WRITTEN REPRESENTATION APPEAL

CASE OFFICER: MLT

APPLICATION NUMBER: 4225

APPELLANT: Mrs J Middlemiss

SITE: Dower House, Pearson Rd, Sonning

APPEAL REF: APP/X0360/A/01/1075462

START DATE: 17/10/01

DATE OF SITE VISIT 29/01/02

Progress Record	Date Actioned	Initials
Appeal Logged:	18/10/01	
Entered on Access:	23/10/01	DG
Notification Letters Due:	**31/10/01**	
Notification Letters Sent:	23/10/01	DG
Questionnaire Due:	**31/10/01**	
Questionnaire Sent:	23/10/01	DG
Statement Due:	**28/11/01**	
Statement Sent:	23/10/01	DG
Comments on Statement Due	19/12/01	
Comments on Statement Sent	—	
Decision letter circulated:	12/02/02	DG
Decision entered on Access:	12/02/02	DG

DO

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SOUTHPORT U.K. Tel.01704-226866 Fax.01704-225814
LONDON OFFICE Tel.020 7377 1777 Fax.020 7247 6181

EX SYSTEMS LTD

APPLICATION NO.4225

Name of appellant:
Mrs J Middlemiss

Site address:
Dower House, Pearson Rd

Proposal:Proposed 2 storey extension to garag
block of dwelling to form gymnasium, garage &
living annex in roof space

Case Officer:MLT

DOWER HOUSE, PEARSON ROAD, SONNING

BRIEF FOR AN ARCHAEOLOGICAL WATCHING BRIEF

Prepared For
Wokingham District Council
By
Babtie

DOWER HOUSE, PEARSON ROAD, SONNING
BRIEF FOR AN ARCHAEOLOGICAL WATCHING BRIEF

1 INTRODUCTION

1.1 This brief sets out the background and general conditions to enable a detailed specification for an archaeological scheme to be prepared and submitted for approval to Wokingham District Council. The brief is valid for six months only, after which time the District should be contacted. Specifications produced in accordance with this brief will be considered valid for the same period of time.

2 SITE LOCATION AND DESCRIPTION

2.1 The site is located at Dower House, Pearson Road, Sonning, at grid reference SU 7577 7543.

3 PLANNING BACKGROUND

3.1 Planning application number F/2001/4225 submitted to Wokingham District Council, proposes a single storey rear extension to dwelling to form conservatory.

4 ARCHAEOLOGICAL BACKGROUND

4.1 The application site lies within the medieval settlement of Sonning. The site of the palace of the Bishops of Salisbury is also located approximately 500 metres to the west of the site. As a consequence the site has the potential to contain archaeological remains associated with the development of Sonning.

5 STAGES OF WORK AND TECHNIQUES

5.1 The aims of the project will be to record the presence/absence, extent, condition, character, quality and date of any archaeological deposits within the whole of the area affected by development.

5.2 The archaeological watching brief will be carried out on all areas of ground disturbance, including test-pitting, topsoil stripping, ground reduction, and the cutting of foundation or other trenches.

5.3 The project will be fully recorded by descriptive context records giving details of locations, composition, depth, relationships etc, plans, sections and elevation drawings at scales of 1:10, 1:20 and 1:50 where appropriate, and photographs. Sections, plans and elevations are to include spot-heights related to Ordnance Datum in metres OD. All finds will be recorded by context as a minimum, significant finds being recorded three-dimensionally. Provision should be made for sampling appropriate material for dating and environmental assessment.

5.4 The project will be carried out on a daily basis by a competent archaeologist and managed on a regular, agreed basis by a Member of the Institute of Field Archaeologists registered with an appropriate area of competence.

5.5 The archaeological contractor will liase with the site agent, foreman or other representative as appropriate, with regard to access, the timing of visits, and the health and safety requirements in force on the site.

5.6 All health and safety requirements in force on the site will be adhered to by the archaeological contractor's staff.

6 METHODS

6.1 The project specification will include a method statement detailing the methods and standards to be applied in the programme of work, both field and post-field.

7 TIMETABLE AND MONITORING ARRANGEMENTS

7.1 Details of timing should be the subject of discussion between the developer's representative, Babtie Group (archaeological consultant for Wokingham District Council) and the archaeological contractor. A programme of works, monitoring, recording and access will be agreed in writing before the project commences.

7.2 A period of notice required to start site works following the award of the contract should be stated.

7.3 Babtie Group will monitor the progress and quality of the work at intervals to be agreed. A representative of the archaeological contractor should be present at all monitoring inspections.

7.4 The archaeological contractor will provide a projected timetable of activity on site.

8 REPORTING REQUIREMENTS

8.1 A report should be produced no later than 2 weeks after the completion of the fieldwork.

8.2 An estimate of time and staff resources required for report production should be provided. This should include details of arrangements for specialist conservation and analysis of artefacts and ecofacts.

8.3 Details of style and format to be determined by the archaeological contractor. In any event it should include:-

(a) a plan(s) at an appropriate scale showing the survey area, layout of trenches (as dug) and features located;

(b) a summary table and descriptive text showing the features, classes and numbers of artefacts located, with interpretation;

(c) an evaluation of the methodology employed and the results obtained (i.e. a confidence rating);

(d) a plan at an appropriate scale showing both actual and, where possible, predicted archaeological deposits;

(e) a consideration of evidence within the wider landscape setting;

(f) any recommendations for further investigation if necessary.

9 STANDARDS

The project should be carried out to the highest professional standards and conform to the IFA Code of Conduct and Code of Practice. The IFA's Code of approved Practice for the Regulation of Contractual Arrangements in Field Archaeology will be applied throughout the selection procedure and contract period.

10 ARCHIVE DEPOSITION

10.1 All finds (other than those of gold or silver) are the property of the landowner. The agreement of the landowner for the ownership of any finds to be transferred to an appropriate museum will be sought.

10.2 Provision should be made for the deposition of archive and artefacts in Reading Museum. The museum should be advised of the proposed investigation before excavation starts and the specification should include any reasonable requirements they may have regarding conservation and storage of excavated material and archive. The archive should be prepared in accordance with the guidelines published in *Guidelines for the preparation of Excavation Archives for long-term storage* (United Kingdom Institute for Conservation, 1990) and *Standards in the Museum care of archaeological collections* (Museums and Galleries Commission, 1994)

11 PUBLICATION & DISSEMINATION

11.1 A copy of the results will be supplied to the Wokingham SMR on the understanding that this will become a public document after an appropriate period of time (usually not exceeding six months).

11.2 The archaeological contractor will supply the SMR with a full set of catalogued slides taken during the projects, together with selected negatives, for future use in lectures, publications, or other publicity material.

11.3 An estimate of time and staff resources required for report production should be provided. This should include details of arrangements for specialist conservation and analysis of artefacts and ecofacts.

11.4 Details of style and format to be determined by the archaeological contractor. However, the report ***must*** have a front sheet providing the following information:

- Site name
- Grid Reference
- Site activity (eg Evaluation trenching, geophysical survey, fieldwalking, etc.
- Date and duration of project
- Site code
- Area of site
- Summary of results
- Monuments identified (this ***must*** be referenced to the RCHME Thesaurus of Monument Types)
- Location and reference of archive

11.5 The report should also include:

(i) a summary of the project's background;
(ii) the site location;
(iii) a methodology;
(iv) a description of the project's results;
(v) an interpretation of the results in the appropriate context;
(vi) a summary of the contents of the project archive and its location (including summary catalogues of finds and samples);
(vii) site layout plans on an Ordnance Survey base, with the location of the trenches superimposed on the results of any earlier, non-intrusive surveys;
(viii) plans of each trench or area;
(ix) trench sections and feature sections;
(x) site matrices where appropriate and
(xi) a consideration of evidence within the wider setting.

12 OTHER FACTORS

12.1 The specification may be varied, subject to agreement between the contractor, the landowner/developer and the Principal Archaeologist, in response to significant discoveries.

SU 7575 SONNING PEARSON ROAD (north side)

14/24 Grove Cottage

GV II

Cottage. Early C18, much altered, 2 storeys, painted brick, first floor string, painted moulded and bracketted eaves cornice, hipped old tile roof, central chimney with offset head and pilasters. South front originally had 5 bays, the centre upper window a narrow 2-pane sash, remainder 3 panes wide, second from right blocked, and outer windows also. All windows have segmental heads. Centre 3 bays on ground floor covered by early C19 closed stucco porch, altered, originally with 4 slender columns and entablature, now filled in with brickwork, 6 panelled central door, small lights in outer panels. Insurance plaque on front elevation. Altered service wing to left. Interior some timber panelling on ground floor.

SU 7575 SONNING PEARSON ROAD (north side)

14/25 The Dower House
1.8.52
GV II

House.Early C18 refronting of older building. 2 storeys and attic, chequer brick with red dressing and quoins, moulded first floor string, moulded and bracketted, painted wood cornice, hipped old tile roof, large chimneys to east and to north west. South front has 3 C19 gabled dormers and 5 bays, vertical sliding sash windows with glazing bars in architrave frames, the upper with sun-blind cases, 4-panelled central door in shallow panelled reveals, doorcase of fluted Doric pilasters, supporting entablature with triglyph frieze. Adjoining section to east refronted C18, altered timber frame at back, 2 storeys brick, first floor string hipped old tile roof. 3 bays upper sash windows with architrave frames, ground floor 2-light casements with lattice leading.

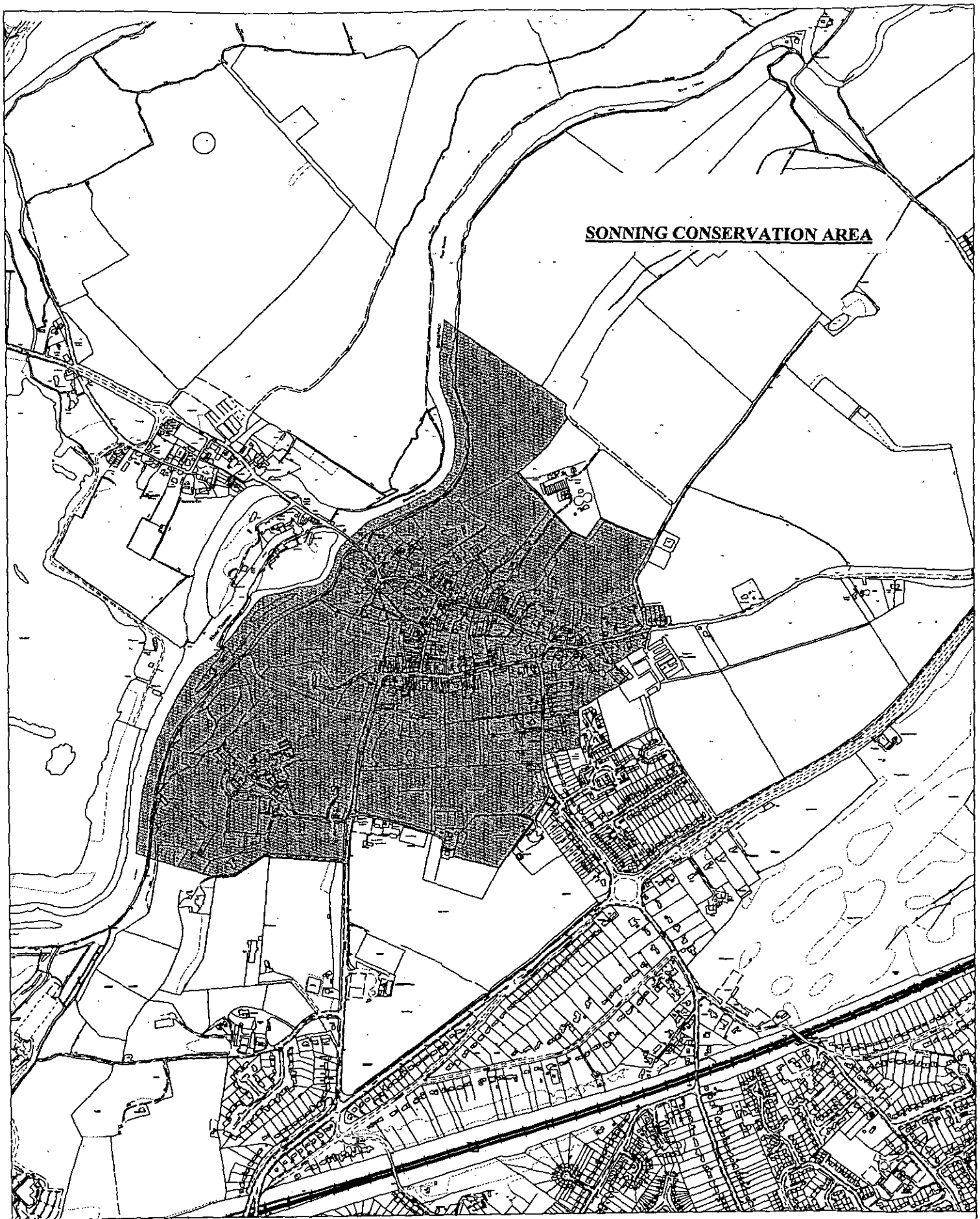
SU 7575 SONNING PEARSON ROAD (north side)

14/26 Sonning House And Hammering House

30.7.75

GV II

One house now 2 houses. Late C18, 3 storeys, brick, offset eaves, hipped old tile roof, flanking chimneys.South front has 3 bays, outer upper large 4-pane sash windows, segmental headed, 3-light wood casements on ground floor. Centre bay has upper blocked vitreous panels over 6 panelled central door, upper panels glazed, architrave frame, cut brackets and cornice hood. Set back from road, late C18 wrought iron railings with gate across front. C20 2 storey extensions to left and right.



Site Plan, Scale: 1 to 11860

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Date: 23 October 2001

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Royal County of BERKSHIRE



BERKSHIRE STRUCTURE PLAN 1991-2006

Incorporating Alterations adopted in August 1997





Babtie

Public Services Division

6 ENVIRONMENT AND CONSERVATION

MAINTAINING ENVIRONMENTAL QUALITY

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

The Environment of the Built-up Areas

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

Protection and Enhancement of the Environment of Built-Up Areas

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

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

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

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

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

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

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

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

Environmental Nuisance

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

Protection from Environmental Nuisance

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

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

Flooding

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

Reducing the Risk of Flooding

Policy EN3 **Development should not be located in areas liable to flood if it would be likely to:**

(i) inhibit the capacity of the flood plain to store flood water; or

(ii) impede the flow of flood water; or

(iii) *increase the risks to life or property arising from flooding.*

In addition, proposals which would increase flood risk elsewhere as a result of additional surface water run-off will be resisted unless adequate surface water balancing facilities are provided.

6.8 Areas liable to flood include those which have at any time been affected by flooding, or which form part of a river flood plain. At sites suspected of being at risk of flooding but for which precise recent flood risk information is unavailable, a technical assessment of the flood risk may be required to demonstrate compliance with the requirements of this policy. Policy EN3 covers intensification of existing development and the raising of land.

PROTECTING PARTICULAR ENVIRONMENTAL INTERESTS

6.9 The protection of special landscapes and the rural landscape at large is dealt with in Chapter 5. Other policies for protection and enhancement of specific environmental interests are set out below.

Buildings of Special Character and Interest

6.10 Legislation provides for the protection of statutorily listed historic buildings from demolition or unnecessary or over-radical change. Other buildings of local importance may also warrant retention as part of development schemes. There is a need to ensure that subject to other policies in this Plan, historic buildings can have a use which justifies or funds their upkeep.

Development Proposals Related to Buildings of Special Character and Interest

Policy EN4 **Listed buildings and buildings in conservation areas will be protected from demolition, inappropriate alteration and other adverse change. Proposals affecting these buildings and other buildings of special architectural or historic interest should conserve their historic fabric and character, preserve or enhance their settings, provide appropriate uses and ensure adequate standards of maintenance and repair.**

LODDON AREA LOCAL PLAN

Adopted 5 May 1995



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

1.4 QUALITY AND CONSERVATION OF THE BUILT ENVIRONMENT



NEW DEVELOPMENT, REDEVELOPMENT AND REFURBISHMENT

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

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

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

❖ *LBE1 DESIGN OF NEW DEVELOPMENT*

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

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

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

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

❖ LBE2 INAPPROPRIATE DESIGN

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

ENVIRONMENTAL IMPROVEMENT

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

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

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

❖ LBE3 REFURBISHMENT AND REDEVELOPMENT

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

❖ LBE4 ENVIRONMENTAL ENHANCEMENT SCHEMES

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

SUNLIGHT, DAYLIGHT AND NOISE

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

❖ LBE5 SUNLIGHT AND DAYLIGHT

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

CONSERVATION AREAS

1.4.21 Conservation areas are defined as areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. Such areas are essential to the quality of life, and provide a strong visual link with the past. Four conservation areas already exist within the plan area. These areas are in the parishes of St Nicholas Hurst, Sonning, Twyford and Wargrave. The conservation area of St Nicholas Hurst is located around St Nicholas Church, the Castle public house, Church Hill cottages and the Barker Almshouses, all of which are listed buildings. The area was designated in June 1971. The conservation areas of Sonning, Twyford and Wargrave are all located around the village centres of the parishes. These conservation areas owe their character primarily to the significant concentrations of listed buildings within them. They contain the old 'fabric' of the settlement, the ancient layouts, the grouping and spaces formed by buildings, and the response of building to the lie of the land. Despite recent development and continuing pressure for change, these settlements have retained a strongly cohesive quality, in terms of the scale, colouring and texture of buildings. The boundaries of these conservation areas are defined on the Proposals Map. The conservation areas of Sonning, Twyford and Wargrave were designated in 1980, 1978 and 1977 respectively.



1.4.22 The District Council considers that the conservation of the historic buildings and settlements of St Nicholas Hurst, Sonning, Twyford and Wargrave is essential to the protection of the historic character of its area. This character can only be retained and enhanced by ensuring that high standards of control are applied to all new development. To ensure that such control is adequately exercised it will be necessary to require detailed proposals rather than outline planning applications within the conservation areas. Where necessary, the District Council will use its powers under Article 7 of the Town and Country Planning General Development Order 1988 to require further information necessary for the determination of an application.

1.4.23 The Replacement Structure Plan (policy EN21) affords protection to all areas of special architectural, historic or townscape character whether they are designated as conservation areas or not. The District Council intends that all areas of special architectural, historic or townscape character should be designated as conservation areas and has undertaken an investigation of the plan area to identify any additional areas worthy of that status. Three conservation areas are proposed in Part 2 of the Plan (Proposals PWE12, PW14 and PS5).

❖ LBE12 PROTECTION AND ENHANCEMENT OF CONSERVATION AREAS

WITHIN CONSERVATION AREAS ALL BUILDINGS, OPEN SPACES, TREES, VIEWS AND OTHER ASPECTS OF THE ENVIRONMENT THAT MAKE UP THE DISTINCTIVE CHARACTER OF THE AREA WILL BE PROTECTED AND ENHANCED.

❖ LBE13 OUTLINE PLANNING APPLICATIONS IN CONSERVATION AREAS

WITHIN CONSERVATION AREAS OUTLINE PLANNING APPLICATIONS FOR DEVELOPMENT WILL NOT NORMALLY BE ACCEPTABLE. APPLICANTS WILL BE EXPECTED TO PROVIDE A HIGH LEVEL OF DETAIL WITH REGARD TO SITING, DESIGN AND MATERIALS AS PART OF A FULL PLANNING APPLICATION.

1.4.24 Any development which is granted planning permission within a conservation area

must be of a form, scale and height compatible with the character of the area and be constructed in materials sympathetic to the existing urban fabric. Proposals for new development that would be to the detriment of the local scene and character of these areas, by virtue of being badly designed in themselves, or when the use of poor and inappropriate materials is proposed, will not be acceptable. Proposals for development adjoining designated conservation areas will be expected to recognise the character of the area, and be supported by full details, to ensure that inappropriate forms of development do not take place in sensitive locations. In addition to policies earlier in this chapter, the following policies will apply in the control of development in conservation areas.

❖ LBE14 INAPPROPRIATE DEVELOPMENT IN CONSERVATION AREAS

PROPOSALS FOR NEW DEVELOPMENT WHICH WOULD BE DETRIMENTAL TO THE CHARACTER OF A CONSERVATION AREA WILL NORMALLY BE REFUSED.

❖ LBE15 NEW DEVELOPMENT IN CONSERVATION AREAS

IN CONSIDERING PROPOSALS FOR OTHERWISE ACCEPTABLE NEW DEVELOPMENT IN CONSERVATION AREAS THE DISTRICT COUNCIL WILL HAVE REGARD TO THE FOLLOWING:

(A) THE MASSING, SCALE, SITING AND DESIGN OF PROPOSED BUILDING(S);

(B) THE MATERIALS TO BE USED IN NEW BUILDING(S) (AND ANCILLARY FLOORSPACE TREATMENTS). THESE SHOULD BE APPROPRIATE TO THE AREA AND SYMPATHETIC TO ADJOINING BUILDINGS;

(C) THE CONTRIBUTION THE NEW BUILDING(S) WOULD MAKE TO THE CHARACTER OF THE AREA.

OTHER AREAS OF TRADITIONAL LOCAL CHARACTER

1.4.25 Links with the past are particularly important in an area which has experienced great change and high levels of growth. Equally important is the need to maintain the sense of place given by the use of traditional building materials and methods which is so often lost in modern development, leading to a sense of sameness.

1.4.26 Conservation areas will conserve the traditional local character of a few select areas. However, other areas and groups of buildings exist which, although not worthy of classification as Areas of Architectural, Historic or Townscape Character, nevertheless provide important links with the past and a sense of place. The Replacement Structure Plan, in Policy EN22, seeks to perpetuate areas of traditional local character by seeking, in any new development, designs and use of materials which take account of that character.

❖ LBE16 NEW DEVELOPMENT IN AREAS OF TRADITIONAL LOCAL CHARACTER

WITHIN AREAS OF TRADITIONAL LOCAL CHARACTER, AS IDENTIFIED IN PART TWO AND ON THE PROPOSALS MAP, OTHERWISE ACCEPTABLE NEW DEVELOPMENT SHOULD RESPECT THE EXISTING CHARACTER OF THE AREA. IN CONSIDERING PROPOSALS WITHIN SUCH AREAS THE DISTRICT COUNCIL WILL HAVE REGARD TO THE SCALE OF THE DEVELOPMENT, ITS RELATIONSHIP TO EXISTING BUILDING FORMS AND THE USE OF TRADITIONAL MATERIALS.

LISTED BUILDINGS

1.4.27 The plan area contains over 400 buildings which are included in the statutory list of buildings of architectural or historic interest and which are afforded special protection.



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

1.18 It is also important that new development makes the best use of energy sources by ensuring that new buildings make best use of materials and design to facilitate energy efficiency.

POLICY WOS9: ENERGY EFFICIENCY IN THE DESIGN OF NEW DEVELOPMENT

THE COUNCIL WILL REQUIRE PROVISION TO BE MADE IN PROPOSALS FOR NEW DEVELOPMENT FOR APPROPRIATE DESIGN PRINCIPLES THAT FACILITATE ENERGY EFFICIENCY. THESE INCLUDE:

a) THE APPROPRIATE SITING, FORM, ORIENTATION AND LAYOUT OF BUILDINGS IN ORDER TO MAXIMISE THE BENEFITS OF SOLAR/NATURAL HEATING, LIGHTING AND VENTILATION; AND

b) THE USE OF SOFT LANDSCAPING INCLUDING TREE PLANTING, TO INCREASE SUMMER SHADING AND REDUCE HEAT LOSS IN WINTER; AND

c) THE USE OF ENERGY EFFICIENT TECHNOLOGY FOR HEATING AND LIGHTING WHERE APPROPRIATE; AND

d) THE USE OF APPROPRIATE INSULATING MATERIALS AND TECHNIQUES TO IMPROVE ENERGY EFFICIENCY.

Implementation: Through planning guidelines and establishing best practice.

Monitoring: Assessment of work completed.

The Historic Environment

1.19 PPG 15 *Planning and the Historic Environment* sets out the importance of environmental stewardship and the need to ensure effective protection for all aspects of the historic environment. It is important that the historic environment is properly respected for the contribution that it makes to our cultural heritage and identity. It is an irreplaceable resource, which contributes to our understanding of the present and past and which is also of great importance for leisure and recreation. It is therefore important that the need to protect the historic environment is recognised.

POLICY WOS10: THE HISTORICAL ENVIRONMENT

THE COUNCIL RECOGNISES THE VALUE OF THE DISTRICT'S HISTORICAL ENVIRONMENT AND WILL SEEK TO PROTECT LISTED BUILDINGS AND THEIR SETTINGS, PRESERVE AND ENHANCE THE CHARACTER OF THE CONSERVATION AREAS, AND PROTECT SCHEDULED MONUMENTS, AREAS OF ARCHAEOLOGICAL IMPORTANCE AND HISTORIC LANDSCAPES.

Implementation: Through the development control process, including the use of the Council's planning guidelines.

Monitoring: Quality of the built environment.

POLICY FRAMEWORK

National Policy

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

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

Strategic Policy

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

Supplementary Planning Guidance

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

THE BUILT ENVIRONMENT

DESIGN PRINCIPLES

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

POLICY WBE1: DEVELOPMENT IN ITS LOCAL CONTEXT

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

a) ITS ENVIRONMENTAL IMPACT

b) ITS VISUAL IMPACT

c) ACCESSIBILITY

Cont.

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

e) THE LOCAL TOWNSCAPE

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

g) SAFETY AND SECURITY

h) THE PRIVACY AND AMENITY OF THE EXISTING ENVIRONMENT

i) SUPPLEMENTARY PLANNING DESIGN GUIDANCE ADOPTED BY THE COUNCIL.

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

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

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

POLICY WBE2: IMPROVING ON THE LOCAL CONTEXT

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

Implementation: Through the development control process.

Monitoring: Check quality of development on the ground.

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

POLICY WBE3: CHARACTER OF LARGE SCALE DEVELOPMENT

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

Cont.

POLICY WHE10: RETENTION AND RESTORATION OF LISTED BUILDINGS

THE COUNCIL WILL NOT PERMIT THE DEMOLITION OF A LISTED BUILDING *WITHOUT THE STRONGEST JUSTIFICATION.* **(PA 4/20)** THE DEMOLITION OF ANY PART OF A LISTED BUILDING WILL ONLY BE ALLOWED WHERE THE COUNCIL IS SATISFIED THAT IT WOULD ENHANCE, OR AT LEAST NOT HARM, THE SPECIAL ARCHITECTURAL OR HISTORIC INTEREST OF THE BUILDING, AND THAT A SUITABLE REPAIR/REPLACEMENT SCHEME HAS BEEN APPROVED, WHEN CONSIDERED NECESSARY.

Implementation: Through the development control process.

Monitoring: Survey of Listed Buildings.

4.47 The setting of a listed building is very important. This policy sets out the criteria necessary to consider when looking at new development in proximity to a listed building, to ensure the setting is protected.

POLICY WHE11: RETENTION OF SETTING OF LISTED BUILDINGS

THE COUNCIL WILL ENCOURAGE THE RETENTION AND RESTORATION OF THE HISTORIC SETTING OF LISTED BUILDINGS. PROPOSALS THAT DAMAGE THE SETTING OF A LISTED BUILDING WILL BE RESISTED. NEW DEVELOPMENT ADJACENT TO LISTED BUILDINGS, WHETHER WITHIN OR OUTSIDE ITS CURTILAGE, WILL BE CONSIDERED AGAINST THE FOLLOWING CRITERIA, IN ADDITION TO THE CRITERIA IN POLICY WBE1. THE DEVELOPMENT:

A) MUST RESPECT THE HISTORIC SETTING OF THE LISTED BUILDING

B) SHOULD BE SYMPATHETIC IN SCALE TO THE LISTED BUILDING, BE SUBSERVIENT TO ITS MASSING, AND RESPECT ITS PROPORTIONS AND FENESTRATION PATTERN

C) SHOULD RESPECT THE ROOF FORM/HEIGHT OF THE LISTED BUILDING

D) SHOULD BE FINISHED IN MATERIALS SYMPATHETIC TO IT.

Implementation: Through the development control process.

Monitoring: Survey of Listed Buildings.

4.48 Where possible a listed building should be retained in the use for which it was designed. This will help the building to retain its historic identity. Where it is not possible to retain it in its original use, care will be needed to ensure an appropriate alternative use that does not affect the integrity of the listed building.

POLICY WHE12: APPROPRIATE USES OF LISTED BUILDINGS

IN THE FIRST INSTANCE, THE COUNCIL WILL SEEK TO RETAIN ALL LISTED BUILDINGS IN THEIR PRESENT USE AND, WHEREVER POSSIBLE, IN THE

Cont.

THE DISTRICT'S HERITAGE

CONSERVATION AREAS

4.39 The Council has powers to determine which part of its area have special architectural or historic interest, the character or appearance of which it is desirable to preserve, and designate them as conservation areas. The areas are protected through several measures, including the requirement for consent to be obtained for demolition, and the limitation of permitted development rights. Having carried out the survey of the built environment and reviewed the findings in preparing this plan, the Council is proposing to designate parts of Remenham village ~~and Arborfield Cross as conservation areas~~ *AS A CONSERVATION AREA.* **(PA 4/11)** During the plan period, the Council may decide to designate further conservation areas, depending upon circumstances.

POLICY WHE1: DESIGNATION AND REVIEW OF CONSERVATION AREAS

THE COUNCIL WILL DESIGNATE NEW CONSERVATION AREAS ~~AT ARBORFIELD CROSS AND~~ **(PA 4/12)** AT REMENHAM VILLAGE AND ELSEWHERE AS APPROPRIATE. IT WILL ALSO REVIEW EXISTING CONSERVATION AREAS IN RECOGNITION OF, AND IN ORDER TO PROTECT, THEIR ARCHITECTURAL AND HISTORICAL IMPORTANCE. IN ADDITION, THE COUNCIL WILL IMPLEMENT SCHEMES OF ENHANCEMENT FOR ALL CONSERVATION AREAS.

Implementation: Through the designation and review of conservation areas.

Monitoring: Carry out thorough review of conservation areas to identify site specific opportunities.

POLICY WHE2: RETENTION AND ENHANCEMENT OF FEATURES WITHIN CONSERVATION AREAS

THE COUNCIL WILL SEEK TO RETAIN AND ENHANCE THOSE FEATURES THAT MAKE UP THE DISTINCT CHARACTER OF CONSERVATION AREAS. THESE INCLUDE: THEIR SETTING, BUILDINGS, AND RELATIONSHIPS BETWEEN BUILDINGS, VIEWS, VISTAS, OPEN SPACES, TREES, TRADITIONAL STREETSCAPE, STREET FURNITURE, WALLS, RAILINGS, TRADITIONAL MATERIALS.

Implementation: Through the development control process.

Monitoring: Review two conservation areas by detailed study per year.

POLICY WHE3: DEMOLITION IN CONSERVATION AREAS

THE COUNCIL WILL ~~RESIST~~ *REFUSE CONSENT FOR* **(PA 4/13)** THE DEMOLITION OR REDEVELOPMENT OF BUILDINGS OF INDIVIDUAL MERIT OR GROUP VALUE IN CONSERVATION AREAS UNLESS IT IS SATISFIED THE BUILDING CANNOT BE RETAINED IN ITS PRESENT, OR FOR AN ALTERNATIVE, USE.

Cont.

Implementation: Through the development control process.

Monitoring: Studies of conservation areas.

4.40 The area surrounding designated conservation areas is of significance. Inappropriate development, particularly on prominent sites, could detract from the amenity, character and value of such areas.

4.41 New building is not precluded in conservation areas, but must be treated with care. In order to ensure appropriate development solutions in conservation areas, the Council will require detailed design consideration of the design of new development proposals; outline planning applications for development in conservation areas will not be acceptable. The following policy gives a checklist of criteria that should be met to ensure that new development fits well within its context.

POLICY WHE4: NEW BUILDINGS IN CONSERVATION AREAS

DEVELOPMENT IN CONSERVATION AREAS AND DEVELOPMENT ADJACENT TO OR APPROACHING CONSERVATION AREAS SHOULD BE DESIGNED TO RESPECT THE LOCAL CONTEXT. WHEN CONSIDERING AN APPLICATION FOR DEVELOPMENT IN A CONSERVATION AREA THE COUNCIL WILL ASSESS THE APPLICATION AGAINST THE FOLLOWING PRINCIPLES:

A) THE DEVELOPMENT MUST RESPECT THE LANDFORM AND ANY NATURAL FEATURES

B) DEVELOPMENT MUST RESPECT THE HISTORIC LOCAL PLOT LAYOUT AND CHARACTERISTIC *BOUNDARY TREATMENTS* **(PA 4/14)** AND RELATIONSHIPS BETWEEN BUILDINGS

C) ROOF FORMS SHOULD REFLECT THE LOCAL TRADITION. THE USE OF THE APPROPRIATE LOCAL MATERIAL WILL NORMALLY DICTATE THE ROOF FORM

D) DEVELOPMENT MUST RESPECT THE HISTORIC MASSING AND SCALE

E) CONSERVATION AREAS OFTEN HAVE DISTINCT BUILDING RELATIONSHIPS. THESE SHOULD BE RESPECTED

F) DEVELOPMENT MUST RESPECT THE PROPORTIONS OF SURROUNDING BUILDINGS, INCLUDING HORIZONTAL/VERTICAL EMPHASIS, AND THE RATIO OF SOLID TO VOID (WINDOW TO WALL)

G) FENESTRATION PROPORTIONS SHOULD BE RESPECTED, INCLUDING HORIZONTAL/VERTICAL EMPHASIS, GLAZING DIVISIONS, AND SURROUNDS

H) LOCAL MATERIALS MUST BE RESPECTED. THE MATERIALS SHOULD BE A SIMILAR PROFILE, SCALE, COLOUR AND TEXTURE TO TRADITIONAL MATERIALS FOUND IN THE CONSERVATION AREA. THIS INCLUDES APPROPRIATE FINISHES FOR DRIVES/ROADS

Cont.

I) CONSIDERATION WILL BE GIVEN TO APPROPRIATE CONTEMPORARY DESIGN THAT PAYS REGARD TO THE ABOVE POINTS.

Implementation: Through the development control process.

Monitoring: Through detailed studies of conservation areas.

4.42 Listed buildings often have the most to contribute in a conservation area, but other traditional buildings play an important role as a backcloth. Careful control over traditional buildings is therefore important for the overall appearance of the conservation area.

POLICY WHE5: ALTERATIONS AND EXTENSIONS TO TRADITIONAL BUILDINGS IN CONSERVATION AREAS

ALTERATIONS OR EXTENSIONS TO TRADITIONAL BUILDINGS WITHIN CONSERVATION AREAS MUST HAVE REGARD TO THE FOLLOWING:

A) THE RE-USE OF MATERIALS

B) THE USE OF TRADITIONAL MATERIALS APPROPRIATE TO THE LOCALITY

C) THE FORM, PITCH, CLADDING AND ORNAMENT OF THE ROOF SHOULD BE RETAINED

D) NEW WINDOWS SHOULD BE CONSTRUCTED TO MATCH THE ORIGINAL USING THE SAME PATTERN, GLAZING DIVISIONS, FRAME, MOULDING AND MATERIALS

E) NEW WINDOW OPENINGS OR DORMERS SHOULD NOT DISTURB THE PROPORTIONS OF THE ORIGINAL BUILDING, AND SHOULD RESPECT THE SIZE AND STYLE OF EXISTING WINDOWS

F) EXTENSIONS TO BUILDINGS SHOULD BE SUBSERVIENT TO THE EXISTING BUILDING

G) THE SITING OF EXTENSIONS SHOULD NOT DETRACT FROM THE TRADITIONAL INTEGRITY OF THE BUILDING OR ITS RELATIONSHIP WITH OTHER BUILDINGS OR OPEN SPACES WITHIN CONSERVATION AREAS.

Implementation: Through the development control process.

Monitoring: Studies of conservation areas.

AREAS OF SPECIAL CHARACTER

4.43 There are some areas or attractive groups of buildings where there is a consistent period or character reflecting the area's past, but where a conservation area designation is not justified. It is desirable to protect these areas from development or change that may harm the particular character of that area. These areas are known as 'Areas of Special Character'.

PLANNING SERVICES	HPT A8731
POL	TLS
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15 OCT 2001

THE DOWER HOUSE ANNEX APPEAL

WOKINGHAM DISTRICT COUNCIL ref: F/2001/4225

The Planning Inspectorate

FOR OFFICIAL USE ONLY
Date received

PLANNING APPEAL

The appeal must reach the Inspectorate within 6 months of the date of the notice of the Local Planning Authority's decision, or within 6 months of the date by which they should have decided the application.

A. INFORMATION ABOUT THE APPELLANT(S)

Full Name: MRS J. MIDDLEMISS

Address: THE DOWER HOUSE, PEARSON ROAD, SONNING, BERKSHIRE.

Postcode: RG4 6UL Reference: MRS J. MIDDLEMISS

Failure to provide the postcode may cause delay in processing your appeal.

Daytime Telephone No: 0118 9691904 Fax No:

Agent's Name (if appropriate): GLEN BEARD.

Agent's Address: STUDIO GATE, PEARSON ROAD, SONNING, BERKSHIRE

Postcode: RG4 6UL Reference: G. BEARD.

Failure to provide the postcode may cause delay in processing your appeal.

Daytime Telephone No: 0118 9272712 Fax No: 0118 9272712

B. DETAILS OF THE APPEAL

Name of the Local Planning Authority (LPA): WOKINGHAM DISTRICT COUNCIL

Description of the Development:
TWO STOREY EXTENSION TO PROVIDE GYMNASIUM, GARAGE AND ANNEX ACCOMODATION

Address of the Site:
GARAGE BLOCK AT THE DOWER HOUSE, PEARSON ROAD, SONNING. BERKSHIRE.

Postcode: RG4 6UL

Failure to provide the postcode may cause delay in processing your appeal.

National Grid Reference (see key on OS map for Instructions).
Grid Letters: Grid Numbers
eg TQ:298407

Date and LPA reference number of the application you made and which is now the subject of this appeal:
11/5/01 F/2001/4225.

Date of LPA notice of decision (if any):
8/8/01

Are there any outstanding appeals for this site eg Enforcement, Lawful Development Certificate etc? If so please give details and any Planning Inspectorate reference number here: N.O.

C. REASON FOR THE APPEAL

THIS APPEAL IS AGAINST the decision of the LPA:- **(*Delete as appropriate)** **(✔)**

1. to *refuse/grant subject to conditions, planning permission for the development described in Section B. ☑

2. to *refuse/grant subject to conditions, approval of the matters reserved under an outline planning permission. ☐

3. to refuse to approve any matter (other than those mentioned in 2 above) required by a condition on a planning permission. ☐

Or the failure of the LPA:-

4. to give notice of its decision within the appropriate period on an application for permission or approval. ☐

D. CHOICE OF PROCEDURE

CHOOSE ONE OF THE FOLLOWING TYPES OF PROCEDURES - Appeals decided by written representations are normally decided much quicker than by the hearing/inquiry method. For further information see the booklet "Making your planning appeal" which accompanied this form.

1. WRITTEN REPRESENTATIONS ☑

If you have chosen the written representations procedure, please tick if the whole site can clearly be seen from a road or other public land. (An unaccompanied site visit will be arranged if the Inspector can adequately view the site from public land.) ☐

2. LOCAL INQUIRY Please give reasons why an inquiry is necessary ..... ☐

.....

3. HEARING Although you may prefer a hearing, the Inspectorate must consider your appeal suitable. ☐

E. ESSENTIAL SUPPORTING DOCUMENTS

A copy of each of the following should be enclosed with this form.

1. The application submitted to the LPA; ☑

2. The site ownership details (Article 7 certificate) submitted to the LPA at application stage; ☑

3. Plans, drawings and documents forming part of the application submitted to the LPA; ☑

4. The LPA's decision notice (if any); ☑

5. Other relevant correspondence with the LPA; please identify the correspondence by date or otherwise: ..... ☐

6. A plan showing the site in red, in relation to two named roads (preferably on an extract from the relevant 1:10,000 OS map). **(Failure to submit this can delay your appeal).** ☑

Copies of the following should also be enclosed, if appropriate:

7. If the appeal concerns reserved matters, the relevant outline application, plans submitted and the permission; ☐

8. Any plans, drawings and documents sent to LPA but which do not form part of the submitted application (eg drawings for illustrative purposes); ☐

9. Additional plans or drawings relating to the application but not previously seen by the LPA. Please number them clearly and list the numbers here: ANNEX, SITE2, 4&8 PHOTOGRAPHS E, ELEVATION-HISTORIA, SITE LOCATION MAP & PROFILE SECTIONS. (IN APPEAL BINDER). ☑

F. APPEAL SITE OWNERSHIP DETAILS

IMPORTANT: THE ACCOMPANYING NOTES SHOULD BE READ BEFORE THE APPROPRIATE CERTIFICATE IS COMPLETED. CERTIFICATES A AND B ARE GIVEN BELOW. IF NEEDED, CERTIFICATES C AND D ARE ATTACHED TO THE GUIDANCE NOTES

SITE OWNERSHIP CERTIFICATES

PLEASE DELETE INAPPROPRIATE WORDING WHERE INDICATED (*) AND STRIKE OUT INAPPLICABLE CERTIFICATE

CERTIFICATE A

I certify that:

On the day 21 days before the date of this appeal nobody, except the appellant, was the owner (see Note (i) of the guidance notes) of any part of the land to which the appeal relates.

OR

CERTIFICATE B

I certify that:

I have/the appellant has *given the requisite notice to everyone else who, on the day 21 days before the date of this appeal, was the owner (see Note (i) of the guidance notes) of any part of the land to which the appeal relates, as listed below.

Owner's Name	Address at which notice was served	Date on which notice was served

I further certify that:

AGRICULTURAL HOLDINGS CERTIFICATE (TO BE COMPLETED IN ALL CASES WHERE A, B, C OR D OWNERSHIP CERTIFICATE HAS BEEN COMPLETED)

*• None of the land to which the appeal relates is, or is part of, an agricultural holding.

OR

*• I have/the appellant has *given the requisite notice to every person other than my/him/her*~~self who~~, on the day 21 days before the date of the appeal, was a tenant of an agricultural holding ~~on all~~ or part of the land to which the appeal relates, as follows:

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

*** Delete as appropriate. If the appellant is the sole agricultural tenant the first alternative should be deleted and "not applicable" should be inserted below the second alternative.**

Signed ..... (on behalf of) MRS. J. MIDDLEMISS

Name (in capitals) GLEN BEARD Date 11/10/01

G. GROUNDS OF APPEAL If the written procedure is requested, the appellant's FULL STATEMENT OF CASE **MUST** be made - otherwise the appeal may be invalid. If the written procedure has not been requested, a brief outline of the appellant's case should be made here.

THE APPEAL CASE IS CONTAINED IN THE ATTACHED BINDER IN THE APPEAL SECTION.

PLEASE SIGN BELOW

I confirm that a copy of this appeal form and any supporting documents relating to the application not previously sent to the LPA has been sent to them. I undertake that any future documents submitted in connection with this appeal will also be copied to the local planning authority at the same time.

Signed ..... (on behalf of) MRS. J. MIDDLEMISS

Name (in capitals) GLEN BEARD Date 11/10/01

The Planning Inspectorate is registered under the Data Protection Act 1984, so that we may hold information supplied by you on our computer system for the purpose of processing this appeal.

CHECKLIST - Please check this list thoroughly to avoid delay in the processing of your appeal.

- This form signed and fully completed.
- Any relevant documents listed at Section E enclosed.
- Full grounds of appeal/outline of case set out at Section G.
- Relevant ownership certificate A, B, C or D completed and signed.
- Agricultural Holdings Certificate completed and signed.

♦ **1ST COPY: Send one copy of the appeal form** with all the supporting documents to

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

♦ **2ND COPY: Send one copy to the LPA,** at the address from which the decision on the application (or any acknowledgments, etc) was received, enclosing any supporting documents not previously submitted to them as part of the application.

THE DOCUMENTS

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	MRS. J. MIDDLEMISS THE DOWER HOUSE PEARSON ROAD SONNING BERKSHIRE
2	Agent's Name Address and postcode Phone number	GLEN BEARD. STUDIO GATE PEARSON ROAD. SONNING. BERKSHIRE RG4 6UL 0118 9272712
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.	GARAGE BLOCK ADJOINING & ~~EAST~~ WEST OF THE DOWER HOUSE
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO STOREY EXTENSION TO PROVIDE GYMNASIUM, GARAGE & ANNEX ACCOMMODATION.
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 EXTG. RED CLAY TILE TO MATCH LOCAL TYPE.
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 ☑

Crystal Mark

1305B

9	How many bedrooms does the property have?	Existing: 0	Proposed: 1
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.

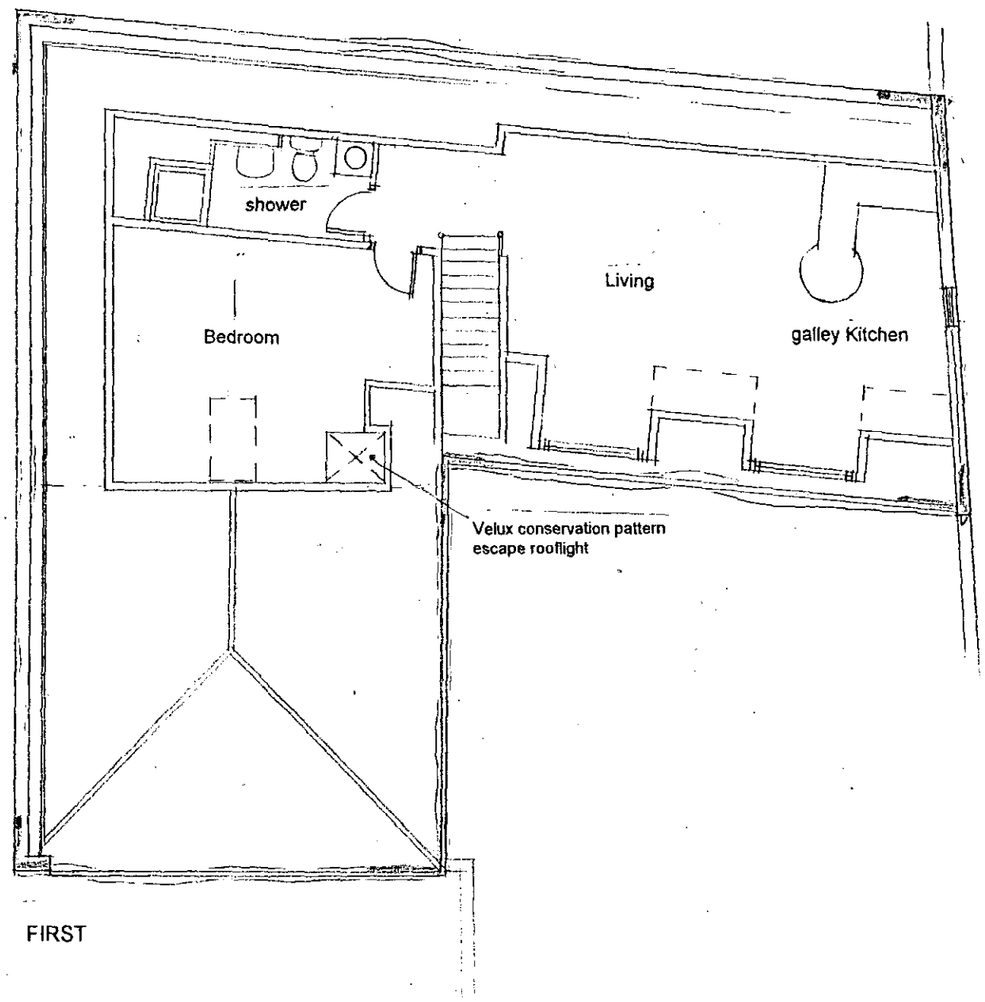
Your signature: [signature]

on behalf of MRS. J. MIDDLEMISS

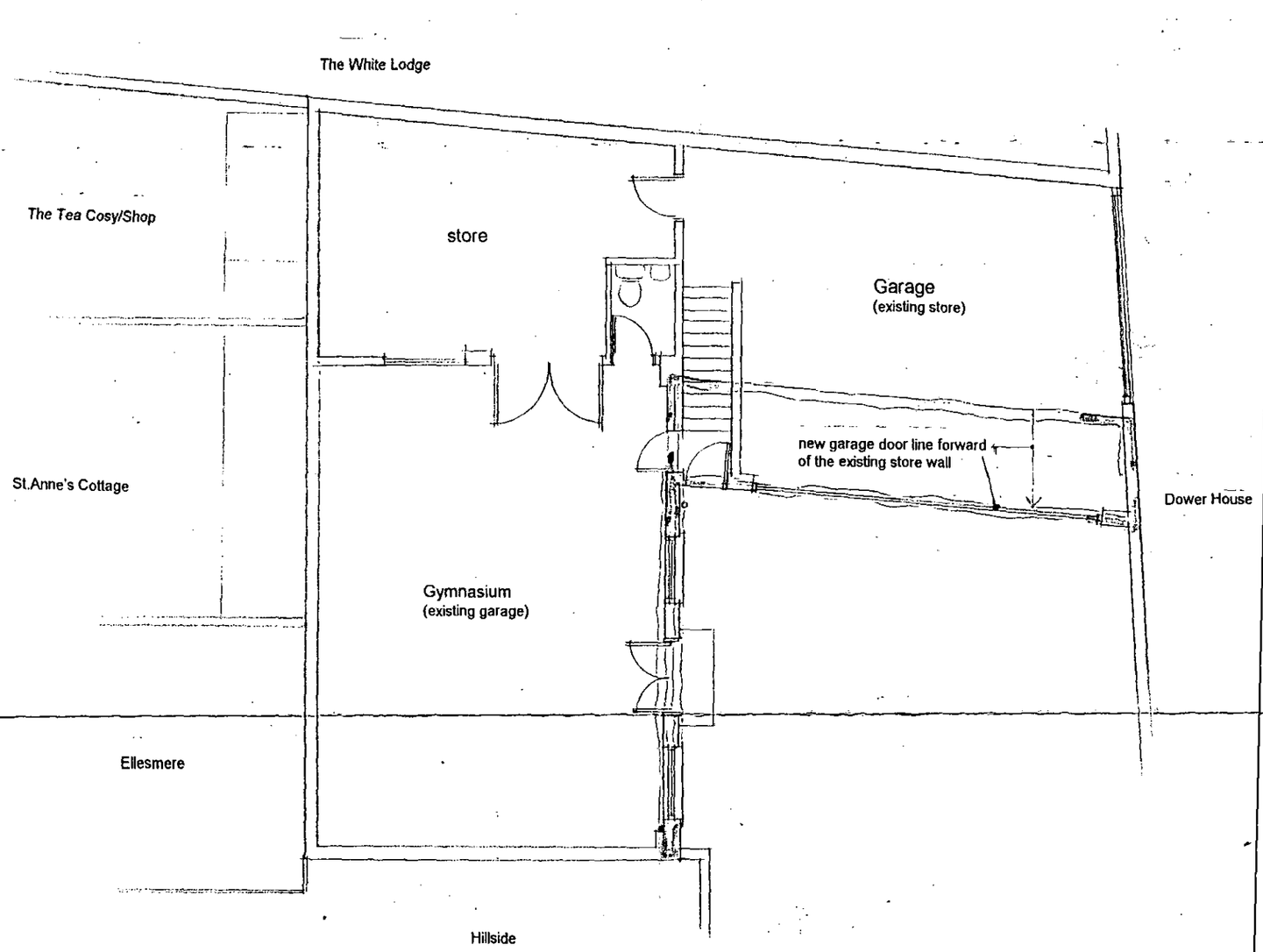
Date 11/5/01.



GYMNASIUM, GARAGE & ANNEX CONVERSION
ADJOINING THE DOWER HOUSE, PEARSON ROAD, SONNING.
LOCATION & BLOCK PLANS



FIRST

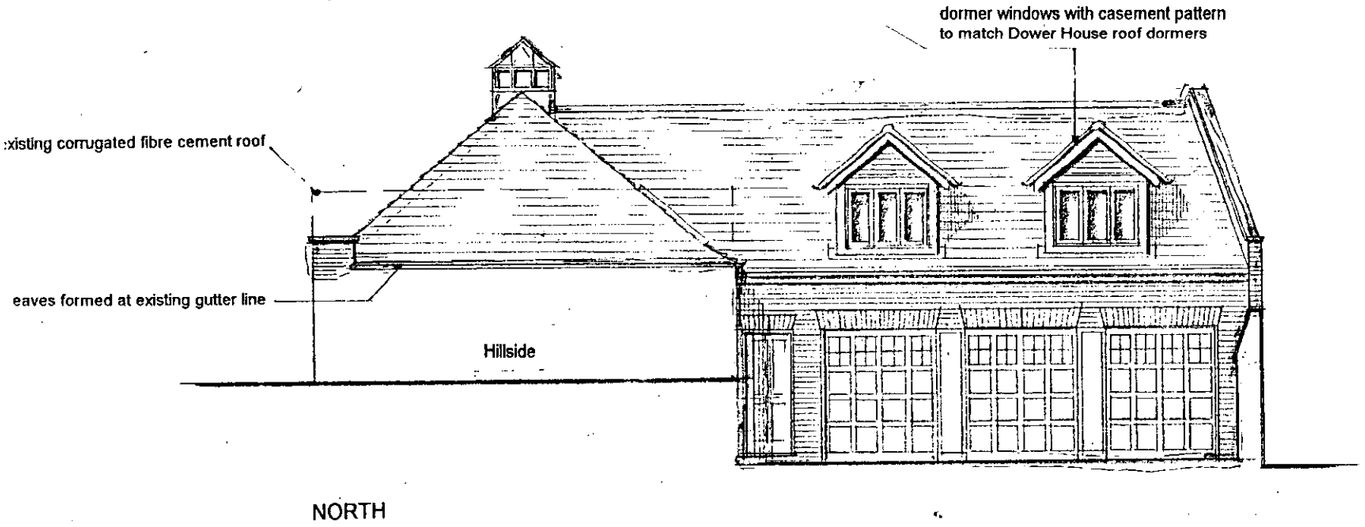


GROUND

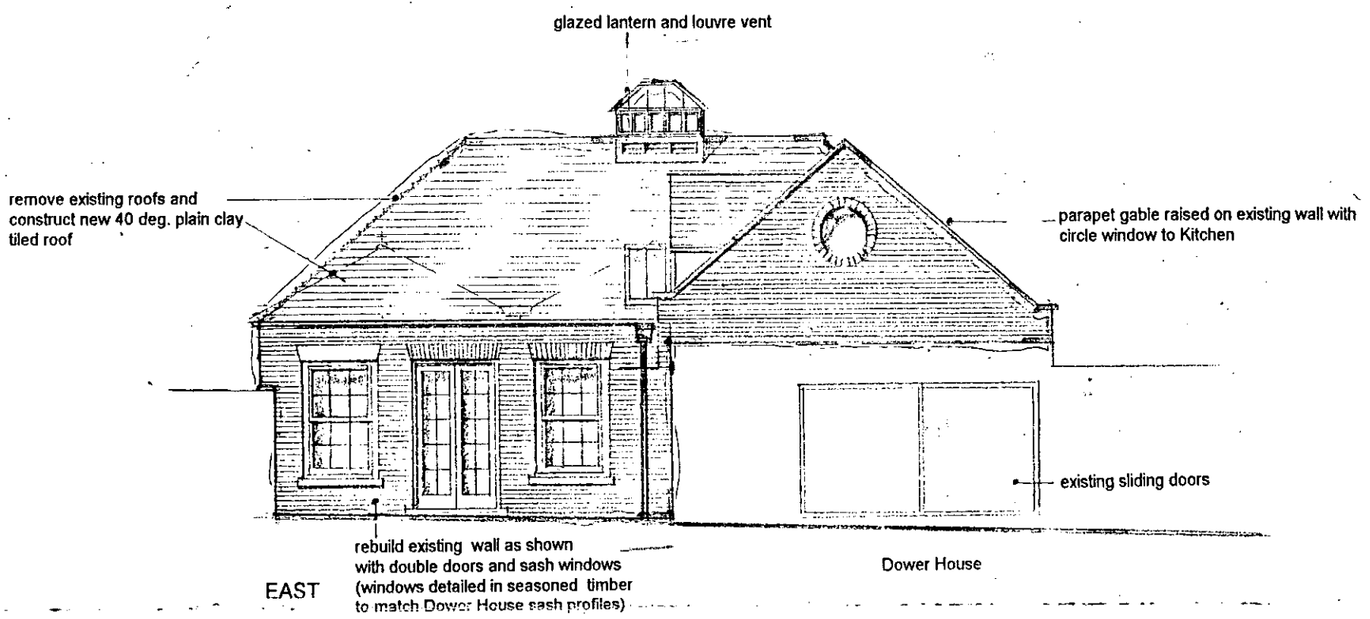
GYMNASIUM, GARAGE & ANNEX CONVERSION
ADJOINING THE DOWER HOUSE, PEARSON ROAD, SONNING.
GROUND AND FIRST FLOOR PLANS

drg.no. 301/1
scale. 1:100
date. 10.5.01

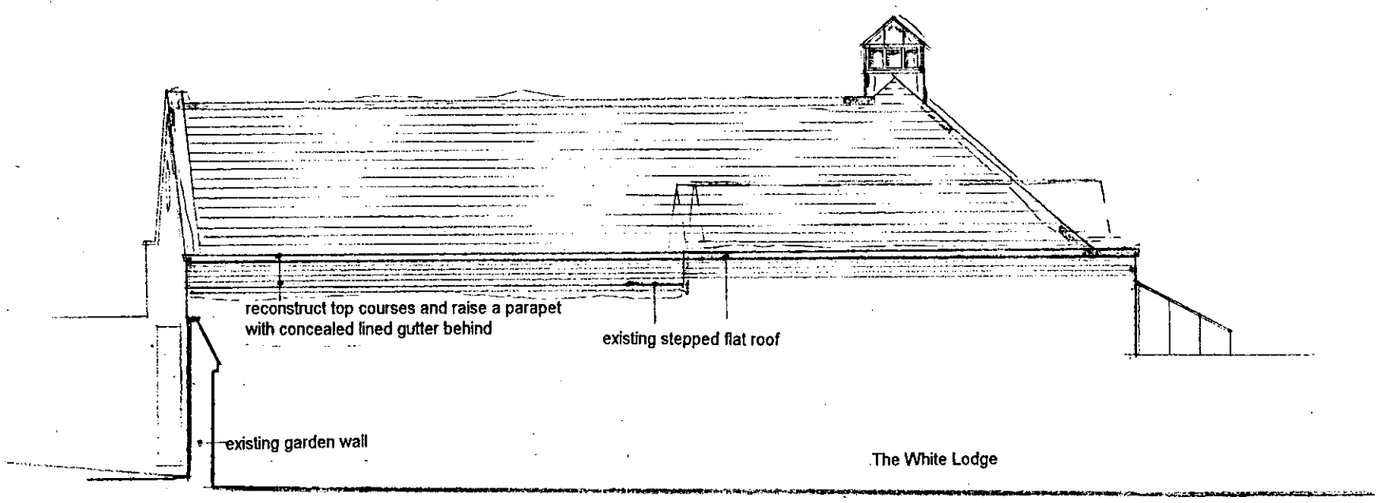
Glen Beard CHARTERED ARCHITECT
Glen Beard B.Sc. (Hons) Dip. Arch. (Birmingham) R.I.B.A.
Studio Gate, Pearson Road, Sonning, Berkshire RG4 0UL Tel 0118 9272712



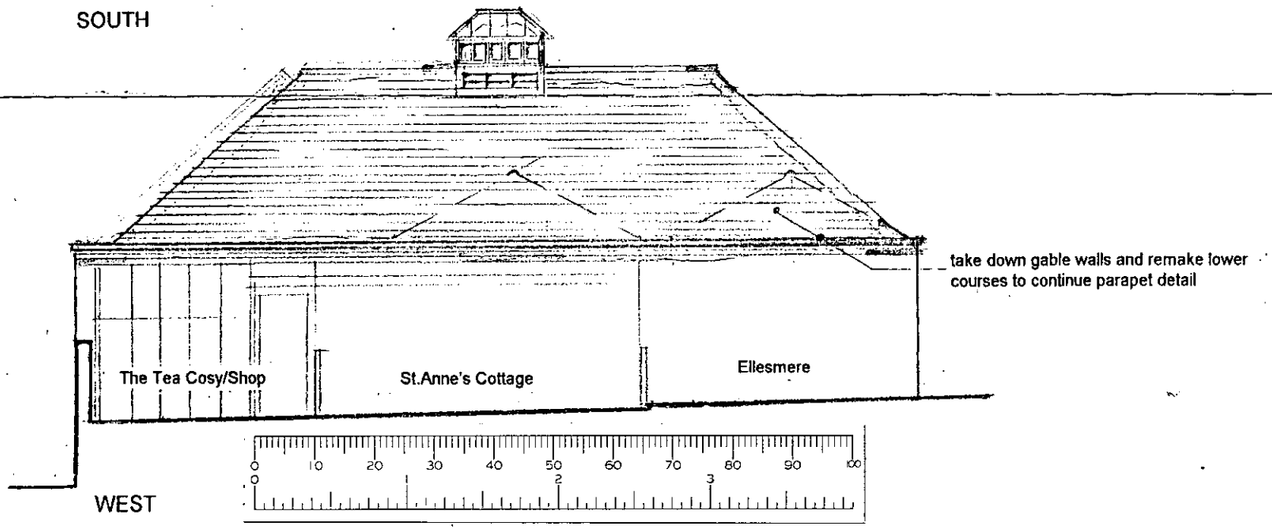
NORTH



EAST



SOUTH



WEST

GYMNASIUM, GARAGE & ANNEX CONVERSION
ADJOINING THE DOWER HOUSE, PEARSON ROAD, SONNING.
ELEVATIONS

drg.no.	301/2
scale.	1:100
date.	10.5.01
drawn	GB

Glen Beard CHARTERED ARCHITECT
Glen Beard B.Sc. (Hons) Dip. Arch. (Birmingham) R.I.B.A.
Studio Gate, Pearson Road, Sonning, Berkshire, RG4 0UL Tel 0118 9272712

(GA)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mrs J Middlemiss
C/O Glen Beard
Studio Gate
Pearson Road
Sonning
Berkshire
RG4 6UL

Application Number: F/2001/4225

Parish:	**SONNING**
Location:	**Dower House, Pearson Road, Sonning, Reading.**
Proposal:	**Proposed two storey extension to garage block of dwelling to form gymnasium, garage and living annexe in roof space.**

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

Reason
1. The proposed extension, because of its bulk, mass and siting, is considered to detract from the setting of the adjacent listed buildings, and therefore fails to comply with policies EN1 and EN3 of the Berkshire Structure Plan, policies LBE1 and LBE12 of the Loddon Area Local Plan and with policies WOS10, WBE2 and WHE11 of the Wokingham District Local Plan Deposit Draft 1997.

Reason
2. The proposed extension, because of its bulk, mass and siting, fails to preserve and does not enhance the character or appearance of the Sonning Conservation Area and therefore fails to comply with policy EN1 of the Berkshire Structure Plan, policies LBE12, LBE14 and LBE15 of the Loddon Area Local Plan and policies WOS10, WHE4 and WHE5 of the Wokingham District Local Plan Deposit Draft 1997.

Reason
3. The application proposal would result in an overbearing impact and detract from the general amenity of the occupants and future occupants of the adjacent dwellings. The proposal therefore conflicts with policy EN1 of the Berkshire Structure Plan, policies LBE1 and LBE2 of the Loddon Area Local Plan and policy WBE1 of the Wokingham District Local Plan Deposit Draft 1997.

Reason
4. The application proposal would lead to overlooking of the outside amenity space of the adjacent property to the south, thereby detracting from the amenity of the occupants and future occupants of that property. The proposal therefore conflicts with policy EN1 of the Berkshire Structure Plan, policy LBE2 of the Loddon Area Local Plan and policy WBE1 of the Wokingham District Local Plan Deposit Draft 1997.

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

Berkshire Structure Plan Policy EN1.
Loddon Area Local Plan Policies LBE1, LBE2, LBE12, LBE14 and LBE15.
Deposit Draft Wokingham District Local Plan Policies WOS10, WBE1, WBE2, WHE2, WHE4, WHE5 and WHE11.

Anna Cronin
Head of Planning & Transportation
Date: 08/08/2001

Notice checked by: _____

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

APPEALS TO THE SECRETARY OF STATE

PLANNING & ADVERTISEMENT APPEALS

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

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

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

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

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

PURCHASE NOTICES

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

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

COMPENSATION

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

THE APPEAL

APPEAL STATEMENT

Annex, Gymnasium and Garage adjoining The Dower House, Pearson Road, Sonning.

The Appellant is aggrieved with the Council's decision to refuse planning permission and the reasons given. The Appeal refers to the inappropriate grounds for refusal with regard to proximity and massing affecting other listed buildings. Listed below are appraisals of recent permissions granted by this Council, in Pearson Road and High Street. Some have similar or greater massing close to listed buildings and other properties. They demonstrate the actual relationship with adjoining curtilages and buildings of new residential additions over the last 30 years. This broad appraisal illustrates the hitherto consent for additional buildings and their massing in close proximity to Listed Buildings within the Conservation Area. It shows the refusal of this Application to be inconsistent with decisions made under previous and current Planning and Conservation policy. The Appraisals are listed in reverse chronological order:-

Site 1

The Cottage, Pearson Road. - Permission for 2 substantial houses granted 22/03/2001 ref: F2000/2999

This site has been the subject of numerous schemes ranging from a 10 house Close to the present 2 house permission. The demolition of the cottage was an element of all proposals, being of 20C build and suffering signs of subsidence. The demolition and site clearance was completed on 5/10/01. Generally the 2 house permission is now accepted by the village community as being a reasonable solution to the redevelopment of this site. The scale and massing of the permitted 2 storey scheme (see block plan) has a bearing on the listed buildings around particularly the Robert Palmer almshouse cottages.

Site 2

HC Motors, High Street - Permission for 6, 2 storey houses granted 07/06/2000 ref: F/1999/0070

This was the village single storey motor maintenance garage owned by H.C.Motors. Oakwood UK Ltd. applied for planning permission following a previous refusal in 1994 for 6 houses in a different arrangement. The permitted scheme is now nearing completion but photographs of the finished structures show the relationship with the listed buildings around (Edwin Lutyens Grade 1 Deanery and the Grade II listed garden wall, The adjoining cottages and Brook House) Note the hitherto absent overlooking condition that now exists with respect to Brook House.

Site 3

Wistaria, Pearson Road (grade II) - Permission for rear extension and loft conversion granted on Appeal 23/05/2000 refs: T/APP/X0360/E/00/1036059/P1 T/APP/X0360/A/00/1036063/P1

This single storey extension was granted on Appeal against refusal grounds relating to massing. The Council had stated in correspondence that the loft conversion was their primary concern and immediately prior to refusal had suggested an additional bedroom storey on the rear extension to avoid the loft conversion new floor replacing an existing dilapidated ceiling. The objection on massing grounds was shown in correspondence evidence to be a nonsense when further increasing the said massing had been the Council's offered suggestion. Construction of the extension is due to start this year. (see block plan and side elevation). This extension to a Listed Building is also close to the end of a listed terrace property, Ivy Cottage (grade II). The massing relating to the surrounding listed properties is an illustration of what has recently been permitted where sympathetic materials are used and immediate boundary overlooking is absent.

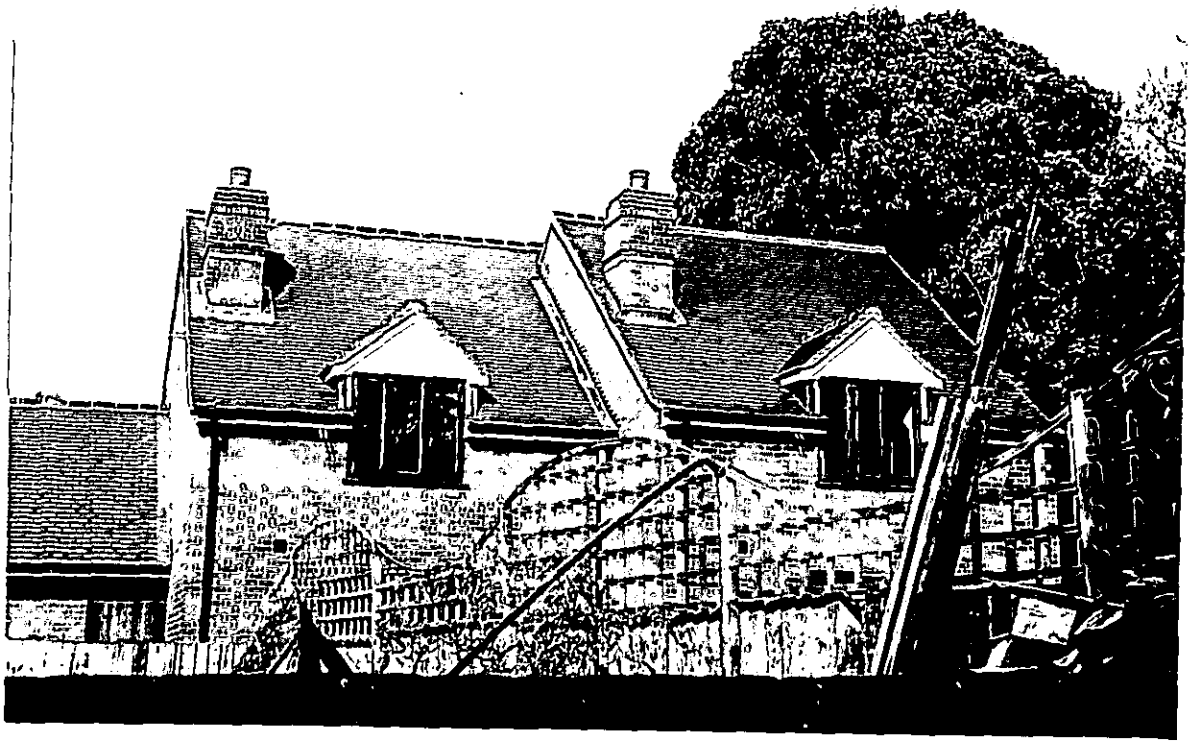
Site 4

The White Lodge, High Street (grade II) - Permission for single storey rear and side extensions including alterations to the fabric and street facade granted 06/02/98 ref: 97/66595/F

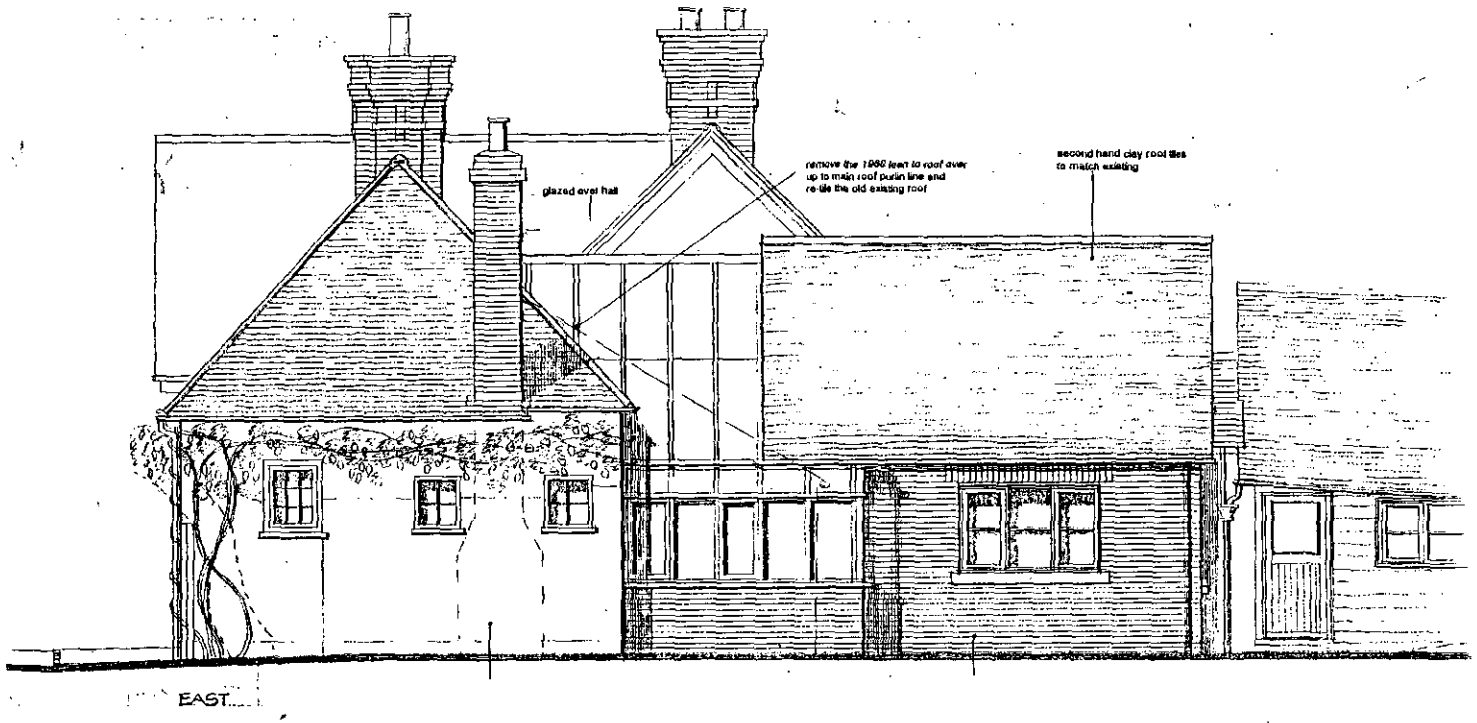
These extensions and works have little bearing on the surrounding properties but do have an immediate relationship with and effect on the Listed Building pair, the White Lodge itself and the White House (grade II). These listed buildings together with the High Street grade II terraced group including St. Anne's Cottage are those which are cited in the reasons for refusal as potentially suffering from the new plain tiled roof of the Appeal proposals.



TERRACE HOUSES FACING THE GRADE II WALL AND THE LISTED COTTAGES TO THE RIGHT **SITE 2**



THE 2 SOUTH EAST HOUSES FACING BROOK HOUSE (TAKEN FROM BROOK HOUSE) **SITE 2**



"WISTARIA", PEARSON ROAD, SONNING **Site 3**



THE RECENT EXTENSION TO THE WHITE LODGE, &THE WHITE HOUSE BEYOND **SITE 4**



THE SIDE EXTENSION TO HILLSIDE AND DOWER HOUSE TO THE RIGHT **SITE 8**

Site 5

Ellesmere, Pearson Road. - Permission for a conservatory extension granted 27/04/99 ref: 99/69219/F

This rear lean-to wrap around conservatory has little impact on the Conservation Area and was not considered detrimental to any listed buildings.

Site 6

Grove Cottage, Pearson Road. - Permission for a conservatory granted 09/02/98 ref: 97/66601/F

This small extension has little bearing or harmful effect but illustrates the acceptability of this new addition which is more noticeable from the adjoining pavement than for any effect on the listed building. When considered it was more relevant as a Conservation Area issue.

Site 7

The Surgery, High Street. - Permission for a 2 storey dwelling granted 07/07/95 ref: 44494

This permission allowed the construction of a 2 storey house where the previous slate roofed, single storey, 2 roomed, front access Surgery stood. This new development is probably the most obvious example of the degree of acceptability of new massing in the immediate proximity of listed buildings. It is at the street drive entrance to The White Lodge which is immediately behind the new dwelling adjoining the White House, both previously mentioned in the Site 4 appraisal.

Site 8

Hillside, Pearson Road - Permission for the 3 storey side extension granted 24/09/84 ref: 21555/F

This extension (2 storey to road + basement floor to garden) was permitted by the Council and now forms a familiar part of the street scene. However its proximity to the Dower House is another illustration of what is acceptable with regard to new build massing and listed buildings (The Dower House and cottages opposite all grade II. See the plain street plan showing the village before all these permissions and building works occurred).

Site 9

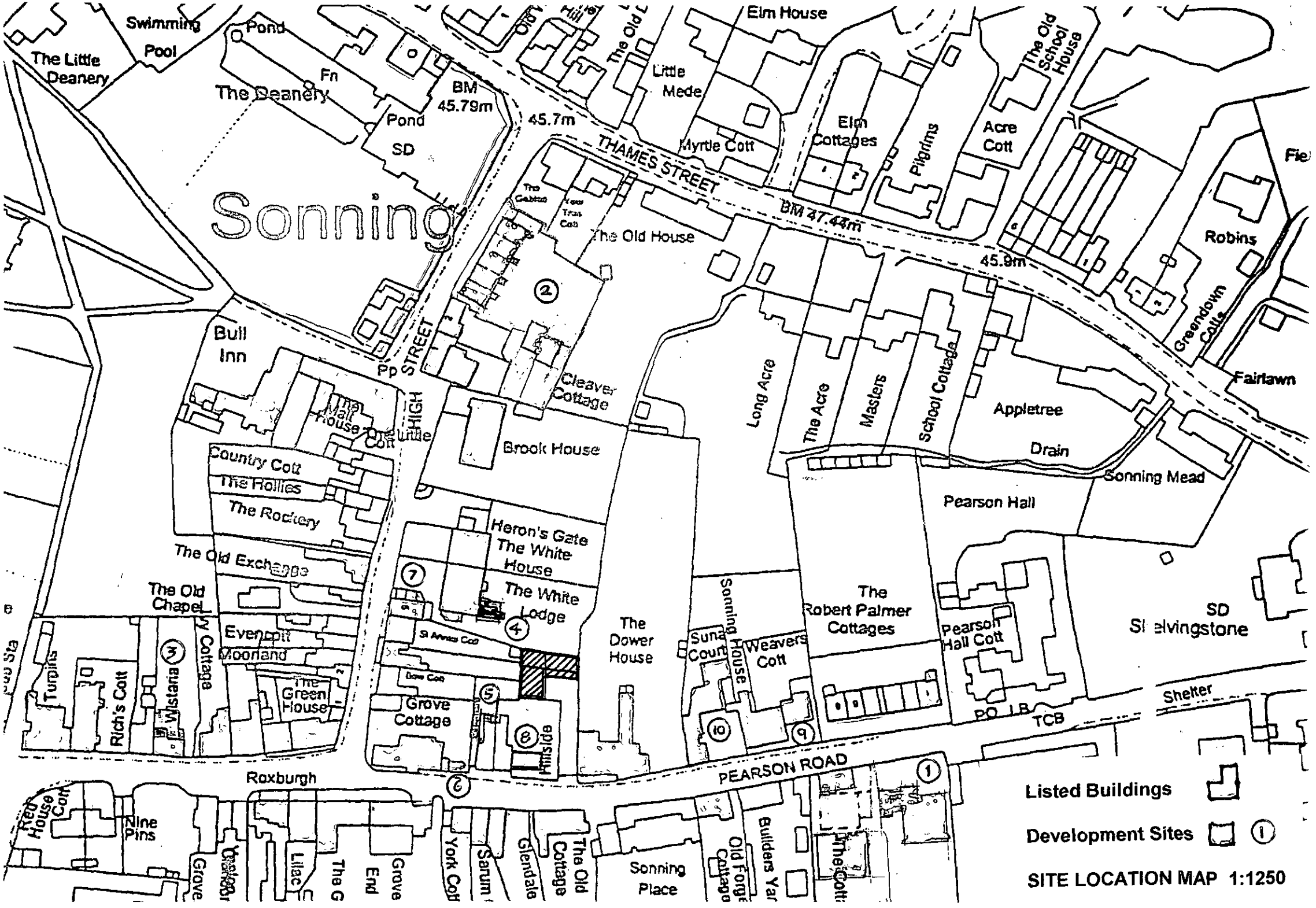
Weavers Cottage, Pearson Road - Permission for a weaving room extension to Sonning House (grade II) latterly converted to a dwelling. granted 17/10/75 ref: 03256

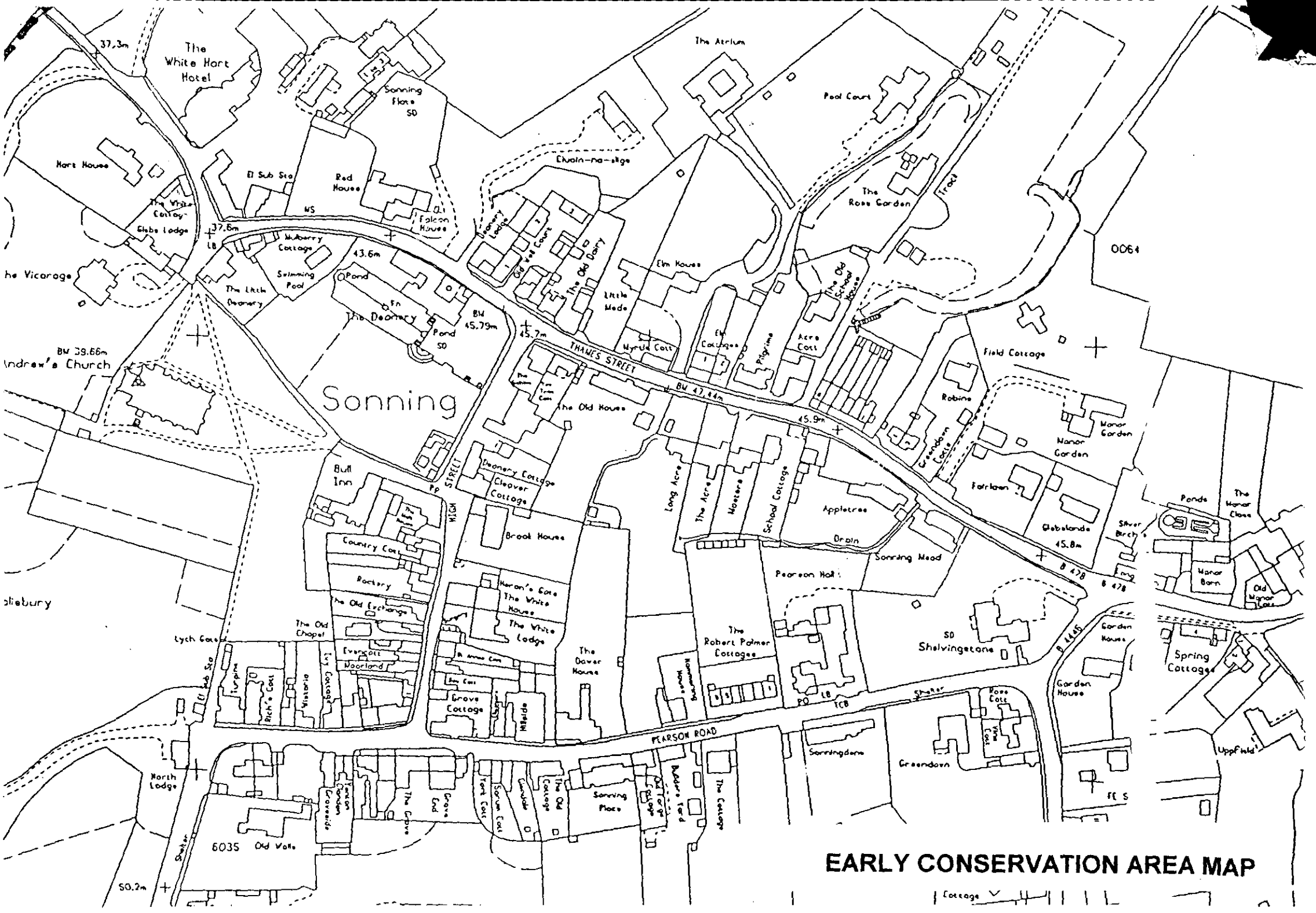
The previous owners of Sonning House held weaving classes and the permitted extension was used for weaving and lessons. Some time later the property changed hands and the present owners were permitted to convert the 2 storey extension into a separate dwelling with its own curtilage for letting purposes. This extension to a grade 2 listed house clearly alters the perceived massing of Sonning House and closes the gap between it and Palmer Cottages which hitherto stood clearly as a well defined Almshouses group. Fortunately their distinct character retains this individuality despite the closeness of the new extension.

Site 10

Suna Court , Pearson Road - Permission for a new dwelling in the grounds of Sonning House with later addition to the permitted accommodation. - granted in 2 Permissions 02/12/70 ref: 0/181/70 and 10/01/73 ref: 2074/72

This is a completely new 2 storey substantial dwelling sited in the former grounds of Sonning House (grade II) and abutting the boundary of the Dower House (grade II). There was considerable local opposition to this and the later Site 9 addition. Both schemes were approved by the Council. Suna Court is divided from Sonning House by a low vestibule courtyard entrance to Sonning House. Again this new building, now forming a joint access courtyard with Sonning House, is part of the generally accepted fabric of the village Conservation Area. Its proximity to Sonning House and The Dower House changed the streetscape and fabric of the Conservation but appears to leave both listed buildings reasonably comfortable as individual examples.


Sonning
Swimming Pool
The Little Deanery
Pond
Fn
The Deanery
Pond
SD
BM 45.79m
45.7m
Elm House
Little Mede
Myrtle Cott
Elm Cottages
Pilgrims
Acre Cott
The Old School House
THAMES STREET
BM 47.44m
45.9m
The Old House
Robins
Greendown Cotts
Fairlawn
Bull Inn
Pp
HIGH STREET
Cleaver Cottage
Brook House
Long Acre
The Acre
Masters
School Cottage
Appletree
Drain
Sonning Mead
Pearson Hall
Country Cott
The Hollies
The Rockery
The Old Exchange
The Old Chapel
Heron's Gate
The White House
The White Lodge
The Dower House
Sonning House
Sunna Court
Weavers Cott
The Robert Palmer Cottages
Pearson Hall Cott
SD
Shelvingstone
Evencott
Moorland
The Green House
Grove Cottage
Hillside
Turpins
Rich's Cott
Wistaria
Shelter
PO LB
TCB
PEARSON ROAD
Roxburgh
Red House Cott
Nine Pins
Lilac
Grove End
York Cott
Glendale
The Old Cottage
Sonning Place
Builders Yar
Listed Buildings
Development Sites
SITE LOCATION MAP 1:1250


Sonning
The White Hart Hotel
The Atrium
Pool Court
The Rose Garden
Hart House
Red House
Sonning Place
Elvain-na-sige
Mulberry Cottage
Swimming Pool
The Little Deanery
Pond
The Deanery
Pond
BM 45.79m
Elm House
Little Mede
Myrtle Cott
The Old School House
Acre Cott
Pilgrims
Field Cottage
THAMES STREET
BM 47.44m
The Old House
Bull Inn
Deanery Cottage
Cleaver Cottage
Brook House
Country Cott
Rockery
The Old Exchange
Heron's Gate
The White House
The White Lodge
The Old Chapel
Evergolt
Woodland
Grove Cottage
The Dower House
The Robert Palmer Cottages
Hamming House
Pearson Hall
Sonning Mead
Applecroft
Drain
Long Acre
The Acre
Meadow
School Cottage
Greendown Cottage
Robins
Manor Garden
Fairlawn
Globelands
45.8m
Ponds
The Manor Close
Silver Birch
Manor Barn
Old Manor Cott
Garden House
Spring Cottage
Uppfield
SD Shelvingstone
PEARSON ROAD
Rose Cott
Vine Cott
Greendown
Sonningdene
Baldwins Yard
The Cottage
The Old Cottage
Sonning Place
Grove End
The Grove
Yarton Garden
Greenside
Tank Cott
Sorum Cott
Glenside
North Lodge
6035 Old Malt
50.2m
Lych Gate
Turpins
Rich's Cott
Victoria
Ivy Cottage
Globe Lodge
The White Cottage
Elvain-na-sige
Sonning Place
El Sub Sta
Red House
Falcon House
Deanery Lodge
Old Wall Court
The Old Dairy
Elm House
Little Mede
Myrtle Cott
Acre Cott
Pilgrims
The Old School House
Field Cottage
Robins
Greendown Cottage
Manor Garden
Fairlawn
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BM 47.44m
The Old House
Robins
Greendown Cottage
Manor Garden
Fairlawn
Globelands
45.8m

The Site and Proposals

The Site lies at the bottom of a long drive below the street level. The present facade to the road is a flat roofed modern timber clad room formerly a private Cinema, now annex rooms to the Dower house. The garage wing is a high single storey block with a corrugated asbestos roof over in 2 pitches.
The proposals seek to improve on the accommodation and roof over the existing walls with 40 degree pitch reclaimed plain tiled roofs, consistent with the predominant village roofscape. The roofs are set back from the west and north walls, springing from a lower level to leave a parapet at the existing wall height with a concealed parapet lined gutter behind. The north east corner of the parapet wall is raised to give a consistent line to the roof. The south boundary roof springs from the existing gutter line. A parapet solution would have raised the wall rather than maintain the existing line with a roof sloping away from the boundary. The existing south roof has a continuous line whereas the new roof would be hipped, diminishing the massing relative to "Hillside" garden.

The Reasons for Refusal

1. ***The proposed extension, because of its bulk, mass and siting, is considered to detract from the setting of the adjacent listed buildings .....***

The adjacent listed buildings other than the Dower House itself are The White Lodge to the north west and the High Street terrace to the west. The terrace on the High Street is some 30 metres distant and the ground rise to the rear of the gardens diminishes the western face of the Appeal building which is faced with a conglomerate of lean-to sheds and a glasshouse. The new roof proposal ridge will increase the angle of elevation when viewed from the rear of the terrace houses but it will be 3.7 metres further east from the existing gabled boundary wall and the distance far exceeds that exhibited by other approved schemes. e.g.
Site 2 approved June 2000 - The 2 storey houses in relationship to Brook House, 15 metres distant.
Site 3 approved May 2000 - The rear extension in relation to Ivy Cottage a similar roof profile only 6 metres from the main body of the Cottage and 9.5 metres from the lower rear extended part.
The White Lodge and garden lies on a lower levelled terrace to the Appeal building which sits higher on a retaining wall that forms the garden boundary with The White Lodge garden. The massing and direct relationship with the building bears examination and the sketch profile drawings show this. The existing corner of the wall is 15 metres from the nearest corner of the 2 storey listed building, but 10.5 metres from the present owner's new rear extension (Site 4 approved February 1998). The angles of light incidence subtended by the new roof ridge hip end over the existing wall height (proposed as existing) fall short of the new extension. The massing of the new roof has an oblique relationship with the listed building (i.e. not facing but to one side and set back). Apart from the nearest hip corner both wings of the roof are running away from The White Lodge. The wing running east to west is parallel with the garden and the dotted sightline shows the relationship. The introduction of new massing and its effect on the surrounding buildings calls for a subjective judgement but recent Planning decisions have shown the measure of acceptability with regard to proximity and massing, particularly with regard to listed buildings. This proposal by all analyses falls well within that measure and by that comparison does not detract from the setting of the adjacent listed buildings.

2. ***The proposed extension, because of its bulk, mass and siting fails to preserve and does not enhance the character or appearance of the Sonning Conservation Area .....***

With respect to Reason 2 and the Conservation Area this is the weakest comment of all. The resultant roof would be higher than the existing conglomerate roof but insofar as the Conservation Area is and always has been perceived from the Public viewpoint, the location places the changes away from the street frontage, the materials are undoubtedly more sympathetic and the detailing derives much more from the local vernacular than any element of the existing building. The glimpse view of the proposed scheme down the drive would present a character more sympathetic to the Dower House building and a tiled roof form in harmony with the general street view.

3. ***The application proposal would result in an overbearing impact and detract from the general amenity of the occupants and future occupants of the adjacent dwellings.....***

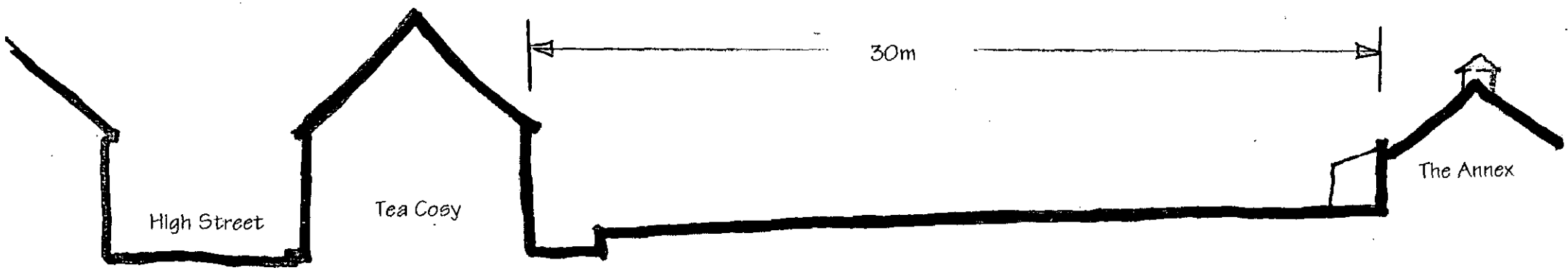
It is this reason alone that has forced the Council to refuse this Application. Conservation Area and listed building protection statements are weak in the face of precedent.
As with all Planning Applications in this village there are objections raised by residents. Examination of any of the cases cited above reveal letters, petitions and lobbying of Councillors. This case is no exception and the Applicant has been mindful of the 2 properties that by simple consideration might be most affected. The first is Hillside which shares a boundary wall with the site on 2 sides, the building and the drive wall. The building presently presents a low pitch, corrugated asbestos roof which drains over the boundary wall into an established existing gutter. (An old blocked door from Hillside indicates a prior conveyance of part of the site land to Hillside- date unknown). In designing the new roof a constant principle has been not to raise this springing line and to slope any new roof away from the boundary. The resultant hip profile further diminishes the impact of the receding roof compared with the existing full length slope.

Replacing the existing flat and asbestos roofs together with improving the annex accommodation form the principles of the overall review of this building. In planning the roof accommodation south facing dormers were chosen as a preference. The relationship with Hillside was considered but because of the lowered level of the building they do not appear to present a particular problem. The windows would face the basement floor of the new 3 storey extension to Hillside but at a reasonable distance, at a lowered level and in a position where light screening on the boundary wall would eliminate any concern. The 2 upper floors of the new extension to Hillside by design directly overlook the site and The Dower House garden. The proposed new annex dormers do not serve the bedroom and this was considered acceptable given the benefit of the southern aspect afforded to the annex living area.

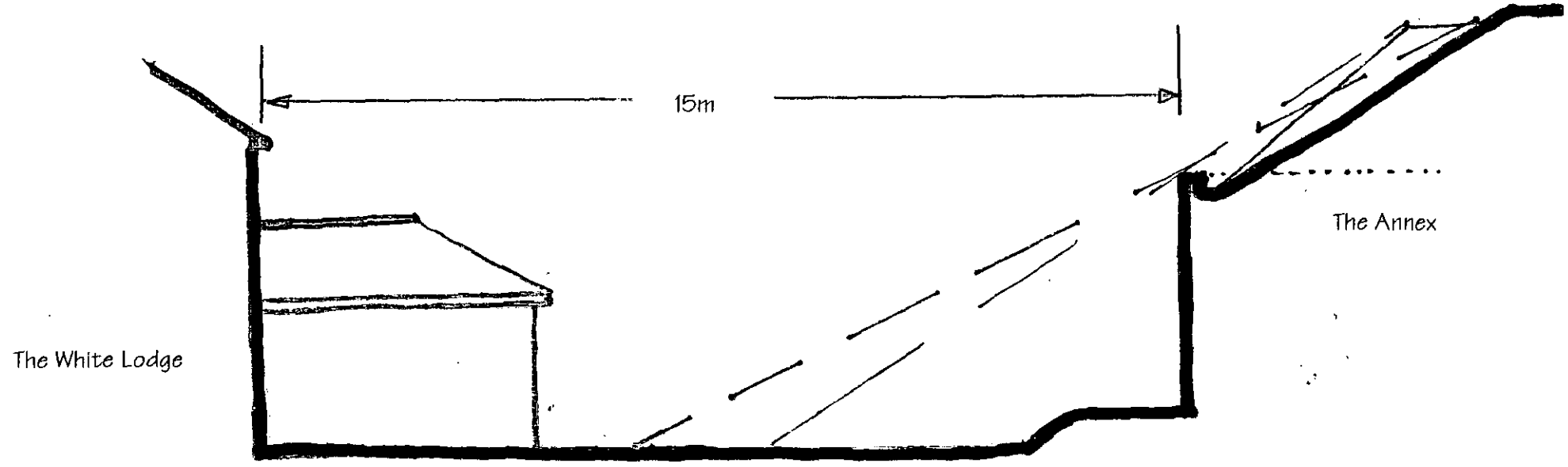
The conclusion was that Hillside would be presented with a change in the status quo but not one that was detrimental.

The second property is The White Lodge which would in any tiled re-roofing scheme be presented with a set back pitched roof where previously the top of the high boundary wall terminated in a flat roof edge. Apart from setting the roof back from the existing wall which sets the parapet height and choosing the lowest acceptable pitch for the tiles there was little more that could be done to mitigate the change. The springing height for the roof was chosen to minimise the height along that boundary which has a lower ridge than the north south wing, whilst retaining a reasonable head height area in the annex. The annex is over the garage and storage areas which allowed the floor to be lower over a minimum ceiling height below. The illustrated eaves walls are 1200mm high giving a reasonable floor area although the walk around head height is limited and the stair lands with just enough headroom at the top. The boundary roof slopes cannot have any windows and a glass lantern over the bedroom provides good toplight. The structural lines bounding the gymnasium (10' minimum height) prevent an east dormer being fitted and an escape rooflight tight to the valley gutter provides a view and ventilation.

All possible devices have been used to keep the roof level down whilst planning the simple accommodation. The profile sections at 1:100 and 1:200 show the relationship with the White Lodge and the minimal effect on the High Street cottages. Again there is a change for the White Lodge outlook but only obliquely. The existing high wall defines the present condition for the walled garden which the roof is set behind. The Dower House has neighbouring new buildings and extensions to the east and west. The most recent (excluding conservatories) is that on the rear south east corner of the White Lodge itself. Even that further projection from the main building seems to be little affected by this proposal.



WEST TO EAST SECTION FROM THE HIGH STREET TO THE ANNEX 1:200 scale



SECTION FROM THE NEAR CORNER OF WHITE LODGE TO THE ANNEX 1:100 scale

PROFILE SECTIONS



FLAT ROOF AND 2 GABLE ENDS AT BOUNDARY WITH THE HIGH STREET COTTAGES **ANNEX EXISTING**



VIEW OF THE CORRUGATED PITCH AT THE GARDEN BOUNDARY WITH HILLSIDE **ANNEX EXISTING**

Conclusion

The Council have recently approved the housing schemes on Sites 1 and 2. They and the Sonning District Councillor are under pressure to find new housing solutions as infill within existing settlements. This annex does not offer a new separate dwelling. In its present and proposed form it is essential as a support to the Dower House which would be greatly diminished without it. Objections relating to the amenity of adjoining properties, imagined rooflights in boundary roof slopes and alarmist supposition about creating a new separate dwelling have all been directed at the local Council and Councillor who have chosen to appease the objection lobby despite the obvious and overwhelming precedent that has been set in this village. They have made no objection to the accommodation content and the scheme was considered not to affect the setting of the Dower House.

Sonning village has a character largely shaped by the close massing, texture and historic content of the central Conservation Area buildings. It is this street character which attracts visitors and new residents. One of the consequences is that the tight knit of the buildings on Pearson Road and the High Street leave little room for front of house privacy or adequate parking. The "back yard" is jealously guarded where the street offers no such protection. The rear of properties offer the only acceptable outlet for expression and expansion. Everyone wants to enjoy that privilege whilst conversely protecting their back yard from the expansion ambitions of neighbours. As a community Sonning rallies when threatened by seriously ambitious developers and a culture of protectionism has developed. At times it arrests damaging overdevelopment, on other occasions it objects unthinkingly to whatever is proposed.

It is in the face of this history that this proposal was presented. It doesn't matter that the community like the little lantern and would like to see a pitched roof, or that right now larger, more intrusive projects are under way, or that listed buildings have been flanked in the last 30 years by new dwellings, or that extensions to and around the very listed buildings the Refusal seeks to protect have been approved in the last three years. The habit of objecting and lobbying has found the ear of weakened reason and has reaped a refusal.

The Applicant has over many years faithfully restored the Dower House paying careful attention to the period interior decor and now seeks to repair, restore and reconstruct the Annex to compliment the house. She considers that this Refusal goes against the grain of everything she has seen happen around her and asks the Inspector to find in favour of this Appeal.

Appeal Decisions

Site visit made on 29 January 2002

by Katie Peerless Dip Arch RIBA

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

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

Date
6 FEB 2002

Appeal A: APP/X0360/A/01/1075462
The Dower House, Pearson Road, Sonning, Berkshire.

- 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 Mrs J Middlemiss against Wokingham District Council.
- The application (Ref.F2001/4225), dated 11 May 2001, was refused by notice dated 8 August 2001.
- The proposed development is at two storey extension to provide gymnasium, garage and annexe accommodation.

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

Appeal B: APP/X0360/E/01/1077813
The Dower House, Pearson Road, Sonning, Berkshire.

- The appeal is made under section 20 of the Planning (Listed Buildings and conservation areas) Act 1990 against a failure to give notice within the prescribed period of a decision on an application for listed building consent.
- The appeal is made by Mrs J Middlemiss against Wokingham District Council.
- The application (Ref.LB/2001/4318) is dated 11 June 2001.
- The works proposed are a 2 storey extension and conversion of the garage/store buildings to gymnasium, garage and annexe accommodation.

Summary of Decision: The appeal is allowed and listed building consent is granted in the terms set out in the Formal Decision below.

Procedural Matters

1. The Council has confirmed in writing that it considers that the application for listed building consent, which is the subject of Appeal B, is not required for the proposals before me. However, part of the buildings concerned would be attached to a wall that is within the curtilage of the Grade II listed Dower House, and which is, therefore, included in that listing. In these circumstances, I consider that listed building consent would be needed for the proposed development and I will proceed to determine Appeal B.

2. The Council has confirmed that the decision notice for Appeal A should have referred to Structure Plan policy EN4 and not EN3 as quoted.

3. Although the applications refer to a '2 storey extension', the proposals show a new pitched roof on an existing, enlarged building with accommodation within this space. I shall amend the description of the proposals accordingly.

Planning History

4. Since these appeals were lodged another, similar, planning application for the site has also been refused.

Main Issues

5. I consider that there are two main issues in this case:

   (i) the effect of the proposed development on the setting of the adjacent listed buildings and the character and appearance of the Sonning conservation area.

   (ii) the effect of the proposed development on the living conditions of occupiers of neighbouring properties with particular regard to overbearing impact and overlooking.

Planning Policy

6. The planning application that is the subject of Appeal A must be determined in accordance with Development Plan policies unless material considerations indicate otherwise. In addition to these policies, Section 66 of the Planning (Listed Buildings and conservation areas) Act also requires me to have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest before granting planning permission.

7. In respect of Appeal B, section 16 of the above Act requires me to apply the same criteria before granting listed building consent, and Development Plan policies for the District are also material considerations in this case. As the site lies within the Sonning Conservation Area, I am also required to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area.

8. The Development Plan includes the Berkshire Structure Plan (1996-2006) and the Loddon Area Local Plan 1995. The Structure Plan contains policies EN1 and EN4 that are relevant to these cases and which seek to protect the character and quality of the environment, particularly those relating to listed buildings and conservation areas. Local Plan policy LBE1 sets general standards of design for new development and, amongst other criteria, requires that it should contribute to its setting and to the character of the area. Policies LBE12, LBE14 and LBE15 deal with development in conservation areas and include the requirements that the distinctive character of the area is protected and enhanced and that the proposals are appropriate in terms of their scale, form and massing.

9. The Local Plan is under review and the document consolidating the Proposed Amendments to the Draft Wokingham District Local Plan were published in February 2000. In view of the stage this plan has reached, I have accorded the policies within it significant weight when reaching my decision. The Plan includes policy WOS10 that seeks to protect the historic environment and policy WBE1 that sets standards of design and includes the aim of maintaining the privacy and amenity of the existing environment.

10. Policies WHE2 and WHE5 complement and expand on the relevant, corresponding Local Plan polices relating to conservation areas. They include the aims of retaining and enhancing the features that make up the distinct character of conservation areas and set standards for the extension or alteration of buildings in such areas. Policy WHE11, amongst other things, deals with of the setting of listed buildings, and requires that new development respects the historic setting.

11. The Council has cited policy WHE4, but this relates to new buildings in conservation areas and I consider that policy WHE5, relating to alterations to traditional buildings, is more applicable to these applications. The Council also refers to policy WBE2 that deals with improving areas where the existing environment does not exhibit especially pronounced or historical architectural styles. As the site lies within a designated conservation area and within the setting of a listed building, I consider that this policy is not relevant, and the previously identified listed building and conservation area policies provide sufficient guidance on the standards required for these applications.

12. National guidance for development that affects listed buildings and their settings, and conservation areas, is given in Planning Policy Guidance Note 15 – Planning and the Historic Environment (PPG15).

Reasons

Character and appearance

13. The Dower House lies in the central part of the Sonning Conservation Area where there is a proliferation of listed buildings but where a certain amount of infill development and extensions to existing buildings has also taken place. It is an imposing house of early 18th Century origin, according to the listing description. It has two storeys and attic rooms in the hipped tiled roof, which are lit by a number of dormer windows. It is typical of the area, which is characterised by narrow streets and closely spaced buildings constructed of traditional materials such as plain clay tiles or natural slates on the roofs and walls of either plain or painted brickwork. The built form is softened by mature trees and planting in the gardens of the properties, which are mainly residential.

14. The part of the appeal site where the proposed development would take place includes a garage block and store room adjacent to the Dower House. They are set back from the road and accessed by a gravelled drive, and lie to the rear of the adjacent property at 'Hillside'. The buildings on this section of the plot are separated from the main house and garden by a wall, between 2 – 3m high, reputedly of Elizabethan origin. The outbuildings were apparently erected during the 1950's and 1960's and are generally agreed to be of little architectural merit.

15. The proposed development would replace the present low pitched and flat roofs of the existing buildings with a steeper roof that would include two dormer windows and a rooflight. The ground floor accommodation would be re-arranged to include a gymnasium, store and garage, and there would be a single bedroom self-contained annexe in the roof space. The roof would be of plain tiles topped with a glazed louvred lantern, hipped on all sides apart from a gable end facing into the garden of the Dower House.

16. In my opinion, the design of the proposal is in keeping with the general character of the conservation area and, in being well set back from the road, would not be prominent in the street scene. Although it would result in a considerable enlargement of the existing roof, it seems to me that the new pitched roof would be an improvement over the corrugated sheeting and felt roofs that cover the buildings at present. The proposed dormer windows are typical of the area and the outbuilding would still be, to my mind, of a scale that is subservient to the much greater bulk and height of the main house. Although internally the accommodation would be arranged on two floors, the utilisation of the roof void would mean that the buildings would nevertheless retain the appearance of being predominantly single storey.

17. In addition to the relationship between the proposed development and the Dower House, I have also considered its effect on the settings of the adjacent listed buildings at The White House, The White Lodge, The Tea Cosy, St Anne's Cottage and Bow Cottage. Whilst the new roof of proposed development would be visible from these properties, this change would not, to my mind be detrimental to the settings of the buildings. As noted previously, the form and materials of the roof are appropriate for the area and it would not, therefore, appear out of keeping in these surroundings.

18. I note that the proposals would result in the raising of part of the garden wall associated with the listed building. However, this wall has already been altered in the vicinity of the proposals by the insertion of the large picture window serving the existing store. I consider that the additional height would not detract from the historic integrity of the wall, and that the removal of the existing flat roof detail at this point would be beneficial.

19. For these reasons, I find that the proposed development would preserve the character and appearance of the conservation area and would not have a detrimental effect on the settings of the nearby listed buildings. In these respects, therefore, there would be no conflict with Structure Plan policies EN1 and EN4, Local Plan policies LBE12, LBE14 and LBE15 AND Draft Local Plan policies WOS11, WBE1 (b), (e) and (f), WBE2, WHE5 and WHE11.

Living Conditions

20. The appeal buildings abut the boundaries of a number of neighbouring properties, the occupiers of which are concerned that the increased height of the roof would have a dominating and overbearing effect that would prove detrimental to their living conditions. The rear gardens of Hillside, The Tea Cosy, St Anne's Cottage, Bow Cottage and Ellesmere all have a boundary wall shared with the buildings that are proposed for enlargement and The White Lodge has part of its rear side garden boundary alongside the appeal site. All these properties would have an outlook from their rear windows and gardens onto the new roof.

21. Although there would be an increase in the amount of built form that could be seen from these properties, I consider that the hipped form of the new roof would reduce the perceived height of the ridge, lessening the impact of the change and preventing it from appearing unduly dominating or oppressive. In the case of The White Lodge, there is already a substantial wall on this boundary behind which the new roof would be partly hidden and the floor levels of this house are set below those of the garage and store of the Dower House. The submitted sections illustrate that the proposed new roof, at an angle of 40°, again sloping away from the boundary, would have little impact in terms of overshadowing or loss of light to the garden. Similarly, there would be no significant effect on daylight levels in the house.

22. There are no windows in the proposed development that could overlook The White Lodge or any of the other properties mentioned, apart from Hillside. The proposed new dormer windows would face towards the rear windows of Hillside but would be at a considerable distance from them, and, as Hillside is set higher than the appeal site, would be on a level with the basement windows of the side extension to that property. Partial screening between the properties is provided by evergreen vegetation and, due to the orientation between the properties, there would be no overshadowing caused by the proposals. In these circumstances, I consider that there would be no harmful loss of privacy. For these reasons, I find the proposals would not conflict with Draft Local Plan policy WBE (b) or (h).

Other Matters

23. I have noted the concerns expressed about the presence of crested newts and bats on the site, but am satisfied that these reservations have now been resolved.

Conditions

24. I have considered the conditions suggested by the Council, in the event of the appeals succeeding, in accordance with the guidance given in circular 11/95. I have amended the suggested wording where necessary to follow this guidance. In addition to the standard commencement condition, I shall require that the annexe shall remain part of the principle dwelling, to ensure that the parking provision for the main house is not separated from it.

25. I consider that an archaeological watching brief is not necessary, given the small scale of the groundworks that the increase in depth of the existing store would involve and the fact that the site has already been disturbed by excavations for the construction of the existing buildings.

26. I shall impose a condition to limit noise during the construction period, but consider that sound insulation of the building itself, or noise levels within the site, are not matters that should be dealt with by planning legislation in this instance.

Conclusions

27. For the reasons given above and having regard to all other matters raised, I consider that the appeals should succeed.

Formal Decisions

Appeal A

28. In exercise of the powers transferred to me, I allow the appeal and grant planning permission for an extension to provide a gymnasium, garage and annexe accommodation at The Dower House, Pearson Road, Sonning, in accordance with the terms of the application Ref. F/2001/4225 dated 11 May 2001, and the plans submitted therewith, subject to the following conditions:

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

    2) The extension hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as The Dower House.

    3) Construction operations for which noise is audible at the site boundary shall only be carried out between 0730 and 1800 on weekdays and 0800 and 1300 on Saturdays and at no time on Sundays or Bank Holidays.

Appeal B LB

29. In exercise of the powers transferred to me, I allow the appeal and grant listed building consent for an extension and conversion of the garage/store buildings to gymnasium, garage and annexe accommodation at The Dower House, Pearson Road, Sonning in accordance with the terms of the application Ref. LB/2001/4318 dated 11 June 2001 and the plans submitted 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 extension hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as The Dower House.

3) Construction operations for which noise is audible at the site boundary shall only be carried out between 0730 and 1800 on weekdays and 0800 and 1300 on Saturdays and at no time on Sundays or Bank Holidays.

Information

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

31. These decision does not convey any approval or consent that may be required under any enactment, by-law, order or regulation other than section 57 of the Town and Country Planning Act 1990 or sections 7 and 8 of the Planning (Listed Buildings and conservation areas) Act 1990.

Katie Peerless

Inspector

The Planning Inspectorate

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

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DS

11 FEB 2002

COPIES TO ACK
FILE

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

Your Ref: F/2001/4225

Our Ref: APP/X0360/A/01/1075462
APP/X0360/E/01/1077813

Date: 6 February 2002

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
PLANNING (LISTED BUILDING AND CONSERVATION AREAS) ACT 1990
APPEALS BY MRS J MIDDLEMISS
SITE AT GARAGE BLOCK ADJOINING & WEST OF, THE DOWER HOUSE, PEARSON ROAD, SONNING, READING

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

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

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

Phone No. 0117 372 8252

Fax No. 0117 372 8139

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

Yours faithfully

G. Nall

PP Mrs Margaret Pocock

COVERDL1

Tel. (0118) 974 6448 (Direct Line)
Date: December 17, 2001
My ref: LB/2001/4318
Your ref: APP/X0360/A/01/1077813

FOR FILE 4225

RE: LB CONSENT ON 4318

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

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

Dear Madam

APPEAL BY: Mrs J Middlemiss
SITE: Dower House, Pearson Rd, Sonning

After checking the application on which this appeal is based, I am of the opinion that listed building consent was not required. Therefore no further statement will be sent.

Yours faithfully

pp
M L Thorp

Principal Development Control Officer

C.C Glen Beard

Tel. (0118) 974 6448 (Direct Line)
Date: October 23, 2001
My ref: F/2001/4225
Your ref: APP/X0360/A/01/1075462

Mr S Campbell
The Planning Inspectorate
Room 3/03 Kite Wing
Temple Quay House
2 The Square
Temple Quay
BRISTOL
BS1 6PN

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

Dear Mr Campbell

APPEAL BY: Mrs J Middleniss
SITE: Dower House, Pearson Rd, Sonning

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

Also enclosed are 2 copies of the case officer's work sheets which are to be considered the as the Council's statement of case.

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date. October 23, 2001
My ref: F/2001/A/01/1075462
Your ref: G Beard

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

Glen Beard
Studio Gate
Pearson Rd
Sonning
Reading
RG4 6UL

Dear Sir

APPEAL BY: **Mrs J Middlemiss**
SITE: **Dower House, Pearson Rd, 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

3/03 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
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PLANNING SERVICES HPI/4-8857
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18 OCT 2001

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

Your Ref: F/2001/4225

Our Ref: APP/X0360/A/01/1075462

Date: 17 October 2001

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MRS J MIDDLEMISS
SITE AT DOWER HOUSE, PEARSON ROAD, 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, giving the full appeal reference number which is shown at the top of this letter.

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

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

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

Within 2 weeks from the starting date -

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

i) any comments they made at application stage will be sent to me and if they want to make any additional comments, wherever possible, they must submit 3 copies within **6 weeks of the starting date.** If representations are submitted after the deadline, they will not normally be seen by the Inspector and they will be returned.

ii) they can get a copy of our booklet 'Guide to taking part in planning appeals' free of charge from you, and

iii) if they want to receive a copy of the appeal decision they must write to me asking for one.

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

Within 6 weeks from the starting date -

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

Within 9 weeks from the starting date -

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

Site visit arrangements

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

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

Planning obligations - Section 106 agreements

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

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

Yours faithfully

G. Nall

pp Mr Simon Campbell

102(BPR)

The Planning Inspectorate

3/03 Kite Wing
Temple Quay House
2 The Square
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Ms D Gumbrell (Planning Department)
Wokingham District Council
Po Box 157
Shute End
Wokingham
Berkshire
RG41 1BN

Your Ref: F/2001/4225

Our Ref: APP/X0360/A/01/1075462
APP/X0360/E/01/1077813

Date: 16 January 2002

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
PLANNING (LISTED BUILDING AND CONSERVATION AREAS) ACT 1990
APPEALS BY MRS J MIDDLEMISS
SITE AT GARAGE BLOCK ADJOINING & WEST OF, THE DOWER HOUSE, PEARSON ROAD, SONNING, READING

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

Yours faithfully

Mrs M Pocock

217L(BPR)

4225
438

Glen Beard CHARTERED ARCHITECT

Glen Beard B.Sc. (Hons) Dip. Arch. (Birmingham) R.I.B.A.

Studio Gate, Pearson Road, Sonning, Berkshire. RG4 0UL Tel 0118 9272712

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

Your Ref: APP/X0360/A/01/1075462
APP/X0360/E/01/1077813

11th January 2002

Dear Mrs. Pocock,

Re: **Site at the Garage Block, The Dower House, Pearson Road, Sonning, Reading.**

Thank you for your letter of 27th December 2001 and enclosed documents. I have also read the earlier forwarded Council Questionnaire return documents. The Council's Statement seems to be restricted to a copy of the Officer's Work Sheet internal report to his senior Officer/s, unless I am missing something. The comments and issues are addressed in our Appeal

With regard to the suggested Conditions in the Questionnaire:

Highways recommend Approval with conditions 1.?, 2.?

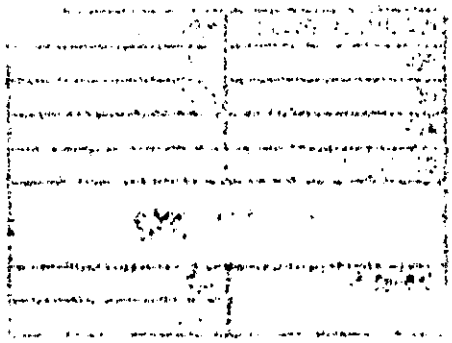
3. Always remain ancillary ...
The Applicant has no objection to the use, and ownership always remaining ancillary to the Dower House and would not want the garage annex to be separated from the House. Any future owner of The Dower House is highly unlikely to dispose of the only garaging and off road parking attached to this substantial property.

Environmental Health
2. Construction times restriction
The Applicant has no objection to such a condition.

1. & 3. Gymnasium Noise
The designated gymnasium area is to be for the Dower House and is not for any implied commercial exercise use. The conditions 1. and 3 as suggested are inappropriate and should not be applied to the use of any area forming part of a private dwelling.
The Building Regulations make adequate provisions for sound insulation between dwellings. If the suggested condition 3. is meant to refer to site works music the Applicant agrees to such a restriction which is now fairly common to construction work site restrictions.

Countryside Officer - Bats and Newts
In a conversation on a later Planning Application (this site) the Countryside Officer removed his concerns regard bats. Apparently he had mistakenly assumed that the new pitched roof was a pre-existing loft with potential bat roosts. He also reviewed his concern regarding newts given the distance, unlikely route and road crossing.

Babtie Archaeological Watching brief.
Whilst Sonning has a well researched history one of the letters refers to the site as having a butchering use history. Past enquiries reveal that Archaeological Watching brief costs have to be borne by the owner paying for an Expert to be retained on site during excavations on a daily rate plus undefined report costs. Many projects have been carried out in the Village without this imposition. Whilst I understand the good intention of such Conditions, asking for this on a domestic site which has had prior C19 excavations for the construction of the original building seems to be wasteful copybook policy. New foundation pads would be



needed at the garage walls fronting the courtyard and with the butchering history some animal bones may be uncovered. The attendant arresting of works whilst a pork shoulder is taken away and identified can easily be imagined. The local interest sites are I believe far to the west end of Pearson Road in the region of the known Bishop's Palace field and church yard environs.

Letters

The letters raise similar comments to the issues addressed in our Appeal Statement but also introduce some incorrect and misleading suppositions which must be redressed.

The Parish Council letter of 19.12.01 cites the roof as being 45 degrees or more. This comment is incorrect. The roof pitch was designed at 40 degrees and a simple protractor check on the prints show it to be so. In the same letter *'two storey'* appears in italics. This featured in an earlier Parish Council letter and has been repeated by others with the implication that 2 storeys are being built on boundaries. I will simply repeat that the only wall which is raised in height in any way is the north east section of the north boundary wall which at the bottom (east) end of the White lodge garden. This is clearly shown on the North Elevation and the stepped existing height of that wall is also shown. The presently gabled, west wall parapet is set at the existing height set by the north wall. The roof structure is the new element and the limit of the attic accommodation is also shown on the plan.
The Parish Council and others seek to redesign the proposal, introducing 30 degree slate roofs and omitting the annex, such that these imaginings have no relevance to this project

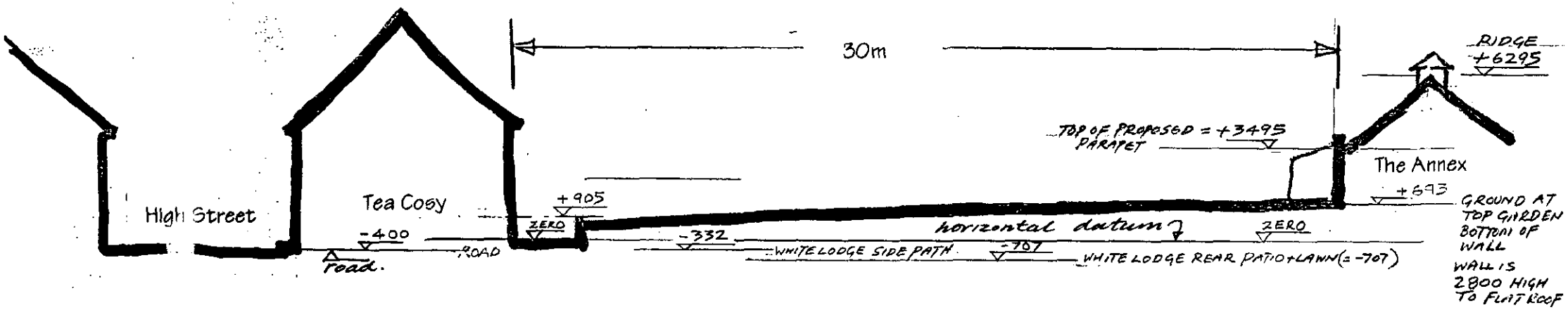
Mrs Winifred Blay, clearly mistaken, makes reference to a 6 roomed gymnasium. Along with others her letters refer to the Applicant's use of the present east wing for housing antiques. This she has done for 15 years, storing pieces in that room. She is in the antiques trade and like many others works from home buying to order and selling for Client's often without taking a holding possession. The few pieces at the site are owned and kept at home as are the furniture contents of the Dower House. There has never been any retail trading at this site either perceived or intended. Any change in the domestic use of this courtyard would require Planning consent. Any unauthorised use would quickly be brought to the Council's attention. Mrs. Blay makes reference to a court decision inferring precedent where it is was concluded that an Inspector had not considered the outlook from a nearby listed building. It is clear that this Council has. It is their conclusion that the Appeal is against.

Mr. McIlroy has forwarded my letter to him of 8.11.01 on to you. That letter makes reference to a third current Planning Application, now refused. Copies of the drawings are enclosed for information.
He also has inferred that my sections through the Site and High Street are 'Misleading, Erroneous Elevations', superimposing his own sketch interpretation.
My surveying to produce that particular section had to use sightlines along roads, and drop tape measuring, access to properties being somewhat limited. Because of Dr. McIlroys inference I obtained permission from the tenants at the Tea Cosy (Mrs Blay being landlord) to accurately measure the garden levels over the Christmas holiday using rods and a survey telescope. The more accurate profile levels are superimposed on the original drawing.
3 copies are enclosed showing: sketch ridge accurate at 1:200 but parapet lower and the relative level difference down to the White Lodge patio/lawn around 400mm less than the original 1:100 profile. The White Lodge would therefore be 400mm higher than drawn.

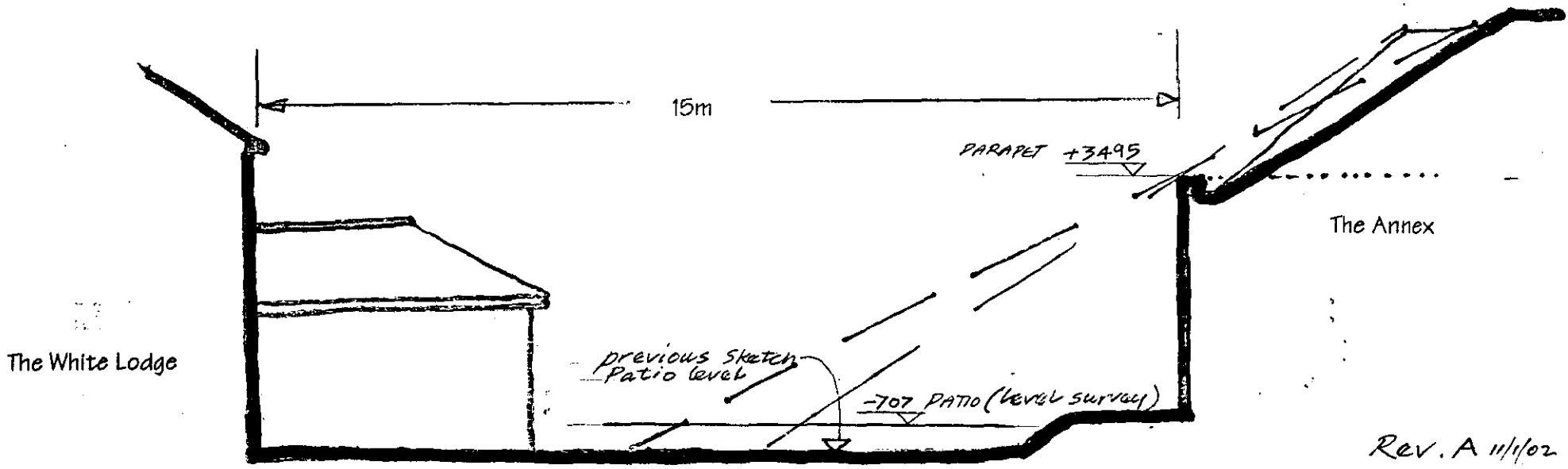
In the letters there is an underlying anxiety about the creation of a completely separate dwelling. Although the Council policies now encourages infill dwellings within village envelopes in the District, (hence the absence of this concern in the refusal reasons) it is not a foregone conclusion that every annex to a large house will become a separate independent household. There are a number of small annexes in the village which remain attached to large houses. The White House has one over its garage.
Grove Cottage (Appeal map Site 6) has a 2 storey annex in its courtyard. Conditions can be applied to 'annex' the accommodation to the property. The Applicant is in agreement with that approach. There is no stated Council objection to the principle of the annex. The roof profile is the issue and we have addressed that in the Appeal. Please call if you have any queries.

Yours sincerely,

Glen Beard



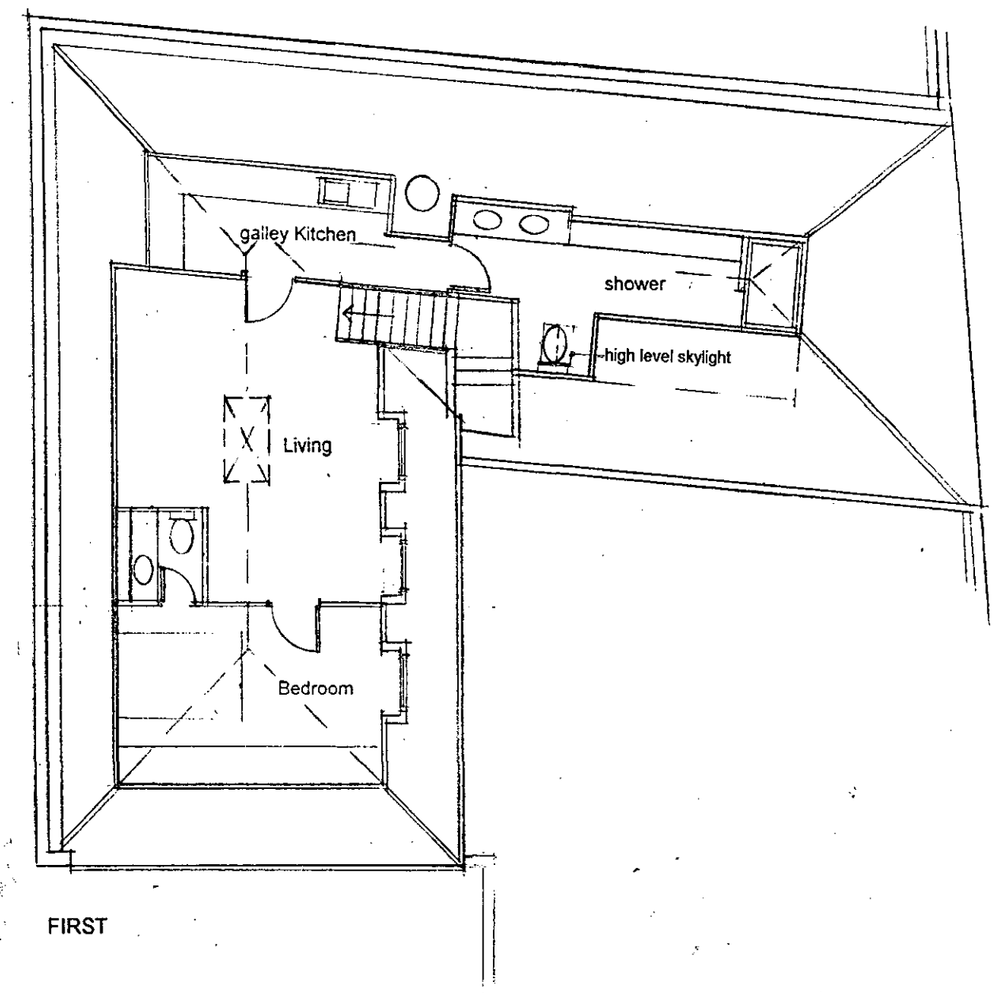
WEST TO EAST SECTION FROM THE HIGH STREET TO THE ANNEX 1:200 scale



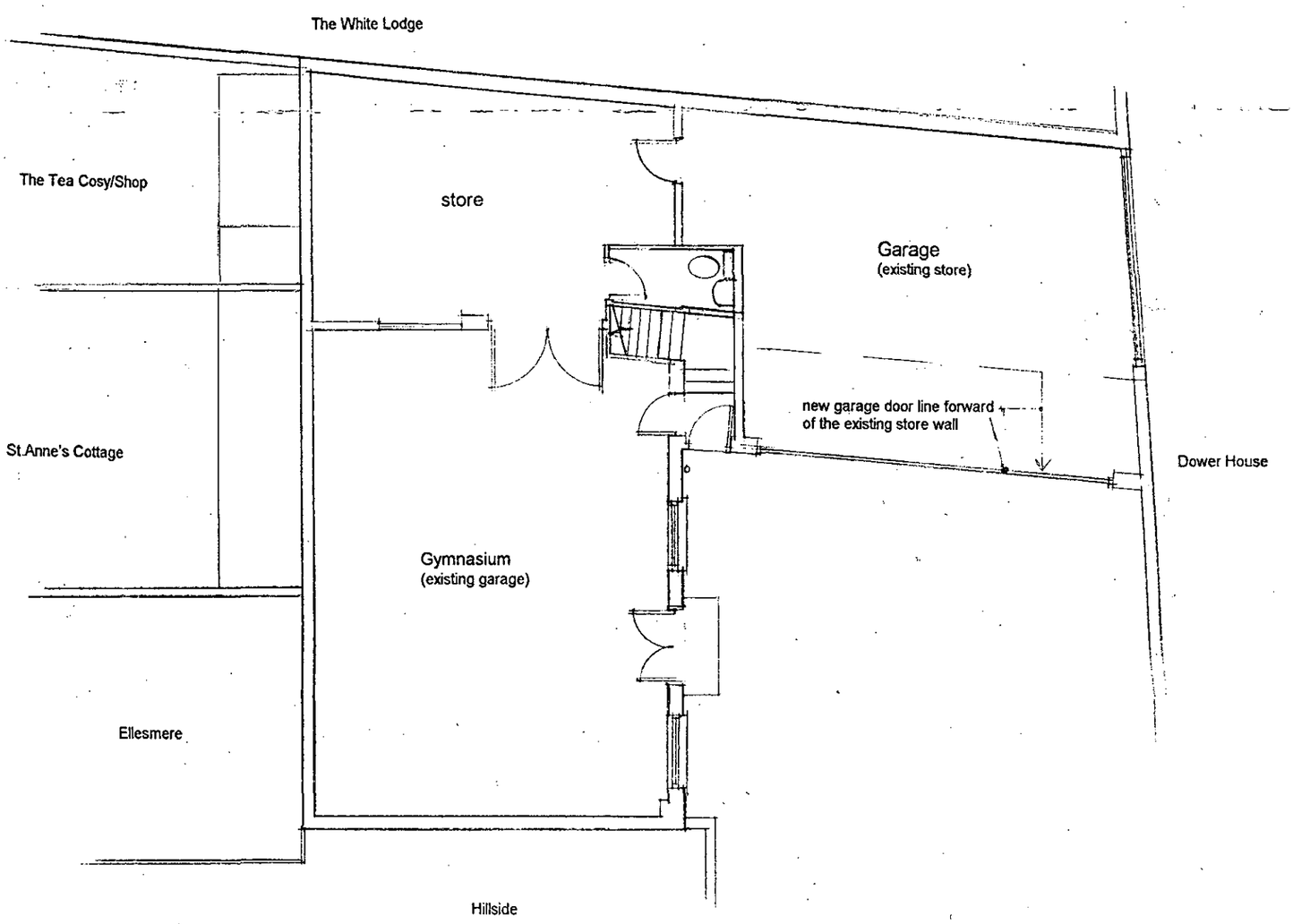
Rev. A 11/1/02

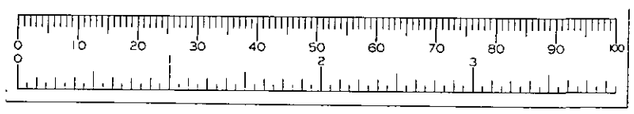
SECTION FROM THE NEAR CORNER OF WHITE LODGE TO THE ANNEX 1:100 scale

PROFILE SECTIONS



FIRST



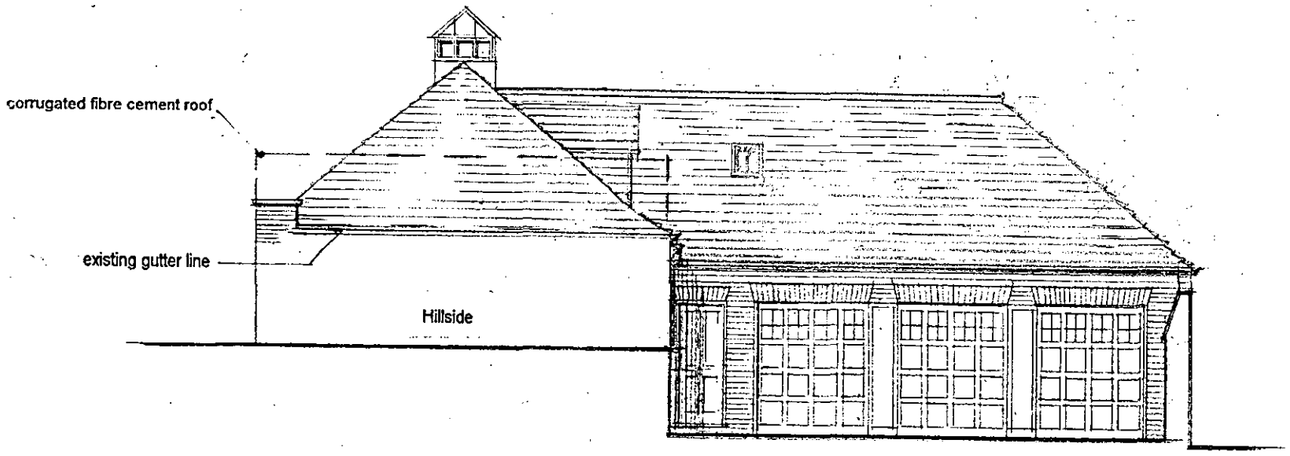


GROUND

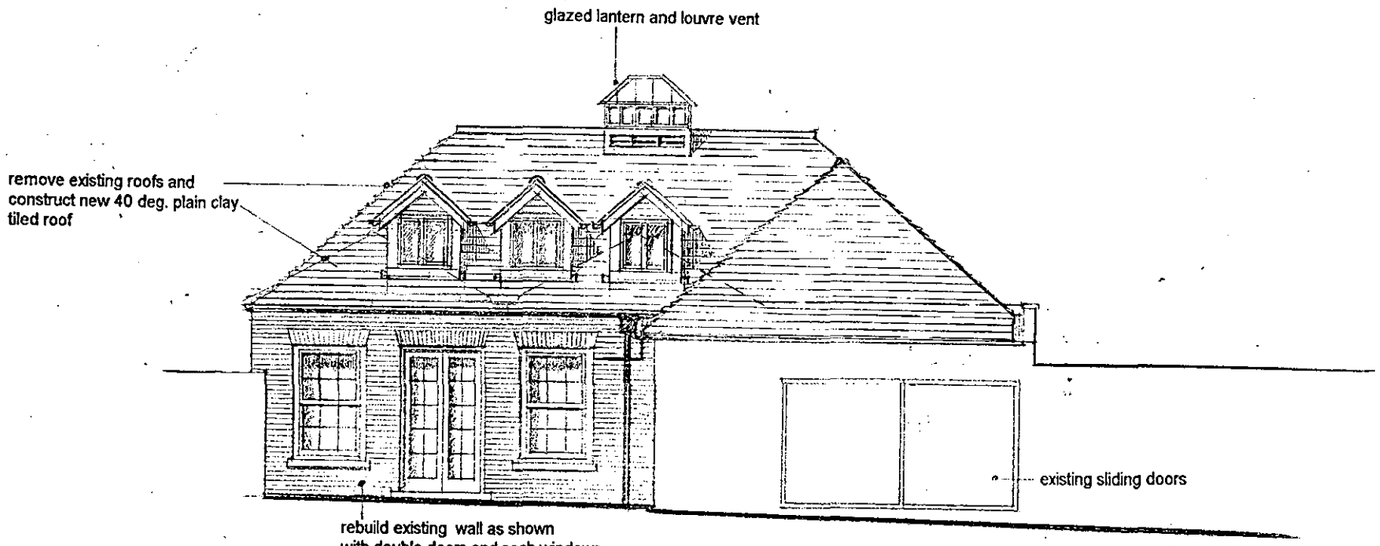
GYMNASIUM, GARAGE & ANNEX CONVERSION
ADJOINING THE DOWER HOUSE, PEARSON ROAD, SONNING.
GROUND AND FIRST FLOOR PLANS

drg.no. 301/1A
scale. 1:100
date. 10.5.01

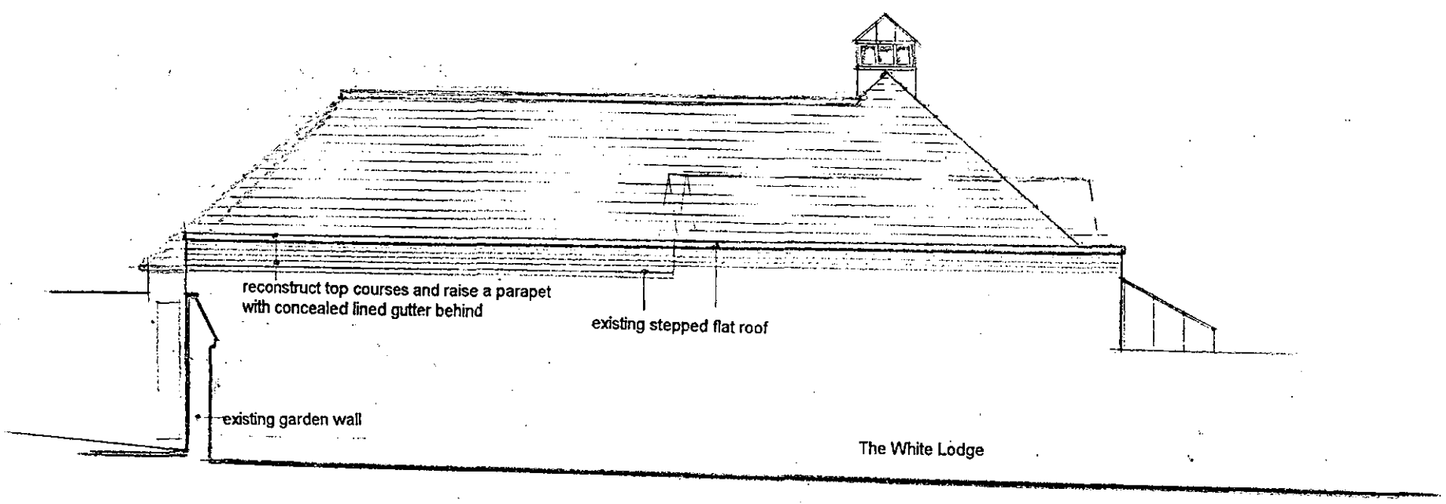
Glen Beard CHARTERED ARCHITECT
Glen Beard B.Sc. (Hons) Dip. Arch. (Birmingham) R.I.B.A.
Studio Ga[illegible]earson Road, Sonning, Berkshire. RG4 0UL Tel 0118 9272712



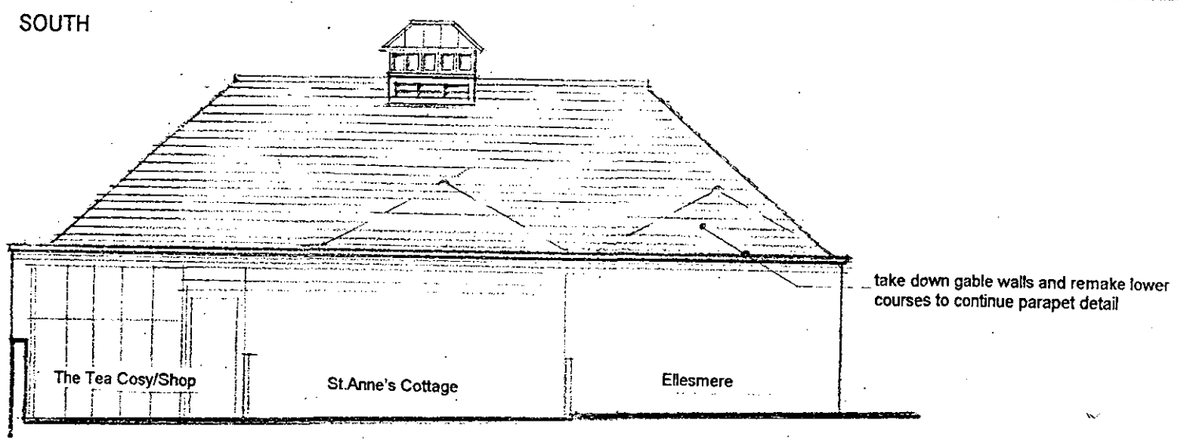
NORTH

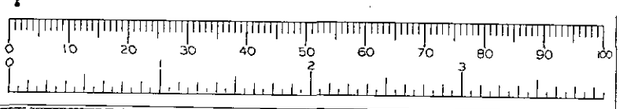


EAST



SOUTH





GYMNASIUM, GARAGE & ANNEX CONVERSION
ADJOINING THE DOWER HOUSE, PEARSON ROAD, SONNING.
ELEVATIONS

drg.no. 301/2A
scale. 1:100
date. 10.5.01

Glen Beard CHARTERED ARCHITECT
Glen Beard BSc (Hons) Dip Arch (Reading) RIBA
Studio C, Pearson Road, Sonning, Berkshire RG4 0UL Tel 0118 9072712

WORK SHEET FOR: George Allpress

Application Number: F/2001/4225

Applicant: Mrs J Middlemiss C/O Glen Beard.

Location: Dower House, Pearson Road, Sonning, Reading.

Proposal: Proposed two storey extension to garage block of dwelling to form gymnasium, garage and living annexe in roof space.

Site Notice Displayed? :	YES	NO	DATE
	✓yes		

Date of Neighbour Notifications : 25/06/01

Date of Site Visit : 10/07/01

Date Registered : 14/06/2001

Earliest Date for Decision : 19/07/2000

Latest Consultation Date/Site Notice Expiry Date : 19/07/2001

This application will have expired on: 09/08/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Cllr. Rose - requests the application be listed in the event of a recommendation to approve. Reasons given: impact on neighbouring properties many of which are listed. Also copied a letter containing minutes of meeting between Cllr Rose and the applicant.

Highways - recommend approval subject to appropriate conditions, including one ensuring the property is retained as part of the principle dwelling.

Urban Design and Conservation Officer - This appears to be a first floor addition to the existing structure not a two storey extension. The visual impact of the proposed new roof and accommodation is limited on Dower House, but considerable on the listed buildings which adjoin the boundary of the existing out building/garage. The Dower House was listed in 1952. The outbuildings were (1875) part of the cottages fronting the High Street. The visual impact on the Conservation Area is limited when viewed from public viewpoints but its impact on the adjoining properties - four of which are listed - will be considerable. I could not support the additional accommodation at first floor level which will increase the scale, mass and from of the existing out buildings which are centrally located in the Conservation Area.

Consultant Archaeologist - recommends a watching brief.

Environmental Health - request appropriate conditions for sound insulation and control of building operations.

Countryside Officer - requests measures to mitigate against possible harm to newts and bats.

Sonning Parish Council - has strong objections for the following reasons: 1. The proposal is set in the heart of the Sonning Conservation Area. As such any extensions or alterations should be sympathetic and in keeping and not detract from the surroundings. 2. The existing garage structure is set low against the boundary wall. Extending the structure to from a two-storey, overly large, building will have an overbearing and intrusive effect on surrounding properties. It will also have a detrimental effect on the setting of the surrounding, existing, listed buildings. 3. The adjoining properties are listed Grade II. The wall dividing those properties provides a classic example of a walled garden and is an integral part of those properties. Such an important feature should be protected. 4. The existing garaging is, admittedly, in a poor state of repair and quality but this does not justify the erection of a large two-storey extension. A more sympathetic renovation, in scale and massing, would be acceptable. 5. The Council is concerned that, if this development is allowed, there will be pressure for its to be used as a separate dwelling, resulting in back land development. The loss of garaging will create further pressure on parking in an area where parking is at a premium. 6. For the above reasons the Parish Council urges WDC to refuse this application.

6 letters have been received from local residents (who live in properties surrounding the application site) objecting to the application because the increased roof height is considered detrimental to their amenity and to detract from the character of the Conservation Area and be detrimental to the setting of the surrounding listed buildings.

Planning Issues : The issues addressed by this application are the impact on the setting of the surrounding listed buildings and the character or appearance of the designated Conservation Area within which the property lies, neighbour amenity and parking and highway safety.

The following policies apply: Berkshire Structure Plan policy EN1: The Loddon Area Local Plan Policy LBE1, LB2 (new design and inappropriate design), LBE12, LBE14 and LB15 (protecting conservation areas and new development in CA's): and Policy W0S10 (historic environment), WBE1, WBE2 (design), WHE2, WHE4, and WHE5 (retention/enhancement of features, new buildings and alterations to existing traditional buildings within conservation areas), and WHE11 (retention of setting of listed buildings) of the Wokingham District Local Plan Deposit Draft 1997.

Application Number: F/2001/4225

Appraisal :

The application site belongs to the Dower House, but is annexed from it, separated by a boundary wall but with access through and into its garden. The site appears to have once belonged to one of the shops which front Sonning High Street (its history is chronicled by one of the objectors and the Conservation Officer). The rear gardens of the cottages abut the application property's boundary wall on the west of the site.

The site is land locked with the exception of the access drive that runs along side the west boundary of the Dower House providing access to Pearson Road. The north side of the existing property is shared with or part of the boundary with The White Lodge, to the west side with Bow Cottages and St Annes Cottages, and to the south forms the rear garden boundary to Hillside.

The land level is such that the ground level of Hillside's outside amenity space is around 1.5 metres above the ground level of the application site. The rear garden of The White Lodge is 'terraced', a path running alongside the application site is around 0.3 metre below the ground level of the application site, the main grassed area is below the level of the path and the land continues to fall northward. The topographical difference is broadly the same from south to north across the rear gardens of the cottages.

The application proposal tries to make use of existing boundary walls, but would require partial raising of the wall. Two west facing gables would be removed. With the exception of the retained walls the application proposal would be a complete rebuild as the two internal elevations (south and east facing) would be new and a new roof would be formed. The property is 'L' shaped in plan form with an internal courtyard. Two south facing dormer windows are proposed (these would face into the courtyard). The roof would be hipped on two sides (north and south ends) and gabled on one side (that facing Dower House). A traditional style roof lantern would be formed at the point where the two roofs join.

The existing structure is ad-hoc and of no visual merit. That proposed is traditional in its appearance and would subject to the use of appropriate materials be attractive in its appearance.

However, the proposal considerably increases the presence of the existing structure. The existing building has the mass and scale of old rural outbuilding with a minimal impact on its surroundings. That proposed would result in a building which is fully domestic in its appearance and considerably increase the height. It would introduce a gable at the eastern end and enlarge the roof over almost the entire length of this boundary. The west facing aspect would benefit from the removal of two unsightly gables but then be faced with a roof mass which is four times as great as the existing. Similarly, views from the south would benefit from removal of a low profile

corrugated roof, but then be presented with the view of a two storey structure in its entirety.

The occupants of the surrounding properties at the moment benefit from an unspoilt garden setting, albeit infilled with an ad-hoc (and arguably unsightly structure). The application proposal would transform the site by creating a building which has the appearance of a two storey dwelling. The design merits of the application are not considered to outweigh the loss of amenity that would result. The existing building is low profile and scale and largely unobtrusive on its surroundings. The application proposal would dominate the garden setting of the surrounding dwellings, appear overbearing on the neighbouring properties and to the detriment of the general amenity of the occupants of the surrounding dwellings.

For the reasons stated in the Conservation Officer's comments, the application proposal is considered to detract from the setting of the adjoining listed buildings and harm the character and appearance of the Conservation Area.

The dormer windows would afford views over the outside amenity space of the dwelling to the south, albeit oblique views. The proposal is therefore considered to result in a loss of privacy.

Highways raise no objection, therefore there are no highway safety issues raised.

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

Application Number: F/2001/4225

~~Conditions~~/Reasons for Refusal

No	Std Con	Std Reas	~~Non-Std Conditions /~~ Reasons for Refusal
1			The proposed extension, because of its bulk, mass and siting, is considered to detract from the setting of the adjacent listed buildings, and therefore fails to comply with: Berkshire Structure Plan policy EN1, EN3: The Loddon Area Local Plan Policy LBE1, LBE12,: and Policy WOS10, WBE2 and WHE11, of the Wokingham District Local Plan Deposit Draft 1997.
2			The proposed extension, because of its bulk, mass and siting, fails to preserve and does not enhance the character or appearance of the Sonning Conservation Area and therefore fails to comply with: Berkshire Structure Plan policy EN1: The Loddon Area Local Plan Policy, LBE12, LBE14 and LB15 and Policy W0S10, WHE4, and WHE5 of the Wokingham District Local Plan Deposit Draft 1997.
3			The application proposal would result in an overbearing impact and detract from the general amenity of the occupants and future occupants of the adjacent dwellings. The proposal therefore conflicts with: Berkshire Structure Plan policy EN1: The Loddon Area Local Plan Policy LBE1, LBE12, and Policy WBE1, of the Wokingham District Local Plan Deposit Draft 1997.
4			The application proposal would lead to overlooking of the outside amenity space of the adjacent property to the south, thereby detracting from the amenity of the occupants and future occupants of that property. The proposal therefore conflicts with: Berkshire Structure Plan policy EN1: The Loddon Area Local Plan Policy LBE2, and Policy WBE1, of the Wokingham District Local Plan Deposit Draft 1997.
			INFORMATIVE
1	N16		**INSERT** Berkshire Structure Plan policy EN1: The Loddon Area Local Plan Policy LBE1, LB2, LBE12, LBE14 and LB15: and Policy W0S10, WBE1, WBE2, WHE2, WHE4, WHE5 and WHE11 of the Wokingham District Local Plan Deposit Draft 1997.

A Cronin

8.8.01

RECORD OF SITE VISIT

SITE ADDRESS: Dower House, Pearson Road, Sonning, Reading.

APPLICATION NUMBER: F/2001/4225

OFFICER: George Allpress

DATE OF SITE VISIT: 12/07/01

1. SITE/STATUTORY NOTICE DISPLAYED? Yes

2. DESCRIPTION OF SURROUNDINGS Attractive village centre, within setting of four listed buildings and within the designated Sonning Conservation Area.

3. DESCRIPTION OF SITE/BUILDING Single storey garage annex to Grade II listed family dwelling. Within defined settlement.

4. RELATIONSHIP TO ADJOINING PROPERTIES See main body of report.

5. SITE CONSTRAINTS

TREES	No trees in the vicinity of the proposed extension.
ACCESS/PARKING	Private access drive with garage and courtyard parking for several cars
LEVELS	Falls to the north
BOUNDARY TREATMENT	Walled enclosure.
OTHERS	

PUBLIC FILE RECORD OF MEETING

CLLR NIGEL D ROSE MA CEng MIMechE MIMgt
Wokingham District Councillor for Sonning
SPINNEY SIDE
HOLME PARK FARM LANE
SONNING-ON-THAMES
READING RG4 6SX
HomeTel/Fax: 0118-969-3195 Mobile: 07967-227542
E-mail: Nigel.Rose@ukgateway.net

3rd August 2001

Mr Michael Thorp
Development Control
Wokingham District Council

Dear Michael

The Dower House, Sonning: Application F/2001/4225

Further to our telephone conversation the other day, this is to formally report on the discussions that I had with the applicant this morning, 3rd August 2001.

Mrs Middlemiss, the owner of the Dower House, invited me to discuss the application as her local Councillor. During the discussions she was accompanied by her colleague, Mr Guy Hazel.

She explained to me that the reason for the application was that the roofs of the existing garages and outbuilding are in a poor state of repair and needed to be replaced as they leaked. She had discussed the proposals with the surrounding neighbours, as she was sensitive to their concerns. One of the neighbours had "gone into a downward spiral" when she had spoken to him, but she thought that other objections were "falling away". Since buying the property in 1987, she had always wanted to do something about the outbuildings as they were "sixties buildings" out of keeping with the historic Dower House itself, but was only now in a position to afford to do the job. The revised layout of the garage would make it easier for cars to manoeuvre; they and their visitors always parked off the road, which was of benefit to neighbours, most of whom had to park on the street. Mr Hazel showed me "aerial" pictures, taken from a "cherry picker" used to repair their chimneys, of the outbuildings and surrounding properties.

Mrs Middlemiss said that her architect had had discussions with WDC planners who had advised him that they thought there would be a refusal. Mr Hazel said that he thought that there was some inconsistencies being applied as adjoining properties had been extended to give additional accommodation, not all in a way that was sympathetic to the area and the setting of their listed building – in particular reference was made to Hillside, "only some 30 feet from the Dower House".

Mrs Middlemiss explained that, although their house was large (7 bedrooms and 5 reception rooms), this accommodation was needed when her children and grandchildren came to stay. The proposed living space above the garage could be used by "live in help" should that be needed in the future. The layout of the main house could not conveniently accommodate live in help.

She also explained her operation as an antique dealer. The existing timber flat-roofed outbuilding (which was originally built as a cinema by a previous owner) is used for the storage of antique furniture. The ground floor of the proposed new building, probably including the area marked for a

gymnasium, would be used partly for that purpose. Around once a year there is an antique show at the house by invitation, but most of her exhibiting of furniture is done at exhibitions and antique fairs away from Sonning like Olympia, Guildford, etc.

I inspected the buildings and there is no doubt that they are in a poor state, with significant evidence of water ingress. Mr Hazel explained that the sloping roofs were designed to "hip away" from neighbouring properties to reduce their impact.

Mrs Middlemiss requested that the application be taken to Committee. I explained the listing process and that it would only go to Committee if I disagreed with the officer recommendation and I could not make such a request if the officer decision was refusal in view of the scale of concern from neighbours and the Parish Council. I indicated to her that it was the scale of the proposal, which was the main issue, and that if the scheme could be scaled down so that it was only one of "re-roofing" without the first floor accommodation, then there might not be a problem. We discussed in general terms the angles necessary to achieve the pitch – I said that as the buildings are ancillary to and away from the main house, the gentler slope possible with slates might be possible (many of the adjoining properties have slate roofs), but this was of course an issue for architects and other specialists – it was just a matter of exploring alternatives to see whether there were ways of achieving the primary aim of over-coming the leakages, and possibly changing the layout of the garage. Mr Hazel thought it was unreasonable to expect a project to have no impact on surrounding properties and cited the development of the Mews in High Street and the effect that this was having on other houses in High Street. I acknowledged that you could not make an omelette without breaking eggs but attempts had to be made to achieve a practical compromise.

We finished the meeting on the basis that I did not have the formal officer recommendation as yet, but felt that the building was too large and some thought needed to be given to scaling it back.

Whilst in the locality, I took the opportunity to visit the White Lodge to see the proposed location from the other side. The owners were not present but a visitor allowed me to have access – she left a note with my card to say I had called.

The proposal would have a major impact on the rear of the White Lodge and other properties on the High Street. Whilst not being an architect, it looks to me that the major problem is the replacement of the flat roofed old cinema with a pitched roof, high enough to achieve living accommodation. If the relocation of the garages was to be forgone, it might be possible to put a much lower pitch on what would then remain as the furniture storage area, hipped at both ends, accessible as now from the main garden and by a pedestrian door only from the drive. This would significantly reduce the impact on the White Lodge. The garage could be rebuilt in its current location, again with a lower pitch as the doors would not then require the clearance for the soffits above them, again with a hip to the rear, reducing the impact on the properties on the High Street. All this could be in keeping with the Dower House and surrounding properties, but at the same time overcoming the practical problems being experienced by Mrs Middlemiss as a result of the poor state of the buildings.

May I please now leave it in your hands to progress and keep me advised?

Yours sincerely,

Nigel Rose
WDC Member for Sonning

Babtie Environmental

School Green
Shinfield
Reading
Berkshire RG2 9HL
Tel 0118 988 1555
Fax 0118 988 1666

Babtie

A member of Babtie Grou

Our ref Kgb02

Your ref As below

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12th July 2001.

George Allpress
Planning Services
Wokingham District Services
PO Box 157
Shute End
Wokingham
RG40 1WR

Dear George,

APPLICATION F/2001/4225
Dower House, Pearson Rd, Sonning

Regulation 4 Town and Country Planning (Applications) Regulations 1988
ARCHAEOLOGICAL WATCHING BRIEF

In line with advice contained in PPG16, Wokingham District Council Planning Policy WHE15 and 17 Development Affecting Archaeological Sites, Policy EN6 of the Berkshire Structure Plan, Policy LBE22 of the Loddon Area Local Plan. I would now advise you that the application site requires an Archaeological Watching Brief during excavation works for the proposed development. This should be by means of an archaeological watching brief to be completed once its results are submitted to yourselves this is to be secured by a condition on this application as per PPG16, Planning Conditions, Paragraph 30:

"No development shall take place within the area indicated until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority."

I would advise you that the above application has potential archaeological implications. The site has the potential to contain Medieval remains and consequently requires an archaeological watching brief to be undertaken in order to establish the potential impact of the development on any remains present.

A brief for an archaeological Watching Brief is enclosed.

If you wish to discuss this matter, please contact me on 0118 988 1611.

Yours sincerely,

Elizabeth Rowe
Archaeologist

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Birmingham
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Cardiff
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INSTITUTE OF ENVIRONMENTAL ASSESSMENT
Registered Environmental Impact Assessor

George Allpress

From: Andy Glencross
Sent: Friday, July 06, 2001 3:54 PM
To: George Allpress
Subject: Planning Application F/2001/4225 Dower House, Pearson Road Sonning

Hi George

My comments on the above application are as follows.

The site lies within 200metres of a great crested newt breeding pond and there could be newts using the site outside of the breeeding season (June - February inclusive).

Consequently we must take the following approach :-

(1) The applicant needs to submit a newt mitigation scheme with their application.

(2) This mitigation scheme needs to be formulated in consultation with EN and if possible agreed by them.

(3) Planning permission can then be given with the condition that a licence will be required to carry out all works.

This approach means that the applicant is likely to get the DETR licence they require as they already have the agreement of EN who are the statutory consultee on these matters for the DETR. It also protects the authority from any liability from giving a planning permission that cannot be implemented.

This cannot be attached as a condition of plannig permission.

As works are being carried out that will affect the existing roof spaces the followeing informative needs to be attached to any permission.

If bats or signs of bats are encountered at any point during development then all works must stop immediately and local English Nature office informed.

I have not visited the site.

Cheers

Andy Glencross
Countryside Officer (Biodiversity)

The newt mitigation scheme in this case could be a condition allowing building works to go ahead during the newt breeding season (March - May inclusive). Give me a call if you want to discuss this option.

6 Moorside Lane,
Parkgate,
Neston,
CH64 6QP

Tel: 0151 336 7702
0151 625 9154

MS E S George.

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Development Control Manager,
Wokingham District Council,
Environmental Services Dept.,
Planning Services
P.O.Box 157
Shute End,
Wokingham
RG40 1WR

25th July 2001

Dear Sir,

Application F/2001/4225
Site Address: Dower House, Pearson Road, Sonning.
Proposal - 2 storey extension to garage block of dwelling to form gymnasium, garage and living space in annexe.

I am in receipt of your letter of 16th July notifying me of the proposed development which I am opposed to. I will explain my reasons, numbering the paragraphs of this letter for ease of reference.

1. I am the owner of the sixteenth century shop premises which was formerly the Butchers' Shop but which is now known as 'The Tea Cosy', High Street, Sonning, which has living accommodation over it. My premises are Grade II listed buildings forming part of a group of historic buildings in Sonning. The group includes the two other cottages adjoining mine (St. Anne's Cottage and Bow Cottage in the High Street), the White Lodge, The Bull, The Church and the Dower House.

2. The premises which are now proposed to be redeveloped originally were the stables, yard and outbuildings which went with the butchers shop. They were sold off, I think about the time of the first world war. My family acquired my premises in 1924, at which time it was the butchers shop minus stables yard and outbuildings. My family always leased the shop to a business tenant, always a butcher until in the 1980's Mr. Huggins the butcher retired and a successor butchery business failed. Since then my premises have continued to be let to a business tenant as a shop which has adapted to the needs of the village - a cafe and crafts shop, then (when Sonning's general store closed down) a cafe and general store then (when Sonning's Post Office closed down) a cafe, general store and Post Office, which is the current situation. It is the only shop still left in Sonning. Keeping it thriving is important to me, to Sonning's residents, and to Sonning's tourists. Keeping it open has been achieved by my willingness to accept a lower rental than could be obtained in other uses, by extremely hard work on the part of different successive business tenants, and by the loyalty of its customers.

3. The continued viability of the shop will be affected if this bulky two storey over development all along the gardens of my premises and St. Anne's Cottage and Bow Cottage is permitted. One of the attractions of the shop to customers is that teas are served on the paved area immediately outside the back door - specific planning consent was given for this dated 30th September 1985. The new building, if permitted, would be very intrusive and would block out views of the big trees in neighbouring gardens which are currently enjoyed. Not only will customers suffer but also my tenants. My premises are a home for them as they live 'over the shop' as has been the custom for centuries. The business is not viable unless people are prepared to do this. It involves rising very early to deal with newspaper deliveries and doing without holidays. Currently the tenants enjoy the amenity of the rear garden in their leisure time. The loss of view, the overpowering of a two storey building, and the loss of sunlight to the garden will make it harder to retain business tenants. The tenants cannot go away for holidays, due to the skills needed to run the complex business and the conditions which the Post Office lays down which makes delegation impossible.

4. Conservation issues

I agree with the owner of the 'White Lodge' that it would fundamentally change the character of all the surrounding listed buildings to have this large new building "slotted in" to this position. The walled gardens of 'The White Lodge' (listed building) do have a classic beauty which would be destroyed, and the character of the gardens of the row formed by The Tea Cosy, St. Anne's Cottage and Bow Cottage (all listed buildings) would be greatly changed. As an owner of a listed building I have been very careful to renovate my property in accordance with your Council's planning and listed building requirements (I received a very small historic buildings grant in 1981/2). Even such minor matters as the installation of a velux light in the attic of my premises have been the subject of detailed prior investigation and prior consent by your Council. I accept the right of the Council to control any changes to the exterior of my building. We do however expect the Council to be equally vigilant in controlling very large proposed new alterations in the immediate vicinity to these listed buildings.

5. New infilling dwelling?

The proposed two storey building has three good sized rooms downstairs and is similarly extensive upstairs, with toilets on each floor. It has its own means of access from Pearson Road, (separate from the Dower House entrance) beside the dwelling known as 'Hillside' (This is in fact the right of way which was formerly used for access when the premises which are proposed to be developed were the stables and yard to the Butchers Shop). In effect the proposed building is of the same scale as a residence and it would be capable in the future of being used quite separately from 'The Dower House'. Though not in separate ownership at the outset, the Dower House and the new building could be sold off separately in the future. Would permission be given for a new dwelling house in this infill location? The location appears to affect 'Hillside' adversely.

6. Why a Gymnasium?

I believe the person who has made the application may currently use the existing buildings to display antiques (she is an antique dealer). If, instead of the present proposal, there was a replacement proposal to have buildings the same height and extent as existing but in better condition, the better to display the antiques then many people in Sonning would feel they understood the reason for the proposed development. A proposal for a six room gymnasium in Sonning is puzzling. If the gymnasium were planned to be used by a club or a section of the public, rather than simply for the private use of the occupants of ' The Dower House', presumably that fact would be part of the planning application?

7. Please keep me informed as to the process of the application procedure by writing to me at the address at the top of this letter. Please also keep my business tenant informed. Her details are: Mrs. Clare Walker, 'The Tea Cosy', High Street, Sonning. RG4 6UP. Tel: 01189 698178.

Yours faithfully,

Winifred Blay

Winifred Blay.

9. Greys Court.
Sidmouth Street.
READING.
Berkshire. RG1 4PP.

Telephone 0118 959 4049
Mobile 07780 662 389 : E-mail Peter@pbadv.fsnet.co.uk

24th July 2001

Mr. John Mitchell.
Development Control Manager.
Wokingham District Council. Environmental Services Department.
PO Box 157. Shute End.
WOKINGHAM. Berkshire RG40 1WR

Dear Mr. Mitchell.

Planning Application LB/2001/4318 ~ Dower House, Pearson Road, Sonning-on-Thames, Berkshire

I am the owner of "Sarum Cottage", Sonning-on-Thames, more or less across the road from "Dower House". During a period of restoration of my cottage I am resident at the above address. I have only recently received your letter of July 5th about this Application. I am a little concerned about it as the proposed modification of and extension to the property is substantial. It seems to me that it will create a more 'enclosed feel' to the immediate environs, and it may well restrict natural light into properties immediately west of the "Dower House".

Whilst it will not impact directly upon the ambience of my cottage or restrict my light, I raise a gentle objection as the Application, if allowed, would permit a small but perceptible change the character of the neighbouring houses. It has been mentioned to me that the property may not be used exclusively for residential purposes and one would be concerned if any other activity were being contemplated in the new extended area. I have no first-hand knowledge of the full use of the property, but assume that you are satisfied in that regard.

Yours sincerely,

Peter R Brown.

MS

9A

26 JUL 2001
COPIES TO:
ACK:
FILE:

From: Jonathan Crump [SMTP:jcrump@ciot.org.uk]
Sent: Monday, July 16, 2001 11:01 AM
To: wokinghamdc@wokingh[illegible].gov.uk
Subject: Planning application LB/2001/4318

085 LB/2001/4318

Mr George Allpress
Wokingham DC

Dear Mr Allpress,

Dower House, Pearson Road, Sonning

I am writing to oppose the above application for a proposed two storey dwelling which backs onto my garden. The reasons are:

1. The new roof line of the new dwelling will be one storey higher that the existing building and this will obscure views, reduce light to the garden and give a hemmed in feel to the garden.

2. More accommodation in the centre of the village will mean more people and more cars in an already congested village centre.

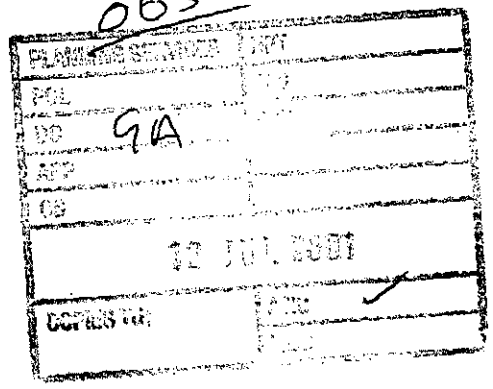
3. The new building will be well behind the building line of Pearson Road.

4. If permission is granted, further development of the site may occur eg velux windows and other changes to the design. The building may be sold off as a separate dwelling.

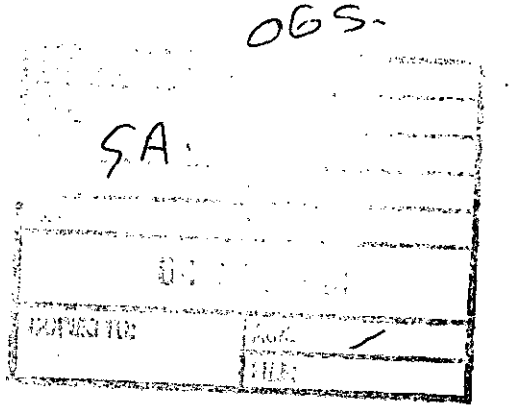
Yours sincerely

Jonathan Crump
St Annes Cottage
High Street
Sonning

085



David and Jane McIlroy
The White Lodge
High Street
Sonning
RG4 6UP



To Planning Dept.
Woking ham District Council

Re. Planning/Development application
Two-storey development of garage block
Dower House, Pearson Rd. Sonning.
Your Ref. F/2001/4225

Dear Sir

I would like to raise our objections to any planning application on the development of the garages of the Dower House in Pearson Road. The application is for a two-storey conversion of these with a forty degree pitched roof according to draft plans I have seen. This development will immediately abut and involve just under half the south wall of our walled English garden, which is a unique feature of our grade two listed property.

We feel this is a bulky over development of an already poor extension of the garden wall that would fundamentally change the character of all the surrounding listed buildings in this part of a conservation village. It would alter forever the character and beauty of the classic walled gardens of The White House and White Lodge. It would also have a major impact overlooking and cutting off light to the four cottages to the south of The White House and White Lodge on the High Street as well as the two larger properties.

This two-storey development of the garages and outhouse if permitted would allow automatic right for its use as ancillary residential accommodation to the Dower House and future alterations and additions. We seek your help and support in preventing this Applications approval and progress. We would be happy to discuss this further or if the planning and listing officers would like to visit for direct inspection we would be happy to arrange this

Yours sincerely

Copy to Clerk of Sonning Parish Council
Copy to Mr Nigel Rose local councillor

Tel. (0118) 974 6448 (Direct Line)
Date. October 23, 2001
My ref. F/2001/4225
Your ref.

Judith Baldwin
The White House
High Street
Sonning on Thames
Berks
RG4 6UP

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: Miss J Middlemiss
SITE: Dower House, Pearson Rd, Sonning
PROPOSAL: Proposed 2 storey extension to garage block of dwelling to form gymnasium, garage & living annex in roof space

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

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

If you wish to make further representations, you should, if possible, send three copies to Mr S Campbell, The Planning Inspectorate, Room 3/03, Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. Please quote reference APP/X0360/A/01/1075462. Comments received after 28/11/01 will not normally be seen by the Inspector & will be returned.

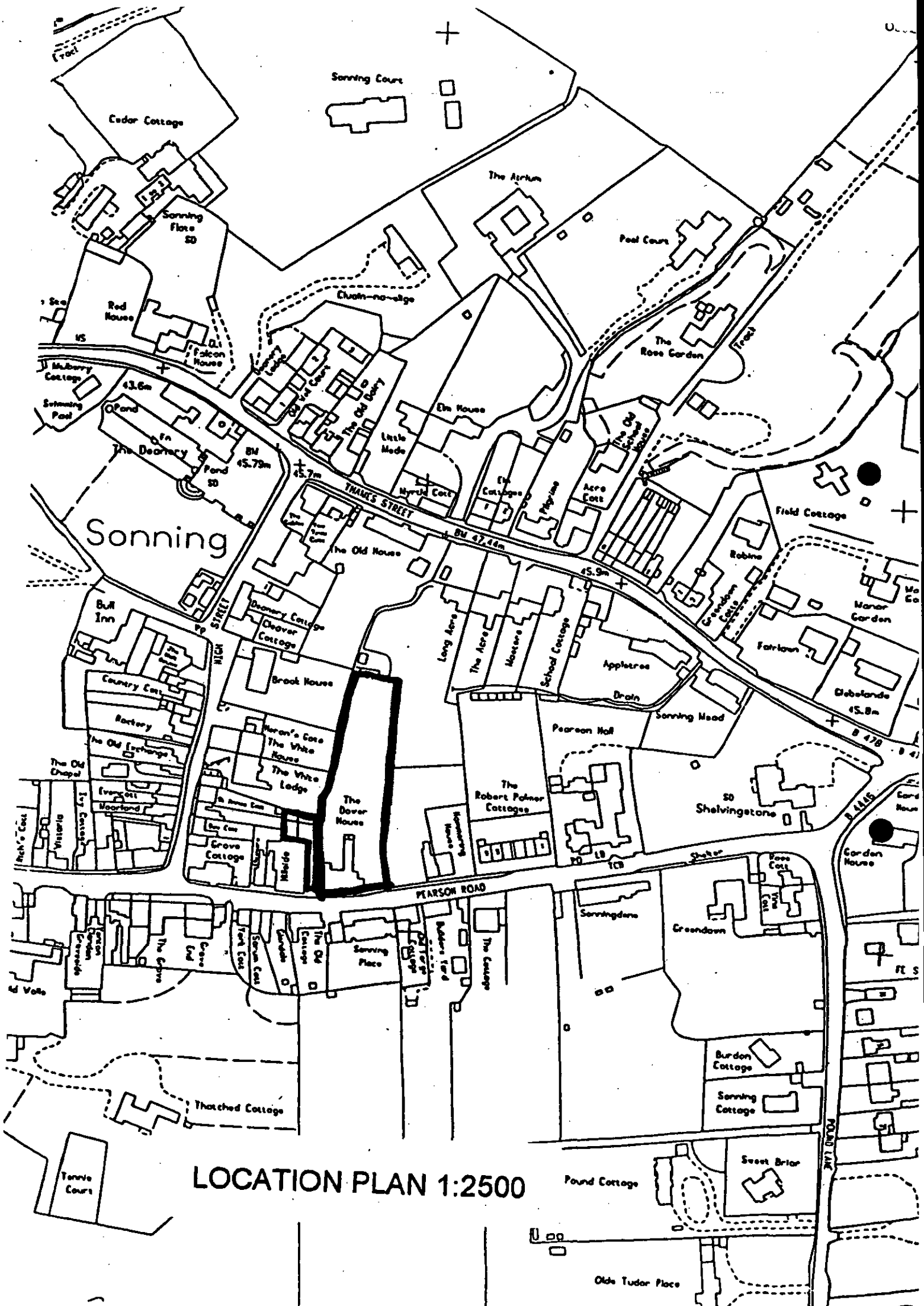
The application, decision notice and the appellant's grounds of appeal may be inspected in the Environmental Services Department (Planning) at the Civic Offices, Shute End, Wokingham, Berkshire during office hours (08:30- 17:00 Monday to Thursday, & 08:30-16:00 Friday).

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

If you would like a copy of the Appeal decision, please request one from Mr Campbell at the Inspectorate, quoting reference APP/X0360/A/01/1075462.

Yours faithfully

Denise Gumbrell
Appeals Assistant



LOCATION PLAN 1:2500

Wokingham District Council
Planning Application

Town and Country Planning (General Development Procedure) Order 1995 – Notice under Article 8

AND/OR

Planning (Listed Buildings and Conservation Areas) Regulations 1990 and Planning (Listed Buildings and Conservation Areas) Act 1990

Application No: F/2001/4225

Proposal:
Proposed two storey extension to garage block of dwelling to form gymnasium, garage and living annexe in roof space.

Location:
Dower House Pearson Road Sonning Reading

This application is being advertised in the Reading Chronicle newspaper on the 13/07/2001 for the following reason(s);

SITE IS WITHIN A CONSERVATION AREA AND PROPOSAL MAY AFFECT THE SETTING OF A LISTED BUILDING

The application can be inspected 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)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer George Allpress P.O. Box 157 Council Offices, Shute End, Wokingham, Berkshire, RG40 1WR to arrive before **03/08/2001**. Written comments submitted will become available for public inspection.

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

Date: 13/07/2001

Erected on Site gate
10/7: 11.07 AM

The Planning Inspectorate

QUESTIONNAIRE

PLANNING, LISTED BUILDING CONSENT OR CONSERVATION AREA CO

APPEAL REF: APP/X0360/A/01/1075462 **GRID REF:**

APPEAL BY: Mrs J Middlemiss

SITE: Dower House, Pearson Rd. Sonning

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

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

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

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

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

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

16. a. What is the date you told those you notified about the appeal that we must receive any further comments by? — 28/11/01

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	13	
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:- STATEMENT x2 Sent to Inspectorate with questionnaire.

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.

b. 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 or agent.

Signature: _____ on behalf of Wokingham District Council

Date sent to us and the appellant 23/10/01 DNR Ref: F1200/4225

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

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School Green
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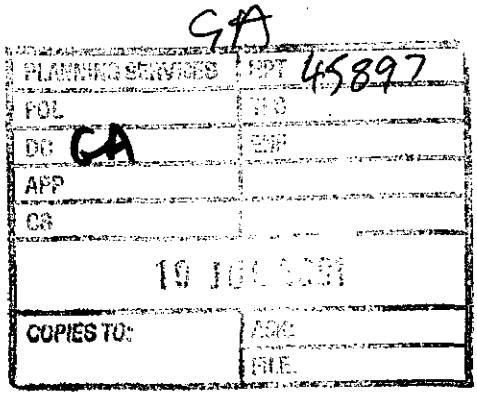
Reading
Berkshire RG2 9HL
Tel 0118 988 1555
Fax 0118 988 1666

Babtie

A member of Babtie Grou

Our ref Kgb02 Your ref As below

17th July 2001.



George Allpress
Planning Services
Wokingham District Services
PO Box 157
Shute End
Wokingham
RG40 1WR

Dear George,

APPLICATION LB/2001/4318
Dower House, Pearson Rd, Sonning

Regulation 4 Town and Country Planning (Applications) Regulations 1988
ARCHAEOLOGICAL WATCHING BRIEF

In line with advice contained in PPG16, Wokingham District Council Planning Policy WHE15 and 17 Development Affecting Archaeological Sites, Policy EN6 of the Berkshire Structure Plan, Policy LBE22 of the Loddon Area Local Plan. I would now advise you that the application site requires an Archaeological Watching Brief during excavation works for the proposed development. This should be by means of an archaeological watching brief to be completed once its results are submitted to yourselves this is to be secured by a condition on this application as per PPG16, Planning Conditions, Paragraph 30:

"No development shall take place within the area indicated until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority."

I would advise you that the above application has potential archaeological implications. The site has the potential to contain Medieval remains and consequently requires an archaeological watching brief to be undertaken in order to establish the potential impact of the development on any remains present.

Watching Brief issued 12/07/01.

If you wish to discuss this matter, please contact me on 0118 988 1611.

Yours sincerely,

Elizabeth Rowe
Archaeologist

Group Offices:
Aberdeen
Abingdon
Aylesbury
Bedford
Belfast
Birmingham
Bristol
Cambridge
Cardiff
Chelmsford
Coventry
Croydon
Derby
Dublin
Edinburgh
Exeter
Glasgow
Inverness
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Maidstone
Newcastle upon Tyne
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Preston
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INSTITUTE OF ENVIRONMENTAL ASSESSMENT
Registered Environmental Impact Assessor

HIGHWAYS CONSULTATION SHEET

From: George Allpress **Date:** 25 June 2001

Application Number: F/2001/4225

Proposal: Proposed two storey extension to garage block of dwelling to form gymnasium, garage and living annexe in roof space.

Parish: SONNING PARISH

Site Address:
Dower House, Pearson Road, Sonning, Reading.

Applicant:
Mrs J Middlemiss C/O Glen Beard.

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).

1/ C049, R049.

2/ A22, R122.

3/ The proposed development shall always remain ancillary to, and not be sold, leased nor otherwise disposed of seperately from, the main dwelling.

Signed: _____ **Print name:** Adam Coggins 10/07/01

To:
Harold Sanders
Urban Design And Conservation Officer

From: George Allpress

Date: 25 June 2001 27 JUN 2001

Application Number: F/2001/4225

Proposal: Proposed two storey extension to garage block of dwelling to form gymnasium, garage and living annexe in roof space..

Site Address:
Dower House, Pearson Road, Sonning, Reading.

Applicant:
Mrs J Middlemiss C/O Glen Beard.

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

THIS APPEARS TO BE A FIRST FLOOR ADDITION TO THE EXISTING STRUCTURE NOT A 2 STOREY EXTENSION.

THE VISUAL IMPACT OF THE PROPOSED NEW ROOF AND ACCOMMODATION IS LIMITED ON DOWER HOUSE BUT CONSIDERABLE ON THE LISTED BUILDINGS WHICH ADJOIN THE BOUNDARY OF THE EXISTING OUTBUILDING / GARAGE.

SEE COMMENTS ON CB/2001/4318

I COULD NOT SUPPORT THE ADDITIONAL ACCOMMODATION AT FIRST FLOOR LEVEL WHICH WILL INCREASE THE SCALE, MASS AND FORM OF THE EXISTING OUTBUILDINGS WHICH ARE CENTRALLY LOCATED IN THE CONSERVATION AREA

Harold Sanders
CONSERVATION ARCHITECT. 23.07.01.

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: Tom Payne
Environmental Health

My Ref: 20012279

To: George Allpress
Development Control

Your Ref: F/2001/4225

Date: 17 July 2001

PROPOSED TWO STOREY EXTENSION TO GARAGE BLOCK OF DWELLING TO FORM GYMNASIUM, GARAGE AND LIVING ANNEXE IN ROOF SPACE. DOWER HOUSE, PEARSON ROAD, SONNING.

These proposals have been evaluated and I have the following comments:

Given the close proximity of neighbouring dwellings there is the potential for noise from the gymnasium to cause nuisance to nearby dwellings. Therefore, I recommend that the following conditions be imposed should the application be granted planning consent:

1. Before the use commences, the building shall be insulated in accordance with a scheme agreed with the Local Planning Authority to secure an acceptable level of noise emanating from the building.

2. Construction operations for which noise is audible at the site boundary shall only be carried out between 7.30 hours and 1800 hours Monday to Friday, 8.00 hours and 1300 hours on Saturdays and at no time on Sundays, Bank or Public Holidays without prior agreement in writing from the Local Planning Authority.

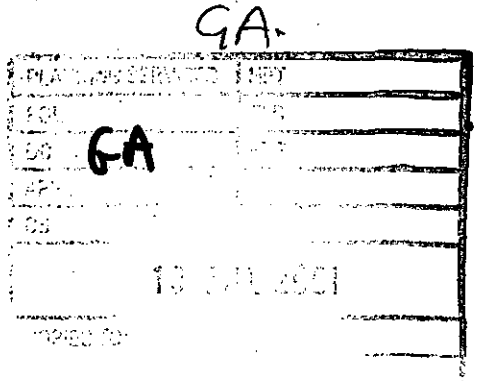
3. Amplified music shall not be audible at the site boundary.

Please forward these comments to the applicants for their information and should you or the applicant have any queries regarding these points please do not hesitate to contact me to discuss them.

T Payne

TOM PAYNE
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION AND HOUSING

GA.



WOKINGHAM DISTRICT COUNCIL

PARISH COUNCIL OBSERVATION SHEET

PLANNING APPLICATION. APPLICATION No. F/2001/4225

Officer GEORGE ALLPRESS

Parish SONNING.

Proposal TWO STOREY EXTENSION TO GARAGE BLOCK OF DWELLING TO FORM GYMNASIUM GARAGE & LIVING ANNEX IN ROOF SPACE.

Address DOWER HOUSE PEARSON ROAD SONNING.

Applicant C/O GLEN BEARD.

The Parish Council has considered this application and has strong objections for the following reasons:

1. The proposal is set in the heart of the Sonning Conservation Area. As such any extensions or alterations should be sympathetic and in keeping and not detract from the surroundings.

2. The existing garage structure is set low against the boundary wall. Extending the structure to form a two-storey, overly large, building will have an overbearing and intrusive effect on surrounding properties. It will also have a detrimental effect on the setting of the surrounding, existing, listed buildings.

3. The adjoining properties are listed grade two. The wall dividing those properties provides a classic example of a walled garden and is an integral part of those properties. Such an important feature should be protected.

4. The existing garaging is, admittedly, in a poor state of repair and quality but this does not justify the erection of a large two-storey extension. A more sympathetic renovation, in scale and massing, would be acceptable.

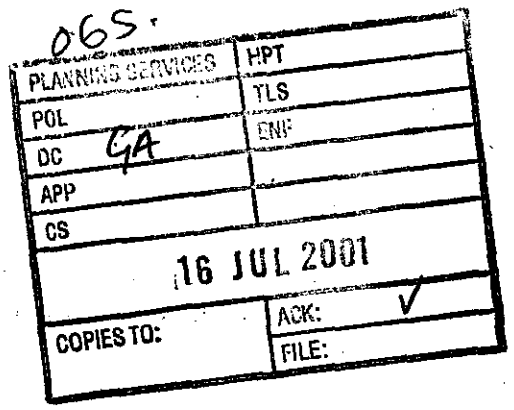
5. The Council is concerned that, if this development is allowed, there will be pressure for it to be used as a separate dwelling, resulting in back land development. The loss of garaging will create further pressure on parking in an area where parking is at a premium.

6. For the above reasons the Parish Council urges WDC to refuse this application.

L. A. Bates (Clerk to the Council). 20 July 2001

01189697753

23-JUL-01 15:24



The White House,
High Street,
Sonning-on-Thames,
Berkshire,
RG4 6UP

Tel: 0118 9692329

10th July 2001

TO: The Planning Department,
Wokingham District Council

RE: PLANNING/DEVELOPMENT APPLICATION
Dower House, Pearson Road, Sonning, RG4.
F/2001/4225

Dear Sir,

I am writing to you to object to the planning application for the development of the garages at The Dower House, Pearson Road, Sonning. The proposed addition of a second storey to the garage would be an over development of an existing large listed property. The current garage site abuts a listed Elizabethan wall of unique character that is shared by several properties. It would spoil the outlook of a number of homes on the High Street and Pearson Road. The view from our property would be greatly impacted by this additional structure, which would impair our outlook.

My family has lived in The White House for nearly a century and I feel passionately that the unique character of the walled gardens in the centre of the village must be preserved. I fear that if this planning application were passed that the decision would impact on future developments, which would be detrimental to the conservation of the Village.

Yours Sincerely,

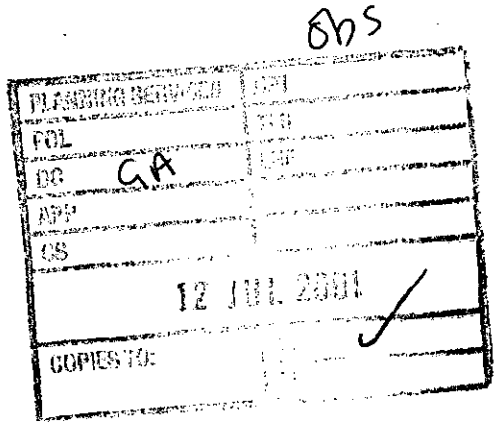
Judith M Baldwin.

Mrs Judith Baldwin

Cc: The Sonning Parish Council

6 Moorside Lane
Parkgate
Neston
CH64 6QP

July 10th 2001



Dear Sir,

Planning Application F/2001/4225

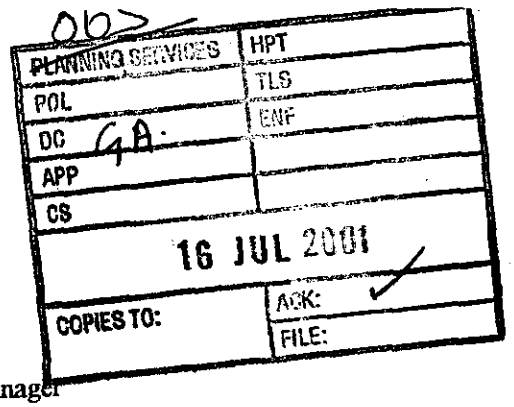
Dev. of garage block, Power House, Pearson Rd Saughall

I own the Teacosy, a listed building shown on the enclosed location plan as St Anne's Cottage. I believe my property will be affected by the above proposed development + am trying to find out something about it. I have received no notification

Please mark on the plan the position of the proposed development + return it to me ASAP at my Neston address - How can I get more information? Please ring me on 0151 625 9154

Yours faithfully

Winyred Blay.
Planning Officer
Environmental Services
Wokingham District Council
Shute End, PO Box 157, Wokingham RG40 1WR



Hillside
Pearson Rd
Sonning
Reading
RG4 6UL
12th July 2001

John Mitchell
Development Control Manager
Planning Services
PO Box 157
Shute End, Wokingham, Berkshire
RG40 1WR

Dear Mr Mitchell

Re: Planning applications F/2001/4225 and LB/20014318

We wish to make the following comments regarding the above proposals.

The considerably increased height of the proposed development, compared to the existing structure, will significantly impact the outlook from the rear of our house and our garden. From certain windows on the ground floor near the back of our house the sky will be obscured and from our garden it is liable to have a dominating effect. From upper windows it will detract from our views across Sonning and our privacy. There may also be a reduction in light to our house and garden, particularly in the mornings.

The change of use, essentially from garaging to a residential property, will set a precedent that could lead to its conversion to one or more dwellings at some point in the future.

The potential for increased total occupancy of the Dower House property and the concurrent reduction in private parking space could either immediately, or over time, lead to increased pressure on parking in this part of Pearson Rd. This part of the road is a narrow section, which is already at times congested and causes problems for scheduled bus services. There may also be an increase in general traffic entering and leaving the premises.

The development of new residential premises within the "green core" of the Sonning Conservation area is undesirable, in our opinion.

We do appreciate the proposed use of materials and design features that appear to be fully in keeping with the character of the main house but feel the purpose of the buildings should remain as garage/storage.

In conclusion, we wish to register our objection to the proposed development.

Yours sincerely

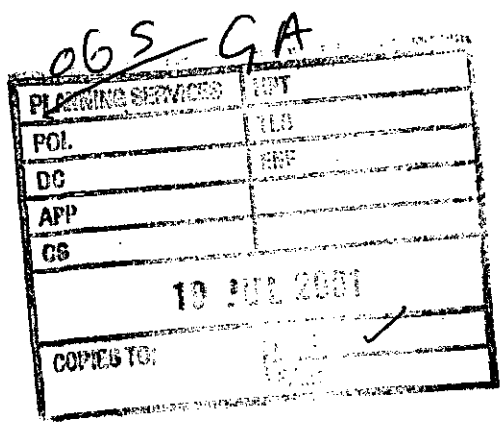
Dr Douglas N Stewart
Mrs Helen J Stewart

Ellesmere
Pearson Road
Sonning-on-Thames
BERKS RG 4 6UL

Tel/fax: 0118 927 2138
Email:kymclean@hotmail.com

12 July 2001

Environmental Services Department
Planning Services
P.O. Box 157
Shute End
Wokingham
Berkshire RG40 1WR



Attention: George Allpress, Planning Officer

Dear Sir/Madam,

Application Number: LB/2001/4318
Site Address: Dower House, Pearson Road, Sonning, Reading
Proposal: Proposed two storey extension and conversion of garage/store buildings to gymnasium, garage and annexe accommodation

We write to register our objections to the above application for the following reasons:

1. Dower House lies in the heart of the Sonning Conservation Area. The proposed extension alters substantially the environment to the rear and side of our property and of many of the houses in this general vicinity. We feel that it will ruin many of the gardens in the heart of the Conservation Area as it almost amounts to a subdivision of the property in question. The proposed building appears to be the equivalent of having a new two-storey house built, right on our boundary.
2. The proposed building will create an even higher wall/roof line than the current buildings, adjoining our back garden. It will remove light from our garden. It will also severely diminish our quality of life within our house by cutting out light and enclosing an otherwise open sky, dotted only with trees.
3. We are not against development within the Conservation Area or our neighbours building extensions to their properties as such. However, for the reasons given above, we believe that any development on the boundary of our property should be limited to a single level. Further, a gymnasium does not need to be next to garaging, road access and the house. The grounds of Dower House are very large, and there is surely sufficient room within those grounds for a separate single storey building to be built to house a gymnasium and general household storage or alternatively for a separate living annexe.
4. The owners of the Dower House currently run an antiques business from their home. We are already disturbed regularly on various Sunday evenings by the noise of large removal vans coming and going, unloading furniture until late into the night. We are concerned that the proposed extension could be used to expand the business premises and could well result in even more disturbance for the neighbourhood.

Yours sincerely

Kieran and Yvonne McLean

Field House
Waltham St Lawrence
Reading, Berks., RG10 0HE
Tel/Fax: 0118 9343227

28th July 2001

Wokingham District Council
Planning Department
Shute End
Wokingham RG40 1WH

Dear Sirs,

Re: Planning Application No: F/2001/4225 - The Dower House, Pearson Road, Sonning on Thames, Berks.

As prospective buyers of 'Ellesmere', Pearson Road we were horrified to see the plans for a large two storey extension to The Dower House which cannot avoid taking light from the garden of Ellesmere and neighbouring properties besides being intrusive and is certainly wholly inappropriate development in a Conservation Area. In our opinion this should not be allowed to go ahead.

Perhaps you would let us know when this planning application is being discussed by the Council as we would like to attend.

Yours faithfully,

C Robertson Struan Robertson

Christine and Struan Robertson

OBS GA

PLANNING SERVICES	
FOL	TLS
DC	ENF
APP	
CS	
31 JUL 2001	
COPIES TO:	A.B.:
	FILE:

Application Number: F/2001/4225

Appraisal :

The application site belongs to the Dower House, but is annexed from it, separated by a boundary wall but with access through and into its garden. The site appears to have once belonged to one of the shops which front Sonning High Street (its history is chronicled by one of the objectors and the Conservation Officer). The rear gardens of the cottages abut the application property's boundary wall on the west of the site.

The site is land locked with the exception of the access drive that runs along side the west boundary of the Dower House providing access to Pearson Road. The north side of the existing property is shared with or part of the boundary with The White Lodge, to the west side with Bow Cottages and St Annes Cottages, and to the south forms the rear garden boundary to Hillside.

The land level is such that the ground level of Hillside's outside amenity space is around 1.5 metres above the ground level of the application site. The rear garden of The White Lodge is 'terraced', a path running alongside the application site is around 0.3 metre below the ground level of the application site, the main grassed area is below the level of the path and the land continues to fall northward. The topographical difference is broadly the same from south to north across the rear gardens of the cottages.

The application proposal tries to make use of existing boundary walls, but would require partial raising of the wall. Two west facing gables would be removed. With the exception of the retained walls the application proposal would be a complete rebuild as the two internal elevations (south and east facing) would be new and a new roof would be formed. The property is 'L' shaped in plan form with an internal courtyard. Two south facing dormer windows are proposed (these would face into the courtyard). The roof would be hipped on two sides (north and south ends) and gabled on one side (that facing Dower House). A traditional style roof lantern would be formed at the point where the two roofs join.

The existing structure is ad-hoc and of no visual merit. That proposed is traditional in its appearance and would subject to the use of appropriate materials be attractive in its appearance.

However, the proposal considerably increases the presence of the existing structure. The existing building has the mass and scale of old rural outbuilding with a minimal impact on its surroundings. That proposed would result in a building which is fully domestic in its appearance and considerably increase the height. It would introduce a gable at the eastern end and enlarge the roof over almost the entire length of this boundary. The west facing aspect would benefit from the removal of two unsightly gables but then be faced with a roof mass which is four times as great as the existing. Similarly, views from the south would benefit from removal of a low profile

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

APPEAL BY: Mrs J Middlemiss
SITE: Dower House, Pearson Rd, Sonning
APPLICATION NO.: 4225
PROPOSAL: Proposed 2 storey extension to garage block of dwelling to form gymnasium, garage & living annex in roof space

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

Conservation Officer, WDC

Environmental Health, WDC
-FAO Tom Payne

Countryside Officer, WDC
-FAO Andy Glencross, Dinton Pastures

Applicationo	Name & Address
F/2001/4225	David and Jane McIlroy The white Lodge High Street Sonning RG4 6UP
F/2001/4225	Winifred Blay 6 Moorside Lane Parkgate Neston CH64 6QP
F/2001/4225	Judith Baldwin The White House High Street Sonning on Thames Berks RG4 6UP
F/2001/4225	Douglas and Helen Stewart Hillside, Pearson Rd Sonning Reading Rg4 6UL
F/2001/4225	Christine and Struan Robertson Field House Waltham St. Lawrence Reading Berks RG10 0HE
Application Refused:	Letters sent 23/08/01

LB/2001/4318 Kieran + Yvonne McLean
Kilesmere
Pearson Rd
Sonning
Reading
RG4 6UL

LB/2001/4318 MR P BROWN
9 Greys Court
Sidmouth St.
Reading
RG1 4PP.

LB/2001/4318 Jonathan Crump
St Annes Cottage
High St
Sonning
Reading
Berks.

George Allpress

From: Andy Glencross
Sent: Friday, July 06, 2001 3:54 PM
To: George Allpress
Subject: Planning Application F/2001/4225 Dower House, Pearson Road Sonning

Hi George

My comments on the above application are as follows.

The site lies within 200metres of a great crested newt breeding pond and there could be newts using the site outside of the breeeding season (June - February inclusive).

Consequently we must take the following approach :-

(1) The applicant needs to submit a newt mitigation scheme with their application.

(2) This mitigation scheme needs to be formulated in consultation with EN and if possible agreed by them.

(3) Planning permission can then be given with the condition that a licence will be required to carry out all works.

This approach means that the applicant is likely to get the DETR licence they require as they already have the agreement of EN who are the statutory consultee on these matters for the DETR. It also protects the authority from any liability from giving a planning permission that cannot be implemented.

This cannot be attached as a condition of plannig permission.

As works are being carried out that will affect the existing roof spaces the followeing informative needs to be attached to any permission.

If bats or signs of bats are encountered at any point during development then all works must stop immediately and local English Nature office informed.

I have not visited the site.

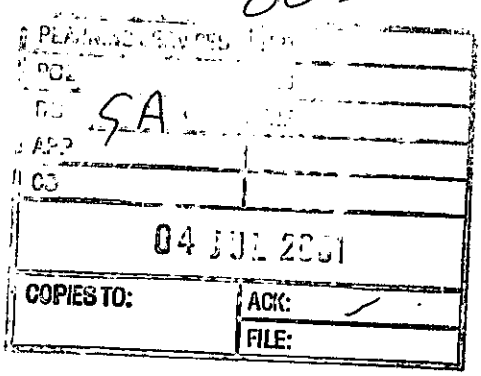
Cheers

Andy Glencross
Countryside Officer (Biodiversity)

The newt mitigation scheme in this case could be a condition allowing building works to go ahead during the newt breeding season (March - May inclusive). Give me a call if you want to discuss this option.

David and Jane McIlroy
The White Lodge
High Street
Sonning
RG4 6UP

065.



To Planning Dept.
Woking ham District Council

Re. Planning/Development application
Two-storey development of garage block
Dower House, Pearson Rd. Sonning.
Your Ref. F/2001/4225

Dear Sir

I would like to raise our objections to any planning application on the development of the garages of the Dower House in Pearson Road. The application is for a two-storey conversion of these with a forty degree pitched roof according to draft plans I have seen. This development will immediately abut and involve just under half the south wall of our walled English garden, which is a unique feature of our grade two listed property.

We feel this is a bulky over development of an already poor extension of the garden wall that would fundamentally change the character of all the surrounding listed buildings in this part of a conservation village. It would alter forever the character and beauty of the classic walled gardens of The White House and White Lodge. It would also have a major impact overlooking and cutting off light to the four cottages to the south of The White House and White Lodge on the High Street as well as the two larger properties.

This two-storey development of the garages and outhouse if permitted would allow automatic right for its use as ancillary residential accommodation to the Dower House and future alterations and additions. We seek your help and support in preventing this Applications approval and progress. We would be happy to discuss this further or if the planning and listing officers would like to visit for direct inspection we would be happy to arrange this

Yours sincerely

Copy to Clerk of Sonning Parish Council
Copy to Mr Nigel Rose local councillor