Environmental Nuisance

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

Protection from Environmental Nuisance

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

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

Flooding

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

The Planning Inspectorate

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

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GTN 1371-8701

MD

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

Your Ref: F/2001/3506

Our Ref: APP/X0360/A/01/1072902

Date: 7 November 2001

PL/APP/X0360/A/01/1072902
49636
DC
06 NOV 2001
FILE:

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR MILLS
SITE AT 9 LIND CLOSE, EARLEY, READING

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

Mr Steve Amos MA(Cantab) MCD MRTPI

The Inspector will visit the appeal site at 11:00 on 26/11/2001. 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

pp Miss Corrina Clements

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

209D

Tel. (0118) 974 6448 (Direct Line)
Date: September 11, 2001
My ref: F/2001/3506
Your ref: APP/X0360/A/01/1072902

Miss A Groves
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 Miss Groves

APPEAL BY: Mr Mills
SITE: 9 Lind Close, Earley

With reference to this appeal, I enclose 2 copies of the case officer's work sheets which are to be treated as the Council's statement of case.

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date: September 10, 2001
My ref: F/2001/3506
Your ref: APP/X0360/A/01/1072902

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
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The Planning Inspectorate
Room 3/03 Kite Wing
Temple Quay House
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Temple Quay
BRISTOL
BS1 6PN

Dear Miss Groves

APPEAL BY: Mr Mills
SITE: 9 Lind Close, Earley

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

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date. September 10, 2001
My ref: F/2001/3506
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Minicom No: (0118) 974 6991
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Peter H Watkins
48 Broomfield Rd
Tilehurst
Reading
RG30 6AL

Dear Sir

APPEAL BY: **Mr Mills**
SITE: **9 Lind Close, 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

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

Your Ref: F/2001/3506
Our Ref: APP/X0360/A/01/1072902
Date: 5 September 2001

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR MILLS
SITE AT 9 LIND CLOSE, EARLEY, READING

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

Mr S P Campbell

102(BPR)

47287.

The Planning Inspectorate

For official use only
Date received

- 3 SEP 2001

PLANNING APPEAL FORM

Please send each appeal on a separate form

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

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

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

A. APPELLANT DETAILS

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

Name MR. & MRS. MILLS

Address 9 LIND CLOSE
EARLEY
READING
Postcode RG6 5QX

Your reference

Daytime phone no 0788 418 7783.

Fax no

E-mail address

B. AGENT DETAILS (if any)

Name PETER H. WATKINS

Address 48 BROOMFIELD ROAD
TILEHURST
READING
Postcode RG30 6AL

Your reference

Daytime phone no 0118 9423696

Fax no

E-mail address

C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the LPA WOKINGHAM DISTRICT

LPA's application reference no F/2001/3506

Date of the planning application

Date of LPA's decision notice (if issued) 18.5.2001

D. APPEAL SITE ADDRESS

Address 9 LIND CLOSE,
EARLEY
READING
Postcode RG6 5QX

National grid reference

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

E. DESCRIPTION OF THE DEVELOPMENT

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

PROPOSED 3 BEDROOM DETACHED HOUSE

Size of the whole appeal site *(in hectares)*: 195 m²

Area of floor space of proposed development *(in square metres)*: 84 m².

F. REASON FOR THE APPEAL

This appeal is against the decision of the LPA to:

*Please tick **one** box only* ✔

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

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

G. GROUNDS OF APPEAL

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

THAT THE SIZE OF THE PROPERTY AND PLOT IS SIMILAR TO Nº 10 LIND CLOSE & THOSE IN PLUMTREE.

THAT THERE IS NO MORE OVERLOOKING OF PROPERTIES THAN FROM THE EXISTING REAR FACING WINDOWS OF NEIGHBOURING PROPERTIES

THAT THE ACCESS & PARKING ARRANGEMENTS ARE PERFECTLY ADEQUATE & SIMILAR TO MANY SHARED ACCESS ARRANGEMENTS (Nos 12 & 13.) IN THE AREA.

G. GROUNDS OF APPEAL (continued)

SEE Nos 12 & 13 LIND CLOSE

H. CHOICE OF PROCEDURE

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

*Please tick **one** box only* ✔

1. WRITTEN REPRESENTATIONS ☑

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

2. HEARING ☐

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

3. INQUIRY ☐

Please give reasons why you think an inquiry is necessary.

I. APPEAL SITE OWNERSHIP DETAILS

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

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

CERTIFICATE A ☑

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

OR

CERTIFICATE B ☐

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

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

CERTIFICATES C and D ☐

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

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

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

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

OR

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

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

PLEASE SIGN BELOW

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

Signed P.H. Watkins (on behalf of) M. Miles

Name (in capitals) P.H. WATKINS Date 10-8-2001

Please turn over

J. ESSENTIAL SUPPORTING DOCUMENTS

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

✔

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

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

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

_____

_____

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

_____

_____

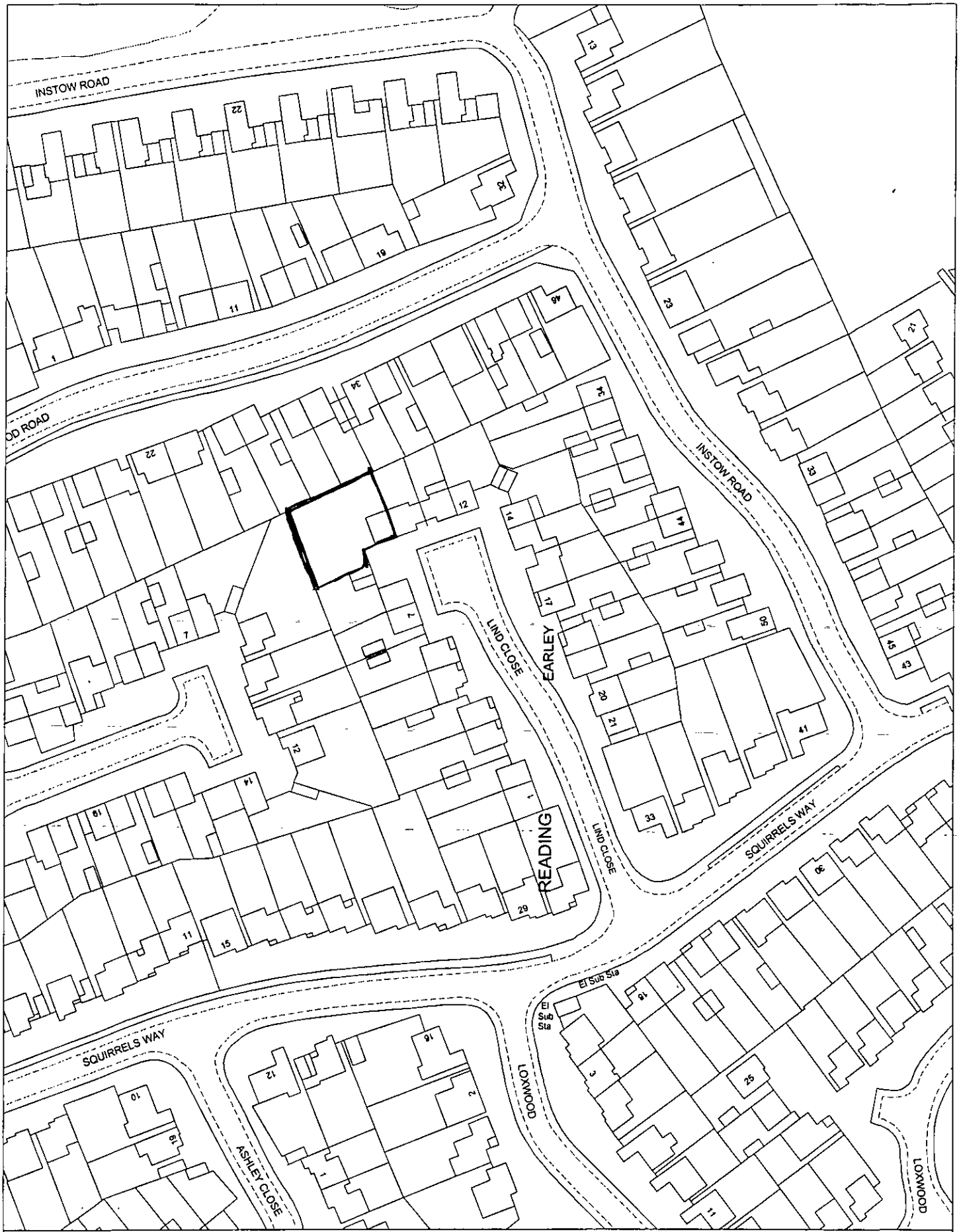
K. PLEASE SIGN BELOW

(Unsigned forms will be returned. Signed forms must be received by us within the 6 month time limit)

1. I confirm that I have sent a copy of this appeal form and documents to the LPA – ***N.B.*** *if you do not, your appeal will not normally be accepted.*
2. I confirm that section J has been fully completed.
3. I will send 2 copies of any further documents relating to this appeal to the Inspectorate.

Signed P.M. Watkins (on behalf of) Mr. Mills

Name (in capitals) P.M. WATKINS Date 10-8-2001



Site Plan, Scale: 1 to 1250

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Date: 10 September 2001

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