APPLICATION NO:
F/2000/0993

LOCATION:
15 Betchworth Avenue, Earley Reading.

APPLICANT:
Mr &Mrs T Donoghue

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

EARLIEST DATE FOR DECISION: **25/04/2000**

APPLICATION EXPIRY DATE: **15/05/2000**

CASE OFFICER: **Joss Miller**

RAILEX
Marbleboard

EASIFILE EP7

Application File

Appeal Decision

Site visit made on 25 September 2000

by Robert Town CEng MIStructE MIHT

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

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

Date
10 OCT 2000

Appeal Ref: APP/X0360/A/00/1046430
Land at 15 Betchworth Avenue, Earley, Reading.

- The appeal is made under Section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by T S & E B Donoghue against the decision of Wokingham District Council.
- The application (ref: F/2000/0993), dated 18 March 2000, was refused by notice dated 15 June 2000.
- The development proposed is two storey side and rear extension to dwelling.

Summary of Decision: the appeal is dismissed.

The Main Issue

1. From my inspection of the appeal site and its surroundings and from the written representations made, my opinion is that the main issue in this case is whether or not the extension project would be seriously harmful to the character and appearance of its surroundings.

Planning Policies

2. The framework of local planning policy germane to this appeal is contained in the adopted Loddon Area Local Plan and the emerging Wokingham District Local Plan. The first of these plans represents the statutory development plan as far as this appeal is concerned while the second is a material consideration. Relevant policies comprise LBE2 in the adopted local plan and WBE1 in the emerging plan. Basically these policies are designed to ensure that development proposals respect the local context and do adversely affect the character of an area by virtue of, among other things, their siting, scale, form and massing.

Reasons

3. No.15 Betchworth Avenue is a corner plot with the front of the house facing Betchworth Avenue and with a side boundary to Buckhurst Way. The proposed side extension, which would incorporate the existing, integral, single garage as part of a new sitting room, is along the BuckhurstWay side of the house.

4. Buckhurst Way is a residential cul-de-sac flanked by 6 houses (3 on each side) at the end distant from Betchworth Avenue and by No.13 (another corner plot) and 15 Betchworth Avenue and their rear gardens. Buckhurst Way is a private road of considerable character and charm which appears to me to stem from the gravel carriageway, the wide grass verges and trees within them, and the ample set back of the houses from the road carriageway. No.13 and especially No.15 Betchworth Avenue are sited closer to the Buckhurst Way carriageway than the houses further down the cul-de-sac. This closer siting does not however detract from the atmosphere of spaciousness

which currently prevails in Buckhurst Way, probably because the closest part of No.15 Betchworth Avenue is of single storey height and fairly short.

5. The proposed side extension would be about 1m from the side boundary of the property, about half a metre closer than the existing garage, and it would also be 5m high to the eaves and 10m long. In my view the new flank wall would, by virtue of its substantial height and length and its closeness to the boundary, appear undesirably dominant in the street scene to the detriment of its character and appearance.

6. The additional living accommodation proposed in the project gives rise to an increased demand for parking space. Five spaces are proposed in the project and these would be located at the front of the house and occupy all the front curtilage including an area which is now lawn.

7. During my site inspection I noticed that there are some houses in Betchworth Avenue which have paved front curtilages devoted entirely to car parking. These properties are the exception rather than the rule however and the great majority of houses have normal front gardens which enhance the character of Betchworth Avenue. The appellants point out that they propose to pave over their front garden irrespective of whether their appeal succeeds or not. Be that as it may I take the view that five cars parked in the open in the front curtilage of the property would present an appearance harmfully out of character in this part of Betchworth Avenue. My conclusion on the main issue is that the side extension and the proposals for car parking would be seriously harmful to the character and appearance of the area. By being so the project would conflict with the objectives of local policies LBE2 and WBE1. There are no material considerations that would indicate that planning permission should be granted for the project in spite of this conflict. The appeal will therefore be dismissed.

8. I have taken account of all the other matters raised in the written representations, but none of them is sufficient to outweigh the considerations which have led me to my decision.

Formal Decision

9. For the reasons given above, and in exercise of the powers transferred to me, I hereby dismiss this appeal.

Information

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

Robert H Thorn.

INSPECTOR

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr & Mrs T Donoghue
15 Betchworth Avenue
Earley
Berks
RG6 7RH

Application Number: F/2000/0993

Parish: **EARLEY**

Location: **15, Betchworth Avenue, Earley, Reading.**

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

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

Reason
1. This proposal, if permitted, would have an adverse effect on the street scene owing to its bulk, massing and proximity to Buckhurst Way and would be detrimental to the character and appearance of the area. The proposal is contrary to LBE2 of the Loddon Area Local Plan and WBE1 of the Wokingham District Local Plan.

Reason
2. This proposal, if permitted, would include additional car parking within the curtilage that would result in the total loss of front garden amenity space to the detriment of the street scene. Therefore, the proposal would be contrary to Policies WBE1 of the Wokingham District Local Plan and LBE2 of the Loddon Area Local Plan.

John Mitchell
Development Control Manager
Date: 15/06/2000

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



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Development Control Section, Environmental Services, Wokingham District Council.

27 March 2000

Scale: 1 : 1250

N
W E
S

Applicationo	Name & Address
F/2000/0993	Mrs S Ferguson Birkriggs 6 Buckhurst Way Earley RG6 7RL
F/2000/0993	Ms M Zananari 13 Betchworth Avenue Earley Berks RG6
F/2000/0993	AK Adams 8 Betchworth Avenue Earley RG6 7RJ
F/2000/0993	AL & PJ Simpson 17 Betchworth Ave Earley Rg6 7RH
F/2000/0993	Mr & Mrs Kenison 2 Buckhurst Way Earley RG6 7RL
F/2000/0993	Mr M Needham 1 Buckhurst Way Earley RG6 7RL
F/2000/0993	Ms J Cooper Buckhurst Way Residents Committee 5 Buckhurst Way Earley RG6 7RL
F/2000/0993	Ms R J Griffiths 3 Buckhurst Way Earley RG6 RL

APP refused letters
sent:23/6/00

Phone: (0118) 974 6428

Date: 20 June, 2000

Your Ref:

My Ref: Ian Jordan – F/2000/0993

Mr & Mrs T Donoghue
15 Betchworth Avenue
Earley
Reading
RG6 7RH

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

Dear Sir

RE: Planning Refusal Notice F/2000/0993 – Proposed 2 storey side and rear extension to dwelling.

I refer to the decision notice issued recently dated 15th June, 2000.

Unfortunately the wording on the notice was incorrect and it should be disregarded, I enclose a corrected replacement.

Please accept my apologies for any confusion this error may have caused.

Yours faithfully

Mr I Jordan
Information & Support Officer

WORK SHEET FOR : Joss Miller

Application Number : F/2000/0993

Applicant : Mr &Mrs T Donoghue .

Location : 15, Betchworth Avenue, Earley, Reading.
Proposal : Proposed two storey side and rear extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		17/4/00

Date of Neighbour Notifications : 30/3

Date of Site Visit : 17/4

Date Registered : 20/03/2000

Earliest Date for Decision : 25/04/2000

Latest Consultation Date/Site Notice Expiry Date : 25/04/2000

Application Expiry Date: 15/05/2000

Consultation Responses :
Earley TC - Over-bearing, non-neighbourly, over-development of site. Insufficient parking.
7 Neighbours - Object - overdevelopment.
Residents Committee - overdevelopment.
Highways - [redacted] Conditions.

Planning Issues :
Effect on street scene & neighbouring property - WBC1.
Identified settlement.

Application Number: F/2000/0993

Appraisal:

This application is for a 2 storey side and rear elevation.

Neighbours.

The neighbour at No 17 has a garage to the side of the house and a 1.5m fence on the boundary. There is a dining room window on the ground floor and a ~~B~~bedroom window on the first floor. The extension is approx. 4.5m from the neighbours (discounting the garage) and would be sited north-west. The height of the rear extension is 5m to the eaves and and 7.4m to the ridge and is hipped in and away from No. 17. The extension has no windows to the south-east. However it is not considered ~~sufficiently~~ detrimental to the neighbour regarding over bearing issues to warrant a refusal. It is a sufficient distance from all other neighbours for any effect to be minimised.

Street scene.

The proposed side extension has a depth of 10m, a height of 5m to the eaves and 7.2m to the ridge, some .7m lower than the original height. It is situated approx 1m from the boundary fence, which is 1m high on this side. The dwellings on this side are 4m from the road (in Buckhurst Way). Therefore it is considered that the side and rear extension would be prominent on the street scene and, as such, would have an adverse effect on the character of the area. It should be noted that the proposals have not been sufficiently amended to rectify the issues discussed in the previous appeal. In addition to this, the proposed car parking spaces would result in the removal of the front garden area which would also have a detrimental impact on the street scene.

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

Application Number F/2000/0993
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
			This proposal, if permitted, would have an adverse effect on the street scene owing ~~due~~ to its bulk, massing and proximity to Buckhurst Way and ~~as such~~, would be detrimental to the character and appearance of the area. The proposal is contrary to LBE2 of the LALP and WBE1 of the WDLP.
			This proposal, if permitted, would include additional car parking within the curtilage that would result in the total loss of front garden amenity space to the detriment of the street scene. Therefore the proposal would be contrary to policies WBE1 of the WDLP and LBE2 of the LALP.

John Rubien
15/6/08

RECORD OF SITE VISIT

SITE ADDRESS: 15 Betchworth Avenue Earley Reading.

APPLICATION NUMBER: F/2000/0993

OFFICER: Joss Miller

DATE OF SITE VISIT: 17/4/00

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

2. DESCRIPTION OF SURROUNDINGS

Large detached houses on both sides of road

3. DESCRIPTION OF SITE/BUILDING

Detached house on corner plot of brick & tile.

4. RELATIONSHIP TO ADJOINING PROPERTIES

17. 1 upstairs window & 1 downstairs.
15 (over road) 3 upstairs windows & 1 downstairs
Rear. long garden.

5. SITE CONSTRAINTS

TREES \

ACCESS/PARKING 4 spaces.

LEVELS \

BOUNDARY TREATMENT 1m high fence to road.
& 1.5m fence to 17.
2m hedge to rear.

OTHERS

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/0993**

15, Betchworth Avenue, Earley, Reading.

Proposed two storey side and rear extension to dwelling.

I wish this application to be listed should the officers recommendation be for approval and my reason(s) are out of keeping with the area, traffic problems in a junction

Signed: R Rolls

Date: 17/4/00

Councillor Rolls

J055

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

Appeal Decision

site visit held on 23/11/1999

by R J Marshall LLB DipTP MRTPI

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

13 DEC 1999

Appeal : T/APP/X0360/A/99/1029128/P2

- 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 brought by Mr and Mrs T Donoghue against Wokingham District Council.
- The site is located at 15, Betchworth Avenue, Earley.
- The application (ref: 99/69316/F), dated 15 March 1999, was refused on 27 May 1999.
- The development proposed is for a 2 storey side extension to provide an additional sitting room and double garage with bedrooms over.

Decision: The appeal is dismissed.

The main issues

1. From my inspection of the site and its surroundings and from the written representations I consider, having regard to prevailing planning policies, that the main issues in this appeal are:

   First, the effect of the proposed development on the character and appearance of the surrounding area; and

   Second, the effect of the proposed development on the living conditions of neighbouring residents with particular reference to loss of privacy.

Planning Policies

2. The development plan for the area is the Loddon Area Local Plan (1995). Policy LBE2 of that Plan says that development inappropriate in its relationship with adjoining sites and buildings, or which would adversely affect the character of an area by its siting, scale, form or massing, amongst other things, will not normally be granted permission.

3. My attention has also been drawn to the Wokingham District Local Plan Deposit Draft 1997. Policy WBE1 of that Plan requires that new development should meet essentially the same standards set out in the adopted Policy LBE2 above. This adds to the weight I shall attach to this Policy, notwithstanding the relatively early stage of this Plan towards adoption.

Inspector's reasons

First issue

4. The appeal property fronts Betchworth Avenue to the south, and its western boundary adjoins Buckhurst Way. The latter road is a private cul-de-sac serving a small number of detached houses. A spacious feel to the development off Buckhurst Way is given by the

extent to which houses are set back from the road and by the grass verges that abut the road on either side. The grass verges, and the trees along some of their length, also provide a pleasantly mature element of landscaping to this area.

5. The proposed extension would be to western side of the appellant's house and in very close proximity to the back edge of the grass verge along Buckhurst Way. As such it would bring 2-storey development significantly closer to the road at this point than is presently the case. In my view the proposed extension would thus be an intrusive feature in Buckhurst Way and out of character with the neighbouring development in this road. It would thus be harmful to the character and appearance of the area in general. The extent to which this would be so would be compounded by the length of the proposed 2-storey extension and its prominent siting at the junction of Buckhurst Way and Betchworth Avenue.

6. The proposed development would also involve the creation of an access from Buckhurst Way to the proposed double garage. The access would run over the grass verge adjoining the road at a point where much of its attraction lies in the fact that it is otherwise largely uninterrupted by such features. As such it would add to the more substantial harm I have already identified.

7. On the first issue I conclude that the proposed development would harm the character and appearance of the surrounding area. It would thus be contrary to those Policies of the development plan and emerging development plan to which I have referred in so far as they seek to prevent such harm.

8. In arriving at this view I have had regard to the extensions to houses at Nos. 26 and 36 Luckmore Drive, to which the appellant referred. However, in layout and siting they differ significantly from the appeal proposal and do not have the same effect on the character and appearance of the areas in which they are sited. In any event each case must be decided on its own individual merits.

Second issue

9. The Council is concerned that a first floor landing window would overlook the garden of the neighbouring house to the east, No. 17 Betchworth Avenue, and that a dormer window would overlook a neighbouring garden. Concern has also been expressed by neighbours that the garden of No. 13 Betchworth Avenue would be overlooked. From what I saw I consider that while some overlooking might arise, a combination of factors, including the internal layout of the proposed extension, the distance of neighbouring properties, and the oblique nature of some views, would prevent unacceptable loss of privacy arising.

10. On the second issue I conclude that the proposed development would not harm the living conditions of neighbouring occupiers through loss of privacy. It would not therefore be contrary to those policies of the development plan to which I have been referred in so far as they seek to prevent such harm. This does not, however, outweigh the harm I have found in relation to the first issue.

Other matters

11. Local residents have raised concerns over the adequacy of the Buckhurst Way as an access road and to the shading of the grass verge by the proposed extension. I do not consider that these matters would cause harm in the way suggested and they have not been determining

factors in my decision. However, this does not lessen the harm that I have identified on the first issue.

Conclusions

12. I have considered all the other matters raised in the representations. These include the fact that the Council has raised no objection to the design of the front elevation of the proposed extension and its relationship to Betchworth Avenue. However, they do not outweigh those matters which have led to my conclusion on the first issue.

13. For the reasons given above I conclude that the appeal should not succeed and I shall exercise the powers transferred to me accordingly.

RJ

HIGHWAYS CONSULTATION SHEET

From: Joss Miller

Date: 30 March 2000

Application Number: F/2000/0993

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

Site Address:
15, Betchworth Avenue, Earley, Reading.

Applicant:
Mr &Mrs T Donoghue .

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

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☑ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☐ Recommend approval with **no** condition(s) or reason(s).

Sc 23 - Parking (SA 06)

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

7-4-00

FROM: Joss Miller

DATE: 30 March 2000

PLAN	28653
POL	
DC	
APP	
CS	
25 APR 2000	
COPIES TO:	ACK:
	FILE:

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2000/0993

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

Site Address: 15, Betchworth Avenue, Earley, Reading.

Applicant: Mr &Mrs T Donoghue .

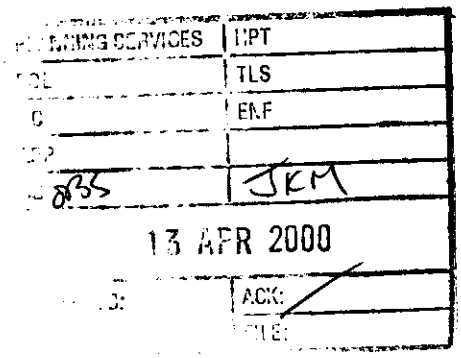
Your observations are required in respect of this application **by 25/04/2000** .

Councillors considered these proposals to be over-bearing and unneigbourly and an overdevelopment of the site. Furthermore, there appeared to be a considerable infringement of the building line, and insufficient parking of the site.

For these reasons, therefore, it is requested that this application should be refused. The Town Council is in receipt of copies of two letters of objection to this proposal.

SIGNED: _____ DATE: 20 APR 2000

Clerk To Earley Parish/Town Council.



Mary Zananiri
13 Betchworth Avenue
Earley
Reading
Berks

Mr C Wood
Head of Plannning and Transportation
Environmental Services Department
PO Box 157
Shute End
Wokingham
Berks RG40 1WR

F/2000/0993

12 April 2000

Dear Mr Wood

PROPOSED TWO STOREY SIDE AND REAR EXTENSION – 15 BETCHWORTH AVENUE

I wrote to you last year concerning the previous application for planning permission for the above property. Although it is no longer the intention to build a double garage to be accessed from Buckhurst Way – which would I believe have been very detrimental to the neighbourhood – I still wish to register my concerns about these new proposals. In principle I have nothing against extensions, however I am concerned about the size and nature of this extension and in particular its impact upon Buckhurst Way.

Buckhurst Way has remain unchanged since the 1930s. It is considered a prestigious road in Maiden Erlegh and one of the main reasons for this is its unspoilt charm. The tree-lined grass verge which runs the length of the lane and the distance between the houses and the verge create open space and a rural charm which we should be endeavouring to maintain for another 70 years.

I fear that this extension will 'spoil' that charm. The proposal is for a large extension with the outside wall coming right up to the edge of the grass verge – where the fence now stands. I believe this will encroach upon the lane in an intrusive way and detract from its beauty. The lane would certainly lose some of its charm and character

Much of Earley contains densely packed housing and I chose my present house largely because of the space around each house and the relative seclusion of the road, which I found attractive. I believe many of my neighbours feel the same way. If the lane is eaten away by encroaching development this will significantly impact on the chosen environment of the residents.

It is not my intention to scupper the plans of my neighbours, who are indeed friends of mine. But I will be directly affected by these plans and so I feel I have no choice but to voice my thoughts. In essence I feel it would be wrong to alter the character and charm of an unspoilt area – the very features that attracted the other residents and me to purchase our properties in the first place. This size and nature of this extension are inappropriate for this part of Maiden Erlegh.

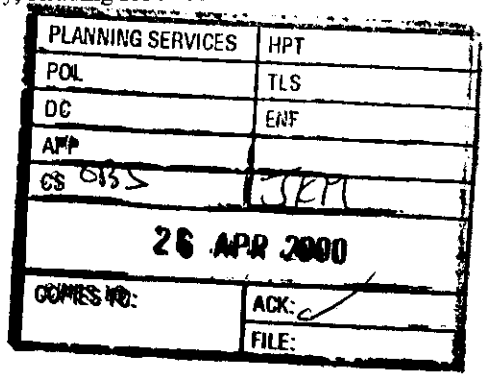
I trust you will take account of these comments.

Yours sincerely

Mary Zananiri

Buckhurst Way Residents Committee

Reply to Janette Cooper, 5 Buckhurst Way, Earley, Reading RG6 7RL



The Planning Officer
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berks RG 40 1WR

Dear Sir/Madam

Application No: F/2000/0993

Location: 15 Betchworth Avenue

Proposal: Two-story side and rear extension to dwelling

The Buckhurst Way Residents Committee has met to examine the plans for the re-submitted development application and our comments and observations are set out below.

Background to the Proposal

The initial application was rejected by the Council's Planning Committee who decided that the proposal directly contravened their policy on appropriate development(LBE2) for the Loddon Area Local Plan. In taking this decision the Committee had access to the submissions of local residents detailing their specific concerns about the likely impact of the proposal on their local environment

On appeal, the Council's decision was strongly endorsed by the Planning Inspector appointed by the Secretary of State for the Environment. The Inspector agreed with the Council and local residents that they were right to be concerned about the adverse impact of the proposal on the character and appearance of the surrounding area.

The Inspector noted that Buckhurst Way is a small private cul-de-sac, with a spacious feel - houses are set back from a road lined with grass verges, and trees provide a pleasantly mature element of landscaping. He supported the view of the Buckhurst Way Residents Committee that the scale and siting of the original proposal would be an intrusive feature in Buckhurst Way and out of character with the neighbouring development in the road. He concluded that the proposed development would harm the character and appearance of the surrounding area, and he dismissed the appeal.

We are therefore surprised to receive notice of a similar application, from the same applicants, setting out proposals which are not significantly different from the earlier proposal, and which pay no heed to the strongly expressed concerns of all residents in the area, which have been endorsed, after detailed review, both by the Council and the Planning Inspectorate.

Rather than repeat our original objections, most of which are still valid, we have carried out a review of the architects 'revised' drawings and set out some further observations on this new application.

Detailed Observations

Scale of Development.

The scale and massing of the proposal is essentially unchanged. It is still a proposal for a 2-storey, 6 bedroom property.

In fact, the floor area has increased from 124.26 to 128.60 sq.m and the two-storey extension will wrap around Buckhurst Way and extend along the rear of the property.

This is a massive expansion both of the area and scale of the existing property. Like the earlier proposal, it will be totally out of scale with the surrounding dwellings, and will have a significantly detrimental impact on the spacious appearance and character of Buckhurst Way. In addition, because of the siting of the extension, the adjoining house in Betchworth Avenue will lose a good deal of late afternoon and evening sunlight.

Roof Area

The proposal implies a major increase in roof area. We have doubts that the current or any future owner would give sufficient priority, in time and expenditure, to sourcing appropriate roof tiles to maintain the property in keeping with surrounding properties.

Proximity to road

The plan appears to be setback from the verge, but the drawing is not clear. We believe that the measurements imply that the building is nearer to Buckhurst Way than the drawing indicates.

We note the comment of the Planning Inspector that bringing 2-storey development significantly closer to the road would be intrusive and out of character with neighbouring development.

Length of Extension

The removal of the garage from the earlier application has not impacted the significant increase in length compared to the current property. The side elevation on Buckhurst Way would present a massive area of wall and chimney, totally out of keeping with other properties in the road.

Again we note the Planning Inspector's comments that the length of the proposed extension and its prominent siting would compound the intrusive effect.

Character of Building

The character of the houses in Buckhurst Way depends not only on their external appearance and scale but also on the dual-aspect, which is an attractive feature to residents. The drawings for the application pay no regard to this long- established style and show a narrow central room with little natural light. Apart from being poor design for a residential property, this again shows a fundamental lack of appreciation of the distinctive character of Buckhurst Way in the proposed design.

Future Use of Property

As noted in our earlier submission, we are also concerned about the future use of the property, should approval be given. With six bedrooms and 5 bathrooms, this is not a conventional family-sized dwelling. It would potentially allow for a significant increase in residents and lend itself to commercial or other institutional uses. There would be a need for additional roadside parking space, and the traffic flow to and from Buckhurst Way and at the busy junction between Wilderness Road and Betchworth Avenue would be seriously disrupted

Conclusions

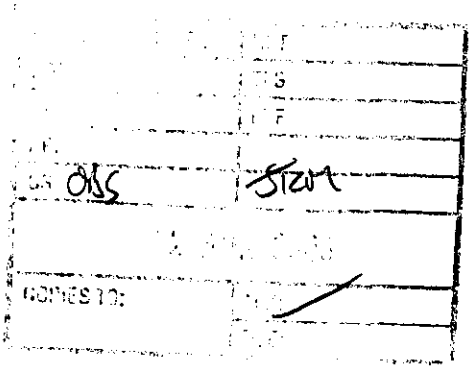
We have seen nothing in these plans to alter our original objections to the scale and character of this development. The new application is essentially unchanged in this regard, despite some minor concession to our original concerns by removing the proposal for a garage with access across the grass verges of Buckhurst Way.

It is regrettable that the applicants continue to ignore the findings of the Council and the Inspector, reject our offers to discuss their proposals, and still persist in consistent encroachment, with apparent disregard for the genuine concerns and fears of local residents.

Yours sincerely

Janette Cooper

. Suzanne & Neil Ferguson .
"Birkrigg", 6 Buckhurst Way, Earley, Reading, Berkshire. RG6 7RL.
Tel & Fax 0118 961 6825.



10th April 2000.

The Planning Dept.
Wokingham District Council,
Wokingham,
Berks,
RG40 1WJ.

F/2000/0993

Dear Sir / Madam,

Re: Second Application for planning permission for extension to 15 Betchworth Ave, Earley, Reading, from Mr.& Mrs.T Donoghue.

With reference to the above re-submission for planning permission made by Mr. & Mrs. Donoghue I have examined the revised proposed extension plans.

I see that Mr. & Mrs. Donoghue have given up their plans for a double garage opening onto Buckhurst Way, presumably because the residents of Buckhurst Way will not grant them access across the grass verge. However, I am very concerned to note that the new proposed development is in fact even larger than the original proposal. Mr. & Mrs. Donoghue's previous application was declined by The Planning Department due to the fact that it's scale and mass was considered to be inappropriate to the character of the area and the existing buildings. Like ourselves, The Planning Department believed that the effect of such a development would be extremely detrimental to the surrounding properties and in particular to Buckhurst Way, a belief which was strongly supported by Mr. R.J. Marshall, the Inspector from the Secretary of State of the Environment.

I am very disappointed that Mr. & Mrs. Donoghue have not downsized their development to be empathetic with this decision and I continue to be concerned about their intended use for No.15 Betchworth Avenue since they are clearly determined to enlarge it far beyond a family of four's requirements.

If the proposed development were allowed to go ahead it would have all the detrimental impact of the first application. The view along Buckhurst Way would still include some 30 feet of two-storey wall, and while the new proposal has the building moved back about 12 inches from the boundary fence the overall effect would still be as devastating to Buckhurst Way. The appearance of No.15 Betchworth Avenue with the proposed two-storey extension wrapping around two complete sides of the existing building would be completely altered. The roof would almost double in size, and the resulting property would not look anything like the original house. It would appear completely out of place in the locality with long, narrow, dimly lit rooms in direct contrast with the many dual aspect, airy rooms of the original house.

The new proposal would impact No.13 Betchworth Avenue's privacy in an even greater way than the former proposal. A large ground floor window has replaced the garage doors and looks directly across Buckhurst Way into No.13's garden, with another window on the first floor doing the same.

To allow such a huge development would affect the community too. As you will no doubt be aware the residents of Buckhurst Way will not allow any off-road parking of vehicles from No.15 Betchworth Avenue and their current driveway is not large enough to accommodate more than 3-4 cars. I believe the requirement for off-road parking for a six bedroomed house is for six vehicles. I can see no provision for this in the proposed plans. Betchworth Avenue is a busy through road and additional roadside parking outside No.15 would cause serious disruption to traffic flow and prevent safe passage out of Buckhurst Way, with reduced visibility.
Further, such a large development would involve the delivery and storage of vast quantities of building materials, some of which could not be easily transported onto No.15's driveway. I would therefore ask the question, where could these be stored without causing an obstruction to the road or pathways in Betchworth Avenue? Obstructing the pathway even for short time could be particularly disastrous on what is a 'safe walk to school' route. I believe there is an implied belief that all building materials and plant will be transfered into the garden of No.15 Betchworth Avenue through Buckhurst Way. This land is not owned by Mr. & Mrs. Donghue.

Since this new application does not offer any reduction in size and the impact on privacy to neighbouring properties is even greater, I sincerely hope that The Planning Office will decline planning permission again. To do otherwise would be to make a mockery of the previous decision made by The Planning Department, one which was strongly supported by Inspector from the Secretary of the State of the Environment. Mr. Marshall believed such a development would be an "intrusive" and "out of character" feature in Buckhurst Way. I do not believe that this new proposal does anything to alter that opinion.

I look forward to hearing from you in due course.

Yours sincerely,

Suzanne Ferguson

Suzanne Ferguson.

3. Buckhurst Way
Earley
Reading
R66 7RL

April 20th 00.

PLANNING SERVICES	
PDL	LS
DC	ENT
APP	
08 OBS	JKM
26 APR 2000	
COPIES TO:	ACK:
	FILE:

The Planning Office
Wokingham District Council
Shute End.

Dear Sirs

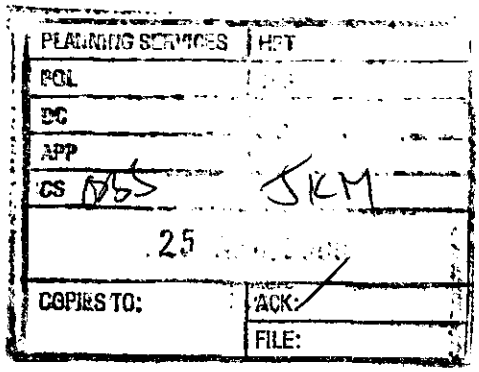
I have examined the re-newed planning application for 15 Betchworth Ave, for permission to extend the house forwards, the porch and upwards & backwards into the garden area, and am again amazed that anyone could contemplate such a huge, obtrusive and inappropriate extension. I feel that Mr O'Donahue having failed in his first attempt to nearly double the size of his house, has decided to get

planning permission at any price to the environment & might thereafter divide the house into 2 dwellings, or revert to his original intention of changing the sitting room to garage.

From the plans I am unable to ascertain how close the wall will be to the fence as the measurements given do not include the plot measurement — only the house size measurement, though it does look as though the extension would not now run right along the boundary fence, but it still looks far too large.

Please examine this extension request with grave suspicion. Yours truely

R Jane Griffiths



1, Buckhurst Way
Earley
Reading
Berks.
RG6 7RL

Tel: 01189-663369

Date: 18th April 2000

Dear Sir/Madam

Application number: F/2000/0993
Site Address: 15, Betchworth Avenue, Earley, Reading.
Proposal: two storey side and rear extension to dwelling.

Re the above proposal

Having viewed the revised plans of the extension we still feel that the outcome will be out of keeping with this area. The proposed new building will be considerably larger than the original house and will impose on Buckhurst Way in a detrimental manner. The capacity of the new building plus its increased amenities gives us concerns for its intended and future use.

The area in front of the house has been identified for the parking of cars, but in two rows, with the ones at the rear being blocked in by the ones on the front row. It is likely that the inconvenience of this would result in some of the cars being parked in the road. This could impact adversely on traffic flows in what is a busy road with queues building up at certain times of the day, particularly at school start and end times for the Primary and Secondary schools accessed from Betchworth Avenue (Aldrington and Maiden Erlegh).

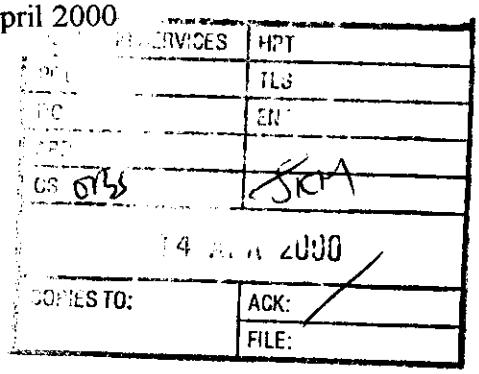
Yours sincerely,

Myles and Mary Needham

8 Betchworth Avenue
Earley
Reading RG6 7RJ

Your Ref: Joss Miller F/2000/0993

13 April 2000



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

Dear Sir,

Re: Proposed Extension to 15 Betchworth Avenue

Whilst I was made aware by the owners that they intended to extend the property, I was told that it would be a simple extension to create a further bedroom over the side of the garage.

Having examined the plans, I see that it is a major expansion from a 3 bedroomed house with one bathroom to a six bedroomed house with three bathrooms.

The extension now takes up the whole width of the plot and there is now no provision for a garage. Whilst the existing owners only have one vehicle and there is ample parking on their driveway, with six bedrooms this could create the potential for six or more vehicles which would cause congestion in the event that the property is sold on.

I also object on the grounds that the extension is out of keeping with all the other houses in the locality. It should be scaled down to reasonable proportions as first indicated to me by the owners.

My property overlooks the front elevation and I request that for any proposed extension it be conditional that the brickwork and roof tiles be from second hand stock to match the existing exactly.

I would also still like to see the requirement for a garage in keeping with the rest of the housing stock in the area.

Yours faithfully

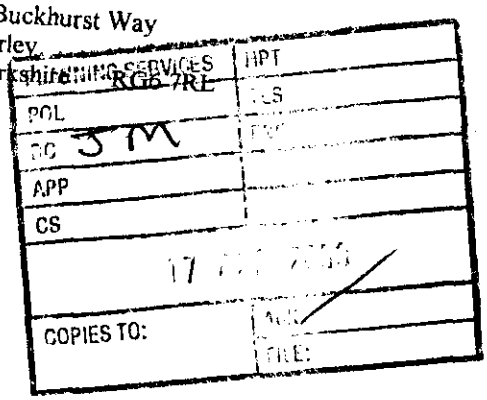
A.K. Adams

14th April 2000

Kenton
2 Buckhurst Way
Earley
Berkshire RG6 7RE

Wokingham District Council
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire

FAX Number 0118 974 6000



For the attention of Chris Wood

Reference: **Planning Application Number F/2000/0993**

OBJ

Dear Sirs,

With regards to the above application by Mr. & Mrs Donoghue to add a two storey side and rear extension to No 15 Betchworth.

Once again we strongly object the application on the grounds that this building work will blight the surrounding area. The work is out of keeping with the other properties in this small 'old' local community.

Some of the reasons why we feel that the plans are questionable are:

- The new chimney stack on the side of No. 15 is not one meter from the boundary – the walls are but not the chimney. If the chimney were set further back then the internal room would only be approximately 8' wide. These are large old 1930 houses, which were built with large square dual aspect rooms to make the home very sunny and light. These new plans are suggesting very long narrow rooms with very little natural light.

- A question that keeps arising is why would a family of four require a 6 bedroom house unless they are look to alter this 'family' home into a Bed & Breakfast business for Reading business people or for Reading University visitors. If this is not to be a business dwelling then is there a plan to change the property into a semi-detached or a property with a granny annex?

- Car parking for a 6-bedroom house would require parking for at least 5 cars. This would mean that the front garden would be changed to a car park or cars would have to be parked on Betchworth Avenue, which would cause a dangerous obstruction for cars emerging from both Buckhurst Way and Luckmore Drive.

- The overall floor space on these new plans is greater than the original plan submitted by the Donoghues' and those plans were rejected on the grounds that the extension was 'out of character' with the surrounding area.

- We already have a situation with No. 7 Betchworth Avenue, where the owner has built a office extension at the bottom of his garden that is totally out of keeping with the area but apparently within the Council guidelines. If this sort of building work is allowed to continue the 'spacious' 'open' 'green' feel of this small community will be totally destroyed.

Could you please confirm what the Council rules are with regards to the boundary is concerned. Does the chimney stack have to be 1 full meter from the boundary?

If at a later stage this extension was to change the use of No 15 from a 'family' residence to a business or into a dual family residence where would the Council stand?

We feel that Mr. & Mrs Donoghue are disregarding the community by re-submitting these plans. Earlier plans were rejected by Secretary of State, Local Town Council, Town Council and Local Residents. These new plans are even uglier than before and a massive brick wall will still overshadow No. 13 Betchworth. If Mr. & Mrs Donoghue require a larger property then maybe they should enlist the help of a local estate agent and move.

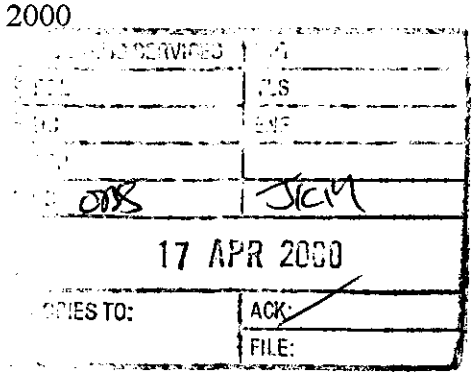
Yours sincerely,

J.E. Kenison Susan Kenison

Mr. & Mrs J.E. Kenison

17 Betchworth Avenue
Earley
Reading
RG6 7RH

12 April 2000



Planning Officer
Wokingham District Council
PO Box 157
Chute End
Wokingham
RG40 1WR

Dear Sir/ Madam

Re: Planning Application F/2000/0993; 15 Betchworth Avenue

With reference to the above planning application; We have we have inspected the plans for the proposed extension, and being the immediate neighbours to the property w have some major concerns as follows:

- It is proposed to significantly extend the back of the house on two levels. We are unhappy about the size of the extension and particular about the amount of sunlight this will block out, causing a large part of our rear garden that now enjoys sun from the west to be in permanent shade.
- We are also concerned about the size of the extension, in as much as it will dominate our property and reduce the privacy we currently have in our back garden. One of the main reasons we were attracted to our property was that is was not overlooked.
- We are very unhappy about the sheer size of the proposed extension, and what the underlying reasons for such a large extension might be. Two 2 W/Cs on the ground floor and three bathrooms on the first floor could suggest that the owners have an intention to use the property for commercial reasons e.g. guest house, flatlets or even a nursing home. We would strongly resist any attempt for the house to be used for anything other than as a single private family residence.
- Even if this is not the intention of the current owners, we believe that if the proposed extension was granted permission, the house would be a very attractive commercial proposition if it came onto the open market. In this event, we believe that it would then be quite easy for a prospective purchaser to get permission to change its use from a family residence, or to convert the house into smaller units for letting. This is a private residential area and that's the way the residents want it to stay. In addition, any commercial use, or even sub-letting part of the house is likely to cause problems with parking.

We would urge the Council's Planning Committee to consider this matter very carefully, giving particular attention to the possible uses of such a large property in the future and how that might adversely affect the local neighbourhood. As our elected representatives, we would expect you to give a high priority to the views of local residents.

Yours sincerely

AL & PJ Simpson

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

Tel: (0118) 974 6463

Date: **30 March 2000**

My ref: F/2000/0993

CONFIDENTIAL

Councillor Spratling
18 Moor Copse Close
Earley
RG6 7NA

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

Dear Councillor

Application Number: F/2000/0993
15, Betchworth Avenue, Earley, Reading.
Proposed two storey side and rear extension to dwelling.

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

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

If you have any questions please do not hesitate to contact **Joss Miller** on **(0118) 974 6463**.

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/0993**
15, Betchworth Avenue, Earley, Reading.
Proposed two storey side and rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Spratling

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

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

Tel: (0118) 974 6463

Date: **30 March 2000**

My ref: F/2000/0993

CONFIDENTIAL

Councillor Rolls
14 Tiptree Close
Earley
RG6 4HS

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

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Yours faithfully

Head of Planning and Transportation

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15, Betchworth Avenue, Earley, Reading.
Proposed two storey side and rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Rolls

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

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

Tel: (0118) 974 6463

Date: **30 March 2000**

My ref: F/2000/0993

CONFIDENTIAL

Councillor Hare
9 Easby Way
Lower Earley
RG6 3XA

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

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Application Number: F/2000/0993
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Proposed two storey side and rear extension to dwelling.

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If you have any questions please do not hesitate to contact **Joss Miller** on **(0118) 974 6463**.

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/0993**
15, Betchworth Avenue, Earley, Reading.
Proposed two storey side and rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Hare

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

Received by Wokingham District Council

Application No: F/2000/0993

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

LOCATION:
15, Betchworth Avenue, Earley, Reading.

The application is available for inspection at the locations & during the times detailed below:

WOKINGHAM DISTRICT COUNCIL, PLANNING RECEPTION, SHUTE END, WOKINGHAM between 8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday.
(TEL: (0118) 974 6428)
OR
WOODLEY LIBRARY, HEADLEY ROAD, WOODLEY between 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. (closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this letter for delivery of plans.
OR
EARLEY TOWN COUNCIL, RADSTOCK HOUSE, RADSTOCK LANE, EARLEY between 9.00am – 1.00pm & 2.00pm – 4.30pm Monday to Friday.
(TEL: (0118) 986 8995)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Joss Miller P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 25/04/2000. Written comments submitted will become available for public inspection.

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

Head of Planning and Transportation

15 Betchworth Avenue
Earley
RG6 7RH.

18TH March 2000

Wokingham District Council
Planning Department
Shute End
Wokingham
RG40 1WR

20.MAR2000 0993

Re: **Two storey side and rear extension**.
On behalf of Mr and Mrs T. Donoghue , 15 Betchworth Avenue , Earley.

Dear Sir ,

Please find enclosed all forms and requisite drawings in respect to proposed application.

Planning control

Please find enclosed six (6) copies of relevant forms and respective copies of our drawings .

Enclosed drawings :

15 Betch 0D.01 Existing plan and elevations.
15 Betch 0D.02 A Proposed plan and elevations.
15 Betch.04 B Block and location plan.

Application fee is not payable due to re submission .

Yours faithfully ,

T.S.Donoghue

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 20 MAR 2000	Map No. ..... Site .0.06..
Officer: JM | Application No. F|2000|0993	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

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

Location: 15 BETCHWORTH AVENUE

Parish: EARLEY Ward: Redhatch ✓303

Applicant: MR DONOGHUE

RESUBMISSION 99\|69316\|F

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

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 30/3 Parish Council Informed - YES / ~~NO~~

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: ✓ 30/3

EXTERNAL CONSULTATIONS

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

HERITAGE BODIES

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

OTHERS:

NO PRE-APPS.

NEIGHBOURS: S/N + 11,13,17,8+10 Betchworth Ave ✓ 30/3

1+2 Blackhurst Way.

Pc 03 110 015

ADDRESS 15 BETCHWORTH AVENUE PARISH EARLEY

PLOT No. Old Property ORD. SHEET No. SU.7471 (52)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
1043/57	Mr. P. Phillips	Addition	10/12/57	App. App.
96/63431/F	MR T. DONAGHUE	S/ST. EXTENSION	10.4.96	C/A
LP96/5281	"	BAY WINDOW	9.4-96	APP
99/69316/F	Mr & Mrs T. Donoghue.	2/st/side extension.	27/5/99	REF

DATE OF COMPLETION

MINISTRY DECISION 69316 - APPEAL DISMISSED - 13/12/99

SPECIAL ORDERS

DRAINAGE

1959/a

HOUSEHOLDER PLANNING APPLICATION

Please answer all questions in CAPITAL letters. If any question does not apply, put N/A in the space.
Please submit 6 copies of the completed form and your plans to: Planning Department, Wokingham District Council, PO Box 157, Shute End, Wokingham, Berkshire, RG40 1WR.
Notes to help you fill in the form are attached.
If you still have any questions about the form, please call Ian Jordan on (0118) 9778763.

20.MAR2000* 0993

20.MAR2000* 0993

For office use only
Application No.

You can use this form for applying for full permission only for:

* extensions
* loft conversions
* garages and outbuildings
* garden fences or walls
* new or altered access

This form is for householders (and their agents) occupying houses or bungalows only. You must use the General Planning Application form for all other types of application.

1.	YOUR NAME	MR + MRS T. DONOGHUE
	ADDRESS	15 BETCHWORTH AVENUE EARLEY
	POST CODE	RG6 7RH (0118) Tel. No. 9269137
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	
	ADDRESS	
	POST CODE	Tel. No.
3. *On the 1:2500 and 1:500 scale plans outline* the whole site in RED. Any OTHER land in your ownership or control outline in BLUE	SITE LOCATION	15 BETCHWORTH AVENUE EARLEY
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	TWO STOREY SIDE + REAR EXTENSION

5. ARE THERE ANY TREES ON THE SITE? If YES, please show their positions, spread, and species of the trees on the plans. Indicate any which are to be felled. — ~~YES~~ / NO

6. PLEASE LIST THE EXTERNAL MATERIAL TO BE USED — WALLS - RED FACING BRICK AS EXISTING
ROOF - RED PLAIN CLAY TILE AS EXISTING

7. WILL PEDESTRIANS/VEHICLES ACCESS 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

9. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE? If YES, please show the route and any proposed alternative on the plans. — ~~YES~~ / NO

10. CHECK LIST Please ensure that you enclose the following:-

(a) 6 copies of this form, signed and dated
(b) The fee (the current scale of fees is attached)
If no fee is payable please say why below

✓

RE SUBMISSION OF PLANS – PREVIOUS APPLICATION REF 99/69316/F

(c) 6 copies of plans and drawings
(i) 1:2500 scale location plan with application, site outlined in red.
(ii) 1:500 scale site layout plan showing position of adjoining dwellings
(iii) 1:100 or 1:200 scale floor plans and elevations

✓ ✓ ✓

11. CERTIFICATE OF OWNERSHIP (SECTION 66 TOWN AND COUNTRY PLANNING ACT 1990)
Please delete either Certificate A or Certificate B below. If neither apply you must complete a full certificate obtainable from the Planning Department.

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

CERTIFICATE A

I certify that:

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

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

CERTIFICATE B

I certify that:

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

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

* None of the land forms part of an agricultural holding

SIGNED [signature] ON BEHALF OF /

DATE 18th MARCH 2000

SOUTHPORT U.K.
LONDON OFFICE
SYSTEMS LTD

APPLICATION NO.0993

Name of appellant:
T S & E B Donaghue

Site address:
15 Betchworth Avenue

Proposal:2 storey side & rear extension to dwelling

Case Officer:JKM

WRITTEN REPRESENTATION APPEAL

CASE OFFICER: JKM

APPLICATION NUMBER: 0993

1.30pm

APPELLANT: T S & E B Donaghue

SITE: 15 Betchworth Avenue, Earley

APPEAL REF: APP/X0360/A/00/1046430

START DATE: 12/07/00

DATE OF SITE VISIT 25/9/00

rogress Record	Date Actioned	Initials	Time Hours : Mins.
ppeal Logged:	14/7/00	DG	
ntered on Access:	14/7/00	DG.	
otification Letters Due:	**19/07/00**		
otification Letters Sent:	14/7/00	DG.	
uestionnaire Due:	**26/07/00**		
uestionnaire Sent:	14/7/00	DG	
enue Booked:			
le received by Officer:			
atement Due:	**09/08/00**		
ecked by Team Leader:			
tement Sent: **n't forget to inform Den)**	11/8/00	DG.	
e Visit:			
cision letter circulated:	11/10/00	DG.	
cision entered on Access.			

Appeal Decision

Site visit made on 25 September 2000

by Robert Town CEng MIStructE MIHT

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

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

Date
10 OCT 2000

Appeal Ref: APP/X0360/A/00/1046430
Land at 15 Betchworth Avenue, Earley, Reading.

- The appeal is made under Section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by T S & E B Donoghue against the decision of Wokingham District Council.
- The application (ref: F/2000/0993), dated 18 March 2000, was refused by notice dated 15 June 2000.
- The development proposed is two storey side and rear extension to dwelling.

Summary of Decision: the appeal is dismissed.

The Main Issue

1. From my inspection of the appeal site and its surroundings and from the written representations made, my opinion is that the main issue in this case is whether or not the extension project would be seriously harmful to the character and appearance of its surroundings.

Planning Policies

2. The framework of local planning policy germane to this appeal is contained in the adopted Loddon Area Local Plan and the emerging Wokingham District Local Plan. The first of these plans represents the statutory development plan as far as this appeal is concerned while the second is a material consideration. Relevant policies comprise LBE2 in the adopted local plan and WBE1 in the emerging plan. Basically these policies are designed to ensure that development proposals respect the local context and do adversely affect the character of an area by virtue of, among other things, their siting, scale, form and massing.

Reasons

3. No.15 Betchworth Avenue is a corner plot with the front of the house facing Betchworth Avenue and with a side boundary to Buckhurst Way. The proposed side extension, which would incorporate the existing, integral, single garage as part of a new sitting room, is along the BuckhurstWay side of the house.

4. Buckhurst Way is a residential cul-de-sac flanked by 6 houses (3 on each side) at the end distant from Betchworth Avenue and by No.13 (another corner plot) and 15 Betchworth Avenue and their rear gardens. Buckhurst Way is a private road of considerable character and charm which appears to me to stem from the gravel carriageway, the wide grass verges and trees within them, and the ample set back of the houses from the road carriageway. No.13 and especially No.15 Betchworth Avenue are sited closer to the Buckhurst Way carriageway than the houses further down the cul-de-sac. This closer siting does not however detract from the atmosphere of spaciousness

which currently prevails in Buckhurst Way, probably because the closest part of No.15 Betchworth Avenue is of single storey height and fairly short.

5. The proposed side extension would be about 1m from the side boundary of the property, about half a metre closer than the existing garage, and it would also be 5m high to the eaves and 10m long. In my view the new flank wall would, by virtue of its substantial height and length and its closeness to the boundary, appear undesirably dominant in the street scene to the detriment of its character and appearance.

6. The additional living accommodation proposed in the project gives rise to an increased demand for parking space. Five spaces are proposed in the project and these would be located at the front of the house and occupy all the front curtilage including an area which is now lawn.

7. During my site inspection I noticed that there are some houses in Betchworth Avenue which have paved front curtilages devoted entirely to car parking. These properties are the exception rather than the rule however and the great majority of houses have normal front gardens which enhance the character of Betchworth Avenue. The appellants point out that they propose to pave over their front garden irrespective of whether their appeal succeeds or not. Be that as it may I take the view that five cars parked in the open in the front curtilage of the property would present an appearance harmfully out of character in this part of Betchworth Avenue. My conclusion on the main issue is that the side extension and the proposals for car parking would be seriously harmful to the character and appearance of the area. By being so the project would conflict with the objectives of local policies LBE2 and WBE1. There are no material considerations that would indicate that planning permission should be granted for the project in spite of this conflict. The appeal will therefore be dismissed.

8. I have taken account of all the other matters raised in the written representations, but none of them is sufficient to outweigh the considerations which have led me to my decision.

Formal Decision

9. For the reasons given above, and in exercise of the powers transferred to me, I hereby dismiss this appeal.

Information

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

Robert H Thorn

INSPECTOR

The Planning Inspectorate

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

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

COPIES TO: ACK:
F/2000/0993 FILE:

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

Your Ref:

Our Ref: APP/X0360/A/00/1046430

Date: 10 October 2000

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR & MRS T DONOGHUE
SITE AT 15 BETCHWORTH AVENUE, EARLEY, READING

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

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

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

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

Yours faithfully

Miss A Bibi

COVERDL1

Tel. (0118) 974 6448 (Direct Line)
Date: August 11, 2000
My ref: F/2000/0993
Your ref: APP/X0360/A/00/1046430

file Copy.

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

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

Dear Miss Bibi

APPEAL BY: T S & E B Donaghue
SITE: 15 Betchworth Avenue, Earley.

With reference to this appeal, I enclose a copy of the Council's statement of the case. I have also sent a copy to the appellant/ agent.

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date. August 11, 2000
My ref: F/2000/0993
Your ref:

file copy

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

T S & E B Donaghue
15 Betchworth Avenue
Earley
Reading
RG6 7RH

Dear Mr & Mrs Donaghue

APPEAL BY: **Yourselves**
SITE: **15 Betchworth Avenue**

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

I have also sent a copy to The Planning Inspectorate.

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date. July 17, 2000
My ref: F/2000/0993
Your ref:

file copy

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

Mr & Mrs T S Donaghue
15 Betchworth Avenue
Earley
Reading
RG6 7RH

Dear Sir & Madam

APPEAL BY: **YOURSELVES**
SITE: **15 Betchworth Avenue**

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

I have also sent copies to The Planning Inspectorate.

Yours faithfully

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date: July 17, 2000
My ref: F/2000/0993
Your ref: APP/X0360/A/00/1046430

file copy

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

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

Dear Miss Bibi

APPEAL BY: **Mr & Mrs T S Donaghue**
SITE:

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

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr & Mrs T Donoghue
15 Betchworth Avenue
Earley
Berks
RG6 7RH

Application Number: F/2000/0993

Parish: **EARLEY**

Location: **15, Betchworth Avenue, Earley, Reading.**

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

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

Reason
1. This proposal, if permitted, would have an adverse effect on the street scene owing to its bulk, massing and proximity to Buckhurst Way and would be detrimental to the character and appearance of the area. The proposal is contrary to LBE2 of the Loddon Area Local Plan and WBE1 of the Wokingham District Local Plan.

Reason
2. This proposal, if permitted, would include additional car parking within the curtilage that would result in the total loss of front garden amenity space to the detriment of the street scene. Therefore, the proposal would be contrary to Policies WBE1 of the Wokingham District Local Plan and LBE2 of the Loddon Area Local Plan.

John Mitchell
Development Control Manager
Date: 15/06/2000

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

Example Notify. Letter

Tel. (0118) 974 6448 (Direct Line)

Date. July 14, 2000

My ref. F/2000/0933

Your ref.

Ms R J Griffiths
3 Buckhurst Way
Earley
RG6 RL

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: TS & EB Donaghue
SITE: 15 Betchworth Avenue, Earley

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

As your interests might be affected, you can give your views on the appeal in writing by sending them, within 28 days of this letter to Miss A Bibi, The Planning Inspectorate, Room 1004, Tollgate House, Houlton Street, Bristol, BS2 9DJ quoting reference APP/X0360/A/00/1046430

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

The application, decision notice, and the appellant's grounds of appeal can be inspected in the Environmental Services Department (Planning) at the Civic Offices, Shute End, Wokingham, Berkshire during normal office hours (08.30 to 17.00 on Mondays to Thursdays, 4.00pm on Fridays).

The Planning Inspectorate will send the decision on this appeal only to those persons who ask to be notified.

Yours faithfully

Denise Gumbrell
Appeals Assistant



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Development Control Section, Environmental Services, Wokingham District Council.

27 March 2000

Scale: 1 : 1250

N W E S

The Planning Inspectorate

Room 1004
Tollgate House
Houlton Street
Bristol BS2 9DJ

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

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14 JUL
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Ms D Gumbrell
Wokingham District Council
Planning Department
Po Box 157
Wokingham
Berkshire
RG41 1BN

Your Ref:
F/2000/0993

Our Ref:
APP/X0360/A/00/1046430

12 July 2000

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR & MRS T DONOGHUE
SITE AT 15 BETCHWORTH AVENUE, EARLEY, READING

I have received an appeal form and accompanying documents for this site. I am the case officer. I am checking the papers and if I need further information, or if for legal reasons the appeal is not acceptable, I will write again.

The appellant has chosen the written procedure. The date of this letter is the starting date for the appeal. Unless you tell me otherwise, I will assume that you do not wish to exercise your right to be heard.

As you know, if you agree to the written procedure, you are required to:

- **Within 5 working days** - notify interested persons who were required to be consulted on the original planning application, and all those who made representations at application stage, that an appeal has been made. You should tell interested persons that any comments they have on the appeal should be made in writing and sent directly to me within the next 28 days. **Please also tell them that if they wish to receive a copy of the appeal decision letter, they must write to me asking for one.**

- **Within the next 14 days** - send the appellant and me, a completed appeal questionnaire together with all the necessary enclosures.

- **Within the next 28 days** - send the appellant and me, any further statement you wish to make, if the questionnaire and supporting documents do not comprise your case. Please keep the statement concise as recommended in Appendix 1 of DOE circular 15/96.

We will arrange for our inspector to visit the appeal site and will send you details.

You should keep to the timetable set out above. Inspectors will not accept representations at the site visit, nor will they wait for representations. Having drawn your attention to the timetable, I will not send reminders to you or the appellant.

Please send any further correspondence to me, giving the full appeal reference number. If you have any questions, please contact me.

Yours faithfully

G. Nell

Miss A Bibi
102

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 made under section 106 and your appeal is being dealt with by written representations, we must receive a completed, signed and dated copy before the date of the site visit.

If your appeal is being dealt with by a hearing or inquiry, we must receive a final draft of the obligation 5 working days before the hearing or inquiry opens. Obligations should be completed by the close of the hearing or inquiry.

An Inspector will not normally delay the issue of a decision to wait for the completion of an obligation.

PLANNING SERVICES	PT
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CS	
13 JUL 2000	
COPIES TO:	ACK:
	FILE:

15 Betchworth Avenue
Earley
RG6 7RH

6th July 2000

Dear Sir

Please find enclosed my appeal against the refusal by Wokingham District Council to allow my planning application ref F/2000/0993.

I have decided to appeal because I believe that Wokingham District Council are discriminating against me because I have a corner house and they are treating me unfairly because they do not want to see any changes of a two storey nature to the house which I own.

I have made a substantial effort to comply with the concerns of the council and have resubmitted my application in a much reduced form following refusal of my previous application and subsequent ruling on appeal in favour of the council. I have taken into account the decision and comments of the previous appeals inspector and believe that this application is now perfectly acceptable in terms of scale and mass in relation to the site and should now be approved.

Yours faithfully,

T.S.Donoghue

The Planning Inspectorate

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APP	
CS	

Date received
13 JUL 2000
COPIES TO:
ACK:
FILE:

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: T.S. DONOGHUE + E.B. DONOGHUE

Address: 15 BETCHWORTH AVENUE
EARLEY

Postcode: RG6 7RH Reference:
Failure to provide the postcode may cause delay in processing your appeal.

Daytime Telephone No: 0720-597967 Fax No:

Agent's Name (if appropriate): N/A.

Agent's Address:

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

Daytime Telephone No: Fax No:

B. DETAILS OF THE APPEAL

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

Description of the Development: PROPOSED TWO STOREY SIDE AND REAR EXTENSION TO DWELLING

Address of the Site: 15 BETCHWORTH AVENUE
EARLEY

Postcode: RG6 7RH
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: 30th March 2000 F/2000/0993

Date of LPA notice of decision (if any): 15th JUNE 2000

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:

No

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: ..... ☐

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) Self + Mrs E.B. Donoghue

Name (in capitals) T.S. DONOGHUE Date 6th July 2000

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.

REASON 01 THE PROPOSED WOULD HAVE NO SERIOUS IMPACT ON THE STREET SCENE AS IT IS ALMOST ALL AT THE REAR OF THE HOUSE APART FROM THE SIDE EXTENSION WHICH IS SET IN AT THE USUAL DISTANCE OF APPROXIMATELY 1METRE FROM THE BOUNDARY. THE PROPOSAL IS PLANNED ON A LARGE SITE ADEQUATE FOR THIS DEVELOPMENT AND WHICH IS NOT DIRECTLY OVERLOOKED BY ANY ADJACENT HOUSES. THE SIDE ELEMENT BARELY EXCEEDS THE EXISTING BUILDING LINE FOR THE MOST PART EXCEPT THAT IT IS TWO STOREYS HIGH AND THE PROPOSED SIDE ROOF ELEMENT IS DESIGNED AT LOW LEVEL TO REDUCE ANY ADVERSE IMPACT. THE LPA IS SEEKING TO IMPOSE AN UNFAIR AND ARBITRARY RESTRICTION TO MY RIGHT TO DEVELOP MY PROPERTY IN MY OWN WAY WITHOUT INFRINGING ON ANY OTHER PROPERTY.

REASON 02 THE ISSUE OF MY FRONT GARDEN IS TOTALLY IRRELEVANT TO THIS PLANNING APPLICATION AS MY INTENTION IS TO HAVE IT PAVED, AS MANY OTHER LOCAL PROPERTIES, IRRESPECTIVE OF WHETHER THIS APPEAL SUCCEEDS OR NOT.

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) SELF + MRS E.B. DONOGHUE

Name (in capitals) T.S. DONOGHUE Date 6th July 2000

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 Planning Inspectorate

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

Direct Line 0117-9878701
Switchboard 0117-9878000
Fax No 0117-9878804
GTN 1374-8701

PLANNING SERVICES
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30 AUG 2000
COPIES TO:
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FILE:

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

Your Ref: F/2000/0993

Our Ref: APP/X0360/A/00/1046430

Date: 29 August 2000

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR & MRS T DONOGHUE
SITE AT 15 BETCHWORTH AVENUE, EARLEY, READING

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

Mr R H Town CEng MIStructE MIHT

With reference to the above appeal the Secretary of State has arranged for the inspector to visit the appeal site at 13:30 on Monday 25/9/2000 and you are requested to arrange for the inspector to be met at the site at 13:30 to enable the inspection to be made.

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

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

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

In general, decision letters are issued within 5 weeks of the inspector's site visit, although we cannot be precise about individual cases. If despatch of the letter is likely to be significantly delayed, due for example to the receipt of late representations, we will let you know.

Yours faithfully



Miss C Clements
PLEASE NOTE THE CHANGE OF TIME.
NB: All further correspondence should be addressed to the case officer mentioned in the initial letter.

209D

The Planning Inspectorate

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

Direct Line 0117-9876253
Switchboard 0117-9878000
Fax No 0117-9878804
GTN 1374-6253

JKM

PLANNING SERVICES | HPT
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29 AUG 2000
COPIES TO: | ACK: | FILE:

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

Your Ref: F/2000/0993

Our Ref: APP/X0360/A/00/1046430

Date: 25 August 2000

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR & MRS T DONOGHUE
SITE AT 15 BETCHWORTH AVENUE, EARLEY, READING

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

Mr R H Town CEng MIStructE MIHT

With reference to the above appeal the Secretary of State has arranged for the [redacted] visit the [redacted] ~~12:00~~ on Monday 25/9/2000 and you are requested to arrange for the inspector to be met at the site at ~~12:00~~ to enable the inspection to be made.

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

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

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

In general, decision letters are issued within 5 weeks of the inspector's site visit, although we cannot be precise about individual cases. If despatch of the letter is likely to be significantly delayed, due for example to the receipt of late representations, we will let you know.

* checked with Inspectorate as time / inspector double booked.
Dan 29/8.

(They will send letter confirmation)

Yours faithfully

N. R. Lang

Mr N Lang

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

209D

The Planning Inspectorate

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

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

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

Your Ref: F/2000/0993

Our Ref: APP/X0360/A/00/1046430

Date: 9 August 2000

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR & MRS T DONOGHUE
SITE AT 15 BETCHWORTH AVENUE, EARLEY, READING

I enclose a copy of correspondence from Buckhurst way residents committee.

Please do not comment on the correspondence unless you think it raises new points. If you wish to comment, please ensure that your reply is received in this office no later than 7 days from the date of this letter. Remember to send a copy to the appellant.

Yours faithfully

Miss A Bibi

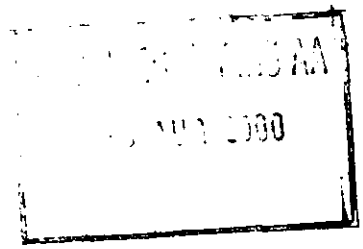
211AL

Buckhurst Way Residents Committee

Correspondence to: Mrs J Cooper, 5 Buckhurst Way, Earley, Reading RG67RL.

Miss A Bibi
The Planning Inspectorate
Room 1004
Tollgate House
Houlton Street
Bristol
BS2 9DJ

7th August 2000



Dear Miss Bibi,

Reference: APP/XO360/A/99/1046430

Appeal by Mr & Mrs Donoghue against Wokingham District Council's decision to deny planning permission for the proposed extension 15 Betchworth Avenue, Earley, Reading, Berks.

With reference to the above appeal, we write to support Wokingham District Council's decision to deny planning permission for a second time, to Mr & Mrs Donoghue, and to provide you with a summary of our opposition to the proposed development. We understand that Wokingham District Council has forwarded copies of all our previous correspondence on this matter to you and we would draw your attention to the detailed letter and photographs sent to your colleague, Mr Rachell, in September of last year.

It is our belief that Wokingham District Council has not only acted to enforce the Loddon Area Local Plan (Policies LBE2 II and WBE), but that the proposed development will have a serious detrimental effect to the neighbourhood and in particular to the residents and owners of Buckhurst Way. We have therefore prepared the following summary to highlight the issues arising from this planning application.

Character, Parking, Access, Safety

- The proposed development represents an expansion of some 80% to the property that would result in a building completely out of scale with all other homes in the area (please see attached Block & Location Plan).

- The right side view of Buckhurst Way would change dramatically to include over 30 feet of two-storey wall and chimneystack, all built very close to the property's boundary. The rear of the property would be greatly changed since the revised plans include a two- story addition across the entire back of the property. We concur with Wokingham District Council that this would adversely affect the character of Buckhurst Way. Since the revised plans also include a two-storey extension across the rear of the property the neighbouring garden would also be affected. (LBE2 of the Loddon Area Local Plan).

- The residents of Buckhurst Way will not permit Mr & Mrs Donoghue to park their vehicles in Buckhurst Way. Wokingham District Council's planning requirement for off-road parking for 5 vehicles therefore could not be met unless the whole frontage of No15 Betchworth Way was converted to hard standing. We concur

with Wokingham District Council that this would also adversely affect the appearance of the property from Betchworth Avenue.

- Buckhurst Way is a narrow lane with barely enough room for two cars to pass. We have already experienced problems caused by Mr & Mrs Donoghue parking their cars in Buckhurst Way. It is our concern that in extending the accommodation to a 6 bed-roomed 5 bath-roomed home there is a greater potential for over-spill parking into Buckhurst Way. Also, vehicles parked near to the junction of Buckhurst Way and Betchworth Avenue would dangerously restrict visibility for cars existing Buckhurst Way.

- We have a particular concern that should a development of this size go ahead, there would be lengthy inconvenience to both users of Buckhurst Way and Betchworth Avenue which is already a very busy road. In addition, should the building contractors attempt to use Buckhurst Way as a delivery and/or storage facility for their building materials, our grass verges and road surfaces would be physically damaged.

Environmental Concerns

As owners, the residents of Buckhurst Way personally bear the cost of maintaining Buckhurst Way:

- For several years our program has included: the provision of street lighting, filling pot holes and replacing gravel surfaces and curb stones, pollarding trees, weeding, clearing and grass cutting. More recently we have an initiative to replace some of the older trees and repopulate the grass verges where trees have been lost.

- We are currently working in conjunction with Earley Town Council and the 'Trees For Our Future' programme which aims to protect the environment for the whole community.

Encroachment

- It is important to note that last year Mr & Mrs Donoghue removed a healthy tree from Buckhurst Way without consultation or reference to the Residents Committee. Ironically this tree, if left untouched, would have obstructed the access to the double garage proposed in the first application! As such, it is one of the trees that the residents of Buckhurst Way have now replaced.

- We are already experiencing problems of on-going encroachment onto Buckhurst Way from Mr And Mrs Donaghue. They have provided themselves with a gateway onto Buckhurst Way without our permission and continue to put their household rubbish out for collection in Buckhurst Way also without our permission. Visitors to their home regularly park their cars in Buckhurst Way as do Mr & Mrs Donaghue.

The Residents Committee, as the recognised owners of Buckhurst Way, do not understand why Mr & Mrs Donoghue persist in their encroachment on to Buckhurst Way and why they apparently have little or no regard for how their development will impact its residents.

The committee is also very concerned about long term commercial plans for this property, which are not being declared by Mr & Mrs Donaghue and would further damage our environment. Mr & Mrs Donoghue share their home with their two children. The property already has 4 bedrooms and two bathrooms. The Committee is concerned that such a large extension may attract a future commercial use for the property. With Reading University only a stone's throw away a 6 bedroomed, 5 bath-roomed house would make a very profitable guest house.

As you will be aware this planning application and subsequent appeal is the second made by Mr & Mrs Donaghue in the last year. We understand that the burden of the associated cost of appeals falls to the Authority to which the planning application has been made and therefore by implication, to us, as council taxpayers. It would seem, despite the fact that Mr & Mrs Donaghue have not significantly reduced size and mass of their proposed development, the main reason that their first application was declined, they can still incur our local Authority further expense by demanding a second appeal. Presumably this would be the case for every application Mr & Mrs Donaghue submit. With local Authorities struggling to maintain funding for services in the community this seems an outrageous situation surely Mr & Mrs Donaghue should contribute to these expenses?

If you require further clarification regarding our opposition to this development, or have any subsequent questions, please do contact the Residents Committee via myself at the above address. We would be grateful to be notified of the outcome of the appeal in due course.

Yours sincerely,

Jan Cooper
Chairperson - Buckhurst Way Residents Committee

The Planning Inspectorate

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

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

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RG41 1BN

Your Ref: F/2000/0993

Our Ref: APP/X0360/A/00/1046430

Date: 4 August 2000

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APPEAL BY MR & MRS T DONOGHUE
SITE AT 15 BETCHWORTH AVENUE, EARLEY, READING

I refer to the above appeal.

Your statement has not been received which was due on 2 August 2000.

Please would you submit your statement as soon as possible.

Yours faithfully

Azmat Bibi

Miss A Bibi

211B

TOWN AND COUNTRY PLANNING ACT 1990

SECTION 78 APPEAL

APPELLANT: **Mr & Mrs T Donohue**

APPEAL SITE: **15 Betchworth Avenue, Earley**

REASON FOR APPEAL: **Refusal of planning permission for proposed two storey side and rear extension.**

LOCAL PLANNING AUTHORITY REFERENCE : F/2000/0993

DEPARTMENT OF THE ENVIRONMENT TRANSPORT & THE REGIONS REFERENCE: APP/X0360/A/00/1046430

1.0 LOCATION AND SITE DESCRIPTION

1.1 The site is located on Betchworth Avenue, Earley, at the junction of Buckhurst Way (see appendix 1 for location plan, scale 1:1250). The surrounding dwellings in the area consist of detached and semi-detached houses.

1.2 The appeal site is located within the identified settlement in the Town Parish of Earley. The site consists of a detached house of brick and tile. There have been several applications in previous years consisting of various minor extensions and a two storey side extension which was recently dismissed at appeal. This particular application consists of a two storey side and rear extension.

2.0 RELEVANT PLANNING HISTORY

2.1 The relevant planning history consists of:

Appl.	Description of development	Decision
1043/57	Additions	Approved 10.12.57
96/63431/F	Single storey extension	Approved 10.04.96
99/69316/F	Two storey side extension	Refused 27.05.99
	Appeal	Dismissed 13.12.99

2.2 On the 15 June 2000, planning permission was refused for the following reasons:

> ***The proposal, if permitted, would have an adverse effect on the street scene owing to its bulk, massing and proximity to Buckhurst Way and would be detrimental to the character and appearance of the area. The proposal is, therefore, contrary to policy LBE2 of the Loddon Area Local Plan and policy WBE1 of the Wokingham District Local Plan.***
>
> ***This proposal, if permitted, would include additional car parking within the curtilage that would result in the total loss of front garden amenity space to the detriment of the street scene. Therefore the proposal would be contrary to policies LBE2 of the Loddon area Local Plan and WBE1 of the Wokingham District Local Plan.***

2.3 This refusal of planning permission forms the subject of the present appeal.

3.0 POLICY BACKGROUND

3.1 Loddon Area Local Plan (Adopted 5 May 1995)

The Loddon Area Local Plan forms the statutory basis for the operation of planning policy in this part of the District. The planning and Transportation Committee at their meeting on the 21 November 1996 resolved to reaffirm the decisions of the committee and the Council in relation to the current adopted Local Plans and to note that they will continue to carry weight as the most up-to-date adopted policies, except in relation to housing provision.

3.2 LBE2 - *Inappropriate design* (See appendix 2) is relevant in the consideration of this appeal.

3.3 Wokingham District Local Plan (Deposit Draft 1997)

The draft Wokingham District Local Plan (WDLP) was placed on deposit from 21 October to 2 December 1997 and has formed the basis for the development control decisions since 21 October 1997. The County Council issued a statement of general conformity with the

structure plan in May 1997. The public Local Inquiry into the plan commenced in October 1998.

3.4 WBE1 – *Development in its local context* (See appendix 3) is relevant in consideration to this appeal.

4.0 THE CASE FOR THE LOCAL PLANNING AUTHORITY

4.1 It is submitted that the appeal proposal is unacceptable by virtue of its detrimental impact on the character and appearance of the area.

4.2 The proposed side extension has a depth of 10 metres, a height of 5 metres to the eaves and 7.2 metres to the ridge, some 0.7 metres lower than the roof of the original dwelling. It is situated approximately 1 metre from the boundary fence, which has a height of 1 metre, and is adjacent to Buckhurst Way. The 'dwellings on this side are approximately 9 metres from the road, therefore, it is considered that the side and rear extension would be prominent on the street scene and, as such, would have an adverse effect on the character of the area. It should be noted that these proposals have not been sufficiently amended to rectify the issues discussed in the previous appeal.

4.3 These proposals would result in the demolition of a single garage adjacent to the property. Two bedrooms would be added therefore increasing the number of car parking spaces needed from three to five. These parking bays would result in the total loss of the front garden area of this property and would, therefore, be detrimental to the street scene.

4.4 In summary, the proposal, due to its bulk, massing and proximity to Buckhurst Way, is inappropriate to, and out of character with, the existing area. In addition to this, the proposed car parking bays would result in the significant loss of landscaped area to the front of the dwelling and, therefore, would be detrimental to the street scenes of both Betchworth Avenue and Buckhurst Way.

4.5 For the above reasons, the proposals are contrary to policies LBE2 of the Loddon Area Local Plan and WBE1 of the Wokingham District Local Plan.

5.0 CONCLUSION

5.1 In conclusion, it is considered that the proposed development, as a result of its bulk, massing and proximity to Buckhurst Way, as well as the significant increase of parking spaces required, would have an adverse impact detrimental to the street scenes and the character of the surrounding area.

5.2.1 For the above reasons, the Inspector is respectfully requested to dismiss this appeal. (See appendix 4 for suggested conditions.)

Joss Miller
Assistant Planning Officer
Wokingham District Council

Appendix 1

Location of Planning Application



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Development Control Section, Environmental Services, Wokingham District Council.

11 August 2000

Scale: 1 : 1250

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Appendix 2

LODDON AREA LOCAL PLAN

Adopted 5 May 1995



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

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

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

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

ENVIRONMENTAL IMPROVEMENT

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

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

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

❖ LBE3 REFURBISHMENT AND REDEVELOPMENT

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

❖ LBE4 ENVIRONMENTAL ENHANCEMENT SCHEMES

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

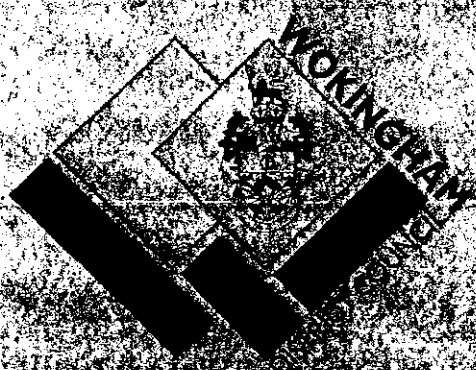
SUNLIGHT, DAYLIGHT AND NOISE

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

❖ LBE5 SUNLIGHT AND DAYLIGHT

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

Appendix 3



Wokingham District Local Plan

Deposit Draft 1997

Consolidated Document

November 1999

November 1999

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.

Appendix 4

CONDITIONS IN THE EVENT OF THE APPEAL BEING ALLOWED

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

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

2. The area shown on the permitted drawings for vehicle parking shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

Reason: Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

3. All new external work shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

Reason: To ensure a satisfactory external appearance.

4. No work of any sort shall take place between the hours of 18.00 and 08.00 Mondays to Fridays and 13.30 to 08.00 Saturdays and no work shall take place on Sundays or Bank Holidays.

Reason: In the interests of the amenities of the occupants of this property and other properties nearby.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order) no windows or similar openings shall be constructed in the first floor level or above on the south-east elevation of the building.

Location of Planning Application



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Development Control Section, Environmental Services, Wokingham District Council.

11 August 2000

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N W E S

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Cont.



Wokingham District Local Plan

Deposit Draft 1997

Consolidated Document November 1999

November 1999

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Adopted 5 May 1995

Published by: Wokingham District Council
Planning Department
Shute End
Wokingham
Berkshire
RG40 1WR
Telephone: (01734) 778788
Fax: (01734) 778725

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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

APPEAL QUESTIONNAIRE

Planning, Listed Building Consent or Conservation Area Consent

To be used for all appeals relating to applications made on or after 14 March 1999

APPEAL REF: APP/X0360/A/00/1046430 **GRID REF:** SE274471

APPEAL BY: Mr & Mrs T Donoghue

SITE: 15 Betchworth Ave, Farley

PLEASE SEND THE COMPLETED QUESTIONNAIRE (TOGETHER WITH ANY ENCLOSURES) TO THE INSPECTORATE AND TO THE APPELLANT OR AGENT WITHIN 14 DAYS OF THE DATE ON WHICH YOU RECEIVED THE APPEAL FORM.

If notification or consultation under an Act, Order or Departmental Circular would have been necessary before granting permission and has not yet taken place, please inform the appropriate bodies of the appeal now and ask for any comments to be sent direct to the Inspectorate within 28 days of the date you received the appeal form.

1. Do the Council agree to the written representations procedure?	YES / NO
OR Do the Council wish to appear before and be heard by an Inspector at: a. a local inquiry?	YES / NO
b. a hearing?	YES / NO
2. a If the written procedure is agreed, could the Inspector see the whole site clearly from a road or other public land?	YES / NO
b From your knowledge of the issues, would the Inspector need to enter the site for any reason eg to view/measure any dimensions from within it?	YES / NO
3. Does the appeal relate to an application for approval of reserved matters?	YES / NO
4. Was an Article 7 (Regulation 6 for listed building or conservation area consent) certificate submitted with the application?	YES / NO / NA
5. Was it necessary for the Council 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 neighbourhood still before the Secretary of State? If YES, please attach details and, where necessary, give the Inspectorate's reference numbers.	YES / NO
b Where the development would affect a public right of way, 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? (Delete as appropriate.)	YES / NO
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. Would the proposals affect an Ancient Monument (whether scheduled or not)?	YES / NO
14. a Is the appeal site in or adjacent to or likely to affect an SSSI? If so, please attach the comments of English Nature.	YES / NO
b Are any protected species likely to be affected by the proposals? If so, please give details.	YES / NO

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

		Number of Documents Enclosed
a. Is the development in Schedule 1 or column one of Schedule2 of the Town & Country Planning (Environmental Impact Assessment)(England & Wales) Regulations 1999? If so, please indicate which Schedule.	~~YES~~/ NO Sch 1 Sch 2 col 1	N/A
b. Is the development within a 'sensitive area' as defined by regulation 2 of the Town & Country Planning (Environmental Impact Assessment)(England & Wales) Regulations 1999?	YES/NO	
c. Has a screening opinion been placed on Part 1of the planning register? If yes, please attach a copy.	YES/NO	
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. Copy of any notice published under Article 8 and/ Buildings and Conservation Areas) Act 1990 and/or Regulation 5;or Section 73 of the Planning (Listed Buildings and Conservation Areas)Act 1990 and/or Regulation 5;		✓
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 currently before the Council relating to the same site;		✓
i. In the case of appeals against non-determination, details of considerations likely to have been relevant to the Council's decision;		✓
j. A list of any conditions or limitations the Council would favour if the appeal were to be allowed; To follow with Statement		
k. Any other relevant information or correspondence the Council consider the Inspectorate should be aware of.		✓

FOR APPEALS BEING DECIDED BY THE WRITTEN REPRESENTATIONS PROCEDURE

		Number of documents enclosed
16. a Please confirm that, in accordance with Regulation 5(1), you have notified details of the appeal to authorities and other persons who made representations to you about the application.	YES /~~NO~~	
b On what date did you give those notified at 16a for the submission of their representations?	14.08.00	
c Copies of the following documents must, if appropriate, be enclosed with this questionnaire.		N/A
i representations received from interested parties about the original application		9
ii the planning officer's report to committee		✓
iii any relevant committee minute		✓
17. Relevant plans and policies - please enclose extracts of relevant policies and plans and explanations of these. Each extract should include the front page, showing the title of the plan and date of approval or adoption. Where plans and policies have not been approved or adopted, the stage and status of the plan should be given.		2

18. Do the documents listed above comprise the Council's full statement of case?	YES / NO

Council's reference: F/2000/0993.

I certify 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 of despatch: 17/07/00.

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

Revised May 1999

Applicationo		Name & Address
F/2000/0993		Mrs S Ferguson Birkriggs 6 Buckhurst Way Earley RG6 7RL
F/2000/0993	Ms	M Zananari 13 Betchworth Avenue Earley Berks RG6
F/2000/0993		AK Adams 8 Betchworth Avenue Earley RG6 7RJ
F/2000/0993		AL & PJ Simpson 17 Betchworth Ave Earley Rg6 7RH
F/2000/0993		Mr & Mrs Kenison 2 Buckhurst Way Earley RG6 7RL
F/2000/0993	Ms	M Needham 1 Buckhurst Way Earley RG6 7RL
F/2000/0993	Ms	J Cooper Buckhurst Way Residents Committee 5 Buckhurst Way Earley RG6 7RL
F/2000/0993	Ms	R J Griffiths 3 Buckhurst Way Earley RG6 RL

APP refused letters
sent:23/6/00

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

APPEAL BY: T S & E B Donaghue
SITE: 15 Betchworth Avenue, Earley
APPLICATION NO.: 0993
PROPOSAL: 2 storey side & rear extension to dwelling

LIST OF PERSONS CIRCULATED WITH NOTICE OF APPEAL

District Councillor(s) for Redhatch

Mr D A Hare
9 Easby Way
Lower Earley

Mrs F M Rolls
14 Tiptree Close
Earley

Mr A W Spratling
18 Moor Copse Close
Earley

Clerk(s) of Parish / Town Council of Earley
Mr R Raymond
Council Office
Earley Town Council
Radstock House
Radstock Lane
Reading
RG6 2UL

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

HIGHWAYS CONSULTATION SHEET

From: Joss Miller

Date: 30 March 2000

Application Number: F/2000/0993

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

Site Address:
15, Betchworth Avenue, Earley, Reading.

Applicant:
Mr &Mrs T Donoghue .

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

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☑ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☐ Recommend approval with **no** condition(s) or reason(s).

Sc 23 - Parking (SR 06)

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

7-4-00

FROM: Joss Miller

DATE: 30 March 2000

PLANNING SERVICES	28653
POL	
DC	
APP	
CS	
25 APR 2000	
COPIES TO:	ACK:
	FILE:

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2000/0993

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

Site Address: 15, Betchworth Avenue, Earley, Reading.

Applicant: Mr &Mrs T Donoghue .

Your observations are required in respect of this application **by 25/04/2000** .

Councillors considered these proposals to be over-bearing and unneigbourly and an overdevelopment of the site. Furthermore, there appeared to be a considerable infringement of the building line, and insufficient parking of the site.

For these reasons, therefore, it is requested that this application should be refused. The Town Council is in receipt of copies of two letters of objection to this proposal.

SIGNED: _____ DATE: 20 APR 2000

Clerk To Earley Parish/Town Council.

3. Buckhurst Way
Earley
Reading
R6 7RU

April 20th 00.

PLANNING SERVICES	
POL	LS
DC	ENF
APP	
CS/OBS	JKM
26 APR 2000	
COPIES TO:	ACK:
	FILE:

The Planning Office
Wokingham District Council
Shute End.

Dear Sirs

I have examined the re-newed planning application for 15 Betchworth Ave, for permission to extend the house forwards, the porch end, upwards & backwards into the garden area, and am again amazed that anyone could contemplate such a huge, obtrusive and inappropriate extension. I feel that Mr O'Donahue having failed in his first attempt to nearly double the size of his house, has decided to get

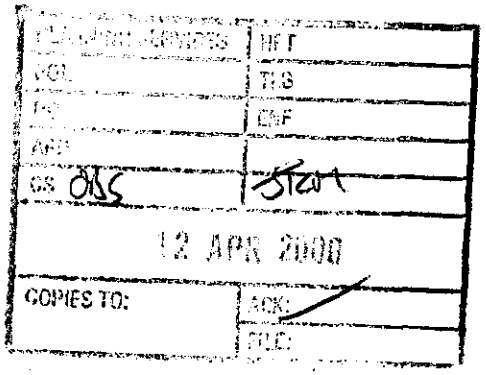
planning permission at any price to the environment & might thereafter divide the house into 2 dwellings, or revert to his original intention of changing the sitting room to garage.

From the plans I am unable to ascertain how close the wall will be to the fence as the measurements given do not include the plot measurement - only the house size measurement, though it does look as though the extension would not now run right along the boundary fence, but it still looks far too large.

Please examine this extension request with grave suspicion. Yours truely

R Jane Griffiths

. Suzanne & Neil Ferguson .
"Birkrigg", 6 Buckhurst Way, Earley, Reading, Berkshire. RG6 7RL.
Tel & Fax 0118 961 6825.



10th April 2000.

The Planning Dept.
Wokingham District Council,
Wokingham,
Berks,
RG40 1WJ.

F/2000/0993

Dear Sir / Madam,

Re: Second Application for planning permission for extension to 15 Betchworth Ave, Earley, Reading, from Mr.& Mrs.T Donoghue.

With reference to the above re-submission for planning permission made by Mr. & Mrs. Donoghue I have examined the revised proposed extension plans.

I see that Mr. & Mrs. Donoghue have given up their plans for a double garage opening onto Buckhurst Way, presumably because the residents of Buckhurst Way will not grant them access across the grass verge. However, I am very concerned to note that the new proposed development is in fact even larger than the original proposal. Mr. & Mrs. Donoghue's previous application was declined by The Planning Department due to the fact that it's scale and mass was considered to be inappropriate to the character of the area and the existing buildings. Like ourselves, The Planning Department believed that the effect of such a development would be extremely detrimental to the surrounding properties and in particular to Buckhurst Way, a belief which was strongly supported by Mr. R.J. Marshall, the Inspector from the Secretary of State of the Environment.

I am very disappointed that Mr. & Mrs. Donoghue have not downsized their development to be empathetic with this decision and I continue to be concerned about their intended use for No.15 Betchworth Avenue since they are clearly determined to enlarge it far beyond a family of four's requirements.

If the proposed development were allowed to go ahead it would have all the detrimental impact of the first application. The view along Buckhurst Way would still include some 30 feet of two-storey wall, and while the new proposal has the building moved back about 12 inches from the boundary fence the overall effect would still be as devastating to Buckhurst Way. The appearance of No.15 Betchworth Avenue with the proposed two-storey extension wrapping around two complete sides of the existing building would be completely altered. The roof would almost double in size, and the resulting property would not look anything like the original house. It would appear completely out of place in the locality with long, narrow, dimly lit rooms in direct contrast with the many dual aspect, airy rooms of the original house.

The new proposal would impact No.13 Betchworth Avenue's privacy in an even greater way than the former proposal. A large ground floor window has replaced the garage doors and looks directly across Buckhurst Way into No.13's garden, with another window on the first floor doing the same.

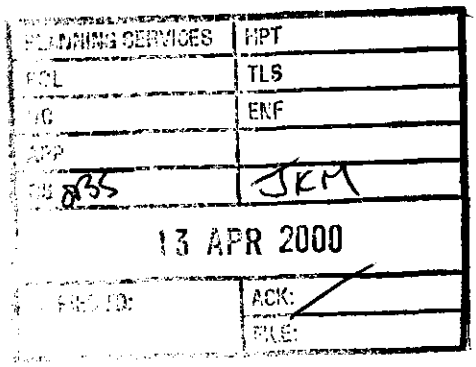
To allow such a huge development would affect the community too. As you will no doubt be aware the residents of Buckhurst Way will not allow any off-road parking of vehicles from No.15 Betchworth Avenue and their current driveway is not large enough to accommodate more than 3-4 cars. I believe the requirement for off-road parking for a six bedroomed house is for six vehicles. I can see no provision for this in the proposed plans. Betchworth Avenue is a busy through road and additional roadside parking outside No.15 would cause serious disruption to traffic flow and prevent safe passage out of Buckhurst Way, with reduced visibility.
Further, such a large development would involve the delivery and storage of vast quantities of building materials, some of which could not be easily transported onto No.15's driveway. I would therefore ask the question, where could these be stored without causing an obstruction to the road or pathways in Betchworth Avenue? Obstructing the pathway even for short time could be particularly disastrous on what is a 'safe walk to school' route. I believe there is an implied belief that all building materials and plant will be transfered into the garden of No.15 Betchworth Avenue through Buckhurst Way. This land is not owned by Mr. & Mrs. Donghue.

Since this new application does not offer any reduction in size and the impact on privacy to neighbouring properties is even greater, I sincerely hope that The Planning Office will decline planning permission again. To do otherwise would be to make a mockery of the previous decision made by The Planning Department, one which was strongly supported by Inspector from the Secretary of the State of the Environment. Mr. Marshall believed such a development would be an "intrusive" and "out of character" feature in Buckhurst Way. I do not believe that this new proposal does anything to alter that opinion.

I look forward to hearing from you in due course.

Yours sincerely,

Suzanne Ferguson.



Mary Zananiri
13 Betchworth Avenue
Earley
Reading
Berks

Mr C Wood
Head of Plannning and Transportation
Environmental Services Department
PO Box 157
Shute End
Wokingham
Berks RG40 1WR

F/2000/0493

12 April 2000

Dear Mr Wood

PROPOSED TWO STOREY SIDE AND REAR EXTENSION – 15 BETCHWORTH AVENUE

I wrote to you last year concerning the previous application for planning permission for the above property. Although it is no longer the intention to build a double garage to be accessed from Buckhurst Way – which would I believe have been very detrimental to the neighbourhood – I still wish to register my concerns about these new proposals. In principle I have nothing against extensions, however I am concerned about the size and nature of this extension and in particular its impact upon Buckhurst Way.

Buckhurst Way has remain unchanged since the 1930s. It is considered a prestigious road in Maiden Erlegh and one of the main reasons for this is its unspoilt charm. The tree-lined grass verge which runs the length of the lane and the distance between the houses and the verge create open space and a rural charm which we should be endeavouring to maintain for another 70 years.

I fear that this extension will 'spoil' that charm. The proposal is for a large extension with the outside wall coming right up to the edge of the grass verge – where the fence now stands. I believe this will encroach upon the lane in an intrusive way and detract from its beauty. The lane would certainly lose some of its charm and character

Much of Earley contains densely packed housing and I chose my present house largely because of the space around each house and the relative seclusion of the road, which I found attractive. I believe many of my neighbours feel the same way. If the lane is eaten away by encroaching development this will significantly impact on the chosen environment of the residents.

It is not my intention to scupper the plans of my neighbours, who are indeed friends of mine. But I will be directly affected by these plans and so I feel I have no choice but to voice my thoughts. In essence I feel it would be wrong to alter the character and charm of an unspoilt area – the very features that attracted the other residents and me to purchase our properties in the first place. This size and nature of this extension are inappropriate for this part of Maiden Erlegh.

I trust you will take account of these comments.

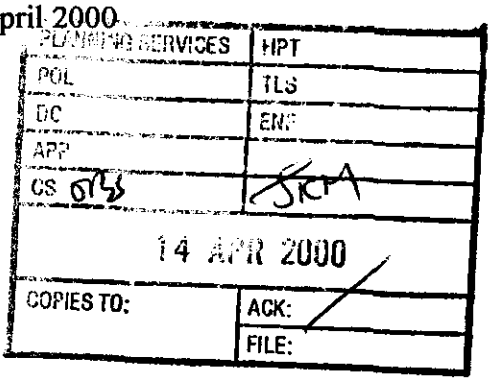
Yours sincerely

Mary Zananiri

8 Betchworth Avenue
Earley
Reading RG6 7RJ

Your Ref: Joss Miller F/2000/0993

13 April 2000



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

Dear Sir,

Re: Proposed Extension to 15 Betchworth Avenue

Whilst I was made aware by the owners that they intended to extend the property, I was told that it would be a simple extension to create a further bedroom over the side of the garage.

Having examined the plans, I see that it is a major expansion from a 3 bedroomed house with one bathroom to a six bedroomed house with three bathrooms.

The extension now takes up the whole width of the plot and there is now no provision for a garage. Whilst the existing owners only have one vehicle and there is ample parking on their driveway, with six bedrooms this could create the potential for six or more vehicles which would cause congestion in the event that the property is sold on.

I also object on the grounds that the extension is out of keeping with all the other houses in the locality. It should be scaled down to reasonable proportions as first indicated to me by the owners.

My property overlooks the front elevation and I request that for any proposed extension it be conditional that the brickwork and roof tiles be from second hand stock to match the existing exactly.

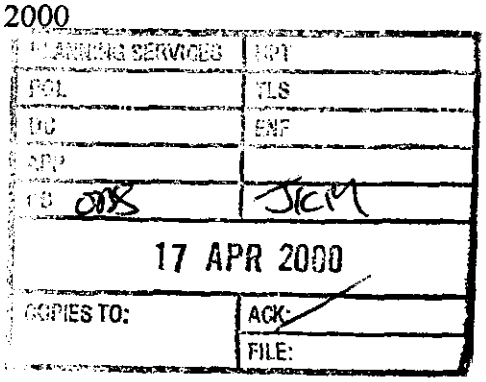
I would also still like to see the requirement for a garage in keeping with the rest of the housing stock in the area.

Yours faithfully

A.K. Adams

17 Betchworth Avenue
Earley
Reading
RG6 7RH

12 April 2000



Planning Officer
Wokingham District Council
PO Box 157
Chute End
Wokingham
RG40 1WR

Dear Sir/ Madam

Re: Planning Application F/2000/0993; 15 Betchworth Avenue

With reference to the above planning application; We have we have inspected the plans for the proposed extension, and being the immediate neighbours to the property we have some major concerns as follows:

- It is proposed to significantly extend the back of the house on two levels. We are unhappy about the size of the extension and particular about the amount of sunlight this will block out, causing a large part of our rear garden that now enjoys sun from the west to be in permanent shade.
- We are also concerned about the size of the extension, in as much as it will dominate our property and reduce the privacy we currently have in our back garden. One of the main reasons we were attracted to our property was that is was not overlooked.
- We are very unhappy about the sheer size of the proposed extension, and what the underlying reasons for such a large extension might be. Two 2 W/Cs on the ground floor and three bathrooms on the first floor could suggest that the owners have an intention to use the property for commercial reasons e.g. guest house, flatlets or even a nursing home. We would strongly resist any attempt for the house to be used for anything other than as a single private family residence.
- Even if this is not the intention of the current owners, we believe that if the proposed extension was granted permission, the house would be a very attractive commercial proposition if it came onto the open market. In this event, we believe that it would then be quite easy for a prospective purchaser to get permission to change its use from a family residence, or to convert the house into smaller units for letting. This is a private residential area and that's the way the residents want it to stay. In addition, any commercial use, or even sub-letting part of the house is likely to cause problems with parking.

We would urge the Council's Planning Committee to consider this matter very carefully, giving particular attention to the possible uses of such a large property in the future and how that might adversely affect the local neighbourhood. As our elected representatives, we would expect you to give a high priority to the views of local residents.

Yours sincerely

AL & PJ Simpson

14th April 2000

Kenton
2 Buckhurst Way
Earley
Berkshire RG6 7RL

Wokingham District Council
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire

FAX Number 0118 974 6000

PLANNING SERVICES	HPT
POL	TLS
DC 3 M	EMF
APP	
CS	
17 APR 2000	
COPIES TO:	AGS ✓
	FILE:

For the attention of Chris Wood

Reference: **Planning Application Number F/2000/0993**

Dear Sirs,

With regards to the above application by Mr. & Mrs Donoghue to add a two storey side and rear extension to No. 15 Betchworth.

Once again we strongly object the application on the grounds that this building work will blight the surrounding area. The work is out of keeping with the other properties in this small 'old' local community.

Some of the reasons why we feel that the plans are questionable are:

- The new chimney stack on the side of No. 15 is not one meter from the boundary – the walls are but not the chimney. If the chimney were set further back then the internal room would only be approximately 8' wide. These are large old 1930 houses, which were built with large square dual aspect rooms to make the home very sunny and light. These new plans are suggesting very long narrow rooms with very little natural light.

- A question that keeps arising is why would a family of four require a 6 bedroom house unless they are look to alter this 'family' home into a Bed & Breakfast business for Reading business people or for Reading University visitors. If this is not to be a business dwelling then is there a plan to change the property into a semi-detached or a property with a granny annex?

- Car parking for a 6-bedroom house would require parking for at least 5 cars. This would mean that the front garden would be changed to a car park or cars would have to be parked on Betchworth Avenue, which would cause a dangerous obstruction for cars emerging from both Buckhurst Way and Luckmore Drive.

- The overall floor space on these new plans is greater than the original plan submitted by the Donoghues' and those plans were rejected on the grounds that the extension was 'out of character' with the surrounding area.

- We already have a situation with No. 7 Betchworth Avenue, where the owner has built a office extension at the bottom of his garden that is totally out of keeping with the area but apparently within the Council guidelines. If this sort of building work is allowed to continue the 'spacious' 'open' 'green' feel of this small community will be totally destroyed.

Could you please confirm what the Council rules are with regards to the boundary is concerned. Does the chimney stack have to be 1 full meter from the boundary?

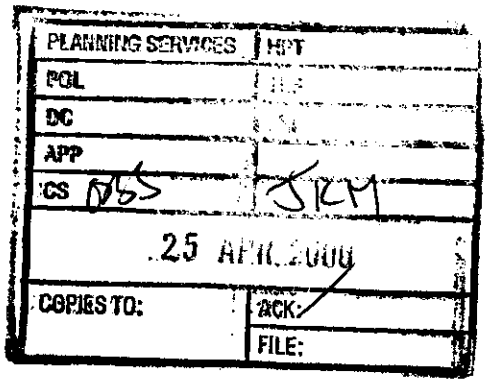
If at a later stage this extension was to change the use of No 15 from a 'family' residence to a business or into a dual family residence where would the Council stand?

We feel that Mr. & Mrs Donoghue are disregarding the community by re-submitting these plans. Earlier plans were rejected by Secretary of State, Local Town Council, Town Council and Local Residents. These new plans are even uglier than before and a massive brick wall will still overshadow No. 13 Betchworth. If Mr. & Mrs Donoghue require a larger property then maybe they should enlist the help of a local estate agent and move.

Yours sincerely,

J.E. Kenison Susan Kenison

Mr. & Mrs J.E. Kenison



1, Buckhurst Way
Earley
Reading
Berks.
RG6 7RL

Tel: 01189-663369

Date: 18th April 2000

Dear Sir/Madam

Application number: F/2000/0993
Site Address: 15, Betchworth Avenue, Earley, Reading.
Proposal: two storey side and rear extension to dwelling.

Re the above proposal

Having viewed the revised plans of the extension we still feel that the outcome will be out of keeping with this area. The proposed new building will be considerably larger than the original house and will impose on Buckhurst Way in a detrimental manner. The capacity of the new building plus its increased amenities gives us concerns for its intended and future use.

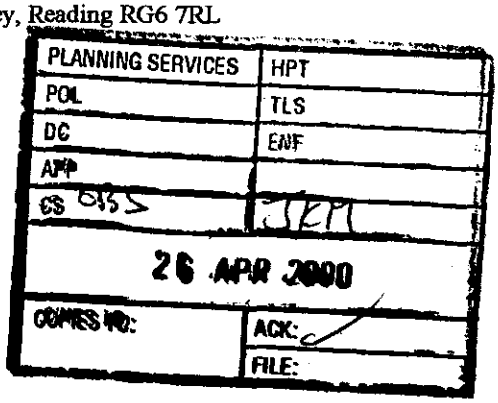
The area in front of the house has been identified for the parking of cars, but in two rows, with the ones at the rear being blocked in by the ones on the front row. It is likely that the inconvenience of this would result in some of the cars being parked in the road. This could impact adversely on traffic flows in what is a busy road with queues building up at certain times of the day, particularly at school start and end times for the Primary and Secondary schools accessed from Betchworth Avenue (Aldrington and Maiden Erlegh).

Yours sincerely,

Myles and Mary Needham

Buckhurst Way Residents Committee

Reply to Janette Cooper, 5 Buckhurst Way, Earley, Reading RG6 7RL



The Planning Officer
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berks RG 40 1WR

Dear Sir/Madam

Application No: F/2000/0993

Location: 15 Betchworth Avenue

Proposal: Two-story side and rear extension to dwelling

The Buckhurst Way Residents Committee has met to examine the plans for the re-submitted development application and our comments and observations are set out below.

Background to the Proposal

The initial application was rejected by the Council's Planning Committee who decided that the proposal directly contravened their policy on appropriate development(LBE2) for the Loddon Area Local Plan. In taking this decision the Committee had access to the submissions of local residents detailing their specific concerns about the likely impact of the proposal on their local environment

On appeal, the Council's decision was strongly endorsed by the Planning Inspector appointed by the Secretary of State for the Environment. The Inspector agreed with the Council and local residents that they were right to be concerned about the adverse impact of the proposal on the character and appearance of the surrounding area.

The Inspector noted that Buckhurst Way is a small private cul-de-sac, with a spacious feel - houses are set back from a road lined with grass verges, and trees provide a pleasantly mature element of landscaping. He supported the view of the Buckhurst Way Residents Committee that the scale and siting of the original proposal would be an intrusive feature in Buckhurst Way and out of character with the neighbouring development in the road. He concluded that the proposed development would harm the character and appearance of the surrounding area, and he dismissed the appeal.

We are therefore surprised to receive notice of a similar application, from the same applicants, setting out proposals which are not significantly different from the earlier proposal, and which pay no heed to the strongly expressed concerns of all residents in the area, which have been endorsed, after detailed review, both by the Council and the Planning Inspectorate.

Rather than repeat our original objections, most of which are still valid, we have carried out a review of the architects 'revised' drawings and set out some further observations on this new application.

Detailed Observations

Scale of Development.

The scale and massing of the proposal is essentially unchanged. It is still a proposal for a 2-storey, 6 bedroom property.

In fact, the floor area has increased from 124.26 to 128.60 sq.m and the two-storey extension will wrap around Buckhurst Way and extend along the rear of the property.

This is a massive expansion both of the area and scale of the existing property. Like the earlier proposal, it will be totally out of scale with the surrounding dwellings, and will have a significantly detrimental impact on the spacious appearance and character of Buckhurst Way. In addition, because of the siting of the extension, the adjoining house in Betchworth Avenue will lose a good deal of late afternoon and evening sunlight.

Roof Area

The proposal implies a major increase in roof area. We have doubts that the current or any future owner would give sufficient priority, in time and expenditure, to sourcing appropriate roof tiles to maintain the property in keeping with surrounding properties.

Proximity to road

The plan appears to be setback from the verge, but the drawing is not clear. We believe that the measurements imply that the building is nearer to Buckhurst Way than the drawing indicates.

We note the comment of the Planning Inspector that bringing 2-storey development significantly closer to the road would be intrusive and out of character with neighbouring development.

Length of Extension

The removal of the garage from the earlier application has not impacted the significant increase in length compared to the current property. The side elevation on Buckhurst Way would present a massive area of wall and chimney, totally out of keeping with other properties in the road.

Again we note the Planning Inspector's comments that the length of the proposed extension and its prominent siting would compound the intrusive effect.

Character of Building

The character of the houses in Buckhurst Way depends not only on their external appearance and scale but also on the dual-aspect, which is an attractive feature to residents. The drawings for the application pay no regard to this long- established style and show a narrow central room with little natural light. Apart from being poor design for a residential property, this again shows a fundamental lack of appreciation of the distinctive character of Buckhurst Way in the proposed design.

Future Use of Property

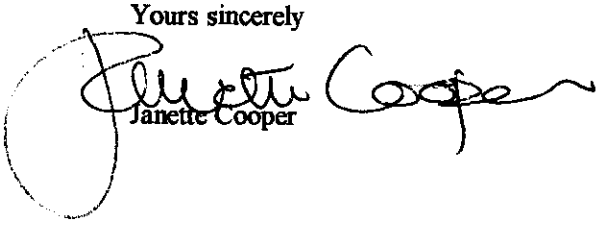
As noted in our earlier submission, we are also concerned about the future use of the property, should approval be given. With six bedrooms and 5 bathrooms, this is not a conventional family-sized dwelling. It would potentially allow for a significant increase in residents and lend itself to commercial or other institutional uses. There would be a need for additional roadside parking space, and the traffic flow to and from Buckhurst Way and at the busy junction between Wilderness Road and Betchworth Avenue would be seriously disrupted

Conclusions

We have seen nothing in these plans to alter our original objections to the scale and character of this development. The new application is essentially unchanged in this regard, despite some minor concession to our original concerns by removing the proposal for a garage with access across the grass verges of Buckhurst Way.

It is regrettable that the applicants continue to ignore the findings of the Council and the Inspector, reject our offers to discuss their proposals, and still persist in consistent encroachment, with apparent disregard for the genuine concerns and fears of local residents.

Yours sincerely



Janette Cooper