APPLICATION NO:
F/2001/5254

LOCATION:
27 Haddon Drive, Woodley Reading.

APPLICANT:
Mr & Mrs Jukes C/O ARD Chartered Architect

PROPOSAL:
Proposed two storey side extension to dwelling and single storey rear extension.

EARLIEST DATE FOR DECISION: **17 10/12/2001**

APPLICATION WILL HAVE EXPIRED ON:
10/01/2002

CASE OFFICER: **Heidi Lynch**

REFUSED

365

00

RAILEX
Marbleboard

EASIFILE EP7

Appeal Decision

Site visit made on 15 October 2002

by D W Jenkins BA DipTE CEng MICE MIHT

an Inspector appointed by the First Secretary of State

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

Date
17 DEC 2002

Appeal A: APP/X0360/A/02/1091597
27 Haddon Drive, Woodley, Reading

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr & Mrs Jukes against the decision of Wokingham District Council.
- The application (Ref. F/2001/5254 dated 29 October 2001) was refused by notice dated 9 January 2002.
- The development proposed is a two-storey and single-storey side extension.

Summary of Decision: The appeal is dismissed.

Appeal B: APP/X0360/A/02/1091969
27 Haddon Drive, Woodley, Reading

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr & Mrs Jukes against the decision of Wokingham District Council.
- The application (Ref. F/2002/6065 dated 5 March 2002) was refused by notice dated 30 April 2002.
- The development proposed is a two-storey and single-storey side extension.

Summary of Decision: The appeal is dismissed.

Clarification

1. The width between the appeal dwelling and the side boundary with 29 Haddon Drive was measured during my site visit. It was agreed to be 2.80 metres at the front elevation of the appeal building and 2.65 metres at the rear. The gap is therefore narrower than shown on the application plans. Neither of the proposed developments could be constructed to the width shown on the drawings. I shall assume in determining the appeals that the extensions would not be as wide as shown, but would be constructed so that their western elevations were 0.1 - 0.2 metres from the side boundary, as scaled from the drawings.

Main Issue

2. I consider the main issue in both these appeals to be the effect of the proposals on the living conditions of the occupiers of 29 Haddon Drive, especially in terms of visual intrusion.

Planning Policy

3. The development plan for the locality includes the Berkshire Structure Plan 2001-2006 (BSP) and the Loddon Area Local Plan (LALP), which were adopted in November and May 1995 respectively. BSP Policy EN1 aims to protect the character and quality of the environment. Development must be appropriate in scale, form, impact, character and siting to its location.

4. LALP Policy LBE1 implements this approach, requiring new development to be of a high standard of design appropriate to the character of the area. Proposals for development that is inappropriate in terms of its relationship with adjoining sites and buildings, or would adversely affect the character of an area, will be rejected under Policy LBE2.

5. The Wokingham District Local Plan (WDLP) has been the subject of a local plan inquiry and Inspector's report. Its Policy WBE1 requires good contemporary design through the plan area, which respects its local context. The Council will have regard to several considerations when considering applications. Amongst these considerations are environmental impact, visual impact and the amenity of the existing environment. General development control principles are set out in Policy WOS3. One of the criteria to be considered under that policy is that proposals must be integrated into their local context without detriment to the amenities of adjoining land uses and occupiers. While I have not been advised of the Inspector's recommendations in respect of these policies, they are generally in line with normal development control practice. I therefore afford them significant weight in this appeal.

6. An party objector has drawn my attention to two 'Planning Guidelines' published by the Council as supplementary planning guidance (SPG). Strictly, Guideline B1 deals with new housing rather than extensions, but some of its principles, such as the importance of minimising overlooking and maximising daylight and sunlight, are clearly pertinent. That Guideline was adopted after consultation and is worthy of weight in this appeal.

7. Guideline B2 covers extensions to dwellings. It has yet to be formally adopted, but the objector's assertion that there are no comprehensive objections to its content has not been contradicted. In that light, I consider that guidance too is significant to this case.

Reasons

Residential Amenity

8. Haddon Drive is a residential estate road. The area has a reasonably spacious character, with relatively generous gaps between the dwellings. No. 27 is a semi-detached house on the southern side of the road. It is attached to No. 25 to the east and separated from No. 29 to the west by the driveways to detached garages in the rear gardens. There is a relatively large two-bedroom dormer loft conversion at the rear of the dwelling, granted planning permission on 18 June 1996 (No. 96/637931), and a conservatory on the eastern boundary.

9. The Appellants wish to further extend their property. Under Scheme A, a side extension some 15.8 metres long would be added to the western elevation. It would extend 11.5 metres behind the existing rear elevation and be 3.7 metres high to its ridge. A section contiguous with the house would be two-storey. A carport would be sited on the area of driveway adjacent to the northwestern corner of the dwelling not occupied by the two-storey section of the extension. Scheme B would have a similar sized two-storey addition, but would be only 8.7 metres deep. Nor is there any indication that scheme would include a carport.

10. The larger extension would present a long blank wall to No. 29, the impact of which would be exacerbated by the two-storey section. It would be noticeable from the rear garden of that house and from the windows in its rear elevations. I acknowledge that the garage to No. 29 would interfere with some of those views, but the development would fill the gap

between that garage and the dwelling. While the existing garage to No. 27 would be removed, I do not consider that removal would compensate for the much larger structure that would replace it.

11. The extension would also intrude into views from the side windows of No. 29. That would particularly be the case in respect of the two-storey section. Although the Appellants do not consider the driveway a sensitive location, I do not find that a good enough reason to permit a large structure to be erected so close to it. While the main outlook from that property might be to the front and rear, I nonetheless consider the intrusion into the view from the kitchen window to be important. The present views are of the existing gable to No. 27, but the extension would be materially nearer. I accept that there would be some increase in privacy due to the cessation of mutual overlooking, but do not feel that would compensate for the impact of the extension.

12. In my opinion, the development would appear intrusive. The extended building would tend to dominate No. 29, especially when the existing large rear dormer is taken into account. I agree with the Council that the extension would be un-neighbourly. I note also that the proposal would contravene the Council's draft SPG by virtue of the large rearward projection.

13. The impact of the smaller Scheme B would be less severe, but even so, the extension would significantly reduce the gap between the rear of No. 29 and its garage. There would, therefore still be a material impact on views from the rear garden and windows of the neighbouring house. The effect on views from side windows would be very similar to that of Scheme A. I do not believe that the reduction in the scale of Scheme B in comparison to the original proposal is sufficient to render it acceptable.

14. Furthermore, the rear window to the two-storey section common to both proposals would allow further overlooking of the rear garden of No. 29, and there would be some loss of daylight and sunlight.

15. I consider that the proposals would be inappropriate in their relationship to 29 Haddon Drive, in contravention of LALP Policy LBE2. In addition, the extensions would be harmful to the environment in conflict with both BSP Policy EN1 and emerging WDLP Policy WBE1, and be detrimental to the living conditions of the occupiers of the neighbouring property, contrary to the requirements of WDLP Policy WOS3.

Other Matters

16. The Appellants point out that they could erect a long single storey building in the rear garden under Class E to Part 1 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995 (GPDO). That may be the case, but no such structure could be erected within 5 metres of the house if it were more than 10 cubic metres in volume. It is that 5 metres gap that I find of particular importance in this case. Nor could a two-storey building be erected under the GPDO.

17. I do not consider that GPDO rights are such as to justify these unacceptable developments.

18. The Appellants wish to erect the extensions to accommodate their large family, which includes six children. Two of them are adopted and have Downs Syndrome. I appreciate the problems associated with caring for such children. However, the extensions would remain long after the current situation ceased to be relevant. Planning Policy Guidance:

General Policy and Principles (PPG1) advises that the personal circumstances of an occupier may exceptionally be material to the consideration of a planning application. Nevertheless, it goes on to state that such arguments will seldom outweigh the more general planning considerations. I do not believe that the personal circumstances put forward override the harmful impact of the development in this instance.

Conclusions

19. For the reasons given above and having regard to all other matters raised, I conclude that the appeals should be dismissed.

Formal Decisions

Appeal A:

20. In exercise of the powers transferred to me, I dismiss the appeal.

Appeal B:

21. In exercise of the powers transferred to me, I dismiss the appeal.

Information

22. A separate note is attached setting out the circumstances in which the validity of either of these decisions may be challenged by making an application to the High Court.

David Jenkins

INSPECTOR

(HL)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr & Mrs Jukes
C/O ARD Chartered Architect
13 Circuit Lane
Southcote
Reading
Berkshire
RG30 3HB

Application Number: F/2001/5254

Parish: **WOODLEY**

Location: **27, Haddon Drive, Woodley, Reading.**

Proposal: **Proposed two storey side extension to dwelling and single storey rear extension.**

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

Reason

1. The proposed development due to its continuous building line along the side boundary and its proximity to the side boundary, will have an overbearing impact and sense of enclosure to the detriment of the amenity of the occupants of the adjoining property, No. 29 Haddon Drive. The proposal therefore conflicts with policies LBE1 and LBE2 of the Loddon Area Local Plan, policy EN1 of the Berkshire Structure Plan and with policies WBE1 and WOS3 of the Wokingham District Local Plan (Deposit Draft).

Informative

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

Berkshire Structure Plan Policy EN1.
Loddon Area Local Plan Policies LT6, LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3, WBE1 and WT6.

A Cronin

Anna Cronin
Head of Planning & Transportation
Date: 09/01/2002

Notice checked by: _____

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

Applicationo	Name & Address
O/2001/5254	John Apps 29 Haddon Drive WOODLEY RG5 4LX
O/2001/5254	G J Smith 115 Headley Road WOODLEY RG5 4JD
O/2001/5254	Mrs A R Chandler 34 Haddon Drive WOODLEY RG5 4LU

App refused letter sent 16/01/02

WOKINGHAM UNITARY
Aiming for Excellence

WORK SHEET FOR : Heidi Lynch

Application Number : F/2001/5254

Applicant : Mr & Mrs Jukes C/O ARD Chartered Architect.

Location : 27, Haddon Drive, Woodley, Reading.
Proposal : Proposed two storey side extension to dwelling and single storey rear extension.

Site Notice Displayed ? :

YES	NO	DATE
✓		18/12/01

Date of Neighbour Notifications : .....

Date of Site Visit : ....18/12/01.....

Date Registered : 15/11/2001

Earliest Date for Decision : 10/12/2001

Latest Consultation Date/Site Notice Expiry Date : 10/12/2001

This application will have expired on: 10/01/2002. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Highways - one space provided is unacceptable as it is not within the curtilage of the property. In this instance we will accept 4 car park spaces with several conditions: C140, C122, & driveway to be widened across front.

Trees - no objections to the proposals as tree in rear garden is small & behind shed which is to be retained.

Woodley Parish - objects to proposals as will be unneighbourly, is over-development & problems of maintenance. Fully supports the neighbours n°29's objections.

29 Haddon Drive - objects as is overbearing & dominant, out of keeping with surrounding dwellings, detract from open street scene, maintenance issues, reduction in light, will set a precedent for other properties.

34 Haddon Drive - objects as is overbearing & dominant, out of context in surrounding location, over-development of site.

115 Headley Road - do not object so long as trees to the rear of the property are not removed & are protected.

Planning Issues :

Identified settlement
Impact on street
Impact on neighbours
} WOS3, WBE1, LBE1, LBE2, EN1

Parking - LT6, LT6

Groundwater Protection Zone
Loddon Area Local Plan

Application Number: F/2001/5254

Appraisal:

The proposed development is a two-storey side extension to a semi-detached house and a single storey rear extension. The property is located in a residential street within an identified settlement. The surrounding houses are also semi-detached and many have garages. The house is two-storeyed and has a gable-end roof. It has a rear conservatory extension as well as a dormer window extension on the rear roof slope. There is a garage located to the rear of the property along the side boundary.

The single storey rear extension will be utilised as a dining room, a study and a shed. It will be 11.5m from the rear flank wall line of the existing house and will be 0.2m from the side boundary with no.29. The extension will be 3.4m in width and 3.7m in height at the ridgeline. The eave line will be 2.6m in height. The roof is sloped and has three velux roof lights. The existing garage on-site will be removed to make way for the extension.

The two-storey side extension will comprise a utility and toilet at ground floor level and a bedroom at first floor level. It is also proposed to place a carport to the front of the proposed ground floor section. The first floor will be 2.5 x 4.1m in area. The ground floor will be 2.5 x 6.1m in area. The two-storey extension will be 0.2m from the side boundary with no.29.

The roof over the two-storey extension will be pitched with a gable-end. It will be set 1.0m below the existing roofline and set back from the front flank wall by 3.5m.

1. Impact upon neighbouring properties

The proposed extensions have no windows in the side elevation with the exception of three velux roof-lights on the roof slope of the single storey rear extension. There are also several windows on the inside side elevation, which face towards the attached house no.25. These will be 5.5m from the adjoining side boundary. The windows facing the front and rear of the proposal would result in no further overlooking compared to what already exists on-site.

The property most affected by the proposed extensions is no.29. The proposed two-storey side extension will be built 0.15m from the side boundary with no.29. No.29 has a driveway along the side boundary and the side flank wall is approximately 2.5m minimum away from the side wall of the two-storey extension. There are two habitable room windows on the side elevation of no.29 that will face into the proposed two-storey extension (these are at least 3.5m away). It is considered that due to the lengthy, continuous building line along the side boundary and the proximity to the side boundary, there would be an overbearing impact on no.29.

2. Impact upon the street scene and surrounding environment

The proposed two storey side extension is subservient in nature to the existing house as it is set back from the front flank wall (by 3.5m) and is 1.0m below the existing roof. It is also designed to be in-keeping with the existing dwelling and would be constructed of materials matching the existing. There are also 2 other examples of first floor side extensions in the street which are also set back. In view of the design and position of the extension it is not considered that this element would adversely affect the streetscene or visual amenity of the area.

The single storey rear extension will not be seen from the street and will therefore not affect the street scene. All the proposed extensions are of a large size and when viewed with the other extensions already taken place on the property, it is considered the proposed extensions will be out of character with the dwelling itself. This will have an impact on the visual amenity of the area.

3. Impact upon highway safety

The number of bedrooms is increasing from five to six, resulting in a need for five vehicle parking spaces on-site. Four parking spaces can be provided in the front garden meaning that it would all have to be reverted to hard standing. The Highways Department has stated that the car park identified outside the curtilage of the site is unacceptable. In this case Highways have deemed that four parking spaces on-site are sufficient so long as the driveway is extended to 7.2m in width and a vehicle crossing completed to accommodate this. Providing this is undertaken there would be no implications to the highway safety of the site.

The reverting of the front garden to hard-standing would see the loss of the front garden. Although this may look unpleasant, several other properties in the street have wide hard-standings in the front garden, so it would not be out of character within the street itself.

Recommendation: Approval: **Refusal: ✓**

Application Number F/2001/5254
~~Conditions~~/Reasons for Refusal

No	Std Con	Std Reas	~~Non Std Conditions~~ / Reasons for Refusal
(1)			The proposed development due to its continuous building line along the side boundary, and its proximity to the side boundary, will have an overbearing impact and sense of enclosure to the detriment of the amenity of occupants of the adjoining property no 29 Haddon Drive. The proposal therefore conflicts with policies LBE1 & LBE2 of the Loddon Area Local Plan, policy ENV1 of the Berkshire Structure Plan, and policies WBE1 & WOS3 of the Wokingham District Plan (Deposit Draft).
(2)			

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES: LT6, LBE1, LBE2
SOUTH-EAST AREA LOCAL PLAN POLICIES:
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS3, WBE1, WT6
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES: ENV1
MINERALS LOCAL PLAN POLICIES:

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

Date: 9.1.02

Hardstanding covering entire front yard/garden will not look at of character with street as several houses have wide hardstandings at front of property - including n° 29

RECORD OF SITE VISIT

SITE ADDRESS: 27 Haddon Drive
Woodley Reading.

APPLICATION NUMBER: F/2001/5254

OFFICER: Heidi Lynch

DATE OF SITE VISIT: 18/12/01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes.

2. DESCRIPTION OF SURROUNDINGS
On corner - wide open green space with driveways cut through it.
Semi-detached houses / 2 stry.

3. DESCRIPTION OF SITE/BUILDING
Semi-detached 2 stry house with dorma window. Single stry rear extension & conservatory extension. Drive down side of house & garage to the rear.
long section.

4. RELATIONSHIP TO ADJOINING PROPERTIES
n°29 - 2 driveways between sites. Has 2 habitable room windows on side elevation on gnd & first floor. Have porch to rear of house - entry point. First 3 windows on rear elevation first floor are opaque glass. Small window on gnd floor is clear glass
n°25 - will be screened by existing conservatory on n°27 & ext will have same effect as garage on n°27.

5. SITE CONSTRAINTS

TREES Tree to rear of existing garage.

ACCESS/PARKING Curtly garage to rear & driveway down side of house. Front garden is in grass & shrubs but has enough room for parking

LEVELS → section slopes up.

. BOUNDARY TREATMENT 1.0m high wooden fence between n°27 & 25.

OTHERS Garages along n° 29 & 27.

Garage on n° 27 is slightly higher than n° 29's garage.

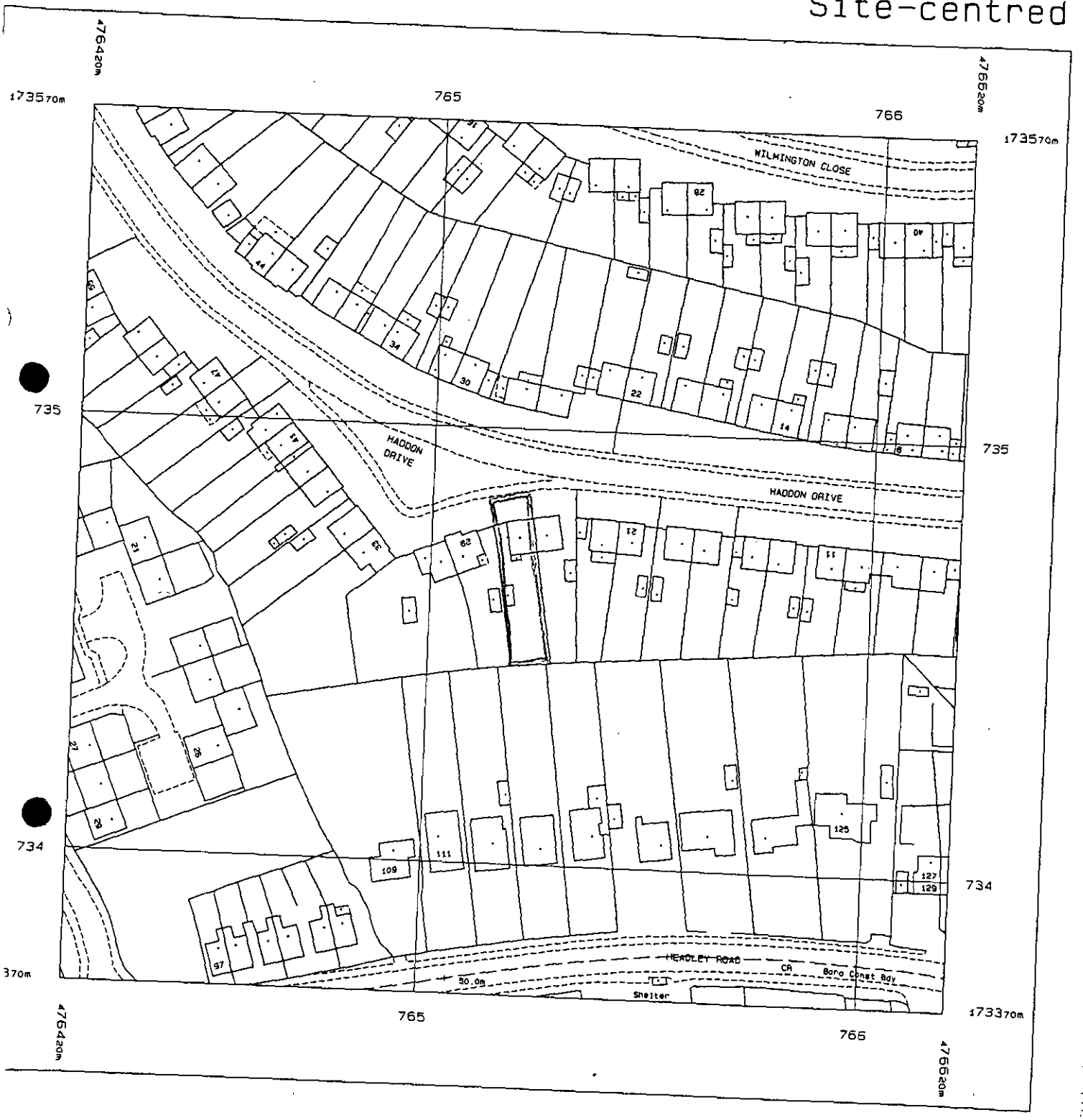
Ordnance Survey®

Superplan®

15.NOV.2001 5254

Planning Extract - 1

Site-centred



ed 18 Jul 2001 from Ordnance Survey digital
nd incorporating surveyed revision
ble at this date. © Crown Copyright 2001.

uction in whole or in part is prohibited
t the prior permission of Ordnance Survey.

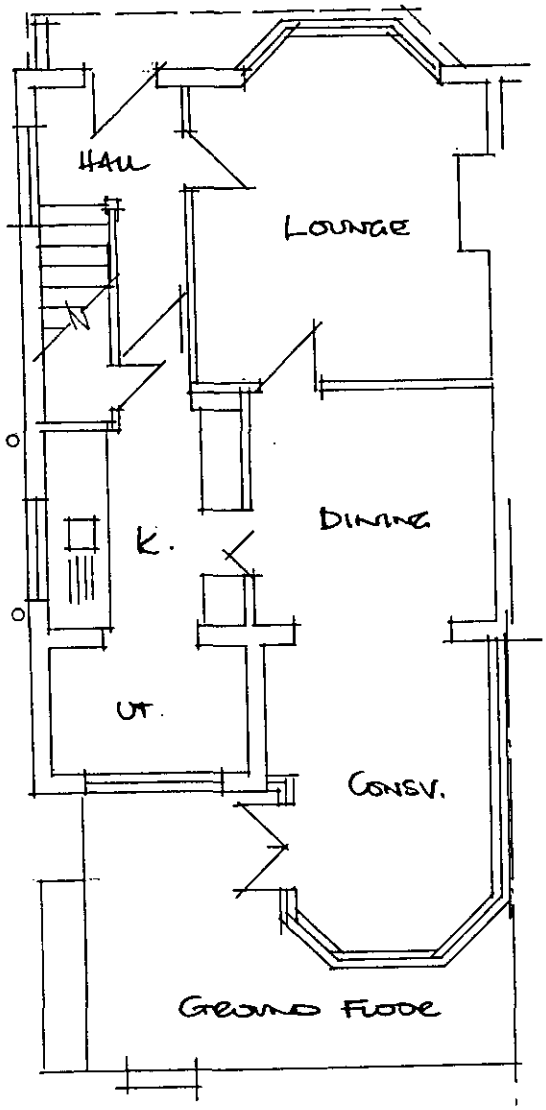
ce Survey, the OS symbol and Superplan
gistered trade marks of Ordnance Survey,
tional mapping agency of Great Britain.

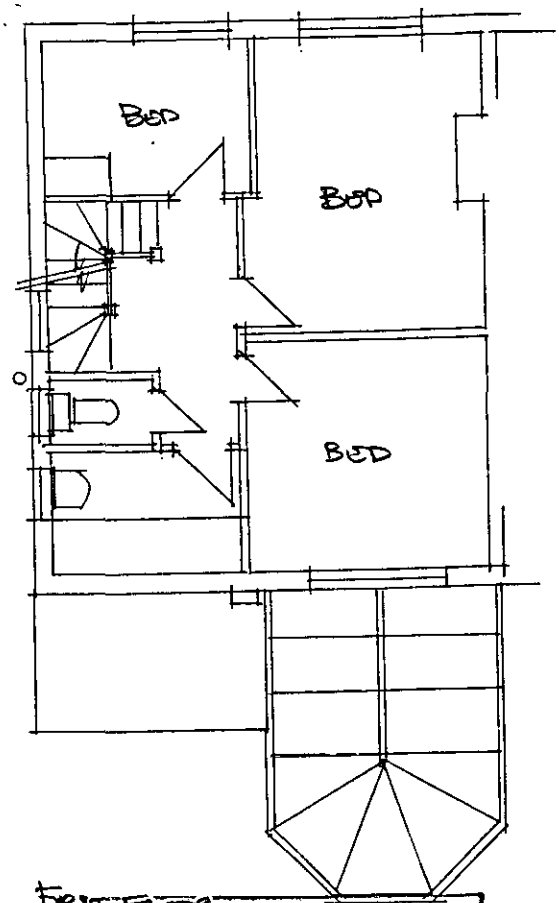
Scale 1: 1250

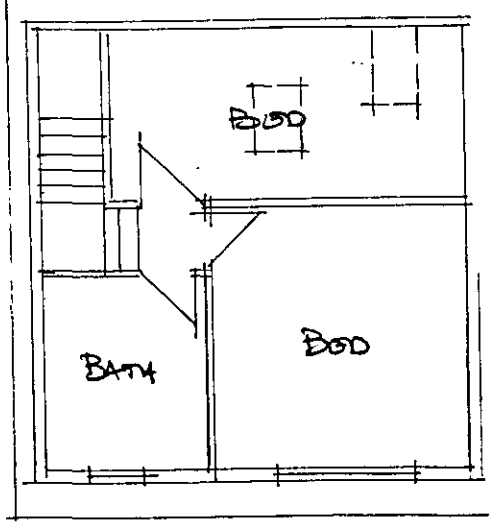
National Grid sheet reference at centre of this Superplan: SU7673SE

The representation of a road, track or path is no evidence of a right of way.

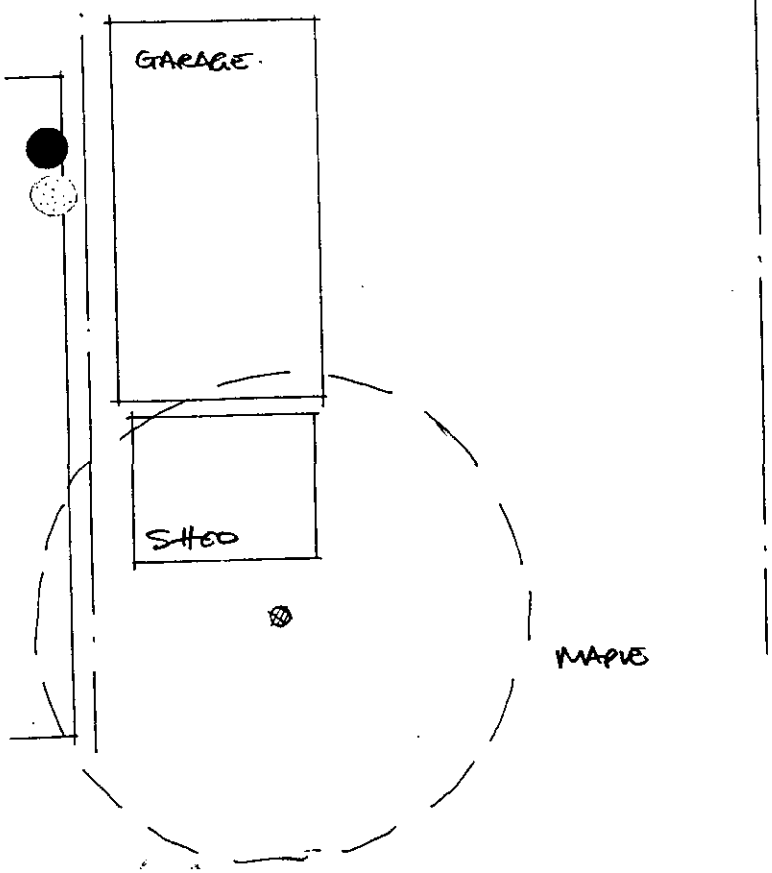
15. NOV. 2001 * 5254







2ND FLOOR

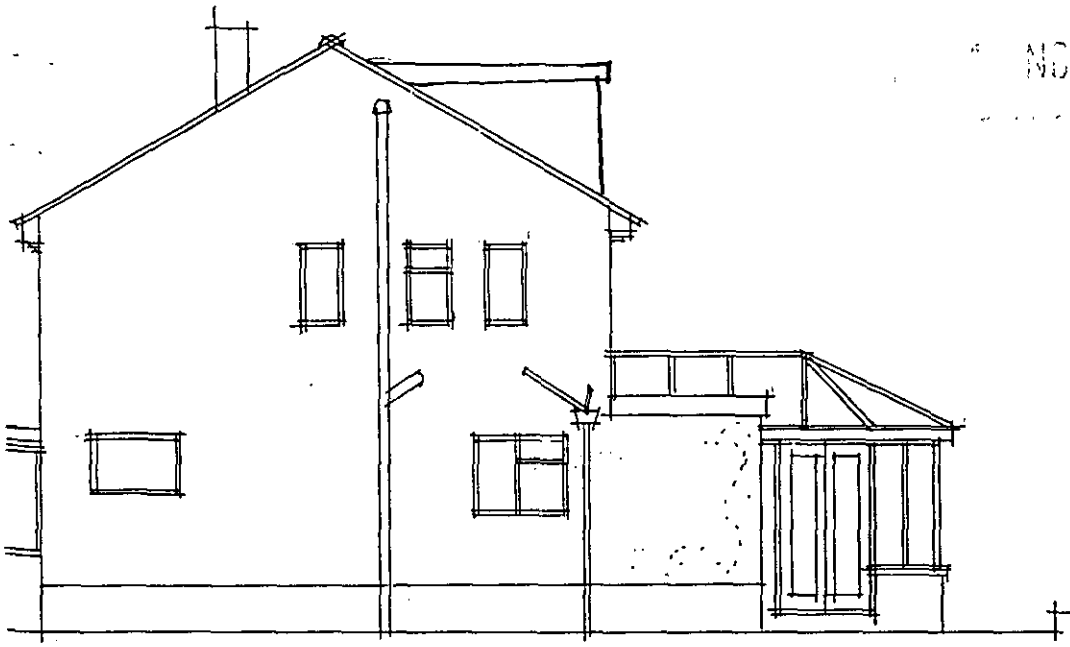


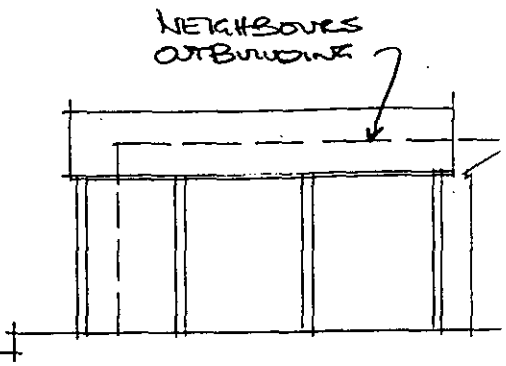
27 HADDON DRIVE
EXISTING PLANS
1:100 SCALE

DWG 01/24/01

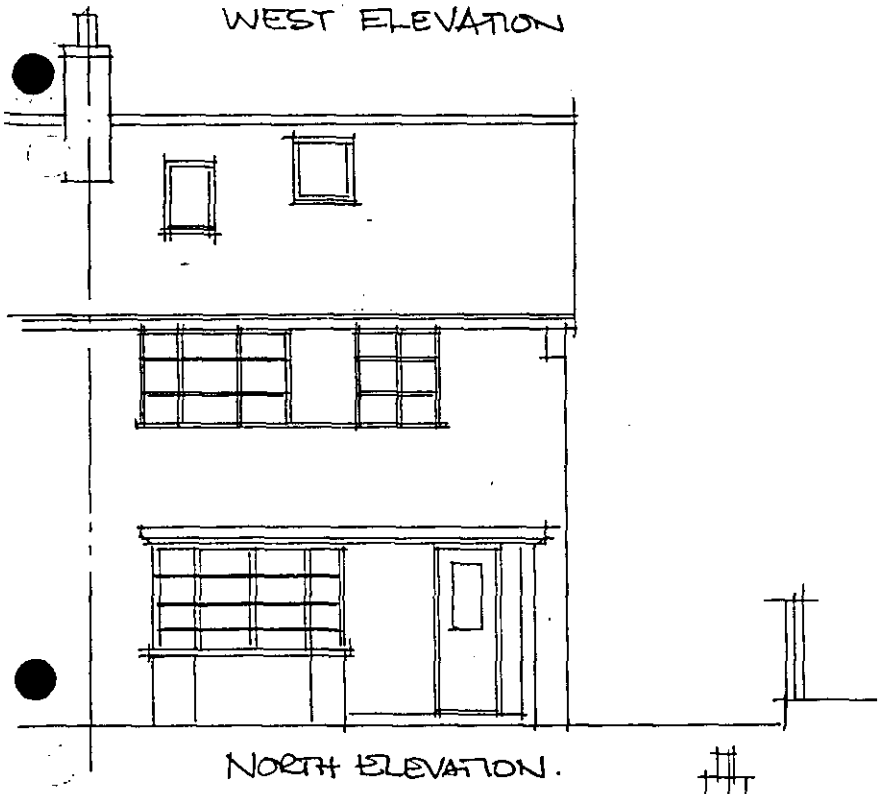
AED JULY 2001

NOV 2001 5254

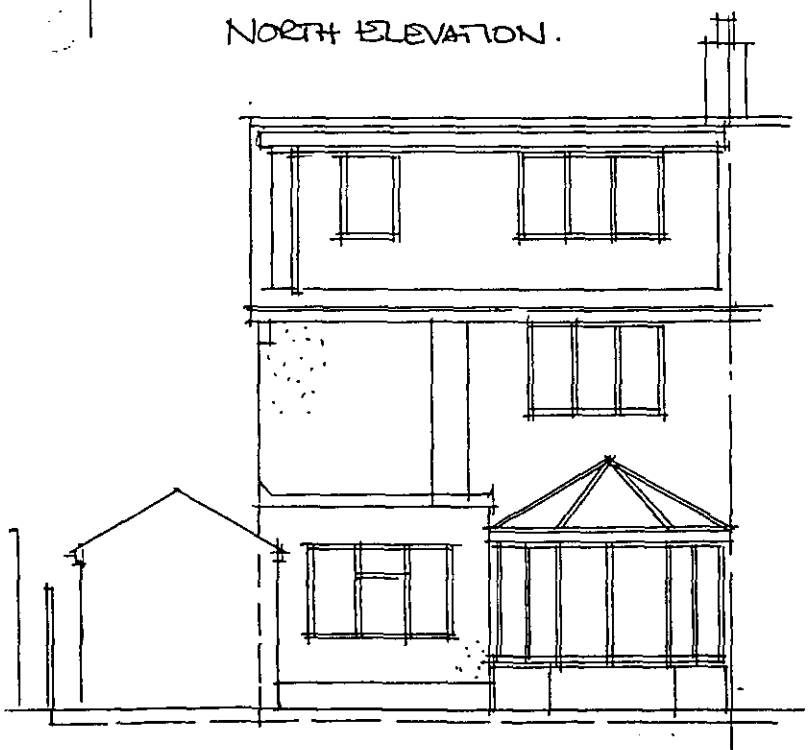




WEST ELEVATION



NORTH ELEVATION.



SOUTH ELEVATION.

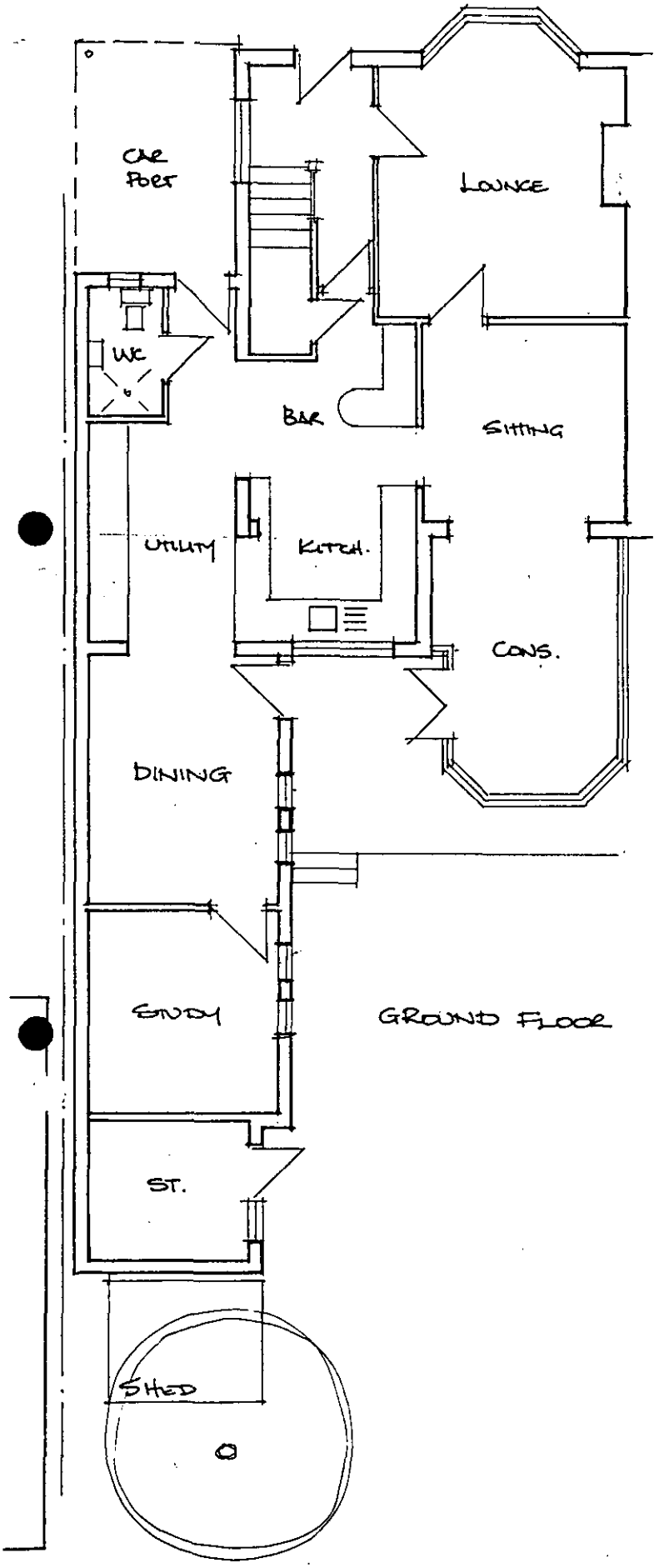
REFUSED

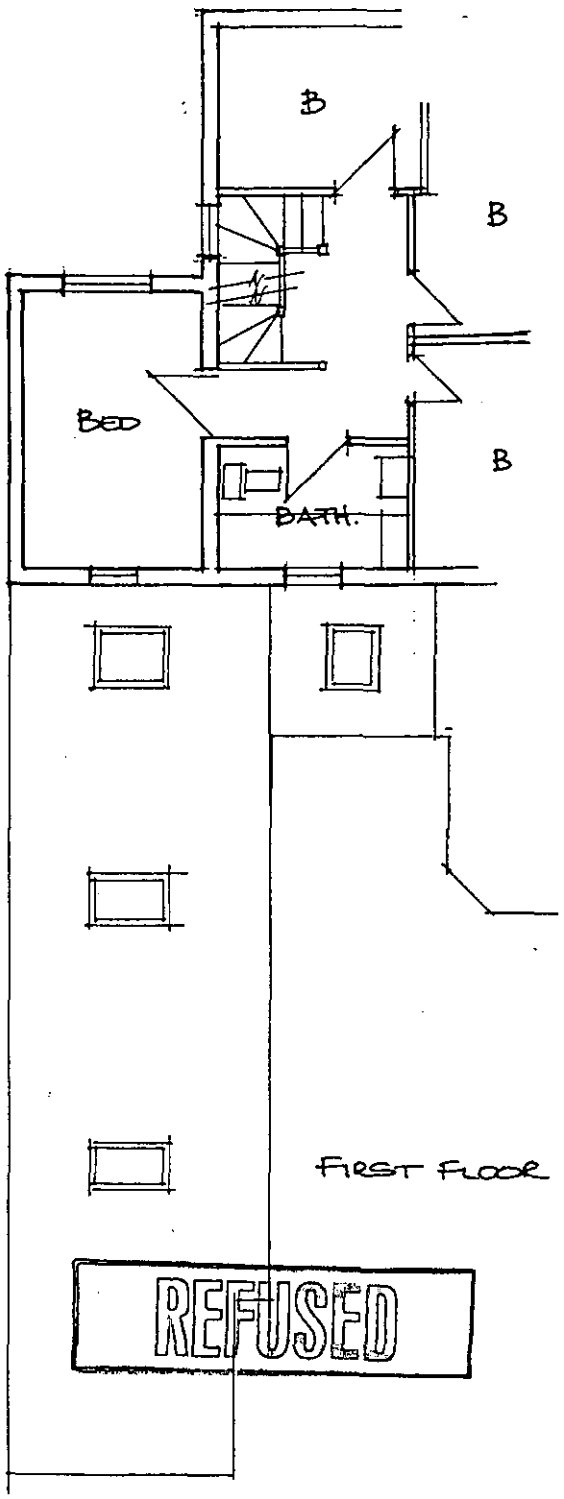
27 HADDON DRIVE
EXISTING ELEVATIONS
1:100 SCALE

DWG. 01/24/02

ARD JULY 2001

15.NOV.2001 * 5254



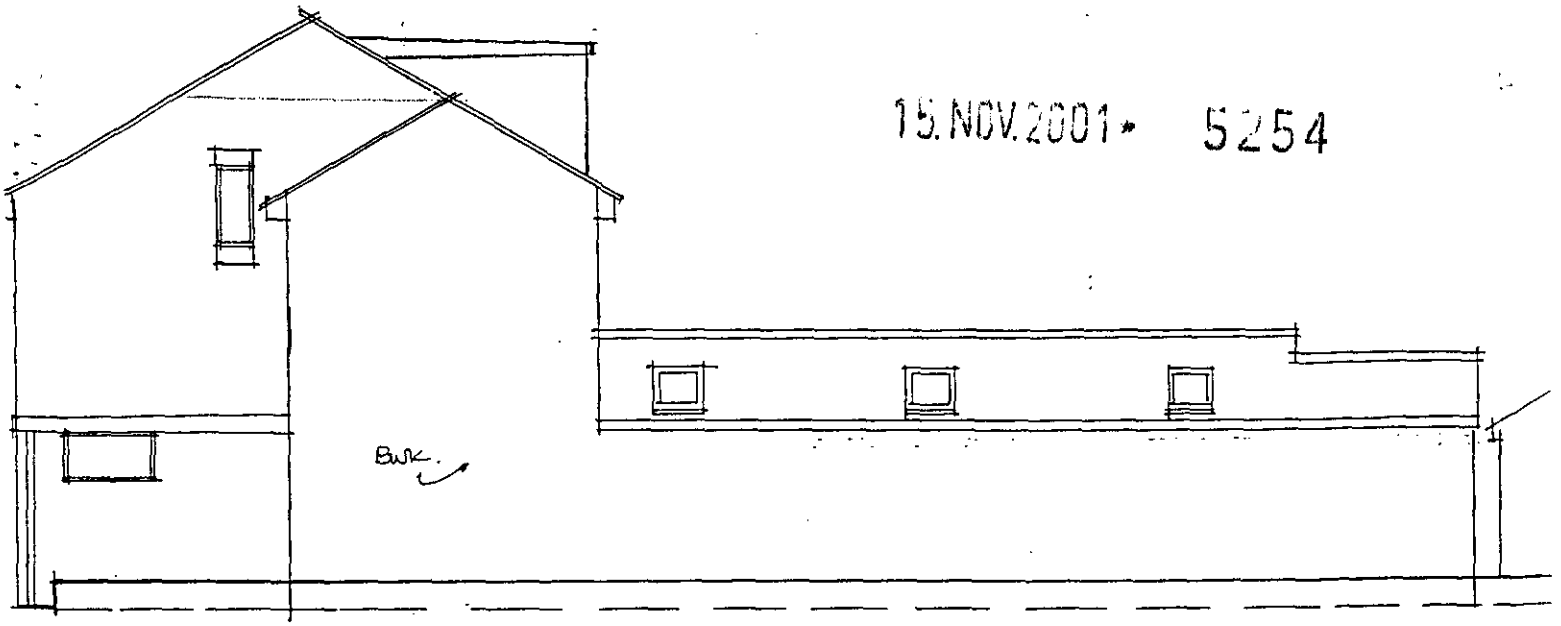


REFUSED

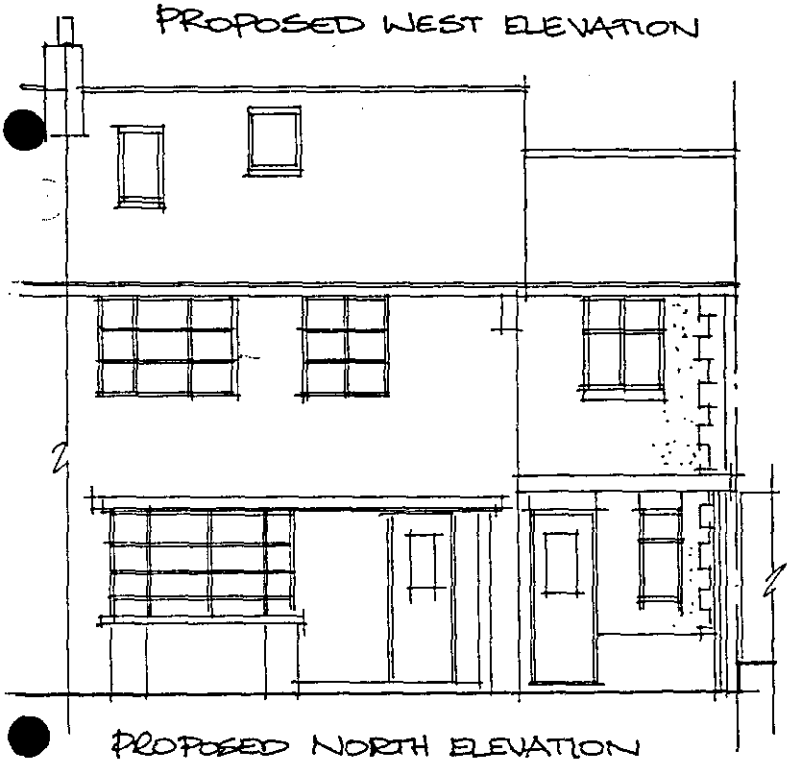
27 HADDON DRIVE
PROPOSED PLANS
1:100 SCALE

DWG. 01/24/03

15.NOV.2001 * 5254



PROPOSED WEST ELEVATION

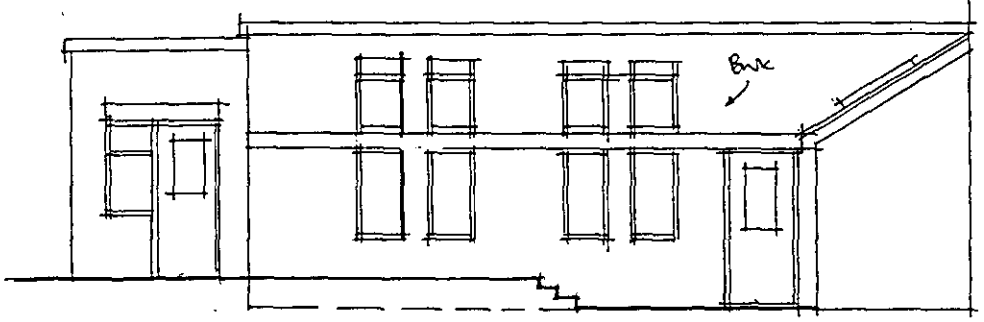


PROPOSED NORTH ELEVATION



PROPOSED SOUTH ELEVATION

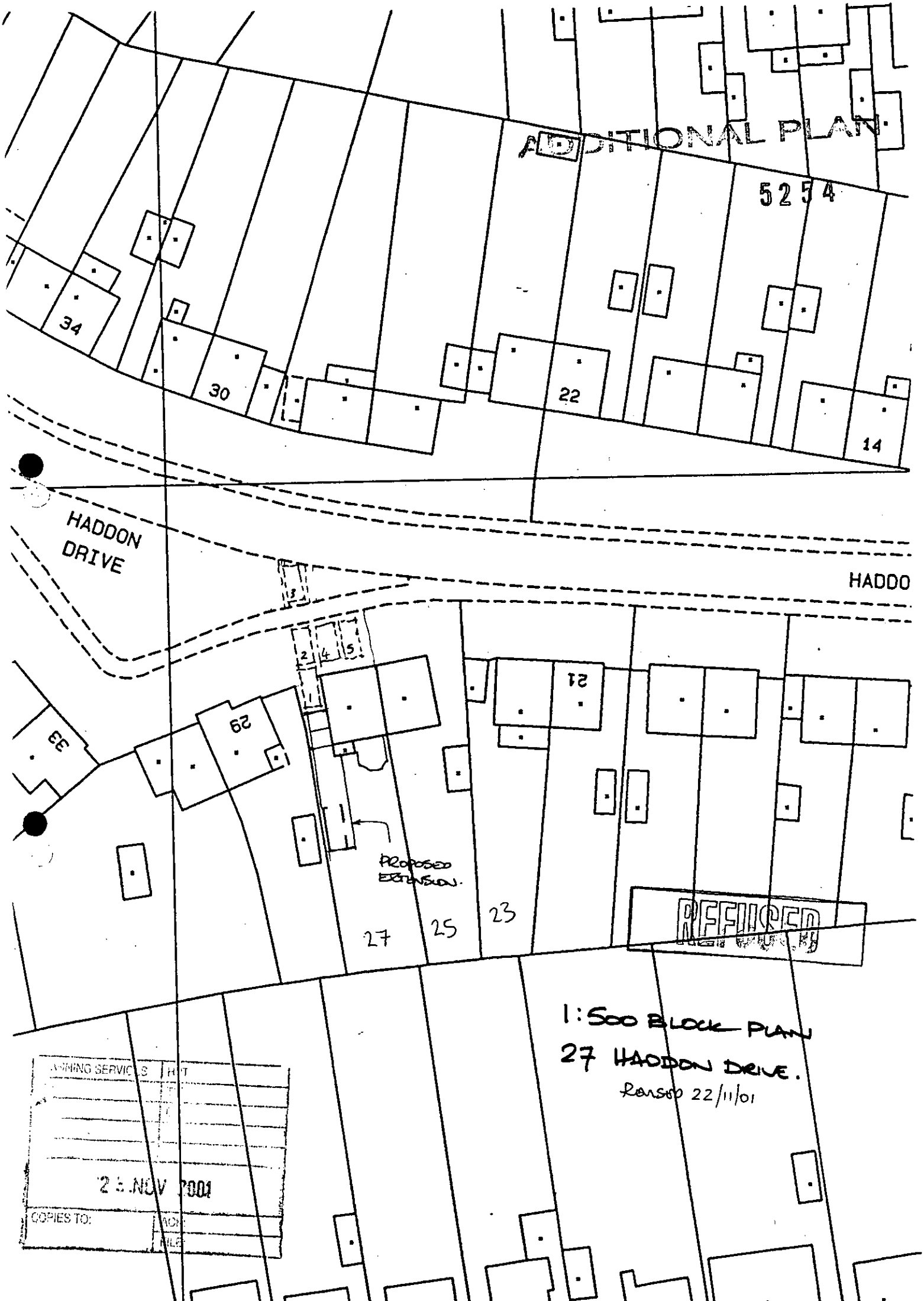
REFUSED

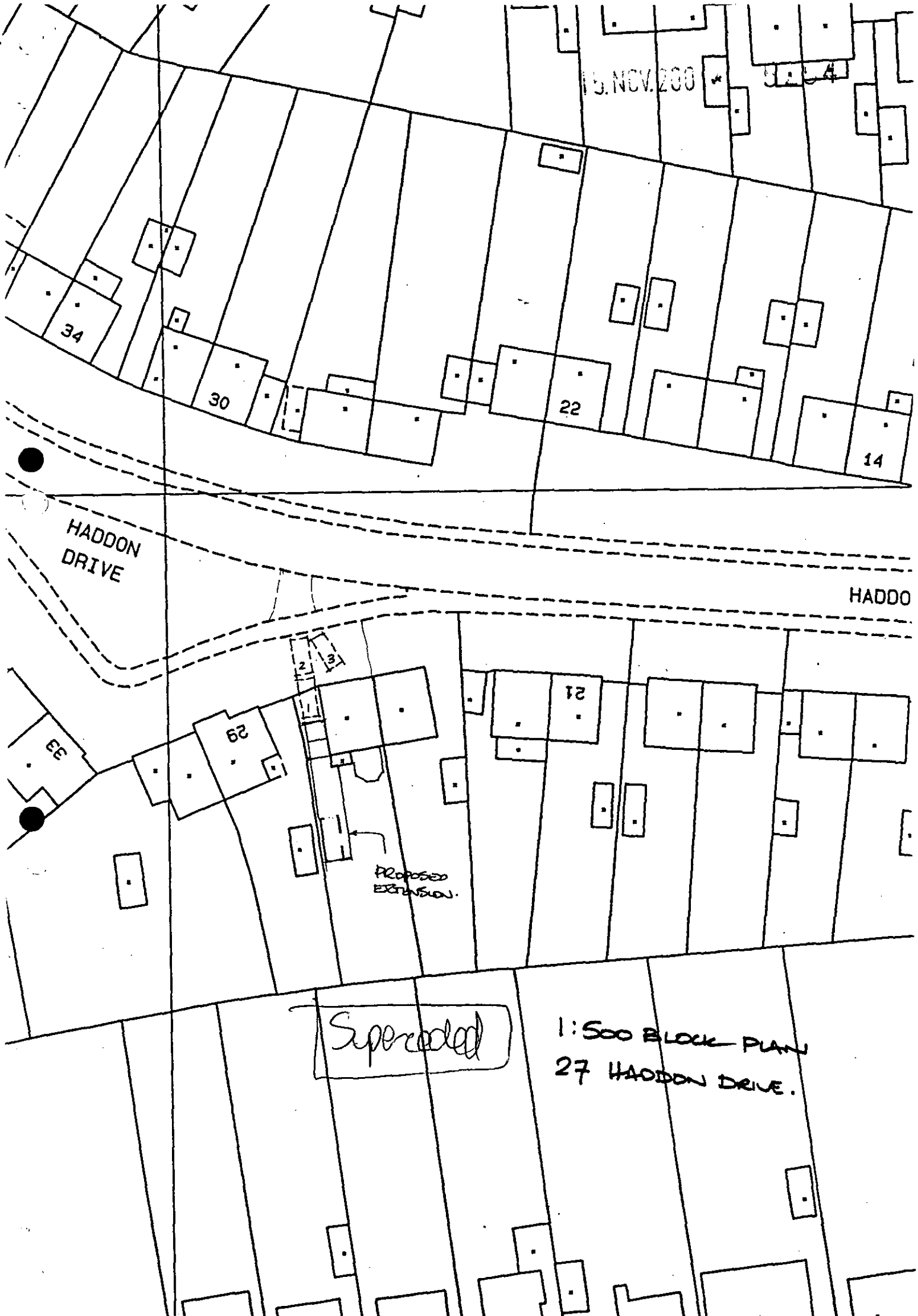


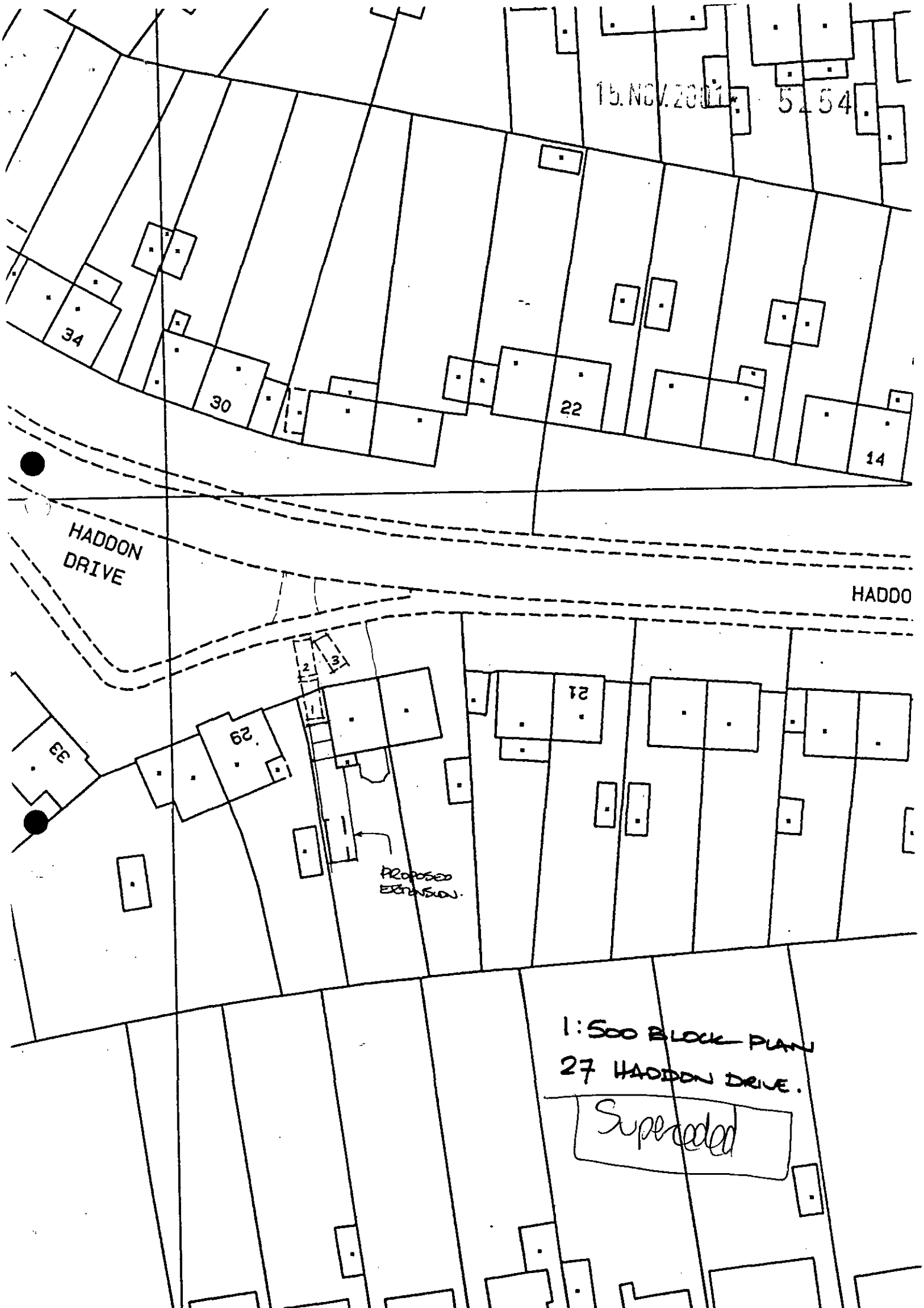
PROPOSED EAST ELEVATION.

27 HADDON DRIVE
PROPOSED ELEVATIONS
1:100 SCALE
DWG. 01/24/04

AED OCT '2001


ADDITIONAL PLAN
5254
34
30
22
14
HADDON DRIVE
HADDO
15
2
4
5
21
29
33
1
PROPOSED EXTENSION.
27
25
23
REFUSED
1:500 BLOCK PLAN
27 HADDON DRIVE.
Ransop 22/11/01
PLANNING SERVICES
RECEIVED
23 NOV 2001
COPIES TO:
ACK
FILE


15 NOV 200
34
30
22
14
HADDON
DRIVE
HADDO
33
29
21
2
3
1
PROPOSED
EXTENSION.
Superceded
1:500 BLOCK PLAN
27 HADDON DRIVE.


15.NOV.2011
5154
34
30
22
14
HADDON
DRIVE
HADDO
33
29
21
3
2
1
PROPOSED
EXTENSION.
1:500 BLOCK PLAN
27 HADDON DRIVE.
Superseded

Date: 26 November 2001

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2001/5254

Location: 27, Haddon Drive, Woodley, Reading.

Proposal: Proposed two storey side extension to dwelling and single storey rear extension.

Applicant: Mr & Mrs Jukes C/O ARD Chartered Architect.

Case Officer: Heidi Lynch

The new plans show the following: Revised block plan showing car park spaces.

Comments are required by 06/12/2001.

Should you have any queries regarding this application please contact the case officer Heidi Lynch on (0118) 974 6442.

(RING ONE)

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

App No. 5254 (Planaps) / (Ludhouse) Date Rec. 23 Nov 01

Location: 27 Haddon Drive

Woodley Parish Woodley

Applicant: Mr & Mrs Sykes C/- ARD Chartered Architect

Description of attached plans

Revised block plan showing carpark spaces

Drawing No's:

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS:

		Drawing No's	
1.	NK (Landscape & Trees)		
2.	NK (Env. Design)		
3.	XA (Highways)		✓
4.	NF (Building Control)		
5.	BC/DC Liaison		

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

NEIGHBOURS:

Date for Responses 10 DAYS

FURTHER ACTION

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

Redate Application Y / N From

New Site Notice Y / N

New Description

CASE OFFICER Heidi Lynch

Consultations Sent by Admin. on 26.11.01

Yellow - Part One Copy
Green - Officer's Copy

ARD CHARTERED ARCHITECT BSc(Hons), DipArch(PNL)

PLANNING PROVIDER	HPT 5023O
POL	TLS
DC HL	ENF
APP	
CS	
23 NOV 2001	
COPIES TO:	PCN
	RVB

A.R. DERRETT RIBA
13 CIRCUIT LANE
SOUTHCOTE
READING
BERKS
RG30 3HB

Tel: 0118 - 954 2601
Fax: 0118 - 954 2602

ADDITIONAL PLAN

5254

Heidi Lynch
Planning Department
Wokingham District Council
Shute End
Wokingham
RG40 1WR

22nd November 2001

Dear Ms. Lynch,

Ref ; 27 Haddon Drive, Woodley – F/2001/5254

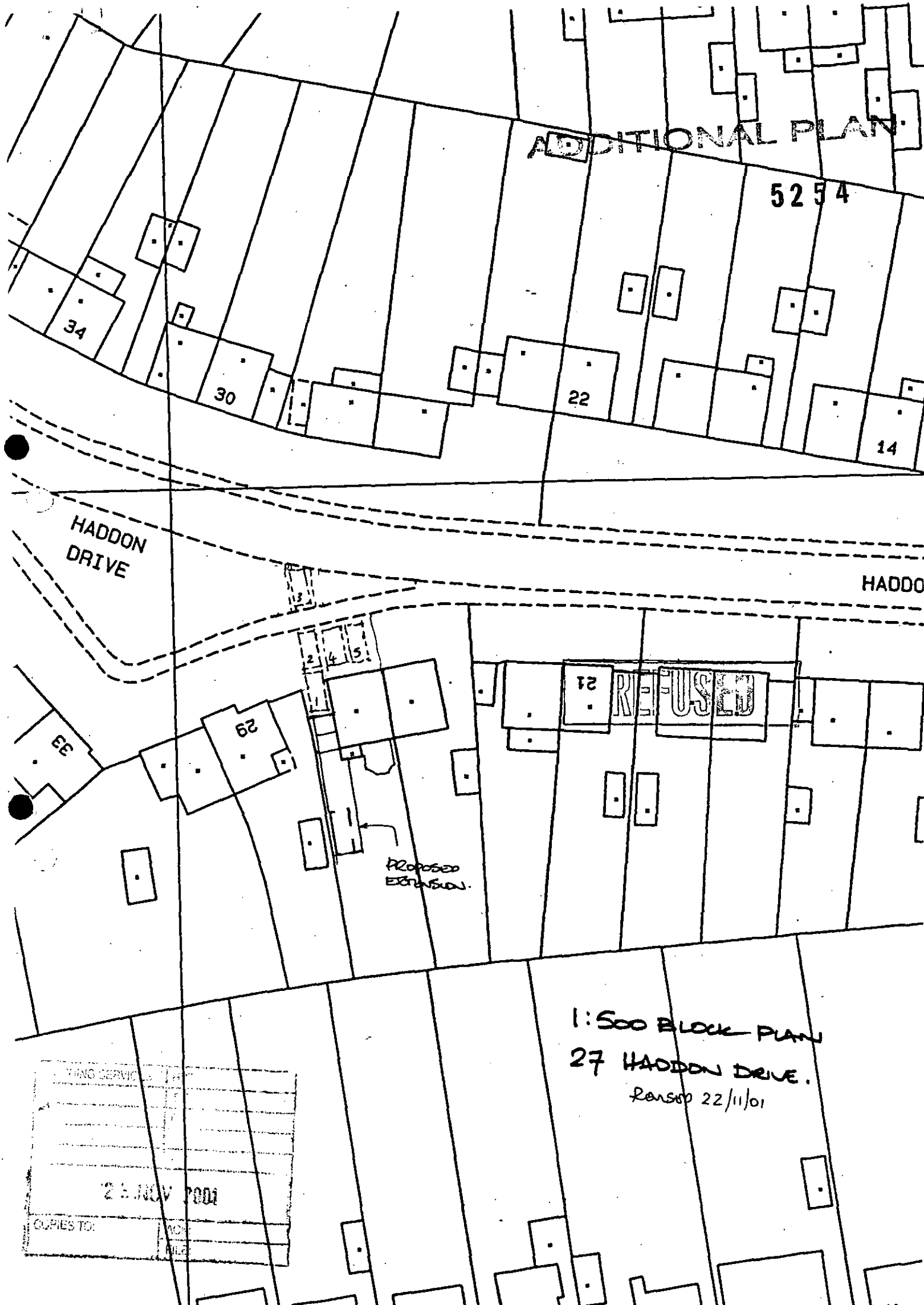
Please find the enclosed revised block plan showing how 5 off-road car spaces can be provided to this property should they be needed in the future. I'm sure you will be aware that there is also road parking available in this location.

The present owners look after children with disabled needs that is why they would like the extra bedroom.

Yours sincerely,

Tony Derrett.

ARD


ADDITIONAL PLAN
5254
34
30
22
14
HADDON DRIVE
HADDO
3
2
4
5
1
21
REFUSED
29
33
PROPOSED EXTENSION.
1:500 BLOCK PLAN
27 HADDON DRIVE.
Revised 22/11/01
2 5 NOV 2001
COPIES TO:

Received by Wokingham District Council

Application No: F/2001/5254

Proposal:
Proposed two storey side extension to dwelling and single storey rear extension.

Location:
27, Haddon Drive, Woodley, Reading.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2001/5254 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Heidi Lynch P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 10/12/2001. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

19 November 2001

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

Tel: (0118) 974 6442

Date: **19 November 2001**

My ref: F/2001/5254

CONFIDENTIAL

Councillor Dredge
67 Welford Road
Woodley
RG5 3QS

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/2001/5254
27, Haddon Drive, Woodley, Reading.
Proposed two storey side extension to dwelling and single storey rear extension.

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

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

If you have any questions please do not hesitate to contact **Heidi Lynch** on **(0118) 974 6442.**

Yours faithfully,

Heidi Lynch

Development Control Officer

LISTING FORM

Case officer: **Heidi Lynch** Application Number: **F/2001/5254**
27, Haddon Drive, Woodley, Reading.
Proposed two storey side extension to dwelling and single storey rear extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Dredge

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

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

Tel: (0118) 974 6442

Date: **19 November 2001**

My ref: F/2001/5254

CONFIDENTIAL

Councillor McCann
5 Seaford Gardens
Woodley
RG5 3LN

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/2001/5254
27, Haddon Drive, Woodley, Reading.
Proposed two storey side extension to dwelling and single storey rear extension.

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

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

If you have any questions please do not hesitate to contact **Heidi Lynch** on **(0118) 974 6442**.

Yours faithfully,

Heidi Lynch

Development Control Officer

LISTING FORM

Case officer: **Heidi Lynch** Application Number: **F/2001/5254**
27, Haddon Drive, Woodley, Reading.
Proposed two storey side extension to dwelling and single storey rear extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor McCann

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

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

Tel: (0118) 974 6442

Date: **19 November 2001**

My ref: F/2001/5254

CONFIDENTIAL

Councillor Lennard
8 Headley Close
Woodley
RG5 4SF

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/2001/5254
27, Haddon Drive, Woodley, Reading.
Proposed two storey side extension to dwelling and single storey rear extension.

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

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

If you have any questions please do not hesitate to contact **Heidi Lynch** on **(0118) 974 6442.**

Yours faithfully,

Heidi Lynch

Development Control Officer

LISTING FORM

Case officer: **Heidi Lynch** Application Number: **F/2001/5254**
27, Haddon Drive, Woodley, Reading.
Proposed two storey side extension to dwelling and single storey rear extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Lennard

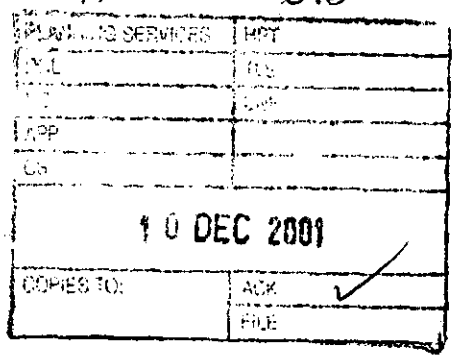
**********FILE COPY**********

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/5254
CASE OFFICER: Heidi Lynch

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

HL ORB



34 Haddon Drive
Woodley
Reading
Berks RG5 4LU

6th December 2001

Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berks RG40 1WR

Dear Sirs,

Ref: Application No. F/2001/5254 Site address – 27 Haddon Drive, Woodley, Reading

With reference to the above planning application, I would like to make the following comments.

I feel that the proposed development by reason of its location and scale would be overbearing and dominate to the detriment of the amenity of neighbouring properties.

I object most profusely as all I will be able to see from my sitting room window when I look down the road will be this two storey extension plus the single storey extension. This building has already had three extensions.

This proposed extension will stick out like a sore thumb because it will not be in context with the other properties in the surrounding location.

And neighbours are all concerned that when this is finished at some time it will be turned into a business..

Yours faithfully

ARChandler

Mrs A R Chandler

3RD DEC 2001

115, HEADLY ROAD
WOODLEY
READING
RG5 4JD

REF:- F/2001/5254

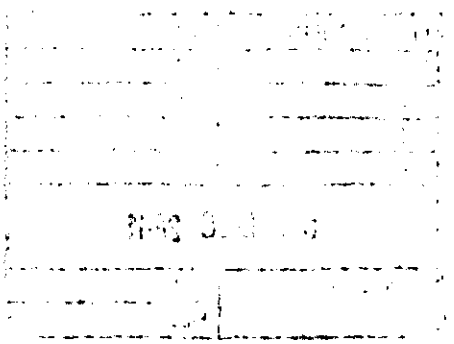
Dear Sir / Madam, Having inspeced the plans for the proposed extensions at 27, Haddon Drive, Woodley. I can see no objection other than the mature trees in the rear garden of the property, these offer a great deal of privicy to us and, request that a preversation order be made to ensure they remain.

If they have to be cut down then a order for the planting of mature trees at the rear boundary be made to allowing the screening and privicy we now enjoy to continue.

Yours faithfully
G J Smith
G. J. SMITH

1th obs

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
0 5 DEC 2001	
COPIES TO:	ACK: ✓
	FILE:



FROM: Heidi Lynch

DATE: 19 November 2001

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2001/5254

Proposal: Proposed two storey side extension to dwelling and single storey rear extension..

Site Address: 27, Haddon Drive, Woodley, Reading.

Applicant: Mr & Mrs Jukes C/O ARD Chartered Architect.

Your observations are required in respect of this application **by 10/12/2001** .

A resident from No. 29 Haddon Drive was present and the meeting was adjourned to allow her to express more fully the objections referred to in the letter. These related to:

- overlooking and increase in dominance of the dwelling
- blocking of light to No. 29 – particularly in the winter months
- it would detract from the street scene
- the distance between the two dwellings would be diminished
- access for maintenance would be a problem
- it would set a precedent

After the meeting had been reconvened, the Chairman said she had visited the site and was sympathetic to the residents concerns. There was already a large extension to the property, including a loft conversion.

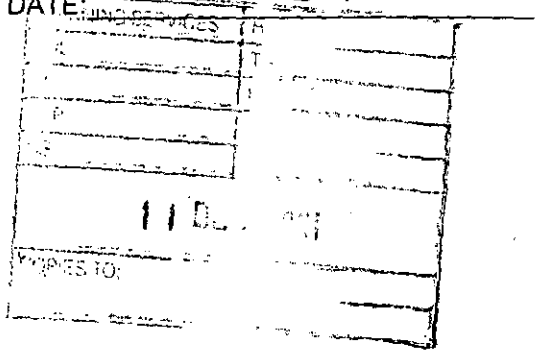
After carefully considering the proposal, the committee fully supported the neighbours' objections and made particular reference to the following concerns:

- the extension would be unneighbourly
- it was an over-development, in that it would take up the full width of the site to the neighbouring property
- problems of maintenance

SIGNED: _____

Clerk To Woodley Parish/Town Council.

DATE: 6.12.01.



TO: **DEVELOPMENT CONTROL**
Heidi Lynch

FROM: Environmental Design

DATE: 26 November 2001

Location:	27 Haddon Drive, Woodley
Proposal:	Proposed two storey side extension to dwelling and single storey rear extension.
Application Number:	F/2001/5254

In response to your consultation dated 19 November 2001 for the above application, the landscape comments are as follows:

I have no objections to the proposals. The tree growing within the rear garden is fairly small and is behind the shed. As the shed is shown to be retained, there would be little disturbance to the tree during the construction period.

Catherine Brimble

Catherine Brimble
Landscape Architect

Date: 26 November 2001

To: Highways

We have received Additional Plans for the following planning application:

Application Number: F/2001/5254

Location: 27, Haddon Drive, Woodley, Reading.

Proposal: Proposed two storey side extension to dwelling and single storey rear extension.

Applicant: Mr & Mrs Jukes C/O ARD Chartered Architect.

Case Officer: Heidi Lynch

The new plans show the following: Revised block plan showing car park spaces.

Comments are required by 06/12/2001.

Should you have any queries regarding this application please contact the case officer Heidi Lynch on (0118) 974 6442.

Comment

The space no. 3, as identified on the revised plan, is unacceptable as it is not within the curtilage of the property.

However in this instance and without prejudice to our standards we will accept the provision of 4 no. parking spaces with the following conditions:

1/ Driveway to be widened to a minimum of 7.2 metres and the associated crossing extended to accommodate this. R: 1HS&C.

2/ C122, R122.

3/ C140 (INSERT: 10 metres), R140.

INFORMATIVE: NO7.

26/11/01

HIGHWAYS CONSULTATION SHEET

From: Heidi Lynch **Date:** 19 November 2001

Application Number: F/2001/5254

Proposal: Proposed two storey side extension to dwelling and single storey rear extension.

Parish: WOODLEY TOWN

Site Address:
27, Haddon Drive, Woodley, Reading.

Applicant:
Mr & Mrs Jukes C/O ARD Chartered Architect.

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 proposal would result in insufficient parking space left remaining

Therefore;

Please could Highways have an additional plan (at least 1:200 scale) showing the parking layout for 5 vehicles within the curtilage of the property. The outline of the spaces is to be marked on the plan accurately with minimum dimensions:

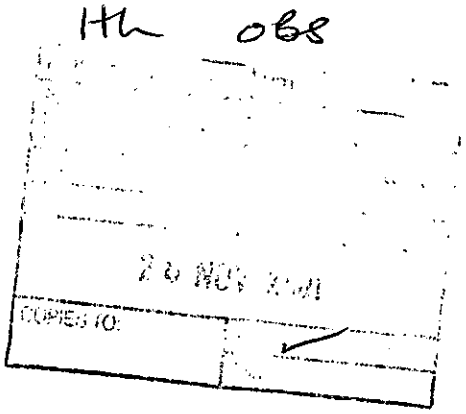
4.8m x 2.4m (standard space)
5.5m x 2.4m (in front of a garage)

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

Signed: _____ **Print name:** AC 21/11/01

NB: If the necessary parking cannot be accommodated then highways would like to see the proposals amended.

Hh 068



29 Haddon Drive
Woodley
Readiing
Berks. RG5 4LX

23 November 2001

Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berks. RG40 1WR

Dear Sir

Ref. Application No. F/2001/5254 Site address 27 Haddon Drive, Woodley, Reading

I would like to make the following comments regarding the proposed extension to the dwelling at No. 27 Haddon Drive as outlined in the above planning application.

1. I feel that the proposed development by reason of its location and scale would be overbearing and dominant to the detriment of the amenity of neighbouring properties. When viewed in conjunction with the piecemeal additions already made to the property, the whole structure will become totally out of keeping with the surrounding dwellings.

2. The gap between the dwellings will be closed and will therefore detract from the open street scene.

/Continued ...

3. Due to the close proximity of the proposed structure to the boundary line and garage of our property, coupled with the drop in levels of approximately 300/450m.m between the two properties, access for the maintenance of rainwater gutters, waste water gullies, etc. will be very restricted.

4. Natural light will be greatly reduced to the two rooms of our propety which face on to the proposed extension.

5. This will be the fourth addition made to this property, and the third by the present occupiers, the last addition being a substantial three roomed loft conversion.

6. I feel this development will set a preedence, leading to the potential for other similar applications.

Yours faithfully



John Apps

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: ~~30 OCT 2001~~ Valid 15 NOV 2001	Map No. 42 Site 0.03
Officer: HL / Application No. F/2001/5254	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description:
(F) PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING AND SINGLE STOREY ~~REAR~~ REAR EXTENSION.

Location: 27 HADDON DRIVE

Parish: WOODLEY Ward: CORONATION

Applicant: MR/MRS JUKES

Fee (8) Received 95-00 Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			15 NOV 2001
5	Elevation plans	Dining room & study windows shown on E. elevation do not correspond to floorplan. (size/style)	13/11	15 NOV 2001
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous	Are there any bedrooms in loft?	13/11	✓

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 19/11..... 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: Note to officers; Site is in a Groundwater Protection Zone. See notes from Conrad Moore re Planning informatives

No pre-apps.

NEIGHBOURS: S/N + See map

Environmental Services

For office use only.
Application number: 15 NOV 2001 * 5254

Householder planning application form

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

1	Your name	MR & MRS JUKES
	Address and postcode	27 HADDON DRIVE WOODLEY. RG5 4LX
	Phone number	
2	Agent's Name	ARD CHARTERED ARCHITECT
	Address and postcode	13 CREWE LANE READING. RG30 3HB
	Phone number	0118 9542601
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	27 HADDON DRIVE WOODLEY
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO STOREY & SINGLE STOREY SIDE EXTENSION

5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☑	No ☐
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	RED BRICK & RENDER TO MATCH.	
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐	No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☑	No ☐

3544 Crystal Mark Clarity

Please turn over

9	How many bedrooms does the property have?	Existing: 5	Proposed: 6
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following. a Six copies of this form signed and dated. b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

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

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

Certificate A

I certify that

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

Certificate B

I certify that

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

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

~~None of the land forms part of an agricultural holding.~~

Your signature: Ardenett

on behalf of Client

Date 29/10/01

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

P 23 870 027

ADDRESS 27 HADDON DRIVE PARISH WOODLEY

PLOT No. 27 ORD. SHEET No. SU. 7673 42

BUILDER Messrs. Cooper Estates Ltd

Plan No.	Applicant	Description of Development	Date of Decision	Decision
164/54	Mr. & Mrs. Pither	Use of land for excavation of Sand & Ballast	No decision	
188/54	Messrs. Cooper Estates Ltd	Out line	11.5.54	N/A - Cl
492/54	"	Semi/Det. House	13.7.54	App. App
794/55	Mr. T. B. W. Noel	Garage	11.10.55	App N/A
96/63793/F				
FP96/5561	MR & MRS D. ZUKES	ROOMS IN ROOF	13.8.96	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS Article 4

DRAINAGE

15.NOV.2001* 5254

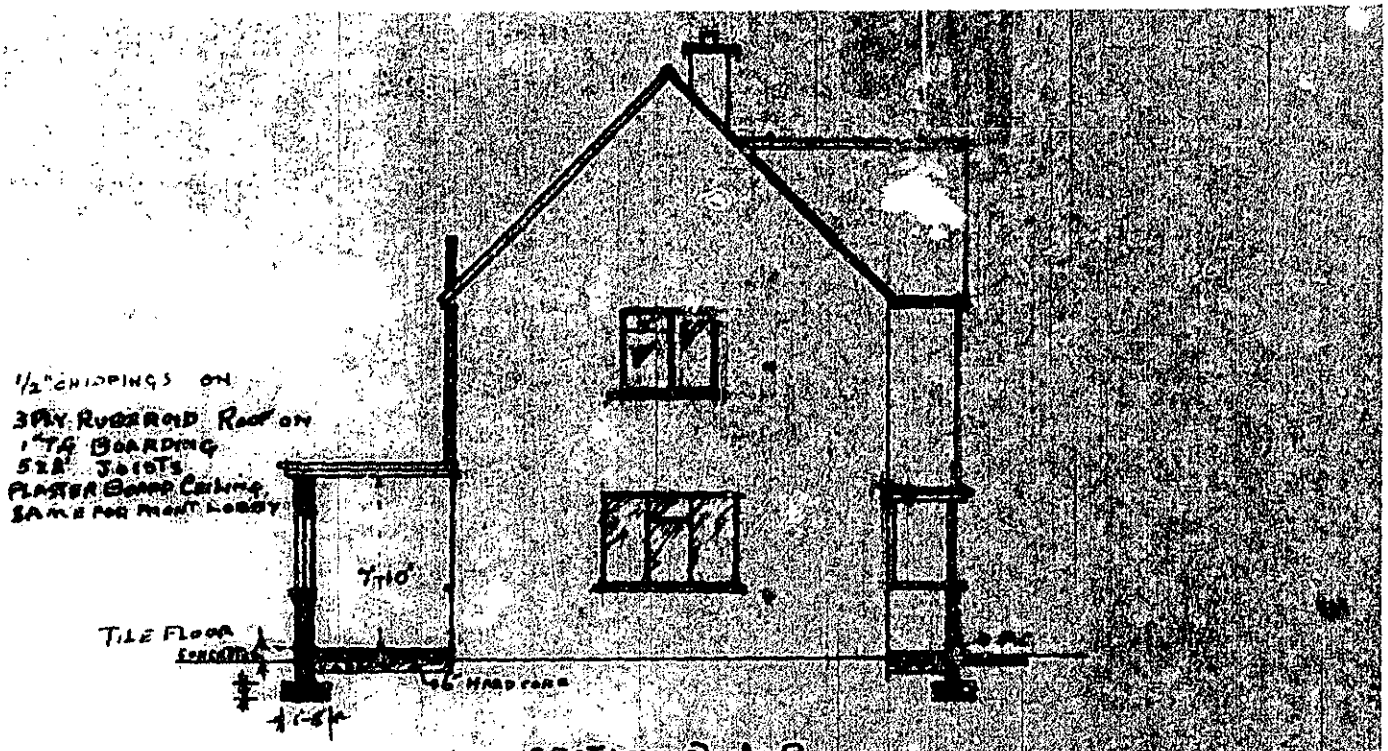


This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.

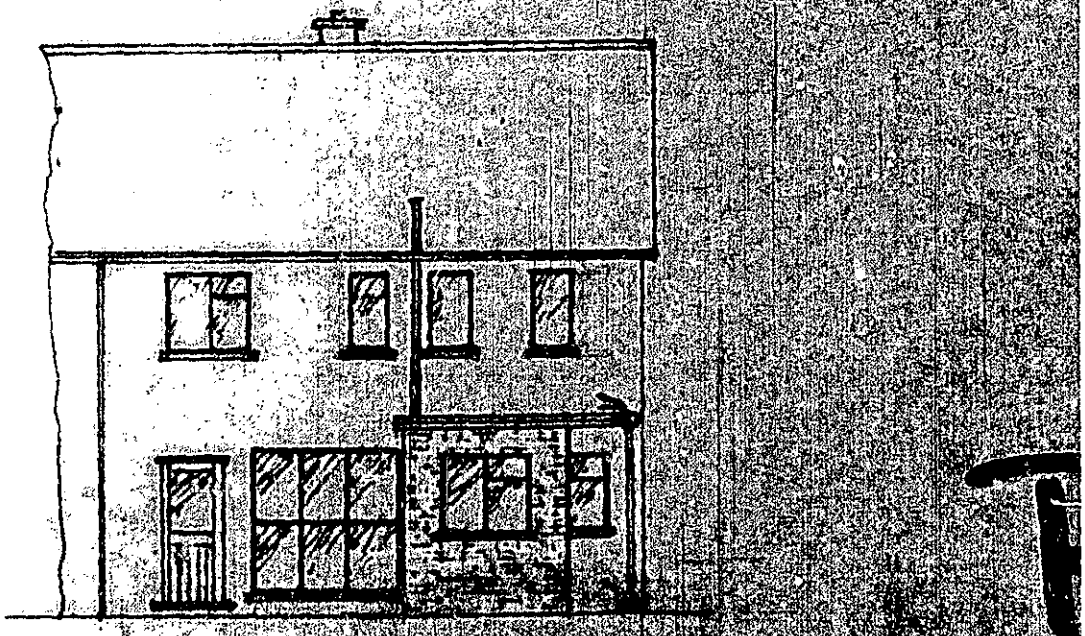
8 November 2001 Scale: 1 : 1250

N
W E
S



SECTION ⊙ A-B
ELEVATION ⊙ C

adjoining property
n° 29



ELEVATION ⊙ A

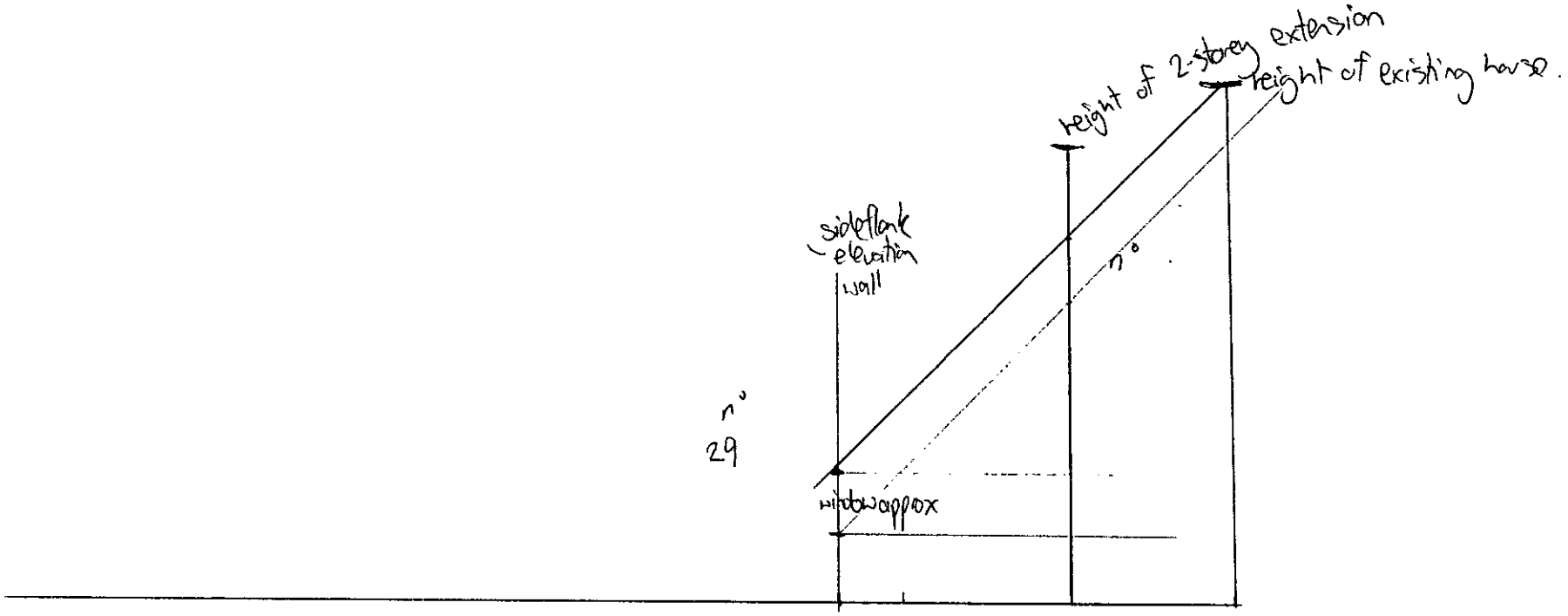
C
B
PLAN



This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.
2 January 2002 Scale: 1 : 200

N
W E
S


height of 2-storey extension
height of existing house.
side/flank elevation wall
n°
29
n°
window approx

Ordnance Survey®

Superplan®

15 NOV 2001* 5254

Planning Extract - 1

Site-centred



ced 18 Jul 2001 from Ordnance Survey digital
and incorporating surveyed revision
ble at this date. © Crown Copyright 2001.

duction in whole or in part is prohibited
t the prior permission of Ordnance Survey.

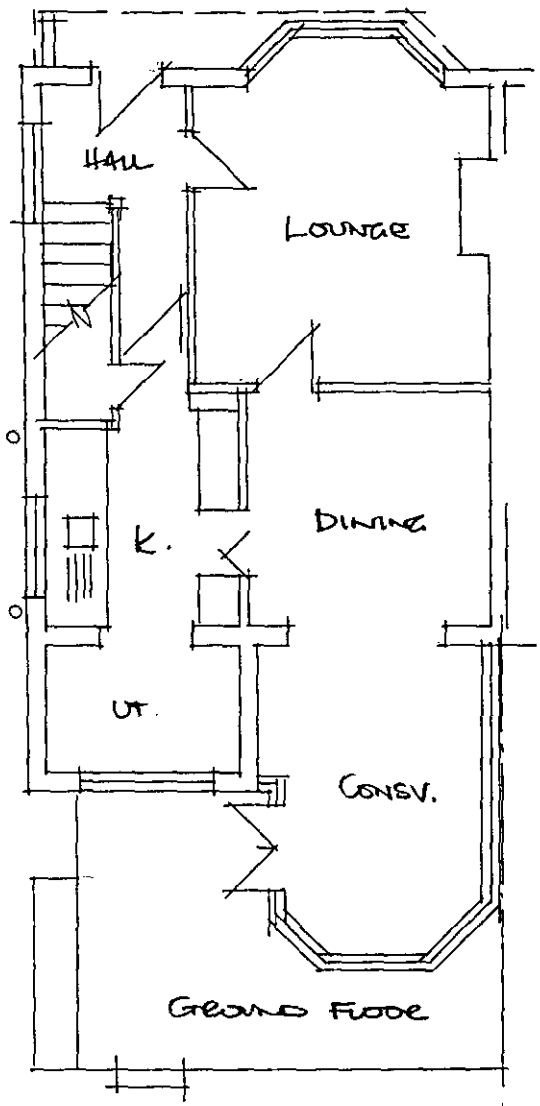
ce Survey, the OS symbol and Superplan
gistered trade marks of Ordnance Survey,
tional mapping agency of Great Britain.

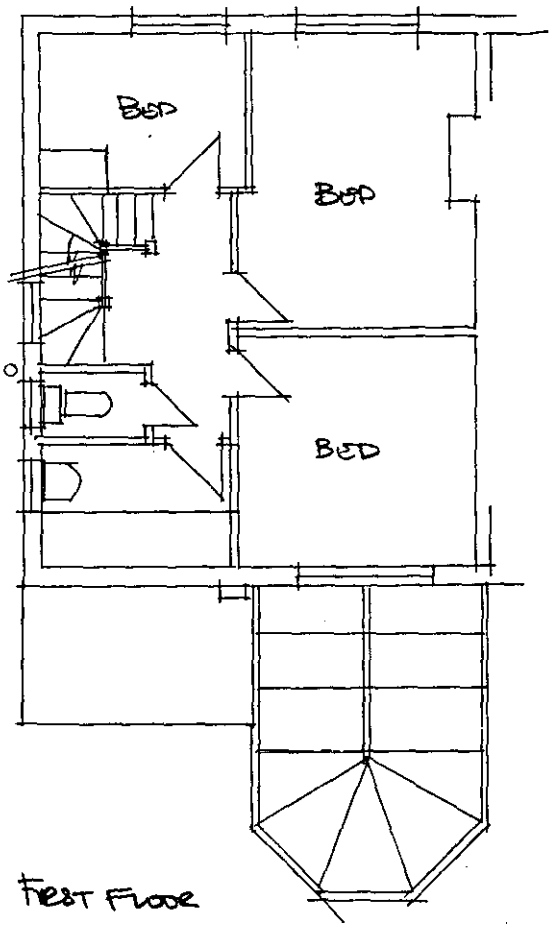
Scale 1: 1250

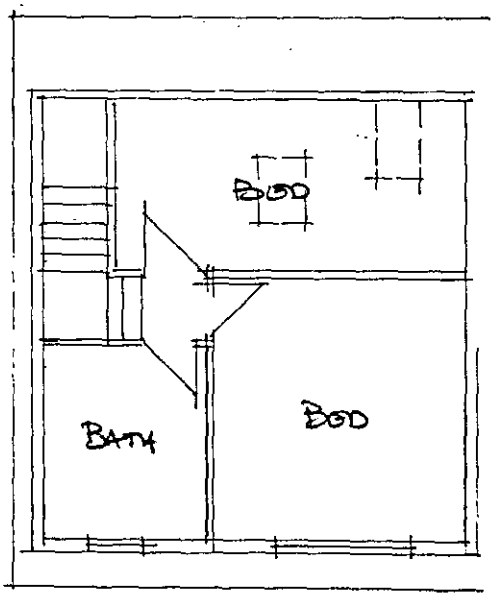
National Grid sheet reference at centre of this Superplan: SU7673SE

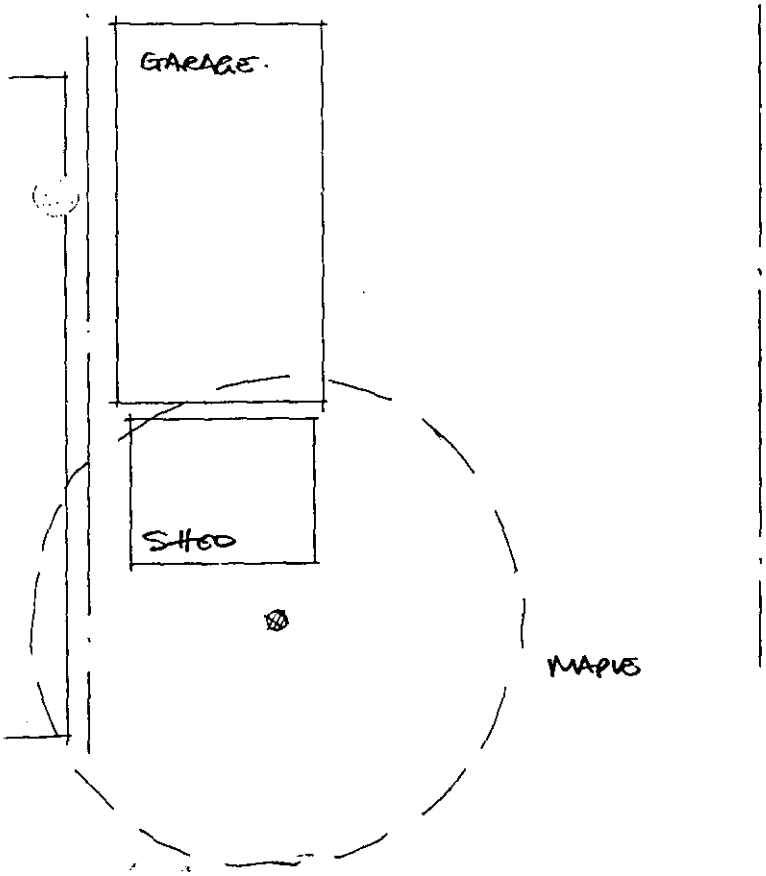
The representation of a road, track or path is no evidence of a right of way.

15.NOV.2001 * 5.54









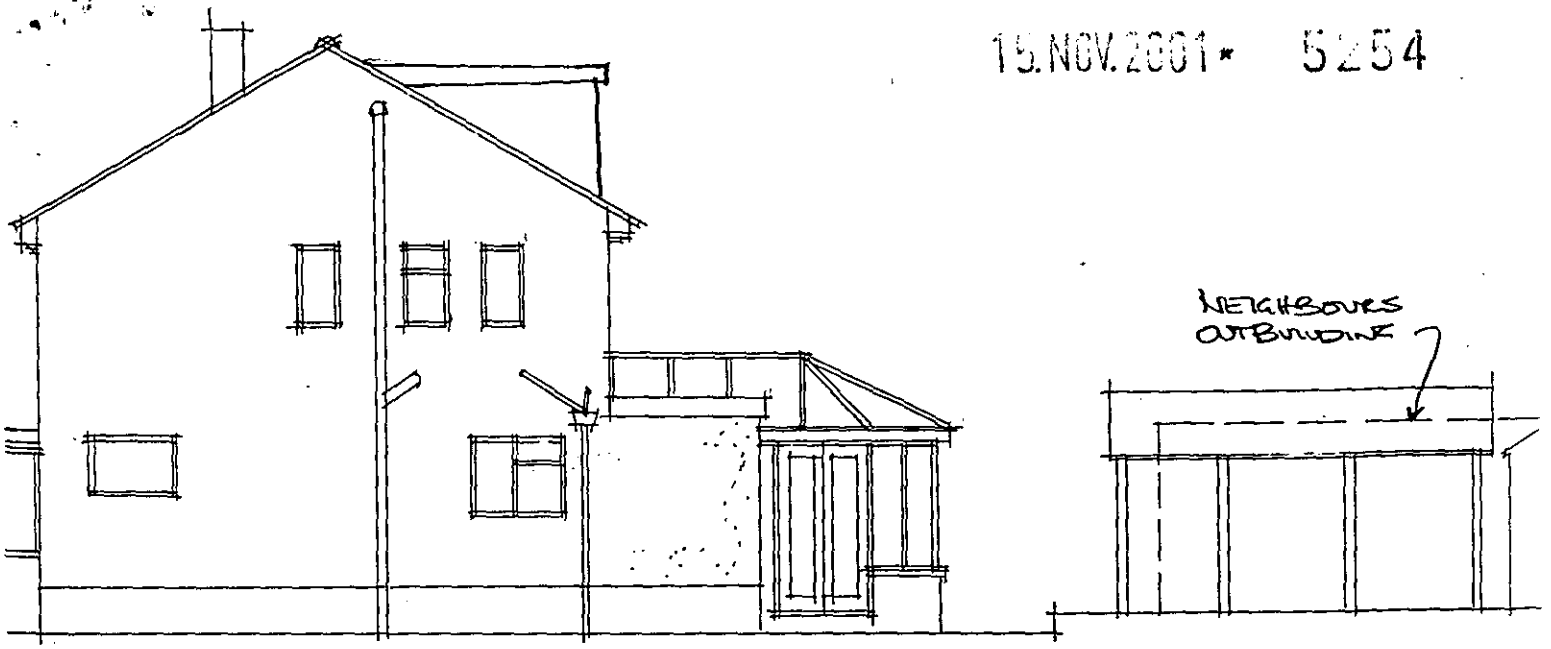
27 HADDON DRIVE
EXISTING PLANS
1:100 SCALE

DWG 01/24/01

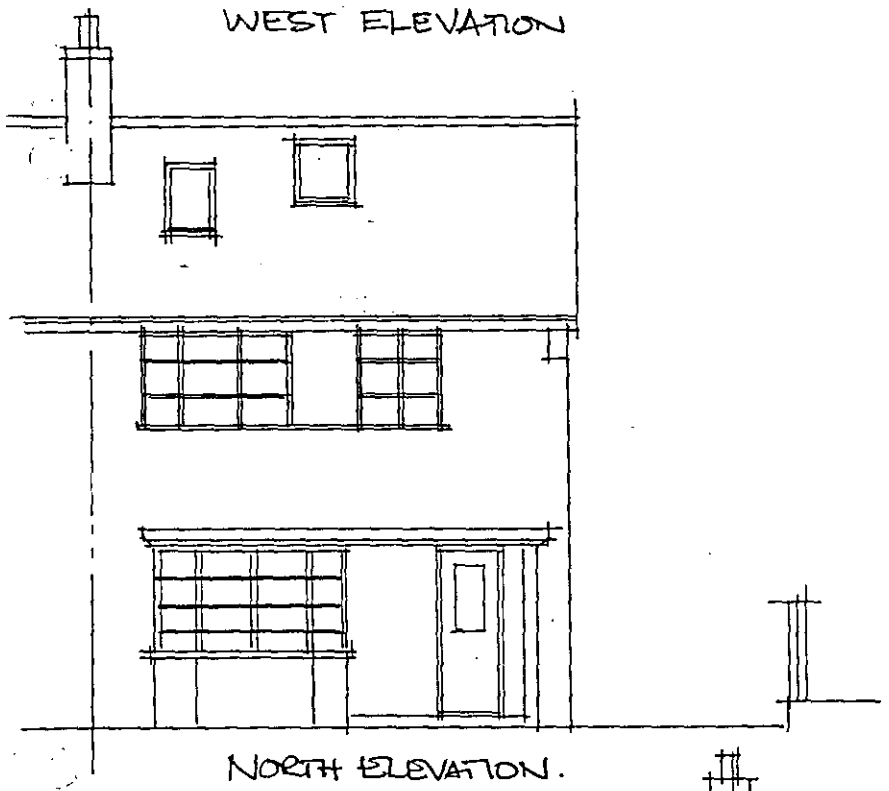
REFUSED

AED JULY 2001

15.NOV.2001* 5254



WEST ELEVATION



NORTH ELEVATION.



SOUTH ELEVATION.

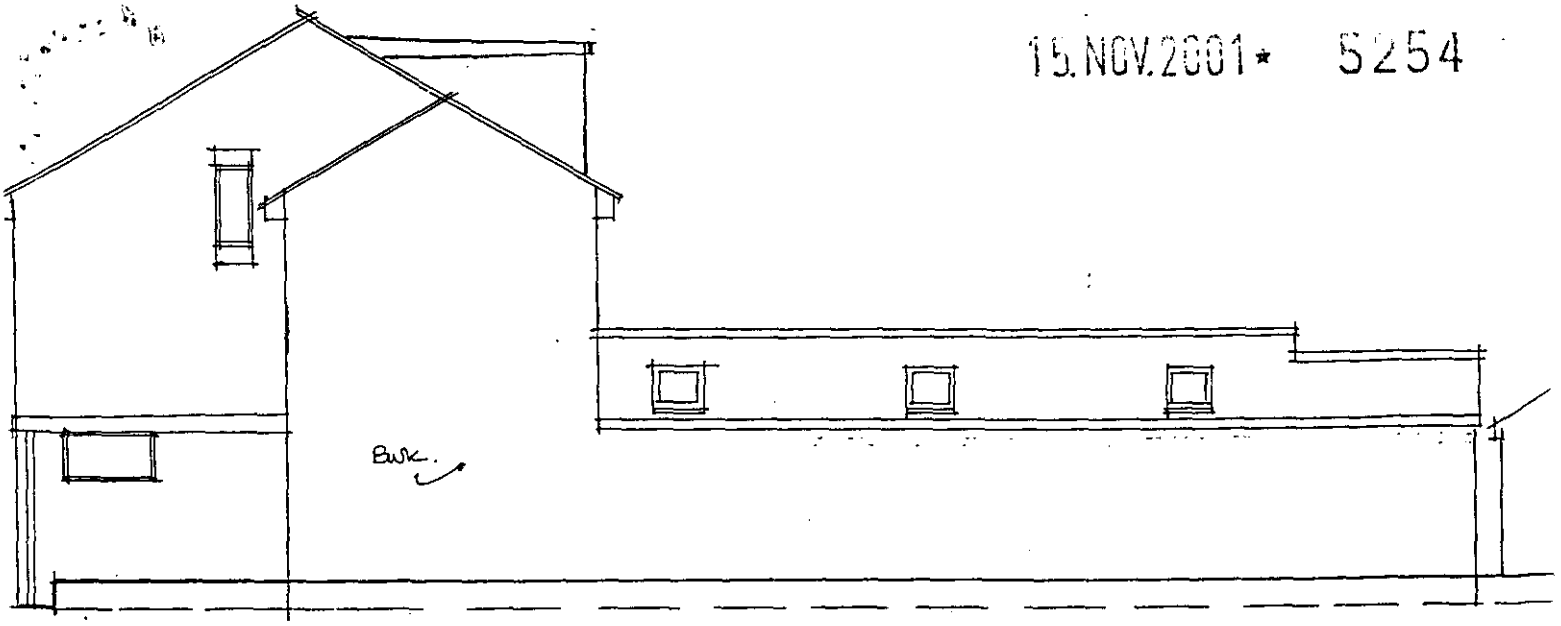
27 HADDON DRIVE
EXISTING ELEVATIONS
1:100 SCALE

DWG. 01/24/02

REFUSED

ARD JULY 2001

15.NOV.2001* 5254



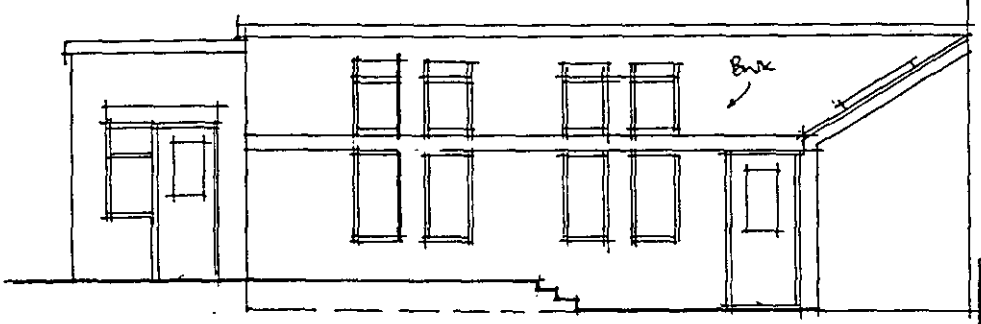
PROPOSED WEST ELEVATION



PROPOSED NORTH ELEVATION



PROPOSED SOUTH ELEVATION



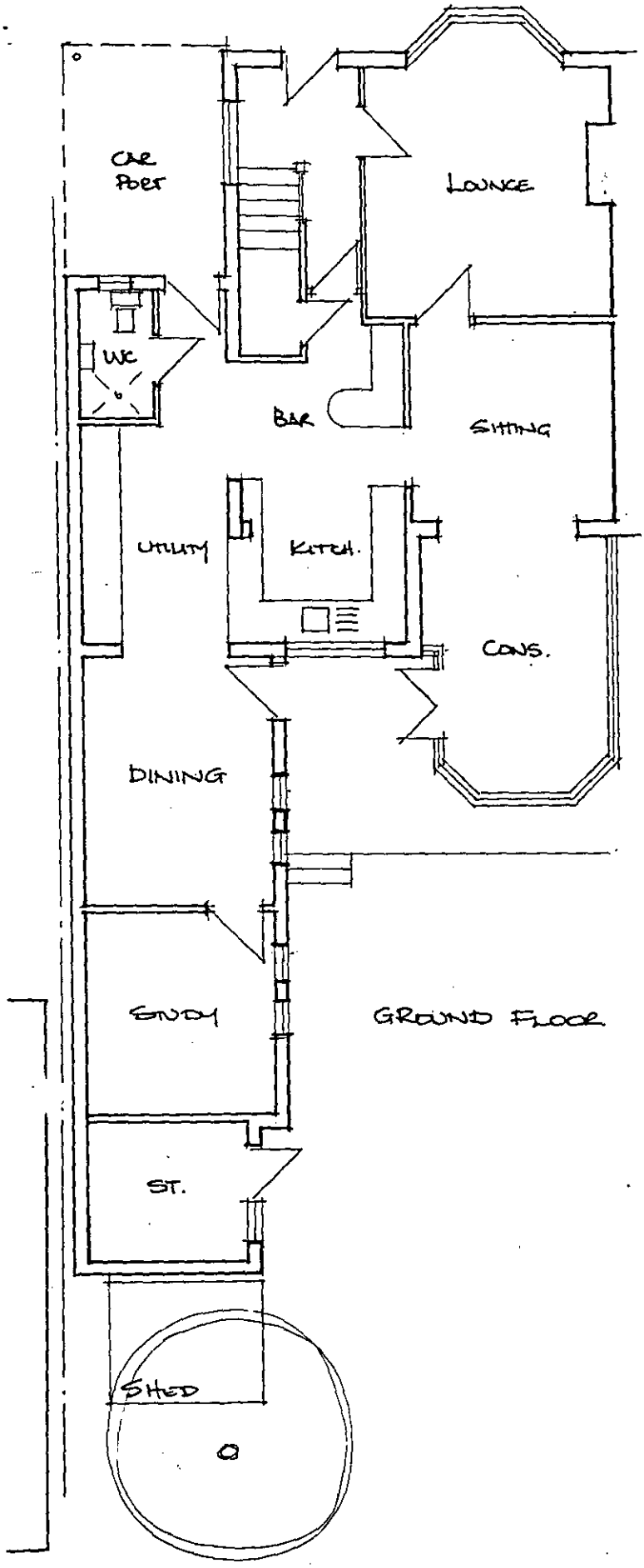
PROPOSED EAST ELEVATION.

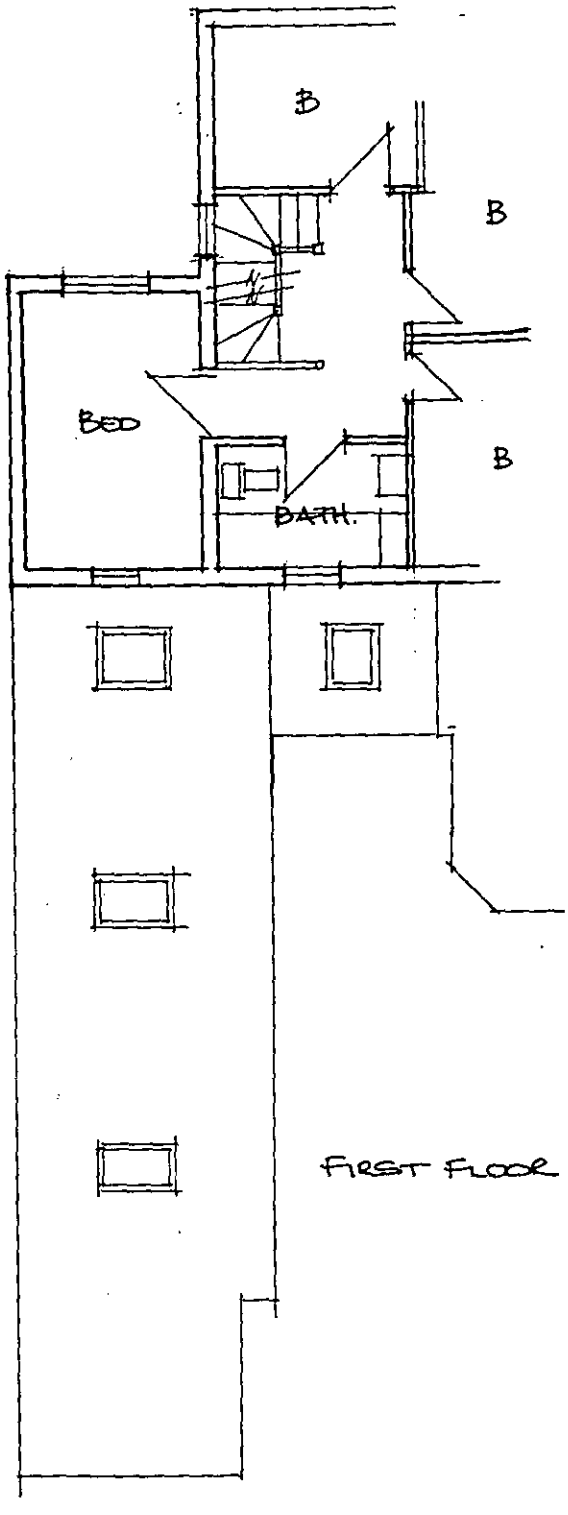
REFUSED

27 HADDON DRIVE
PROPOSED ELEVATIONS
1:100 SCALE
DWG. 01/24/04

ARD OCT'2001

15.NOV.2001* 5254





27 HADDON DRIVE
PROPOSED PLANS
1:100 SCALE

DWG. 01/24/03

REFUSED

SOUTHPORT U.K. Tel.01704-28866 Fax.01704-25814
LONDON OFFICE Tel.0171-377-1777 Fax.0171-247-6181

RALEX SYSTEMS LTD

APPLICATION NO.5254

Name of appellant:
Mr & Mrs Jukes

Site address:
27 Haddon Dve,Woodley

Proposal:Proposed 2 storey side extension to dwelling & single storey rear extension

Case Officer:KL

Dispatched 17/10/02

364

00

WRITTEN REPRESENTATION APPEAL

CASE OFFICER: KL

APPLICATION NUMBER: 5254

APPELLANT: Mr & Mrs Jukes

SITE: 27 Haddon Dve, Woodley

APPEAL REF: APP/X0360/A/02/1091597

START DATE: 11/06/02

DISMISSED 17/12/02

DATE OF SITE VISIT

Progress Record	Date Actioned	Initials
Appeal Logged:	12/06/02	
Entered on Access:	14/06/02	DG-
Notification Letters Due:	**25/06/02**	
Notification Letters Sent:	18/06/02	DG
Questionnaire Due:	**25/06/02**	
Questionnaire Sent:	18/06/02	DG.
Statement Due:	23/07/02	
Statement Sent:	22/07/02	DG.
Comments on Statement Due	**13/08/02**	
Comments on Statement Sent	—	
Decision letter circulated:	20/12/02	DG
Decision entered on Access:	19/12/02	DG.

Appeal Decision

Site visit made on 15 October 2002

by D W Jenkins BA DipTE CEng MICE MIHT

an Inspector appointed by the First Secretary of State

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

Date
17 DEC 2002

Appeal A: APP/X0360/A/02/1091597
27 Haddon Drive, Woodley, Reading

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr & Mrs Jukes against the decision of Wokingham District Council.
- The application (Ref. F/2001/5254 dated 29 October 2001) was refused by notice dated 9 January 2002.
- The development proposed is a two-storey and single-storey side extension.

Summary of Decision: The appeal is dismissed.

Appeal B: APP/X0360/A/02/1091969
27 Haddon Drive, Woodley, Reading

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr & Mrs Jukes against the decision of Wokingham District Council.
- The application (Ref. F/2002/6065 dated 5 March 2002) was refused by notice dated 30 April 2002.
- The development proposed is a two-storey and single-storey side extension.

Summary of Decision: The appeal is dismissed.

Clarification

1. The width between the appeal dwelling and the side boundary with 29 Haddon Drive was measured during my site visit. It was agreed to be 2.80 metres at the front elevation of the appeal building and 2.65 metres at the rear. The gap is therefore narrower than shown on the application plans. Neither of the proposed developments could be constructed to the width shown on the drawings. I shall assume in determining the appeals that the extensions would not be as wide as shown, but would be constructed so that their western elevations were 0.1 - 0.2 metres from the side boundary, as scaled from the drawings.

Main Issue

2. I consider the main issue in both these appeals to be the effect of the proposals on the living conditions of the occupiers of 29 Haddon Drive, especially in terms of visual intrusion.

Planning Policy

3. The development plan for the locality includes the Berkshire Structure Plan 2001-2006 (BSP) and the Loddon Area Local Plan (LALP), which were adopted in November and May 1995 respectively. BSP Policy EN1 aims to protect the character and quality of the environment. Development must be appropriate in scale, form, impact, character and siting to its location.

4. LALP Policy LBE1 implements this approach, requiring new development to be of a high standard of design appropriate to the character of the area. Proposals for development that is inappropriate in terms of its relationship with adjoining sites and buildings, or would adversely affect the character of an area, will be rejected under Policy LBE2.

5. The Wokingham District Local Plan (WDLP) has been the subject of a local plan inquiry and Inspector's report. Its Policy WBE1 requires good contemporary design through the plan area, which respects its local context. The Council will have regard to several considerations when considering applications. Amongst these considerations are environmental impact, visual impact and the amenity of the existing environment. General development control principles are set out in Policy WOS3. One of the criteria to be considered under that policy is that proposals must be integrated into their local context without detriment to the amenities of adjoining land uses and occupiers. While I have not been advised of the Inspector's recommendations in respect of these policies, they are generally in line with normal development control practice. I therefore afford them significant weight in this appeal.

6. An party objector has drawn my attention to two 'Planning Guidelines' published by the Council as supplementary planning guidance (SPG). Strictly, Guideline B1 deals with new housing rather than extensions, but some of its principles, such as the importance of minimising overlooking and maximising daylight and sunlight, are clearly pertinent. That Guideline was adopted after consultation and is worthy of weight in this appeal.

7. Guideline B2 covers extensions to dwellings. It has yet to be formally adopted, but the objector's assertion that there are no comprehensive objections to its content has not been contradicted. In that light, I consider that guidance too is significant to this case.

Reasons

Residential Amenity

8. Haddon Drive is a residential estate road. The area has a reasonably spacious character, with relatively generous gaps between the dwellings. No. 27 is a semi-detached house on the southern side of the road. It is attached to No. 25 to the east and separated from No. 29 to the west by the driveways to detached garages in the rear gardens. There is a relatively large two-bedroom dormer loft conversion at the rear of the dwelling, granted planning permission on 18 June 1996 (No. 96/637931), and a conservatory on the eastern boundary.

9. The Appellants wish to further extend their property. Under Scheme A, a side extension some 15.8 metres long would be added to the western elevation. It would extend 11.5 metres behind the existing rear elevation and be 3.7 metres high to its ridge. A section contiguous with the house would be two-storey. A carport would be sited on the area of driveway adjacent to the northwestern corner of the dwelling not occupied by the two-storey section of the extension. Scheme B would have a similar sized two-storey addition, but would be only 8.7 metres deep. Nor is there any indication that scheme would include a carport.

10. The larger extension would present a long blank wall to No. 29, the impact of which would be exacerbated by the two-storey section. It would be noticeable from the rear garden of that house and from the windows in its rear elevations. I acknowledge that the garage to No. 29 would interfere with some of those views, but the development would fill the gap

between that garage and the dwelling. While the existing garage to No. 27 would be removed, I do not consider that removal would compensate for the much larger structure that would replace it.

11. The extension would also intrude into views from the side windows of No. 29. That would particularly be the case in respect of the two-storey section. Although the Appellants do not consider the driveway a sensitive location, I do not find that a good enough reason to permit a large structure to be erected so close to it. While the main outlook from that property might be to the front and rear, I nonetheless consider the intrusion into the view from the kitchen window to be important. The present views are of the existing gable to No. 27, but the extension would be materially nearer. I accept that there would be some increase in privacy due to the cessation of mutual overlooking, but do not feel that would compensate for the impact of the extension.

12. In my opinion, the development would appear intrusive. The extended building would tend to dominate No. 29, especially when the existing large rear dormer is taken into account. I agree with the Council that the extension would be un-neighbourly. I note also that the proposal would contravene the Council's draft SPG by virtue of the large rearward projection.

13. The impact of the smaller Scheme B would be less severe, but even so, the extension would significantly reduce the gap between the rear of No. 29 and its garage. There would, therefore still be a material impact on views from the rear garden and windows of the neighbouring house. The effect on views from side windows would be very similar to that of Scheme A. I do not believe that the reduction in the scale of Scheme B in comparison to the original proposal is sufficient to render it acceptable.

14. Furthermore, the rear window to the two-storey section common to both proposals would allow further overlooking of the rear garden of No. 29, and there would be some loss of daylight and sunlight.

15. I consider that the proposals would be inappropriate in their relationship to 29 Haddon Drive, in contravention of LALP Policy LBE2. In addition, the extensions would be harmful to the environment in conflict with both BSP Policy EN1 and emerging WDLP Policy WBE1, and be detrimental to the living conditions of the occupiers of the neighbouring property, contrary to the requirements of WDLP Policy WOS3.

Other Matters

16. The Appellants point out that they could erect a long single storey building in the rear garden under Class E to Part 1 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995 (GPDO). That may be the case, but no such structure could be erected within 5 metres of the house if it were more than 10 cubic metres in volume. It is that 5 metres gap that I find of particular importance in this case. Nor could a two-storey building be erected under the GPDO.

17. I do not consider that GPDO rights are such as to justify these unacceptable developments.

18. The Appellants wish to erect the extensions to accommodate their large family, which includes six children. Two of them are adopted and have Downs Syndrome. I appreciate the problems associated with caring for such children. However, the extensions would remain long after the current situation ceased to be relevant. Planning Policy Guidance:

General Policy and Principles (PPG1) advises that the personal circumstances of an occupier may exceptionally be material to the consideration of a planning application. Nevertheless, it goes on to state that such arguments will seldom outweigh the more general planning considerations. I do not believe that the personal circumstances put forward override the harmful impact of the development in this instance.

Conclusions

19. For the reasons given above and having regard to all other matters raised, I conclude that the appeals should be dismissed.

Formal Decisions

Appeal A:

20. In exercise of the powers transferred to me, I dismiss the appeal.

Appeal B:

21. In exercise of the powers transferred to me, I dismiss the appeal.

Information

22. A separate note is attached setting out the circumstances in which the validity of either of these decisions may be challenged by making an application to the High Court.

David Jenkins

INSPECTOR

Your Ref:

Our Ref: JG/JPG/176

Date: 19 July 2002

Hall Garlick

• Land • Planning
• Development Consultancy
• Chartered Surveyors

Albany House 14 Shute End
Wokingham RG40 1BJ
Tel: 0118 974 0212
Fax: 0118 974 0215
Email: info@hall-garlick.co.uk
Web site: www.hall-garlick.co.uk

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

Dear Madam

RE: AP/X0360/A/02/1091597 AND APP/X0360/A/02/10911969 – APPEALS BY MR & MRS DUKES, 27 HADDON DRIVE, WOODLEY, READING

I am instructed by Mr and Mrs J. Apps, the owners and occupiers of 29 Haddon Drive, Woodley, adjacent to the appeal site.

This letter arises out of their request for me to advise them on the implications of the applications and appeals on number 29 Haddon Drive; to examine the accuracy of the representation of the proposed development in the applications; to comment on the written representations made by Evans Planning and Development Consultancy on behalf of the appellant.

RICS

John Garlick FRICS
Consultant
Keith Douglas FRICS MCIARB FB, Eng

Qualifications

I am a Fellow of the Royal Institution of Chartered Surveyors and the principal of Hall Garlick Chartered Surveyors. I am a member of the Planning and Development Faculty of the RICS.

I have practiced in the Thames Valley area for thirty years. I have for fifteen years advised the University of Reading on strategic planning and development issues. I am the planning and development consultant to the United Reformed Church, Wessex Province, an area extending from Banbury to the south coast. My experience includes applications and appeals in respect of new development and conservation issues. I also advise the Centre for British Teachers Ltd in relation to their property portfolio in seventy locations throughout the United Kingdom.

More locally to Wokingham, I have been responsible for dealing with both commercial and domestic residential planning issues ranging from small extensions to large housing developments.

Introduction

I do not propose to go in to a lengthy and detailed commentary on the policies relevant to the Council's decision, as this would, largely, repeat the Planning Officer's representations to you. I have confined my remarks to a commentary on the Appellant's consultant's representations. I have also drawn your attention to comments that may be incorrect and material to the determination of this appeal.

Application no. F2001/5254

APP/X0360/A/02/1091597

Employing the paragraph numbering used by Evans Planning and Development Consultancy in their written representations to you, my comments are as follows:

2.01 This is factually incorrect. A two-bedroomed loft conversion with external dormer to the rear roof slope was consented on the 18th June 1996 – Application number 96/637931 refers. Arguably, this was a poor decision by the Planning Authority at the time, as the dormer is completely out of scale with the roof structure and dominates the appearance of the rear elevation of the property. It increases the overlooking, from windows in the rear elevation of the property, of the rear gardens of numbers 25 and 29.

This previous consent is clearly relevant in the context of the current appeals. The building is already out of scale with its neighbours and to permit the

appeals would be to accentuate this process to a point which is contrary to both national and local planning policy.

3. I do not follow the argument that there are no policies applicable to this matter. The whole thrust of policy from Structure Plan level downwards is to establish sustainable development and improvement to the quality of life in Berkshire. At the micro-level, such policies clearly apply to the quality of life my clients and their neighbours may reasonably expect to enjoy. This will, in my opinion, be further adversely affected if the appeals are allowed.

In common with many Planning Authorities, Wokingham District Council issues Planning guidelines for the assistance of applicants. Planning Guideline B1 is reproduced in Appendix 1. And while this guidance generally applies to new dwellings rather than extensions, the general principles are clearly relevant.

Wokingham District Council has also issued a draft Planning Guideline B2, dealing specifically with extensions to dwellings in the Wokingham District.

This is reproduced as Appendix 2. Whilst not yet formally adopted, the consultation process has been completed and it is my understanding that there are no comprehensive objections to its content, as it follows other similar documents issued by planning authorities elsewhere and national guidance. I anticipate its adoption in a virtually unchanged form. It should, therefore, be

given appropriate weight in considering these appeals.

5.03 The 11.5 metre length of the proposed single-storey extension clearly contravenes the draft guidance set out in Planning Guideline B2, paragraph 5.2. The latter states "Rear extensions on or close to a flank boundary should not project more than three metres from the main rear wall". At 5.4, the guidance suggests that the eaves height should not exceed three metres, whether a flat or pitched roof is proposed. The proposed extension is 3.5 metres in height.

The Appellant seeks to justify this large extension by the presence of the garages on the appellant's property and that of my clients. Permitting this development would, effectively, close the gap between the rear of the Appellant's property and the garage referred to. This would induce a significant feeling of enclosure in relation to my clients' property. There would also be an element of overshadowing, having regard to the south-easterly aspect of the existing gap. This would, of course, be accentuated in winter months when daylight and sunlight are at a premium.

5.5 The Appellant's expert fails to deal with the overlooking from the new first -floor bedroom window of the two-storey extension.

The position of this window is quite obtrusive. It will allow an uninterrupted view of the rear garden of no. 29 in the area shaded green on Plan 2 in Appendix 4.

5.5 I accept that the main outlook of no. 29 is to the front and rear. The first-floor bedroom, however, would have an unrelieved view of a continuous flat roof from the rear of the Appellant's property to a depth of 11.5 metres.

You will be familiar with the Building Research Establishment report *BR209 Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice* (1991). Employing the criteria laid out in the BRE guidance, both the first floor bedroom window and the ground floor kitchen window would suffer a loss of both daylight and sunlight as defined.

It should be noted that the existing arrangement of no's. 27 and 29 are substandard by application of the 1999 guidance and to allow the appeals would be to reduce the quality of daylight and sunlight still further.

While not strictly a planning issue, we believe our clients' legal rights of light may be infringed if this development were to go ahead, with a potential claim for damages resulting.

5.5 We feel that this is irrelevant as the Appellant's intention is to create contiguous residential accommodation.

I certainly do not accept the argument that anything falling within permitted development rights is implicitly harmless in planning terms. The Inspector, will, I am sure, have seen examples in the past where permitted development rights have, in fact, allowed most unfortunate developments with no regard to relevant planning policies.

5.5 The proposed extensions are subordinate to the existing dwelling in terms of height. The total footprint is, however, out of scale with the original property and its immediate neighbours.

Application no. F/2002/6065

APP/X0360/A/02/10911969

5.5 This is incorrect. The properties are served by two distinctly separate driveways from the edge of the public highway. The boundary of the property is then defined by a fence line and a change in ground level between the side elevations of each house.

If the new extension was permitted, the subject property would no longer enjoy a side access to the rear garden.

5.5 I accept that the principal outlook of the windows on the eastern elevation of no. 29 is into the gable-end wall of no. 27. The precise position of this wall,

however, is uncertain. The quality of drawing 0124/03A is poor. I have overlaid the Appellant's drawing on an Ordnance Survey sheet, also plotted to a scale of 1:100. This is my Plan 1 in Appendix 3. The extension oversails the boundary with no. 29 for a boundary length of about 5 metres. This is on the basis that the scale width of the side extension is 2.6 metres from the existing external face of no. 27. However, the Appellant's expert's comment at paragraph 5.05 suggests that this width is 2.8 metres. This would result in the building being constructed on my clients' freehold property to a width of 0.2 metres.

These material discrepancies alone suggest that this appeal should be refused.

5.6 I have already stated, in the context of the first appeal, that the proposed side addition is significantly below the minimum guidelines for skylighting and daylighting. The second appeal, if allowed, would bring the side addition closer to the windows of no. 29 and therefore accentuate the loss of both daylight and sunlight accordingly.

Conclusion

- Both prospective developments worsen an already sub-standard level of daylight and sunlight to the side elevation windows on no. 29, contrary to accepted BRE guidance.

- Both the prospective developments increase the overlooking of the rear garden of no. 29.

- The addition of further extensions to no. 27 would accentuate the already overbearing nature of the dormer window on the rear elevation.

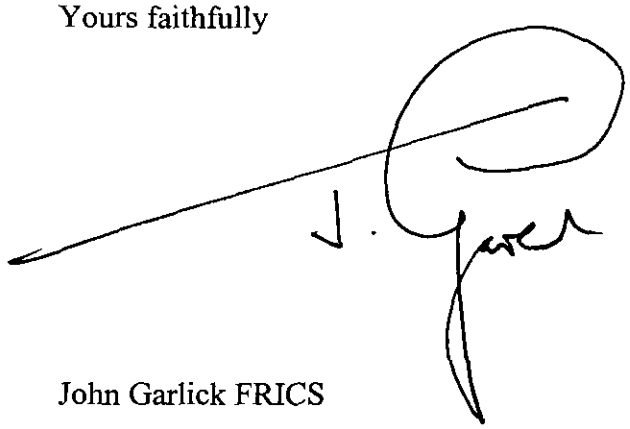
- The proposals have no regard to the design guidance currently emerging from Wokingham District Council in relation to extensions to dwellings. Similar guidance standards have been adopted and applied effectively by Local Authorities elsewhere.

- The quality and accuracy of the drawings supplied in the course of the Applications does not bode well for the quality of the completed development. In view of the close proximity of the windows to any finished elevations, this must be a material consideration.

- The Applications refer to rendered side elevations. I believe these would be impossible to produce as the external wall of the extension would need to be built "overhand". This could only be achieved in facing brick.

I respectfully suggest that both appeals should be refused.

Yours faithfully



John Garlick FRICS

HALL GARLICK

APPENDIX 1

Planning Guideline B1

Housing Development: General Principles

INTRODUCTION



This guideline is intended to assist in the development process by outlining acceptable development solutions for housing within the District.

This information is intended only as a guide, not as rigid rules. The guidelines are flexible and give indications of where such flexibility is appropriate. The policies in the local plan take precedence over the guidelines should a differing interpretation arise. This guideline supersedes the 1987 development control handbook (housing section). It was adopted as supplementary planning guidance on 26 January 1998, following consultation with the town and parish councils.

Good Housing

Good housing development based on the principles set out within this guideline will help to achieve the overriding aims of producing a sustainable development of a high quality. This requirement is reflected in PPG1, which states in paragraph 16 that 'applications for planning permission should be able to demonstrate how they have taken account of the need for good design in their development proposals'. If translated carefully the development should display the following attributes achieving the aims listed under the two following headings.

SUSTAINABILITY	QUALITY
● reduced use of the car	● safety
● energy efficient buildings	● privacy
● provision of local facilities	● high standard of design
● effective use of land	● feeling of belonging
● conservation of habitats	● feeling of community
● mixed communities	● identifiable settlement
● buildings built to last	● sits well within the wider context

PREPARATION PRIOR TO APPLICATION SUBMISSION

Relevant plan policies

The main criteria for considering any application are the relevant plan policies. Relevant plans in force are the Berkshire Structure Plan and the following local plans: South East Area Local Plan, Loddon Area Local Plan, and Berkshire Green Belt Local Plan. The District Council is in the process of preparing a District Wide Local Plan. Within this plan there are a number of policies which should be considered in conjunction with this guideline. These include WSO1, WH6, WBE1-6.

The Berkshire Structure Plan sets the framework for any housing in the District, outlining key policies on volume, broad location and variety of housing. Local plan policies are the starting point for any development. They outline the housing sites, appropriate capacities for sites and specific constraints and opportunities.

Development Briefing

Once a site for housing development has been identified, in most cases it is essential that the site is the focus of a brief. This brief should demonstrate how the agreed objectives of both the local authority and the developer can be achieved. This process is the focus of *Planning Guideline A1, Wokingham District's Development Briefing* Manual. This is a manual outlining the development briefing process, including a worked up example.

Once a brief has identified the policy framework, community aspirations, market factors and the physical aspects of the site (including area character, site topography, vegetation cover, habitats, site constraints, opportunities and critical views) the design process for the housing can begin. This receives backing from PPG1 annex A4 which states 'applicants for planning permission should, as a minimum, provide a short written

statement setting out the design principles adopted as well as illustrative material in plan and elevation'.

The importance of getting a housing development right can be the difference between a safe, vibrant, distinctive area and an unsafe, sterile, indistinct area. Bearing this in mind the following aims are intended to get the right housing within Wokingham District.

ELEMENTS OF GOOD HOUSING

CREATION OF SUSTAINABLE COMMUNITIES

With the increased interest in providing for a sustainable future and the associated importance of sustainable development, these objectives are covered in *Planning Guidelines* A3, A4 and A5. Creating housing which is sustainable in terms of the environment it provides, the community which it fosters, and the economy it supports should always be major considerations when designing a new development.

The above can be achieved by working towards the following key objectives and through applying appropriate principles (outlined under layout considerations) to any new development.

The following should be the main aims of any new development. These are outlined under the broad headings of sustainability and quality aims, although this is not to say that there is not a close interrelationship between elements of both of them.

SUSTAINABILITY AIMS

Effective use of land through increased densities. Land appropriate for development is in short supply and at a premium within the District, therefore effective use is vital within any new development. Where appropriate this can be addressed through higher density development especially in established settlements and within the core of any large new build developments. This will lead to a more effective use of land resources. This can be met through the use of differing built forms such as flats, terraces and increased building heights all of which by virtue of their form allow for efficient land use. It is vital that quality is demonstrated in any high density proposal. This should be reflected in the variety and interest differing built forms can provide.

Provision of a mixture of uses. Whenever possible developments should integrate a mix of uses within the development. This should incorporate commercial and employment uses in order to create more self contained self sustaining communities and at the same time reduce the need to use the car for short journeys. It can include the introduction of local facilities such as shops, offices, community centres, churches or public houses. Wherever possible these should be provided within the development or the development centred around existing facilities.



Planning Guideline D1

Mixture of housing types There is a clearly identified need within the District for smaller homes. This was outlined in the 1997 Housing Needs Survey. The survey outlined that a large proportion of new households in the District would be made up of single people or couples without children. It is important that new developments take account of this need and provide units which will offer accommodation to all sectors of the population, especially smaller houses and flats. Often new developments in this area only offer 3, 4 and 5 bedroom housing which tend to attract a certain sector of the population with similar characteristics. Incorporating a variety of dwelling types can help in promoting mixed communities.



Typical poor development of large detached houses

Reduced use of the car. Related to increased densities (which allow for the reduction in space for the car and the promotion of mixed use), reducing car use can be achievable. The major objectives in planning for this will be to reduce car pollution, increase walking and cycling and to increase safety. Achieving this will also contribute to the aims of quality within any development.

Buildings for the future. All new developments should apply current standards of energy efficiency to new dwellings and where at all possible aim to exceed them. This can be achieved through layout, orientation, use of quality materials and efficient building principles. Buildings should also display the ability to be adapted over time in order to acknowledge permitted development rights and to accommodate dual uses e.g. home and office, providing houses for life, whilst retaining higher densities.

Conservation of habitats. It should be an aim for all developments that natural habitats are maintained and enhanced within the context of any new development. These should be identified at the briefing stage and should help form themes for any new landscaping proposals for the site. The creation of new habitats, such as storm water balancing ponds, will be encouraged.

Water management. It should be the aim for any new development to manage water effectively. Water demand is steadily increasing by about 1.7% per year, thus consideration of water management within new developments is of vital importance. This should be achieved through site layout and by the introduction of water saving devices into buildings.

QUALITY AIMS

Feeling of belonging. It is vital that new developments engender the feeling of home and belonging for those who live there.* Developments should be designed to foster the emergence of new communities.

Perception. When considering all aspects of a new housing development it is vital that due consideration is given to how people will respond to the development, how they will feel in that development and how that development works within the wider context of the area. Variety and

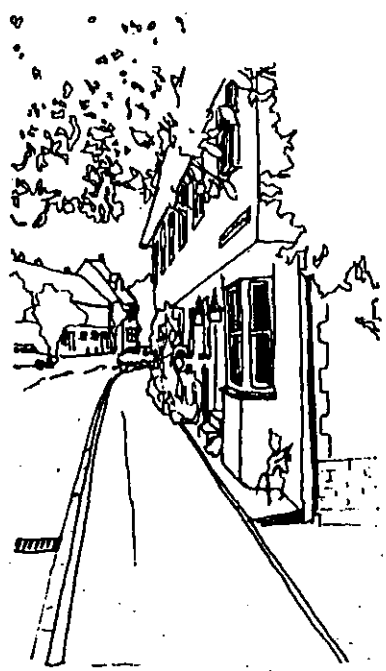
* Kevin Lynch 'Good City Form'

choice can play a large part in this; it is therefore important that every consideration is given to this perceptual aspect of the new development.

Safety. Providing a safe environment is of importance to all those living within the development. It should be an aim for any development to provide safety through careful design (see *Planning Guideline* A6 Designing to reduce crime). Implementation of security standards should be balanced against the effects that they can have in deterring community and liveliness which contribute to safety.

Privacy. Providing private outdoor space for all households which is usable and which gains sunlight should be seen as a quality aspect for any new development. Design which enables privacy to the rear of properties should be sought with far less emphasis on providing semi private space to the front of the property.

Identifiable development. Development which has identifiable character and fits within its context should be pursued. Views to the development should be distinctive as should layout and treatment of the individual buildings. These should all relate to the local themes which should be identified at the briefing stage.



LOCAL TYPOLOGY

Character and distinctiveness are an important trait of any area. It is therefore important that this is expressed in any new development. The Council's Countryside Design Summary attempts to outline the differing countryside character of the District. It outlines how the towns and villages relate to the countryside and defines the characteristics of these areas. This study provides core information for anyone wanting to undertake a housing development within the district. The summary should help outline the building patterns and types and the local building materials, which would be appropriate for a new development. Proposals for new developments should demonstrate how these traits have been translated into the development in order for a proposal to be acceptable.

LAYOUT CONSIDERATIONS

The layout of any new development is the fundamental starting block for any successful development. This should display choice of movement, offer legibility and enable the eventual emergence of a local community. The starting point of any layout should be the movement system.

Movement

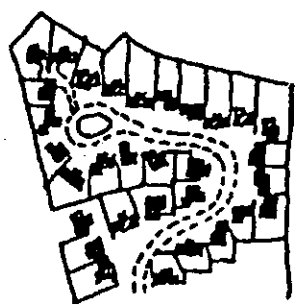
Large developments should be designed with a movement system which encourages an appropriate level of pedestrians, cyclists and vehicular traffic in order to create good surveillance and to provide a lively environment, with access to local facilities.

Legible routes (see Planning Guideline H1) should be the primary consideration. It is important that

detailed thought should be given to where pedestrians are likely to want to walk, how easy this is within the new development and how safe the proposed routes are. Effective movement is the most important factor when considering pedestrian routes. Therefore pedestrian routes should be designed so that

- routes are focused along desire lines (leading to open space, to local facilities, between areas within the development and to existing developments);
- they link together and provide an open layout;
- they are not designed as an afterthought of the highway layout;
- they offer the pedestrian / cyclist a number of legible choices.

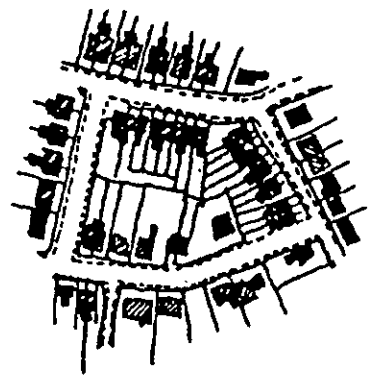
Closed Layouts



Cul-de-sac

Closed layouts, such as recent cul-de-sac developments, will not normally generate sufficient vehicular and pedestrian traffic to support natural surveillance. The spine roads supporting these areas generally create higher traffic speeds, have little frontage area and segregate vehicles and pedestrians. This is not conducive to providing lively and safe streets.

Open Layouts

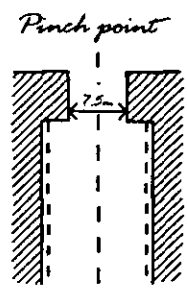


Traditional grid

Open layouts, such as the traditional grid, which can integrate vehicular and pedestrian traffic safely (through traffic calming) are a far more effective way of maintaining pedestrian and vehicular flows and make for a much livelier area offering choice and variety. See *Planning Guideline* A6 for further information.

Highway Layout

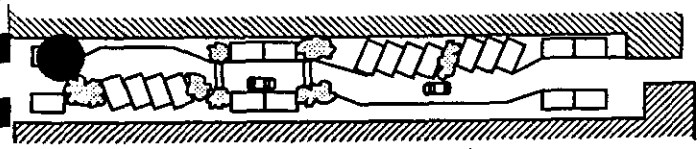
Once the movement structure in, out and within the site has been identified the relationship between dwellings, spaces and existing site features can be determined. Roads should be fitted into these spaces in order to gain the best layout for all modes of transport within the development. Designing the road layout **before** the relationships between dwellings will normally lead to an unsatisfactory solution.



Traffic Calming

Residential areas should be designed for low traffic speeds. Roads that have direct access to housing should have a design speed of no more than 20mph. Wherever possible this calming should be an integral part of the layout. This can be achieved by the narrowing of roads reducing the line of vision along roads, the introduction of pinch points, communal on-street parking, street trees and the

introduction of boundary treatments to frontages to create an enclosed feel to the road. These built in devices can help to reduce speed but also create an environment which is interesting and distinctive in appearance. Further details on traffic calming will be included in the forthcoming Planning Guideline F1.



Staggered parking, speed table, planting & pinch points

Trees and landscape

Once an ecological survey has been undertaken through the development briefing process, the landscape strategy for the site should begin to be formulated. The following points should be considered and where appropriate adhered to.

- Whenever possible existing vegetation should be retained, especially hedgerows and significant trees.
- Any landscape scheme should start from the basis of the retained vegetation and any other natural features that are appropriate to the site's location and character.
- In urban locations a more formal scheme may be appropriate using ornamental trees and shrubs, especially where there is little vegetation. In rural locations or where existing landscape features predominate, semi-natural planting would be more in keeping.
- All landscape schemes should be kept simple, using themes. Two to three main species of trees will generally be adequate.
- In some cases structural planting may be required to integrate the development into the surrounding landscape. However, development that is clearly inappropriate to its context can never be integrated by the use of landscape treatment or planting.
- Care is needed with planting to avoid reducing surveillance, or creating places to hide.
- New planting should respect the local landscape character which exists.

More details of planting / landscape treatment are included in the series of *Planning Guidelines* in section E.

Trees in relation to housing

Trees must be given adequate space, including allowance for future growth, to ensure that they do not dominate buildings and give rise to concerns about safety, obstruction of light and views, and provoke objection about falling leaves or branches. It is necessary to consider the requirements of future tree planting, as well as existing trees. It is important to ensure that service routes do not conflict with existing trees or reduce the scope for planting new trees. This can be achieved by not placing services in areas where street trees could be accommodated. With careful consideration trees will enhance and add value to the development.



Retention of trees in new housing developments

Planning Guideline D1

WOKINGHAM DISTRICT COUNCIL

Public open space

Virtually all new housing developments are expected to include an area of public open space. This requirement is outlined in the Draft Deposit District Plan (policy WR7 page 160). It is of vital importance that this space is usable and well sited. This means that the area should be pinpointed early on in the layout process. The considerations should be, who will use the space, when it would be used, where would they go in the space and for what purpose. If these things are carefully considered and planned for then the space should be successful, e.g. if young children are to use the space, considerations of safety, surveillance, play facilities and seating areas for watchful parents should be planned for. Public open space should

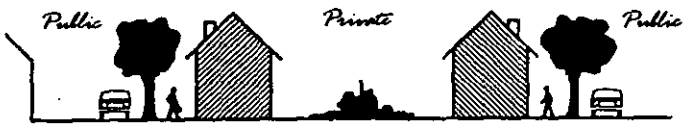
- avoid fragmentation of areas important to nature conservation and biodiversity;
- ensure continuity of spaces;
- ensure that the public space reflects local landscape character;
- have a robust management arrangement to ensure regular maintenance.

DWELLING CONSIDERATIONS

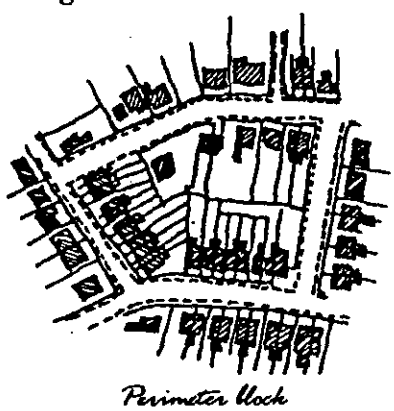
Not forgetting the overall objectives of good housing (mixed use, higher densities and mixed tenures) generally there are a multitude of design considerations which should be adhered to when considering the layout of dwellings within a large site. The following identify the broad areas which need detailed consideration in order to provide the best possible solution for each site. This guidance should also pay close attention to the character areas and development criteria outlined in the Council's forthcoming Countryside Design Summary.

Public and Private

The importance of defining public and private space is essential if a good housing layout is to be achieved. Generally the front of the plot will be the area where there is activity and movement. Total privacy will not be expected. Rear of plots is where the private areas should be located. Consistency of the public realm to the front of dwellings and private areas to the rear of dwellings can promote what is known as a perimeter block layout.



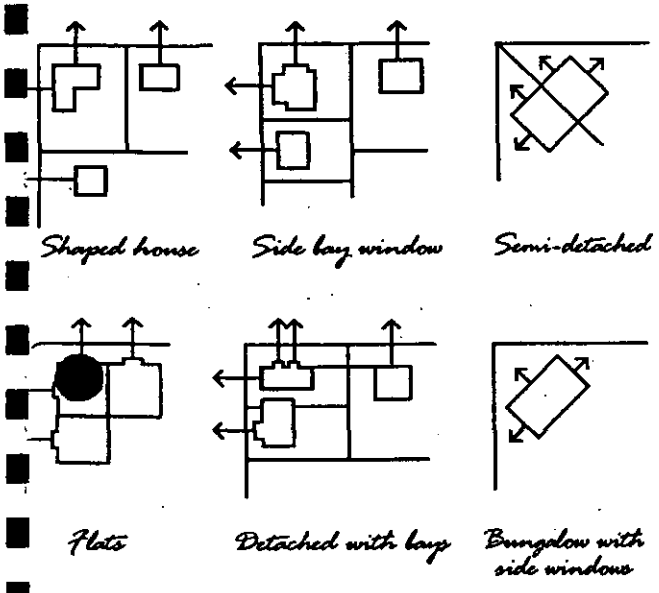
The virtues of perimeter blocks are that they provide areas which have fronts of dwellings facing fronts of other dwellings, and backs facing backs. This helps to promote security within the area with a good view on to the street. It also cuts down the blank facades of fencing and flank walls which have become common place in modern housing developments. These areas provide very poor surveillance and do not provide a good appearance to the street.



Standards for back to back distances should be varied from location to location and should respect the characteristics of the area.

Corners

Corners are another area which are often forgotten about when considering a new housing development. It is vital that these areas are properly addressed so that surveillance and an active frontage is maintained. This can be achieved through the orientation of corner buildings towards the corner and the introduction of double aspect rooms which look out on to the street both at the front and at the side. There are a number of other ways to overcome this problem and this should be demonstrated in any proposal for a new housing development. Where possible corner house types should be specifically designed to address this problem.



Top of Road

Top of road views are often forgotten about and lead to unsatisfactory solutions with garages creating the main focus of the view. It is vital that these important views should be addressed by house fronts. This can help to create focal points and more interesting and characterful environments.

Relationship to the Street

Careful consideration of how houses relate to the street is another important factor which should be considered when designing a new development. Smaller frontages and the closer location of houses to the street can help promote higher densities increased surveillance and the increased enclosure of the street, all of which can have an impact on traffic speeds. Dwellings which require some frontage should be set back only a small way with defined boundary treatments (no higher than 1m to allow for surveillance). Although privacy in the house is an issue, this can be overcome by careful internal organisation of the property, or raising the entrance and ground floor slightly so that direct views into the house are minimised, but surveillance over the street can still take place.


Raised frontage obscuring views into house

Relationship between buildings

Fronts

Front to front distances should be used to create variety in the form of the street, and help provide a definable character to the new area. This will

assist in reducing car speeds and increase opportunities for surveillance.

From the character analysis undertaken at the briefing stage there may be an identifiable relationship between buildings which can be translated into the new development. For instance many historic settlements have a front to front distance of only 7m. This still enables the movement of pedestrians, vehicles and allows for service access and maintenance. Other historic areas have a wider distance between fronts possibly due to their historic importance. It is these differing configurations which create different spaces and characterise areas.

New developments should explore the use of reduced elevation to elevation distances in order to achieve the primary objectives of good new housing. A 7.5m building front to building front distance will be acceptable in certain situations but should be used as an exception rather than the rule. This distance should be used to create pinch points, provide shared surface streets and to create visual interest along the street.

Front Boundary Treatments

The boundary treatments to a property can enhance the appearance, provide an increased feeling of security and help contain road spaces, decreasing the perception of space. New developments should carefully consider the treatment given to front boundaries of properties. In most cases, open frontage will not be an acceptable solution for new developments.

Backs

As already stated areas at the rear of the property should be for private use, therefore it is important that privacy can be maintained in these areas and that overlooking into other houses is minimised.

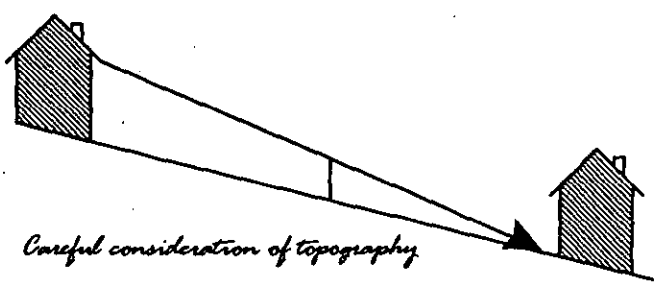
Rather than setting a minimum standard distance between the backs of properties to reduce overlooking it should be demonstrated in layouts that overlooking will be overcome (in conjunction with distance) by the following measures:

- planting and landscaping (see above);
- through the internal layout of the houses;
- careful consideration of where windows are in relation to opposite properties;
- consideration of site topography.



View obscured by landscaping & tree retention

Generally gardens should be at least an equivalent size to the house, but a variation in garden sizes will generally lead to increased choice and a more interesting environment. Usable space which gains at least some sunlight for the majority of the day is the most important factor which should be considered for all gardens including communal space provided for flats and maisonettes.



Careful consideration of topography

Parking

Parking in residential areas is often seen as a vital element of housing design and one of the elements which helps sell a house. This should be balanced against the environmental damage that the car causes and therefore this is an element of

Planning Guideline D1

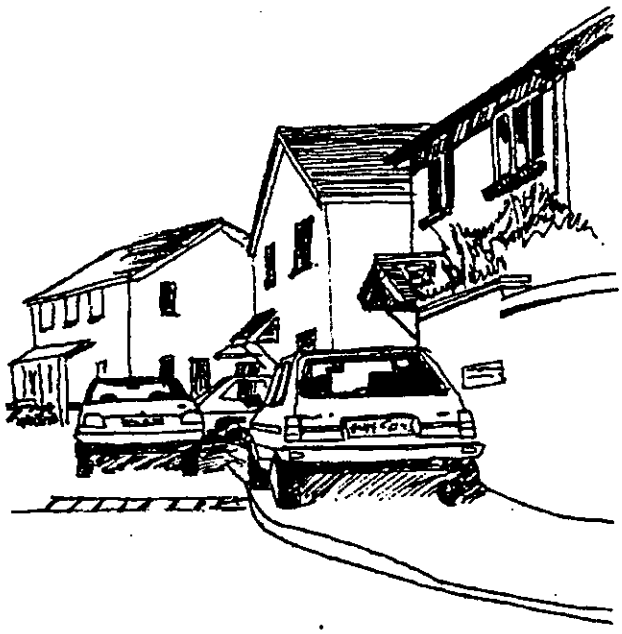
housing development design which requires careful consideration.

Parking studies of new housing developments within Wokingham District outline the problems of ill conceived parking provision. Regularly there will be a good ratio of car parking spaces to households, unfortunately these are often underused and located in the wrong areas. The following list outlines the causes of these problems.

- underuse of garages, as they are often used for storage
- cars parked in front of rather than in garages for convenience
- reduction in spaces per household when garage is underused
- households with two cars having to park one on the road due to underused garage
- spaces for visitors now used up by householders
- parking in inappropriate locations due to communal requirement being full

These problems obviously affect the quality of the housing environment, thus it is important that parking provision takes account of the environmental problems of the car and the problems which can be created through poorly conceived parking strategies. Therefore it is vital that close attention is paid to the following considerations.

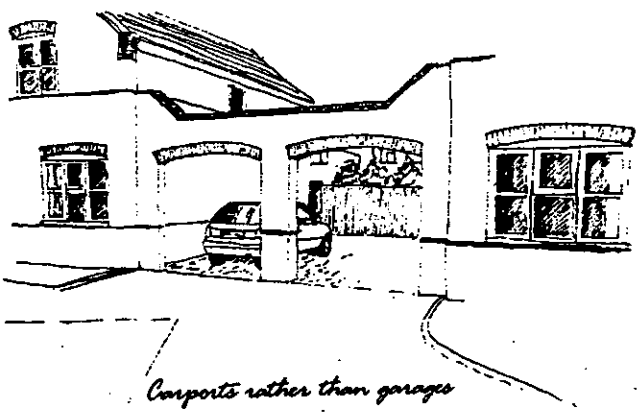
- Adequate storage space should be provided either in the garage, or in the house.
- Alternatives such as building related carports are considered instead of garages.
- All parking spaces should be related to housing. This should primarily be made up of communal areas which do not dominate the view of the housing.



Inappropriate parking on footway

- Communal parking should be encouraged and should be related to the front of the dwellings so that surveillance is able to take place.

Where appropriate (e.g. urban locations) standards should be applied at a reduced level (in accordance with section 10 of the Deposit Draft District Plan) in order to achieve higher density development and to control the growth in use of the private car.



Carports rather than garages

Planning Guideline B1

Public Transport Links

Developments should discriminate in favour of public transport, therefore, new developments should consider alternative modes of transport when designing new housing areas. Locations near to and integration with existing public transport networks should always be an aim of a new development, and wherever possible the creation of new routes serving the development should be pursued. The inclusion of features such as bus loops, shelters and timetables will help to promote this further.

Housing characteristics

With many new housing developments throughout the District which have used standard house types and standard layouts, character is being lost and this is simply unacceptable. New development must fit within its context. Using a brief as a starting point, materials, housing style, layout characteristics of the areas should be identified close reference to the District's Countryside Design Summary should be made when considering the character of a new development.

The identification of character and style of the area should be one of the starting points for housing design. Developments which offer 'one off' housing types built and styled in a way which is characteristic of the context of the area will be looked upon favourably as opposed to a 'run of the mill' standard solution which could be in any location within the country.

Variety

Developments should offer interest and variety in the built form. The introduction of landmark buildings in appropriate locations should be encouraged creating focal points for parts of the development. Changes in the building line and the termination or limiting of views can create character and interest for the pedestrian. Building features such as gables projecting bays, facing materials, window and door types, and a varied skyline with chimneys and dormers also provide variety and give interest to those within the space.



Variety of building types

Daylight and sunlight

Daylight/sunlight into houses is an important consideration as it makes them attractive and helps to increase energy efficiency. Layouts should be designed to maximise the amount of daylight and sunlight that the properties gain. It is also important that the same consideration is given to rear gardens, so that the space will have sufficient sunlight to make the area usable by the occupants of the house. Criteria for assessing the adequacy of daylight and sunlight are given in BRE report BR209, "site layout planning for daylight and sunlight; a guide to good practice" (1991).

Planning Guideline D1

WOKINGHAM DISTRICT COUNCIL

Energy efficiency

Sustainable development encompasses many issues but one of the main concerns in residential development is the use of energy. Domestic heating accounts for much of Britain's energy use, and is a major producer of carbon dioxide, the main greenhouse gas. Achieving energy efficiency will not only contribute to protecting the environment, but will also reduce running costs. The list below contains guidance for achieving greater energy efficiency in the home.

- Attached buildings: semi detached and terraced buildings are far more energy efficient than detached buildings, due to the limited proportion of external walls. Terraces of up to eight units are appropriate, above this number the energy saving diminishes.
- Larger windows on the southern side of dwellings can assist with passive solar heating.
- Good insulation will make considerable energy savings.
- Walls and lofts should be insulated.
- Doors and windows should be draught proofed.
- Secondary/Double glazing reduces heat loss but has a long pay back period if not fitted when the dwelling is constructed.
- The installation of efficient heating systems: condensing boilers are significantly more efficient than conventional boilers.
- Separate heating controls for living rooms and bedrooms to avoid rooms being heated unnecessarily.

Summary

The principles set out in this guideline, if carefully considered, will help to contribute to much improved housing developments throughout the District and the building of new sustainable communities which have been lacking in so many modern housing estates.

26 January 1998

APPENDIX 2

Draft Planning Guideline B2

WOKINGHAM UNITARY
Aiming for Excellence

Consultation On New Guideline On Extensions to Dwellings In The Wokingham District.

This guidance seeks your views or those of your company and/or organisation, on the attached consultation draft of the new planning guideline on extensions to dwellings. The public consultation period will commence on 6th March 2002 and runs until 17th April 2002.

On 23rd November 2001 the Portfolio Holder for Transport, Planning and Transportation Services agreed the publication of draft supplementary planning guidance for public consultation.

The purpose of this supplementary planning guidance is to set out criteria for the design of extensions to most dwellings to give an idea of what might be acceptable in the majority of cases. This would give a degree of confidence to applicants, their agents and architects when submitting planning applications. It will also aid occupiers of neighbouring properties, and other interested parties, who may be affected by such a proposal. The guidance includes advice on garages in front gardens, granny annexes and boundary treatment.

Written replies should be sent to Diane McGloin, Policy & Plans Team, Environmental Services Dept, Wokingham District Council, P.O. Box 157, Shute End, Wokingham, Berkshire RG40 1WR or by fax to (0118) 974 6385.

E-mail responses should be sent to Diane.McGloin@wokingham.gov.uk. This consultation draft is also being placed on the Council's website at www.wokingham.gov.uk via "Planning".

This public consultation is in accordance with the advice in PPG12 and Circular 1/97 in order that the guidance can be accorded full weight as Supplementary Planning Guidance.

The consultation includes a direct mailing of Town and Parish Councils, District Councillors, the main agents, a selection of applicants, GOSE, and amenity bodies, supported by press advertising and use of the Council's website.

The responses and any subsequent amendments will be reported to the Cabinet for consideration. A report of consultation will be published and sent to respondents. Then the Council will be able to adopt the guidance as Supplementary Planning Guidance. Eventually the guidance will be published in the form of a leaflet and the final version will also contain illustrations.

Draft Planning Guideline B2

WOKINGHAM UNITARY
Aiming for Excellence

GUIDELINES FOR EXTENSIONS TO DWELLINGS

1.0 Introduction

1.1 The policies contained in existing adopted development plans (Structure Plan policy EN1, Green Belt Plan policy 6, Loddon Area Local Plan policies LBE1 and LBE2; and South East Area Local Plan policies SBE1 and SBE2) and the emerging Wokingham District Local Plan policies WOS3 and WBE1 relating to design of extensions to existing dwellings are very general and do not give specific advice.

1.2 This Guide explains how the Council will assess the design of extensions to most dwellings. Its purpose is to give a degree of confidence to applicants, their agents and architects, as to what is likely to be acceptable to the Council in the vast majority of cases. It will also aid the occupiers of neighbouring properties, and other interested parties, who may be affected by a planning application. These criteria also apply to flats, maisonettes and houses in multiple occupation.

1.3 Whilst the guidelines are an aid to good design they must also be applied with an understanding of the particular circumstances of each case. Individual cases do not always fit easily into a particular category. The advice does not apply to Listed Buildings or to buildings in Conservation Areas, where more strict criteria may apply. Other criteria also apply in rural areas and areas liable to flooding. In such cases further advice should be sought from the Council's Development Control Service.

2.0 General Issues

2.1 The acceptability of a residential extension depends upon:

(i) Its effect on the general street scene and

(ii) Its effect on the amenity of the occupiers of nearby properties.

2.2 An extension should be designed to be sympathetic in character and appearance to the original building and to the general neighbourhood in which it is located. The scale and proportions of the extension should respect the form of the original building and appear visually subservient in bulk and siting. It should not dominate or unreasonably overshadow adjoining buildings or garden areas or result in undue loss of privacy.

2.3 In most cases an extension should appear to be an integral part of the original building. Extensions should not collectively be detrimental to the character of a street eg. by converting regular semi-detached pairs of houses into apparent terraces.

2.4 Extensions should be provided with a pitched roof and where practicable the pitch of the new roof should match the pitch of the existing main roof. This is especially important on corner properties where side and rear extensions can be seen from the street, and will always be the case with first floor or two storey extensions. In addition side extensions on corner properties should not project beyond the building line of dwellings in the street to the rear to preserve the spaciousness of the character of junctions.

2.5 Flat roofs are generally discouraged due to their visual appearance and increased risk of crime, though they may be acceptable on rear extensions where they are necessary to avoid unacceptable impact on a neighbouring property and where they are not visible from the street or areas of public open space. On certain designs of house they may be quite in keeping with the original.

2.6 In the case of a side to rear relationship, between the application site and the neighbouring house or vice versa, a minimum distance of 12m should be maintained between houses at first floor level, in order to allow for sufficient distances between dwellings.

2.7 The materials chosen for an extension should normally match those of the existing buildings. Where a new roof intersects with an existing roof it is good practice to use saved tiles on the elevations visible from the street.

2.8 The window openings and fittings of an extension should relate to those of the existing building in terms of size, proportion, positioning and detailing to help maintain the visual balance of the extended property.

3.0 Neighbours

3.1 It is advisable to discuss your proposal informally with any neighbour who may be affected before making the planning application. Once the application is received by the Council, owners of adjoining properties will be consulted for their formal views.

3.2 In the event of the foundations encroaching, or if the extension overhangs or is attached to a neighbouring property, permission will have to be given by the owner of the adjoining property affected by the proposal. Whilst these are not planning matters, and therefore cannot be taken into account in dealing with a planning application, a deed may have to drawn up to cover these issues.

3.3 If the proposal involves work to a party wall, proposes a wall astride a boundary or excavation near a neighbouring building The Party Wall etc Act 1996 may apply. Separate leaflets are available relating to this from the Council's Building Control Section. In addition a neighbour's consent may be required if access to their property is necessary during

construction or for maintenance. Finally there may also be covenants which may restrict the type of development on a property. Although again these are not planning matters.

4.0 Front extensions and porches

4.1 The impact on the streetscene is of paramount importance when determining applications for front extensions due to their prominence, together with its relationship with neighbouring properties, depth of front gardens and amount of frontage vegetation. Generally two storey front extensions are not acceptable and single storey extensions, other than porches, should not project significantly from the main wall of the dwelling.

4.2 Porches may be constructed to a greater depth provided this would not result in an unreasonable affect on neighbours or streetscene but in any event should not normally exceed 2m in depth.

4.3 Larger front extensions may be acceptable where one or more of the following applies:

(i) a detached dwelling is set well back from a road in a good-sized plot

(ii) there are a number of similar extensions in the immediate vicinity

(iii) an adjoining dwelling or garage already projects to the front

5.0 Rear extensions

5.1 The main considerations for the Council in determining proposals for rear extensions will be to protect the amenity of the occupiers of dwellings immediately adjoining the proposal, and to safeguard the overall appearance of the area. Particular attention will be given to the protection of privacy, the reasonable maintenance of daylight and sunlight and that the extension is not unduly overbearing. An extension should not prejudice the opportunity for the neighbouring properties to be extended similarly.

Single storey rear extensions:

5.2 In normal circumstances rear extensions on or close to a flank boundary should not project more than 3 metres from the main rear wall. Any greater depth required should be within an angle of 45° from the 3m dimension on the boundary to ensure that there is no adverse impact on neighbours in terms of loss of light and the extension being overbearing.

5.3 Windows and other openings should be avoided in flank elevations of extensions to prevent overlooking and therefore loss of privacy.

5.4 The eaves height should not exceed 3m, whether a flat or pitched roof is proposed and where possible it should be lower than this. Pitched roofs

should be designed to minimise bulk and to avoid an overbearing appearance. Hipped roofs can therefore be preferable to gabled or lean-to roofs. Greater dimensions may be acceptable where there is an adjoining extension of a similar depth or height. A larger extension may be acceptable in some circumstances if it can be shown that there is no material loss to privacy, outlook or sunlight/daylight.

Conservatories

5.5 The same criteria for side and rear extensions apply to conservatories. However as they are lightweight structures it is possible for these criteria to be relaxed in certain circumstances. Applicants should ensure that conservatories which abut boundaries do not result in loss of privacy to an unacceptable degree.

Two storey rear extensions:

5.6 In addition to the above criteria for single storey extensions, two storey rear extensions need careful design so as not to be overbearing, cause overshadowing and loss of privacy.

5.7 *Terraced dwellings*: Two storey rear extensions are seldom acceptable on terraced properties as they invariably affect one or both of the adjoining dwellings to an unacceptable amount.

5.8 *Semi-detached and detached dwellings:* The first floor should be set in from the party boundary by a minimum of 2.5m and should not project by more than 3m. In any event these should be within the 45° angle (drawn in a horizontal plane) from the nearest part of a window to a habitable room of a neighbouring window, to ensure that there is no adverse impact on neighbours in terms of loss of light. Utility rooms, bathrooms and garages do not count as habitable rooms. Kitchens may be considered to be habitable rooms depending on their size.

5.9 Windows in the flank walls at first floor level or above are unlikely to be acceptable because of the resultant loss of privacy for neighbouring properties. Similarly the inclusion of balconies or use of flat roofs for balconies is unlikely to be acceptable because of the potential for overlooking, although they may be appropriate for large houses on substantial plots where there is no loss of privacy.

6.0 Side Extensions

Single storey side extensions:

6.1 Single storey side extensions should essentially adhere to the criteria for rear extensions where they abut or are close to the boundary of adjoining properties. They should not be more than 3m high at eaves level, should have a pitched and hipped roof, should not project rearwards by more than 3m from the main wall of the house and should

not project more than 1m forward of the main wall of the property. Windows and other openings in the flank elevations should be avoided.

Two storey or first floor side extensions:

6.2 In designing a two storey or first floor side extension consideration needs to be given to the streetscene and that it would not prejudice the possibility of the adjacent property being extended in a similar manner.

6.3 Side extensions to properties at road junctions or other prominent features should not project beyond the building line of houses in the road to the rear of the property, so as to protect the spacing and character of the road.

6.4 *End of terrace properties*: Side extensions to end-of-terrace properties can continue the existing built form and roof line of the terrace.

6.5 *Semi-detached properties*: Side extensions to semi-detached houses should be designed so that cumulatively they do not create a terracing effect. Therefore they should be set back at first floor level, by a minimum of 1m from the main front wall of the house, and should include a drop in the ridge line, thus creating a break in the roof line and ensuring that side extensions do not entirely fill the gap between neighbouring pairs of semi-detached houses when viewed obliquely. They should also not be so large as to upset the overall balance of the pair of semi-detached houses as a building unit.

6.6 *Detached properties*: Side extensions to detached dwellings may be constructed to the full height of the existing building provided the extension appears as an integral part of the whole building and not an unrelated addition and does not result in an overly bulky building. Hence it is often good practice to include a setback from the front and a drop in the ridge line, as for semi-detached properties. Furthermore detached dwellings should not normally be extended up to both flank boundaries to prevent undue loss of the characteristic gap between properties.

7.0 Roof Alterations, Loft Conversions and Dormer Windows

7.1 Inappropriate roof alterations can have an adverse effect on the appearance of whole streets, especially where the development is fairly rhythmic and regular. They therefore need to be designed with care. In order to create first floor accommodation in single storey properties eaves and ridge heights should not normally be raised by more than 0.75m unless the dwelling is adjoined by taller buildings or ground conditions make it reasonable. In raising the ridge height consideration needs to be given to any habitable room windows in adjoining properties which may be affected. Conversions of hipped roofs of two storey and higher dwellings to gabled roofs should be avoided as they can close

down the characteristic spaces between buildings. Partial gabling may be acceptable.

7.2 Dormer windows should be contained well within the body of the main roof by being well set back from the eaves and by setting their flanks well in from gables or party walls. They must never extend beyond the ridge line and should preferably be set well below it. All windows at roof level should relate to the windows of the original dwelling in proportion, design and position.

7.3 Dormer windows facing the highway should have pitched roofs at a similar angle to those of the main roof unless similar alternative forms of window (eg flat roofed dormers) predominate in the immediate vicinity. The total width of dormers and other rooflights facing the highway should not exceed half the width of the existing roof measured at its mid height.

7.4 Rear facing dormers can be flat roofed but should not extend across the full width of the property. The "cheeks" of the window should be set in from the gable or party walls by at least 0.3m.

8.0 Miscellaneous Issues

Granny Annexes or accommodation for elderly or disabled relatives

8.1 The principle of providing accommodation for elderly or disabled relatives in the form of an annexe is acceptable. However it should not be in the form of a self-contained building capable of separate occupation from the dwelling and should normally be interconnected to the main dwelling. The annexe should be an integral part of the existing dwelling and would normally take the form of a single storey side or rear extension of comparatively modest size.

Car Parking

8.2 Where an additional bedroom in properties of three bedrooms or more is created the Council's parking standards can require the creation of an additional parking space to be provided on-site. The minimum size of a space is 2.4m x 4.8m. In certain circumstances this requirement can be waived where the resultant hard surfacing of the front garden would unduly detract from the street scene. As a general rule no more than 70% of the front garden area should be paved over to create parking spaces.

Garages in front gardens

8.3 Unless there are several examples in the immediate locality, garages in front gardens are not acceptable as they can be intrusive in the street scene. Garages should normally be located to the side or rear of dwellings. The interior of a single garage should be at least 2.5m x 5.0m and that of a double 5.0m x 5.0m.

Amenity Areas

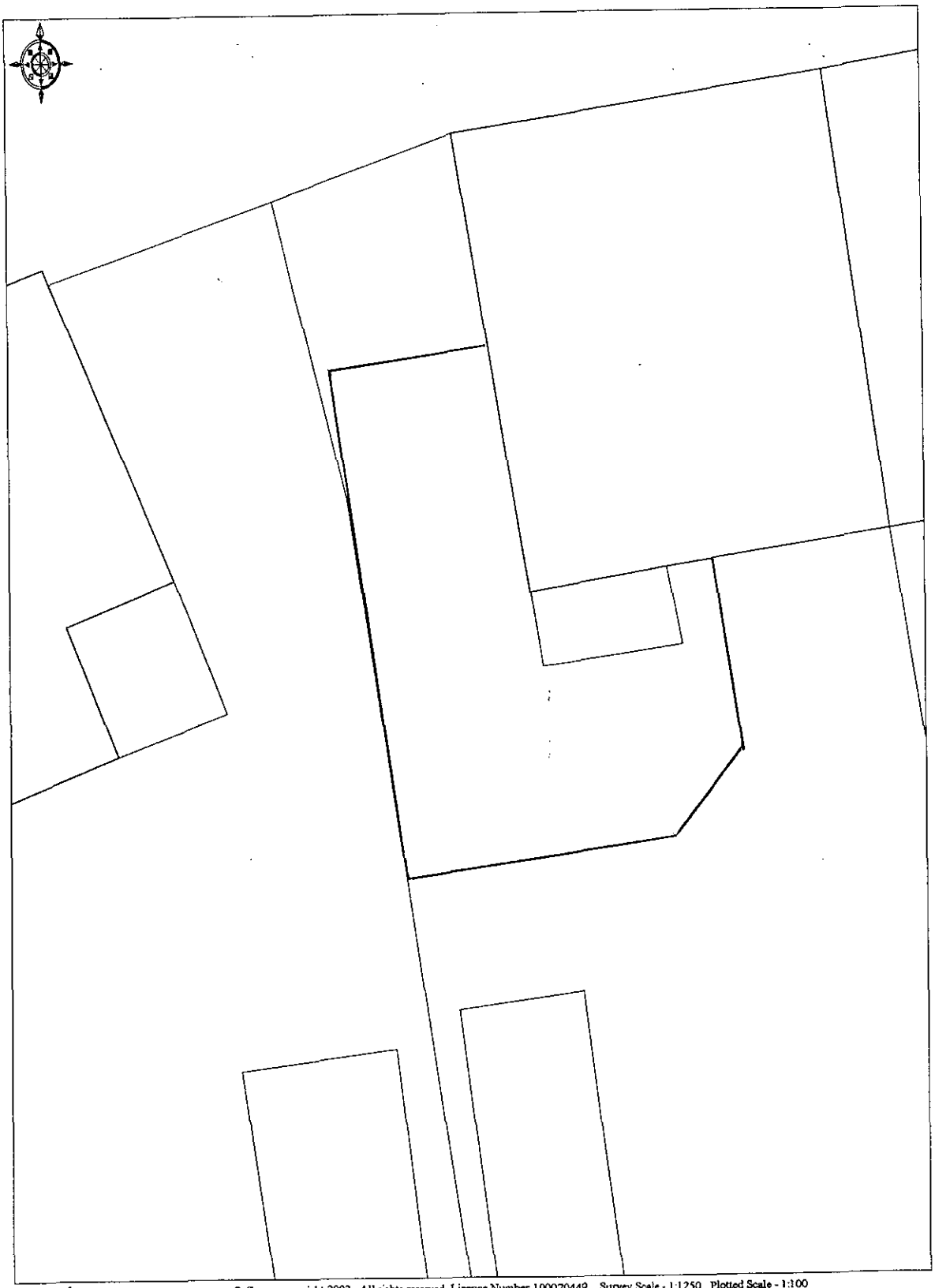
8.4 Many "open plan" housing developments contain green, planted amenity areas which adjoin the highway but are in the ownership of the occupier of the adjacent dwelling. These contribute to the openness of the street scene. Due to restrictive conditions planning permission is often required for the relocation of fences at the side of dwellings. The enclosure of these spaces into private gardens by bringing forward boundary walls, fences or hedges is seldom acceptable because of the impact on the openness of the street scene.

Boundary treatment to front gardens

8.5 Except for "open plan" estates where there is a general presumption against the enclosure of a front garden by walls, fences etc., planning permission is not normally required for walls and fences not exceeding more than 1m in height where the site adjoins a highway. Any fence or wall in such a location exceeding this height would require planning permission and this will only be granted where the boundary treatment is acceptable in terms of its impact on the streetscene and vehicle visibility splays.

APPENDIX 3

27 Haddon Drive Woodley
Plan1 1:100

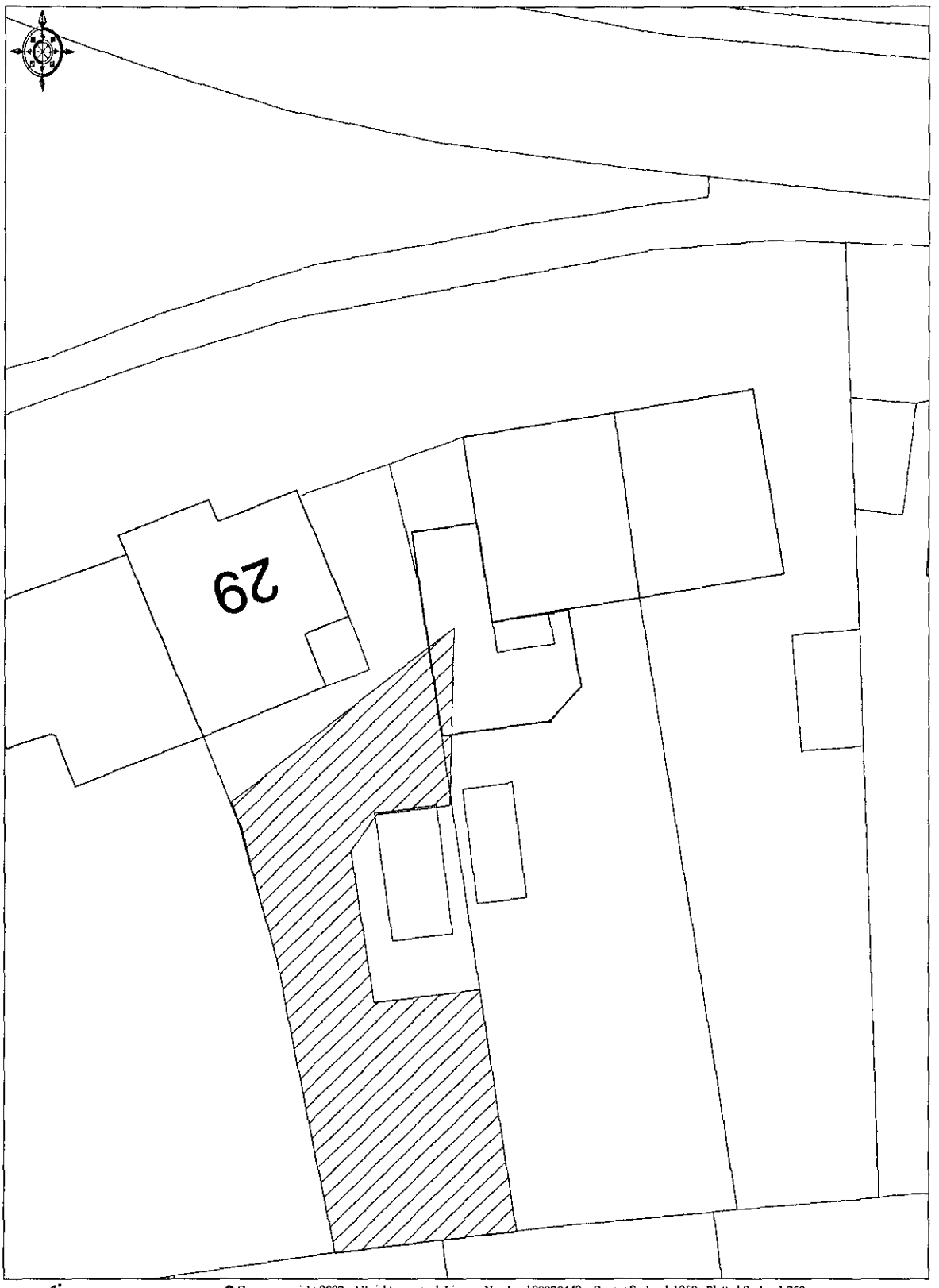


© Crown copyright 2002. All rights reserved. Licence Number 100020449. Survey Scale - 1:1250 Plotted Scale - 1:100

Hall Garlick
Albany House 14 Shute End Wokingham

APPENDIX 4

27 Haddon Drive Woodley
Plan 2 1:250
Overlooking from new bedroom window



© Crown copyright 2002. All rights reserved. Licence Number 100020449. Survey Scale - 1:1250 Plotted Scale - 1:250

Hall Garlick
Albany House 14 Shute End Wokingham

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

APPEAL BY: Mr & Mrs Jukes
SITE: 27 Haddon Dve, Woodley
APPLICATION NO.: 5254
PROPOSAL: Proposed 2 storey side extension to dwelling & single storey rear extension

LIST OF PERSONS CIRCULATED WITH NOTICE OF APPEAL

District Councillor(s) for Coronation

Mr D Ashman

Mr M J Lennard

Mr P Swaddle

Clerk(s) of Parish / Town Council of Woodley

Ms D Mander, The Pavilion, Woodford Park, Haddon Dve, Woodley, Reading RG5 4LY

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

Environmental Design- FAO Catherine Brimble

The Owner/Occupiers of the following addresses in Woodley:

113-117 Headley Rd (odds)

25, 26, 28, 29 & 34 Haddon Drive

Tel: (0118) 974 6448 (Direct Line)
Email: Denise.Gumbrell@wokingham.gov.uk
Date: June 18, 2002
My ref: **F/2001/5254**

The Owner / Occupier
28
HADDON DRIVE
WOODLEY
READING
RG5 4LU

WOKINGHAM UNITARY
Aiming for Excellence

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

Dear Sir/Madam

APPLICATION No: F/2001/5254
APPEAL BY: Mr & Mrs Jukes
SITE: 27 Haddon Drive Woodley Reading
PROPOSAL: Proposed two storey side extension to dwelling and single storey rear extension.

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

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

If you wish to make further representations, you should, if possible, send three copies to Mrs M Pocock, The Planning Inspectorate, Room 3/03, Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. Please quote reference **APP/X0360/A/02/1091597**. Comments received after **23/07/2002** will not normally be seen by the Inspector & will be returned.

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

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

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

Yours faithfully

Denise Gumbrell

Appeals Assistant



Site Plan, Scale: 1 to 1250

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

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO Office. © Crown Copyright. Wokingham District Council, Licence No. LA086134

Date: 18 June 2002

N
W E
S

The Planning Inspectorate

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

Direct Line 0117-3728098
Switchboard 0117-3728000
Fax No 0117-3728804
GTN 1371-8098

PLANNING SERVICES 61372
DO 09
24 SEP 2002
COPIES TO
ACK

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

Your Ref: F/2001/5254
6065
Our Ref: APP/X0360/A/02/1091597
APP/X0360/A/02/1091969
Date: 23 September 2002

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEALS BY MR & MRS JUKES
SITE AT 27 HADDON DRIVE, WOODLEY, READING, BERKSHIRE, RG5 4LX

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

Mr David Jenkins BA DipTE CEng MICE MIHT

The Inspector will visit the appeal site at 11:45 on Tuesday 15 October 2002. It is important that you make immediate arrangements for the Inspector to be met at the site to enable the inspection to be made. If you cannot attend, you should arrange for someone else to attend in your place. **If this is not possible, you must let me know immediately.**

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

At the commencement of the site inspection the Inspector will make it clear that the purpose of the visit is not to discuss the merits of the appeals 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

Mr Jeremy Stent

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

209D

1250 Block
1:500 Block - with parking
01/24/01 02 03A 04A
March 2002.

TOWN AND COUNTRY PLANNING ACT 1990

SECTION 78 APPEAL

APPELLANT : Mr & Mr Jukes

APPEAL SITE : 27 Haddon Drive, Woodley, Reading

REASON FOR APPEAL : Appeal against refusal of proposed two storey side extension to dwelling and single storey rear extension

---

LOCAL PLANNING AUTHORITY REFERENCE: F/2001/5254

DEPARTMENT OF THE ENVIRONMENT
TRANSPORT & THE REGIONS REFERENCE: APP/X0360/A/02/1091597

1.0 LOCATION AND SITE DESCRIPTION

1.1 The appeal site, 27 Haddon Drive, is located within the identified settlement of Woodley.

1.2 The dwelling is a two storey semi-detached house with the northern propsect facing on to Haddon Drive. It has a rear conservatory extension, a single storey rear extension, as well as a dormer window extension on the rear roof slope. There is a garage located to the rear of the property along the western side boundary. A drive which leads to the garage cuts through a somewhat deep front section, on which two or three cars could currently be parked.

2.0 Planning History

2.1 In 1954 conditional planning approval was obtained for the existing semi-detached dwelling (ref: 492/54). On the 9th of January 2001 planning permission was refused for the proposed two storey side extension to the dwelling and single storey rear extension, which is now the subject of this appeal.

2.2 Another appeal is currently taking place for a subsequent planning application (Ref: F/2002/6065 and APP/X0360/A/02/1091969) which also proposed a reduced two storey side extension to the dwelling and a reduced single storey rear extension.

3.0 Policy Background

3.1 On the 9th of January 2002 Wokingham District Council through their powers under the Town and Country Planning Act 1990 refused approval for a proposed two storey side extension and single storey rear extension to the dwelling.

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

3.3 Berkshire Structure Plan

The Berkshire Structure Plan (1991-2006) was adopted on the 4th November 1995 and is the statutory Structure Plan for the area.

3.4 The policies contained within the Berkshire Structure Plan relevant to the consideration of this appeal are:

EN1 Protection and Enhancement of the Environment of Built-Up Areas

3.5 Loddon Area Local Plan

The Loddon Local Plan was adopted on 5th May 1995 and is the statutory local plan for the area in which the site is situated. The Planning and Transportation Committee at their meeting on the 21st November 1996 resolved to "re-affirm the decisions of this Committee and the Council in relation to the current adopted local plans and to note that they will continue to carry weight as the most up to date adopted policies, except in relation to housing provision".

3.6 The particular policies which apply to the consideration of this appeal are:

LBE1 Design of New Development
LBE2 Inappropriate Design
LT6 Parking Provision

3.7 Draft Wokingham District Local Plan

The Draft Wokingham District Local Plan was placed on deposit from 21st October to 2nd December 1997 and has formed the basis for development control decisions since 21st October 1997. The County Council issued a statement of general conformity with the structure plan in May 1997. The public local inquiry into the plan commenced on 6th October 1998. The Inspector's report on the local plan inquiry was published on 22nd November 2002.

3.8 The policies contained within the draft Wokingham District Local Plan relevant to the consideration of this appeal are:

WBE1 Development In Its Local Context
WOS3 Development Control Principles
WT6 Parking Provision

4.0 Case for the Local Planning Authority

4.1 It is considered that the proposed development due to its continuous building line along the side boundary and its proximity to the side boundary will have an overbearing impact and sense of enclosure to the detriment of the amenity of the occupants of the adjoining property, number 29 Haddon Drive. As such it was deemed to be contrary to the policies listed above.

4.2 Impact Upon Neighbouring Properties

The proposed development would involve a two storey side extension and single storey side extension along the boundary of number 29 Haddon Drive.

4.3 The proposed single storey rear extension will measure a total of 11.5 metres from the rear flank wall of the existing dwelling, and will be situated 0.2 metres from the side boundary of number 29 Haddon Drive. It will furthermore measure 3.7 metres in height at the ridgeline and will have three velux rooflights situated at intervals along the roof. It is considered that such a deep extension at so close a proximity to the neighbouring property will be un-neighbourly and result in adverse impact on the amenity of the adjoining occupiers. This is particularly evident when looking at the neighbouring property, number 29 Haddon Drive, which has a very small rear extension by comparison.

4.4 Further consideration also needs to be given to the impact of the two storey side extension. This extension will measure 0.15 metres from the side boundary of number 29 Haddon Drive. Although it has been designed to be subservient in nature to the existing house, through its smaller height and setback, it will nonetheless be overly-dominant in relation to number 29 Haddon Drive. Attention needs to also been given to the two habitable room windows on the side elevation of number 29 Haddon Drive, neither of which are of obscured glass, and which will face out onto the proposed two storey side extension.

4.5 It is the combination of these proposed extensions which has resulted in an unsatisfactory proposal that causes harm to the neighbouring

property owner. When combined, the extensions result in a lengthy, continuous and overly dense aspect which will affect the residents of number 29 Haddon Drive. Although there is an existing garage which is to be removed at the rear of the dwelling it is nonetheless considered that the replacement and increase of building on the property will be detrimental to the immediately adjoining occupiers.

4.6 It is therefore considered that the proposed extension would have a detrimental impact on the adjoining property owners at number 29 Haddon Drive.

5.0 Conclusion

5.1 The proposal, if permitted, would have an overbearing impact and sense of enclosure to the detriment of the amenity of the occupants of the adjoining property, number 29 Haddon Drive. The extensions would therefore be contrary to policies EN1 of the Berkshire Structure Plan, LBE1 and LBE2 of the Loddon Area Local Plan and WBE1 and WOS3 of the Draft Deposit Wokingham District Plan.

5.2 The Inspector is respectfully requested to dismiss this appeal (see Appendix 6 for suggested conditions).

Kerrin Lithgow
Senior Planning Officer
BA MRRP NZPI
19th July 2002

Appendices

Appendix 1: Site Plan

Appendix 2: Elevation plans

Appendix 3: Extract from the Berkshire Structure Plan

Appendix 4: Extract from the Loddon Area Local Plan

Appendix 5: Extract from the Wokingham District Local Plan (Deposit Draft)

Appendix 6: Suggested Conditions for Appeal if Allowed

Appendix 1: Site Plan

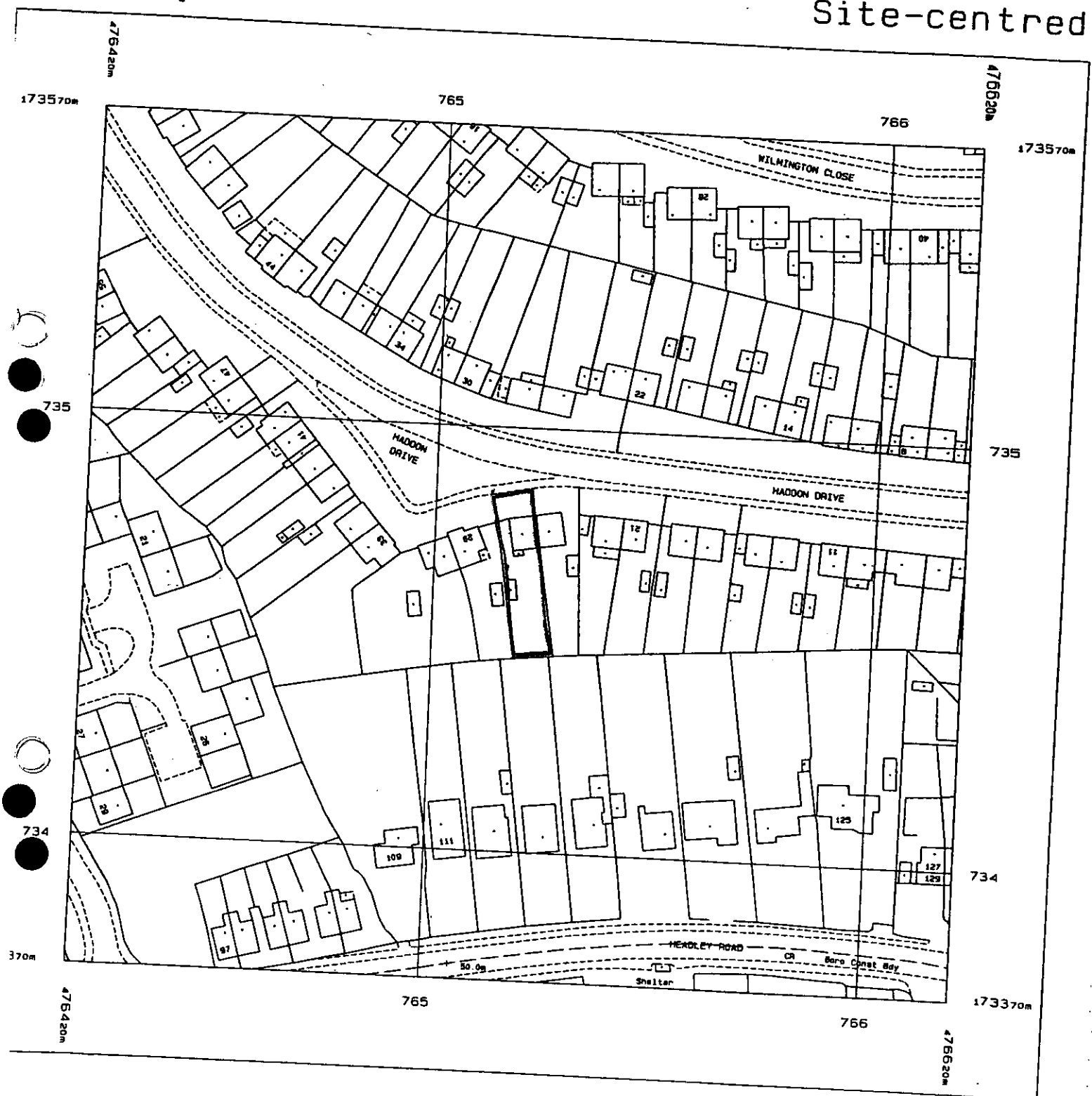
Ordnance Survey®

Superplan®

15 NOV 2001 * 5254

Planning Extract - 1

Site-centred



ed 18 Jul 2001 from Ordnance Survey digital
nd incorporating surveyed revision
ble at this date. © Crown Copyright 2001.

uction in whole or in part is prohibited
t the prior permission of Ordnance Survey.

ce Survey, the OS symbol and Superplan
gistered trade marks of Ordnance Survey,
tional mapping agency of Great Britain.

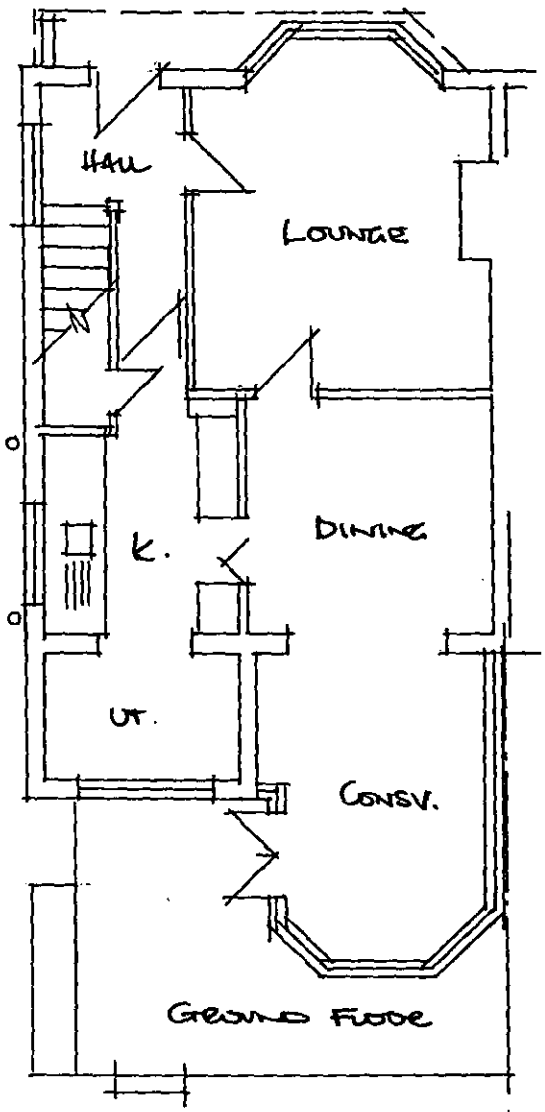
Scale 1: 1250

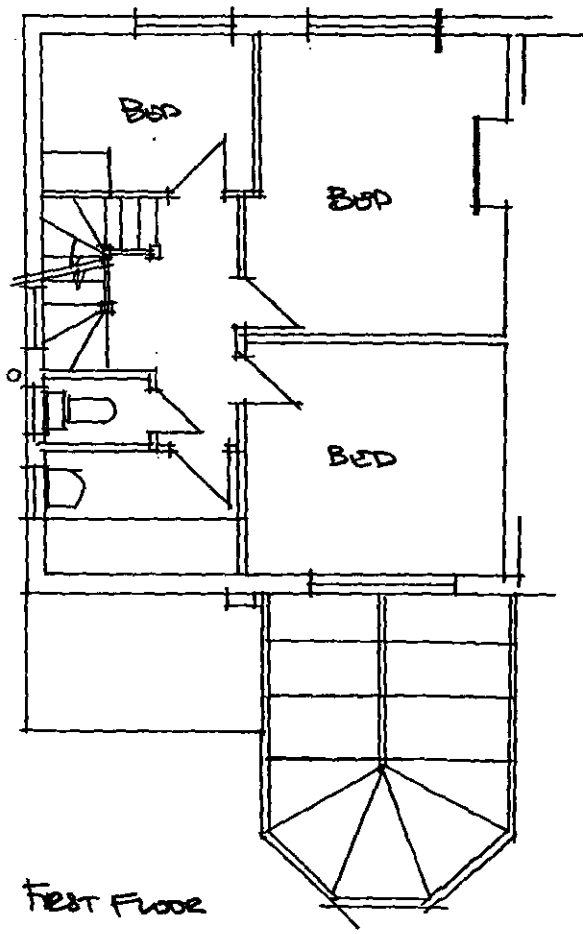
National Grid sheet reference at centre of this Superplan: SU7673SE

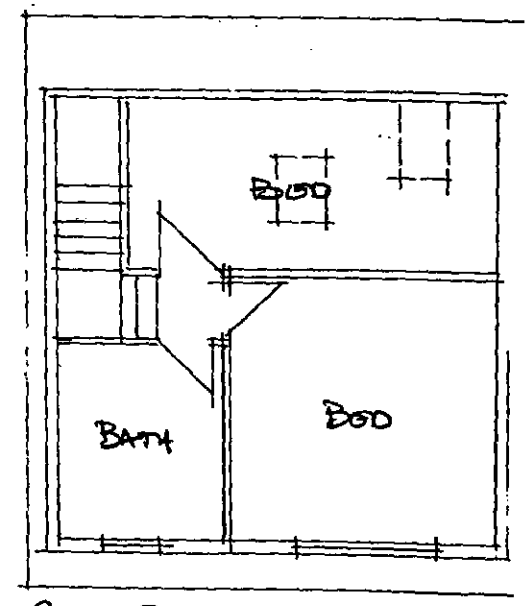
The representation of a road, track or path is no evidence of a right of way.

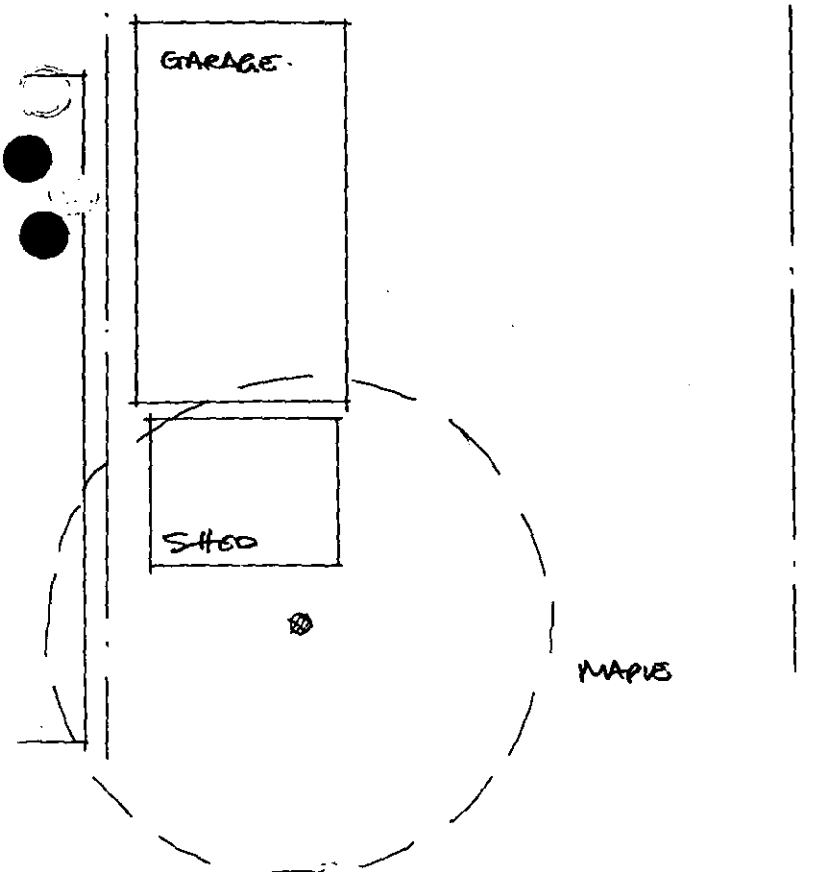
Appendix 2: Elevation plans

15.NOV.2001 * 5.54







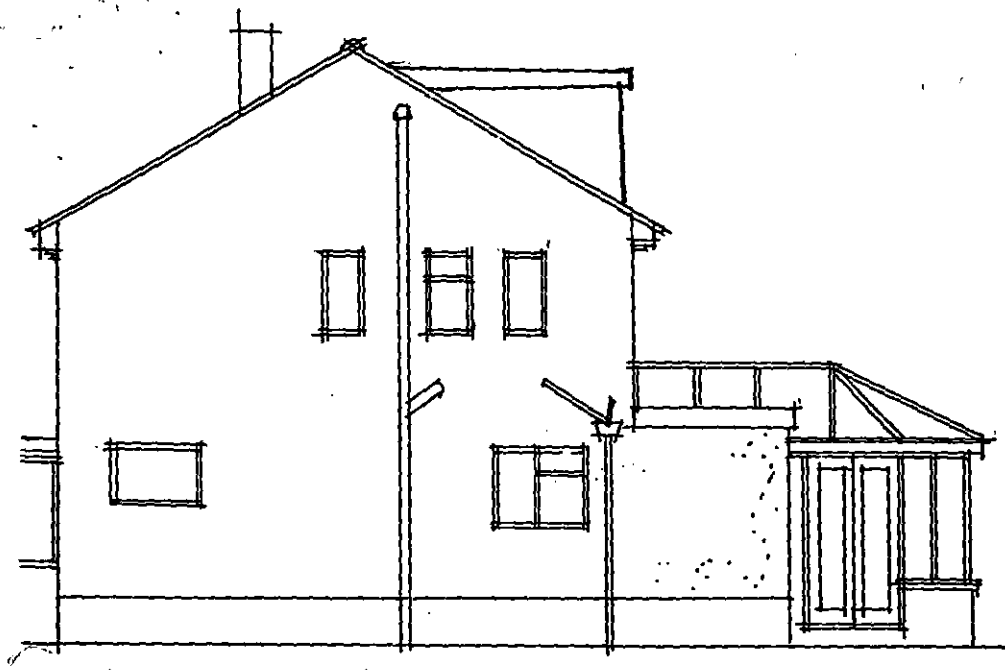


27 HADDON DRIVE
EXISTING PLANS
1:100 SCALE

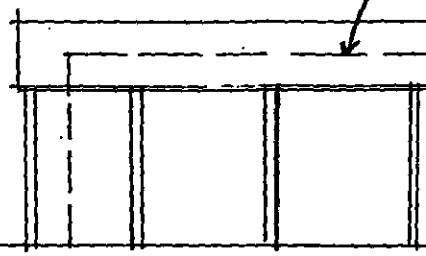
DWG 01/24/0

REFUSED

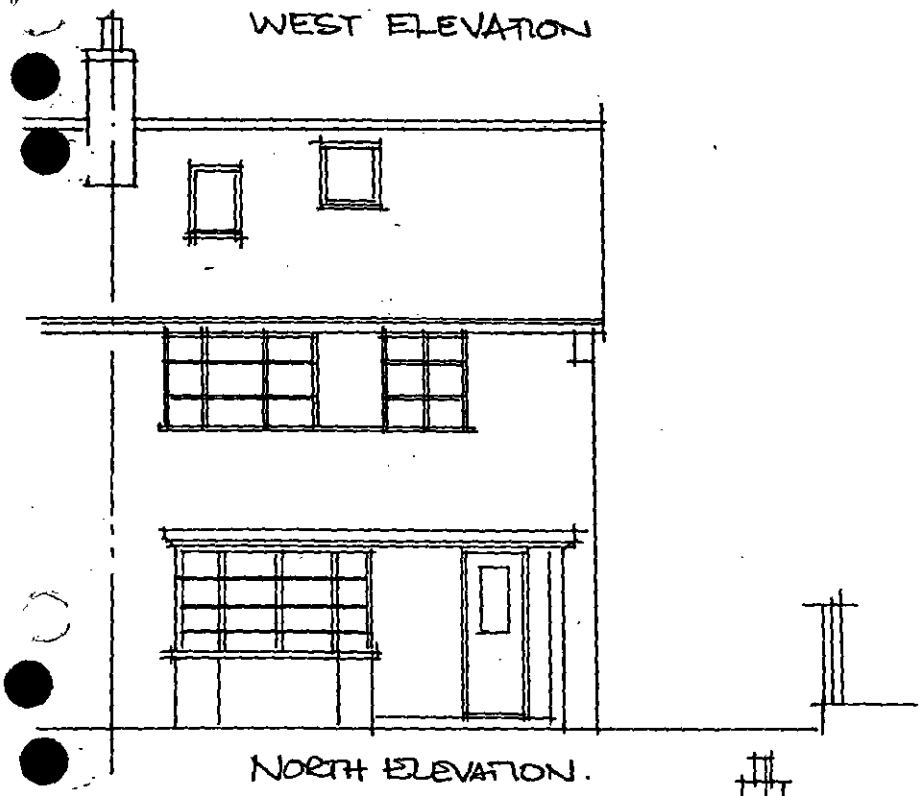
15.NOV.2001 * 5254



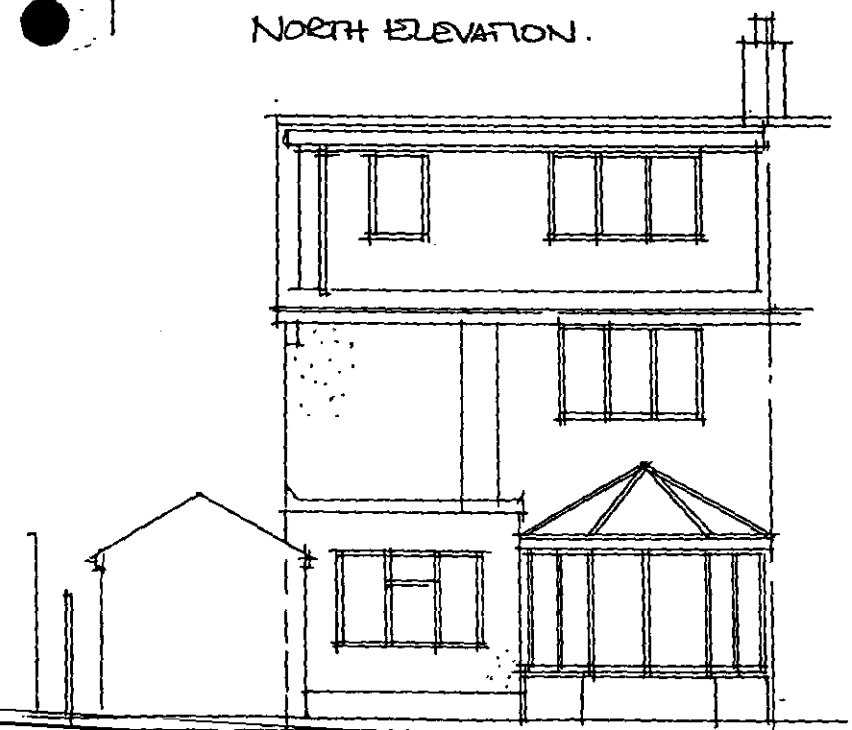
NEIGHBOURS OUTBUILDING



WEST ELEVATION



NORTH ELEVATION.



27 HADDON DRIVE

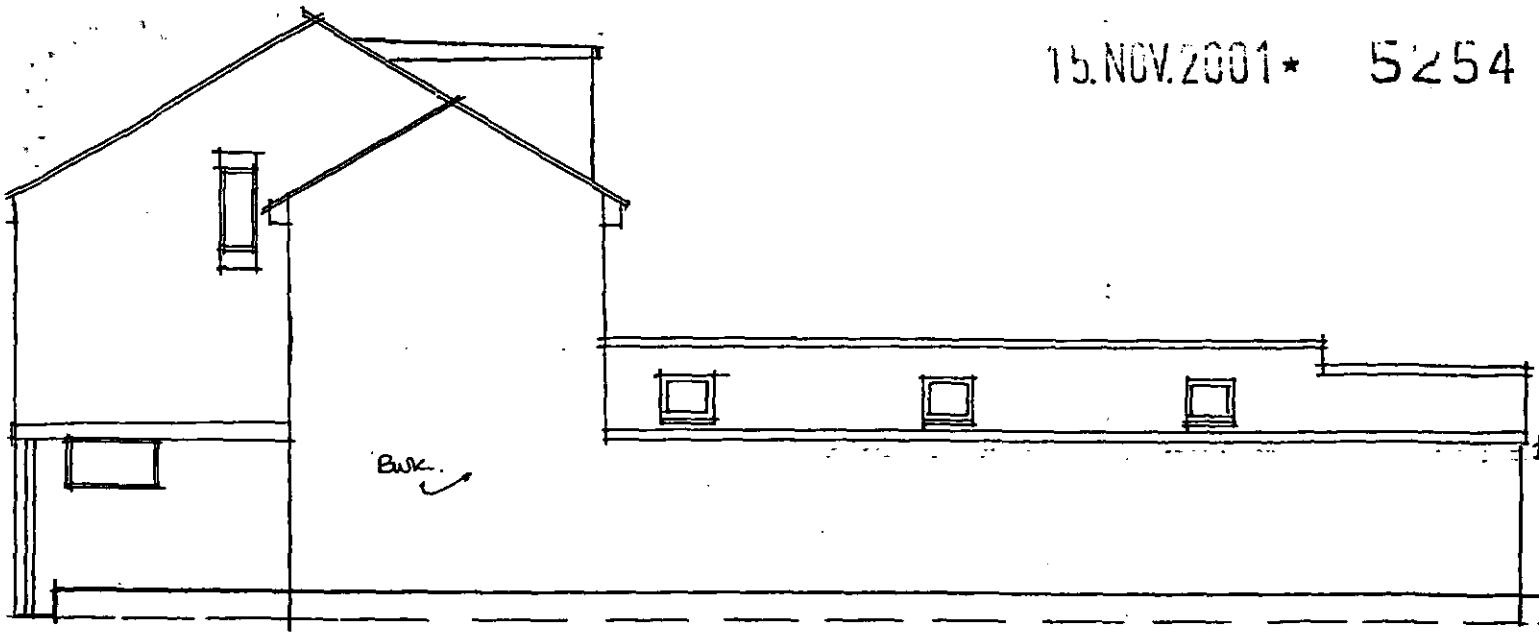
EXISTING ELEVATION

1:100 SCALE

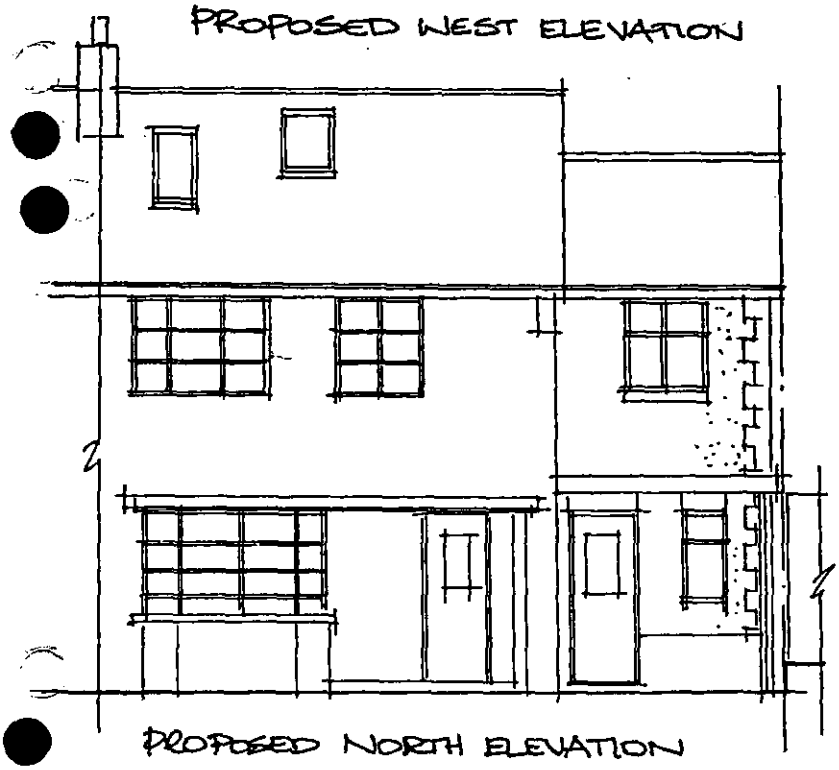
DWG. 01/24/02

REFUSED

15.NOV.2001* 5254



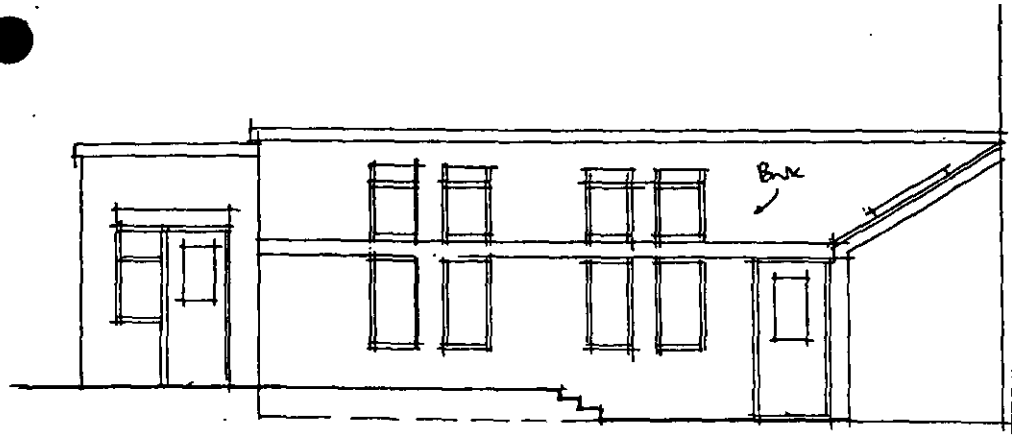
PROPOSED WEST ELEVATION



PROPOSED NORTH ELEVATION



PROPOSED SOUTH ELEVATION

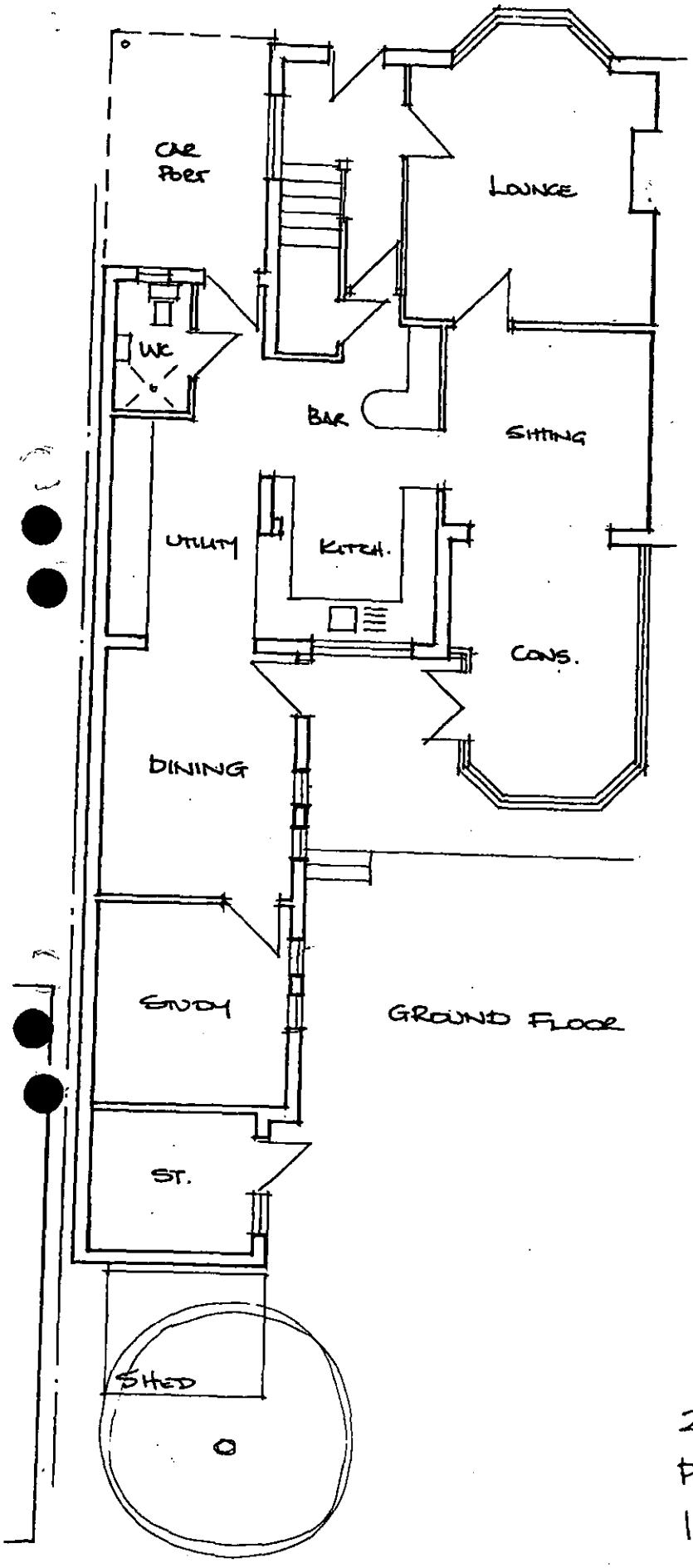


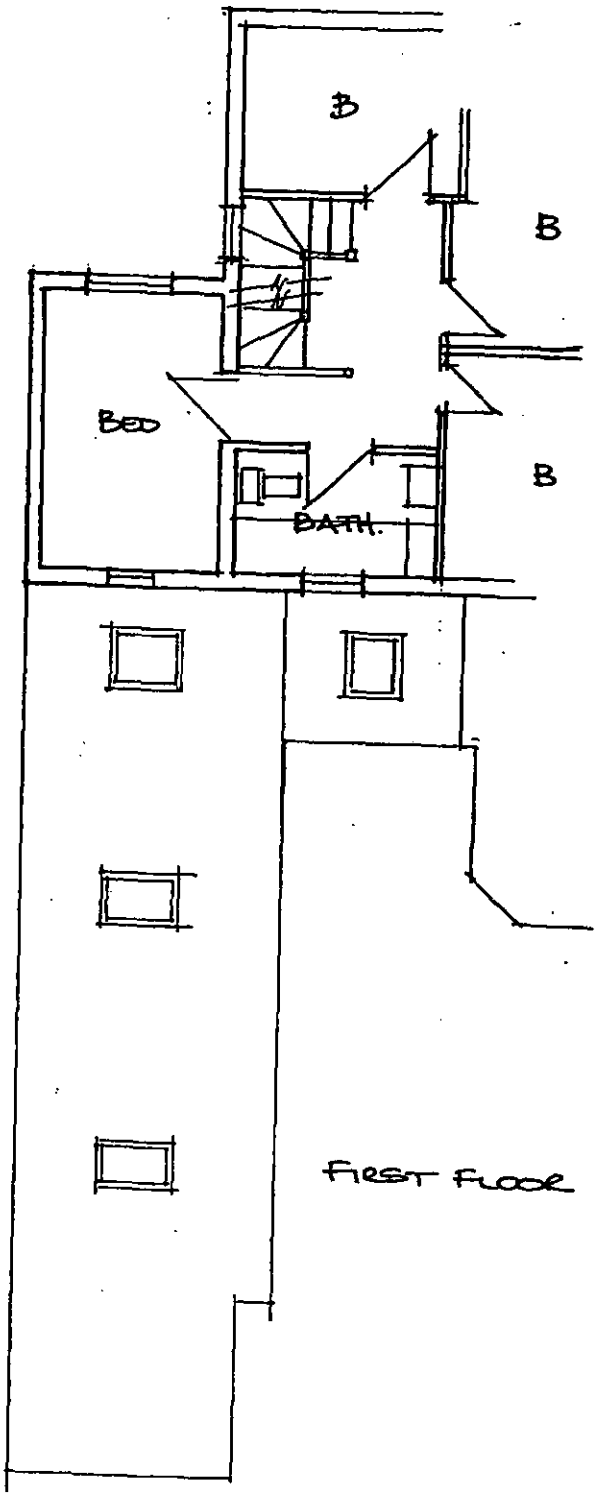
PROPOSED EAST ELEVATION.

RECEIVED

27 HADDON DRIVE
PROPOSED ELEVATIONS
1:100 SCALE
DWG. 01/24/04

15. NOV. 2001 * 5254





27 HADDON DRIVE
PROPOSED PLANS
1:100 SCALE

DWG. 01/24/03

REFUSED

Appendix 3: Extract from the Berkshire Structure Plan



BERKSHIRE STRUCTURE PLAN 1991-2006

Incorporating Alterations adopted in August 1997





6 ENVIRONMENT AND CONSERVATION

MAINTAINING ENVIRONMENTAL QUALITY

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

The Environment of the Built-up Areas

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

Protection and Enhancement of the Environment of Built-Up Areas

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

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

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

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

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

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

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

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

Environmental Nuisance

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

Protection from Environmental Nuisance

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

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

Flooding

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

Appendix 4: Extract from the Loddon Area Local Plan

LODDON AREA LOCAL PLAN

Adopted 5 May 1995

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

REQUIRED AS A RESULT OF NEW DEVELOPMENTS, SUBJECT TO THERE BEING NO SIGNIFICANT ADVERSE ENVIRONMENTAL EFFECT. ELSEWHERE IN THE PLAN AREA THE DISTRICT COUNCIL WILL SUPPORT ROAD AND JUNCTION IMPROVEMENTS WHERE CONSIDERED NECESSARY, AND WHERE LOCALISED OR RESULTANT ADVERSE ENVIRONMENTAL EFFECTS WILL NOT OCCUR.

THE FOLLOWING MAY BE SUBJECT TO IMPROVEMENT WORKS:

A329/FOREST ROAD: Junction improvement
BETCHWORTH ROAD/WILDERNESS ROAD, EARLEY: Junction improvement
LODDON BRIDGE ROAD/CROCKHAMWELL ROAD, WOODLEY: Junction improvement
LODDON BRIDGE ROAD/HEADLEY ROAD: Modification to roundabout
A329 WOKINGHAM ROAD/WILDERNESS ROAD: Junction improvement
SONNING LANE/A4 BATH ROAD: Junction improvement
WINNERSH CROSSROADS: Improvement
ARBORFIELD CROSS: Junction improvements with A327
BUTTS HILL ROAD BRIDGE OVER RAILWAY: Provision of footbridge
B3349 BARKHAM BRIDGE: New bridge with road realignment
ELM ROAD, EARLEY: Realignment
ELM ROAD/PEPPER LANE: Roundabout improvement
A327 GREENSWARD LANE: Improved alignment.

❖ LT5 ROAD SAFETY

THE DISTRICT COUNCIL WILL URGE THE HIGHWAY AUTHORITY TO TAKE APPROPRIATE MEASURES TO PROMOTE ROAD SAFETY FOR ALL ROAD USERS INCLUDING :

A) MONITORING OF ACCIDENT STATISTICS TO IDENTIFY BLACKSPOTS;

B) GIVING HIGH PRIORITY TO HIGHWAY IMPROVEMENTS THAT WILL REDUCE ACCIDENTS;

C) ENSURING THAT ALL HIGHWAY INVESTMENT CONFORMS TO BEST PRACTICE IN RESPECT OF ROAD SAFETY;

D) EXAMINING THE ROAD SAFETY IMPLICATIONS OF ALL PROPOSALS FOR DEVELOPMENT.

CAR AND MOTORCYCLE PARKING

1.8.10 The increase in the number of cars in the area through growth and high car ownership rates has lead to an increase in demand for parking spaces in shopping centres in the area placing existing facilities under pressure. The District Council recognises the need for car parking in order to maintain the viability of some centres. However new public car parking has environmental implications and may not be acceptable in some more sensitive areas particularly if it is decked.



❖ LT6 PARKING PROVISION

THE DISTRICT COUNCIL WILL SEEK THE PROVISION OF APPROPRIATELY LOCATED PARKING FACILITIES AND CAR PARKING IN ACCORDANCE WITH THE DISTRICT COUNCIL'S ADOPTED STANDARDS, TO BE PROVIDED EITHER IN CONJUNCTION WITH NEW DEVELOPMENT OR BY OBTAINING AN APPROPRIATE LEVEL OF COMMUTED PAYMENT WHERE THERE IS AN INTENTION TO PROVIDE, OR AN IDENTIFIED NEED FOR, PUBLIC PROVISION.

Note 1: The sum required per parking space by way of a commuted payment will be regularly reviewed.

Note 2: The District Council's adopted parking standards are attached as Appendix 1.

1.8.11 Motorcycles are often informally parked on parts of the highway not used by pedestrians or vehicles. It is recognised that motorcycles are a convenient and efficient form of travel, and that motorcycle owners generally prefer highly visible locations for the parking of their vehicles. As more of the carriageway and traffic islands are reclaimed for the pedestrian it will be necessary to ensure that adequate parking for motorcycles is retained.

❖ LT7 MOTORCYCLE PARKING

THE DISTRICT COUNCIL WILL SEEK APPROPRIATELY LOCATED MOTORCYCLE PARKING FACILITIES.

PEDESTRIANS

1.8.12 In general more vehicular traffic makes journeys by foot less pleasant and in some cases more dangerous. In older villages and towns in the plan area pavements are often narrow, can be uneven and are sometimes non-existent. The total exclusion of traffic is rarely achievable or desirable and the District Council is constrained at all times by the existing layout of the built environment.

1.8.13 In some more recent housing developments the segregation of pedestrian and vehicular traffic has not been successfully implemented with the result that pedestrians have nominated to walk along busy distributor roads either within the road itself or on the verge. The principal footpaths that have been provided within estates are often indistinguishable from other lesser footpaths and poorly signposted. If a segregated system of footpaths and roads is to be successful then footpaths must be direct, convenient, well lit and safe and have a clear hierarchy and signposting so that principal footpaths and their destinations are clearly recognised.

❖ LT8 PEDESTRIAN ROUTES

THE DISTRICT COUNCIL WILL SEEK TO SECURE CLEAR, DIRECT, WELL SIGNPOSTED, SAFE AND CONVENIENT ROUTES FOR PEDESTRIANS WITHIN NEW AND EXISTING DEVELOPMENT AND IN ADVANCE OF THE OCCUPATION OF NEW DEVELOPMENT. THE DISTRICT COUNCIL WILL ALSO SEEK PROVISION FOR PEDESTRIANS IN NEW ROAD SCHEMES AND TRAFFIC MANAGEMENT MEASURES.

CYCLING

1.8.14 Cycling is an increasingly popular method of transport, providing an efficient and easy means of travel in congested areas. It is also an important source of recreation. Cycles are particularly valuable as a means of travel to work and school and for transport over shorter distances. Heavily trafficked and congested roads can deter their use particularly where no separate cycleway or road spaces is provided. Where major road improvements take place, where possible, specific provision will be made for cyclists, as at the Loddon Bridge Roundabout improvement.

1.8.15 Considerable attention has been given nationally in recent years to the need to promote cycling as a regular mode of transport and a cycle lane has been established along the A4, principally to take school children safely from Sonning to the Wargrave Piggott School. In addition the more recent major housing and commercial developments in the area have been provided with segregated routes and opportunities exist to link those areas together. Where possible new routes could be formed through the areas of public open space between Woodley and Winnersh Triangle, and Lower Earley and Winnersh Triangle.

1.8.16 The Replacement Structure Plan requires that account should be taken of the particular needs of cyclists when designing new roads and road improvements and this will apply to any major developments in the plan area. Such provision will not necessarily involve the creation of separate cycle routes, but may include dropped kerbs, signing and cycling priority measures. To encourage the use of cycles as a convenient and efficient form of travel within the plan area, it will

APPENDIX I - VEHICLE PARKING STANDARDS

VEHICLE PARKING STANDARDS

The following standards have been prepared and published by Berkshire County Council as a part of its Design Guide - Highway Aspects of Development Control and have been adopted for use in Wokingham District by the District Council. In interpreting and assessing proposals against the standards the District Council will normally consult the Highway Authority.

INTRODUCTION

1.1 These standards indicate the minimum amount of parking space which the Highway Authority considers necessary to accommodate vehicles parked at places of residence, business, or leisure, at peak times.

1.2 The lack of provision of parking space can result in parking on the highway, which adversely affects the flow of vehicles and the safety of all road users.

1.3 Where planning applications are made for new development, extensions to existing development, and changes of use, the proposed parking facilities will be considered on their merits, using these standards for guidance.

GENERAL INFORMATION

2.1 TOWN CENTRES Where a town centre parking policy has been approved by the District and County Councils, usually as part of a local plan, the policy will take precedence over these parking standards. Town centre parking requirements are at present being reviewed by the County and District Councils.

2.2 OPERATIONAL PARKING Where as part of parking policy, employees' parking can be accommodated within public car parks, provision for visitors' cars and service vehicles only will be required on site at a level determined in a local plan.

2.3 DISABLED PARKING Specific provision for disabled parking has been incorporated in the standards.

2.4 MULTIPLE USES Where a site has more than one existing and/or proposed use, the requirement for each use will be assessed separately. In cases where there is little likelihood of uses being carried out concurrently, shared use of parking areas will be permitted.

2.5 DEVELOPMENT NOT SPECIFICALLY INCLUDED IN LIST OF USES Where a type of development is proposed which is not included in these standards, the parking requirement will be assessed taking into account the information submitted with the application, site and locality characteristics and experience of similar developments.

2.6 MINIMUM SIZE OF PARKING SPACES

a) Car space 4.8m x 2.4m.
b) Garage space 5m x 2.5m (internal).
c) Where the space is a garage drive, the distance from the face of the garage to the highway boundary shall be a minimum 6m, or a minimum 7m from the face of the garage to the carriageway edge on accessways.
d) Lorry space 16m x 3.5m. This may be relaxed where the unit of development is unlikely to attract long vehicles.

2.7 LAYOUT OF PARKING SPACES

The layout of car parking spaces will comply with the Housing Development Note VII, Parking in New Housing Schemes parts 1 and 2 (published by the Department of the Environment HMSO 1977).

Manoeuvring space for lorries will be considered for each site, individually, account being taken of operational requirements and the class of development applied for. Design geometry should have regard to the advice contained in "Designing for Deliveries" (Freight Transport Association Ltd 1978).

2.8 REVIEW OF STANDARDS The assessment of space required for the parking of vehicles at home and places of business and leisure are continually reviewed in the light of the findings of parking studies, and to meet changing circumstances.

2.9 The information contained in this document supersedes the standards previously approved by the County Council.

1.4 QUALITY AND CONSERVATION OF THE BUILT ENVIRONMENT



NEW DEVELOPMENT, REDEVELOPMENT AND REFURBISHMENT

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

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

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

❖ LBE1 DESIGN OF NEW DEVELOPMENT

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

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

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

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

❖ LBE2 INAPPROPRIATE DESIGN

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

ENVIRONMENTAL IMPROVEMENT

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

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

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

❖ LBE3 REFURBISHMENT AND REDEVELOPMENT

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

❖ LBE4 ENVIRONMENTAL ENHANCEMENT SCHEMES

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

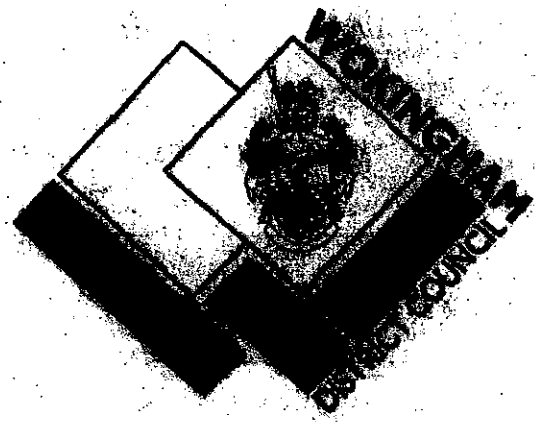
SUNLIGHT, DAYLIGHT AND NOISE

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

❖ LBE5 SUNLIGHT AND DAYLIGHT

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

Appendix 5:Extract from the Wokingham District Local Plan (Deposit Draft)



Wokingham District Local Plan
Deposit Draft

With Proposed Amendments Highlighted

February 2000

- Proposed Amendments April 1999
- Additional Proposed Amendments September
- Proposed Transport Amendments Februa

POLICY WOS3: DEVELOPMENT CONTROL PRINCIPLES

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

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

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

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

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

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

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

Implementation: Through the development control process.

Monitoring: Planning applications determined.

Services, Amenities and Infrastructure

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

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

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

Cont.

POLICY FRAMEWORK

National Policy

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

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

Strategic Policy

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

Supplementary Planning Guidance

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

THE BUILT ENVIRONMENT

DESIGN PRINCIPLES

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

POLICY WBE1: DEVELOPMENT IN ITS LOCAL CONTEXT

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

a) ITS ENVIRONMENTAL IMPACT

b) ITS VISUAL IMPACT

c) ACCESSIBILITY

Cont.

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

e) THE LOCAL TOWNSCAPE

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

g) SAFETY AND SECURITY

h) THE PRIVACY AND AMENITY OF THE EXISTING ENVIRONMENT

i) SUPPLEMENTARY PLANNING DESIGN GUIDANCE ADOPTED BY THE COUNCIL.

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

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

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

POLICY WBE2: IMPROVING ON THE LOCAL CONTEXT

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

Implementation: Through the development control process.

Monitoring: Check quality of development on the ground.

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

POLICY WBE3: CHARACTER OF LARGE SCALE DEVELOPMENT

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

Cont.

POLICY WT5: ACCESS TO TOWN CENTRES

THE CURRENT LEVELS OF OVERALL ACCESSIBILITY TO TOWN CENTRES, PARTICULARLY BY ENVIRONMENTALLY FRIENDLY MODES OF TRANSPORT, WILL BE ENHANCED IN ORDER TO SUPPORT THE LOCAL ECONOMY AND TO MAINTAIN THE VIABILITY AND VITALITY OF THE CENTRES.

THE COUNCIL WILL SEEK TO ENSURE THAT THERE IS GOOD ACCESS TO TOWN CENTRES BY ALL MODES OF TRANSPORT.

PEDESTRIAN ACCESS PLANS WILL BE DEVELOPED FOR THE CENTRES OF WOKINGHAM, WOODLEY, EARLEY AND TWYFORD.

Implementation: Through the annual capital programme ~~of transport investment~~. *AND THE FIVE YEAR LOCAL TRANSPORT PLAN PROGRAMME* **{T/10}**

Monitoring: Through ~~Travel in Berkshire~~, *THE ROAD TRAFFIC REDUCTION ACT AND THE LOCAL TRANSPORT PLAN*, **{T/10}** other transport statistics and surveys.

Parking

10.32 In applying the parking standards, set out at Appendix 7, the District Council will have regard to whether a public transport alternative is available, and if so, its quality in terms of frequency and range of destinations served. In some cases, rather than to make provision on site, e.g. where it would lead to a multiplicity of crossings over heavily used footways or where it could only be used for a single purpose such as staff parking in connection with offices, it would be better to make communal provision. Thus in the centres of Wokingham, Woodley, Earley and Twyford, as defined on the inset maps, parking will be provided in communal areas and on-site parking will be restricted to that required for operational purposes only.

10.33 The provision of parking is seen as an important way to control the growth in the use of the private car. Therefore parking standards will treated as maxima and provision in excess of the standard will not be permitted.

10.34 There is already concern about on-street parking, particularly as an impediment to the movement of emergency vehicles. Control of on-street parking is needed in congested areas and in particular in residential areas close to town centres. Also, the space used for on-street parking could be used to increase the width of pavements and other pedestrian areas. However, the policies do not restrict the availability of on-street parking where this is appropriate, for example, for casual visitors to residential properties or for short term parking in shopping areas.

10.35 In making suitable provision for parking, the needs of disabled people require special consideration.

10.36 The quality of car parking is as much a matter of concern as the quantity. If car parking is to be used and thus meet the purpose of the standard, the spaces must be appropriately located. Studies have shown that there is a lack of communal parking close to dwellings for visitors even when quantitative standards have been met. There is also an under use of garages and hardstandings due to poor layout and dwelling design. Within residential areas proper provision will be sought for visitors. Thus some of the parking to meet the standard can be provided by means of communal spaces rather than exclusively within the curtilage. This will be by means of designated spaces rather than simple on-street provision.

10.37 As well as cars, it is essential that proper provision is made for cycles, motorcycles and lorries. Cycle parking facilities should be well related to cycle tracks. The provision of such facilities will prevent obstruction of footways and assist security. Such facilities should be provided in connection with all retail, business, leisure and educational development.

POLICY WT6: PARKING PROVISION

IN THE CENTRES OF WOKINGHAM, WOODLEY, EARLEY AND TWYFORD ON-SITE PARKING WILL BE LIMITED TO THAT REQUIRED FOR OPERATIONAL NEEDS. ELSEWHERE THE COUNCIL WILL SEEK THE PROVISION IN APPROPRIATE LOCATIONS WITHIN THE DEVELOPMENT FOR CAR, CYCLE, MOTORCYCLE AND LORRY PARKING IN ACCORDANCE WITH THE COUNCIL'S ADOPTED STANDARDS.

~~WITHIN CAR PARKS AND OTHER SUITABLE PUBLIC AREAS PROVISION WILL BE MADE FOR COVERED, WELL LIT AND SECURE CYCLE PARKING.~~

THE COUNCIL WILL SEEK THE PROVISION OF COVERED, WELL LIT AND SECURE CYCLE PARKING WITHIN CAR PARKS AND IN OTHER LOCATIONS WHERE IT IS LIKELY TO BE NEEDED SUCH AS SHOPPING CENTRES, RAILWAY STATIONS, SCHOOLS, LIBRARIES, DOCTORS' SURGERIES, COUNTRY PARKS AND LEISURE FACILITIES. CYCLE STANDS FOR INDIVIDUAL OR PAIRS OF CYCLES WILL BE SITED WHERE LARGER CYCLE PARKS ARE NOT APPROPRIATE. **(PA 10/4)**

THE COUNCIL WILL REVIEW THE NUMBER AND LOCATION OF DISABLED PARKING SPACES AND SEEK TO MEET ANY SHORTFALL IN AVAILABILITY OR LOCATIONAL CONSIDERATIONS, AND INCREASE PROVISION WHERE APPROPRIATE.

WHERE APPROPRIATE, IN ORDER TO PROMOTE ROAD SAFETY, ON-STREET PARKING WILL BE RESTRICTED.

Implementation: Through development control and the annual capital programme of transport investment and environmental improvement *AND THE LOCAL TRANSPORT PLAN PROGRAMME.*

Monitoring: ~~Through surveys of need including problems caused by vehicles parked on street, restricting access particularly by the emergency services, and problems of cycle parking on the pavement and obstruction.~~ *THROUGH THE LOCAL TRANSPORT PLAN PROCESS.* **{T/11}**

Safety

10.38 The Council considers it important to meet the government's targets in relation to safety and the reduction in accidents. Measures to improve safety will have a high priority, particularly in the vicinity of schools. In recent years many improvements for road safety reasons have been implemented.

10.39 For safety and for environmental reasons a number of traffic calming schemes have been implemented in the District. Traffic calming measures aimed at reducing the speed and penetration of traffic particularly in residential areas, combined with environmental improvements can improve road safety and make the streets a more pleasant place in which to be. There is, however, concern about the detail of some of the traffic calming schemes that have been implemented. Speed humps have been opposed by the emergency services who consider that they increase response times; they are a problem for patients in ambulances. The bus operators have also opposed speed humps for reasons of passenger comfort and safety. Concern has been expressed about the effect of traffic calming measures on roads that are used as an alternative to avoid such measures, particularly road humps, and the lack of alternative approaches to traffic calming. Offset parking areas, for example can reduce the speed of traffic. Other approaches include footway widening, width restrictions and variation in surface treatments. Traffic calming schemes, however modest, do incur a cost. In view of this, and the fact that schemes can only be clearly justified.

Appendix 6: Suggested Conditions for Appeal if Allowed

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

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

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

Reasons:

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

2 To ensure a satisfactory external appearance.

3 To safeguard the residential amenities of the occupiers of neighbouring properties.

Informatives

1 You are advised, in compliance with *The Town & Country Planning (General Development Procedure) (England) (Amendment) Order 2000,* that the following policies and/or proposals in the development plan are relevant to this decision:
Berkshire Structure Plan policies EN1 & LD3
Loddon Area Local Plan policies LBE1, LBE2, LTV1, LTV6, LT6
Deposit Draft Wokingham District Local Plan policies WBE1, WOS2, WOS3 and WT6

The Planning Inspectorate

For offical use only Date received

QUESTIONNAIRE

PLANNING, LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT

APPEAL REF: APP D0360/A/02/1091597 **GRID REF:** _____

APPEAL BY: MR + MRS Jukes

SITE: 27 Haddon Dve, Woodley

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

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

1.	Do you agree to the written representations procedure?		YES / ~~NO~~
OR	Do you wish to be heard by an Inspector at:	a. a local inquiry?	~~YES~~ / NO
		or b. a hearing?	~~YES~~ / NO
2.	If the written procedure is agreed, could the Inspector make an unaccompanied site visit? ***(It is our policy that Inspectors make an unaccompanied site visit whenever practicable e.g. the site can be seen clearly from a road or other public land. You must only indicate the need for an accompanied visit when it is necessary to enter the site e.g. to view or measure dimensions from within it.)***		~~YES~~ / NO
3.	Does the appeal relate to an application for approval of reserved matters?		~~YES~~ / NO
4.	Was an Article 7 (Regulation 6 for listed building or conservation area consent) certificate submitted with the application?		~~YES / NO~~ / NA
5.	Was it necessary to advertise the proposals under Article 8 of the GDPO 1995 and/or Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990?		~~YES~~ / NO

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

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

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

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

16. a. What is the date you told those you notified about the appeal that we must receive any further comments by?	23/07/02.	
b. Copies of the following documents must, if appropriate, be enclosed with this questionnaire.	Number of Documents Enclosed	N/A
i) representations received from interested parties about the original application	5	
ii) the planning officer's report to committee		✓
iii) any relevant committee minute		✓
17. FOR APPEALS DEALT WITH BY WRITTEN REPRESENTATIONS ONLY		
Do you intend to send another statement about this appeal? If NO, please send the following information:-	YES / ~~NO~~	
a. In non-determination cases:		
i) what the decision notice would have said;		
ii) how the relevant development plan policies relate to the issues of this appeal.		
b. In all cases:		
i) the relevant planning history;		
ii) any supplementary reasons for the decision on the application;		
iii) matters which you want our Inspector to note at the site visit.		
18. THE MAYOR OF LONDON CASES ONLY		
a. Was it necessary to notify the Mayor of London about the application? If YES, please attach a copy of that notification.	YES / NO	
b. Did the Mayor of London issue a direction to refuse planning permission If YES, please attach a copy of that direction.	YES / NO	

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

Signature: _____ on behalf of WOKINGHAM UNITARY ~~Council~~

Date sent to us and the appellant 18/06/02 OUR REF F/2001/03254

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

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

© Crown Copyright 1998. Copyright in the printed material and designs is held by the crown. You can use extracts of this publication in non-commercial in-house material, as long as you show that they came from this document. You should apply in writing if you need to make copies of this document (or any part of it) to:

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

Date: 26 November 2001

To: Highways

We have received Additional Plans for the following planning application:

Application Number: F/2001/5254

Location: 27, Haddon Drive, Woodley, Reading.

Proposal: Proposed two storey side extension to dwelling and single storey rear extension.

Applicant: Mr & Mrs Jukes C/O ARD Chartered Architect.

Case Officer: Heidi Lynch

The new plans show the following: Revised block plan showing car park spaces.

Comments are required by 06/12/2001.

Should you have any queries regarding this application please contact the case officer Heidi Lynch on (0118) 974 6442.

Comment

The space no. 3, as identified on the revised plan, is unacceptable as it is not within the curtilage of the property.

However in this instance and without prejudice to our standards we will accept the provision of 4 no. parking spaces with the following conditions:

1/ Driveway to be widened to a minimum of 7.2 metres and the associated crossing extended to accommodate this. R: 1HS&C.

2/ C122, R122.

3/ C140 (INSERT: 10 metres), R140.

26/11/01

HIGHWAYS CONSULTATION SHEET

From: Heidi Lynch **Date:** 19 November 2001

Application Number: F/2001/5254

Proposal: Proposed two storey side extension to dwelling and single storey rear extension.

Parish: WOODLEY TOWN

Site Address:
27, Haddon Drive, Woodley, Reading.

Applicant:
Mr & Mrs Jukes C/O ARD Chartered Architect.

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 proposal would result in insufficient parking space left remaining

Therefore:

Please could Highways have an additional plan (at least 1:200 scale) showing the parking layout for 5 vehicles within the curtilage of the property. The outline of the spaces is to be marked on the plan accurately with minimum dimensions:

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

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

Signed: _____ **Print name:** AC 21/11/01

NB: If the necessary parking cannot be accommodated then highways would like to see the proposals amended.

TO: **DEVELOPMENT CONTROL**
Heidi Lynch

FROM: Environmental Design

DATE: 26 November 2001

Location:	27 Haddon Drive, Woodley
Proposal:	Proposed two storey side extension to dwelling and single storey rear extension.
Application Number:	F/2001/5254

In response to your consultation dated 19 November 2001 for the above application, the landscape comments are as follows:

I have no objections to the proposals. The tree growing within the rear garden is fairly small and is behind the shed. As the shed is shown to be retained, there would be little disturbance to the tree during the construction period.

Catherine Brimble

Catherine Brimble
Landscape Architect

FROM: Heidi Lynch

DATE: 19 November 2001

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2001/5254

Proposal: Proposed two storey side extension to dwelling and single storey rear extension..

Site Address: 27, Haddon Drive, Woodley, Reading.

Applicant: Mr & Mrs Jukes C/O ARD Chartered Architect.

Your observations are required in respect of this application **by 10/12/2001** .

A resident from No. 29 Haddon Drive was present and the meeting was adjourned to allow her to express more fully the objections referred to in the letter. These related to:

- overlooking and increase in dominance of the dwelling
- blocking of light to No. 29 – particularly in the winter months
- it would detract from the street scene
- the distance between the two dwellings would be diminished
- access for maintenance would be a problem
- it would set a precedent

After the meeting had been reconvened, the Chairman said she had visited the site and was sympathetic to the residents concerns. There was already a large extension to the property, including a loft conversion.

After carefully considering the proposal, the committee fully supported the neighbours' objections and made particular reference to the following concerns:

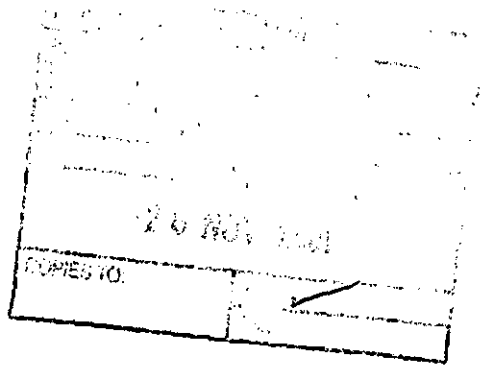
- the extension would be unneighbourly
- it was an over-development, in that it would take up the full width of the site to the neighbouring property
- problems of maintenance

SIGNED: _____

Clerk To Woodley Parish/Town Council.

DATE: 6.12.01

1th obs



29 Haddon Drive
Woodley
Readiing
Berks. RG5 4LX

COPIES TO:

23 November 2001

Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berks. RG40 1WR

Dear Sir

Ref. Application No. F/2001/5254 Site address 27 Haddon Drive, Woodley, Reading

I would like to make the following comments regarding the proposed extension to the dwelling at No. 27 Haddon Drive as outlined in the above planning application.

1. I feel that the proposed development by reason of its location and scale would be overbearing and dominant to the detriment of the amenity of neighbouring properties. When viewed in conjunction with the piecemeal additions already made to the property, the whole structure will become totally out of keeping with the surrounding dwellings.

2. The gap between the dwellings will be closed and will therefore detract from the open street scene.

/Continued ...

3. Due to the close proximity of the proposed structure to the boundary line and garage of our property, coupled with the drop in levels of approximately 300/450m.m between the two properties, access for the maintenance of rainwater gutters, waste water gullies, etc. will be very restricted.

4. Natural light will be greatly reduced to the two rooms of our propety which face on to the proposed extension.

5. This will be the fourth addition made to this property, and the third by the present occupiers, the last addition being a substantial three roomed loft conversion.

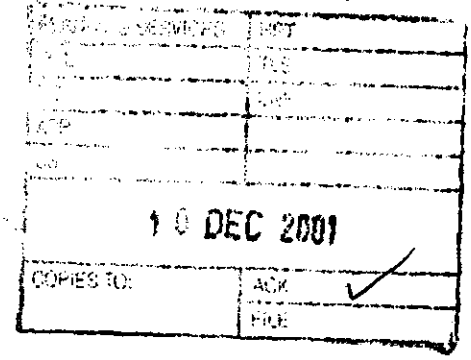
6. I feel this development will set a preedence, leading to the potential for other similar applications.

Yours faithfully



John Apps

HL ORB



34 Haddon Drive
Woodley
Reading
Berks RG5 4LU

6th December 2001

Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berks RG40 1WR

Dear Sirs,

Ref: Application No. F/2001/5254 Site address – 27 Haddon Drive, Woodley, Reading

With reference to the above planning application, I would like to make the following comments.

I feel that the proposed development by reason of its location and scale would be overbearing and dominate to the detriment of the amenity of neighbouring properties.

I object most profusely as all I will be able to see from my sitting room window when I look down the road will be this two storey extension plus the single storey extension. This building has already had three extensions.

This proposed extension will stick out like a sore thumb because it will not be in context with the other properties in the surrounding location.

And neighbours are all concerned that when this is finished at some time it will be turned into a business..

Yours faithfully

ARChandler

Mrs A R Chandler

3RD DEC 2001

115, HEADLY ROAD
WOODLEY
READING
RG5 4JD

REF:- F/2001/5254

Dear Sir/Madam,

Having inspected the plans for the proposed extensions at 27, Haddon Drive, Woodley. I can see no objection other than the mature trees in the rear garden of the property, these offer a great deal of privicy to us and, request that a preservation order be made to ensure they remain

If they have to be cut down then a order for the planting of mature trees at the rear boundary be made to allowing the screening and privacy we now enjoy to continue.

Yours faithfully

G J Smith

G.J. SMITH

14th OBS

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
0 5 DEC 2001	
COPIES TO:	ACK: ✓
	FILE:

Tel. (0118) 974 6448 (Direct Line)
Date: July 22, 2002
My refs: F/2001/5254:F/2002/6065
Your refs: APP/X0360/A/02/1091597 & 1091969

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

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

Dear Mrs Pocock

APPEALS BY: Mr & Mrs Jukes
SITE: 27 Haddon Dve, Woodley

With reference to these appeals, I enclose 2 copies of the Authority's statements of case.

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date: June 18, 2002
My refs: F/2001/5254: F/2002/6065
Your refs: APP/X0360/A/02/1091597
1091969

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

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

Dear Mrs Pocock

APPEAL BY: Mr & Mrs Jukes
SITE: 27 Haddon Dve, Woodley

With reference to these appeals, I enclose copies of the questionnaires & associated documents.
I have also sent copies to the appellant's agent.

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date. June 18, 2002
My refs: F/2001/5254
F/2002/6065
Your ref:

Michael Evans
Evans Planning & Development Consultancy
18 Webb Court
Wokingham
RG5 4LX

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

APPEAL BY: **Mr & Mrs Jukes**
SITE: **27 Haddon Drive, Woodley**

With reference to these appeals, I enclose a copy of the questionnaires & 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
Wokingham
Berkshire
RG41 1BN

Your Ref: F/2001/5254

Our Ref: APP/X0360/A/02/1091597
APP/X0360/A/02/1091969

Date: 11 June 2002

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEALS BY MR & MRS JUKES
SITE AT 27 HADDON DRIVE, WOODLEY, READING, BERKSHIRE, RG5 4LX

I have received appeal forms 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 appeals reference numbers which are shown at the top of this letter.

I have checked the papers and confirm that the appeals are 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 appeals.

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

Within 2 weeks from the starting date -

You must notify any statutory parties and any other interested persons who made representations to you about the application, that the appeals have 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 appeals decision they must write to me asking for one.

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

Within 6 weeks from the starting date -

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

Within 9 weeks from the starting date -

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

Site visit arrangements

We will arrange for our Inspector to visit the appeal site and we will send you the details. Our aim is to arrange the visit within 12 weeks of the **starting date**, but from time to time it may take us a little longer.

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

Planning obligations - Section 106 agreements

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

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

Yours faithfully

Mrs M Pocock

102(BPR)

The Planning Inspectorate

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

56828

For official use only
Date received

PLANNING APPEAL FORM

24 2002

If you need this document in large print, on audio tape, in Braille or in another language, please contact our helpline on 0117 372 6372.

Please use a separate form for each appeal

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

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

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

A. APPELLANT DETAILS

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

Name MR AND MRS JUKES

Address 27 HADDON DRIVE

WOODLEY, BERKSHIRE

Postcode RG5 4LX

Daytime phone no

Fax no

E-mail address

B. AGENT DETAILS FOR THE APPEAL (if any)

Name MICHAEL EVANS - EVANS PLANNING AND DEVELOPMENT CONSULTANCY

Address 18 WEBB COURT

WOKINGHAM

BERKSHIRE

Postcode RG40 5YR

Your reference

Daytime phone no 0118 9892968

Fax no

E-mail address EvansPlanningUK@Yahoo.com

C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the LPA WOKINGHAM DISTRICT COUNCIL

LPA's application reference no F/2001/5254

Date of the planning application 29.10.2001

Date of LPA's decision notice (if issued) 9.1.2002

D. APPEAL SITE ADDRESS

Address 27 HADDON DRIVE, WOODLEY, BERKSHIRE

Postcode RG5 4LX

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

E. DESCRIPTION OF THE DEVELOPMENT

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

TWO STOREY AND SINGLE STOREY SIDE EXTENSION

Size of the whole appeal site (in hectares): 0.034

Area of floor space of proposed development (in square metres): 49.5

F. REASON FOR THE APPEAL

This appeal is against the decision of the LPA to:

*Please tick **one** box only* ✔

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

or

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

G. CHOICE OF PROCEDURE

CHOOSE ONE PROCEDURE ONLY

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

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

*Please tick **one** box only* ✔

1. WRITTEN REPRESENTATIONS ☑

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

2. HEARING ☐

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

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

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

3. INQUIRY ☐

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

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

H. GROUNDS OF APPEAL

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

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

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

Please continue on a separate sheet if necessary.

SEE ATTACHED

H. GROUNDS OF APPEAL (continued)

SEE ATTACHED

Please turn over

I. APPEAL SITE OWNERSHIP DETAILS

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

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

CERTIFICATE A ☑

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

OR

CERTIFICATE B ☐

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

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

CERTIFICATES C and D ☐

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

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

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

✔

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

OR

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

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

J. ESSENTIAL SUPPORTING DOCUMENTS

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

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

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

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

   _____

   _____

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

    _____

    _____

    _____

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

K. PLEASE SIGN BELOW

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

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

Signature M. Evans (on behalf of) Mr and Mrs JUKES

Name (in capitals) MICHAEL EVANS Date 21 MAY 2002

The gathering and subsequent processing of the personal data supplied by you in this form, is in accordance with the terms of our registration (Reg No: E311018) under the Data Protection Act 1998. Further information about our Data Protection policy can be found on our Website under "Privacy Statement" and in the booklet accompanying this appeal form.

NOW SEND:

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

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

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

- **1 COPY for you to keep**

When we receive your appeal form, we will:

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

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

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

Published by the Planning Inspectorate April 2002

Printed in the UK April 2002 on paper comprising 25% post consumer waste and 100% ECF recycled paper.

© Crown Copyright 1998. Copyright in the printed material and designs is held by the Crown. You can use extracts of this publication in non-commercial in-house material, as long as you show that they came from this document. You should apply in writing if you need to make copies of this document (or any part of it) to:

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

EVANS PLANNING AND DEVELOPMENT CONSULTANCY

APPEAL BY MR AND MRS JUKES AGAINST THE REFUSAL OF PLANNING PERMISSION BY WOKINGHAM DISTRICT COUNCIL FOR THE ERECTION OF TWO STOREY AND SINGLE STOREY SIDE EXTENSION AT 27 HADDON DRIVE, WOODLEY, READING, BERKSHIRE.

LOCAL PLANNING AUTHORITY REFERENCE: F/2001/5254

Evans Planning and Development Consultancy
18 Webb Court
Wokingham
Berkshire
RG40 5YR

1.00 DESCRIPTION OF SITE AND SURROUNDINGS

1.01 Haddon Drive is a residential estate road. In the vicinity of the appeal site the dwellings are primarily semi-detached. The area has a reasonably spacious character with relatively generous gaps between houses and space to the front. Rear gardens are also relatively long often having depths in excess of 20 metres.

1.02 No 27 Haddon Drive is attached to 25 Haddon Drive to the east. To the west the side elevation of 27 faces the side elevation of 29 Haddon Drive. The properties are separated by a drive which is purely a functional area rather than one used for leisure or recreational purposes. This gives access to garages in both properties which are sited either side of the boundary to the rear.

2.00 PLANNING HISTORY

2.01 There are no relevant previous planning applications apart from that for application F/2002/6065 which is also the subject of an appeal. It is also worthy of note that the property is not subject to any conditions removing permitted development rights.

3.00 PLANNING POLICIES

3.01 The Council refer to a number of policies in their reason for refusal. Policy EN1 of the Berkshire Structure Plan and policies LBE1 and LBE2 of the Loddon Area Local Plan are not, in my view, relevant. These are design policies and do not address the issue of impact on living conditions which is the main issue in the consideration of this appeal.

3.02 Policy WOS3 criterion A in the emerging local plan appears to address the issue of impact on living conditions as does policy WBE1 criterion H. There are, therefore in my view no relevant development plan policies in the consideration of this appeal.

4.00 BACKGROUND

4.01 The planning application was refused under delegated powers by the Head of Planning and Transportation. There is an officers report which I attach at Appendix One. This report makes it clear that the concern is purely with the alleged overbearing impact on no 29. It also makes it clear that it is the length of the development proposed and its proximity to the boundary which raises the objection. Two windows in the side elevation of no 29 are also mentioned but it is stated they are at least 3.5 metres distant from the proposal. There has been a subsequent application on this site which is also the subject of an appeal.

5.00 THE CASE FOR THE APPELLANT

5.01 In my view the main issue raised by the appeal proposal is the effect on the living conditions of the occupiers of no 29 Haddon Drive with regard to any potential overbearing impact.

5.02 In my view there are four important sub-issues underlying the question of whether the proposal is overbearing. These are:

- The extent of existing structures
- The use and significance of the areas affected by the proposal
- The specific impact of the proposal
- The extent of permitted development rights

5.03 The existing garage at no 27 has a length of 5 metres and a height of about 3 metres. There is, therefore, already a significant structure in place for 5 of the 11.5 metre length of the proposed single storey extension. The height of the proposed extension is 3.5 metres so that the proposed single storey extension is not significantly higher than the existing garage.

5.04 The single storey extension would be adjacent to the existing garage at no 29 which itself has a length of about 8 metres and a height of about 3 metres. It also has a flat roof which emphasises its bulk. This existing structure would almost totally prevent any discernible impact from that part of the single storey proposal immediately alongside it.

5.05 The rest of the single storey element of the proposal would be adjacent to that part of no 29 used as an access drive to the garage. This cannot be considered a particularly sensitive location in any case. It remains the case that the most important and most private part of the garden area of no 29, comprising the bulk of their rear garden, would have virtually no discernible impact from the proposal.

5.06 The two storey element of the proposal is directly opposite the gable of no 29 which contains 2 windows. Firstly it must be said that the main outlook of this property is to the front and rear and not to the side. Secondly the significance and importance of the ground floor window must be questioned. I do not consider this to be a main habitable room. I understand it is a kitchen and is relatively small.

5.07 The 2 storey element of the proposal has a width of 4 metres and its ridge is about a metre below that of the existing house. It is, therefore a modest proposal. At its nearest point the proposal would appear to be about 3.5 metres distant from the existing windows at no 29.

5.08 At present the view from either of the windows in 29 is of a brick wall gable. That will not change as the view will still be of a gable. It will be about 2.8 metres nearer than at present. However I do not believe this will make any significant change to the outlook from either of the existing windows. In fact looking directly out of the kitchen window I believe half of the view would be of the existing gable and half of the proposed 2 storey extension. This is because the extension only covers the rear half of the gable.

5.09 If there is no significant impact on the outlook from the windows of 29 that leaves the drive outside. As I have said this is a functional area and not one for recreation. Even here though the impact is limited because of the modest width of 4 metres.

5.10 Under class E permitted development rights a long single storey building could be constructed all the way along the boundary with no 29 from a point beyond 5 metres away from the existing dwelling. A structure of at least 18 metres in length could be constructed having a height of 4 metres with a pitched roof.

5.11 This shows how particularly unreasonable it would be to object to the singe storey element of the proposal. In giving permitted development rights it is almost implicit that anything falling within their scope would not be harmful. It follows then that something much less extensive and lower than could be built without planning permission could not reasonably be considered harmful.

6.00 CONCLUSION

6.01 The proposed extensions are modest in scale and subordinate to the existing dwelling. For a number of reasons they cannot be considered harmful. Both extensions are adjacent to the areas least important to the living conditions of no 29. These areas comprise a garage, access drive and kitchen. Furthermore the 2 storey element only runs half the length of the existing gable and is lower than the existing ridge height. The single storey element is modest in height at only 3.5 metres. Under permitted development rights a much more extensive single storey structure could be constructed.

6.02 It is therefore respectfully requested that the above appeal be ALLOWED.

APPENDIX ONE

WORK SHEET FOR : Heidi Lynch

Application Number : F/2001/5254

Applicant : Mr & Mrs Jukes C/O ARD Chartered Architect.

Location : 27, Haddon Drive, Woodley, Reading.
Proposal : Proposed two storey side extension to dwelling and single storey rear extension.

Site Notice Displayed ? :	YES	NO	DATE
	✓		18/12/01

Date of Neighbour Notifications : .....

Date of Site Visit : ....18/12/01.....

Date Registered : 15/11/2001

Earliest Date for Decision : 10/12/2001

Latest Consultation Date/Site Notice Expiry Date : 10/12/2001

This application will have expired on: 10/01/2002. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Highways - one space provided is unacceptable as it is not within the curtilage of the property. In this instance we will accept 4 car park spaces with several conditions: C140, C122, & driveway to be wicked across front.

Tree - no objections to the proposals as tree in rear garden is small & behind shed which is to be retained.

Woodley Parish - objects to proposals as will be unneighbourly, is over-development & problems of maintenance. Fully supports the neighbours n° 29's objections.

3 Haddon Drive - objects as is overbearing & dominant, out of keeping with surrounding dwellings, detract from open street scene maintenance issues, reduction in light, will set a precedent for other properties.

4 Haddon Drive - objects as is overbearing & dominant, out of context in surrounding location, over-development of site.

5 Headley Road - do not object so long as trees to the rear of the property are not removed & are protected.

Planning Issues :

identified settlement
Impact on street
Impact on neighbours
} WOS3, WBE1, LBE1, LBE2, ENI

Parking - WT6, LT6

Application Number: F/2001/5254

Appraisal:

The proposed development is a two-storey side extension to a semi-detached house and a single storey rear extension. The property is located in a residential street within an identified settlement. The surrounding houses are also semi-detached and many have garages. The house is two-storeyed and has a gable-end roof. It has a rear conservatory extension as well as a dormer window extension on the rear roof slope. There is a garage located to the rear of the property along the side boundary.

The single storey rear extension will be utilised as a dining room, a study and a shed. It will be 11.5m from the rear flank wall line of the existing house and will be 0.2m from the side boundary with no.29. The extension will be 3.4m in width and 3.7m in height at the ridgeline. The eave line will be 2.6m in height. The roof is sloped and has three velux roof lights. The existing garage on-site will be removed to make way for the extension.

The two-storey side extension will comprise a utility and toilet at ground floor level and a bedroom at first floor level. It is also proposed to place a carport to the front of the proposed ground floor section. The first floor will be 2.5 x 4.1m in area. The ground floor will be 2.5 x 6.1m in area. The two-storey extension will be 0.2m from the side boundary with no.29.

The roof over the two-storey extension will be pitched with a gable-end. It will be set 1.0m below the existing roofline and set back from the front flank wall by 3.5m.

1. Impact upon neighbouring properties

The proposed extensions have no windows in the side elevation with the exception of three velux roof-lights on the roof slope of the single storey rear extension. There are also several windows on the inside side elevation, which face towards the attached house no.25. These will be 5.5m from the adjoining side boundary. The windows facing the front and rear of the proposal would result in no further overlooking compared to what already exists on-site.

The property most affected by the proposed extensions is no.29. The proposed two-storey side extension will be built 0.15m from the side boundary with no.29. No.29 has a driveway along the side boundary and the side flank wall is approximately 2.5m minimum away from the side wall of the two-storey extension. There are two habitable room windows on the side elevation of no.29 that will face into the proposed two-storey extension (these are at least 3.5m away). It is considered that due to the lengthy, continuous building line along the side boundary and the proximity to the side boundary, there would be an overbearing impact on no.29.

2. Impact upon the street scene and surrounding environment

The proposed two storey side extension is subservient in nature to the existing house as it is set back from the front flank wall (by 3.5m) and is 1.0m below the existing roof. It is also designed to be in-keeping with the existing dwelling and would be constructed of materials matching the existing. There are also 2 other examples of first floor side extensions in the street which are also set back. In view of the design and position of the extension it is not considered that this element would adversely affect the streetscene or visual amenity of the area.

The single storey rear extension will not be seen from the street and will therefore not affect the street scene. All the proposed extensions are of a large size and when viewed with the other extensions already taken place on the property, it is considered the proposed extensions will be out of character with the dwelling itself. This will have an impact on the visual amenity of the area.

3. Impact upon highway safety

The number of bedrooms is increasing from five to six, resulting in a need for five vehicle parking spaces on-site. Four parking spaces can be provided in the front garden meaning that it would all have to be reverted to hard standing. The Highways Department has stated that the car park identified outside the curtilage of the site is unacceptable. In this case Highways have deemed that four parking spaces on-site are sufficient so long as the driveway is extended to 7.2m in width and a vehicle crossing completed to accommodate this. Providing this is undertaken there would be no implications to the highway safety of the site.

The reverting of the front garden to hard-standing would see the loss of the front garden. Although this may look unpleasant, several other properties in the street have wide hard-standings in the front garden, so it would not be out of character within the street itself.

Recommendation: Approval: **Refusal: ✓**

Application Number F/2001/5254
~~Conditions~~/Reasons for Refusal

No	Std Con	Std Reas	~~Non-Std Conditions~~ / Reasons for Refusal
(1)			The proposed development due to its continuous building line along the side boundary and its proximity to the side boundary will have an overbearing impact and sense of enclosure to the detriment of the amenity of occupants of the adjoining property no 29 Haddon Drive. The proposal therefore conflicts with policies LBE1 & LBE2 of the Loddon Area Local Plan, policy ENV1 of the Berkshire Structure Plan and policies LBE1 & WOS3 of the Wokingham District Plan (Deposit Draft).

Informative for approvals	
N16	
LODDON AREA LOCAL PLAN POLICIES:	DG, LBE1, LBE2
SOUTH-EAST AREA LOCAL PLAN POLICIES:	
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:	WOS3, WBE1, WT6
GREEN BELT LOCAL PLAN POLICIES:	
BERKSHIRE STRUCTURE PLAN POLICIES:	ENV1
MINERALS LOCAL PLAN POLICIES:	

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

Date: 9.1.02

at front of property - existing n° 29

RECORD OF SITE VISIT

SITE ADDRESS: 27 Haddon Drive
Woodley Reading.

APPLICATION NUMBER: F/2001/5254

OFFICER: Heidi Lynch

DATE OF SITE VISIT: 18/12/01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS

On corner - wide open green space with driveways cut through it.

Semi-detached houses / 2 stry.

3. DESCRIPTION OF SITE/BUILDING

semi-detached 2 stry house with dormer windows. Single stry rear extension & conservatory extension. Drive down side of house & garage to the rear.

long section.

4. RELATIONSHIP TO ADJOINING PROPERTIES

n°29 - 2 driveways between sites. Has 2 habitable room windows on side elevation on ground & first floor. Have path to rear of house - entry point. First 3 windows on rear elevation first floor are opaque glass. Small window on ground floor is clear glass

n°25 - will be screened by existing conservatory on n°27 & ext will have same effect as garage on n°27.

5. SITE CONSTRAINTS

TREES Tree to rear of existing garage.

ACCESS/PARKING Currently garage to rear & driveway down side of house. Front garden is in grass & shrubs but has enough room for parking

LEVELS → section slopes up.

BOUNDARY TREATMENT 1.0m high wooden fence between n°27 & 25.

OTHERS Garages along n° 29 & 27.

Garage on n° 27 is slightly higher than n° 29's garage.