27/11 - No SN.
DC rural calcs.

APPLICATION NO:
F/2000/2752

LOCATION:
Riseley Cottage School Road, Riseley Reading.

APPLICANT:
Mr & Mrs J King C/O Arch-Tech

PROPOSAL:
Proposed two storey side extension to dweling plus demoition of existing extensions.

EARLIEST DATE FOR DECISION: **09/12/2000**
28 Day exp: 13/12
APPLICATION WILL HAVE EXPIRED ON:
01/01/2001

CASE OFFICER: **Natalie Brown**

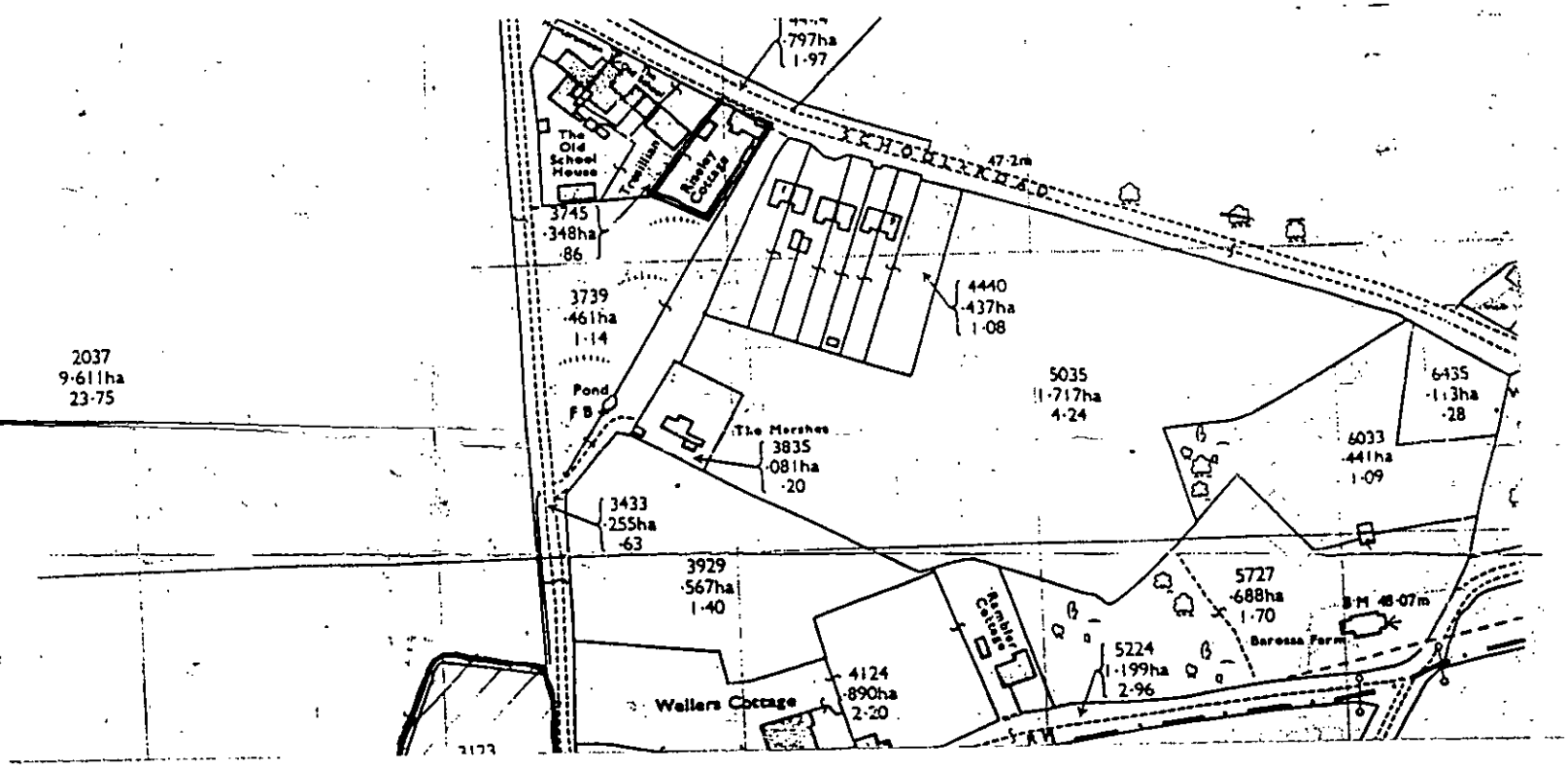


RAILEX
Marbleboard

EASIFILE EP7

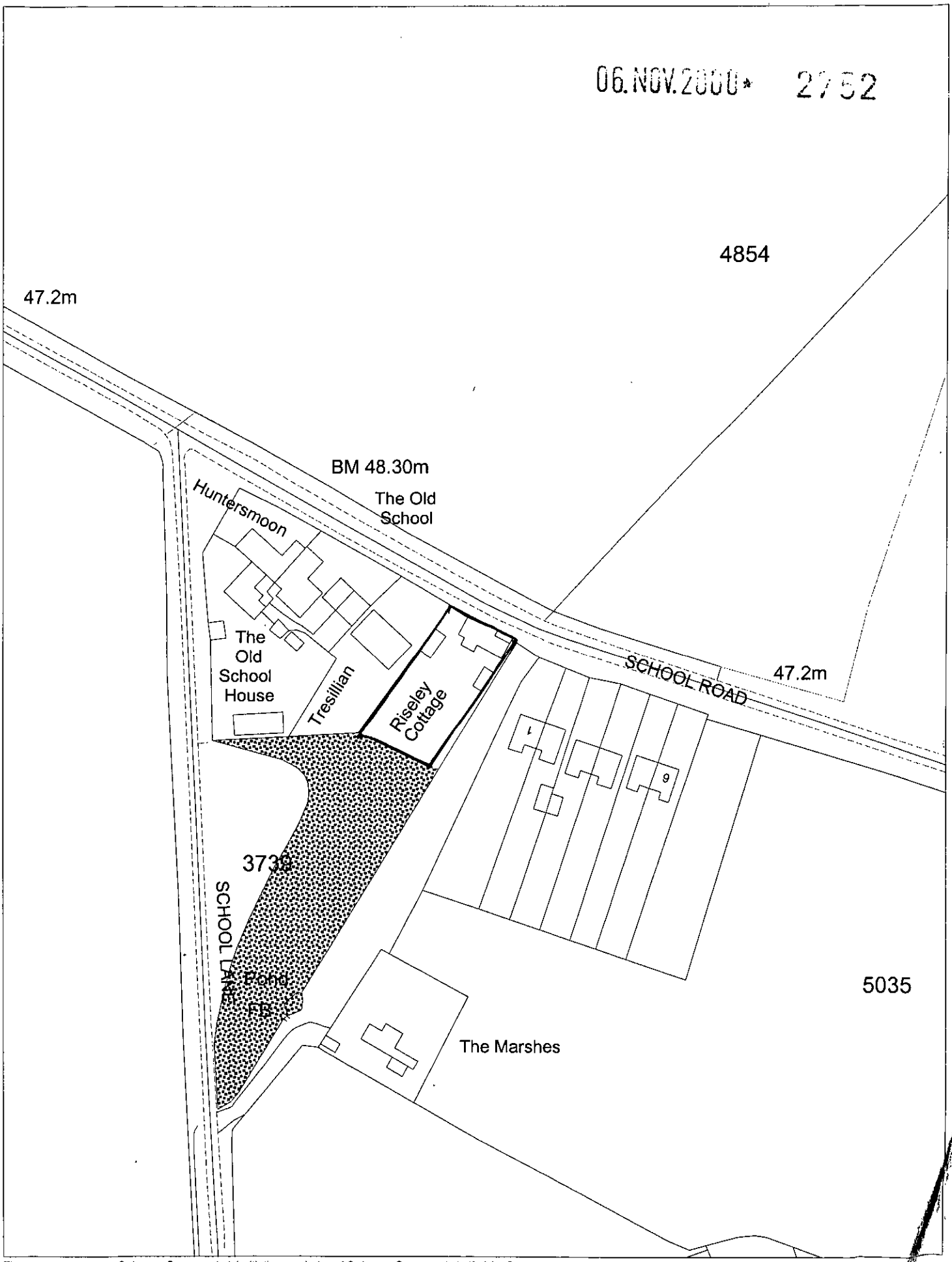
PROPOSED ALTERATIONS:
RISELEY COTTAGE,
SCHOOL ROAD,
RISELEY,
BERKSHIRE.

06.NOV.2000* 2752



SITE LOCATION PLAN
1:2500.

795/SK.10.



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Development Control Section, Environmental Services, Wokingham District Council.
10 November 2000 Scale: 1 : 1250

Appeal Decision

site visit made on 20 June 2001

by Peter Horridge BSc (Hons)

DipTP FRICS MRTPI

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

The Planning Inspectorate
Room 4/17
Temple Quay House,
2 The Square,
Temple Quay,
Bristol BS1 6PN

☎ 0117 372 8927

13 JUL 2001

Date 13 JUL 2001

Appeal Ref: APP/X0360/A/01/1061314
Riseley Cottage, School Road, Riseley

- 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 and Mrs J King against the decision of Wokingham District Council.
- The application, ref: F/2000/2752, dated 3 November 2000, was refused by notice dated 19 December 2000.
- The development proposed is two storey side extension following demolition of existing extensions.

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

Planning Policies

1. The development plan includes the Berkshire Structure Plan, incorporating Alterations adopted in 1997, and the Loddon Area Local Plan, adopted in May 1995.

2. Policy C2 of the Structure Plan provides that development outside settlement boundaries will be strictly controlled. Policy LTV2 of the Local Plan similarly restricts development in rural areas, but the Local Plan makes provision for the extension of dwellings in rural areas under Policy LC19. Policy LBE2 seeks to resist inappropriate design.

3. The Wokingham District Local Plan is in course of preparation, and is therefore a material consideration in this appeal. I have been referred to the Deposit Draft, as amended by subsequent Proposed Amendments. Policy WCC1 deals with development in the countryside outside the Green Belt and outside settlement boundaries and lists the categories of acceptable development. As with Policy LTV2 of the adopted Local Plan, the extension of existing dwellings is not one of these categories, but, unlike adopted Local Plan Policy LTV2, emerging Local Plan Policy WCC1 does not make reference to the acceptability of additional types of development covered by other policies in the plan. There is thus some lack of clarity given that there is a specific policy WCC7 which permits extensions to dwellings in

the countryside where certain criteria are satisfied. Given this inconsistency, the weight that I can attach to the emerging Local Plan is limited.

The main issue

4. From what I have seen and read, I consider that the issue in this appeal is whether the proposal would result in a disproportionate addition to the dwelling, detrimental to the character and appearance of the surrounding area.

Reasons

5. The proposal involves the erection of a long two-storey extension in the form of a side wing. It would replace, and occupy a broadly similar footprint to, a single storey wing, albeit it would be significantly wider than the existing wing.

6. The Loddon Area Local Plan Policy LC19 says that appropriately designed and sited minor extensions to existing dwellings in rural areas will normally be acceptable, but that major extensions will not generally be approved. It says that the cumulative effect of all extensions to the original building will be taken into account.

7. There is dispute as to what constitutes the 'original building' and what elements of the existing wing it is appropriate to take into account. No definition of 'original' building is contained in the extracts from the Local Plan that have been supplied to me. In other contexts it has been taken to mean the dwelling as it existed on 1 July 1948. Although historic Ordnance Survey maps have been produced, as well as extracts from a planning application on the site made in 1967, which suggest that the range of single storey extensions to be replaced by this proposal were not part of the dwelling when originally built in the 19th century, I find them inconclusive as to whether the extensions post-date 1 July 1948. The most recent historic Ordnance Survey map dates from 1912, while the extract from the 1967 planning application is of a hand drawn block plan for a development elsewhere on the site, and in any event depicts the presence of buildings in the position now occupied by the single storey wing, albeit describing them as 'wooden sheds'. Certainly the existing 'store' which is one of the buildings shown to be removed for the proposed extension is a wooden building which suggests that it may not have existed in its present form for as long as 50 years, but there is insufficient evidence to suggest that the structures presently occupying the site of the proposed extension were not present in some form on the site on 1 July 1948. Overall, taking account of all of these factors, I conclude that it is right to consider the existing single storey structures occupying the site of the proposed extension as part of the 'original building' for the purposes of assessing the proposal against Local Plan Policy LC19.

8. The proposal would result in an increase in the floor area of the 'original' dwelling of some 53.8% according to the council's calculations. The appellant's agent says that the increase is 44.65% but this appears to be based on gross internal floor area and omits areas on the first floor with a headroom of less than 2m. Whichever method of assessment is preferred, the increase in the size of the dwelling would be significant, but whether, given the council's informal 'rule of thumb' that extensions of up to 50% of the original floor area are counted as 'minor', it results in an acceptable 'minor' extension, or a major extension which would be contrary to Policy LC19, depends in

my view on the overall visual impact of the extension rather than a precise mathematical calculation.

9. The extension would be visible from School Road and would increase the impact of built development on the site, as the present wooden store building is not particularly noticeable in this view. However, it would also be seen in the context of other built development in the area, in particular the two-storey semi-detached houses adjoining the site. Despite the increase in the height of the wing, and its length, it would remain subservient to the main cottage and its overall form, massing and appearance are such that it would be appropriate to its location. It would not extend built development towards areas which at present appear as open countryside, because the south side of School Road is already developed and the extension would merely appear to partly infill an already built-up frontage. It would in my view have no detrimental impact on the rural character of the countryside which surrounds this enclave of development. Policy LC19 specifically resists proposals which would have an adverse impact on the rural environment, and I judge this not to be such a proposal. Overall I formed the view that the proposal would not conflict with Policy LC19.

10. Although the weight to be attached to the emerging Local Plan is limited, I have nevertheless also considered the proposal against the criteria in Policy WCC7 of the Local Plan. My conclusions in the preceding paragraph are that there would be no adverse visual or physical impacts on the undeveloped character of the surrounding countryside, and there is no suggestion that the proposal would result in any adverse ecological impact (criterion A). My previous conclusions on the size of the proposal lead me to find that there would be no significant alteration to the scale of the dwelling and the scale of development on site (criterion B). I am satisfied that the design respects the context of the development, including local or regional building traditions and materials (criterion C). Overall, therefore, I am satisfied that the proposal conforms with Policy WCC7.

Conclusions

11. I conclude that the proposed extension would not result in a disproportionate addition to the dwelling and represent an obtrusive feature detrimental to the character and appearance of the countryside. In these respects, it would not therefore conflict with relevant local planning policies, particularly Policy C2 of the Berkshire Structure Plan, Policies LBE2 and LC19 of the Loddon Area Local Plan and Policies WOS3 and WCC7 of the emerging Wokingham District Local Plan.

12. I have considered all the other matters raised in the representations, but, in my opinion, none are sufficient to outweigh the factors which have led to my decision.

Conditions

13. The council has suggested the imposition of a number of conditions in the event of my concluding that planning permission be granted. The following comments use the council's numbering. Condition 2 relates to the appearance of the extension and I consider it more appropriate to impose a condition requiring approval of materials. Conditions 3 and 4 appear to be unnecessary as the development does not propose any changes to the parking arrangements within the site. They may have been

included in response to the reference in the Highways consultation to the provision of 4 parking spaces within the site, although it is not clear why so many spaces are needed for a single dwelling house. As the extension would increase the number of bedrooms from 3 to 4, it is possible that it will result in additional cars visiting the property, so instead of imposing the suggested conditions 3 and 4, I shall impose a condition that requires the submission, approval and implementation of a scheme for the parking of vehicles within the site. Condition 5 is necessary in the interests of the amenity of neighbouring residents and condition 6 is necessary to prevent the pollution of groundwater.

Formal Decision

14. For the reasons given above, and in exercise of the powers transferred to me, I allow the appeal and grant planning permission for a two storey side extension following demolition of existing extensions at Riseley Cottage, School Road, Riseley in accordance with the terms of the application no. F/2000/2752, dated 3 November 2000 and the plans submitted therewith, subject to the following conditions:

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

    (2) Details, including samples, of the materials to be used in the external elevations of the proposed extension shall be submitted to and approved by the local planning authority prior to the commencement of development.

    (3) Details of the provision of parking for vehicles visiting the site shall be submitted to and approved by the local planning authority prior to the commencement of development and the development shall be carried out in accordance with the approved details.

    (4) No soakaways shall be constructed such that they penetrate the water table, and no soakaway shall exceed 3 metres depth below the existing ground level.

    (5) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order), no additional windows or similar openings other than those shown on the approved plans shall be constructed in the side elevation facing 1 School Road.

Information

15. These conditions require further matters to be agreed by the local planning authority. There is a right of appeal to the Secretary of State if they refuse any such application, fail to give a decision within the prescribed period, or grant a conditional approval.

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

17. This decision only grants planning permission under Section 57 of the Town and Country Planning Act 1990. It does not give any other approval or consent that may be required.

Peter Hamidge

INSPECTOR

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr & Mrs J King
C/O Arch-Tech
Unit B7
Fairoaks Airport
Chobham
Surrey
GU24 8HU

Application Number: F/2000/2752

Parish: **SWALLOWFIELD**

Location: **Riseley Cottage, School Road, Riseley, Reading.**

Proposal: **Proposed two storey side extension to dweling plus demoition of existing extensions.**

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 by virtue of its size, bulk and siting represents an obtrusive feature to the detriment of the character of the countryside. The proposed development is therefore considered to be contrary to the Berkshire Structure Plan policy C2, the Wokingham District Local Plan (Deposit Draft) policies WOS3, WCC1 and WCC7 and the Loddon Area Local Plan policies LTV2, LC19 and LBE2.

John Mitchell
Development Control Manager
Date: 19/12/2000

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

Tel. 0118 974 6492 (Direct Line)
E-mail: Natalie.Brown@wokingham.gov.uk
Date. 31 October, 2001
My ref. BC/DC/2000/2752

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Mr & Mrs J King
c/o Arch-Tech
Unit B1
Fairoaks Airport
Chobham
GU24 8HU

Dear Sirs

PLANNING PERMISSION 2000/2752
SITE: RISELEY COTTAGE, SCHOOL ROAD, RISELEY, READING

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number 2000/2752 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with your client could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours faithfully

NATALIE BROWN
Planning Assistant

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	2752	MB
BUILDING CONTROL NUMBER	FP 2001/2183	South
~~APPLICANT~~/AGENT	Arch-Tech	
ADDRESS OF SITE	Riseley School Cottage Road SHINFIELD	
DESCRIPTION OF PROPOSED WORK	2 storey side ext + demolish existing ext's	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	795/05 -04B	795/05 -04A
ELEVATIONS	03A	03A
FLOOR PLANS	04B	04A

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED on Appeal	13/7/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES? BC + DC plans agree but amended drawings - new PA (03A + 04A) needed.	✓	
DATE	5/10/01.	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED	6/9/01		
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : Natalie Brown

Application Number : F/2000/2752

Applicant : Mr & Mrs J King C/O Arch-Tech.

Location : Riseley Cottage, School Road, Riseley, Reading.

Proposal : Proposed two storey side extension to dweling plus demoition of existing extensions.

Site Notice Displayed ? :	YES	NO	DATE
		✓	27/11

Applicant phoned 18/12 - hadn't received SN. App due to expire. neighbours notified by letter :. OK as no SN displ.

Date of Neighbour Notifications : .....

Date of Site Visit : 27/11

Date Registered : 06/11/2000

Earliest Date for Decision : 09/12/2000

Latest Consultation Date/Site Notice Expiry Date : 09/12/2000

This application will have expired on: 01/01/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Shurfield PC : no objection but concerned over finish to dwelling

Highways : request parking plan.

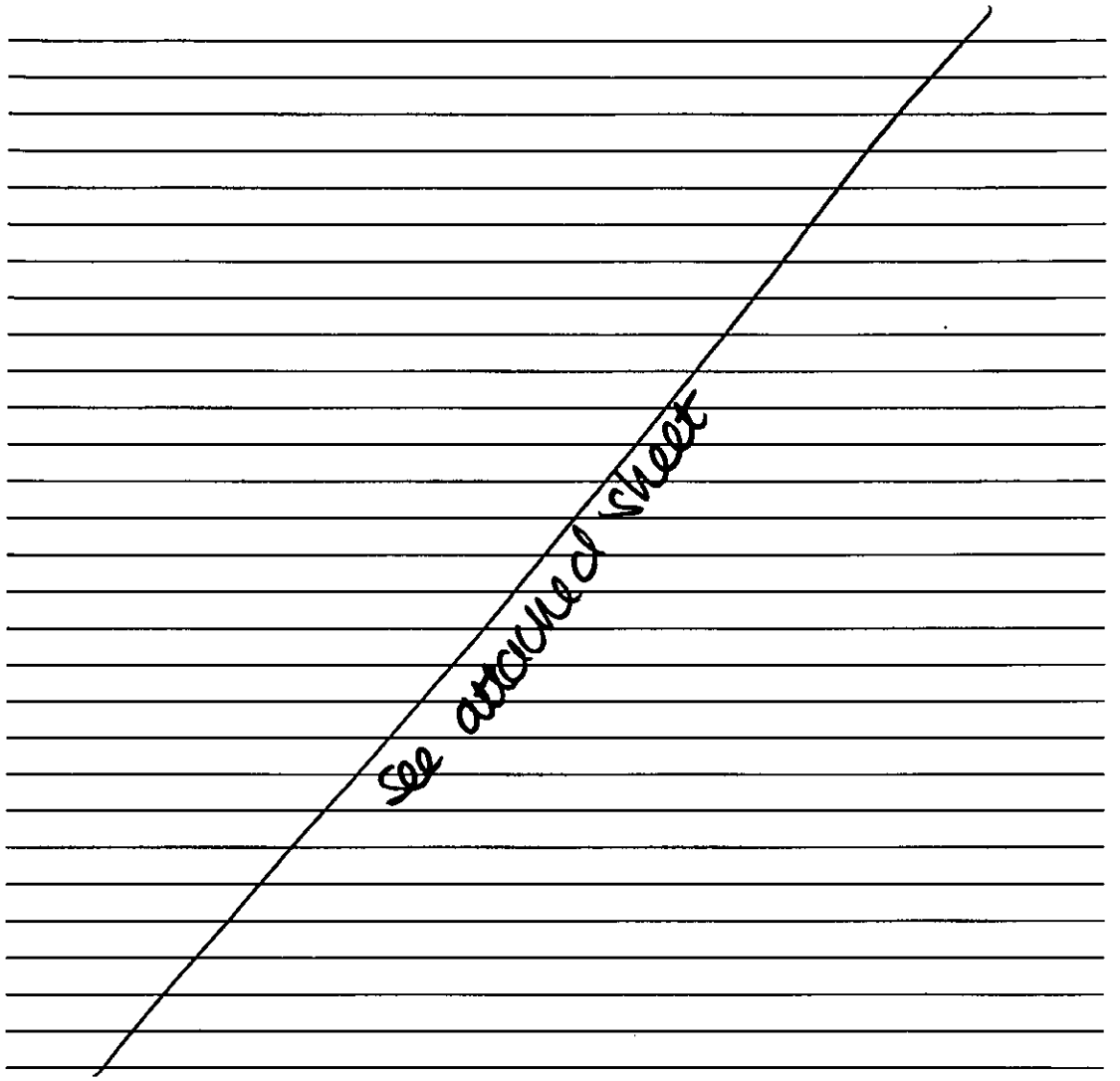
Env. Agency : informative | recpd re/ soakaway

Neighbours/SN : none received

Planning Issues : (rural | countryside)

Application Number: F/2000/2752

Appraisal :



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

Application Number F/2000/2752
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
			The proposed development by virtue of its size, bulk + siting represents an obtrusive feature to the detriment of the open character of the countryside. The proposed development is therefore considered to be contrary to the following policies:
			BSP: C2
			WDLP(AA): WOS3, WCC1, WCC7
			SALP: LTV2, LC19, LBE2

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

John Murden
19/12/00

RECORD OF SITE VISIT

SITE ADDRESS: Riseley Cottage School Road Riseley Reading. **APPLICATION NUMBER:** F/2000/2752	**OFFICER:** Natalie Brown **DATE OF SITE VISIT:** 27/11

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

Rural – row of houses
Riseley cottage set forward of other dwellings

3. DESCRIPTION OF SITE/BUILDING

Dwn alongside property. / gable end – ridge above eaves main house.
2 S.S extns – one hipped, one pitched – no side windows.
Prominent as approach towards door.
existing S.S side extn to demolished

4. RELATIONSHIP TO ADJOINING PROPERTIES

Detached

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT brick wall @ side + shrubs.
grass path between Nutmeg + R. cottage
shrubs (boundary) of Nutmeg.

OTHERS

Application Number: F/2000/2752

Appraisal:

Development
For a two storey side extension to the dwelling (to cover a total (ground floor & first floor) of 104.65m^2 floor area), and demolition of existing single storey side extensions (covering 27.25 m^2). The floor area of the cottage (a 2 storey dwelling (not including garage and existing extensions) covers 112.97 m^2.
The site lies within an area designated as rural and countryside. It is situated along a country lane amidst a line of properties. It abuts the road, where as the other properties are set back from the road edge by approximately 15m (namely 1-6 School Road).
A strip of land lies between Riseley Cottage and 1 School Road, a stream runs adjacent to Riseley Cottage on this piece of land.

1) Impact upon the open character of the area
(See attached calculations).
The proposed 2 storey side extension sees a 92.6% increase over the original dwelling (not including existing extension and garage) and results in an increase of 55.2% over what is currently on site (not including garage). Council standards say that resulting extensions should not exceed 50% of the original dwelling. It is considered that the proposed development represents an unacceptable increase within the countryside.
The location of the existing dwelling means that it is in a prominent location when approaching the property from No.6 School Road. It is considered that the bulk and massing of the proposed development (given that it is proposed at a 2 storey level and only single storey exists there) is unacceptable given its prominent location and countryside setting. The proposed extension does not reflect the proportions and scale of the existing dwelling. It is therefore contrary to local plan polices.
The parish council also has some concerns over the proposed rendered finish and would prefer a brick or half brick/tile hung finish.

2) Impact upon neighbouring dwellings
Currently there are no windows in the side elevation facing the School Road properties. It is proposed that there be windows at ground and first floor level, so there could be some overlooking to the front garden amenity areas of these properties. Due to the strip of land between these properties, it is unlikely that there would be any adverse effects through overbearing/overshadowing.

3) Impact upon highway safety.
There are three existing bedrooms and a total of 4-5 are proposed. Therefore there is the need to provide 4 off-road parking spaces to comply with Council Standards.

~~**Approval:**~~ **Refusal: ✓**

~~Riseley~~ cottage 1/2000/2752).

+ chimney @ side.

*Existing floor area (nor including garage) @ $6.4 \times 3.5 = 22.4 m^2$ i cald

g/f · main $= 8.6 \times (3.9 \times 4.1) = 64$

extn $= 10.9 \times 2.5 = 27.25$

1st fl $= 8.3 \times 5.9 = 48.97$

$140.22 m^2$

dwelling - ~~extn~~ $= 140.22 - 27.25 = 112.97$.

* Proposed g/f $= (2.8 \times 4.1) + (8.1 \times 4.5) = 47.93$

1st fl $= (6.7 \times 4.1) + (6.5 \times 4.5) = 56.72$

$104.65 m^2$

* · Total over dwelling (nor inc extn to be demolished)

$= 112.97 + 104.65 = 217.62 m^2$

% inc over orig $= \frac{217.62 - 112.97}{112.97} \times 100 \Rightarrow \frac{104.65}{112.97} \times 100$ $\boxed{92.6\%}$

$(112.97 \times 1.926 \cong 217.6)$.

* · Total over dwelling (inc existing extn).

$= 112.97 + 104.65 = 217.62 m^2$. (new proposed total)

% inc over existing $= \frac{(112.97 + 104.65) - (112.97 + 27.25)}{(112.97 + 27.25)} \times 100$

$\frac{\text{proposed - existing}}{\text{existing}}$

$= \frac{217.62 - 140.22}{140.22} \times 100 = \frac{77.4}{140.22} \times 100$

$= \cancel{80.9\%}$ $\boxed{55.2\%}$

$(140.22 \times 1.552 = 217.6 m^2)$.

* Diff of m^2 of d'mult would be $104.65 - 27.25 = 77.4 m^2$.

% inc over extn $= \frac{77.4 - 27.25}{27.25} = \frac{50.15}{27.25}$ $\boxed{184\%}$

Received by Wokingham District Council

Application No: F/2000/2752

Proposal:
Proposed two storey side extension to dweling plus demoition of existing extensions.

Location:
Riseley Cottage, School Road, Riseley, Reading.

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

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 09/12/2000. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

15 November 2000

	ORIGINAL excluding detached garage excluding lobby/utility/store - shown as detached on PD/434/67	EXISTING excluding detached garage	PROPOSED excluding detached garage
Ground floor/ Footprint (m²)	kitchen/dining/lounge = 12.1 × 3.9 = 47.19 showerroom/entrance hall = 8.3 × 2.1 = 17.43 chimney = 0.2 × 0.6 = 1.32 rear extn = 3.2 × 1 = 3.2 69.14	69.14 + lobby/store/utility = 10.9 × 2.5 = 27.25 + 96.39 $\frac{96.39 - 69.14}{69.14} \times 100$ = 39.4% inc over orig	69.14 + part dining/showers = 4.1 × 2.8 = 11.48 utility/lounge = 4.5 × 8.1 = 36.45 117.07 $\frac{117.07 - 69.14}{69.14} \times 100$ = 69.3% inc. over original $\frac{117.07 - 96.39}{96.39} \times 100$ = 21.5% inc over existing.
FIRST FLOOR (m²)	Bathroom, beds 1, 2, 3 = 8.3 × 5.9 = 48.97 chimney = 0.9 × 0.5 = 0.45 49.42	49.42	49.42 + new bed 1 = 4.1 × 6.7 = 27.47 + new landing/b'room + bed 2 = 4.5 × 6.5 = 29.25 + dormer (bed 2) = 1.1 × 0.9 = 0.99 107.13
TOTAL FLOOR AREA (m²)	69.14 + 49.42 = 118.56	96.39 + 49.42 = 145.81 $\frac{145.81 - 118.56}{118.56} \times 100$ = 23% inc over orig	117.07 + 107.13 = 224.2 $\frac{224.2 - 118.56}{118.56} \times 100$ = 89% inc over orig $\frac{224.2 - 145.81}{145.81} \times 100$ = 53.8% inc over existing

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

Tel: (0118) 974 6492

Date: **15 November 2000**

My ref: F/2000/2752

CONFIDENTIAL

Councillor Beatty
The Lieutenants Cottage
Three Mile Cross
Reading
RG7 1AP

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

Dear Councillor

Application Number: F/2000/2752
Riseley Cottage, School Road, Riseley, Reading.
Proposed two storey side extension to dweling plus demoition of existing extensions.

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 **Natalie Brown** on **(0118) 974 6492**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/2752**
Riseley Cottage, School Road, Riseley, Reading.
Proposed two storey side extension to dweling plus demoition of existing extensions.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Beatty

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

Tel: (0118) 974 6492 (Direct Line)
E-Mail: Natalie.Brown@wokingham.gov.uk
Date: 6 September 2001
My ref: NB/MLT/F/2001/2752

Mr M. Gordon
Arch Tech
Unit B!
Fairoaks Airport
Chobham
Surrey
GU24 8HU

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

Dear Mr Gordon,

APPLICATION: F/2000/2752
SITE: RISELEY COTTAGE, SCHOOL LANE, RISELEY

I refer to your letter and amended drawings 795/03A and 795/04A and site layout (795/05) received on the 17 August 2001 with reference to the above.

Due to condition 05 on the Inspectors appeal decision, planning permission would be required to alter the size and position of any windows in the side elevation facing 1 School Road (shown as side elevation on drawing 795/03A). A new application would therefore be required to adjust the window locations of the utility and shower room.

Planning permission would not be required to increase the width of the bedroom 2 dormer window in the rear elevation.

Having discussed the site plan (drawing 795/05) with our Highways department, I can confirm that the parking arrangements shown are acceptable and satisfy condition 03 in the Inspectors appeal decision.

I trust this advice is of use to you and should you wish to discuss any matter further please do not hesitate to contact Natalie Brown.

Yours sincerely

M L THORP
Principal Development Control Officer

ARCHITECTURAL CONSULTANTS

Wokingham District Council
PO Box 157
Shute End
WOKINGHAM
Berkshire
RG40 1WR

aeg/MDG/795

FAO Planning Services

15th August 2001

Dear Sirs,

F/2000/2752 - Riseley Cottage, School Lane, RISELEY, Berkshire.

With reference to the above Planning Application which was subsequently approved under an Appeal to The Planning Inspectorate (ref. APP/X0360/A/01/1061314), please find enclosed two copies of our amended drawings 795/03A and 795/04A along with two copies of drawing 795/05.

Please note that we have adjusted the Bedroom 2 dormer window from 915mm wide to 1200mm wide. This has been necessary to ensure that the clear opening of that window will be sufficient for emergency egress under the Building Regulations. We have also transposed the ground floor Utility Room and Shower Room thus adjusting their window locations.

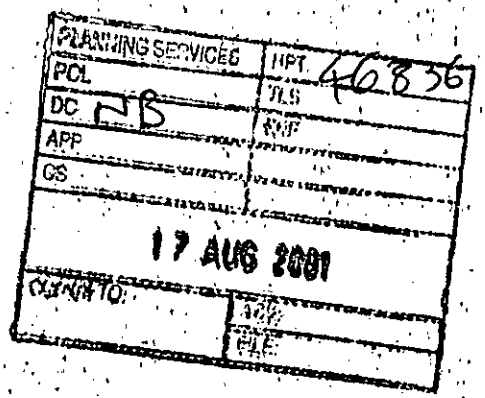
We have also indicated the required two car parking spaces as requested by the Planning Inspectorate on the Site Layout Plan on drawing 795/05.

We request your written consent that these adjustments are acceptable to you under the current consent.

Yours faithfully

Martin Gordon

c.c. Mr & Mrs J. King



UNIT B1, FAIROAKS AIRPORT, CHOBHAM, SURREY GU24 8HU

TEL: 01276 856333
FAX: 01276 855556
Email: info@arch-tech.co.uk

DIRECTORS: VINCENT L CLOWES, MARTIN D GORDON

VISION SCHEME LTD. REGISTERED OFFICE UNIT B1, FAIROAKS AIRPORT, CHOBHAM, SURREY REGISTERED IN ENGLAND Nº 2462023 VAT Nº 529 279315.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	06 NOV 2000
Officer: NRB	Application No. F/2000/2752

Map No. 111 Site 008
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING PLUS DEMOLITION OF EXISTING EXTENSIONS

Location: RISELEY COTTAGE SCHOOL ~~LANE~~ ROAD.

Parish: SWALLOWFIELD Ward: Swallowfield
15/11/2000 GS

Applicant: MR/MRS J KING

Fee Received 95-00 Required ..... Additional ..... Refund .....
(9)

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	Parking - up to 4 vehicles?	15.11.	
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 15.11.2000 B Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board : .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency ✓ .....

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

HERITAGE BODIES

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

OTHERS:

.....
.....
.....No pre-apps.....

NEIGHBOURS:

.....SINT Tresillian, School Road & Riseley.....
.....1 School Road.....

SWALLOWFIELD PARISH COUNCIL

PENTON COTTAGE
SWALLOWFIELD STREET, SWALLOWFIELD
READING, BERKS, RG7 1QX
Tel: 0118 988 5929 Fax: 0118 988 6443
email: clerk@swallowfieldpc.freeserve.co.uk

37693

13 DEC 2000

COPIES TO: | ACK: | FILE:

13 December 2000

FAXED AND POSTED

Planning Dept.,
P.O. Box 157,
Wokingham District Council,
Shute End,
Wokingham,
Berks. RG40 1WR

Dear Sirs,

Application Number: F/2000/2752
Location: Riseley Cottage, School Road, Riseley, Swallowfield Parish
Proposal: Proposed two storey side extension to dwelling plus demolition of existing extensions.
Case Officer: Natalie Brown

The Parish Council considers that the existing outbuildings have no architectural merit, and that their replacement with the proposed attractive two storey extension to the existing dwelling will not damage the character of the area.

However, whilst the Parish Council understands the reasoning for the rendered finish in that it matches the original dwelling, it considers that the important elevation facing the stream will look very bland, and unless kept well maintained may, in a relatively short space of time, look rather dirty and unkempt. The Parish Council considers that a brick finish, or half tile hung and half brick elevation would look more pleasing, and would not look out of place with the existing dwelling.

The Parish Council therefore, subject to the above caveat, has no objection to this proposal.

The Parish Council notes that on 10 December 2000 no red planning notice appeared to be on display.

Yours faithfully,

C Adams

Mrs. C. Adams, Clerk

13.Dec. 2000 11:13 SWALLOWFIELD PARISH COUNCIL No.0923 P. 5/14
SWALLOWFIELD P C

HIGHWAYS CONSULTATION SHEET

From: Natalie Brown **Date:** 15 November 2000

Application Number: F/2000/2752

Proposal: Proposed two storey side extension to dweling plus demoition of existing extensions.

Parish: SWALLOWFIELD PARISH

Site Address:
Riseley Cottage, School Road, Riseley, Reading.

Applicant:
Mr & Mrs J King C/O Arch-Tech.

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

Please could Highways have an additional plan showing the parking layout for 4 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)

Signed: _____ **Print name:** Adam Coggins

22/11/00

1/12 12pm - Phoned & left message re/ the above message will be sent on a plan sent

SWALLOWFIELD PARISH COUNCIL

PENTON COTTAGE
SWALLOWFIELD STREET, SWALLOWFIELD
READING, BERKS, RG7 1QX
Tel: 0118 988 5929 Fax: 0118 988 6443
email: clerk@swallowfieldpc.freeserve.co.uk

Copy

13 December 2000

FAXED AND POSTED

Planning Dept.,
P.O. Box 157,
Wokingham District Council,
Shute End,
Wokingham,
Berks. RG40 1WR

Dear Sirs,

Application Number: F/2000/2752
Location: Riseley Cottage, School Road, Riseley, Swallowfield Parish
Proposal: Proposed two storey side extension to dwelling plus demolition of existing extensions.
Case Officer: Natalie Brown

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The Parish Council therefore, subject to the above caveat, has no objection to this proposal.

The Parish Council notes that on 10 December 2000 no red planning notice appeared to be on display.

Yours faithfully,

C Adams

Mrs. C. Adams, Clerk

Our ref: SP\2000\002712\001
Your ref: F/2000/2752

Date: 11th December 2000

ENVIRONMENT AGENCY

37737

DC	EMF
APP	
CS	
14 DEC 2000	
COPIES TO:	ACK:
	FILE:

District Planning Officer
Wokingham District Council
Council Offices,
Shute End,
Po Box 157
Wokingham
Berkshire
RG11 1BN

Dear Sir/Madam

2 STOREY SIDE EXTENSION TO DWELLING PLUS DEMOLITION OF EXISTING EXTENSIONS
RISELEY COTTAGE, SCHOOL ROAD, RISELEY, READING

Thank you for your letter dated 15 November 2000 which was received on 17 November 2000. You are asked to quote the following reference in any correspondence: SU76SW/19/1. The Environment Agency has the following comments:

The Environment Agency has no objection, in principle, to the proposed development provided the following conditions are imposed on any planning permission granted:

PLANNING CONDITIONS

CONDITION: No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3 metres in depth below existing ground level.
REASON: To prevent pollution of groundwater.

PLANNING INFORMATIVES

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

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for any discharge of sewage or trade effluent into controlled waters (e.g. watercourses and underground waters), and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld. *Contact Andrea Szabados on 01276 45 4373 for details.*

ADVICE TO PLANNING AUTHORITY

Conservation: Contact Liz Baldwin on 01276 45 4430

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 7SQ
Telephone : 01276 454300 Fax : 01276 454301

The Environment Agency ordinarily requests that new development should not be sited within 5 metres of any watercourse, which is the minimum buffer zone for any new development required along non-main river. As the extension to be demolished is already very close to the watercourse, the new development provides the opportunity to site the new extension further away from the stream than the existing. The Agency would therefore accept a reduced buffer zone of 3 metres as the minimum distance required between the new extension and the top of the bank of the adjacent stream. No additional bank protection should be implemented which would prevent the natural process of erosion.

Buffer zones to watercourses are required for the following purposes:
(i) to allow the watercourse to undergo natural processes of erosion and deposition, and associated changes in alignment and bank profile, without the need for artificial bank protection works and the associated destruction of natural bank habitat;
(ii) to provide for the terrestrial life stages of aquatic insects, for nesting of water-related bird species, and for bank dwelling small mammals;
(iii) to provide a "wildlife corridor" bringing more general benefits by linking a number of habitats and affording species a wider and therefore more robust and sustainable range of linked habitats;
(iv) to allow for the maintenance of a zone of natural character with vegetation that gives rise to a range of conditions of light and shade in the watercourse itself. This mix of conditions encourages proliferation of a wide range of aquatic species, including fish;
(v) to allow, where appropriate, for the regrading of banks to a lower and safer profile, in areas where there is public access;
(vi) to prevent overshadowing of watercourses by buildings; and
(vii) to reduce the risk of accidental pollution from run-off.

The buffer zone should be subsequently undisturbed and maintained for wildlife to provide a wildlife corridor.

There must be no contamination (eg by silt, oil, rubble or any other debris or pollutants) of the adjacent watercourses / adjacent ditches or drains if development proceeds.

There must be no fires, dumping, storage of materials or tracking of machinery within the buffer zone which should be suitably marked and protected during development.

ADVICE TO APPLICANT

Environment Protection: Contact Nick Weddell on 01276 454405

Surface water from hard surfaced areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

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

DECISION NOTICE

Cont/d..

Would you please forward a copy of the decision notice to this office quoting our reference.

A copy of this letter has been sent to the agent.

If you have any further queries please do not hesitate to contact myself on 01276 454 323 quoting the reference cited at the beginning of this letter.

Yours faithfully

Sarah Paxman
Development Planning Officer

cc: Arch-Tech, Unit B7 Fairoaks Airport, Chobham Surrey GU24 8HU

SWALLOWFIELD PARISH COUNCIL
PENTON COTTAGE
SWALLOWFIELD STREET, SWALLOWFIELD
READING, BERKS, RG7 1QX
Tel: 0118 988 5929 Fax: 0118 988 6443
email: clerk@swallowfieldpc.freeserve.co.uk

22 November 2000

FAX TO
Planning Dept.
Wokingham DC

FROM
Celia Adams

RE
Extension request for planning application comments

We have received the following plans for comment and, as our next meeting is not until Tuesday 12th December I would be grateful if you could confirm that you will allow us to send comments the following day instead.

The relevant plans, dates and case officers are:

F/2000/2752 - Proposed two storey side extension to dwelling plus demolition of existing extensions, Riseley Cottage, School Road, Reading
Comments due 9th December / Case Officer: Natalie Brown

- phoned 24/11 @ 11.55am & confirmed that it would be OK for comments to be in by 13/12

F/2000/2779 - Proposed change of use to megage for private recreational use with erection of fence, Handpost House, Basingstoke Road, Swallowfield
Comments due 11th December / Case Officer: Elaine Connor

F/2000/2777 - Proposed erection of single storey rear extension to form conservatory, 51 Foxborough, Swallowfield
Comments due 11th December / Case Officer: Helen Pollock

F/2000/1994 - Proposed erection of 298 dwellings and associated works Land at Baird Road, Arborfield
Revised plans - further comments due by 6th and 8th December / Case Officer: Angela Odell

Thanks for your help.

Celia

22.Nov. 2000 14:07 SWALLOWFIELD PARISH COUNCIL No.0881 P. 1/1
SWALLOWFIELD P C

ArchTech

ARCHITECTURAL CONSULTANTS

03.NOV.2000 2752

Wokingham District Council
PO Box 157
Shoot End
WOKINGHAM
Berkshire
RG40 1WR

aeg/MDG/795

FAO Planning Department

3rd November 2000

Dear Sirs,

Riseley Cottage, School Lane, RISELEY, Berkshire.

Please find enclosed six copies of each of our drawings indicating a proposed extension to the above property.

We wish to submit these drawings for Full Town Planning Permission and therefore also enclose six copies of your Planning forms duly completed and a cheque to the sum of £ 95.00 to process the application.

Yours faithfully

Martin Gordon

c.c. Mr & Mrs J. King

UNIT B7, FAIROAKS AIRPORT, CHOBHAM, SURREY GU24 8HU

TEL: 01276 856333 FAX: 01276 855556 EMAIL: info@arch-tech.co.uk

DIRECTORS: VINCENT L CLOWES, MARTIN D GORDON

VISIONSCHEME LTD. REGISTERED OFFICE UNIT B7, FAIROAKS AIRPORT, CHOBHAM, SURREY. REGISTERED IN ENGLAND N° 2462023 VAT N° 529 2793 15.

1933 "unsearched"

ADDRESS Riseley Cottage PARISH Riseley

PLOT No Schoollane ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision

MINISTRY DECISION

SPECIAL ORDERS PDEng - 2/St Side ext - M Gordon 23.10.00

Environmental Services

For office use only.
Application number: 06.NOV.2006* 2752

Householder planning application form

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

1	Your name Address and postcode Phone number	MR & MRS. J. KING RISELEY COTTAGE SCHOOL ROAD RISELEY BERKSHIRE .
2	Agent's Name Address and postcode Phone number	ARCH-TECH UNIT B7 FAIROAKS AIRPORT CHOBHAM SURREY GU24 8HU 01276 856333
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	AS APPLICANT ABOVE
4	Give brief details of the proposal for example, two storey side extension. About the application	PROPOSED TWO STOREY SIDE EXTENSION FOLLOWING DEMOLITION OF EXISTING EXTENSIONS.
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 ☐ NO TREES TO BE FELLED
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	PAINTED RENDER TO MATCH EXISTING. ROOF TILES TO MATCH EXISTING. JOINERY TO MATCH EXISTING.
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed: 4/5
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following.		
	a Six copies of this form signed and dated.	✓	
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.	✓	
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.	✓	
	• 1:500 scale site layout plan. (1:200)	✓	
	• 1:100 or 1:200 scale floor plans and elevations.	✓	

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

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

Certificate A

I certify that

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

Certificate B

I certify that

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

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

None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of MR. & MRS. J. KING.

Date 03/11/00

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

appropriate provisions in the Town and Country Planning Act, 1962.

NOTICE OF REFUSAL

BERKSHIRE COUNTY COUNCIL
Town and Country Planning Act, 1947

WOKINGHAM RURAL DISTRICT COUNCIL,
COUNCIL OFFICES,
SHUTE END,
WOKINGHAM,
BERKS.

Mr. E.C. Taylor,
Risoley Cottage,
School Road,
RISELEY,
To ..... SWALLOWFIELD,
..... READING. Berks.

Application No. 0/134/65

Proposal ..... Removal of old cottage and erection of two semi detached dwellings with garages at Risoley Cottage, Risoley, Swallowfield, Reading.

Acting as Agent on behalf of the Berkshire County Council in pursuance of their powers under the above Act, the Wokingham Rural District Council hereby REFUSE to permit the above development to be carried out in accordance with the application and accompanying plans submitted by you to the Council on the ..... 22nd ..... day of April, 1965, for the following reasons:

The site is included within a white area of the County Development Plan wherein it is the policy of the Local Planning Authority to restrict development to that considered to be essential and appropriate to a rural area and where general building development should be confined to the consolidation of existing settlements. The application is considered to conflict with this policy in that it proposes an additional dwelling in the countryside where the existing development is too meagre to constitute a settlement warranting consolidation. The proposal will result in injury to the rural amenities and will be likely to create an unfortunate precedent. The erection of one dwelling only on the site in replacement of the old cottage would be a more acceptable form of development.

Dated ..... 22nd .....

..... Clerk of the Council

N.B.—A statement of the applicant's rights is set out overleaf.

SOUTHPORT U.K. Tel 01704 26888 Fax 01704 25814

APPLICATION NO.2752

Name of appellant:
Mr &Mrs J King

Site address:
Riseley Cottage, School Road

Proposal:Proposed 2 storey side extension to dwelling plus demolition of existing extensions

Case Officer:NAB

Application

Single sto
at 46 St Pa
Wokingha

District
Allocated E
Date Regis

Vetting D

5 Week D
Extended

minus one day

EOT Agreed Y

Decision
Date

Date Commenced

Date Completed

J:ZLABELFI.DOC

ALLOWED
13/07/01

APPROVED

WRITTEN REPRESENTATION APPEAL

CASE OFFICER: NAB

APPLICATION NUMBER: 2752

APPELLANT: Mr &Mrs J King

SITE: Riseley Cottage, School Road, Swallowfield

APPEAL REF: APP/X0360/A/01/1061314

START DATE: 23/03/01

DATE OF SITE VISIT 20/06/01

ALLOWED 13/07/01

Progress Record	Date Actioned	Initials
Appeal Logged:	26/03/01	
Entered on Access:	28/03/01	DG
Notification Letters Due:	**06/04/01**	
Notification Letters Sent:	28/03/01	DG
Questionnaire Due:	**06/04/01**	
Questionnaire Sent:	28/03/01	DG
Statement Due:	**04/05/01**	NAB
Statement Sent:	12/04/01	LG
Comments on Statement Due	25/05/01	
Comments on Statement Sent	—	
Decision letter circulated:	17/07/01	DG
Decision entered on Access:	16/07/01	DG

Appeal Decision

site visit made on 20 June 2001

by Peter Horridge BSc (Hons)

DipTP FRICS MRTPI

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

The Planning Inspectorate
Room 4/17
Temple Quay House,
2 The Square,
Temple Quay,
Bristol BS1 6PN

☎ 0117 372 8927

13 JUL 2001

Date 13 JUL 2001

Appeal Ref: APP/X0360/A/01/1061314
Riseley Cottage, School Road, Riseley

- 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 and Mrs J King against the decision of Wokingham District Council.
- The application, ref: F/2000/2752, dated 3 November 2000, was refused by notice dated 19 December 2000.
- The development proposed is two storey side extension following demolition of existing extensions.

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

Planning Policies

1. The development plan includes the Berkshire Structure Plan, incorporating Alterations adopted in 1997, and the Loddon Area Local Plan, adopted in May 1995.

2. Policy C2 of the Structure Plan provides that development outside settlement boundaries will be strictly controlled. Policy LTV2 of the Local Plan similarly restricts development in rural areas, but the Local Plan makes provision for the extension of dwellings in rural areas under Policy LC19. Policy LBE2 seeks to resist inappropriate design.

3. The Wokingham District Local Plan is in course of preparation, and is therefore a material consideration in this appeal. I have been referred to the Deposit Draft, as amended by subsequent Proposed Amendments. Policy WCC1 deals with development in the countryside outside the Green Belt and outside settlement boundaries and lists the categories of acceptable development. As with Policy LTV2 of the adopted Local Plan, the extension of existing dwellings is not one of these categories, but, unlike adopted Local Plan Policy LTV2, emerging Local Plan Policy WCC1 does not make reference to the acceptability of additional types of development covered by other policies in the plan. There is thus some lack of clarity given that there is a specific policy WCC7 which permits extensions to dwellings in

the countryside where certain criteria are satisfied. Given this inconsistency, the weight that I can attach to the emerging Local Plan is limited.

The main issue

4. From what I have seen and read, I consider that the issue in this appeal is whether the proposal would result in a disproportionate addition to the dwelling, detrimental to the character and appearance of the surrounding area.

Reasons

5. The proposal involves the erection of a long two-storey extension in the form of a side wing. It would replace, and occupy a broadly similar footprint to, a single storey wing, albeit it would be significantly wider than the existing wing.

6. The Loddon Area Local Plan Policy LC19 says that appropriately designed and sited minor extensions to existing dwellings in rural areas will normally be acceptable, but that major extensions will not generally be approved. It says that the cumulative effect of all extensions to the original building will be taken into account.

7. There is dispute as to what constitutes the 'original building' and what elements of the existing wing it is appropriate to take into account. No definition of 'original' building is contained in the extracts from the Local Plan that have been supplied to me. In other contexts it has been taken to mean the dwelling as it existed on 1 July 1948. Although historic Ordnance Survey maps have been produced, as well as extracts from a planning application on the site made in 1967, which suggest that the range of single storey extensions to be replaced by this proposal were not part of the dwelling when originally built in the 19th century, I find them inconclusive as to whether the extensions post-date 1 July 1948. The most recent historic Ordnance Survey map dates from 1912, while the extract from the 1967 planning application is of a hand drawn block plan for a development elsewhere on the site, and in any event depicts the presence of buildings in the position now occupied by the single storey wing, albeit describing them as 'wooden sheds'. Certainly the existing 'store' which is one of the buildings shown to be removed for the proposed extension is a wooden building which suggests that it may not have existed in its present form for as long as 50 years, but there is insufficient evidence to suggest that the structures presently occupying the site of the proposed extension were not present in some form on the site on 1 July 1948. Overall, taking account of all of these factors, I conclude that it is right to consider the existing single storey structures occupying the site of the proposed extension as part of the 'original building' for the purposes of assessing the proposal against Local Plan Policy LC19.

8. The proposal would result in an increase in the floor area of the 'original' dwelling of some 53.8% according to the council's calculations. The appellant's agent says that the increase is 44.65% but this appears to be based on gross internal floor area and omits areas on the first floor with a headroom of less than 2m. Whichever method of assessment is preferred, the increase in the size of the dwelling would be significant, but whether, given the council's informal 'rule of thumb' that extensions of up to 50% of the original floor area are counted as 'minor', it results in an acceptable 'minor' extension, or a major extension which would be contrary to Policy LC19, depends in

my view on the overall visual impact of the extension rather than a precise mathematical calculation.

9. The extension would be visible from School Road and would increase the impact of built development on the site, as the present wooden store building is not particularly noticeable in this view. However, it would also be seen in the context of other built development in the area, in particular the two-storey semi-detached houses adjoining the site. Despite the increase in the height of the wing, and its length, it would remain subservient to the main cottage and its overall form, massing and appearance are such that it would be appropriate to its location. It would not extend built development towards areas which at present appear as open countryside, because the south side of School Road is already developed and the extension would merely appear to partly infill an already built-up frontage. It would in my view have no detrimental impact on the rural character of the countryside which surrounds this enclave of development. Policy LC19 specifically resists proposals which would have an adverse impact on the rural environment, and I judge this not to be such a proposal. Overall I formed the view that the proposal would not conflict with Policy LC19.

10. Although the weight to be attached to the emerging Local Plan is limited, I have nevertheless also considered the proposal against the criteria in Policy WCC7 of the Local Plan. My conclusions in the preceding paragraph are that there would be no adverse visual or physical impacts on the undeveloped character of the surrounding countryside, and there is no suggestion that the proposal would result in any adverse ecological impact (criterion A). My previous conclusions on the size of the proposal lead me to find that there would be no significant alteration to the scale of the dwelling and the scale of development on site (criterion B). I am satisfied that the design respects the context of the development, including local or regional building traditions and materials (criterion C). Overall, therefore, I am satisfied that the proposal conforms with Policy WCC7.

Conclusions

11. I conclude that the proposed extension would not result in a disproportionate addition to the dwelling and represent an obtrusive feature detrimental to the character and appearance of the countryside. In these respects, it would not therefore conflict with relevant local planning policies, particularly Policy C2 of the Berkshire Structure Plan, Policies LBE2 and LC19 of the Loddon Area Local Plan and Policies WOS3 and WCC7 of the emerging Wokingham District Local Plan.

12. I have considered all the other matters raised in the representations, but, in my opinion, none are sufficient to outweigh the factors which have led to my decision.

Conditions

13. The council has suggested the imposition of a number of conditions in the event of my concluding that planning permission be granted. The following comments use the council's numbering. Condition 2 relates to the appearance of the extension and I consider it more appropriate to impose a condition requiring approval of materials. Conditions 3 and 4 appear to be unnecessary as the development does not propose any changes to the parking arrangements within the site. They may have been

included in response to the reference in the Highways consultation to the provision of 4 parking spaces within the site, although it is not clear why so many spaces are needed for a single dwelling house. As the extension would increase the number of bedrooms from 3 to 4, it is possible that it will result in additional cars visiting the property, so instead of imposing the suggested conditions 3 and 4, I shall impose a condition that requires the submission, approval and implementation of a scheme for the parking of vehicles within the site. Condition 5 is necessary in the interests of the amenity of neighbouring residents and condition 6 is necessary to prevent the pollution of groundwater.

Formal Decision

14. For the reasons given above, and in exercise of the powers transferred to me, I allow the appeal and grant planning permission for a two storey side extension following demolition of existing extensions at Riseley Cottage, School Road, Riseley in accordance with the terms of the application no. F/2000/2752, dated 3 November 2000 and the plans submitted therewith, subject to the following conditions:

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

    (2) Details, including samples, of the materials to be used in the external elevations of the proposed extension shall be submitted to and approved by the local planning authority prior to the commencement of development.

    (3) Details of the provision of parking for vehicles visiting the site shall be submitted to and approved by the local planning authority prior to the commencement of development and the development shall be carried out in accordance with the approved details.

    (4) No soakaways shall be constructed such that they penetrate the water table, and no soakaway shall exceed 3 metres depth below the existing ground level.

    (5) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order), no additional windows or similar openings other than those shown on the approved plans shall be constructed in the side elevation facing 1 School Road.

Information

15. These conditions require further matters to be agreed by the local planning authority. There is a right of appeal to the Secretary of State if they refuse any such application, fail to give a decision within the prescribed period, or grant a conditional approval.

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

17. This decision only grants planning permission under Section 57 of the Town and Country Planning Act 1990. It does not give any other approval or consent that may be required.

Peter Hamidge

INSPECTOR

The Planning Inspectorate

RIGHT TO CHALLENGE THE DECISION

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

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

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

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

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

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

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

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

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

INSPECTION OF DOCUMENTS

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

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

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

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

COMPLAINTS TO THE INSPECTORATE

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

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

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

PARLIAMENTARY COMMISSIONER FOR ADMINISTRATION (THE OMBUDSMAN)

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

COUNCIL ON TRIBUNALS

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

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The Planning Inspectorate

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

Direct Line 0117-3726079
Switchboard 0117-3728000
Fax No 0117-3728443

GTN 1371-6079

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

Your Ref: F/2000/2752

Our Ref: APP/X0360/A/01/1061314

Date: 13 July 2001

Dear Madam

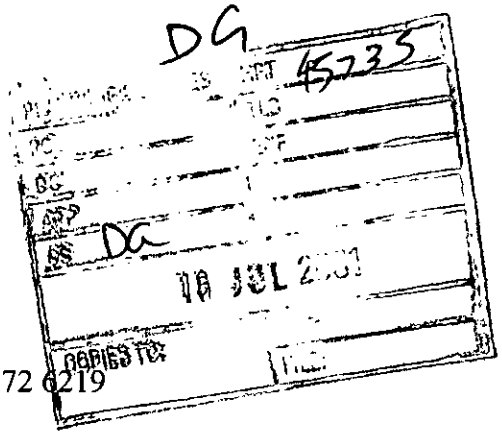
TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR AND MRS J KING
SITE AT RISELEY COTTAGE, SCHOOL RD, RISELEY, READING, BERKS, RG7 1XN

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

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

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

The Complaints Officer
The Planning Inspectorate
4/09 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 6PN



Phone No. 0117 372 8252 Fax No. 0117 372 6219

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

Yours faithfully

Miss A Groves

COVERDL1

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr & Mrs J King
C/O Arch-Tech
Unit B7
Fairoaks Airport
Chobham
Surrey
GU24 8HU

Application Number: F/2000/2752

Parish: **SWALLOWFIELD**

Location: **Riseley Cottage, School Road, Riseley, Reading.**

Proposal: **Proposed two storey side extension to dweling plus demoition of existing extensions.**

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 by virtue of its size, bulk and siting represents an obtrusive feature to the detriment of the character of the countryside. The proposed development is therefore considered to be contrary to the Berkshire Structure Plan policy C2, the Wokingham District Local Plan (Deposit Draft) policies WOS3, WCC1 and WCC7 and the Loddon Area Local Plan policies LTV2, LC19 and LBE2.

John Mitchell
Development Control Manager
Date: 19/12/2000

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

The Planning Inspectorate

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

Direct Line 0117-3726079
Switchboard 0117-3728000
Fax No 0117-3728443

GTN 1371-6079

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

Your Ref: F/2000/2752

Our Ref: APP/X0360/A/01/1061314

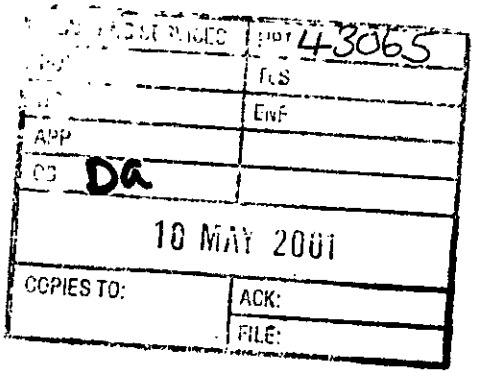
Date: 4 May 2001

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR AND MRS J KING
SITE AT RISELEY COTTAGE, SCHOOL RD, RISELEY, READING, BERKS, RG7 1XN

I enclose a copy of the appellants statement relating to the above appeal.

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



Yours faithfully

Miss A Groves

211AL(BPR)

RAYMOND W. COUZENS
Town Planning & Development Design Consultant
5 Ferniehurst, Waverley Drive, Camberley, Surrey GU15 2DQ
Telephone: Camberley (0276) 20872

Wokingham D. C.,
Planning Dept.
P.O. Box 157,
Shute End,
Wokingham,
Berks RG40 1WR

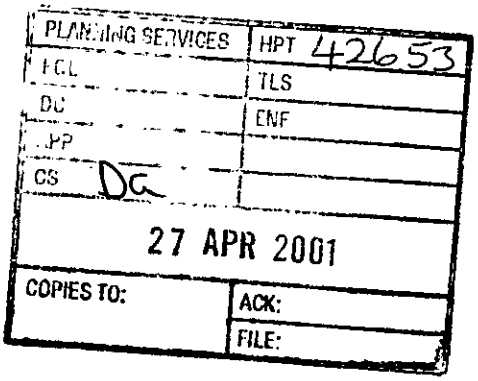
26th April 2001

F.A.O. Mrs. D. Gumbrell

Dear Sirs,

Appeal by Mr. & Mrs. J. King.
Riseley Cottage, Riseley.

I enclose herewith a copy of a letter with enclosure sent today to the Planning Inspectorate.



Yours faithfully,

R. W. Couzens.

RAYMOND W. COUZENS
Town Planning & Development Design Consultant
5 Ferniehurst, Waverley Drive, Camberley, Surrey GU15 2DQ
Telephone: Camberley (0276) 20872

The Planning Inspectorate,
Room 1004,
Tollgate House,
Houlton Street,
Bristol BS2 9DJ

26th April 2001

F.A.O. Miss A. Graves

Dear Sirs,

APP/X0360/A/01/1061314
Riseley Cottage, School Road, Riseley, Berks.

I enclose herewith duplicate copies of the Appellants amplification of case on behalf of Mr.& Mrs.J.King. A copy has been sent to the LPA who's statement is still awaited.

Yours faithfully,

R. W. Couzens.

RISELEY COTTAGE,SCHOOL ROAD,RISELEY

READING,BERKS RG7 1XN

APPEAL BY MR & MRS J.KING

APP/X0360/A/01/1061314

APPELLANTS AMPLIFICATION OF CASE AND ADDITIONAL GROUNDS OF APPEAL

Raymond W. Couzens
April 26th 2001.

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B. RISELEY COTTAGE PERMITTED DEVELOPMENT
PLANS & ELEVATIONS 1:100

C. RISELEY COTTAGE AS PROPOSED
PLANS & ELEVATIONS 1:100

1. RISELEY COTTAGE

1.1. The property is situated on a plot of 0.194 acres (0.08Ha) within a small group of houses fronting School Lane on the outskirts of Riseley.

1.2. The existing two storey cottage is located on the northern boundary of the site with single storey kitchen, utility and storage facilities set back from the frontage and located along the eastern boundary to a depth of approximately 14.5m (See submitted Drawings 795/01 & 2).

1.3. The property is separated from the nearest house on the eastern side by a small ditch and a grassy track (an unregistered public footpath). There is a 3m high hedge along the common boundary with the footpath clear of the existing buildings.

1.4. A detached garage is situated on the western boundary.

1.5. The nearest residential buildings are situated 3m from the western boundary and 10m from the eastern boundary where they are situated some 15m away from the northern (School Rd.) frontage.

1.6. There is open agricultural land to the north and a wildlife Heritage site to the south.

1.7. The cottage buildings cover 93.6sq.m. of the site area and the garage a further 22.5sq. m. - a total of 14.8% of the site area.

1.8. The property has no planning history up to the time of the appeal proposal and the appellants permitted development rights are intact.

1.9. The existing cottage has six habitable rooms, a utility room and a store. The appeal proposal consists of nine habitable rooms, a utility room and increased toilet facilities.

1.10. The 'footprint', gross floor area and the cubic content of the existing cottage are detailed in Appendix A.

2. THE PROPOSAL

2.1. The appellants wish to accommodate the growing space requirements of their family together with some provision for an elderly relative of advancing years who although presently independant will require integral accommodation in the near future.

2.2. The appeal proposal is the result of a careful assessment of the floorspace required in relation to the present disposition of buildings on the site and the need to preserve both the character of the present buildings and their relationship to the surroundings.

2.3. A partial rebuilding and single storey extension of the existing cottage in accordance with the criteria set out in Class A1 of Schedule 2 of the General Permitted Development Order 1995 would not provide enough floorspace to meet the appellants requirements.

2.4. The physical extent of permitted development described in 2.3. above would increase the total area of the site covered by buildings by 2.0%.

2.5. The physical extent of the appeal proposal would increase the total area of the site covered by buildings to a total of 17.3% of the site area - an increase of only 0.5% over that resulting from permitted development.

2.6. The appeal proposal utilises the siting of the original buildings to provide a two storey extension capable of meeting the appellants requirements within minimal site coverage.

3. DEVELOPMENT CONTROL POLICIES

3.1. The General Permitted Development Order 1995 defines the extent to which a dwelling house can be enlarged, altered or improved without the need for formal Town Planning consent. By implication, development which falls within the acceptability criteria is not likely to infringe general development control policy.

3.2. A single storey alteration/enlargement of the dwelling in accordance with the GPDO would result in a virtually identical footprint to that of the appeal proposal (See Appendix B). However, it would not be sufficient to meet the appellants need for additional accommodation.

3.3. The proposal to erect a two-storey building within the footprint of the 'permitted' building results in the need for formal permission and consideration in the light of the local policies.

3.4. The proposed design seeks to maintain the overall relationship with neighbouring properties created by the existing disposition of buildings within the site, whilst minimising the increase in height over and above that which would be permitted by the GPDO. (See Appendix C).

3.5. Berkshire Structure Plan Policy C2 referred to in the refusal notice is designed primarily to restrict completely new building proposals. It does however allow the adaptation or redevelopment of existing buildings. It should not be used to inhibit householder proposals except where they are likely to infringe locally defined design criteria.

3.6. The proposal involves the provision of additional family accommodation to an existing detached house. It cannot infringe Local Policy WOS(A) or (F).

3.7. The proposal complies with Local Policy WCC1 acceptability criteria (D).

3.8. Local Policy WCC7 defines three local design criteria and is the most relevant to consideration of the proposal. In essence it refers to the visual impact and scale of proposals and the materials involved.
To assess the extent, if any, to which this policy is materially infringed it is respectfully suggested that consideration be given to the nature of the appeal proposal in relation to the extent of 'permitted' development. Only the difference between the two resultant buildings requires the application of the policy criteria.

3.9. There is no material difference between 'permitted' development and the proposal in terms of footprint (See Appendix C plan).

3.10. The appeal proposal results in a 17.65% greater cubic content than allowed under the GPDO. (See Appendix C)

3.11. The appeal proposal results in 25.7% more usable floorspace than allowed under the GPDO (See Appendix C)

3.12. The proposal extends no further along the eastern boundary than the existing buildings.

3.13. The eastern wall of the proposal is set back further from the boundary than the existing buildings.

3.14. The vertical eastern wall of the proposal is 1.35metres higher than the 'permitted' single storey extension (See Appendix C elevations).

3.15. The overall roof height of the proposal is lower than the existing cottage and 1.75 metres higher than the 'permitted' single storey extension (See Appendix C elevation).

3.16. The submitted drawings proposed facing materials 'to match existing' thus complying with WCC7(c).

3.17. The elevational treatment proposed reflects the appearance of the existing building.

3.18. Loddon Area Policy LTV2 is misapplied. See Grounds of Appeal No.7.

3.19. Loddon Area Policy LC19 is respected. See Grounds of Appeal No.8 and analysis above.

3.20. Loddon Area Policy LBE2 is respected. See Grounds of Appeal No.9 and analysis above.

4. SUMMARY (ADDITIONAL GROUNDS OF APPEAL)

4.1. A study of the existing plan form and the location of buildings suggests a natural siting for enlargement of the property on the eastern side.

4.2. An application of the volumetric or area limits set by the GPDO 1995 would allow a plan profile virtually identical to that proposed.

4.3. The design reflects the overall appearance of the existing cottage in the choice of facing materials.

4.4. The submission proposes first floor accommodation partially enclosed within a hipped roof in order to reduce the overall height to 0.5m less than that of the original building and 1.5m higher than permitted by the GPDO 1995.

4.5. The new building is set further back from the eastern boundary than the existing Utility Room and Store thus allowing space for low level hedging or similar planting.

4.6. The two windows lighting habitable rooms in the east wall overlook the length of School Road. Two smaller windows light a utility room and toilet facilities. All are situated a minimum of 8 metres from the nearest residential boundary and 12 metres from the nearest building.

4.7. The siting of the building to the west of existing property ensures no overshadowing or loss of light to nearby dwellings or the grassy track.

4.8. The usable floorspace proposed is 25.7% greater than the maximum allowed by the GPDO and 44.65% greater than existing. The informal 'rule of thumb' method utilised by the LPA defines a 'minor' extension as no more than 50% of the original area.(See LPA letter dated 23/10/00).

4.9. The cubic content of the proposal is 20% greater than allowed by the GPDO and 42.4% greater than existing. (See LPA letter)

4.10. The proposal represents a measured and sensitive approach to the design of accommodation only modestly in excess of similar proposals not requiring permission and well within local design criteria. The Inspector is respectfully requested to uphold the appeal and grant permission subject to appropriate conditions.

APPENDIX A

RISELEY COTTAGE AS EXISTING

Basic Data

a)	'Footprint':-	Cottage & Kitchen	65.4 sq.m.
		Utility Room & Store	28.2
			93.6 sq.m.
		Garage	22.5
		TOTAL	116.1 sq.m.(14.8%)
b)	Floor Area (Gross Internal):-		
		Cottage & Kitchen	97.1 sq.m.
		Utility Room & Store	24.3
			121.4 sq.m.
		Garage	18.6
		TOTAL	140.0 sq.m.
c)	Cubic Content :-		
		Cottage & Kitchen	310.86 cu.m.
		Utility Room & Store	65.59
			376.45 cu.m.
		Garage	60.64 (approx)
		TOTAL	437.09 cu.m.

APPENDIX B

RISELEY COTTAGE.'PERMITTED' DEVELOPMENT

Note :- This data reflects the results of a proposal in accordance with Schedule 2 Class A of the GPDO 1995. i.e. The demolition of the existing Utility Room and store and rebuilding incorporating a 70 cu.metre increase in cubic capacity, all in a single storey extension on the site of the existing buildings.

a)	'Footprint':-	Cottage & Kitchen	65.4 sq.m.
		G.F. extension	44.0
			109.4 sq.m.
		Garage	22.5
		TOTAL	131.9 sq.m. (16.8%)
b)	Floor Area (Gross Internal):-		
		Cottage & Kitchen	97.1 sq.m.
		G. F. extension	37.6
			134.7 sq.m. *See note 1.
		Garage	18.6
		TOTAL	153.3 sq.m.
c)	Cubic Content :-		
		Cottage & Kitchen	310.86 cu.m.
		Rebuild	65.59
		GPDO Allowance	70.00
			446.45 cu.m.
		Garage	60.64
		TOTAL	507.09 cu.m.

* Note 1 The 15% floorspace allowance would yield a total of 139.6 sq.m. and a greater cubic content.

APPENDIX C

RISELEY COTTAGE AS PROPOSED

Note :- This data reflects the submitted design as detailed on application drawings Nos. 795/03 & 04.

a)	'Footprint'	Cottage	50.6 sq.m.
		G.F. extension	62.4
			113.0 sq.m.
		Garage	22.5
		TOTAL	135.5 sq.m.
b)	Floor Area(Gross internal)		
		Cottage	85.3 sq.m.
		2 storey extension	103.6 * See No.1 below
			188.9 * " " "
		Garage	18.6
		TOTAL	207.5 sq.m.
c)	Cubic Content	Cottage	261.42 cu.m.
		2 storey extension	274.52
			535.94 cu.m. * See No.2 below
		Garage	60.64
		TOTAL	596.58 cu.m.

* Note 1. In order to minimise overall height the design incorporates first floor accommodation partly within the roof profile. This limits usable floorspace. If a deduction is made for the amount of floorspace with a headroom of less than 2 metres the overall area is reduced to 90.3 sq.m., the total to 175.6 sq.m. (25.7% greater than the maximum allowed as 'permitted'development).

* Note 2. Resultant cubic content is 20% greater than allowed as 'permitted' development.

SWALLOWFIELD PARISH COUNCIL

PENTON COTTAGE
SWALLOWFIELD STREET, SWALLOWFIELD
READING, BERKS, RG7 1QX
Tel: 0118 988 5929 Fax: 0118 988 6443
email: clerk@swallowfieldpc.freeserve.co.uk

Copy

13 December 2000

FAXED AND POSTED

Planning Dept.,
P.O. Box 157,
Wokingham District Council,
Shute End,
Wokingham,
Berks. RG40 1WR

Dear Sirs,

Application Number: F/2000/2752
Location: Riseley Cottage, School Road, Riseley, Swallowfield Parish
Proposal: Proposed two storey side extension to dwelling plus demolition of existing extensions.
Case Officer: Natalie Brown

The Parish Council considers that the existing outbuildings have no architectural merit, and that their replacement with the proposed attractive two storey extension to the existing dwelling will not damage the character of the area.

However, whilst the Parish Council understands the reasoning for the rendered finish in that it matches the original dwelling, it considers that the important elevation facing the stream will look very bland, and unless kept well maintained may, in a relatively short space of time, look rather dirty and unkempt. The Parish Council considers that a brick finish, or half tile hung and half brick elevation would look more pleasing, and would not look out of place with the existing dwelling.

The Parish Council therefore, subject to the above caveat, has no objection to this proposal.

The Parish Council notes that on 10 December 2000 no red planning notice appeared to be on display.

Yours faithfully,

C Adams

Mrs. C. Adams, Clerk

HIGHWAYS CONSULTATION SHEET

From: Natalie Brown **Date:** 15 November 2000

Application Number: F/2000/2752

Proposal: Proposed two storey side extension to dweling plus demoition of existing extensions.

Parish: SWALLOWFIELD PARISH

Site Address:
Riseley Cottage, School Road, Riseley, Reading.

Applicant:
Mr & Mrs J King C/O Arch-Tech.

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

Please could Highways have an additional plan showing the parking layout for 4 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)

Signed: _____ **Print name:** Adam Coggins

22/11/00

1/12 12pm - phoned & left message re/ the above message will be sent on a plan sent

Our ref: SP\2000\002712\001
Your ref: F/2000/2752

Date: 11th December 2000

ENVIRONMENT AGENCY

	37737
CC	
APP	
CS	
14 DEC 2000	
COPIES TO:	ACK:
	FILE:

District Planning Officer
Wokingham District Council
Council Offices,
Shute End,
Po Box 157
Wokingham
Berkshire
RG11 1BN

Dear Sir/Madam

2 STOREY SIDE EXTENSION TO DWELLING PLUS DEMOLITION OF EXISTING EXTENSIONS
RISELEY COTTAGE, SCHOOL ROAD, RISELEY, READING

Thank you for your letter dated 15 November 2000 which was received on 17 November 2000. You are asked to quote the following reference in any correspondence: SU76SW/19/1. The Environment Agency has the following comments:

The Environment Agency has no objection, in principle, to the proposed development provided the following conditions are imposed on any planning permission granted:

PLANNING CONDITIONS

CONDITION: No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3 metres in depth below existing ground level.
REASON: To prevent pollution of groundwater.

PLANNING INFORMATIVES

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

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for any discharge of sewage or trade effluent into controlled waters (e.g. watercourses and underground waters), and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld. *Contact Andrea Szabados on 01276 45 4373 for details.*

ADVICE TO PLANNING AUTHORITY

Conservation: Contact Liz Baldwin on 01276 45 4430

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 7SQ
Telephone : 01276 454300 Fax : 01276 454301

The Environment Agency ordinarily requests that new development should not be sited within 5 metres of any watercourse, which is the minimum buffer zone for any new development required along non-main river. As the extension to be demolished is already very close to the watercourse, the new development provides the opportunity to site the new extension further away from the stream than the existing. The Agency would therefore accept a reduced buffer zone of 3 metres as the minimum distance required between the new extension and the top of the bank of the adjacent stream. No additional bank protection should be implemented which would prevent the natural process of erosion.

Buffer zones to watercourses are required for the following purposes:
(i) to allow the watercourse to undergo natural processes of erosion and deposition, and associated changes in alignment and bank profile, without the need for artificial bank protection works and the associated destruction of natural bank habitat;
(ii) to provide for the terrestrial life stages of aquatic insects, for nesting of water-related bird species, and for bank dwelling small mammals;
(iii) to provide a "wildlife corridor" bringing more general benefits by linking a number of habitats and affording species a wider and therefore more robust and sustainable range of linked habitats;
(iv) to allow for the maintenance of a zone of natural character with vegetation that gives rise to a range of conditions of light and shade in the watercourse itself. This mix of conditions encourages proliferation of a wide range of aquatic species, including fish;
(v) to allow, where appropriate, for the regrading of banks to a lower and safer profile, in areas where there is public access;
(vi) to prevent overshadowing of watercourses by buildings; and
(vii) to reduce the risk of accidental pollution from run-off.

The buffer zone should be subsequently undisturbed and maintained for wildlife to provide a wildlife corridor.

There must be no contamination (eg by silt, oil, rubble or any other debris or pollutants) of the adjacent watercourses / adjacent ditches or drains if development proceeds.

There must be no fires, dumping, storage of materials or tracking of machinery within the buffer zone which should be suitably marked and protected during development.

ADVICE TO APPLICANT

Environment Protection: Contact Nick Weddell on 01276 454405

Surface water from hard surfaced areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

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

DECISION NOTICE

Cont/d..

Would you please forward a copy of the decision notice to this office quoting our reference.

A copy of this letter has been sent to the agent.

If you have any further queries please do not hesitate to contact myself on 01276 454 323 quoting the reference cited at the beginning of this letter.

Yours faithfully

Sarah Paxman
Development Planning Officer

cc: Arch-Tech, Unit B7 Fairoaks Airport, Chobham Surrey GU24 8HU



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 0117-3726253
Switchboard 0117-3728000
Fax No 0117-3728804
GTN 1371-6253

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

Your Ref: F/2000/2752

Our Ref: APP/X0360/A/01/1061314

Date: 5 June 2001

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR AND MRS J KING
SITE AT RISELEY COTTAGE, SCHOOL RD, RISELEY, READING, BERKS, RG7 1XN

I am writing to inform you that the inspector appointed by the Secretary of State to determine the above appeal in accordance with the provisions of Schedule 6 of the Act is

Mr P G Horridge BSc(Hons) DipTP FRICS MRTPI.

With reference to the above appeal the Secretary of State has arranged for the inspector to visit the appeal site at 12:30 on Wednesday 20 June 2001 and you are requested to arrange for the inspector to be met at the site at 12:30 to enable the inspection to be made.

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

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

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

In general, decision letters are issued within 5 weeks of the 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

C M Vicary

Miss C Vicary

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

209D

The Planning Inspectorate

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GTN 1371-6079

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

Your Ref: F/2000/2752

Our Ref: APP/X0360/A/01/1061314

Date: 25 May 2001

Dear Madam

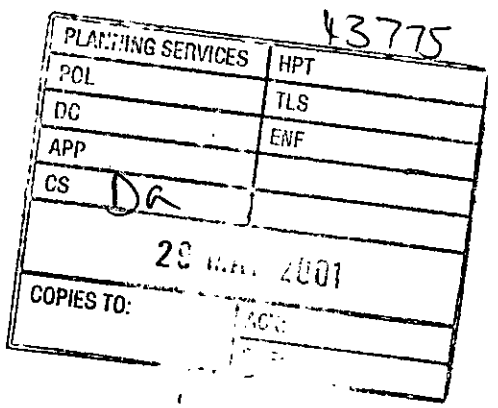
TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR AND MRS J KING
SITE AT RISELEY COTTAGE, SCHOOL RD, RISELEY, READING, BERKS, RG7 1XN

I enclose for your information a copy of the appellant's final comments on the above appeal. Normally, no further comments, from any party, will now be taken into consideration.

Yours faithfully

Miss A Groves

217L(BPR)



Dan,
there was nothing
enclosed with this!
Ian.

RISELEY COTTAGE, SCHOOL ROAD, RISELEY, BERKS RG7 1XN

Appeal by Mr. & Mrs. J. King.

APP/X0360/A/01/1061314

APPELLANTS COMMENTS UPON THE STATEMENT OF THE L.P.A.

Note :- Para Nos. refer to the Statement.

2.03/4.03. The L.P.A. seek to suggest that extensions have been carried out in the past which impair the appellants permitted development rights. The basis for such a suggestion is tenuous (see below).

The plan forming Appendix 1 is inaccurate in that it does not represent the buildings presently on site.

A study of the maps forming Appendices 2 & 3 reveals that at some time between 1912 and 1967 two buildings were erected on site. One, a garage was later replaced. The second, noted as a 'wooden shed' was of a height, appearance and use unknown, but its proximity to the main building suggests a very close or integral use. As the dates for the erection of these buildings lie within a period of 55 years, it cannot reasonably be assumed that they do not form part of the original building for development control purposes i.e. pre 1948.

It should be noted that the 'wooden shed' is comparable in floor area to the present lobby/ utility/store and its use could well have been similar.

All these dates, appearances and uses are indeterminate and conjectural. They should not be used to undermine an assessment of the size of extension available to the appellant under the terms of the G.P.D.O. 1995.

4.05/5.02. The L.P.A. interpretation of existing footprint is dependant upon a dubious interpretation of the original floor area. (See comments above).

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS DC	
29 MAY 2001	
COPIES TO:	ACK:
	FILE:

4.06/5.02. The appellant has included the detached garage in the calculations of footprint because G.P.D.O. 1995 Classes A & E refer to all buildings within the curtilage.

SUMMARY. The L.P.A. have demonstrated no sound basis for an implied denial of the appellants rights under the G.P.D.O. 1995, and their calculations are based upon indeterminate and consequently unjustifiable assumptions.

The size, shape, appearance and disposition of the proposal is in keeping with the existing property and its location.

The surrounding neighbourhood is characterised by small groups of domestic buildings of varying size and shape which have been altered, extended and adapted over many years to meet the requirements of their occupants. These activities produce the coherent visual diversity which represents the essence of a village atmosphere, where uniformity of massing, disposition and appearance have no place and which, if applied, would have a detrimental effect.

R. W. Couzens.

14th May 2001.

TOWN AND COUNTRY PLANNING ACT

SECTION 78 APPEAL

APPELLANT: **Mr and Mrs King**

APPEAL SITE: **Riseley Cottage, School Road, Swallowfield**

REASON FOR APPEAL: **Refusal of proposed two storey side extension to dwelling plus demolition of existing extensions**

LOCAL PLANNING AUTHORITY REFERENCE: **F/2000/2752**

DEPARTMENT OF THE ENVIRONMENT, TRANSPORT AND THE REGIONS REFERENCE: **APP/X0360/A/01/1061314**

1.00 LOCATION AND SITE DESCRIPTION

1.01 The site is located within an area designated as rural and countryside by the local plans. (See appendix 1 for location plan).

1.02 The site is the only one to be directly abutting School Road, (all other plots are set back from the road edge). The site is separated from No.1 School Road by a strip of land leading to 'The Marshes'.

2.00 RELEVANT PLANNING HISTORY

2.01 An outline application (O/134/65) at the site for the demolition of the existing cottage and replacement with a semi-detached house was refused in June 1965.

2.02 Whilst there are no records of previous extensions to the dwelling itself, the historic maps show that there have been no outbuildings at the sides of the dwelling between 1875 and 1912. (See appendix 2 for historic maps).

2.03 However, consent PD/434/67 for a detached garage show there to have been outbuildings at the site, and as being wooden sheds detached from the dwelling. The existing floor layout show these to be attached to the main dwelling, and as forming a solid structure incorporating a lobby, utility and store (see appendix 8 for existing plans). The only record of any outbuilding at the site was for the detached garage. (See appendix 3 for a copy of plans PD/434/67).

2.04 In December 2000, planning permission (F/2000/2752) was refused under delegated powers for the following reason:

"The proposed development by virtue of its size, bulk and siting represents an obtrusive feature to the detriment of the character of the countryside. The proposed development is therefore considered contrary to the Berkshire Structure Plan policy C2, The Wokingham District Local Plan (Deposit Draft) polices WOS3, WCC1, WCC7 and the Loddon Area Local Plan polices LTV2, LC19 and LBE2."

3.00 POLICY BACKGROUND

3.01 See appendix 4 for local plan status.

3.02 The relevant Berkshire Structure Plan policy (see appendix 5) is:
C2 – Development outside built-up areas and settlement boundaries

3.03 The relevant Wokingham District Local Plan polices (see appendix 6) are:
WOS3 – Development Control Principles
WCC1 – Development in the Countryside (Outside the Metropolitan Green Belt)
WCC7 – Extensions to Dwellings in the Countryside (Outside the Metropolitan Green Belt)

3.04 The relevant Loddon Area Local Plan polices (see appendix 7) are:
LTV2 – Development in Rural Areas
LC19 – Extensions to Existing Dwellings in Rural Areas
LBE2 – Inappropriate Design

4.00 THE CASE FOR THE LOCAL AUTHORITY

4.01 Policy WOS3 of the Wokingham District Local Plan (Deposit Draft) says that development shall be of high quality design that respect local context by virtue of siting, layout, and massing and policy LBE2 of the Loddon Area Local Plan says that development shall be appropriate in terms of its siting, scale, form and massing.

4.02 Riseley Cottage directly fronts the road and is already a prominent feature when approaching from 1-6 School Road. The existing single storey additions varying between 2.3m and 4m in ridge height are visible although there are some shrubs along the boundary. It is considered that a two-storey extension (5.65m in height to the ridge) in this prominent position would form an obtrusive feature by virtue of the bulk, massing and siting to the detriment of the open character of the area.

4.03 The existing lobby/utility/store as shown by the existing plans were not present on the historic maps in appendix 2 and were a wooden shed in plan PD/434/67 in appendix 3, and so clearly never formed a part of the original dwelling. The then wooden sheds as shown in plan PD/434/67 appear to have become incorporated in the main dwelling, and made into a more permanent structure. To therefore replace this with a two-storey extension is considered unacceptable.

4.04 Policy C2 of the Berkshire Structure Plan states that development will be strictly controlled and provided it is acceptable in scale, form impact, character and siting. Policies WCC1 and WCC7 of the Wokingham District Local Plan (Deposit Draft) states that extensions shall be acceptable if there is no significant alteration to the scale of the dwelling and scale of development on site, and that it would be appropriate in terms of scale, form, materials, design and character, to its location in the countryside. Policy and LC19 of the Loddon Area Local Plan says that

major extensions or any proposal which has an adverse impact upon the rural environment will generally not be approved. It is considered that the proposed development is contrary to all these policies.

4.05 The proposed development would increase what is considered to be the original footprint by 63.9% and the original floor area by 89%. This is considered to be more than a minor extension and would significantly alter the scale of the dwelling and the scale of the development on site, and is therefore contrary to local plan polices.

4.06 For the purposes of calculating percentage increases over the original and existing footprints and floor areas, the detached garage has been omitted from all the calculations. In determining the original floor area, the lobby/utility/store have been omitted as these lie in place of the detached wooden sheds shown on plan PD/434/67, so are clearly an addition to the original dwelling. The floor area of the lobby/utility/store has been included as part of the existing floor area only.

4.07 The percentage increases are shown in the table below:

(External floor area, M^2)	Original[1]	Existing[2]	Proposed[3]
Ground Floor/Foot Print	69.14	69.14 + 27.25 = 96.39	69.14 + 47.93 = 117.07
% Increase (footprint)	-	Over Original = 39.4%	Over Original = 69.3% (Over Existing = 21.5%)
First Floor	49.42	49.42	49.42 + 57.71 = 107.13
Total Floor Area	118.56	145.81	224.2
% Increase (total floor area)	-	Over Original = 23%	Over Original = 89% (Over Existing = 53.8%)

[1] Original area includes all ground floor shown on the existing plans except the lobby/utility/store (described as wooden shed on PD/434/67), and excludes the detached garage.
[2] Existing area excludes detached garage.
[3] Proposed area excludes detached garage.

5.00 COMMENTS ON THE APPELLANTS STATEMENT

5.01 In response to the appellants points 2, 5 and 8, as described in sections 2.02, 2.03, 4.03, whilst is would appear that the existing dwelling has not been directly extended, the proposed development is to replace what were once single storey detached outbuildings (not present on the historic maps), now joined onto the dwelling, with a two storey structure, which is considered unacceptable as described in section 4.00.

5.02 In response to the appellants first point, whilst the Council's calculations make the increase over the existing footprint as 21.5%, it is not appropriate to consider the increase over the existing floor area when clearly, that which is to be replaced never formed part of the original building. The increase in both footprint and total floor area are there much larger and considered as unacceptable, when compared back to the original floor area.

6.00 CONCLUSION

6.01 The proposed development by virtue of its size, location and massing is considered to be of detriment to the open character of the area.

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

7.00 CONDITIONS IN THE EVENT PLANNING PERMISSION IS GRANTED

The relevant suggested conditions were included when the Questionnaire was sent back to the Planning Inspectorate, and a copy can be found in appendix 9.

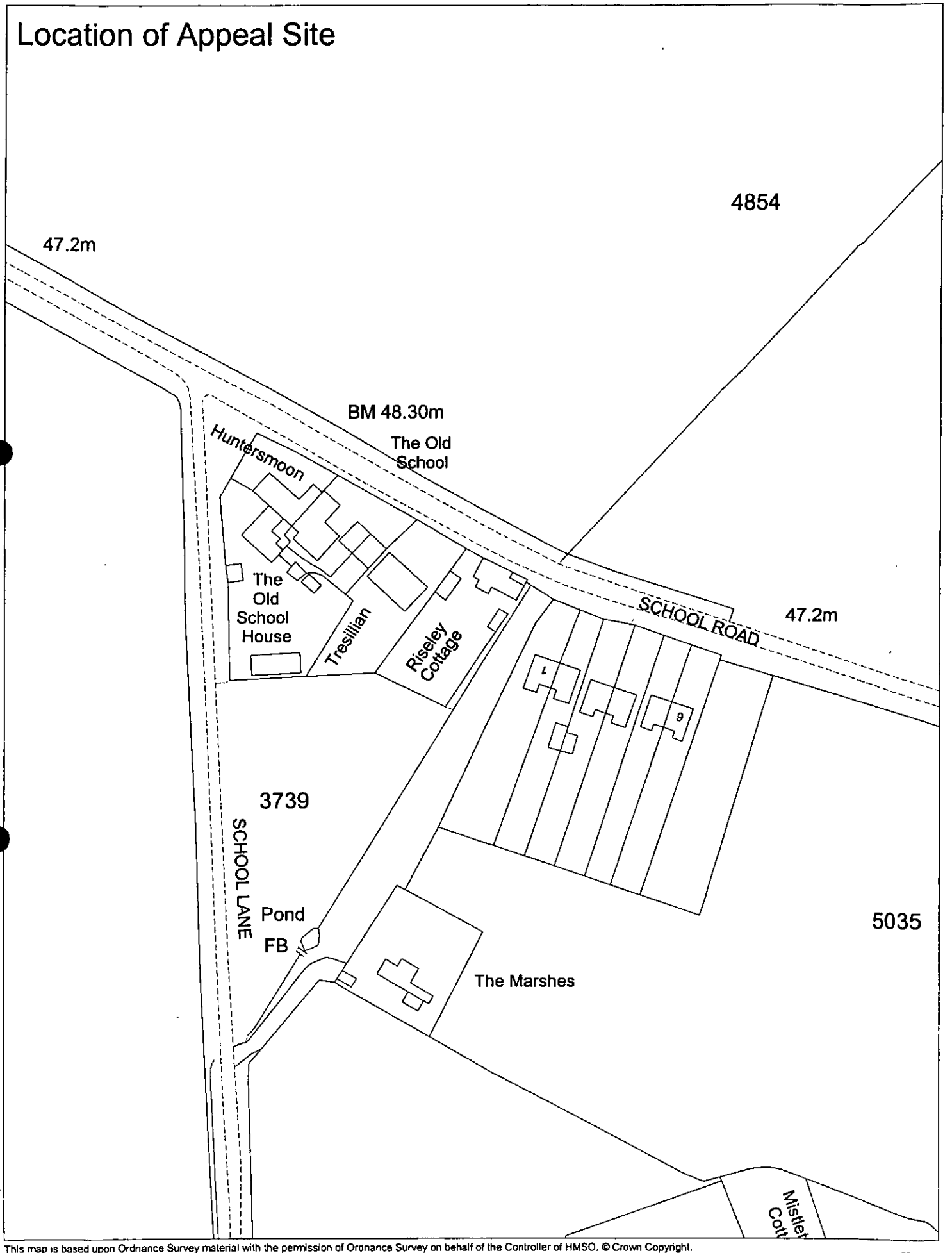
Natalie Brown
PLANNING ASSISTANT

APPENDICES

1. Site Location Map
2. Historic Maps: 1875, 1899, 1912
3. Copy of plans for PD/434/67
4. Local Plan status
5. Berkshire Structure Plan policy
6. Wokingham District Local Plan policies (Deposit Draft)
7. Loddon Area Local Plan policies
8. Existing and proposed plans
9. Suggested conditions in the event of the appeal being allowed.

APPENDIX 1

Location of Appeal Site



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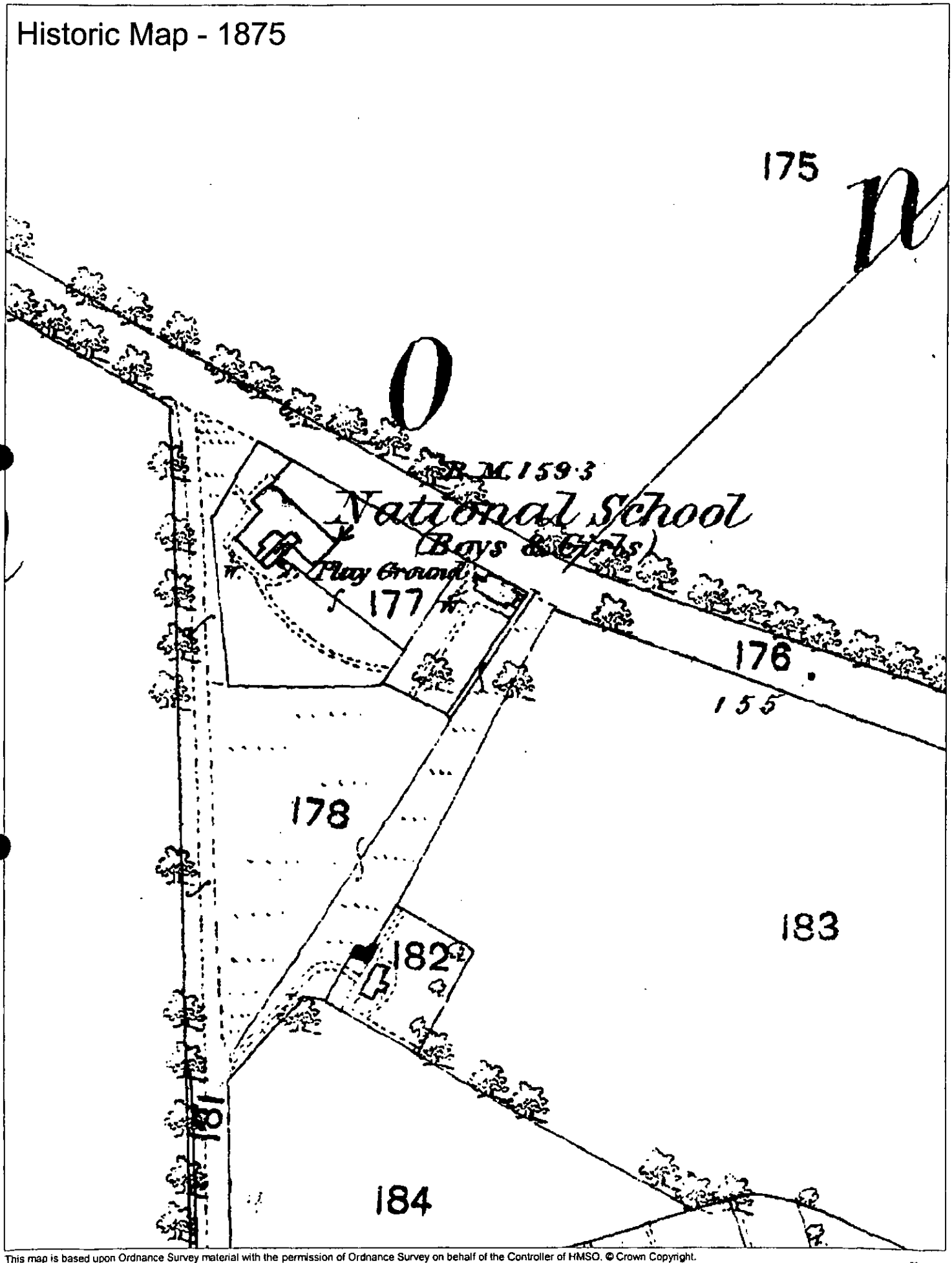
Development Control Section, Environmental Services, Wokingham District Council.

3 April 2001

Scale: 1 : 1250

APPENDIX 2

Historic Map - 1875



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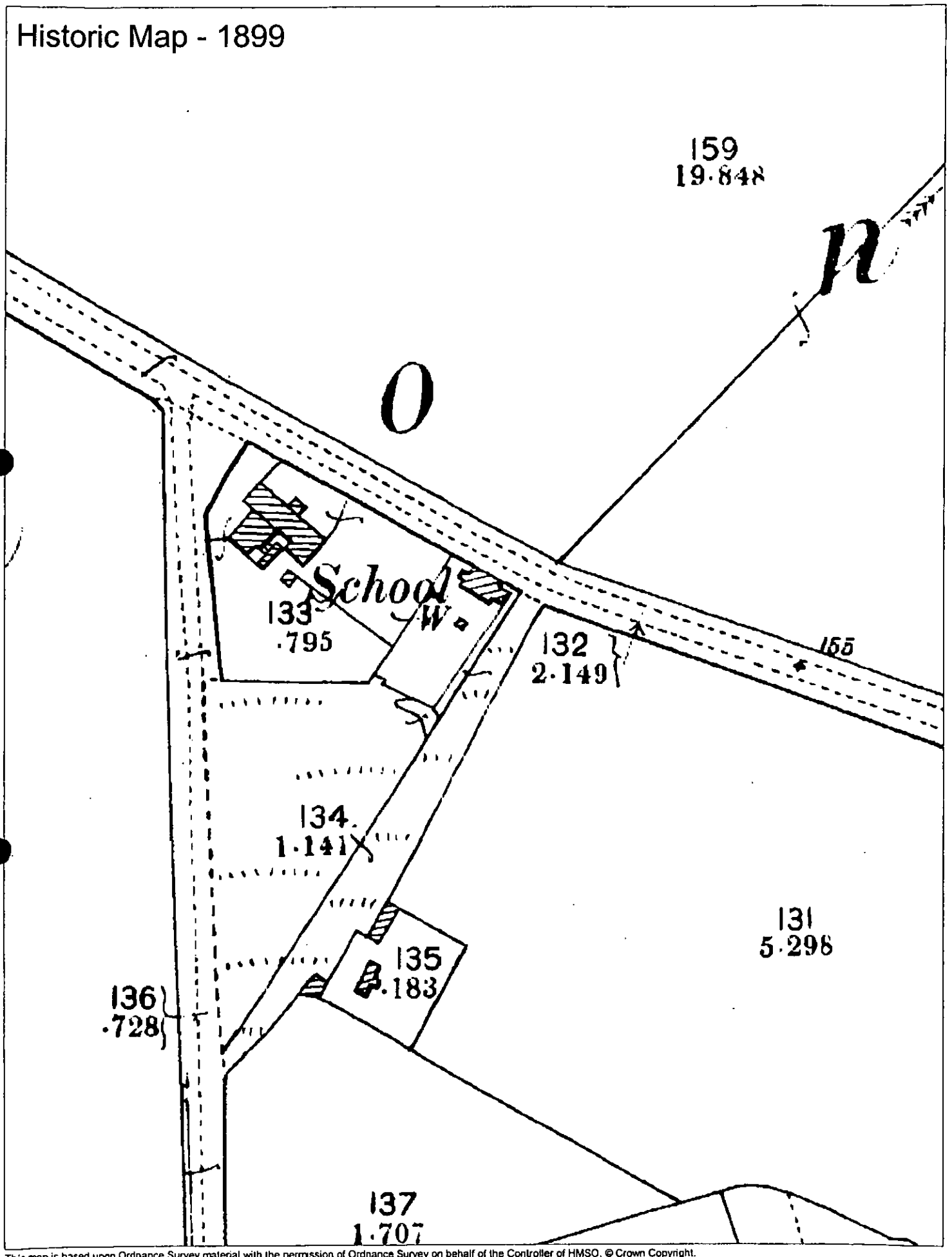
3 April 2001

Scale: 1 : 1250



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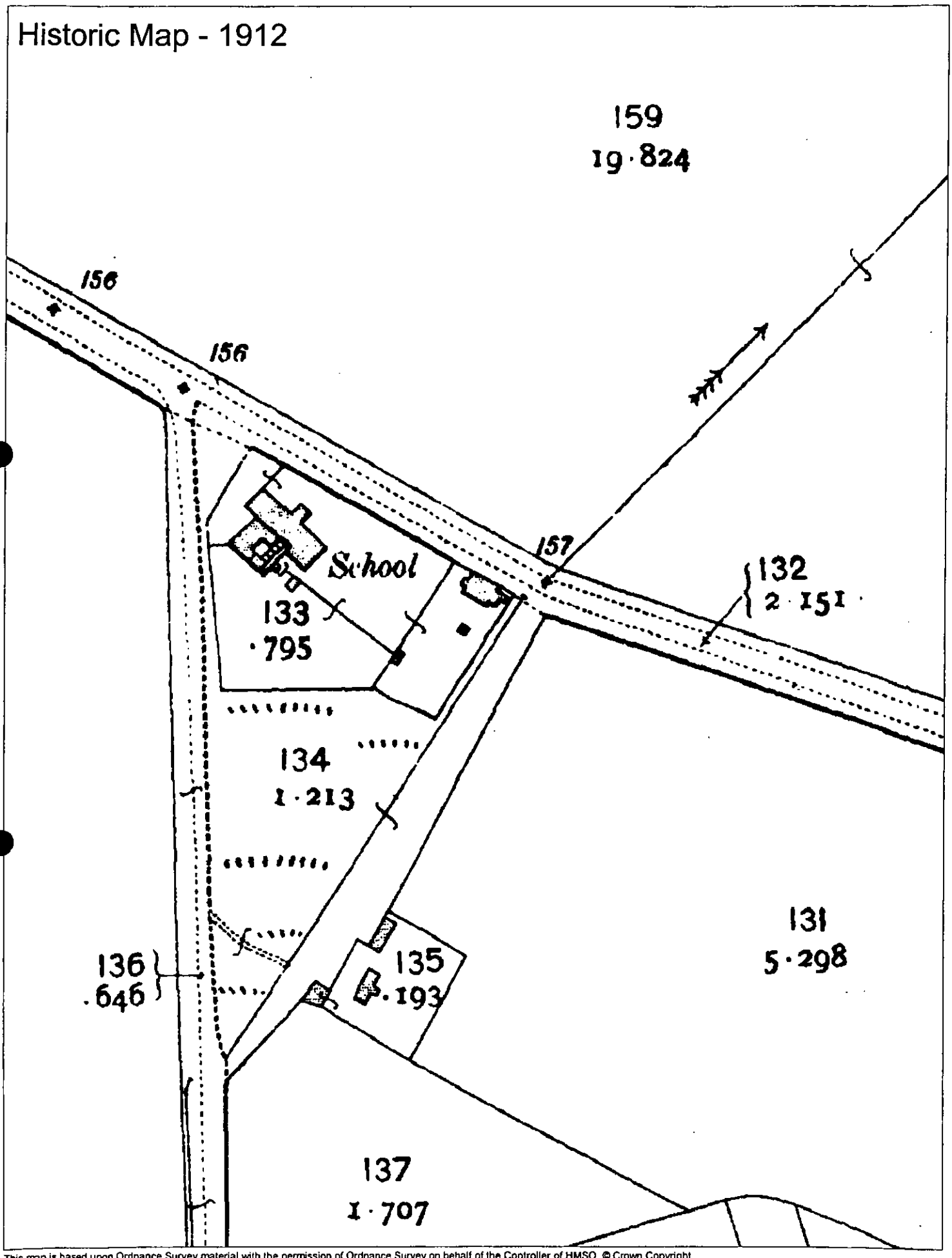
3 April 2001

Scale: 1 : 1250

Historic Map - 1912



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Development Control Section, Environmental Services, Wokingham District Council.

3 April 2001

Scale: 1 : 1250

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W E
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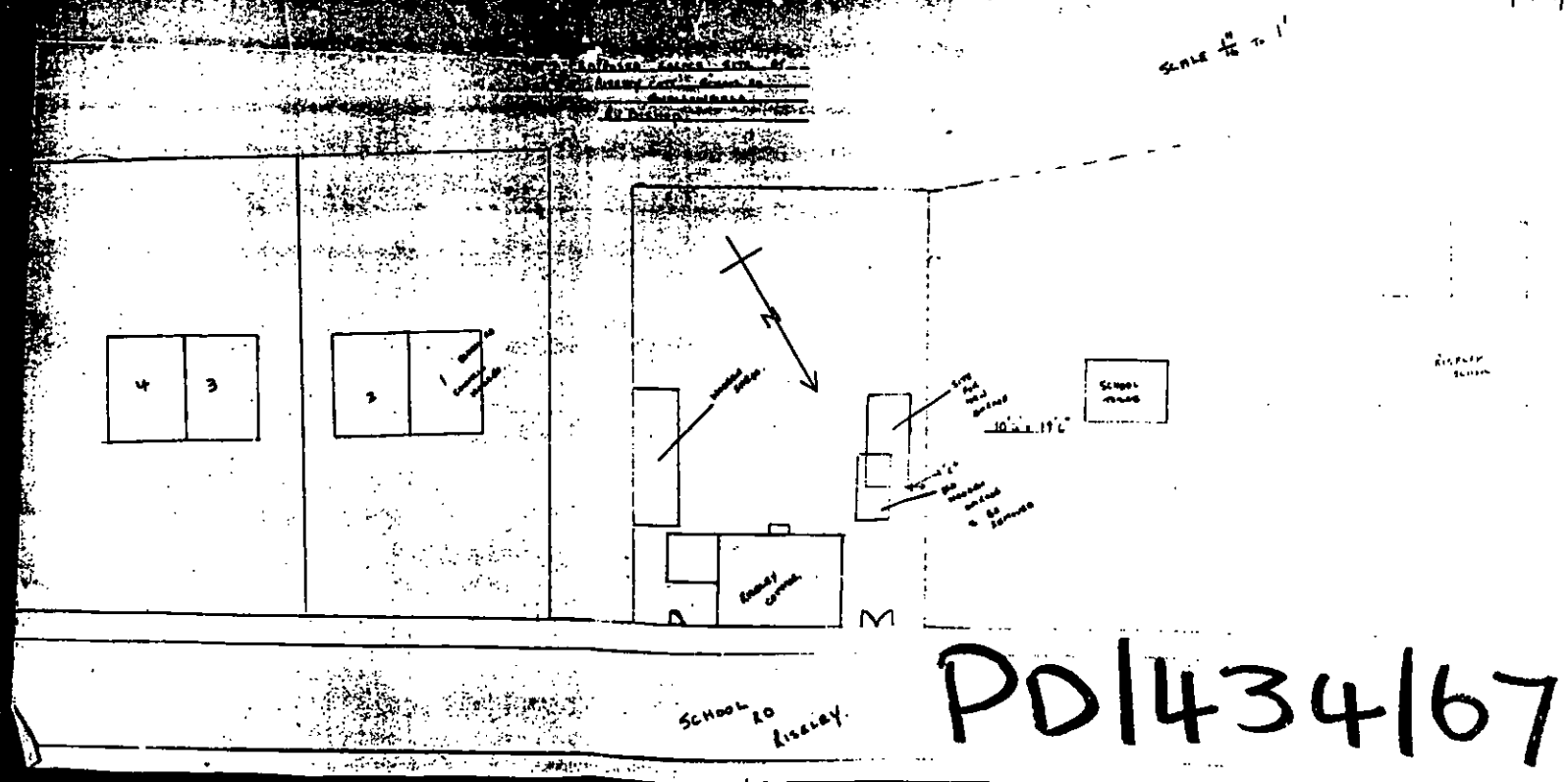
APPENDIX 3

PD/434/67



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APPENDIX 4

WOKINGHAM DISTRICT COUNCIL

RELEVANT DEVELOPMENT PLAN POLICIES (Loddon Area)

1. 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.

Berkshire Structure Plan

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

Loddon Area Local Plan

3. The Loddon Area 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 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".

Draft Wokingham District Local Plan

4. 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 is not expected until Summer 2001 (with the exception of policy WSM1).

APPENDIX 5



BERKSHIRE STRUCTURE PLAN 1991-2006

Incorporating Alterations adopted in August 1997





LIMITING THE SPREAD OF DEVELOPMENT

Controlling Development in the Countryside

5.8 The protection of the countryside is a fundamental concern and it is necessary to limit development within it to that which is both appropriate (in type and form) and sensitive to its location.

Development Outside Built-Up Areas and Settlements

Policy C2 **Development outside built-up areas and settlement boundaries defined in local plans (and not within the Metropolitan Green Belt - see Policy C4) will be strictly controlled, and permitted only :**

(i) where it is required for agriculture or forestry; or

(ii) for the re-use, adaptation or redevelopment of existing buildings, particularly to assist the diversification of the rural economy and to maintain or enhance the rural environment; or

(iii) other development for which a rural location is essential;

provided it is both appropriate in scale, form, impact, character and siting to its location in the countryside and is acceptable in terms of other policies in the Structure Plan.

5.9 Building in the open countryside away from existing settlements or from areas allocated for development in local plans will be strictly controlled in line with advice in PPG7, 'The Countryside and the Rural Economy'. Even where development may be acceptable in principle in the countryside the acceptability of a particular proposal will depend on its suitability for the proposed site; on the impact of any related activity; and on the adequacy of any measures to integrate the proposal into the surroundings. More detailed criteria relating to the control of development in the countryside will be included in local plans. With regard to redevelopment, such criteria may for example require that proposals should have no greater impact (in terms of bulk of buildings or site coverage) than the existing development and should secure environmental improvements.

5.10 Proposals for essential utilities will be considered under sub-section (iii) of Policy C2. Essential utilities include development and facilities, where these cannot be sited within settlements, for transport and related services, including park and ride and motorway service areas; for the distribution of gas, oil and electricity; for sewage disposal; for water supply and flood alleviation; and for telecommunications.

5.11 Where necessary to meet provisions made in the Structure Plan, settlement boundaries may be defined in local plans to allow for appropriate forms of development on sites on the edge of built-up areas.

Countryside

APPENDIX 6



Wokingham District Local Plan
Deposit Draft

With Proposed Amendments Highlighted

February 2000

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

POLICY WOS3: DEVELOPMENT CONTROL PRINCIPLES

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

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

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

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

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

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

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

Implementation: Through the development control process.

Monitoring: Planning applications determined.

Services, Amenities and Infrastructure

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

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

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

Cont.

THE COUNTRYSIDE

Development in the Countryside

2.21 It is important to note the distinction between the 'countryside' and 'rural areas'. These are quite separate in technical terms. 'Countryside' is all land beyond identified settlement boundaries. Note that the countryside within the Metropolitan Green Belt is subject to specific Green Belt policies that form part of a separate chapter in this plan. The 'rural areas' definition is set out in the Berkshire Structure Plan 1991 - 2006, para. 5.5 where it is defined as:

"...those places which lie beyond towns (and adjoining built-up areas) with populations of 10,000 or more. This definition accords with that used by the Rural Development Commission...Using this approach the following settlements fall outside the remit of Policy C1: Reading Urban Area (Woodley and Earley); Wokingham/Winnersh"

2.22 Using just the 'rural areas' definition would mean that much of the plan area is rural and includes settlements such as Finchampstead North and Twyford. Therefore the 'countryside' definition is considered more appropriate and will apply in this plan.

2.23 The guiding principle in the countryside is that development should both benefit economic activity and maintain or enhance the environment. Rural areas can accommodate some forms of development without detriment, if the type, form and design are sensitive to the location. New development should be carefully located having regard to existing settlement patterns and to historic, wildlife and landscape resources. *CERTAIN CATEGORIES OF DEVELOPMENT, E.G. AGRICULTURE AND TELECOMMUNICATIONS, ARE CLASSED AS PERMITTED DEVELOPMENT UNDER THE GENERAL DEVELOPMENT ORDER 1995 AND PRIOR NOTIFICATION TO THE COUNCIL OF THE EXERCISE OF THESE RIGHTS IS REQUIRED.*(PA 2/7) Development in the open countryside, away from existing settlements or areas allocated for development in this local plan will be strictly controlled. Some categories of development that may be appropriate, are set out in Policy WCC1 below.

2.23A INFILL DEVELOPMENT IS DEFINED AS ONE OR TWO DWELLINGS IN A SMALL GAP IN AN OTHERWISE BUILT-UP FRONTAGE. FOR THE PURPOSE OF THIS POLICY SMALL IS DEFINED AS NO LARGER THAN NECESSARY TO ACCOMMODATE TWO HOUSES HAVING REGARD TO THE WIDTHS OF THE EXISTING RESIDENTIAL FRONTAGES IN THE IMMEDIATE VICINITY. THE NEW DWELLING(S) SHOULD HAVE A SIMILAR ROAD FRONTAGE AND SIMILAR CURTILAGE TO ADJOINING DWELLINGS. IT IS ESSENTIAL THAT THE DEVELOPMENT DOES NOT ADVERSELY AFFECT THE CHARACTER OF THE AREA AND IN PARTICULAR NOT LEAD TO ANY URBANISATION OF THE AREA. SUCH DEVELOPMENT SHOULD PROVIDE ADEQUATE GARDEN OR AMENITY OPEN SPACE FOR THE PRIVATE ENJOYMENT OF RESIDENTS APPROPRIATE TO THE CHARACTER AND GENERAL LAYOUT OF THE AREA. THE PROTECTION OF TREES IN ACCORDANCE WITH POLICY WBE11 WILL BE ANOTHER IMPORTANT CONSIDERATION. **[A1]**

2.23B THE DEVELOPMENT WILL BE SUBJECT TO THE PROVISIONS OF POLICY WCC4 ON NEW BUILDINGS OUTSIDE SETTLEMENT BOUNDARIES. WHERE APPLICABLE, PROPOSALS FOR DEVELOPMENT WILL BE CONSIDERED AGAINST POLICY WCC2 AND POLICIES WLL2 TO WLL8 OF THIS PLAN AND THE RELEVANT POLICIES OF THE STRUCTURE PLAN. **[A1]**

POLICY WCC1: DEVELOPMENT IN THE COUNTRYSIDE (OUTSIDE THE METROPOLITAN GREEN BELT)

DEVELOPMENT OUTSIDE SETTLEMENT BOUNDARIES DEFINED IN THIS PLAN (AND NOT WITHIN THE METROPOLITAN GREEN BELT) WILL ONLY BE ALLOWED IN EXCEPTIONAL CIRCUMSTANCES AND WILL BE STRICTLY CONTROLLED THROUGH THE APPLICATION OF DETAILED POLICIES AND PROVISIONS OF THIS PLAN.

DEVELOPMENT WILL ONLY BE ACCEPTABLE IN PRINCIPLE WHERE THE PROPOSAL FALLS WITHIN AT LEAST ONE OF THE FOLLOWING CATEGORIES:

A) DEVELOPMENT FOR AGRICULTURE/FORESTRY

B) OUTDOOR SPORT/COUNTRYSIDE RECREATION

C) LOCAL COMMUNITY FACILITIES WHICH CANNOT BE LOCATED ELSEWHERE

D) RE-USE AND ADAPTATION OF EXISTING BUILDINGS

E) DIVERSIFICATION OF AN ESTABLISHED AGRICULTURAL BUSINESS WHERE IT COMPLIES WITH POLICY WRE1

Cont.

F) REDEVELOPMENT PROPOSAL IN THE COUNTRYSIDE

G) OTHER DEVELOPMENT APPROPRIATE TO THE COUNTRYSIDE WHICH CANNOT BE ACCOMMODATED WITHIN A SETTLEMENT

~~*H)SENSITIVE INFILLING OF SMALL GAPS WITHIN SMALL GROUPS OF HOUSES AND MINOR EXTENSIONS TO GROUPS OUTSIDE DESIGNATED GREEN GAPS (POLICY WCC 2) FOR RESIDENTIAL USE WILL BE ACCEPTABLE SUBJECT TO THE PROVISIONS OF POLICY WH1A*~~ **(PA 2/8)**

H) SENSITIVE INFILLING OF ONE OR TWO DWELLINGS IN A SMALL GAP IN AN OTHERWISE BUILT-UP FRONTAGE WHERE THE DEVELOPMENT WOULD NOT ADVERSELY AFFECT THE CHARACTER AND APPEARANCE OF THE AREA. **[A1]**

WHERE DEVELOPMENT IS ACCEPTABLE IN PRINCIPLE, IT WILL ONLY BE PERMITTED IF IT IS APPROPRIATE IN SCALE, FORM, MATERIALS, DESIGN, CHARACTER, TO ITS LOCATION IN THE COUNTRYSIDE AND BE CONSISTENT WITH OTHER POLICIES IN THIS PLAN (SUCH AS *THOSE RELATING TO GREEN GAPS, LANDSCAPE AND* **[A1]** NATURE CONSERVATION) AND ANY SUPPLEMENTARY PLANNING GUIDANCE.

THE CLOSING OF GAPS OR THE ENCLOSURE OF OPEN AREAS THAT ARE IMPORTANT COMPONENTS IN THE CHARACTER OF AN AREA WILL NOT BE PERMITTED.

Implementation: The development control process.

Monitoring: Planning applications determined within each category.

Separation of Settlements by Green Gaps and Wedges

2.24 As a result of the density of development and the variety of settlements that characterise the plan area, it is essential that the separate identity of these settlements is maintained by keeping real 'green wedges' and 'gaps' between them. Policy C6 of the Berkshire Structure Plan 1991 - 2006 states that the 'green wedges' and 'gaps' will be defined in local plans. The areas in question are set out on the proposals map supporting this plan. Some of these gaps are more vulnerable than others and any built development could undermine their importance. Where specific landscape features such as trees or hedgerows may be compromised measures for positive landscape management will be sought, where possible.

2.25 For the avoidance of doubt, 'green wedges' are areas of open space penetrating, partly enclosed by, or separating identified settlements. ~~*EXISTING PERMITTED USES WILL CONTINUE IN THESE AREAS BUT INTENSIFICATION OF THESE USES WILL NOT BE ALLOWED, IN ORDER TO PRESERVE THE EXISTING OPEN CHARACTER OF THE LAND.*~~ **(PA 2/9)** *EXISTING PERMITTED USES WILL CONTINUE IN THESE AREAS, BUT INTENSIFICATION OF THESE USES WILL NOT BE ALLOWED WHERE THE EXISTING OPEN AND UNDEVELOPED CHARACTER OF THE LAND IS ADVERSELY AFFECTED.* **[A2]** 'Gaps' comprise open land which provides physical or visual separation between distinct identified settlements.

2.26 The areas included in the green wedges and gaps policy have been identified previously in the adopted local plans as areas important to the separation of settlements. These are retained except where specific proposals require a change, e.g. the new settlement identified at Grazeley, south of the M4.

2.27 The green wedges and gaps can also be important because of the character and sense of place that they can contribute to the settlements. In the adopted local plans the separation of, and setting of, settlements

2.40 Detailed guidance on this is set out in Annex I (paras. I17 - I21) of PPG 7. DoE Circular 11/95 *The Use of Conditions in Planning Permissions* gives further advice on agricultural occupancy conditions.

POLICY WCC6: NEW DWELLINGS REQUIRED FOR COUNTRYSIDE LAND USES (OUTSIDE THE METROPOLITAN GREEN BELT)

A NEW DWELLING FOR COUNTRYSIDE LAND USES WILL NOT BE PERMITTED UNLESS *EVIDENCE DEMONSTRATES THAT* (PA 2/19) THERE IS:

A) AN ESTABLISHED EXISTING FUNCTIONAL NEED FOR A FULL TIME WORKER AND NOT A PART-TIME REQUIREMENT

B) A UNIT AND AGRICULTURAL ACTIVITY CONCERNED, THAT HAVE BEEN ESTABLISHED FOR AT LEAST THREE YEARS, HAVE BEEN PROFITABLE FOR AT LEAST ONE OF THEM, ARE CURRENTLY FINANCIALLY SOUND AND HAVE A CLEAR PROSPECT OF REMAINING SO

C) NO OTHER EXISTING ACCOMMODATION IN THE AREA THAT IS SUITABLE AND AVAILABLE FOR OCCUPATION BY THE WORKER(S) CONCERNED.

WHERE SUCH A DWELLING IS JUSTIFIED THE COUNCIL WILL ENSURE:

I. THAT THE SIZE OF THE DWELLING IS CONSISTENT WITH THE HOUSING NEEDS OF THE WORKER AND HIS/HER IMMEDIATE FAMILY

II. THAT THE OTHER REQUIREMENTS OF POLICY WCC4 (NEW BUILDINGS IN COUNTRYSIDE AREAS) ARE COMPLIED WITH

III. THAT THE DWELLING REMAINS IN THAT USE AND IS NOT SEPARATED FROM THE ENTERPRISE HOLDING.

Implementation: The development control process.

Monitoring: Planning applications determined within each category.

Extensions to Existing Dwellings in the Countryside

2.41 Extensions to existing dwellings in rural areas need to be considered on a site-specific basis. Generally the aim will be to ensure that any extension does not impact on the surrounding countryside or significantly increase the scale of built development on the site.

2.42 It will be expected that the design will have regard to its wider context, in relation to both the immediate setting and the defining characteristics of the wider local area. This will include local or regional traditions or materials. Good design will be required as it helps maintain or even enhance local distinctiveness, and can help to make the new extension more acceptable to local people. Such an approach complies with detailed guidance set out in PPG 7.

POLICY WCC7: EXTENSIONS TO DWELLINGS IN THE COUNTRYSIDE (OUTSIDE THE METROPOLITAN GREEN BELT)

EXTENSIONS TO DWELLINGS IN AREAS OUTSIDE BUILT-UP AREAS AND SETTLEMENT BOUNDARIES SHOULD BE ACCEPTABLE IF:

A) THERE ARE NO ADVERSE VISUAL, PHYSICAL OR ECOLOGICAL IMPACTS ON THE UNDEVELOPED CHARACTER OF THE SURROUNDING COUNTRYSIDE

B) THERE IS NO SIGNIFICANT ALTERATION TO THE SCALE OF THE DWELLING AND THE SCALE OF DEVELOPMENT ON SITE

C) THE DESIGN RESPECTS THE CONTEXT OF THE DEVELOPMENT, INCLUDING LOCAL OR REGIONAL BUILDING TRADITIONS AND MATERIALS.

Implementation: The development control process.

Monitoring: Planning applications determined.

PROTECTING AND MANAGING THE LANDSCAPE

INTRODUCTION

2.43 The policies that form part of the landscape section of this chapter will apply throughout the local plan area irrespective of whether it is within or outside the Metropolitan Green Belt. The retention of natural beauty and landscape diversity requires that any development should be carried out in harmony and sympathy with its surroundings. The aim of the landscape policies is not only to screen development but to maintain and enhance the natural beauty and diversity of the landscape appropriate to its location.

2.44 Landscape is important because it is:

a) an essential part of our natural resource base
b) a reservoir of archaeological and historical evidence
c) an environment for plant and animal communities
d) a human habitat, evoking sensual, cultural and spiritual responses.

2.45 The term 'landscape' refers to the visual appearance of the land including its shape, form and colours. It reflects the way in which various components combine that are often distinctive in particular localities. The influence of geology, topography, soils, archaeology, landscape history, land use, ecology, architecture and cultural associations give a landscape value, experience and character.

2.46 Assessing the impacts on the landscape should involve an assessment of the component types, i.e. landform, land cover and the landscape elements, which terms are now described.

Landform: integrates information on geology and soils as well as the natural drainage pattern of the area of which the proposed development site forms part. It will include the shape of the land surface and levels, i.e. soils, water, climate.

APPENDIX 7

LODDON AREA LOCAL PLAN

Adopted 5 May 1995

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

plan, a village is not synonymous with an identified settlement, the latter being used to define an area where particular planning policies are appropriate. There will therefore be cases where parts of villages have been excluded from the identified settlement, for example, small groups of development on the far side of a road that marks the boundary of the main built up area of the village. In order to be consistent in the treatment of settlements of similar size, function and character, it has been necessary to draw up a definition for settlements warranting identification on the Proposals Map.

1.1.05 An 'identified' settlement or built-up area must possess all the following characteristics:-

(i) a sizeable amount of development in a compact form. (If development is interspersed with areas of land which are characteristically rural or open, this will not come within this criterion);

(ii) possess a range of basic services, such as a school, shop and community facilities, providing a forum for social contact;

(iii) be physically and socially cohesive.

On this basis the following policy is put forward.

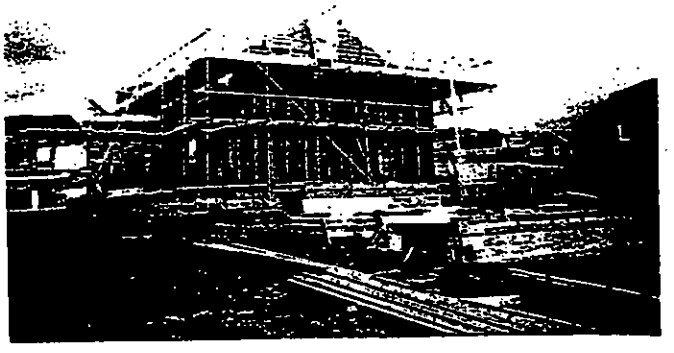
❖ LTV1 'IDENTIFIED SETTLEMENTS'

WITHIN THE IDENTIFIED SETTLEMENTS AS LISTED BELOW AND AS SHOWN ON THE PROPOSALS MAP, DEVELOPMENT WILL NORMALLY BE ALLOWED, SUBJECT TO THE PROVISIONS OF OTHER POLICIES CONTAINED IN THIS PLAN. THE 'IDENTIFIED' SETTLEMENTS ARE:-

ARBORFIELD CROSS
BARKHAM HILL
CHARVIL
EARLEY/SONNING/WOODLEY
HURST
RISELEY
SHINFIELD
SINDLESHAM
SPENCERS WOOD
SWALLOWFIELD
THREE MILE CROSS
TWYFORD
WARGRAVE
WINNERSH

LIMITING THE SPREAD OF DEVELOPMENT

1.1.06 The District Council recognises the need to maintain an acceptable level of environmental quality and considers that the maintenance of a clear distinction between built-up areas and the countryside is fundamental to achieving this aim. Such an approach helps to ensure that individual settlements retain their identity and that the open and rural character of land outside the boundaries of identified settlements is retained. Accordingly it is intended to limit development outside identified settlements to that which is appropriate to the countryside or has a special reason to locate there. Although these uses are acceptable in principle, they must also be acceptable in practice. This is particularly important in the case of small scale housing and employment development on the edge of settlements which is dealt with in more detail in policies LH1 and LE2.



❖ LTV2 DEVELOPMENT IN RURAL AREAS

ALL LAND OUTSIDE THE IDENTIFIED SETTLEMENTS, AS SHOWN ON THE PROPOSALS MAP IS CONSIDERED TO BE RURAL AREA WITHIN WHICH DEVELOPMENT WILL NOT NORMALLY BE ALLOWED. IN ACCORDANCE WITH THE

REPLACEMENT STRUCTURE PLAN EXCEPTIONS MAY BE MADE FOR DEVELOPMENT IN THE FOLLOWING CATEGORIES WHICH ARE NOT SPECIFICALLY DEALT WITH BY OTHER POLICIES IN THIS LOCAL PLAN:

(A) DEVELOPMENT FOR HOUSING PURPOSES OF SITES NOT EXCEEDING 0.4 HECTARE ON THE EDGE OF SETTLEMENTS IN THE FORM OF ROUNDING OFF OR REDEVELOPMENT;

(B) DEVELOPMENT FOR EMPLOYMENT USES NOT EXCEEDING 300 SQUARE METRES OF FLOORSPACE ON THE EDGE OF SETTLEMENTS IN THE FORM OF ROUNDING OFF OR REDEVELOPMENT;

(C) DEVELOPMENT ESSENTIAL TO THE USE OF LAND FOR AGRICULTURE OR FORESTRY;

(D) MINERAL EXTRACTION;

(E) PLANT FOR RECEIVING IMPORTED AGGREGATES, OR FOR THE PROCESSING OR DISTRIBUTION OF AGGREGATES;

(F) THE DISPOSAL OF WASTE BY CONTROLLED TIPPING WITHIN EXISTING OR FORMER MINERAL WORKINGS OR ON OTHER DESPOILED LAND;

(G) PUBLIC UTILITIES THAT CANNOT BE LOCATED ELSEWHERE;

(H) ANY OTHER PURPOSE WHOLLY APPROPRIATE TO A RURAL AREA.

THE ACCEPTABILITY OF ALL PROPOSALS WILL ALSO BE JUDGED AGAINST THE PROVISIONS OF THE OTHER RELEVANT POLICIES CONTAINED IN THIS PLAN. FOR THE AVOIDANCE OF DOUBT THE AREAS OF SPORADIC DEVELOPMENT IDENTIFIED ON THE PROPOSALS MAPS ARE INCLUDED WITHIN THE RURAL AREAS.

NEW SETTLEMENTS IN RURAL AREAS

1.1.07 The scale of housing and othe developments envisaged in the Replacemer Structure Plan for Berkshire is not such as t recognise or justify consideration of a ne settlement separate from existing settlement There are therefore no proposals of this nature i the plan. Any such development would seriousl undermine the county and regional strategy an would seriously detract from the essential role c the countryside areas in providing a foil to the built up areas and maintaining substantial tracts o countryside in an increasingly urbanised area.

❖ *LTV3 NEW SETTLEMENTS IN RURAL AREAS*

THE CREATION OF NEW SETTLEMENTS WILL NOT BE PERMITTED WITHIN THE DEFINED RURAL AREAS, AS SHOWN ON THE PROPOSALS MAP.

DEFINITION OF BOUNDARIES

1.1.08 The preparation of this Local Plan has provided an opportunity to formally recognise the boundaries of settlements that have never previously been 'identified' and to review those boundaries of settlements that have previously been recognised in earlier village or local plans. In certain cases development has occurred, or, a commitment exists beyond the existing boundary, whilst in other cases the latter does not always delineate land which is in a truly urban as opposed to rural use.

1.1.09 The perimeter of each 'identified' settlement has been surveyed and clear boundaries identified. These follow natural features, fencelines or other plot boundaries. An exception concerns properties with extensive curtilages where property boundaries are not necessarily appropriate. In such circumstances, it has been necessary to make a judgement about the point at

REDEVELOPMENT AND EXTENSIONS IN RURAL AREAS

1.3.46 Within rural areas existing buildings will be the subject of proposals for redevelopment or extension. In some cases these will be large residential properties set in extensive grounds. There will be a presumption in favour of a continuation of residential use, in accordance with policy LH3, especially where the buildings are of architectural and historical importance. In some cases larger properties may be converted into smaller self-contained units in accordance with policy LH4. This will provide for the growing number of smaller households.

1.3.47 If continued use, refurbishment or conversion to smaller units are not feasible then the Council will consider favourably redevelopment for residential purposes, unless the buildings are of architectural importance. The replacement (generally by larger buildings) of dwellings that have reached the end of their useful life can have a significant impact on the open and/or rural character of an area, by increased visual presence or increases in ancillary features (such as fences, walls, etc.). For this reason the District Council, in considering proposals for replacement dwellings, will have regard to visual impact, the need to maintain a range of house types and sizes in the rural area and the need to protect rural amenities. Any redevelopment should not normally provide for a larger number of separate units than that already existing on the site, occupy a larger area of the site, nor exceed the height of the existing buildings. The location of the new buildings should be decided having regard to the main features of the landscape and the need to minimise the impact of new development and integrate it with its surroundings. The amenity value of the site should be retained by preserving mature trees and keeping or laying out landscaped areas.

❖ LC18 REPLACEMENT DWELLINGS IN RURAL AREAS

THE REPLACEMENT OF EXISTING DWELLINGS IN RURAL AREAS MAY BE PERMITTED PROVIDED THAT:

A) THE EXISTING BUILDING IS NOT OF ARCHITECTURAL OR HISTORIC INTEREST;

B) THE SITING AND DESIGN OF THE NEW DEVELOPMENT HAS THE MINIMUM IMPACT ON THE RURAL ENVIRONMENT AS REQUIRED BY POLICY LC15;

C) THE SIZE OF THE NEW DEVELOPMENT WILL NOT SIGNIFICANTLY EXCEED THAT OF THE EXISTING PROPERTY BOTH IN HEIGHT AND FLOOR AREA AND, WHERE APPROPRIATE, IN NUMBERS OF SEPARATE UNITS.

1.3.48 Within the rural areas only minor extensions to existing dwellings will normally be permitted, consistent with Policy EN1 of the Replacement Structure Plan for Berkshire. The cumulative effect of large extensions to existing dwellings would lead to an increasingly urbanised appearance of the countryside, and reduce the range of house types available in the rural area. Extensions to buildings in other uses will be treated on their merits, but generally the District Council will adopt a similar approach, and will be particularly concerned to see that the requirements of policy LC15 are observed.

❖ LC19 EXTENSIONS TO EXISTING DWELLINGS IN RURAL AREAS

APPROPRIATELY DESIGNED AND SITED MINOR EXTENSIONS TO EXISTING DWELLINGS IN RURAL AREAS WILL NORMALLY BE ACCEPTABLE. MAJOR EXTENSIONS OR ANY PROPOSAL WHICH HAS AN ADVERSE IMPACT ON THE RURAL ENVIRONMENT WILL GENERALLY NOT BE APPROVED. WHERE A DWELLING HAS ALREADY BEEN EXTENDED THE CUMULATIVE EFFECT OF ALL OF THE EXTENSIONS TO THE ORIGINAL BUILDING WILL BE TAKEN INTO ACCOUNT.

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

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

❖ LBE2 INAPPROPRIATE DESIGN

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

ENVIRONMENTAL IMPROVEMENT

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

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

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

❖ LBE3 REFURBISHMENT AND REDEVELOPMENT

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

❖ LBE4 ENVIRONMENTAL ENHANCEMENT SCHEMES

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

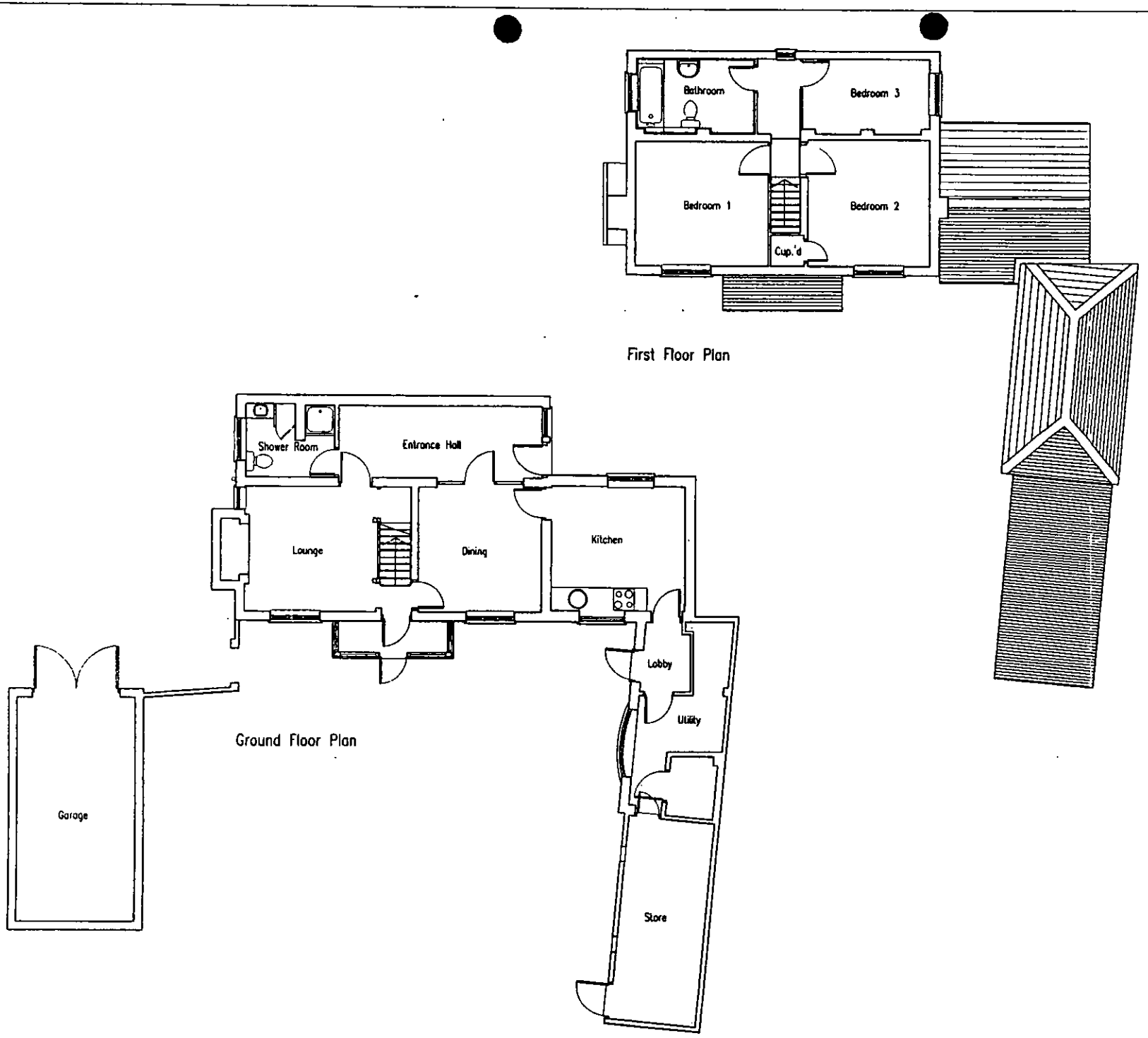
SUNLIGHT, DAYLIGHT AND NOISE

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

❖ LBE5 SUNLIGHT AND DAYLIGHT

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

APPENDIX 8



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2752

Arch Tech

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Client

Mr and Mrs J. King

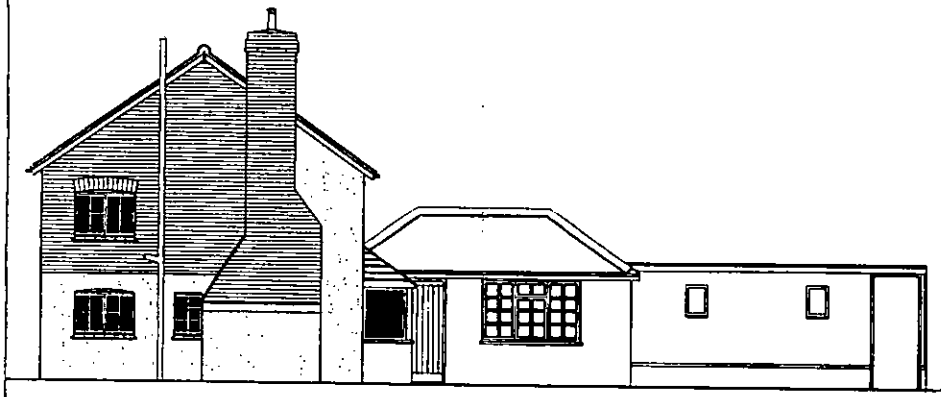
Site

Proposed Extension & Alterations to:
Riseley Cottage
School Road
RISELEY
Berkshire

Drawing Title

Existing Plans

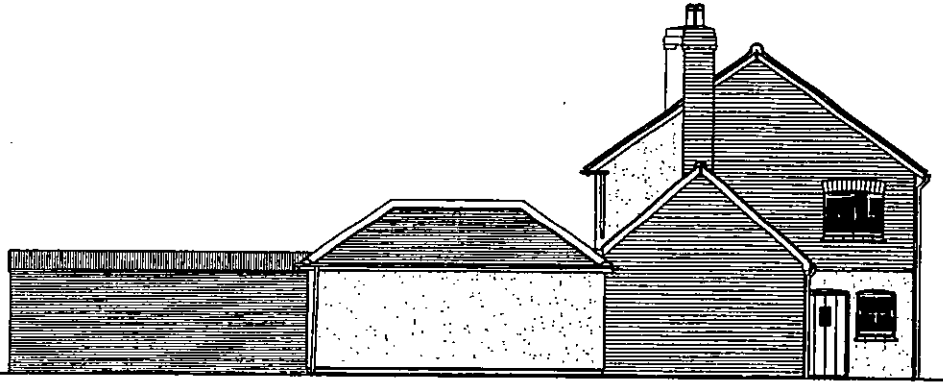
Scale	Date	Drawing No.
1:50	Apr.'00	795/02



Side Elevation



Rear Elevation



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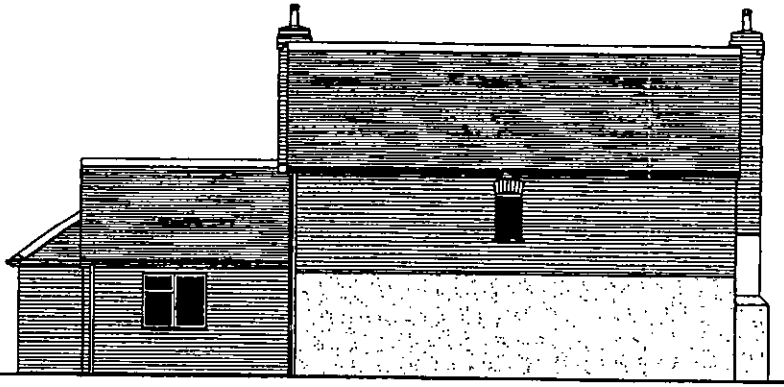

Elevation to School Road

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Client

Mr and Mrs J. King

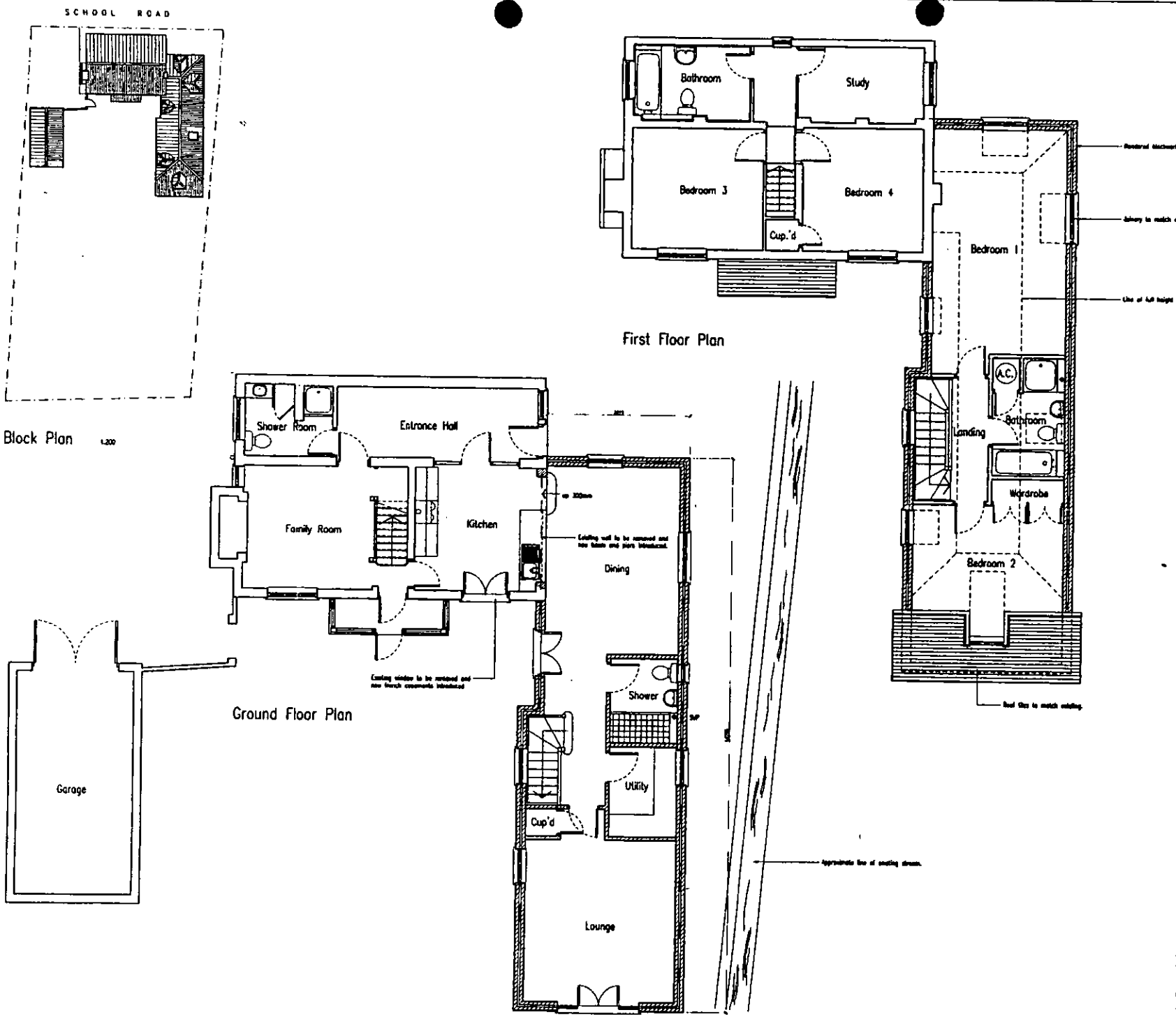
Site

Proposed Extension & Alterations to:
Riseley Cottage
School Road
RISELEY
Berkshire

Drawing Title

Existing Elevations

Scale	Date	Drawing No.
1:50	Apr.'00	795/01



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Client
Mr and Mrs J. King

Site
Proposed Extension & Alterations to:
Riseley Cottage
School Road
RISELEY
Berkshire

Drawing Title
Proposed Plans

Scale	Date	Drawing No.
1:50, 1:200	Oct.'00	795/04

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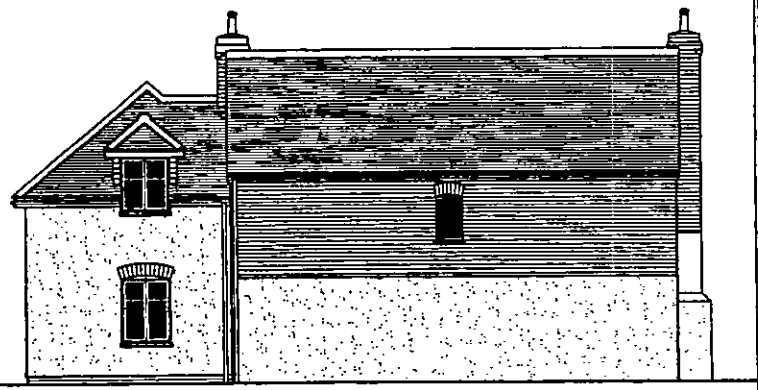
Side Elevation



Rear Elevation



Side Elevation



Elevation to School Road

Rev	Description	Date

06 NOV 2000 2752

Arch-Tech

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Client

Mr and Mrs J. King

Site

Proposed Extension & Alterations to:
Riseley Cottage
School Road
RISELEY
Berkshire

Drawing Title

Proposed Elevations

Scale	Date	Drawing No.
1:50	Oct.'00	795/03

APPENDIX 9

SUGGESTED CONDITIONS IN THE EVENT THAT APPEAL IS ALLOWED (WITHOUT PREJUDICE)

APPEAL REF: APP/X0360/A/0181061314

APPLICATION NUMBER: F/2000/2752

SITE ADDRESS: Riseley Cottage, School Road, Swallowfield

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

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

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

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

5. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the side elevation facing 1 School Road hereby permitted except for any which may be shown on the approved drawing(s).

6. No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3 metres depth below the existing ground level.

REASONS:

1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.
2. To ensure that the external appearance of the building is satisfactory.
3. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.
4. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.
5. To safeguard the residential amenities of the occupiers of neighbouring properties.
6. To prevent pollution of groundwater

RAYMOND W. COUZENS
Town Planning & Development Design Consultant
5 Ferniehurst, Waverley Drive, Camberley, Surrey GU15 2DQ
Telephone: Camberley (01276) 20872

Wokingham District Council,
Planning Services,
P.O.Box 17,
Shute End,
WOKINGHAM,
Berks RG 40 1WR

15th March 2001

Dear Sirs,

Riseley Cottage, School Road, Riseley.
T.P. Appeal against Decision No.F/2000/2752 dated 19/12/00.

I enclose for your information a copy of a letter sent today to the Planning Inspectorate together with a copy of Folio 1 of the appeal papers.

I await copies of the Councils answers to the questionaire together with their statement of case.

Yours faithfully,

R. W. Couzens.

PLANNING SERVICES | HPI 41265
FOL | TLS
CC | INF
APP DG
CS B
16 MAR 2001
COPIES TO: | ACK:
FILE:

RAYMOND W. COUZENS
Town Planning & Development Design Consultant
5 Ferniehurst, Waverley Drive, Camberley, Surrey GU15 2DQ
Telephone: Camberley (0276) 20872

The Planning Inspectorate,
Appeals Registry,
Tollgate House,
Houlton Street,
BRISTOL BS2 9DJ

15th March 2001

Dear Sirs,

RISELEY COTTAGE, School Road, Riseley, Berks.
T.P.Appeal against Wokingham D.C. Decision F/2000/2752 dated 19/12/00.

On behalf of my clients Mr. & Mrs. J. King I enclose for your consideration one set of appeal documents comprising :-

Folio 1	T.P.Appeal Form duly completed with Certificate A, appended Grounds of Appeal and site location plan.
Folio 11	The application dated 3rd November 2000 together with relevant drawings, certificate and location plan.
Folio 111	L.P.A. acknowledgement and decision notice. Also enclosed is correspondence with the L.P.A. prior to submission together with enclosures.

A copy of Folio 1 has been sent to the L.P.A. who have all the other papers. I trust the documentation is in order and I await notice of registration.

Yours faithfully,

R. W. Couzens.

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

APPEAL BY: Mr &Mrs J King
SITE: Riseley Cottage, School Road, Swallowfield
APPLICATION NO.: 2752
PROPOSAL: Proposed 2 storey side extension to dwelling plus demolition of existing extensions

LIST OF PERSONS CIRCULATED WITH NOTICE OF APPEAL

District Councillor(s) for Swallowfield

Mrs D C Beatty

Clerk(s) of Parish / Town Council of Swallowfield

Mrs C Adams, Penton Cottage, The Street, Swallowfield RG7 1QX

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

Environment Agency, Swift House, Frimley Business Park, Frimley, Camberley, Surrey, GU16 7SQ
(Ref: SU76SW/19/1)

16.a. What is the date you told those you notified about the appeal that we must receive any further comments by?	04/05/01	
b. Copies of the following documents must, if appropriate, be enclosed with this questionnaire.	Number of Documents Enclosed	N/A
i) representations received from interested parties about the original application	2	
ii) the planning officer's report to committee		✓
iii) any relevant committee minute		✓
17. FOR APPEALS DEALT WITH BY WRITTEN REPRESENTATIONS ONLY Do you intend to send another statement about this appeal? If NO, please send the following information:-	YES / ~~NO~~	
a. In non-determination cases:		
i) what the decision notice would have said;		
ii) how the relevant development plan policies relate to the issues of this appeal.		
b. In all cases:		
i) the relevant planning history;		
ii) any supplementary reasons for the decision on the application;		
iii) matters which you want our Inspector to note at the site visit.		
18. THE MAYOR OF LONDON CASES ONLY		
a. Was it necessary to notify the Mayor of London about the application? If YES please attach a copy of that notification.	YES / NO	
a. Did the Mayor of London issue a direction to refuse planning permission If YES, please attach a copy of that direction.	YES / NO	

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

Signature: Dlyrell on behalf of WOKINGHAM DISTRICT Council

Date sent to us and the appellant 28/03/01 OUR Ref: P/2000/2752

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Norwich NR3 1BQ

The Planning Inspectorate

For official use only
Date received

QUESTIONNAIRE

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

PLANNING, LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT

APPEAL REF: APP/X0360/A/01/1061314 **GRID REF:** _____

APPEAL BY: MR + MRS J KING

SITE: RISELEY COTTAGE SCHOOL RD RISELEY

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

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

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

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

6. Is the appeal site within an approved Green Belt or AONB?	
Please specify which	YES / NO
7. Is there a known surface or underground mineral interest at or within 400 metres of the appeal site which is likely to be a material consideration in determining the appeal? (If YES, please attach details.)	YES / NO
8. a. Are there any other appeals or matters relating to the same site or area still being considered by us or the Secretary of State? If YES, please attach details and, where necessary, give our reference numbers.	YES / NO
b. Would the development require the stopping up or diverting of a public right of way? If YES, please provide an extract from the Definitive Map and Statement for the area, and any other details.	YES / NO
9. Is the site within a Conservation Area? If YES, please attach a plan of the Conservation Area. (If NO, go to Q11.)	YES / NO
10. Does the appeal relate to an application for conservation area consent?	YES / NO
11.a. Does the proposed development involve the demolition, alteration or extension of 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 Schedule2 of the Town & Country Planning (Environmental Impact Assessment)(England & Wales)	YES / NO	
Regulations 1999? If YES, please indicate which Schedule.	Sch 1 Sch 2 col 1	
b. Is the development within a 'sensitive area' as defined by regulation 2 of the Town & Country Planning (Environmental Impact Assessment)(England & Wales) Regulations 1999?	YES / NO	
c. Has a screening opinion been placed on Part 1of the planning register? If YES, please send a copy to us.	YES / NO	
	Number of Documents Enclosed	N/A
d. Any comments or directions received from the Secretary of State, other Government Departments or statutory agencies / undertakers whether or not as a result of consultations under the GDPO;	1	
e. Any representations received as a result of an Article 7 (or Regulation 6) notice;		✓
f. A copy of any notice published under Article 8 of the GDPO 1995; and/or Section 73 of the Planning (Listed Buildings and Conservation Areas)Act 1990; and/or Regulation 5 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990;		✓
g. Any representations received as a result of a notice published under Article 8 and/or Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (or Regulation 5);		✓
h. Details of any other applications or matters you are currently considering relating to the same site;		✓
i. For all appeals, including those against non determination, you must provide details of all relevant development plan policies. *Each extract must include the front page, the title and date of approval or adoption. Where plans & policies have not been approved or adopted, please give the stage or status of the plan.*	3	
j. Any supplementary planning guidance, together with its status, that you consider necessary.		✓
k. A list of any conditions or limitations you would agree to if the appeal were to be allowed;	1	
l. Any other relevant information or correspondence you consider we should be aware of.		✓

Tel. (0118) 974 6448 (Direct Line)
Date: April 18, 2001
My ref: F/2000/2752
Your ref: APP/X0360/A/01/1061314

Copy

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

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

Dear Miss Groves

APPEAL BY: Mr & Mrs J King
SITE: Riseley Cottage, School Rd, Swallowfield

The agent did not receive Policy WCC7 with his copy of the questionnaire. Your copy may have been omitted too, but you should now have one as part of Appendix 6 of the Council's statement.

I have sent the relevant page to the agent today.

Yours sincerely

Dly

Denise Gumbrell (Mrs)
Appeals Assistant

Tel. (0118) 974 6448 (Direct Line)
Date: April 12, 2001
My ref: F/2000/2752
Your ref: APP/X0360/A/01/1061314

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

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

Dear Miss Groves

APPEAL BY: Mr & Mrs J King

SITE: Riseley Cottage, School Road, Swallowfield.

With reference to this appeal, I enclose a copy of the Council's statement of case.

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date. March 28, 2001
My ref: F/2000/2752
Your ref:

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

Raymond W Couzens
5 Ferniehurst
Camberley
Surrey
GU15 2DQ

Dear Sirs

APPEAL BY: **Mr & Mrs J King**
SITE: **Riseley Cottage, School Rd, Riseley**

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

I have also sent copies to The Planning Inspectorate.

Yours faithfully

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date: March 28, 2001
My ref: F/2000/2752
Your ref: APP/X0360/A/01/1061314

Miss A Groves
The Planning Inspectorate
Room 1004
Tollgate House
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Environmental Services Department
Planning Services
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Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Miss Groves

APPEAL BY: Mr & Mrs J King
SITE: Riseley Cottage, School Rd, Riseley

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

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date. March 28, 2001
My ref. F/2000/2752
Your ref.

COUNCILLOR MRS D C BEATTY

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,

TOWN AND COUNTRY PLANNING ACT 1990
APPEAL BY: Mr & Mrs J king
SITE: Riseley Cottage, School Rd, Riseley
PROPOSAL: Proposed 2 storey side extension to dwelling plus demolition of existing extensions

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

Comments already made, following the original application for planning permission, will be forwarded to The Planning Inspectorate and copied to the appellant

As your interests may be affected, you can give your views on the appeal in writing to Miss A Groves The Planning Inspectorate, Room 1004, Tollgate House, Houlton Street, Bristol, BS2 9DJ. You should, if possible, send three copies quoting reference APP/X0360/A/01/1061314. Comments received after 04/05/01 will not normally be seen by the Inspector & will be returned.

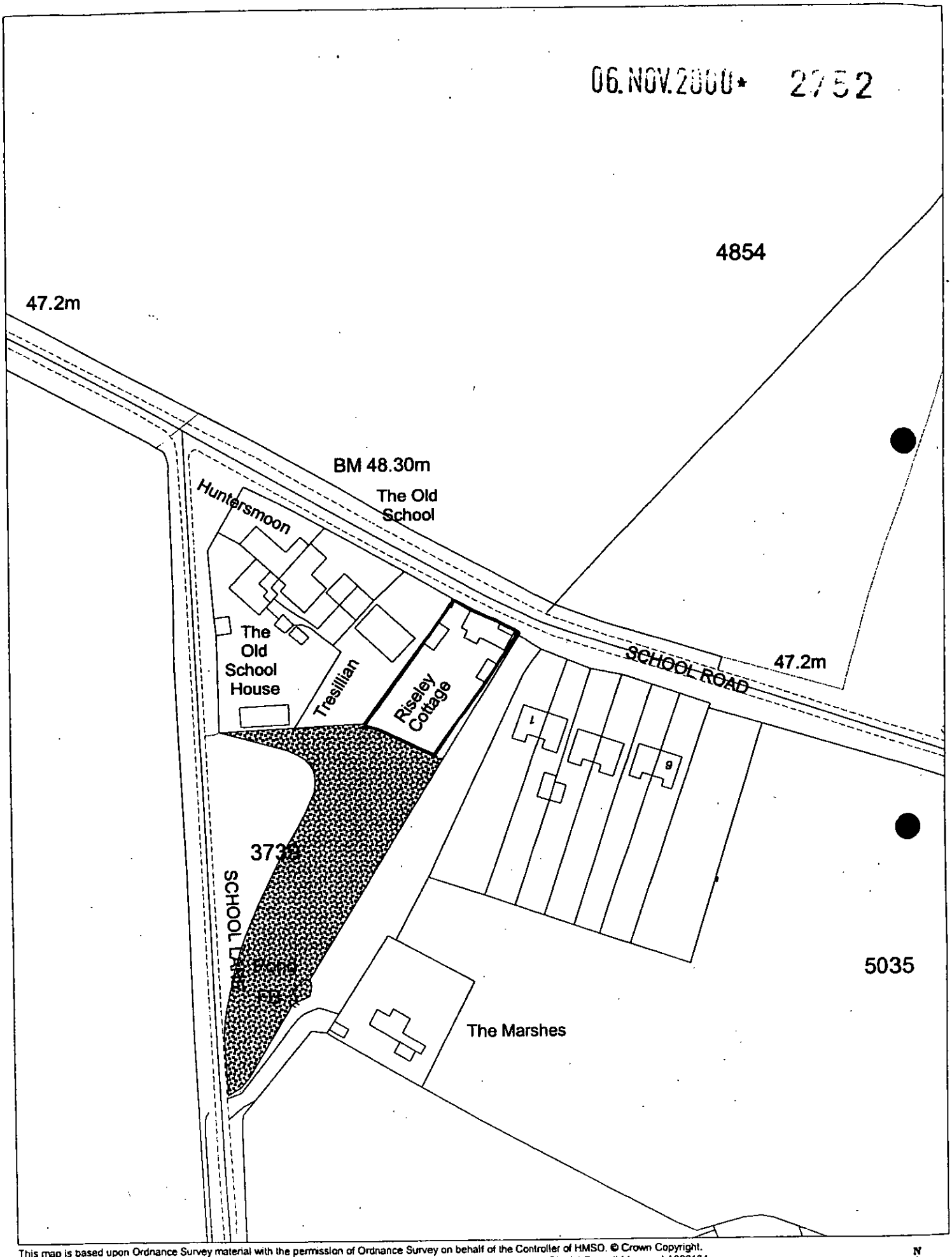
Copies of the appeal form, decision notice, and the appellant's grounds of appeal are attached.

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

You will be sent a copy of the appeal decision.

Yours faithfully

Denise Gumbrell
Appeals Assistant



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Development Control Section, Environmental Services, Wokingham District Council.
10 November 2000

Scale: 1 : 1250

The Planning Inspectorate

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

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

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

Your Ref: F/2000/2752

Our Ref: APP/X0360/A/01/1061314

Date: 23 March 2001

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR AND MRS J KING
SITE AT RISELEY COTTAGE, SCHOOL RD, RISELEY, READING, BERKS, RG7 1XN

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

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

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

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

Within 2 weeks from the starting date -

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

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

You must submit a copy of a completed appeal questionnaire and supporting documents to the appellant and me (including relevant development plan policies when appeals are against non-determination).

Within 6 weeks from the starting date -

You 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.* 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 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. I will forward the appellant's final comments to you at the appropriate time.

Site visit arrangements

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

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

Planning obligations - Section 106 agreements

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

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

Yours faithfully

Miss A Groves

102(BPR)

GROUNDS OF APPEAL

1. Riseley Cottage is situated on a site of 0.194 acres (0.08 Ha). 14.8% of the site area is covered by buildings. The appeal proposal would increase the area covered to a total of 17.2% within the same building configuration.

2. The proposed development involves the demolition of single storey residential and ancillary floorspace and the erection of two storey accommodation in an identical position.

3. The placement of the proposed structure preserves the existing relationship between buildings within the small group of houses located in the immediate neighbourhood. The visual character of the rural environment remains unimpaired.

4. The proposal is of a type which falls within the acceptability criteria set out in Policy WCC1(d) of the Local Plan.

5. There is no T.P. history of extension to the property, which remains with outbuildings in its original state. The proposal involves a modest enlargement and improvement of the accommodation within the limits set by the existing sitings. Compliance with Policy WCC7 is thereby achieved.

6. The LPA requested no change in the nature of the materials proposed and there is no direct reference to their unacceptability in the notice of refusal.

7. The reference to Loddon Area Local Plan Policy LTV2 is misapplied. It is a policy designed to curtail the spread of new housing development outside settlements. It should not be applied to restrict the otherwise acceptable extension of existing dwellings.

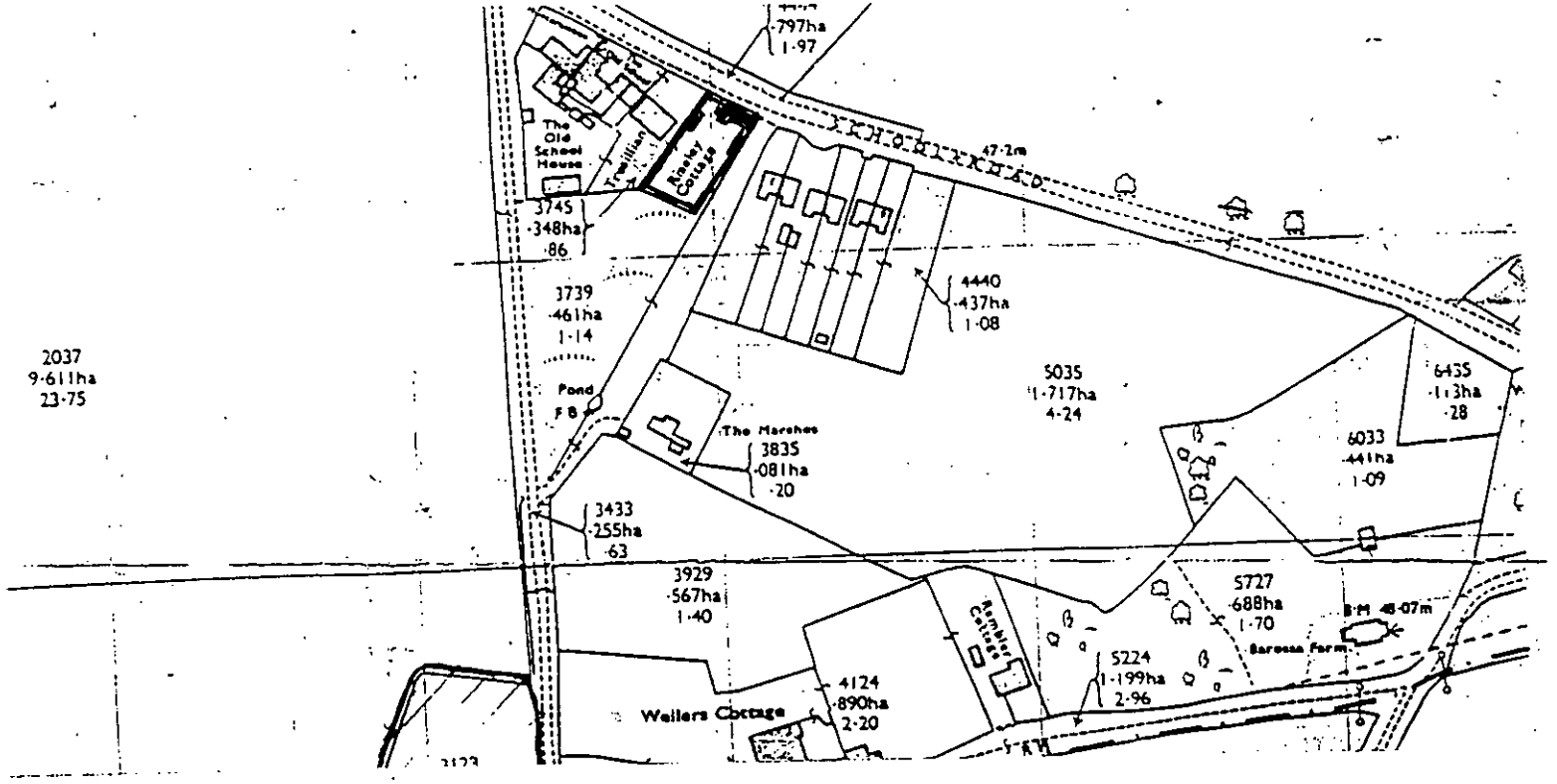
8. Riseley Cottage has never been extended. The proposal involves no new siting of buildings and only a marginal increase in the building 'footprint' which is located away from adjacent property. Thus the proposal complies with the requirements of Loddon Area local policy LC19 and the cumulative effects of extension do not fall to be considered.

9. The submitted design involves no new relationship with adjoining sites affecting the grouping of local buildings, or which visually extends into the surroundings. As a result there can be no material infringement of Loddon Area local policy LBE2.

10. Refusal of permission cannot be justified with reference to the policies quoted, nor in relation to the nature of the proposal. The decision to reject a resident owners proposals to improve accommodation for the benefit of his family within a previously unextended dwelling without request for further information or amendment is contrary to good planning practice.

R. W. Couzens.

PROPOSED ALTERATIONS:
RISELEY COTTAGE,
SCHOOL ROAD,
RISELEY,
BERKSHIRE.



SITE LOCATION PLAN
1:2500.

795/SK.10.

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

NOW SEND:

- **1 COPY to us at**:
  The Planning Inspectorate
  Appeals Registry
  Tollgate House
  Houlton Street
  BRISTOL
  BS2 9DJ
  Fax no: 0117 987 8769

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

- **1 COPY for you to keep**

When we receive your appeal form, we will:

1) Tell you if it is valid.

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

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

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

5) Tell you our Inspector's decision.

Published by the Planning Inspectorate September 2000

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St Clements House
2-16 Colegate
Norwich NR3 1BQ

The Planning Inspectorate

For official use only
Date received

PLANNING APPEAL FORM

Please send each appeal on a separate form

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

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

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

A. APPELLANT DETAILS

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

Name MR & MRS J. KING

Address RISELEY COTTAGE
SCHOOL ROAD.
RISELEY, BERKS.

Postcode RG7 1XN

Your reference

Daytime phone no

Fax no

E-mail address

B. AGENT DETAILS (if any)

Name RAYMOND. W. COUZENS

Address 5 FERNIEHURST
CAMBERLEY
SURREY

Postcode GU15 2DQ

Your reference

Daytime phone no 01276. 20872

Fax no

E-mail address

C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the LPA WOKINGHAM D.C.

Date of the planning application 3/11/00.

LPA's application reference no F/2000/2752

Date of LPA's decision notice (if issued) 19/12/00.

D. APPEAL SITE ADDRESS

Address RISELEY COTTAGE
SCHOOL ROAD
RISELEY, BERKS

Postcode RG7 1XN.

National grid reference See attached location plan.

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

E. DESCRIPTION OF THE DEVELOPMENT

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

PROPOSED TWO STOREY SIDE EXTENSION FOLLOWING DEMOLITION OF EXISTING EXTENSIONS.

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

0.08 Ha / 0.194 acres.

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

DEMOLITION OF 36.1m² / ERECTION OF 103.6m²

F. REASON FOR THE APPEAL

This appeal is against the decision of the LPA to:

*Please tick **one** box only* ✔

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

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

G. GROUNDS OF APPEAL

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

SEE ATTACHED GROUNDS
NOS 1 – 10 INC.

G. GROUNDS OF APPEAL (continued)

H. CHOICE OF PROCEDURE

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

*Please tick **one** box only* ✔

1. WRITTEN REPRESENTATIONS ☑

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

2. HEARING ☐

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

3. INQUIRY ☐

Please give reasons why you think an inquiry is necessary.

J. ESSENTIAL SUPPORTING DOCUMENTS

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

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

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

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

K. PLEASE SIGN BELOW

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

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

Signed _____ (on behalf of) MR & MRS. J. KING.

Name (in capitals) RAYMOND. W. COUZENS. Date 15th March 2001.

I. APPEAL SITE OWNERSHIP DETAILS

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

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

CERTIFICATE A ☑

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

OR

~~CERTIFICATE B~~ ☐

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

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

~~CERTIFICATES C and D~~ ☐

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

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

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

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

OR

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

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

PLEASE SIGN BELOW

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

Signed _____ (on behalf of) MR & MRS. J. KING.

Name (in capitals) RAYMOND. W. COUZENS Date 15th March 2001.

Please turn over