X SYSTEMS LTD

APPLICATION NO:
F/2000/1148

LOCATION:
5 Hawthorn Way, Sonning Reading.

APPLICANT:
Mr Bishop & Ms Kuyen C/O Roger Wing And Associates

PROPOSAL:
Proposed two storey side extension to dwelling and front porch.

EARLIEST DATE FOR DECISION: **11/05/2000**

APPLICATION EXPIRY DATE: **23/05/2000**

CASE OFFICER: **Joss Miller**

Appeal Decision

Site visit made on 12 March 2001

The Planning Inspectorate
Room 1404
Tollgate House
Houlton Street
Bristol BS2 9DJ
☎ 0117 987 8927

by R D Hiscox MA(Oxon) DipTP ARICS MRTPI

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

Date

22 MAR 2001

Appeal Ref: APP/X0360/A/00/1055056
5 Hawthorn Way, Sonning

- 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 J Bishop and M Kuyken against the decision of Wokingham District Council.
- The application (ref:F/2000/1148), dated 27 March 2000, was refused by notice dated 15 August 2000.
- The development proposed is a two-storey side extension and new front porch.

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

Procedural Matters

1. It was confirmed for the Council that the refusal of this proposal was in connection with the revised scheme, drawing 83003a, submitted for the appellants by a letter dated 16 July 2000 from Roger Wing and Associates

Main Issues

2. The main issue in this case is the effect of this proposal upon the local street scene.

Planning Policy

3. The development plan for this area comprises the Berkshire Structure Plan 1991-2006 together with the Loddon Area Local Plan, 1995. No references have been made to structure plan policies.

4. Policy LBE2 in the local plan states that permission will not normally be granted for development that is inappropriate in terms of its relationship with adjoining sites and buildings, or that would adversely affect the character of an area by virtue of siting, scale, form, massing or materials.

5. Reference is also made to the deposit draft Wokingham District Local Plan, 1997, which is now published as a consolidated document highlighting proposed amendments, dated February 2000. Policy WBE1 sets out requirements for good contemporary design which respects its local context. These requirements include that regard will be had to visual impact, to the local townscape and to the layout, form, scale, massing and materials of the development. This draft local plan has been the subject of a public inquiry, but the Inspector's report has not yet been made. Nevertheless, the plan is now at an advanced stage in its preparation, and I consider that its policies should be accorded considerable weight.

Reasons

6. The appeal property is one of a row of detached 2-storey houses along this part of Hawthorn Way. The houses are mainly of a similar design and appearance, built of red brick under a reddish-brown tiled roof, with a partly tile-hung projecting front gable. There is some variety along the street scene, partly due to some of the houses being built further forward than others, and also some sited on the left side of the plot, with a garage to the right, and some sited the other way round, creating different spaces between the houses. There are also existing 2-storey extensions to nos. 1 and 2, further along the road, and to no. 9.

7. This proposed side extension would be some 3.6 metres wide and 11 metres deep, rising to an eaves height and front roof ridge similar to the main house, with a slightly lower ridge height for a rear projection. The front of the extension would set some 0.5 metres back from the existing front gable end, and the rear projection would finish approximately level with the rear of the adjoining property on that side, no.6. The extension would be built in the place of an existing carport and single storey garage.

8. As viewed directly from the front, the proposal would reflect much of the character of the existing house and its neighbours, with a similar flat roofed dormer window rising from just below the eaves height, and finished in matching materials. Although the front part of the extension would be some 0.5 metres or so from the boundary with no. 6, because that adjoining house is set on the further side of its plot from this boundary, there would be no undue closing of the gap between the houses or particular loss of spaciousness.

9. The Council is concerned that, as no. 6 is set back further in its plot than is no. 5, much of the extension would be viewed when looking along the road in this direction from the south and west. It is argued that the length and height of this addition would be prominent in the street scene, with an adverse effect on the character and appearance of the surrounding area.

10. As viewed from this direction, the main feature of the extension to be seen would be the front section, with a roof sloping forwards from a ridge parallel with the road, extending at 90° from that of the existing projecting gable end. This would match the similar roof slope the other side of the projecting gable end, and also be similar to other roof slopes on adjoining houses that come into view from this direction. I see no reason why this would be out of scale or character with the existing house or adjoining properties.

11. In so far as the rear projection of the proposed extension would be seen, this would have a slightly lower height, and in my opinion would have very limited impact at all on the street scene. Similarly, from viewpoints along Hawthorn Way from the north and east, the proposals would not be seen, and would have no impact. Overall, I have concluded that this 2-storey side extension is well related to the character of the area in terms of scale, design and materials, and I do not consider that it would result in any particular harm.

12. The Council raises no objection to the proposed front porch, which sits well behind the existing front gable and is also of sympathetic design and materials.

13. I have taken all other representations into account, but have found nothing that should either alter or add to the conclusions that I have reached from my consideration of the main issues above.

Conditions

14. The Council has recommended a number of conditions to be attached to any permission granted if this appeal is allowed. I have considered these recommended conditions in the light of the guidance in Circular 11/95, "The Use of Conditions in Planning Permissions" and subject to some minor re-wording.

15. In addition to the statutory time limitation, proposed condition 2 would require the vehicle parking provision to be retained for that purpose, which I consider reasonable to ensure satisfactory parking provision. Proposed condition 3 would require the use of materials to match the existing building, which is necessary to ensure that the extension would be in keeping with the character of the area. Proposed condition 4 would limit hours of work on the construction of the extension and proposed condition 5 would remove permitted development rights for any additional windows in the flank wall of the extension, both of which are necessary to protect neighbours from noise disturbance or possible overlooking.

Conclusions

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

Formal Decision

17. In exercise of the powers transferred to me, I allow the appeal and grant planning permission for a two storey side extension and new front porch at 5 Hawthorn Way, Sonning in accordance with the terms of the application No: F/2000/1148 dated 27 March 2000 and the revised plan no. 83003a submitted on 16 July 2000, subject to the following conditions:-

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

2) The area shown on the permitted drawing for vehicle parking shall be kept available for such use and no development, whether or not permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification), shall be carried out so as to preclude vehicular access to this parking space.

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

4) No work on the construction of the extensions hereby permitted shall take place other than between the hours of 0800 to 1800 Mondays to Fridays and 0800 to 1330 on Saturdays, with no work at all on Sundays and Bank Holidays.

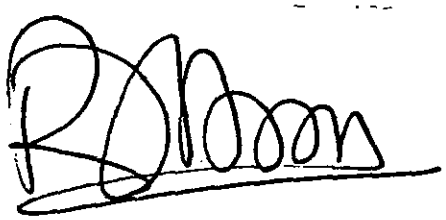
5) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no windows or dormer windows, other than those expressly authorised by this permission, shall be constructed on the south west elevation of the extension hereby permitted.

Information

18. Particulars of the right of appeal against this decision to the High Court are enclosed for those concerned.

19. This decision does not convey any approval or consent that may be required under any enactment, byelaw, order or regulation other than section 57 of the Town and Country Planning Act 1990.

20. Attention is drawn to the enclosed note relating to the requirements of the Chronically Sick and Disabled Persons Act 1970, as amended.



Inspector

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr Bishop & Ms Kuyen
C/O Roger Wing And Associates
Hunters Moon
Chavey Down Road
Winkfield Row
Berkshire
RG42 7PH

Application Number: F/2000/1148

Parish: **SONNING**

Location: **5, Hawthorn Way, Sonning, Reading.**

Proposal: **Proposed two storey side extension to dwelling and front porch.**

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

Reason
1. This proposal, if permitted, would have an overbearing impact detrimental to the street scene by virtue of its bulk and massing. Therefore the proposal is contrary to Policies LBE2 of the Loddon Area Local Plan and WBE1 of the Wokingham District Local Plan (Deposit Draft).

John Mitchell
Development Control Manager
Date: 15/08/2000

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.

with compliments

	TS 34090
DD JM	INF
APP	
CS	
11 SEP 2000	
COPIES TO:	ACK:
	FILE:

1148

Roger Wing and Associates

Hunters Moon · Chavey Down Road · Winkfield Row · Berkshire · RG42 7PH
Telephone: 01344 885065 Fax: 01344 885035

Roger Wing and Associates

Hunters Moon
Chavey Down Road
Winkfield Row
Berkshire RG42 7PH

Telephone: 01344 885065
Mobile: 07801 057780
Fax: 01344 885035
e-mail: roger.wing@btclick.com

7 September, 2000

08313

Ms. J. Miller
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Dear Ms Miller

5 Hawthorn Way, Sonning

ref: F/2000/1148

I thank you for meeting Maryan Kuyken and myself on Monday 4 September to discuss the most proposals of 16 July which followed the original application of March 2000. I list the principal topics of our useful discussion below, but I wish to point out that the notice of refusal of 15 August 2000 is unclear as to specific reference to one or other scheme, though presumably it refers to both.

I understand from the conversation that the principal issue relates to mass rather than scale, which has been addressed, and that you require the side extension to start in line with the body of the house (as at the front door) and to direct any extension behind this line and at the rear of the house. You confirmed that the refusal is not based on any percentage increase, as the Borough does not operate such factors .

We pointed out the practical difficulties with this, in particular the siting of garage accomodation and relationships with existing internal layouts and to the adjoining buildings. Your suggestion that the planning issues may be addressed by considering a no garage solution does not seem to fit well with the inevitable disruption to the front garden and frontage to accommodate three cars.

Unfortunately we seem to have exhausted alternative possibilities and there appear to be no other layouts that can resolve the differences. Therefore we will have to consider the options available to us including an appeal against the refusal.

I thank you for your assistance in this regard.

Yours sincerely

Roger Wing.

Roger M. Wing

Finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1148	JM.
BUILDING CONTROL NUMBER.	FP 2001/1965	Nick
~~APPLICANT~~/AGENT	Roger Wing - Assoc	
ADDRESS OF SITE	5 Hawthorn Way SONNING.	
DESCRIPTION OF PROPOSED WORK	2 storey side ext + porch	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	83200	83003a
ELEVATIONS	83203 83202	— " —
FLOOR PLANS	83201	— " —

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED on Appeal	22/3/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Slight	
IF YES, WHAT ARE THE DIFFERENCES ? Condition 5	BC - side window split into 2 smaller windows - west. Ground floor - garage	
DATE	22/6/01	

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

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Application Number F/2000/1148
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
			This proposal, if permitted, would have an overbearing impact detrimental to the street scene by virtue of its bulk and massing. Therefore the proposal is contrary to policies LBE2 of the LALP and LBE1 of the WDLP.

15/8/00

RECORD OF SITE VISIT

SITE ADDRESS: 5 Hawthorn Way
Sonning Reading.

APPLICATION NUMBER: F/2000/1148

OFFICER: Joss Miller

DATE OF SITE VISIT: 31/5

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on front boundary.

2. DESCRIPTION OF SURROUNDINGS

Detached houses on one side - A4 on other

3. DESCRIPTION OF SITE/BUILDING

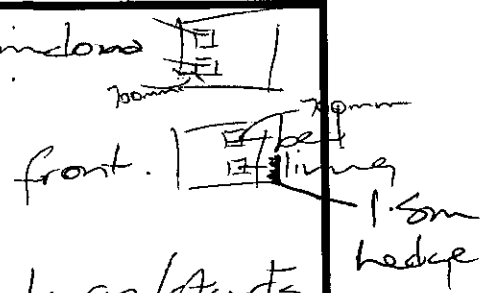
Detached house of brick & tile

4. RELATIONSHIP TO ADJOINING PROPERTIES

4. No side windows - other side of extn hedging on boundary 1.6m.
6. Window f/f 5 extn (landing) set back from applicant. aff DC.

5. SITE CONSTRAINTS

Kitchen window rear.



TREES Yes.

ACCESS/PARKING 2 cars.

LEVELS —

BOUNDARY TREATMENT carport & garage on boundary (starts at front of applicant's garage) approx 11m.

OTHERS

WORK SHEET FOR : Joss Miller

Application Number : F/2000/1148

Applicant : Mr Bishop & Ms Kuyen C/O Roger Wing And Associates.

Location : 5, Hawthorn Way, Sonning, Reading.
Proposal : Proposed two storey side extension to dwelling and front porch.

Site Notice Displayed ? :

YES	NO	DATE
✓		

Date of Neighbour Notifications : 14/4

Date of Site Visit : 3/5

Date Registered : 28/03/2000

Earliest Date for Decision : 11/05/2000

Latest Consultation Date/Site Notice Expiry Date : 11/05/2000

Application Expiry Date: 23/05/2000

Consultation Responses :
Trees - No objection
Highways - Condition.

Planning Issues :
Effect on street scene & neighbouring properties WBBC.
Identified settlement.

Application Number: F/2000/1148

Appraisal :

This application is for a two storey side and rear extension and front porch.

Neighbours.
The neighbouring property at No 6 has a carport and a garage on the boundary with the applicant. There is a landing window on the first floor side elevation. This is 4m from the boundary. The proposal is 11m deep, 3.7m wide 3.6m to the eaves and 7.1m to the ridge. Although the extension is large its siting will not have a sufficient overbearing effect on this neighbour to warrant a refusal. The majority of the extension will be largely obscured from No 4 by the main footprint of the house thereby minimising any impact. All other neighbours are a sufficient distance for any impact to be minimised.

Street scene.
The proposal is set back from the front footprint of the building by 0.6m. The roof is flush with that of the main ridge and the size of the extension including the side gable is such that it is considered that the resulting bulk and massing would have an overbearing impact detrimental to the street scene and should, therefore be refused.

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

Date: 01 August 2000

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2000/1148

Location: 5, Hawthorn Way, Sonning, Reading.

Proposal: Proposed two storey side extension to dwelling and front porch.

Applicant: Mr Bishop & Ms Kuyen C/O Roger Wing And Associates.

Case Officer: Joss Miller

The new plans show the following: Alterations in the design of the roof.

Comments are required by 11/08/2000.

Should you have any queries regarding this application please contact the case officer Joss Miller on (0118) 974 6463.

f/2000/1143

5 Hawthorn Way Sonning

2 storey side extn & porch.

---

4 & 6 Hawthorn Way

The Lawns, Old Bath Rd.

24, 28, 30 Globe Lane.

10 days.

Revised plans showing alterations on the design of the roof.

Thankyou

1/8/00.

1327

WOKINGHAM DISTRICT COUNCIL

To _____

Date _____ Time _____

WHILE YOU WERE OUT

Name _____

Of _____

Phone No. _____ Ext. _____

Phoned		Please call back	
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE _____

Signed _____

Roger Wing and Associates

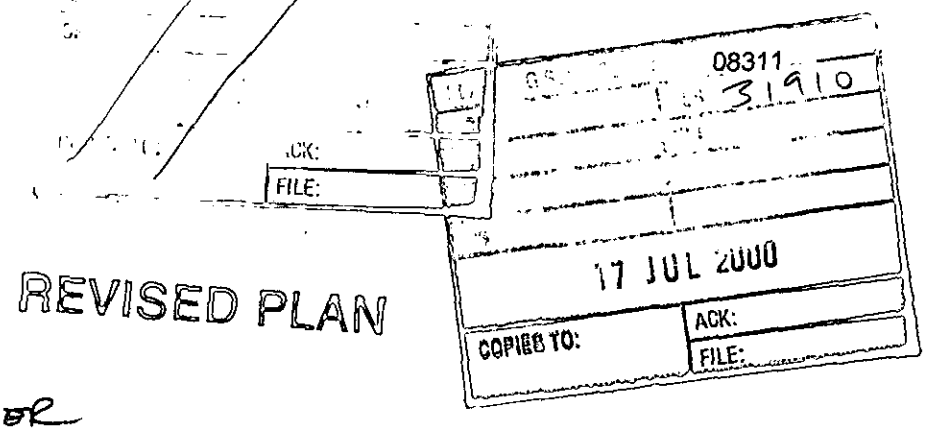
Hunters Moon
Chavey Down Road
Winkfield Row
Berkshire RG42 7PH

Telephone: 01344 885065
Mobile: 07801 057780
Fax: 01344 885035
e-mail: roger.wing@btclick.com

JM

16 July, 2000

Ms. J. Miller
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR



REVISED PLAN

~~DEAR~~ MS MILLER

5 Hawthorn Way, Sonning

JKM already has copy

ref: F/2000/1148

I appreciate your phone call of last week and of previous discussion with regard to this project.

I am pleased to submit drawing 83003a which incorporates adjustments to the design. I have made considerable change to the massing of the extension to make it more in scale with the existing and adjacent properties. Thus the roof of the front part has been turned through right angles and the rear part narrowed to increase articulation of the two parts. The site plan has been adjusted to reflect the position on site. The earlier drawing showed the adjacent house no.6 incorrectly. Consequently the revised design presents the new side gable in respect to the front gable of no.6. and in an improved relationship. You will note also that the new extension does not extend as far back as the line of the two storey part of the adjacent property

The south elevation illustrates the new front roof and dormer reflecting similar characteristics of the existing components on the right hand side of the house frontage.

I would appreciate your consideration of these proposals. Please call me if you wish to discuss them either by phone or preferrably on site.

Yours sincerely

ROGER WING.

Roger M. Wing

HIGHWAYS CONSULTATION SHEET

From: Joss Miller

Date: 14 April 2000

Application Number: F/2000/1148

Proposal: Proposed two storey side extension to dwelling and front porch.

Site Address:
5, Hawthorn Way, Sonning, Reading.

Applicant:
Mr Bishop & Ms Kuyen C/O Roger Wing And Associates.

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).

SC 23- PARKING & GARAGING (SR06)

Signed: N.S. Trotter **Print name:** N TROTTER

26-4-00

TO: **DEVELOPMENT CONTROL**
Joss Miller

FROM: Environmental Design

DATE: 17/07/00

Location: 5, Hawthorn Way,Sonning

Proposal: 2 Storey side extension and front porch

Application Number: F/2000/1148

In response to your consultation dated 14th April 2000 for the above application, the arboricultural comments are as follows:

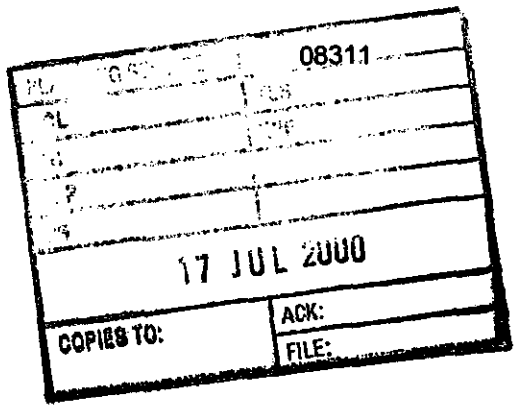
The Magnolia in the front garden and Cherry in the highway verge should not be effected by the proposals. I, therefore have no objections to planning permission being granted.

Neil Etherington
Senior Arboriculturist

Roger Wing and Associates

Hunters Moon
Chavey Down Road
Winkfield Row
Berkshire RG42 7PH

Telephone: 01344 885065
Mobile: 07801 057780
Fax: 01344 885035
e-mail: roger.wing@btclick.com



16 July, 2000

Ms. J. Miller
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

~~DEAR~~ MS MILLER

5 Hawthorn Way, Sonning

ref: F/2000/1148

I appreciate your phone call of last week and of previous discussion with regard to this project.

I am pleased to submit drawing 83003a which incorporates adjustments to the design. I have made considerable change to the massing of the extension to make it more in scale with the existing and adjacent properties. Thus the roof of the front part has been turned through right angles and the rear part narrowed to increase articulation of the two parts. The site plan has been adjusted to reflect the position on site. The earlier drawing showed the adjacent house no.6 incorrectly. Consequently the revised design presents the new side gable in respect to the front gable of no.6. and in an improved relationship. You will note also that the new extension does not extend as far back as the line of the two storey part of the adjacent property

The south elevation illustrates the new front roof and dormer reflecting similar characteristics of the existing components on the right hand side of the house frontage.

I would appreciate your consideration of these proposals. Please call me if you wish to discuss them either by phone or preferrably on site.

Yours sincerely

ROGER WING.

Roger M. Wing

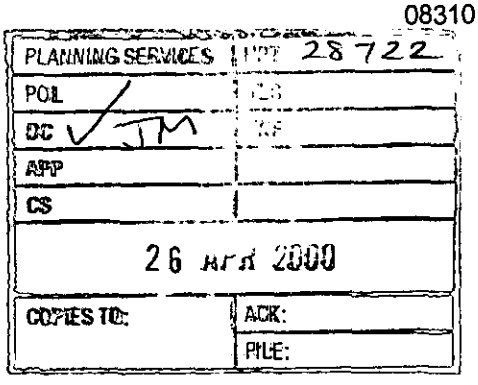
Roger Wing and Associates

Hunters Moon
Chavey Down Road
Winkfield Row
Berkshire RG42 7PH

Telephone: 01344 885065
Mobile: 07801 057780
Fax: 01344 885035
e-mail: roger.wing@btclick.com

08310

25 April, 2000



Ms. J. Miller
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

DEAR MS MILLER

5 Hawthorn Way, Sonning

ref: F/2000/1148

I thank you for forwarding the site notice which I have sent to my clients for displaying.

I notice on the compliments slip that you have noted two information requirements:

Room Use (not noted on the drawings)
The room to the rear of the utility room is to be a Breakfast / Day Room.

Sun room elevations
The rear elevation is included on the 'north elevation'. I am unclear why side elevations are required for this part of the house.

Yours sincerely

ROGER WING.

Roger M. Wing

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

Tel: (0118) 974 6463

Date: **14 April 2000**

My ref: F/2000/1148

CONFIDENTIAL

Councillor Rose
Spinney Side
Holme Park Farm Lane
Sonning
Berks
RG4 6SX

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/2000/1148
5, Hawthorn Way, Sonning, Reading.
Proposed two storey side extension to dwelling and front porch.

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 **Joss Miller** on **(0118) 974 6463**.

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/1148**
5, Hawthorn Way, Sonning, Reading.
Proposed two storey side extension to dwelling and front porch.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Rose

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

Received by Wokingham District Council

Application No: F/2000/1148

Proposal:
Proposed two storey side extension to dwelling and front porch.

Location:
5, Hawthorn Way, Sonning, 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 letter for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Joss Miller P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 11/05/2000. 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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 28 MAR 2000	Map No. 33/37 Site 0:07
Officer: JM	Application No. F/2000/1148
	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description:
(F) PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING AND FRONT PORCH

Location: 5 HAWTHORNE WAY

Parish: SONNING Ward: Sonning 14.4.2000

Applicant: MR BISHOP & MS KUYKEN

Fee Received 95-00 Required ..... Additional ..... Refund .....

Enforcement Section (9) to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	Sunroom not shown on E. elevation.	request	with
6	Floor plans	No label on G. Floor room to rear of garage & utility ?		SN.
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 : 14.4.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
(Trees)	(NK:) ✓ .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: ..... ✓
(Highways)	(XA:) .....

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

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

OTHERS:

.....

.....

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

NEIGHBOURS:

S/N + 4 & 6 Hawthorn Way. ✓

The Lawns, Old Bath Road.

26, 28, 30 Glebe Lane

ADDRESS 5 HAWTHORN. WAY

PARISH SONNING

PLOT No.

ORD. SHEET No.

BUILDER 40/57

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR15437	Mr W? Niles	Moderator Canopy	25.8.80.	APP N/A
14041	"	"	23.10.80	N/A CLA

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Environmental Services

For office use only.
Application number:

28.MAR2000* 1148

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	JON BISHOP & MARIAN KUYKEN
	Address and postcode	5 HAWTHORN WAY SONNING ON THAMES READING BERKSHIRE RG4 6TG.
	Phone number	0118 935 9729
	Agent's Name	ROGER WINN & ASSOCIATES
	Address and postcode	HUNTERS MOON CHANEY DOWN ROAD WINKFIELD ROW BERKSHIRE RG42 7PH
	Phone number	01344 885065
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.	5 HAWTHORN WAY - SONNING - ON THAMES BERKSHIRE RG4 6TG.
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO STOREY SIDE EXTENSION NEW FRONT PORCH

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

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

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

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

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

Certificate A

I certify that

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

Certificate B

I certify that

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

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

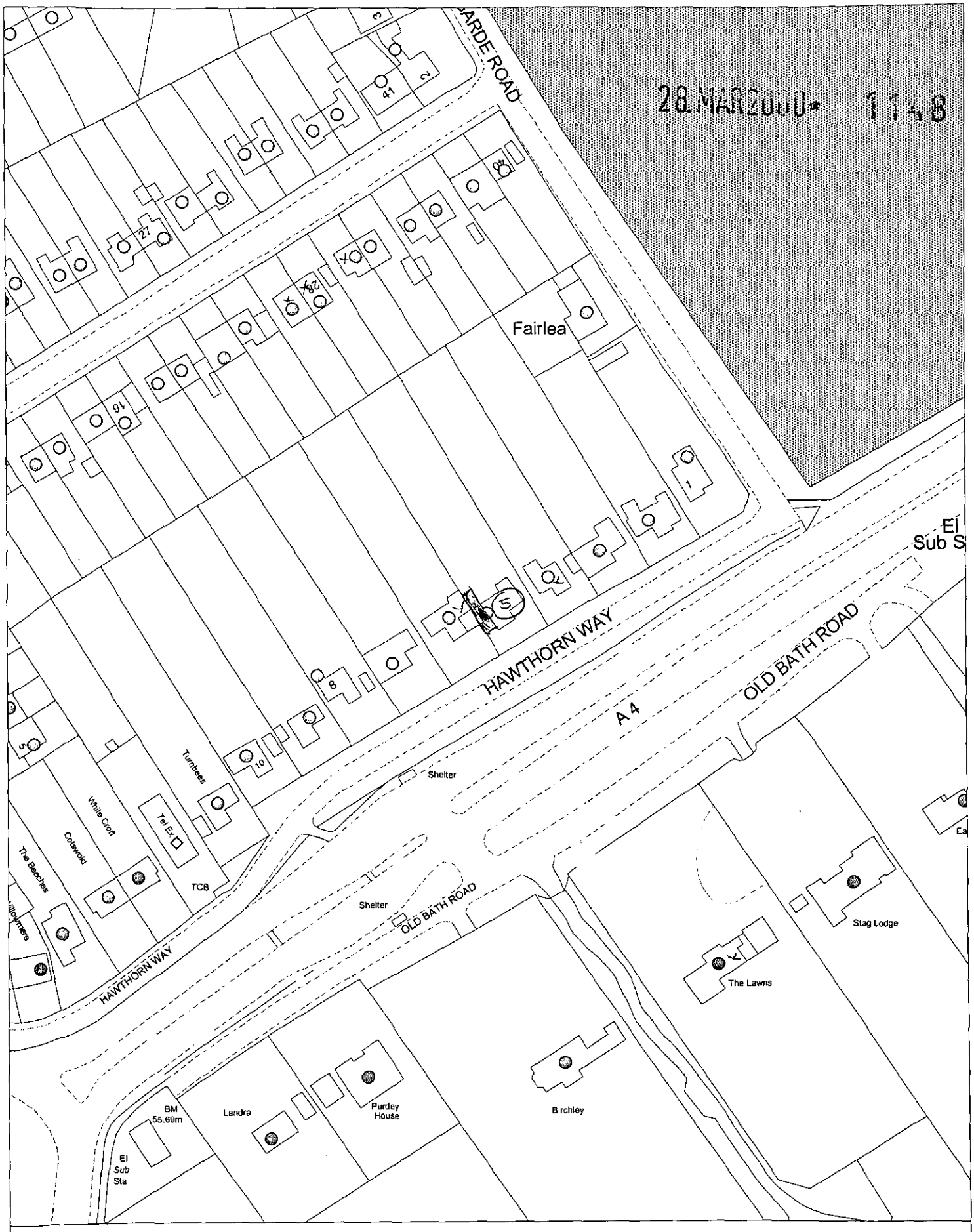
None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of JON BISHOP & MARIAN KUYKEN

Date 27 MARCH 2020

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



Site Plan, Scale: 1 to 1250

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Date: 4 April 2000

X SYSTEMS LTD

APPLICATION NO.1148

Name of appellant:
Jon Bishop & Marjan Kuyken

Site address:
5 Hawthorn Way

Proposal:Proposed 2 storey side extension to dwelling & front porch.

Case Officer:JKM

Appeal Decision

Site visit made on 12 March 2001

The Planning Inspectorate
Room 1404
Tollgate House
Houlton Street
Bristol BS2 9DJ
☎ 0117 987 8927

by R D Hiscox MA(Oxon) DipTP ARICS MRTPI

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

Date

22 MAR 2001

Appeal Ref: APP/X0360/A/00/1055056
5 Hawthorn Way, Sonning

- 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 J Bishop and M Kuyken against the decision of Wokingham District Council.
- The application (ref:F/2000/1148), dated 27 March 2000, was refused by notice dated 15 August 2000.
- The development proposed is a two-storey side extension and new front porch.

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

Procedural Matters

1. It was confirmed for the Council that the refusal of this proposal was in connection with the revised scheme, drawing 83003a, submitted for the appellants by a letter dated 16 July 2000 from Roger Wing and Associates

Main Issues

2. The main issue in this case is the effect of this proposal upon the local street scene.

Planning Policy

3. The development plan for this area comprises the Berkshire Structure Plan 1991-2006 together with the Loddon Area Local Plan, 1995. No references have been made to structure plan policies.

4. Policy LBE2 in the local plan states that permission will not normally be granted for development that is inappropriate in terms of its relationship with adjoining sites and buildings, or that would adversely affect the character of an area by virtue of siting, scale, form, massing or materials.

5. Reference is also made to the deposit draft Wokingham District Local Plan, 1997, which is now published as a consolidated document highlighting proposed amendments, dated February 2000. Policy WBE1 sets out requirements for good contemporary design which respects its local context. These requirements include that regard will be had to visual impact, to the local townscape and to the layout, form, scale, massing and materials of the development. This draft local plan has been the subject of a public inquiry, but the Inspector's report has not yet been made. Nevertheless, the plan is now at an advanced stage in its preparation, and I consider that its policies should be accorded considerable weight.

Reasons

6. The appeal property is one of a row of detached 2-storey houses along this part of Hawthorn Way. The houses are mainly of a similar design and appearance, built of red brick under a reddish-brown tiled roof, with a partly tile-hung projecting front gable. There is some variety along the street scene, partly due to some of the houses being built further forward than others, and also some sited on the left side of the plot, with a garage to the right, and some sited the other way round, creating different spaces between the houses. There are also existing 2-storey extensions to nos. 1 and 2, further along the road, and to no. 9.

7. This proposed side extension would be some 3.6 metres wide and 11 metres deep, rising to an eaves height and front roof ridge similar to the main house, with a slightly lower ridge height for a rear projection. The front of the extension would set some 0.5 metres back from the existing front gable end, and the rear projection would finish approximately level with the rear of the adjoining property on that side, no.6. The extension would be built in the place of an existing carport and single storey garage.

8. As viewed directly from the front, the proposal would reflect much of the character of the existing house and its neighbours, with a similar flat roofed dormer window rising from just below the eaves height, and finished in matching materials. Although the front part of the extension would be some 0.5 metres or so from the boundary with no. 6, because that adjoining house is set on the further side of its plot from this boundary, there would be no undue closing of the gap between the houses or particular loss of spaciousness.

9. The Council is concerned that, as no. 6 is set back further in its plot than is no. 5, much of the extension would be viewed when looking along the road in this direction from the south and west. It is argued that the length and height of this addition would be prominent in the street scene, with an adverse effect on the character and appearance of the surrounding area.

10. As viewed from this direction, the main feature of the extension to be seen would be the front section, with a roof sloping forwards from a ridge parallel with the road, extending at 90° from that of the existing projecting gable end. This would match the similar roof slope the other side of the projecting gable end, and also be similar to other roof slopes on adjoining houses that come into view from this direction. I see no reason why this would be out of scale or character with the existing house or adjoining properties.

11. In so far as the rear projection of the proposed extension would be seen, this would have a slightly lower height, and in my opinion would have very limited impact at all on the street scene. Similarly, from viewpoints along Hawthorn Way from the north and east, the proposals would not be seen, and would have no impact. Overall, I have concluded that this 2-storey side extension is well related to the character of the area in terms of scale, design and materials, and I do not consider that it would result in any particular harm.

12. The Council raises no objection to the proposed front porch, which sits well behind the existing front gable and is also of sympathetic design and materials.

13. I have taken all other representations into account, but have found nothing that should either alter or add to the conclusions that I have reached from my consideration of the main issues above.

Conditions

14. The Council has recommended a number of conditions to be attached to any permission granted if this appeal is allowed. I have considered these recommended conditions in the light of the guidance in Circular 11/95, "The Use of Conditions in Planning Permissions" and subject to some minor re-wording.

15. In addition to the statutory time limitation, proposed condition 2 would require the vehicle parking provision to be retained for that purpose, which I consider reasonable to ensure satisfactory parking provision. Proposed condition 3 would require the use of materials to match the existing building, which is necessary to ensure that the extension would be in keeping with the character of the area. Proposed condition 4 would limit hours of work on the construction of the extension and proposed condition 5 would remove permitted development rights for any additional windows in the flank wall of the extension, both of which are necessary to protect neighbours from noise disturbance or possible overlooking.

Conclusions

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

Formal Decision

17. In exercise of the powers transferred to me, I allow the appeal and grant planning permission for a two storey side extension and new front porch at 5 Hawthorn Way, Sonning in accordance with the terms of the application No: F/2000/1148 dated 27 March 2000 and the revised plan no. 83003a submitted on 16 July 2000, subject to the following conditions:-

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

    2) The area shown on the permitted drawing for vehicle parking shall be kept available for such use and no development, whether or not permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification), shall be carried out so as to preclude vehicular access to this parking space.

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

    4) No work on the construction of the extensions hereby permitted shall take place other than between the hours of 0800 to 1800 Mondays to Fridays and 0800 to 1330 on Saturdays, with no work at all on Sundays and Bank Holidays.

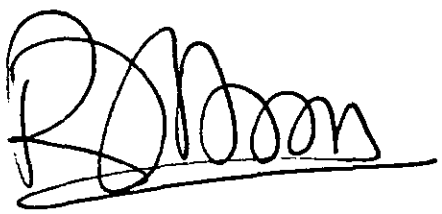
    5) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no windows or dormer windows, other than those expressly authorised by this permission, shall be constructed on the south west elevation of the extension hereby permitted.

Information

18. Particulars of the right of appeal against this decision to the High Court are enclosed for those concerned.

19. This decision does not convey any approval or consent that may be required under any enactment, byelaw, order or regulation other than section 57 of the Town and Country Planning Act 1990.

20. Attention is drawn to the enclosed note relating to the requirements of the Chronically Sick and Disabled Persons Act 1970, as amended.



Inspector

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr Bishop & Ms Kuyen
C/O Roger Wing And Associates
Hunters Moon
Chavey Down Road
Winkfield Row
Berkshire
RG42 7PH

Application Number: F/2000/1148

Parish:	**SONNING**
Location:	**5, Hawthorn Way, Sonning, Reading.**
Proposal:	**Proposed two storey side extension to dwelling and front porch.**

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

Reason

1. This proposal, if permitted, would have an overbearing impact detrimental to the street scene by virtue of its bulk and massing. Therefore the proposal is contrary to Policies LBE2 of the Loddon Area Local Plan and WBE1 of the Wokingham District Local Plan (Deposit Draft).

MARYAN KUYKEN.
19.08.00 MEETING REQUIRED

21.08.00.
JOB MILLAR.

John Mitchell

John Mitchell
Development Control Manager
Date: 15/08/2000

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.

Roger Wing and Associates

Hunters Moon
Chavey Down Road
Winkfield Row
Berkshire RG42 7PH

Telephone: 01344 885065
Mobile: 07801 057780
Fax: 01344 885035
e-mail: roger.wing@btclick.com

16 July 2000
08311[RaHW1]

Ms. J. Miller
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

5 Hawthorn Way, Sonning

ref: F/2000/1148

I appreciate your phone call of last week and of previous discussion with regard to this project.

I am pleased to submit drawing 83003a which incorporates adjustments to the design. I have made considerable change to the massing of the extension to make it more in scale with the existing and adjacent properties. Thus the roof of the front part has been turned through right angles and the rear part narrowed to increase articulation of the two parts. The site plan has been adjusted to reflect the position on site. The earlier drawing showed the adjacent house no.6 incorrectly. Consequently the revised design presents the new side gable in respect to the front gable of no.6. and in an improved relationship. You will note also that the new extension does not extend as far back as the line of the two storey part of the adjacent property

The south elevation illustrates the new front roof and dormer reflecting similar characteristics of the existing components on the right hand side of the house frontage.

I would appreciate your consideration of these proposals. Please call me if you wish to discuss them either by phone or preferrably on site.

Yours sincerely

Roger M. Wing

Roger Wing and Associates

Hunters Moon
Chavey Down Road
Winkfield Row
Berkshire RG42 7PH

Telephone: 01344 885065
Mobile: 07801 057780
Fax: 01344 885035
e-mail: roger.wing@btclick.com

7 September, 2000

08313

Ms. J. Miller
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

5 Hawthorn Way, Sonning

ref: F/2000/1148

I thank you for meeting Maryan Kuyken and myself on Monday 4 September to discuss the proposals of 16 July which followed the original application of March 2000. I list the principal topics of our useful discussion below, but I wish to point out that the notice of refusal of 15 August 2000 is unclear as to specific reference to one or other scheme, though presumably it refers to both.

I understand from the conversation that the principal issue relates to mass rather than scale, which has been addressed, and that you require the side extension to start in line with the body of the house (as at the front door) and to direct any extension behind this line and at the rear of the house. You confirmed that the refusal is not based on any percentage increase, as the Borough does not operate such factors .

We pointed out the practical difficulties with this, in particular the siting of garage accomodation and relationships with existing internal layouts and to the adjoining buildings. Your suggestion that the planning issues may be addressed by considering a no garage solution does not seem to fit well with the inevitable disruption to the front garden and frontage to accommodate three cars.

Unfortunately we seem to have exhausted alternative possibilities and there appear to be no other layouts that can resolve the differences. Therefore we will have to consider the options available to us including an appeal against the refusal.

I thank you for your assistance in this regard.

Yours sincerely

Roger M. Wing

Environmental Services

For office use only.
Application number:

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	JON BISHOP & MARIAN KUYKEN 5 HAWTHORN WAY SONNING ON THAMES READING BERKSHIRE RG4 6TG. 0118 935 9729
2	Agent's Name Address and postcode Phone number	ROGER WINN & ASSOCIATES HUNTERS MOON CHANEY DOWN ROAD WINKFIELD ROW BERKSHIRE RG42 7PH 01344 885065
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.	5 HAWTHORN WAY - SONNING - ON THAMES BERKSHIRE RG4 6TG.
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO STOREY SIDE EXTENSION NEW FRONT PORCH

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

3544 Crystal Mark
Clarity approved by

Please turn over

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

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

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

Certificate A

I certify that

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

Certificate B

I certify that

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

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

None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of JON BISHOP & MARIAN KUYKEN

Date 27 MARCH 2020

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

LODDON AREA LOCAL PLAN

Adopted 5 May 1995

Published by: Wokingham District Council
Planning Department
Shute End
Wokingham
Berkshire
RG40 1WR
Telephone: (01734) 778798

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

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

❖ LBE2 INAPPROPRIATE DESIGN

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

ENVIRONMENTAL IMPROVEMENT

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

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

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

❖ LBE3 REFURBISHMENT AND REDEVELOPMENT

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

❖ LBE4 ENVIRONMENTAL ENHANCEMENT SCHEMES

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

SUNLIGHT, DAYLIGHT AND NOISE

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

❖ LBE5 SUNLIGHT AND DAYLIGHT

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

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

APPEAL BY: Jon Bishop & Marjan Kuyken
SITE: 5 Hawthorn Way, Sonning
APPLICATION NO.: 1148
PROPOSAL: Proposed 2 storey side extension to dwelling & front porch.

LIST OF PERSONS CIRCULATED WITH NOTICE OF APPEAL

District Councillor(s) for Sonning

Mr N D Rose

Clerk(s) of Parish / Town Council of Sonning

Mrs L Bates, Council Office, Pearson Rd, Sonning, Reading. RG4 6UL

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

Environmental Design WDC
-Trees

The Planning Inspectorate

Room 1202E
Tollgate House
Houlton Street
Bristol BS2 9DJ
http://www.planning-inspectorate.gov.uk

Direct Line 0117-9878808
Switchboard 0117-9878000
Fax No. 0117-9878804
GTN 1374-8808

PLANNING SERVICES 40150
POL
DC
AP
CS
COPIES TO: ACK:
FILE:

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

Your Ref: F/2000/1148

Our Ref: APP/X0360/A/00/1055056

Date: 19 February 2001

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY JON BISHOP & MARJAN KUYKEN
SITE AT 5 HAWTHORN WAY, SONNING, READING

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 R D Hiscox MA(Oxon) DipTP ARICS MRTPI

With reference to the above appeal the Secretary of State has arranged for the inspector to visit the appeal site at 15:00 on Monday 12 March 2001 and you are requested to arrange for the inspector to be met at the site at 15:00 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

L. M. Hutton

Miss L Hutton

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

209D

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
Wokingham
Berkshire
RG41 1BN

Your Ref: F/2000/1148

Our Ref: APP/X0360/A/00/1055056

Date: 13 March 2001

Dear Madam

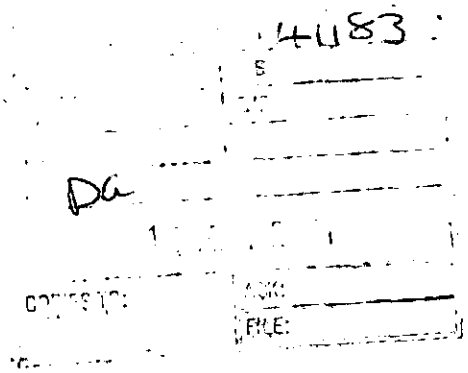
TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY JON BISHOP & MARJAN KUYKEN
SITE AT 5 HAWTHORN WAY, SONNING, READING

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)



FOR LPA.

with compliments

Roger Wing and Associates

Hunters Moon · Chavey Down Road · Winkfield Row · Berkshire · RG42 7PH
Telephone: 01344 885065 Fax: 01344 885035

Roger Wing and Associates

Hunters Moon
Chavey Down Road
Winkfield Row
Berkshire RG42 7PH

Telephone: 01344 885065
Mobile: 07801 057780
Fax: 01344 885035
e-mail: roger.wing@btclick.com

2 March, 2001

08318

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

Attention of Miss A. Groves

Dear Sirs,

5 Hawthorn Way, Sonning
ref: F/2000/1148
Planning Appeal - response further to the LPA's Statement
Ref: your covering letter of 14 February 2001

Further to the LPA's Statement we wish to add the following comments in response to points made to support their case. I refer to the points by the clause numbers used in the LPA Statement section 4.0 *The case for the Local Planning Authority.*

4.1 & 4.3 The points raised by Wokingham DC are addressed both in the Statement attached to the Appeal 'Revised Design' and The Neighbourhood' and in the supplementary letter of 5th February 2001.

4.2 The dimensions given in the first part of this paragraph reflect the drawn proposals. However the impression given in the second part, that because no6 is set back the 'majority' of the extension will be visible from the road, is both an unfair interpretation and a false picture.

Most of the houses in Hawthorn Way with their arrangements of gables roofs and dormers generally sit forward on a line similar to no5. This applies to nos. 1-5 and 9-11. The side of no5. is prominent even now when approached from the west. The present side wall presents a very blank aspect (see photographs 083 p2)

The Revised Design drawing '83003a' deliberately breaks the extension down into two distinct parts, to reduce the bulk and massing to match the scale of no5 and the other properties. The new side gable at the front will break up the mass of the existing straight side wall and enhance the view on the approach along Hawthorn Way.

The house at no6. sits back but only as far as the line of the ridge line of the new gable. Consequently for most of the time only the front gable will be visible and the appearance of this has been addressed above. The attached plan shows that the rear part of the extension comes into view from the pavement only in front of no6. and the whole of the extension is visible from the pavement for a length of 9metres. Thus, the claim that the *'length and height of the additional structure would be prominent on the street scene'* is so fundamentally inaccurate as to undermine the conclusions drawn by the LPA on massing, character and appearance.

March 2, 2001

Therefore it is our considered view that for the reasons stated above and previously, the design presented addresses in a positive manner the policies as set out in LBE2 Lodden Area Local Plan and WBE1 of the Wokingham District Local Plan, and consequently that the Appeal should be upheld.

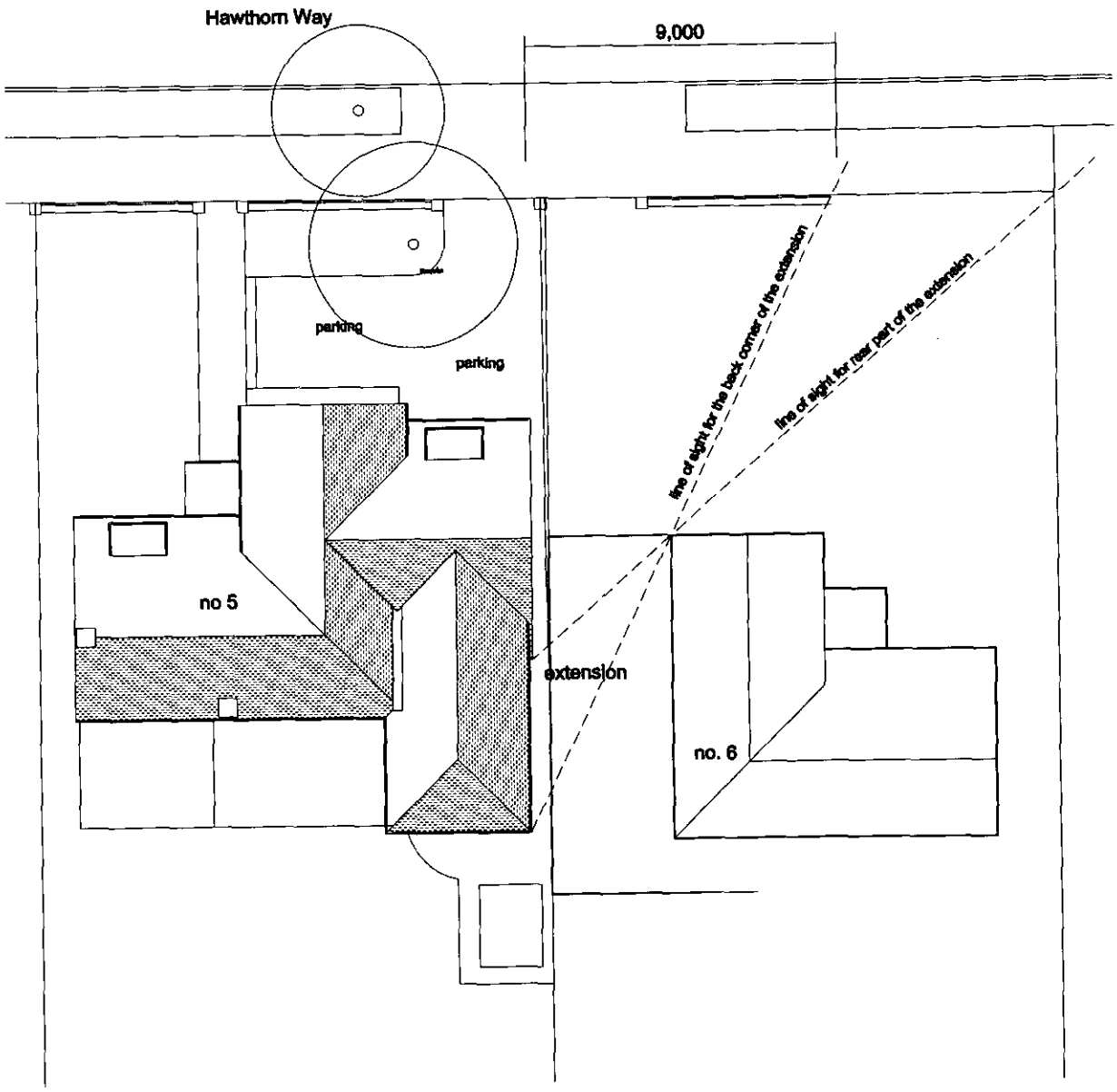
Yours faithfully

Roger M. Wing

for; Jon Bishop and Marjan Kuyken

(copy enclosed for your distribution to the LPA)

ps.
Letter from the owner of no8. Hawthorn Way
I attach a copy of the letter received from Wendy Anthony which supports the revised design.



83003a

5 Hawthorn Way, Sonning on Thames
extension proposals

Sight Lines

scales: 1 - 200
date: 1 March 2001

Roger Wing and Associates
Chartered Architects

Hunters Moon Cherry Down Road Winkfield Row Berkshire RG42 7PH
Telephone 01344 885055 Fax 01344 885035 e-mail roger.wing@bkdick.com

8 Hawthorn Way
Sonning
Berks

27th February 2001

Re: planning application at 5 Hawthorn Way, Sonning

Dear Sir or Madam,

From talking to the owner of 5 Hawthorn Way, I understand that Wokingham Council's objections to the planned extention arise from the fact that the house is further forward than the next door properties, so that the extention will be obtrusive.

The revised plans for the extention show a gable roof. In my view, this extention will improve the look of the house from the side as the gable roof will break up the long line of the roof and wall which is already there.

Yours faithfully,

Wendy Anthony

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/00/1055056 **GRID REF: 476316E/175031N.**

APPEAL BY: J. Bishop & M. Kuyken.

SITE: 5 Hawthorn Way, Sonning

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 / [redacted]
OR Do the you wish to be heard by an Inspector at: a. a local inquiry?	[redacted] / NO
or b. a hearing?	[redacted] / NO
2. a. If the written procedure is agreed, could the Inspector see the whole site clearly from a road or other public land?	[redacted] / 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 / [redacted]
3. Does the appeal relate to an application for approval of reserved matters?	[redacted] / NO
4. Was an Article 7 (Regulation 6 for listed building or conservation area consent) certificate submitted with the application?	[redacted] / 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?	[redacted] / NO

6. Is the appeal site within an approved Green Belt or AONB? Please specify which	[redacted] / 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.)	[redacted] / 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.	[redacted] / 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.	[redacted] / NO
9. Is the site within a Conservation Area? If YES, please attach a plan of the Conservation Area. (If NO, go to Q11.)	[redacted] / NO
10. Does the appeal relate to an application for conservation area consent?	[redacted] / NO
11.a. Does the proposed development involve the demolition, alteration or extension of a Grade I / II* / II listed building?	[redacted] / NO Grade I/II*/II
b. Would the proposed development affect the setting of a listed building? If the answer to question 11a or b is YES, please attach a copy of the relevant listing description from the List of Buildings of Special Architectural or Historic Interest. (If NO, go to Q13.)	[redacted] / NO
12. Has a grant been made under Sections 3A or 4 of the Historic Buildings and Ancient Monuments Act 1953?	[redacted] / NO
13.a. Would the proposals affect an Ancient Monument (whether scheduled or not)?	[redacted] / 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.	[redacted] / NO
b. Are any protected species likely to be affected by the proposals? If YES, please give details.	[redacted] / 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;		✓
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;		✓
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);		✓
Details of any other applications or matters you are currently considering relating to the same site;		✓
For all appeals, including those against non determination, you must provide details of all relevant development plan policies. *Each extract must include the front page, the title and date of approval or adoption. Where plans & policies have not been approved or adopted, please give the stage or status of the plan.*	2	
Any supplementary planning guidance, together with its status, that you consider necessary.		✓
A list of any conditions or limitations you would agree to if the appeal were to be allowed;	1	
Any other relevant information or correspondence you consider we should be aware of.		✓

16.a. What is the date you told those you notified about the appeal that we must receive any further comments by? 13·2·01

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	1	
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? YES / NO
If NO, please send the following information:-

a. In non-determination cases:

i) what the decision notice would have said;

ii) how the relevant development plan policies relate to the issues of this appeal.

b. In all cases:

i) the relevant planning history;

ii) any supplementary reasons for the decision on the application;

iii) matters which you want our Inspector to note at the site visit.

18. THE MAYOR OF LONDON CASES ONLY

a. Was it necessary to notify the Mayor of London about the application? YES / NO
If YES please attach a copy of that notification.

a. Did the Mayor of London issue a direction to refuse planning permission YES / NO
If YES, please attach a copy of that direction.

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

Signature: Dlynell on behalf of WOKINGHAM DISTRICT

Date sent to us and the appellant 15/01/01 OUR REF: F/2000

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The Copyright Unit
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2-16 Colegate
Norwich NR3 1BQ

Tel. (0118) 974 6448 (Direct Line)
Date. January 16, 2001
My ref. F/2000/1148
Your ref.

Mrs L Bates
Council Office
Pearson Rd
Sonning
Reading
RG4 6UL

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 Madam,

TOWN AND COUNTRY PLANNING ACT 1990
APPEAL BY: J Bishop & M Kuyken
SITE: 5 Hawthorn Way Sonning

I am writing to inform you, that this appeal has been lodged with The Planning Inspectorate, and will be dealt with by means of an exchange of written statements between 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/00/1055056. Comments received after 13/02/01 will not normally be seen by the Inspector & will be returned.

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

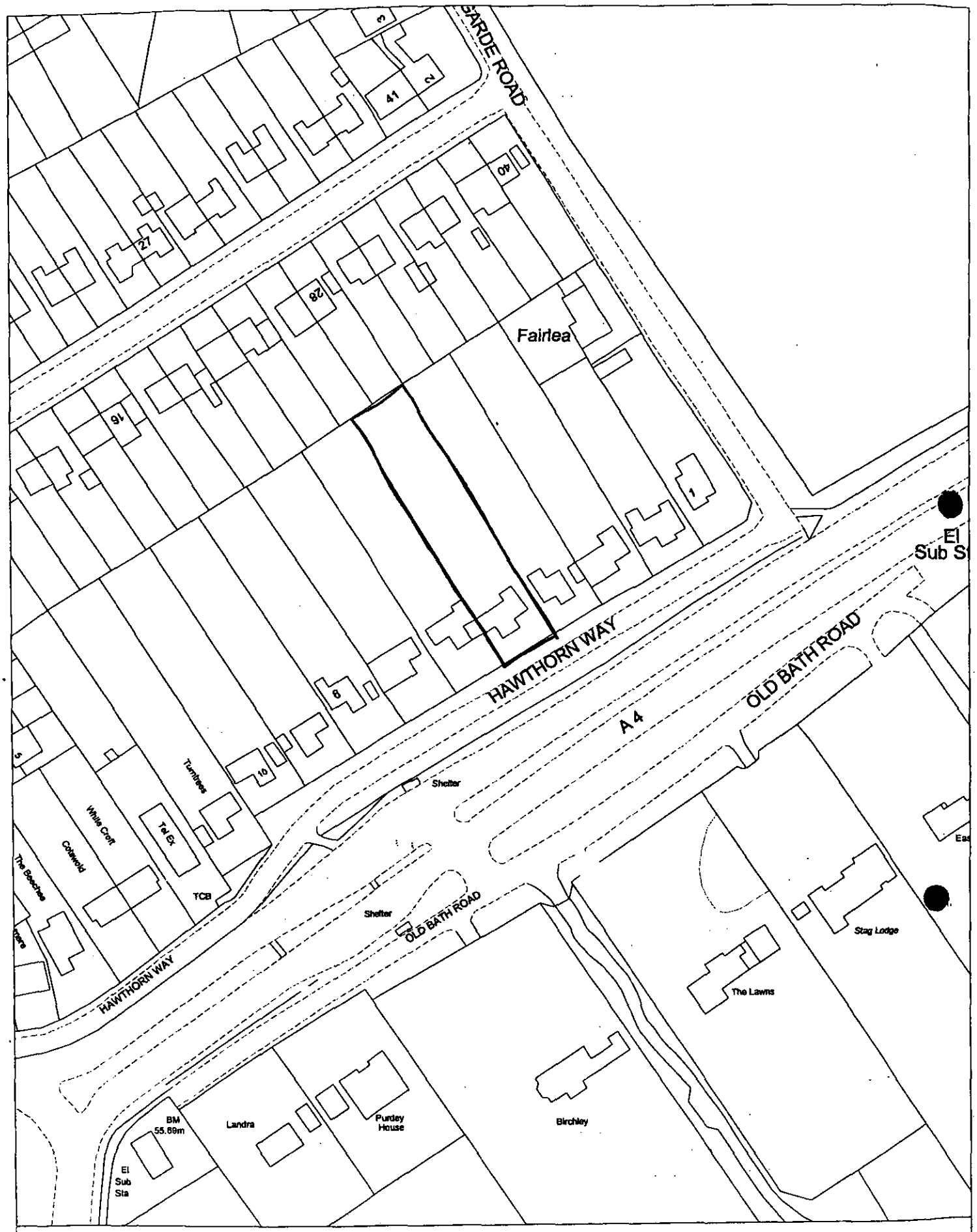
A free booklet, Guide to taking part in Planning Appeals, is available from this office.

** **If you wish to be notified of the result of the appeal, you should write to the Planning Inspectorate requesting a copy of the decision.**

Yours faithfully

Denise Gumbrell
Appeals Assistant

* Attached



Site Plan, Scale: 1 to 1250

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Date: 15 January 2001

N W E S



Wokingham District Local Plan
Deposit Draft

With Proposed Amendments Highlighted

February 2000

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

POLICY FRAMEWORK

National Policy

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

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

Strategic Policy

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

Supplementary Planning Guidance

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

THE BUILT ENVIRONMENT

DESIGN PRINCIPLES

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

POLICY WBE1: DEVELOPMENT IN ITS LOCAL CONTEXT

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

a) ITS ENVIRONMENTAL IMPACT

b) ITS VISUAL IMPACT

c) ACCESSIBILITY

Cont.

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

e) THE LOCAL TOWNSCAPE

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

g) SAFETY AND SECURITY

h) THE PRIVACY AND AMENITY OF THE EXISTING ENVIRONMENT

i) SUPPLEMENTARY PLANNING DESIGN GUIDANCE ADOPTED BY THE COUNCIL.

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

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

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

POLICY WBE2: IMPROVING ON THE LOCAL CONTEXT

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

Implementation: Through the development control process.

Monitoring: Check quality of development on the ground.

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

POLICY WBE3: CHARACTER OF LARGE SCALE DEVELOPMENT

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

Cont.

LODDON AREA LOCAL PLAN

Adopted 5 May 1995

Published by: Wokingham District Council
Planning Department
Shute End
Wokingham
Berkshire
RG40 1WR
Telephone: (01734) 778798

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

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

❖ LBE2 INAPPROPRIATE DESIGN

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

ENVIRONMENTAL IMPROVEMENT

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

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

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

❖ LBE3 REFURBISHMENT AND REDEVELOPMENT

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

❖ LBE4 ENVIRONMENTAL ENHANCEMENT SCHEMES

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

SUNLIGHT, DAYLIGHT AND NOISE

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

❖ LBE5 SUNLIGHT AND DAYLIGHT

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

HIGHWAYS CONSULTATION SHEET

From: Joss Miller

Date: 14 April 2000

Application Number: F/2000/1148

Proposal: Proposed two storey side extension to dwelling and front porch.

Site Address:
5, Hawthorn Way, Sonning, Reading.

Applicant:
Mr Bishop & Ms Kuyen C/O Roger Wing And Associates.

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).

SC 23 -- PARKING & GARAGING (SC06)

Signed: _____ **Print name:** _____

26-4-00

TO: **DEVELOPMENT CONTROL**
Joss Miller

FROM: Environmental Design

DATE: 17/07/00

Location: 5, Hawthorn Way,Sonning

Proposal: 2 Storey side extension and front porch

Application Number: F/2000/1148

In response to your consultation dated 14th April 2000 for the above application, the arboricultural comments are as follows:

The Magnolia in the front garden and Cherry in the highway verge should not be effected by the proposals. I, therefore have no objections to planning permission being granted.

Neil Etherington
Senior Arboriculturist

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr Bishop & Ms Kuyen
C/O Roger Wing And Associates
Hunters Moon
Chavey Down Road
Winkfield Row
Berkshire
RG42 7PH

Application Number: F/2000/1148

Parish: **SONNING**

Location: **5, Hawthorn Way, Sonning, Reading.**

Proposal: **Proposed two storey side extension to dwelling and front porch.**

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

Reason

1. This proposal, if permitted, would have an overbearing impact detrimental to the street scene by virtue of its bulk and massing. Therefore the proposal is contrary to Policies LBE2 of the Loddon Area Local Plan and WBE1 of the Wokingham District Local Plan (Deposit Draft).

John Mitchell
Development Control Manager
Date: 15/08/2000

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.

04 December 2000

5 Hawthorn Way, Sonning

ref: F/2000/1148

Planning Appeal - Section G. Grounds of Appeal, Full Statement

This Appeal is made on the grounds that:

1. The revised designs address the points discussed with the LPA prior to submission of the revised scheme to reduce bulk and massing. Consequently the form of the revised proposals fits well with the general street scene in terms of mass, scale and materials.

2. Inadequate inspection and consideration of the site has led to the ruling and other inconsistent advice.

The Refusal

Planning Permission was refused because 'if permitted there would have been an overbearing impact detrimental to the street scene by virtue of its bulk and massing'.

The refusal applies to both the original submission 27 March drawing 83003 and the Revised Designs submitted16 July drawing 83003a. The Revised Designs were made only after consultation with the LPA in June and early July. Calls were made in June and July to establish why a decision on the original submission was not forthcoming despite the operative date of 23 May 2000.

The Proposals

The project replaces the existing detached single storey garage and carport with a two storey extension accommodating the following:

ground floor: single-car garage with workbench area, utility room, breakfast room.
first floor: bedroom with en-suite bathroom, music room.

The Initial Design shows a vertical front gable wall and the west wall running the full depth of the extension with an eaves height of 4.9m. It was accepted, following the early July consultation, that improvements could be made to the single massing of the extension by breaking the form into two major components, adjusting orientation and lowering the rooflines.

The Revised Design

The revised design significantly reduces the massing by breaking the extension into two elements. The front part is turned so the gable is on the west face rather than the north. The rear part remains in the original orientation but a reduction in width of 225mm, emphasises the definition of the two elements.

The design of the front part is changed markedly and now reflects the eastern side of the house. The eaves height is lowered by 1m to 3.7m. The bulk is reduced considerably by the sloping roof being presented to the front of the house and the ridge line is lowered from the original to a level some 400mm lower than the existing ridge. The revised design adds a further element to the composition of gables at right angles to one another that characterises Hawthorn Way.

The design of the rear part is changed by the small reduction in width which produces a marginally lower ridge. Furthermore, altering the roof to a hipped roof considerably reduces the mass and profile.

The revised design offers a solution which fits well in the neighbourhood by reflecting the mass, scale and materials of surrounding buildings.

The front of the extension on the west side of the house is set back 600mm from the front of the existing house. It lays well behind the line of the existing carport. The rear wall of the extension lines through with the rear of the

Roger Wing and Associates

Hunters Moon Chavey Down Road Winkfield Row Berkshire RG42 7PH
Telephone 01344 885065 Mobile. 07801 057780 Fax: 01344 885035 e-mail: roger.wing@btclick.com

single storey sun room. It is therefore in the order of 500mm forward of the adjoining two storey property and over 2m forward of the single storey side extension at no.6.

Inadequate consideration by the LPA

The only site inspection was made on June 12. which is 3 weeks after the LPA should have given a decision to the application. The planning officer did not go into the garden of no5. despite arrangements being made for access, but made inspection only from the neighbouring garden.

It was pointed out in making the revised application that the site plan on the original designs showed an incorrect positioning of the adjoining property no6. The revised design shows no.6 in the correct relationship. There has been no proper site visit since to view the revised designs in proper context.

The Planning Officer proposed that the front wall should be moved back to be 1m from the front of the house (June 29). However this is impractical because the minimum length of garage could not be accommodated between the inner wall and the kitchen door opening. Subsequent advice (4 September) to move the whole extension back to line with the east side of the house exacerbates the problem.

The revised orientation of the design takes the ridge back to 3.9m from the face of the building and more than 80% of the roof with its reduced eaves level lays behind a line 1m from the front face. Thus considerable effort has been made to accommodate the 1m line wishes of the LPA whilst retaining a useable garage within the design.

Reduction of the overall length of the building by 2m. appears to be arbitrary advice (29. June). The resultant rear line would bear no relationship to any other line on the house or neighbouring property, but serve merely to prohibit accommodation on both floors.

Subsequent advice (July 7 and September 4) that extensions could be made on the side and rear (north) face of the house pays little heed to the layout of the two floors. To extend in this manner would lead to an increase in both the bulk and mass of any such because of the resultant need for additional internal circulation space. The proposed side extension requires no such provision and added circulation space is less than 2m2. The mass of the design is therefore as economical as possible.

Advice to consider a no garage solution (4. September) to reduce the overall size of the extension is not considered to be a viable solution. This would cause an unacceptable detrimental effect to the landscape resulting from 3 parking bays being provided in the front garden and the additional crossover required over the pavement and grass margin to enable free use by three vehicles parked in such a way.

The Neighbourhood - *see photographs 083 p1 -6*

Hawthorn Way is a composition of late 1950's detached houses positioned on an irregular line arrangement with an array of gabled elements set a right angles to one another. The mature landscaping softens the composition and affords glimpsed views of only a few houses at a time. All of the houses are predominantly brick built with hung tile elements and plain tile pitched roofs.

The proposed extension at no.5 reflects these characteristics and is composed of elements which are in sympathetic scale. It was confirmed (4. September) that the Borough has no percentage area limitations on extensions. There has been no previous extension to no.5. and the proposed scheme is modest and proportional to the existing house

It is should be noted that that there have been a number of extensions and revisions to houses in Hawthorn Way The various shapes, sizes and positions of those in the immediate vicinity of no.5. are illustrated.

Roger Wing and Associates

Hunters Moon Chavey Down Road Winkfield Row Berkshire RG42 7PH

Telephone 01344 885065 Mobile 07801 057780 Fax: 01344 885035 e-mail: roger.wing@btclick.com

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
Wokingham
Berkshire
RG41 1BN

Your Ref: F/2000/1148

Our Ref: APP/X0360/A/00/1055056

Date: 22 March 2001

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY JON BISHOP & MARJAN KUYKEN
SITE AT 5 HAWTHORN WAY, SONNING, READING

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

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

The Complaints Officer
The Planning Inspectorate
Room 14/04
Tollgate House
Houlton Street
Bristol
BS2 9DJ

Phone No. 0117 987 8927 Fax No. 0117 987 6219

Yours faithfully

G. Nall

Miss A Groves

COVERDL1

Tel. (0118) 974 6448 (Direct Line)
Date: January 15, 2001
My ref: F/2000/1148
Your ref: APP/X0360/A/00/1055056

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 1004
Tollgate House
Houlton Street
BRISTOL
BS2 9DJ

Dear Miss Groves

APPEAL BY: J Bishop & M Kuyken
SITE:
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. January 15, 2001
My ref:F/2000/1148
Your ref: 083

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

Roger Wing & Associates
Hunters Moon
Chavey Down Road
Winkfield Row
Berks
RG42 7PH

Dear Sirs

APPEAL BY: **J Bishop & M Kuyken**
SITE: **5 Hawthorn Way, Sonning**

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

I have also sent copies to The Planning Inspectorate.

Yours faithfully

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

The Planning Inspectorate

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

PLANNING SERVICES | HPT
POL | TLS
DC | ENF
P | CS
COPIES TO: | ACK:
FILE:

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

Your Ref: F/2000/1148

Our Ref: APP/X0360/A/00/1055056

Date: 2 January 2001

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY JON BISHOP & MARJAN KUYKEN
SITE AT 5 HAWTHORN WAY, SONNING, READING

Regarding the above appeal, further to our telephone conversation today I now confirm that the above date is now the new revised start of the timetable. This letter replaces the original one, a copy of which is attached.

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 to me, 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.

<u>You must **submit** the following documents within this timetable:</u>

Within 2 weeks from the starting date -

You must notify 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 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 LPA'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

A Groves

Miss A Groves

102(BPR)

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
Wokingham
Berkshire
RG41 1BN

Your Ref: F/2000/1148

Our Ref: APP/X0360/A/00/1055056

Date: 8 December 2000

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY JON BISHOP & MARJAN KUYKEN
SITE AT 5 HAWTHORN WAY, SONNING, READING

I have received an appeal form and accompanying documents for this site. I am the case officer. If you have any questions please contact me. Apart from the questionnaire, please always send **2 copies** of all further correspondence to me, 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.

I must **receive** the following documents within this timetable:

Within the next 2 weeks

You must notify 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 I must receive 3 copies within **6 weeks of the starting date.** If we receive representations 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 make sure that the appellant and I receive a copy of a completed appeal questionnaire and supporting documents (including relevant development plan policies when appeals are against non-determination).

Within the next 6 weeks

You and the appellant must make sure that I receive 2 copies of any statement. 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.*

Within the next 9 weeks

You and the appellant must make sure that I receive 2 copies of any comments on each other's statement and any comments on any representations received from interested parties. I will forward the appellant's 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**.

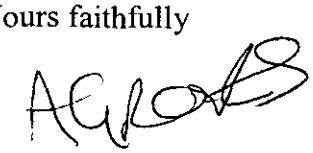
You **must keep to the timetable** set out above and ensure that I receive your representations within the deadlines. If I do not, your representations will not normally be seen by the Inspector and they will be returned to you. Inspectors will not accept representations at the site visit, nor will they 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, we must receive 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)

02/01/07

Spoke to Inspectorate as we had not rec'd a "start date" for this appeal. They sent it 8/12. Will try to agree new date with agent.

Den.

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 JON BISHOP & MARJAN KUYKEN

Address 5 HAWTHORN WAY
SONNING ON THAMES
READING . BERKSHIRE

Postcode RG4 6TG.

Your reference 083

Daytime phone no 0118 9 315 9729

Fax no

E-mail address Marjan.Kuyken@icl.com

B. AGENT DETAILS (if any)

Name ROGER WING & ASSOCIATES

Address HUNTERS MOON
CHAVEY DOWN ROAD
WINKFIELD ROW . BERKSHIRE

Postcode RG42 7PH

Your reference 083

Daytime phone no 01344 885065

Fax no 01344 885035

E-mail address roger.wing@btclick.com

C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the LPA WOKINGHAM DISTRICT COUNCIL

Date of the planning application 14 APRIL 2000

LPA's application reference no F/2000/1148

Date of LPA's decision notice (if issued) 15.08.00.

D. APPEAL SITE ADDRESS

Address 5. HAWTHORN WAY
SONNING ON THAMES
READING . BERKSHIRE

Postcode RG4. 6TG.

National grid reference 476316 E / 175031 N.

(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)

TWO STOREY SIDE EXTENSION

AND FRONT PORCH

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

0.11 (1075 m²)

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

73m²

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.

FULL STATEMENT ATTACHED.

G. (

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). ☑
   083003a - 16 JULY 2000 .

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: ☑
   PHOTOGRAPHS + SKETCH PERSPECTIVES 083 p1 - 6
8. Any relevant **correspondence** with the LPA. 08311 16 JULY 2000 . 08313 07 SEPTEMBER 2000 ☑
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. ☐

H. (

App
met
use

1.

2.

3.

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. J. BISHOP & Ms M. KUYKEN

Name (in capitals) ROGER M. WHITE. Date 4 DECEMBER 2000.

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.

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

WRITTEN REPRESENTATION APPEAL

ASE OFFICER: JKM

.PPLICATION NUMBER: 1148

PPELLANT: Jon Bishop & Marjan Kuyken

ÍTE: 5 Hawthorn Way, Sonning

PPEAL REF: APP/X0360/A/00/1055056

ΓART DATE: 02/01/01

ATE OF SITE VISIT 12/03/01

ogress Record	Date Actioned	Initials
ppeal Logged:	03/01/01	DG
ıtered on Access:	03/01/01	DG
otification Letters Due:	**16/01/01**	
otification Letters Sent:	15/01/01	DG
uestionnaire Due:	**16/01/01**	
uestionnaire Sent:	15/01/01	DG
ile received by Officer:	03/01/01	
atement Due:	**13/02/01**	
hecked by Team Leader:	/	
:atement Sent:	16/01/01	DG
omments on Statement Due	06/03/01	
omments on Statement Sent	/	
ecision letter circulated:	29/03/01	DG
ecision entered on Access.	29/03/01	



no 6

car port and garage to be demolished
site of proposed extension

no 5

position of proposed new porch

no 4

083 p1

5 Hawthorn Way, Sonning on Thames
extension proposals
Photographs

Date: 4 December 2000

Roger Wing and Associates
Hunters Moon • Chavey Down Road • Winkfield Row Berkshire • RG42 7PH Telephone: 01344 885065 Fax: 01344 885035



1

View of Hawthorn Way from outside 8 Hawthorn Way

Number 5 side wall seen centre photograph.



sketch perspective



15

View of Hawthorn Way from outside 8 Hawthorn Way

Number 5 last house visible. As number 5 is set forward in the road,
the amount of wall seen of the proposed extension would be similar to that currently seen.



083 p2

5 Hawthorn Way, Sonning on Thames
extension proposals
Photographs and Sketch Perspective

16

View of Hawthorn Way from outside 7 Hawthorn Way

As above.

Date: 4 December 2000

Roger Wing and Associates
Hunters Moon • Chavey Down Road • Winkfield Row Berkshire • RG42 7PH Telephone: 01344 885065 Fax: 01344 885035



14

View of Hawthorn Way from outside 8 Hawthorn Way

Number 5 just visible underneath Eucalyptus tree.



13

View of Hawthorn Way from outside 10 Hawthorn Way

Number 5 not visible at all.



12

View of Hawthorn Way from outside 11 Hawthorn Way

Number 5 just visible to right of Eucalyptus tree at centre of picture.

083 p3

5 Hawthorn Way, Sonning on Thames
extension proposals
Photographs

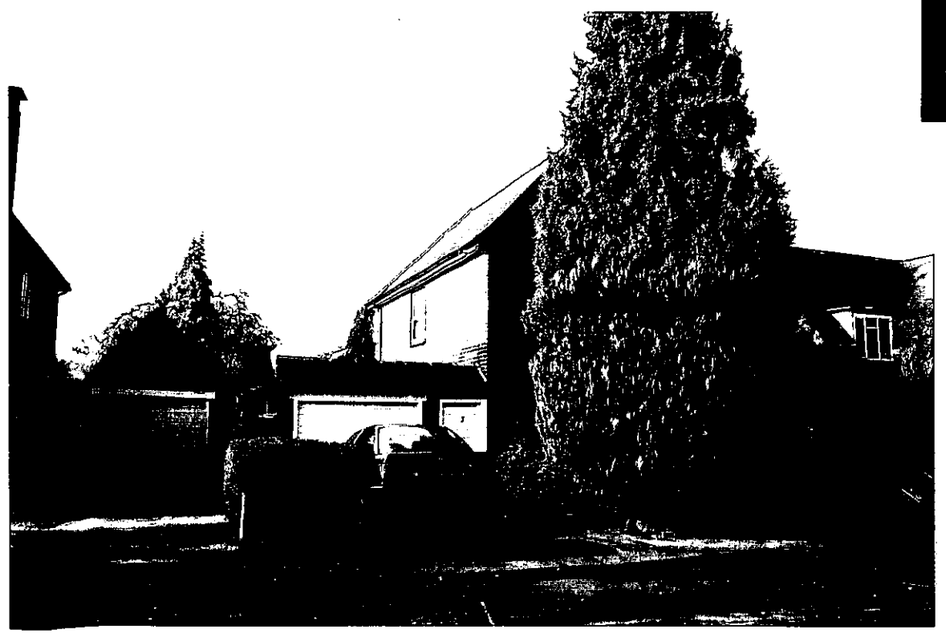
Date: 4 December 2000

Roger Wing and Associates
Hunters Moon • Chavey Down Road • Winkfield Row Berkshire • RG42 7PH Telephone: 01344 885065 Fax: 01344 885035

4

2 Hawthorn Way

Garage slightly set back from dining room.
Two storey extension above, which extends behind house.
Back of extension also encroaches into the garden of 1 Hawthorn Way,
but this was not discovered until 1 Hawthorn Way converted their garage and extended.



5

1 Hawthorn Way

Garage converted to study, breakfast room behind study.
Second house built in back of garden, now accessible via Garde Road.
Not recent development





3

3 Hawthorn Way

Existing garage level with front of dining room, and extending the width of the house.
Foundations in place for two storeys.

083 p4

5 Hawthorn Way, Sonning on Thames
extension proposals
Photographs

Date: 4 December 2000

Roger Wing and Associates
Hunters Moon • Chavey Down Road • Winkfield Row Berkshire • RG42 7PH Telephone: 01344 885065 Fax: 01344 885035

5 Hawthorn Way, Sonning on Thames
extension proposals
Photographs

Date: 4 December 2000

Roger Wing and Associates
Hunters Moon • Chavey Down Road • Winkfield Row Berkshire • RG42 7PH Telephone: 01344 885065 Fax: 01344 885035



8

8 Hawthorn Way

Existing garage level with front of dining room.

7

7 Hawthorn Way

As number 3



6

6 Hawthorn Way

Garage set back from front of dining room, but extended beyond back of house.
Brick wall of car port level with front of dining room.
Garage and car port built right to boundary.

5 Hawthorn Way, Sonning on Thames
extension proposals
Photographs

Date: 4 December 2000

Roger Wing and Associates
Hunters Moon • Chavey Down Road • Winkfield Row Berkshire • RG42 7PH Telephone: 01344 885065 Fax: 01344 885035



11

11 Hawthorn Way

As number 8



10

10 Hawthorn Way

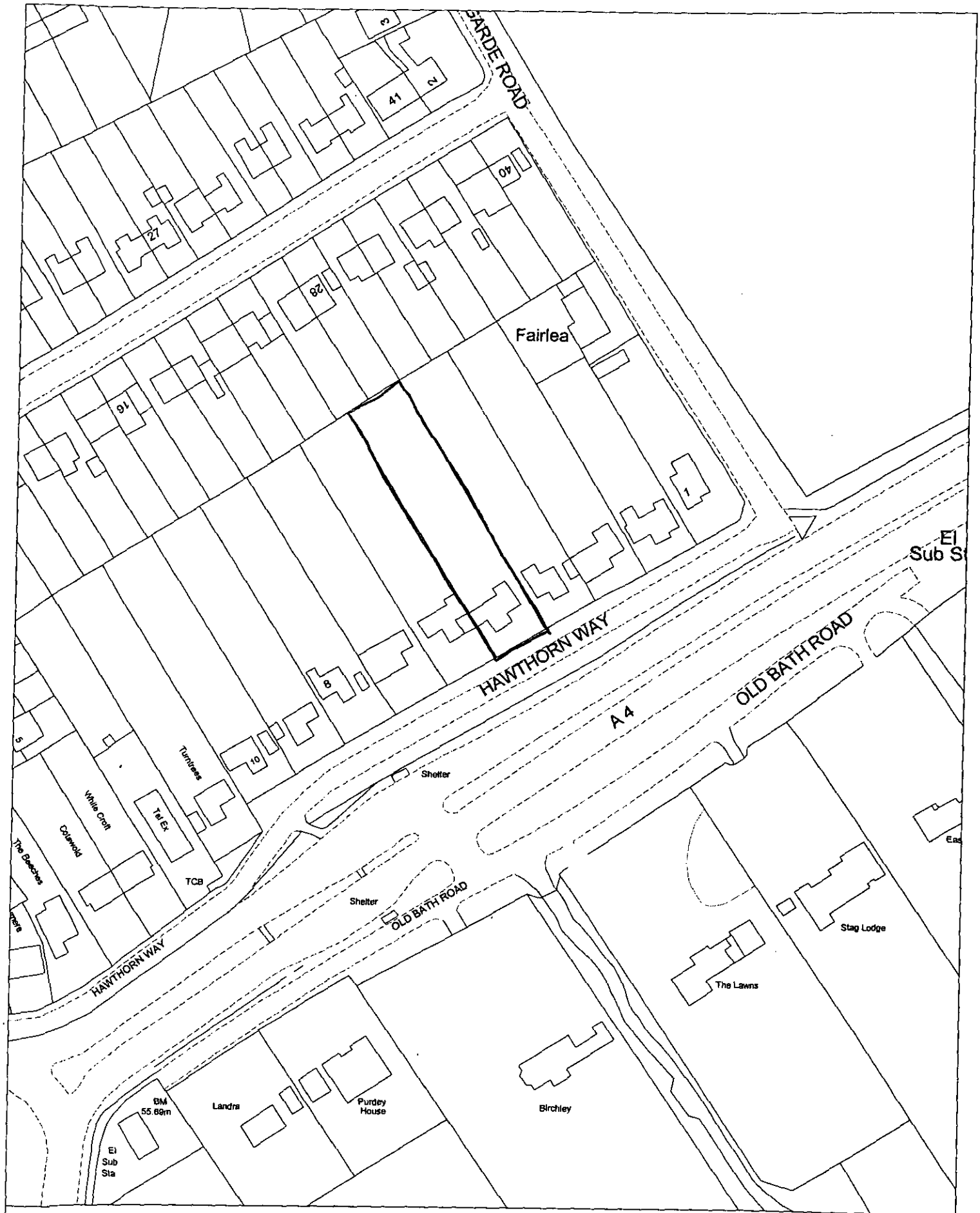
Garage set back from front of dining room.

9

9 Hawthorn Way

Garage set back from dining room.
Back door level with front door, but garage built slightly further forward.
Two storey extension side and along entire back of house.





Site Plan, Scale: 1 to 1250

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Date: 15 January 2001

N W E S